

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

February 4, 2016

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, Plan Commission Members Ray Baur, Ken Meinel, Jason Hunter and Tim Shiroda

Also Present: Administrator Sam Tapson, City Attorney Randall Leece, City Engineer Paul VanHenkelum, Zoning Administrator Bonnie Schaeffer, City Clerk Cairie Virrueta

Approval of Minutes

Motion (Meinel/Hunter) to approve the minutes of the January 14, 2016 Architectural Review Board/City Plan Commission Meeting. Motion carried.

Public Hearing

No public comment.

Bielinski Investments, LLC (Owner) – Harvest Pointe commercial area located east of Wisconsin St. between Harvest Way and Market St. (YA405200002): Conceptual Site Plan for General Development Plan Amendment

Bielinski presented a conceptual site plan to add approximately 156 multifamily buildings on the property, with a smaller scale commercial portion on Hwy. 67 in the front. Administrator Tapson said Lee from Teska made some initial commentary that Bielinski responded to. The concerns were density, connectivity, and layout and arrangements. Lee suggested a direct entry off Hwy 67 but the DOT may need to approve it. Nancy Washburn spoke for Bielinski Investments and said they will submit the project to the DOT. Administrator Tapson asked if a study was done to determine real marketplace for the multifamily units. A study was not done but more documentation will be provided on it. Plan Commission Member Meinel asked if commercial development was still planned. Nancy said the retail box size is being reduced and that shrinks the area needed for commercial development. Plan Commission Member Baur was concerned with the multi-family buildings size and felt the three story buildings may not be appropriate for the area. The 1-2 bedroom unit buildings will have a community center, workout room and underground parking. The rent will range from \$850 for a 1 bedroom to \$1150-1250 for 2 bedrooms, approximately. A 1 bedroom unit will be about 700-750 square feet and the 2 bedroom unit will be approximately 850 square feet. Plan Commission Member Hunter was concerned there were no outdoor recreation opportunities for children and a lack of green space. The 1 to 2 bedroom ratio was not yet determined. Bielinski is ready to start with the multifamily construction, but will wait until they have about 50% leased for the commercial portion. Mayor Olson was concerned with density and wants to see the commercial area developed first. He felt there was too much parking lot, not enough green space and the units were too small. He also didn't like the NE and SE buildings. Citizens spoke and some of the concerns were with consistency with the land use plan, the burden on the school system, public services, taxes and the tax base. Nancy said Bielinski will take the comments into consideration.

Ming Wang (Owner), New Life of Elkhorn, LP (Applicant), Christina Green, Godfrey, Leibsle, Blackburn & Howarth S.C. (Agent)– 504 W. Court St. (YUNW00131): Project Concept Review

Updated plans were presented. Some of the updates included: removed one of the duplex homes, spread out the remaining two, added more landscaping and green space, added a cul-de-sac, moved the dumpster, moved the outside entrance, put in connecting sidewalks and added a residential look to the exterior. Windows were improved and central air conditioning added. A water main was looped out to Hazel Ridge Road. Additional trees were added along the street. The remainder of the property is proposed R-4 subject to approval of conditional use. No plan was made for it and it will remain green space to address neighbors' concerns. Zoning Administrator Schaeffer said the new plan was a good effort to add everything the Staff and Plan Commission wanted, but that it still may need more parking. The owner would have to come back to the Plan Commission for any additions. Mayor Olson asked why the vacant area wasn't called green space. Attorney Green said in the future it may be developed. Plan Commission Member Baur said the plan was significantly improved and he didn't have a problem with the project. Plan Commission Members Meinel and Hunter were not in favor of it. Plan Commission Member Shiroda was neutral but was concerned if nothing was done with the site. Mayor Olson was not in favor of a CBRF on the site as it is a business that has activity 24 hours a day in a residential area.

Five acre minimum parcel size in the Extraterritorial Plat Review area

Administrator Tapson said the five acre minimum was designed to protect the city's borders. The city was statutorily allowed to implement it and a land use attorney said the city's ordinance was a good ordinance. Mayor Olson said establishing the minimum has brought unintended consequences and this is to address that. If the commission supported changing the five acre minimum to a smaller size, language would be drafted to reflect that. The Plan Commission would still have to review it as this affects property in the ETP and all CSM's are reviewed by the Plan Commission. The Plan Commission members supported creating the new language to implement the change to a smaller minimum parcel size in the ETP. Mike Lois and LaFayette Clerk/Treasurer Barb Fisher spoke in support of the change.

Next Meeting Date

Thursday, February 18th

US Packaging will be at this meeting and at least five members need to be in attendance for any action.

Administrator Tapson asked that members look at the Comprehensive Plan and let him know if they have any questions or concerns so they can be addressed.

Adjournment

Motion (Baur/Hunter) to adjourn at 8:49 p.m.

Cairie Virrueta
City Clerk

