

**CITY OF ELKHORN**  
**ARCHITECTURAL REVIEW BOARD/CITY PLAN COMMISSION MEETING**  
**Council Chambers, 9 S. Broad St., Elkhorn, WI**  
**December 14, 2017**

The Architectural Review Board/City Plan Commission Meeting was called to order at 6:00 p.m. by Chairman Reynolds followed by the Pledge of Allegiance and Roll Call.

**ROLL CALL**

Present: Neumann, Wuttke, Hunter, Frazer, Meinel, Reynolds

Absent: Myrin

Also Present: City Adm. Tapson, Zon. Adm. Schaeffer, City Attny. Phillips, City Eng. Greg Calhoun

Visitors: Mark Meyer, Roger Wolff, Andrew Repon, Dan Carmody and several unidentified visitors

**APPROVAL OF MINUTES**

Motion (Neumann/Hunter) to approve the minutes of the Architectural Review Board/City Plan Commission Meeting of December 7, 2017. Motion carried unanimously.

**PUBLIC HEARING – CONDITIONAL USE PERMIT/S. LINCOLN ST. & S.T.H. 67 SOUTH**

Public hearing convened at 6:02 p.m. with respect to the application submitted by E & M Strategic Development, LLC, for a Conditional Use Permit to allow a travel plaza including gas station and convenience store located at the southwest corner of Interstate 43 and South Lincoln Street (Tax Key No. YUSW00062, YA238500002, YA238500004). Chairman Reynolds asked if anyone wished to be heard. No one wished to be heard. Chairman Reynolds asked three times if anyone else wished to be heard. No one else wished to be heard. The public hearing was closed at 6:03 p.m.

**CONDITIONAL USE PERMIT/S. LINCOLN ST. & S.T.H. 67 SOUTH**

The Zoning Administrator stated that a public hearing was convened earlier this evening with respect to the application submitted by E & M Strategic Development, LLC, for a Conditional Use Permit to allow a travel plaza including gas station and convenience store located at the southwest corner of Interstate 43 and South Lincoln Street (Tax Key Nos. YUSW00062, YA238500002, YA238500004).

Mark Meyer, applicant and agent representing the Tasch Development Corporation, property owner, presented the Conditional Use Permit to allow a travel plaza including gas station and convenience store on an approximately 43 acre tract of land located west of S.T.H. 67, south of Interstate 43, and north of O'Connor Drive (Tax Key Nos. YUSW00062, YA238500002, YA238500004). The property consists of 29 acres of developable land and 14 acres of undevelopable land. Of the 29 acres of developable land, approximately 17 acres would be anchored by a Love's Travel Stop and Country Store, and a Holiday Inn Express and Suites. The remaining 12 acres will be marketed and sold for a future "dine-in" restaurant and future retail. The undevelopable 14 acres will contain a walking path, as well as other outdoor uses such as flood plain, wetlands, and/or storm water retention which will be managed and maintained. The majority of the 41.7 acre parcel is located to the west of Tasch Drive and is currently under one tract but there is also a 1.3 acre parcel to the east of Tasch Drive that is currently identified as a separate parcel but will be part of the PUD plan. The project will provide increased employment opportunities, as well as more travelers and guests to the Elkhorn area. The entire proposed development is consistent with the goals and objectives of the Elkhorn 2040 Comprehensive Plan.

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Recommendations are outlined in the Zoning Administrator's November 29, 2017 Staff report as follows: The project shall be developed in accordance with the plan of operations. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval. Subject to submittal/approval of a Specific Implementation Plan to include site plan, architectural, landscaping, lighting, utilities, grading/erosion control, and storm water management. Applicant is responsible for planning, design, and implementation of the grading plan for the site. The City of Elkhorn shall not be held responsible for any deficiency in the grading plan.

Motion (Meinel/Hunter) moved to recommend to Council to approve the Conditional Use Permit to allow a travel plaza including gas station and convenience store located at the southwest corner of Interstate 43 and South Lincoln Street (Tax Key No. YUSW00062, YA238500002, YA238500004) subject to the recommendations of the Zoning Administrator's November 29, 2017 Staff Report. Motion carried unanimously.

**CONCEPTUAL PLAN REVIEW/MARKET ST CONDOS/W.MARKET ST.& N. CHURCH ST.**

Roger Wolff, Market Street Condominiums, LLC, presented a slide presentation regarding the conceptual plan for Copper Square Apartments to be located on the south side of West Market Street between North Court Street and Voss Road (Tax Key No. YUNW00243). Copper Square property consists of approximately 12 acres of vacant land located south of and contiguous to Market Street between Church Street and Voss Road, one block west of Wisconsin Street in the north area of the City. The property represents a natural extension of an apartment development occurring in this general area of Elkhorn. Copper Square residential apartment community will consist of 108 garden-style apartments distributed among 18 two-story buildings (density of 9 units/acre), each comprised of six single-level residences with six direct-access garages with three different two-bedroom, two-bath designs ranging in size from 1,192 to 1,277 square feet. There is also a proposed clubhouse with fitness center, community room, and leasing office. Adjacent and to the east of the property is Market Street Village apartments built in 2003, 66 units, and located approximately 7.25 acres (density of 9.1 units/acres). Meadow Blossom apartments were built in 2001 and adjacent to the northeast, has 112 units (density of 8.8 units/acre). Stoneridge apartments were built in the late 1980's and has 172 units located on 12.78 acres (density of 13.5 units/acre). An independent market analysis was completed on October 4, 2017. The report in summary indicates a very strong need for additional residential apartment units in the City of Elkhorn.

The Zoning Administrator briefly outlined the Comments from the Staff Review meeting include: 1) The RD-1 zoning district allows single-family and two-family residential as permitted uses and multi-family with a maximum net density of 9.6 units as a conditional use. The density of this proposed development appears to be approximately 9 units per acre (dependent on area of wetlands). 2) The 2040 land use plan designation for this property is low density residential which is described as single-family, detached residences at densities that can be effectively served by public sewer and water. In areas yet to be developed, this category may, in appropriate situations, include single-family attached residences (duplexes) with no more than two units per building. The estimated net density for low-density residential is not to exceed 5.4 dwelling units per acre. Discussion regarding the demographics, density and balance of the conceptual plan presented by Roger Wolff. No action taken at this time.

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**MEETING DATES**

Meeting dates: Next meeting is scheduled for next Thursday, January 4, 2018.

**ADJOURNMENT**

Motion (Hunter/Neumann) to adjourn. Motion carried. Meeting adjourned at 6:45 p.m.

Shari McKinney  
Plan Commission Secretary