

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/CITY PLAN COMMISSION MEETING
Council Chambers, 9 S. Broad St., Elkhorn, WI
February 1, 2018

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: Meinel, Myrin, Neumann, Wuttke, Hunter, Reynolds

Absent: Frazer

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

Visitors: Warren Hansen, Daryle Wooley, Jeremy Hines

APPROVAL OF MINUTES

Motion (Neumann/Hunter) to approve the minutes of the Architectural Review Board/City Plan Commission Meeting of January 18, 2018. Motion carried unanimously.

PRELIMINARY PLAT/E & M STRATEGIC DEVELOPMENT LLC/SW COR I 43 & S LINCOLN ST

The City Administrator explained that a preliminary plat which has been submitted by E & M Strategic Development LLC for property located at the southwest corner of Interstate 43 and South Lincoln Street (Tax Key No. YUSW00062, YA238500002 and YA238500004) for a new commercial development which includes a fuel travel plaza, hotel, and retail development. A public hearing was convened on December 7, 2018, with respect to the application submitted by the City of Elkhorn to amend the Zoning Map to establish a Planned Unit Development Overlay District and General Development Plan for approximately 42.9 acres of land located west of South Lincoln Street and north of O'Connor Drive. At that time the entire proposed project was presented to the Plan Commission. The next step in the process is the presentation of a preliminary plat with a recommendation to the City Council for approval by the Plan Commission. It was noted that this agenda item is a matter of formality in order for the developer to proceed with the project. Greg Calhoun, Kapur & Associates, presented his December 6, 2017, Staff Report, recommending approval of the Subdivision Plat contingent upon surveyor's comments. Brief discussion.

Motion (Meinel/Myrin) to recommend to Council to approve the preliminary plat for property located at located at the southwest corner of Interstate 43 and South Lincoln Street (Tax Key No. YUSW00062, YA238500002 and YA238500004) submitted by E & M Strategic Development LLC subject to the City Engineer's Staff Report dated December 6, 2017, recommending approval of the Subdivision Plat contingent upon surveyor's comments. Motion carried unanimously.

SITE PLAN & ARCHITECTURAL REVIEW/LOT 9- FAIRWAYS EDGE BUSINESS PARK

Warren Hansen, Farris, Hansen & Associates, presented the site plan for a new facility for Complete Wall Specialties Inc. to be constructed on Lot 9, Country Club Parkway, Fairways Edge Business Park (Tax Key No. YFE-00009) on behalf of Daryle Wooley, applicant.

Greg Calhoun, Kapur & Associates presented his February 1, 2018 Staff Report as the City Engineer. One of the four comments made by the City Engineer recommends that the applicant provide storm water management for this site and comply with ordinances as if site is over one acre. Discussion regarding land disturbance, drainage/grading issues, handicap ramp and access points.

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/CITY PLAN COMMISSION MEETING
Council Chambers, 9 S. Broad St., Elkhorn, WI
February 1, 2018
Page 2

Daryle Wooley, applicant and owner of Complete Wall Specialties, Inc., presented information pertaining to the architectural review which included the building materials and color samples. Neutral colors have been chosen for the cultured stone building with an elevated entry area and stucco finishes in the front. The building will have enough space for two businesses with a common dock, one of which would be his own business and the other space to lease. Brief discussion.

After additional discussion it was determined by the Plan Commission members that the applicant should return to a future meeting to address the site plan issues, however, there were no issues with the architectural review. Applicant agreed to return to address the site plan issues. No action taken.

MEETING DATES

Meeting dates: Next meeting is scheduled for next Thursday, February 22, 2018.

ADJOURNMENT

Motion (Wuttke/Neumann) to adjourn. Motion carried. Meeting adjourned at 6:30 p.m.

Shari McKinney
Plan Commission Secretary