

CITY OF ELKHORN
ARCHITECTURAL REVIEW BOARD/CITY PLAN COMMISSION MEETING
Council Chambers, 311 Seymour Ct., Elkhorn, WI
March 7, 2024

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

ROLL CALL

Present: Wuttke, Stotko, Boardman, Geaslen, Lechner
Absent: Hunter, Meinel
Also Present: Schwark, Swann, Phillips, Lindstrom
Visitors: Dennis Witte

APPROVAL OF MINUTES

Motion (Boardman/Geaslen) to approve the minutes of the Architectural Review Board and Plan Commission meetings of February 15, 2024. Motion carried unanimously.

PUBLIC HEARING - REZONE/EAST GENEVA ST. & COUNTY ROAD 'H'/WITTE

Public hearing convened at 6:02 p.m. for the purpose of hearing all interested parties, their attorneys or agents with respect to the proposed rezone from B-2 Community Business District to M-1 Light Manufacturing District for a parcel of land located on the corner of East Geneva Street and County Road "H" (Tax Key No. YVSE00001A) requested by Dennis Witte, Witte Supply. Chairman Lechner asked if anyone wished to be heard regarding this matter. No one wished to be heard. Chairman Lechner asked three times if anyone wished to be heard. No one else wished to be heard. Public hearing closed at 6:03 pm.

REZONE/EAST GENEVA ST. & COUNTY ROAD 'H'/WITTE

Dennis Witte, Witte Supply, presented the request to rezone from B-2 Community Business District to M-1 Light Manufacturing District a parcel of land located on the corner of East Geneva Street and County Road "H" (Tax Key No. YVSE00001A). He reported that his business, Witte Supply, located at 230 South Wisconsin Street, is outgrowing its current location. He would like to purchase a vacant lot located on East Geneva Street & County Road H and relocate to the southeast edge of the City in order to expand his landscaping business.

The Zoning Administrator provided the Staff Report dated February 29, 2024. The applicant is requesting approval of a rezoning from B-2 Community Business District to M-1 Light Manufacturing District. The property owner intends to use the land to move his existing landscape supply company located at 230 S Wisconsin Street to this location to further expand his company. Lands to the north are zoned M-1, lands to the south are zoned I-1 and C-1, lands to the east are zoned B-3; and lands to the west are zoned B-6. **Staff Review Summary:** Area, Yard & Height Requirements: The property meets the requirements of the M-1 zoning district. Minimum lot area required is 20,000 square feet, actual lot size is 375,922.8 square feet or approximately 8.6 acres. **Staff Recommendations:** Staff recommends that the Plan Commission **APPROVE** the rezone since the proposed rezoning furthers the purpose and intent of the zoning ordinance and is consistent with the 2040 Land Use Plan designation. **PURPOSE:** To promote the comfort, health, safety, morals, prosperity, aesthetics, and general welfare of the City of Elkhorn, Wisconsin. **INTENT:** It is the general intent of this chapter is to regulate and restrict the use of all structures, lands and waters, and to: (1) Regulate lot coverage and the size of all structures so as to prevent overcrowding and to provide adequate sunlight, air, sanitation, and drainage; (2) Regulate

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population density and distribution so as to avoid sprawl or undue concentration and to facilitate the provision of adequate public service and utilities; (3) Regulate parking, loading and access so as to lessen congestion in and promote the safety and efficiency of streets and highways; (4) Secure safety from fire, flooding, pollution, contamination, and other dangers; (5) Stabilize and protect existing and potential property values; (6) Preserve and protect the beauty of the City of Elkhorn; (7) Prevent and control erosion, sedimentation, and other pollution of the surface and subsurface waters; (8) Further the maintenance of safe and healthful water conditions; (9) Provide for and protect a variety of suitable commercial and industrial sites; (10) Protect the traffic-carrying capacity of existing and proposed arterial streets and highways; (11) Implement those municipal, county, watershed, and regional comprehensive plans or components of such plans adopted by the City of Elkhorn; (12) Provide for the administration and enforcement of this chapter; and to provide penalties for the violation of this chapter.

Motion (Boardman/Wuttke) to recommend to Council to approve the request to rezone from B-2 Community Business District to M-1 Light Manufacturing District a parcel of land located on the corner of East Geneva Street and County Road "H" (Tax Key No. YVSE00001A) subject to the Zoning Administrator's Staff Report of February 29, 2024. Roll Call Vote. Member Wuttke-Yes; Member Stotko- Yes; Member Boardman-Yes; Member Geaslen-Yes; Member Lechner-Yes. Motion carried unanimously.

GENERAL DISCUSSION

The Zoning Administrator provided a brief update on several proposed and existing projects within the City.

MEETING DATES

The next Plan Commission meeting may be scheduled for Thursday, March 21, 2024.

ADJOURNMENT

Motion (Wuttke/Geaslen) to adjourn. Motion carried unanimously. Meeting adjourned at 6:08 p.m.

Shari McKinney
Plan Commission Secretary