

MINUTES

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, JANUARY 13, 2014**

Call to Order

Town Board Chair Peter Hansen called the meeting to order at 6:00 p.m.

Roll Call

The following Board members were present: Peter Hansen, Sherry Gruhn and Terrence McMahon. The following Plan Commission members were present: Peter Hansen, Sherry Gruhn, Gary Fink, Douglas Nelson, Barbara Geschke and Robert Root. Nathan Skewes was excused. Also present were Shawn Mayer representing Mayer Repair, Tom Hribar representing Hribar Development, Mark Sunday, Yorkville Stormwater District Chair Steve Nelson, Constable Terrence O'Brien, Engineer Mark Madsen, Attorney Timothy Pruitt, Clerk-Treasurer Michael McKinney and one other attendee.

Approval of Minutes

Motion (McMahon, Gruhn) to approve the December 23, 2013 Town Board meeting minutes as submitted, Motion Carried (MC).

Financial Report

Motion (Gruhn, McMahon) to approve the December Town financial report as submitted, MC.

Approval of Town Invoices

Motion (McMahon, Gruhn) to approve Town invoices in the amount of \$44,532.96, MC.

Approval of Stormwater Invoices

Hansen noted that there were no stormwater invoices submitted to the Board for approval.

No formal action was taken by the Town Board on this agenda item.

New and Unfinished Business – Discussion and possible action on all of the following

Application for approval of a Site Plan by Foster Coach Sales for the property located at 14000 Leetsbir Road (Parcel ID # 018-03-21-24-002-230) to permit occupancy of a 12 foot by 12 foot (144 square feet) portion of an existing commercial building with an ambulance sales and service operation and to use a 12 foot by 20 foot (240 square foot) space within this existing commercial building for storage of one ambulance

Shawn Mayer appeared to present his proposal. He noted that the ambulance that would be kept on site is a loaner for any fire department that brings an ambulance in for service. He added that the business could accommodate multiple pieces of equipment at the site for repair. He also added that the business currently services 42 fire departments. He noted that only one employee would work at the business on a part-time basis.

Motion (Fink, Nelson) to recommend approval of the Site Plan application by Foster Coach Sales for the property located at 14000 Leetsbir Road (Parcel ID # 018-03-21-24-002-230) to permit occupancy of a 12 foot by 12 foot (144 square foot) portion of an existing commercial building with an ambulance sales and service operation and to use a 12 foot by 20 foot (240 square foot) space within this existing commercial building for storage of one ambulance, with no conditions, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the Site Plan application by Foster Coach Sales for the property located at 14000 Leetsbir Road, with no conditions, MC.

Application for approval of a Site Plan by Mark and Joyce Sondag for the property located at 14314 58th Road (Parcel ID # 018-03-21-24-007-000) to permit the construction of a 50 foot by 120 foot (6,000 square feet) four-position ground-level loading dock between two of the existing buildings at the site

Mark Sondag appeared to present his proposal. He noted that there are currently three commercial buildings on the site with overhead garage doors. He added that potential lessees would show more interest if there was a loading dock providing access to the buildings. He noted that the proposed loading dock would serve buildings two and three. He also noted that the dock would have a six percent grade and added that the runoff from the dock would be drained from the loading dock by way of a catch basin. He noted that he would plan to start this project in early spring.

Motion (Geschke, Fink) to recommend approval of the Site Plan application by Mark and Joyce Sondag for the property located at 14314 58th Road (Parcel ID # 018-03-21-24-007-000) to permit the construction of a 50 foot by 120 foot (6,000 square foot) four-position ground-level loading dock between two of the existing buildings at the site, with no conditions, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the Site Plan application by Mark and Joyce Sondag for the property located at 14314 58th Road, with no conditions, MC.

The Board requested that McKinney contact Racine County to have them change the conditions listed in their site plan approval to reflect the correct approval expiration date and jurisdiction.

Application for approval of a Site Plan by Hribar Development, LLC on behalf of Michels Corporation for the property located at 2221 Raymond Avenue (Parcel ID #'s 018-03-21-03-002-000 and 018-03-21-04-060-000) to permit occupancy of a portion of the site with outdoor equipment storage and to use two buildings on the site for equipment maintenance purposes

Tom Hribar appeared to present his proposal. He noted that lagoons 1, 2 and 3 were filled in 2013 and added that lagoon 4 will be filled in 2014. He added that the Wisconsin Department of Natural Resources recently provided their final approval of the lagoon-related work in 2013. He noted that Michels Corporation is relocating equipment from Milwaukee and would like to use a 7-acre portion of the site for equipment storage. He added that no new buildings would be constructed as part of this proposal, as Michels would use buildings two and three for storage. The Board and Plan Commission requested that no scrap material be stored at the site. Hribar noted that Michels will maintain dumpsters on the site for disposal of scrap material. He added that there is lighting on the existing buildings and noted that the buildings on site are being converted from agricultural to commercial use. Hribar noted that he also plans to store equipment on the site. He added that the access gate will be kept locked when the property is not in use.

Motion (Fink, Root) to recommend approval of the Site Plan application by Hribar Development, LLC on behalf of Michels Corporation for the property located at 2221 Raymond Avenue (Parcel ID #'s 018-03-21-03-002-000 and 018-03-21-04-060-000) to permit occupancy of a portion of the site with outdoor equipment storage and to use two buildings on the site for equipment maintenance purposes, with no conditions, MC.

Motion (Gruhn, McMahon) to accept the Plan Commission's recommendation and to approve the Site Plan application by Hribar Development, LLC on behalf of Michels Corporation for the property located at 2221 Raymond Avenue, with no conditions, MC.

Ordinance 01-2014 regarding Limitations of the Number of Dogs Permitted and Kennel License Requirements

Pruitt outlined proposed updates to the Town's ordinances regarding kennel licenses. He noted that he removed the reference to residential properties in the ordinance addressing the number of dogs allowed. He also noted that the minimum lot size for a kennel license would be dropped from 24 to 20 acres and added that language was added to the ordinance that would allow any applicant that did not meet the minimum standards established in the ordinance the opportunity to apply for a waiver from the Town Board. He added that this waiver process would require that applicants get written consent from all adjacent property owners. The Board discussed several additions to the ordinances, including a requirement that applicants appear at a joint meeting of the Town Board and Plan Commission and a change to the notification and consent language to require that notifications be mailed to and consent received from all property owners adjacent to or within 300 feet of the subject property.

Motion (Fink, Nelson) to recommend approval of Ordinance 01-2014 with the following changes: that all kennel license applications be considered at a joint meeting of the Town Board and Plan Commission; that notification of consideration of any kennel license application be sent to all property owners adjacent to or within 300 feet of the subject property; that any applicant seeking a waiver to the kennel licensing ordinances obtain written consent to the kennel from all property owners adjacent to or within 300 feet of the subject property, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve Ordinance 01-2014 as amended, with no conditions or changes, MC.

Application for approval of Occupancy by Wisconsin Ignition Interlock Devices, Inc. for the space located at 1500 South Sylvania Avenue, Unit 106 (Parcel ID # 018-03-21-13-029-015) to permit the installation of ignition interlock devices on vehicles driven by those convicted of driving under the influence (DUI) and the downloading of information from the ignition interlock devices

McKinney noted that the applicant was not present for the meeting. He added that the applicant would not store any equipment outside and plans to download data from the ignition interlock devices in the parking lot.

Motion (Geschke, Gruhn) to recommend approval of the Occupancy application by Wisconsin Ignition Interlock Devices, Inc. for the space located at 1500 South Sylvania Avenue, Unit 106 (Parcel ID # 018-03-21-13-029-015) to permit the installation of ignition interlock devices on vehicles driven by those convicted of driving under the influence (DUI) and the downloading of information from the ignition interlock devices, with no conditions, MC.

Motion (Gruhn, McMahon) to accept the Plan Commission's recommendation and to approve the Occupancy application by Wisconsin Ignition Interlock Devices, Inc. for the space located at 1500 South Sylvania Avenue, Unit 106, with no conditions, MC.

Reports

Constable's Report: O'Brien provided his report to the Board. He informed the Board that he found a boat located in a wooded area on the Poisl property on South Sylvania Avenue that appears to have been abandoned for some time. He provided an update on the Jenkins property at 17806 Spring Street, noting that he plans to contact whoever pays the taxes on the property to determine if the house has gone into foreclosure. He provided an update on the property located at 3014 South Sylvania Avenue, noting that all of the large equipment and most of the tires have been removed from the site. He added that there are a few trailers currently parked on the property.

Building Inspector's Report: The Building Inspector was not present to provide his report.

Motion (McMahon, Gruhn) to accept the Building Inspector's report as submitted, MC.

Engineer's Report: Madsen provided his report to the Board. He informed the Board that the Braun Road reconstruction project plans would be ready to go out to bid by early March. He asked the Board whether there was any interest in expanding the 50th Road reconstruction project plans to include replacement of the 50th Road bridge over the East Branch of the Root River Canal. Madsen and the Board then discussed whether the Town could apply for Bridge Aid funding for this project or if Road Aid funding could be used to replace the existing bridge.

Clerk's Report: McKinney provided his report to the Board. He noted that there would not be a primary election in February and added that the next election will fall on April 1st. He provided a list of dates to the Board for which he plans to use vacation time in June and July. He noted that the Deputy Clerk-Treasurer would also be absent on two of those days in July for training but added that he had already been in contact with a former employee who would be able to cover the office on those days.

McKinney also informed the Board of a conversation he had with WE Energies regarding streetlight installation at the intersections of 59th Drive and Spring Street and Evans Lane and North Sylvania Avenue. He noted that WE Energies would be able to install a streetlight on the pole on Evans Lane nearest to its intersection with North Sylvania Avenue, as previously recommended by the Board. He added that WE Energies could not use the pole at the east intersection of 59th Drive and Spring Street but could install a streetlight on the pole nearest to the west intersection of 59th Drive and Spring Street. He noted that the cost for installing a new pole would be \$3,000 at a minimum, not including labor. He also noted that streetlights are usually rated at either 150 or 200 watts and can allow either full or restricted lighting. He added that the only costs associated with the streetlights would be the monthly service fee and, potentially, any costs associated with running a secondary drop to the pole if one does not currently exist.

Motion (Hansen, McMahon) to install a 200-watt, full lighting streetlight on the existing pole at the intersection of 59th Drive and Spring Street and to install a 150-watt, full lighting streetlight on the existing pole on Evans Lane nearest to its intersection with North Sylvania Avenue, MC.

Other – Comments, questions and suggestions

Nelson noted that maintenance work has begun on a section of the East Branch of the Root River Canal south of Spring Street. The Board asked McKinney to find documentation stating how many vehicles were allowed to be kept on the Lechner property at 15418 Spring Street. The Board asked McKinney to contact Scott Chase to determine if he plans to remain on the Western Racine County Health Department Board of Health as the Town's representative.

Adjournment

Motion (McMahon, Fink) to adjourn, MC. The meeting was adjourned at 7:21 p.m. The next regularly scheduled Town Board meeting is Monday, January 27, 2014, at 6:00 p.m.

Michael McKinney
Clerk-Treasurer