

MINUTES

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, APRIL 10, 2017**

Call to Order

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

Roll Call

The following Town 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 Robbie Funk. Nathan Skewes was absent. Also present were Lawrence Dempski, Julie Burris representing Lynch & Associates Engineering Consultants, LLC, Jim Fox, Yorkville Stormwater Utility District Commission Chair Stephen Nelson and Clerk-Treasurer Michael McKinney.

Approval of Minutes

Motion (McMahon, Gruhn) to approve the March 27, 2017 Town Board meeting minutes as presented, MC.

Approval of Financial Reports

Motion (Gruhn, McMahon) to approve the March Town and Stormwater financial reports as presented, MC.

Approval of Town Invoices

Motion (Hansen, McMahon) to approve payment of Town invoices as presented in the amount of \$55,929.23, MC.

Approval of Stormwater Invoices

Hansen noted that no Stormwater invoices were presented for payment.

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:

Pre-application conference with Lawrence Dempski and Lynch & Associates Engineering Consultants regarding a proposed division of the property located at 17808 58th Road

Lawrence Dempski and Julie Burris appeared before the Town Board and Plan Commission to discuss this proposed division. Dempski stated that he wants to divide this property into

four parcels via certified survey map, which would require a waiver of the Town's ordinances that restrict the number of parcels that can be created via certified survey map to three. He added that he would prefer that the Town's ordinances be amended to allow more parcels to be created via certified survey map. He noted that he planned to create three smaller parcels of 5.19, 8.47 and 4.21 acres along 67th Drive, with a larger 54.79-acre remnant lot to the east along 58th Road. He stated that the 8.47-acre parcel will include the pond on the existing parcel and added that, if he could not create four lots via certified survey map, he would remove the 5.19-acre lot at the corner of 58th Road and 67th Drive from his proposal.

The Town Board and Plan Commission discussed whether a waiver of the Town's ordinances was appropriate in this circumstance as well as if granting such a waiver would be against the intent of the Town's current ordinances to maintain a rural feel in the Town with orderly, measured development. The Town Board and Plan Commission also discussed past cases where waivers of the Town's ordinances relating to land divisions were granted. Discussion also focused on concerns regarding drainage on the property and the impact that development would have on that drainage. Hansen stated that he would meet with the Town's engineer to investigate those concerns further and would have the engineer meet with Dempski as well. Funk asked Dempski whether he would consider deed restricting the large remnant parcel to prevent any future division or development of that parcel. Dempski stated that he would prefer to not place any deed restrictions on the large remnant parcel. The general consensus of the Town Board and Plan Commission was that they could not support this proposal but did not oppose a proposal that only created a total of three lots.

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

Conditional use application submitted by SNIKNEJ Co. (with Daniel Schultz as applicant/agent) for the approximately 4.5-acre vacant property located at 824 South Sylvania Avenue (between 734 South Sylvania Avenue and 904 South Sylvania Avenue) (Parcel ID # 018-03-21-13-010-040) in the B-3 (Commercial Service) Zoning District to permit occupancy of said vacant property with a truck wash and detailing building and an office building, with paved long-term and short-term truck parking

McKinney recommended that this agenda item be tabled until the May 8, 2017 joint Town Board/Plan Commission meeting, as the applicant must provide additional information before this application can be fully reviewed.

Motion (Hansen, Gruhn) to table this application until the May 8, 2017 joint Town Board/Plan Commission meeting, MC.

Request submitted by Christopher and Katherine Krizek (with Newport Builders, Inc. as applicant) for shoreland contract approval for the property located at 18432 Walden Drive (Parcel ID # 018-03-21-05-010-104) in the C-2 (Upland Resource Conservation) Zoning District to permit construction of a single family residence with an attached garage, full basement and covered porch with no deck within 1,000 feet of an un-named navigable pond

Hansen noted that the Town's engineer made several recommendations related to this application, which included the following:

- That silt fencing be installed along the limits of disturbance to contain sediment runoff

- That a 10'-wide by 50'-long gravel access drive be installed, with a minimum of 6" depth of gravel that is 2" to 3" in diameter
- That a minimum 15"-diameter culvert with endwalls be installed in the ditch line under the gravel access drive, with the size of the culvert to be verified by the Town's building inspector
- That the provided plans be updated to indicate the limits of backfill on the property
- That additional erosion control measures be installed to protect the Walden Drive culvert

Motion (Fink, Nelson) to recommend approval of the shoreland contract submitted by Christopher and Katherine Krizek (with Newport Builders, Inc. as applicant) for the property located at 18432 Walden Drive (Parcel ID # 018-03-21-05-010-104) in the C-2 (Upland Resource Conservation) Zoning District to permit construction of a single family residence with an attached garage, full basement and covered porch with no deck within 1,000 feet of an un-named navigable pond, with the following conditions:

- ***That silt fencing be installed along the limits of disturbance to contain sediment runoff;***
- ***That a 10'-wide by 50'-long gravel access drive be installed, with a minimum of 6" depth of gravel that is 2" to 3" in diameter;***
- ***That a minimum 15"-diameter culvert with endwalls be installed in the ditch line under the gravel access drive, with the size of the culvert to be verified by the Town's building inspector;***
- ***That the provided plans be updated to indicate the limits of backfill on the property;***
- ***That additional erosion control measures be installed to protect the Walden Drive culvert, MC.***

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the shoreland contract submitted by Christopher and Katherine Krizek (with Newport Builders, Inc. as applicant) for the property located at 18432 Walden Drive (Parcel ID # 018-03-21-05-010-104) in the C-2 (Upland Resource Conservation) Zoning District to permit construction of a single family residence with an attached garage, full basement and covered porch with no deck within 1,000 feet of an un-named navigable pond, with no additional conditions beyond those recommended by the Plan Commission, MC.

Special Event Permit application submitted by Lenora Calzavara Nolan on behalf of the Big Hat Rodeo Co. for the Union Grove Pro Rodeo, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 7:00 p.m. to 10:30 p.m. on Friday, June 16, 2017 and Saturday, June 17, 2017

Motion (Gruhn, Hansen) to grant a Special Event Permit to Lenora Calzavara Nolan on behalf of the Big Hat Rodeo Co. for the Union Grove Pro Rodeo, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 7:00 p.m. to 10:30 p.m. on Friday, June 16, 2017 and Saturday, June 17, 2017, with no conditions, MC.

WE Energies streetlight replacement request for Savage Road at South Colony Avenue (USH 45)

McKinney noted that WE Energies is requesting the Town's permission to replace and relocate the streetlight located at the intersection of Savage Road and USH 45 at a cost of \$700.00. He added that while this light needs to be replaced and relocated because of the upcoming USH 45 reconstruction project, WE Energies is requesting permission from the Town to complete this work because the light belongs to the Town. The Town Board discussed submitting a request for reimbursement for this work to the Wisconsin Department of Transportation.

Motion (Hansen, Gruhn) to approve the WE Energies streetlight replacement request for Savage Road at USH 45 (South Colony Avenue) at a cost of \$700.00, with the condition that the Clerk-Treasurer contact the Wisconsin Department of Transportation to request that they reimburse the Town for the cost of this streetlight replacement, MC.

Upcoming detour for the 2017 reconstruction of South Colony Avenue (USH 45)

McKinney discussed the likely increase in traffic on Town roads near USH 45 due to its upcoming reconstruction, which will close USH 45 to non-local traffic. He asked if the Town Board had any suggestions on how to limit increased traffic on these roads. McMahon recommended contacting the Racine County Sheriff's Department to make them aware of local Town road weight limits.

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

Results of the 2017 annual road inspection

The Town Board discussed the results of their 2017 annual road inspection. McMahon noted that he counted approximately 190 campers, trailers and recreational vehicles on the property located at 13815 Leetsbir Road and requested that the Town Board meet on Tuesday, April 18 at 6:00 p.m. before that evening's Sewer Utility District Commission meeting to discuss this and other issues identified during this inspection.

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

Pre-application conference with Robert Gleason regarding planned improvements to the property located at 3014 South Sylvania Avenue and to the vacant property located immediately to the west of that property

No one was present to discuss this agenda item. Hansen discussed various issues on the property, including its overall appearance, the need for landscaping and property maintenance, and a damaged driveway culvert.

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

Reports

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

Motion (McMahon, Gruhn) to approve and file the Building Inspector's report as presented, MC.

Geschke questioned whether any house built on the parcel located at the southwest corner of the intersection of Washington Avenue (STH 20) and 63rd Drive would only have access to 63rd Drive or would be granted access to STH 20.

Engineer's Report: The Engineer was not present to provide his report to the Town Board. Hansen stated that he planned to meet with the Town's engineer to discuss drainage issues on Crystal Lane.

Yorkville Stormwater Utility District Report: Stephen Nelson noted that he had no information to report to the Town Board.

Clerk's Report: McKinney reported to the Town Board on the following:

- That the Town's television and electronics disposal event will be held on Saturday, April 22 from 3:00 p.m. to 6:00 p.m. at the Town's waste and recycling collection site
- That a conditional use permit application for the property located at 2300 North Sylvania Avenue will likely appear on the May 8 joint Town Board/Plan Commission meeting agenda
- He asked how the Town should handle any of the Town's address or street signs that are removed during the upcoming reconstruction of South Colony Avenue (USH 45). The Town Board requested that McKinney contact the Racine County Highway Department regarding this issue.
- That he will be on vacation beginning tomorrow afternoon through Thursday, adding that the office will be closed on Friday for the Good Friday holiday
- That a proposal is circulating in the Wisconsin Legislature to eliminate the personal property tax
- That the Code Enforcement Officer has provided him with a draft letter related to a list of alleged code violations on various properties within the Town

Other – Comments, questions and suggestions

Fink asked how long campers are allowed to remain on the property located at 14017 Durand Avenue (STH 11). Hansen stated that he would make the Racine County Planning and Development Services Department aware of this issue. Nelson discussed the intensity of lighting at the facility located at 3030 South Sylvania Avenue.

Adjournment

Motion (McMahon, Gruhn) to adjourn, MC. The meeting was adjourned at 7:21 p.m. The next scheduled Town Board meeting is Tuesday, April 18, 2017, at 6:00 p.m.

Michael McKinney
Clerk-Treasurer