

# Village Of Yorkville

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## AGENDA

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, JUNE 11, 2018  
6:00 P.M.

1. **Call to Order**
2. **Roll Call**
3. **Minutes** - Approval of the minutes of the May 29, 2018 Village Board meeting
4. **Approval of Financial Reports**
5. **Approval of Village Invoices**
6. **Approval of Stormwater Invoices**
7. **New and Unfinished Business - Discussion and possible action on all of the following:**
  - a. **Public Hearing** – The Village Board will hold a public hearing to hear public comment on an application submitted by Daniels Sharpsmart, Inc. for a 2018-2019 Solid Waste Disposal, Storage or Treatment Permit to operate a regulated medical waste treatment facility utilizing Autoclave (steam sterilization treatment) technology at 1340 Grandview Parkway (Parcel ID # 018-03-21-13-029-070) in the M-3 (Heavy Industrial) Zoning District
  - b. **Public Hearing** – The Village Board will hold a public hearing to hear public comment on an application submitted by Stericycle, Inc. for a 2018-2019 Solid Waste Disposal, Storage or Treatment Permit to operate a regulated medical waste treatment facility utilizing Electro-Thermal Deactivation (shredding and thermal inactivation by use of low frequency radio waves) technology at 14035 Leetsbir Road (Parcel ID #'s 018-03-21-24-002-130 and 018-03-21-24-002-120) in the M-3 (Heavy Industrial) Zoning District
  - c. License and permit applications for the period of July 1, 2018, through June 30, 2019 (all applications may be approved by one motion or individually):
    1. Daniels Sharpsmart, Inc., 1340 Grandview Parkway
      - i. Solid Waste Disposal, Storage or Treatment Permit
    2. Stericycle, Inc., 14035 Leetsbir Road
      - i. Solid Waste Disposal, Storage or Treatment Permit
    3. Apple Holler, 5006 South Sylvania Avenue (Agent: A. David Flannery) (Premises: Restaurant, Gift Shop, Orchard Market, Barns, Café and Wooded Picnic Areas)
      - i. Combination Class B Beer and Liquor License
      - ii. Operator Licenses
        - a. Jennifer Cruz
        - b. Connor Flannery
        - c. Elyse Flannery
        - d. Vicki Flannery

- e. Sharon Gavin
  - f. Angelina Lopez
  - g. Liselotte Schacht
  - h. Samantha Slattery
4. Citgo Auto Truck Plaza, 611 South Sylvania Avenue (Agent: Robert F. Basil) (Premises: Auto Truck Plaza)
- i. Class "B" Beer License
  - ii. Operator Licenses
    - a. Sean Albrecht
    - b. Steven Basil
    - c. Ryan Burch
    - d. Christine Garvey
    - e. Jovan Jackson
    - f. Justin Langenfeld
    - g. Jerome Michel
    - h. Ryan Nelson
    - i. Matthew Strasser
    - j. Jonathan Witek
  - iii. Cigarette License
  - iv. Gaming Machine License (5 video gaming + 2 miscellaneous)
5. Country Mart, 1920 South Colony Avenue (USH 45) (Agent: Chris Gorman) (Premises: Retail Store)
- i. Combination Class A Beer and Liquor License
  - ii. Operator Licenses
    - a. Manjeet Singh
  - iii. Cigarette License
6. Fairway Café, Inc., 14101 Washington Avenue (STH 20) (Agent: Peter James Eitel) (Premises: Clubhouse, Pavilion and Beverage Cart)
- i. Combination Class B Beer and Liquor License
  - ii. Operator Licenses
    - a. Candace Baas
    - b. Jackie Bianchi
    - c. Nancy Eitel
    - d. Janice Fonk
    - e. Samantha Lemke
    - f. Sarah Schuster
  - iii. Cigarette License
7. Highlands Petro, 717 South Sylvania Avenue (Agent: Shari Erskine) (Premises: Travel Store, Iron Skillet and Southwest Corner of Parking Lot [Auto Side])
- i. Combination Class B Beer and Liquor License
  - ii. Operator Licenses
    - a. Lorie DeGuire
    - b. Tracy Drews
    - c. Stephanie Faz
    - d. Baylea Feuker
    - e. Mary Hoegsted
    - f. Nakia Hudson
    - g. Mia Irish
    - h. Tina Jones
    - i. Jeanne Klinkhammer
    - j. Jennifer Lunceford
    - k. Jana Martino
    - l. Julie Paulaski
    - m. Jennifer Risch

- n. Stella Teschner
- o. Myron Tucker
- p. Brandon Williams
- q. Gerri Wirtz
- r. Elizabeth Woods
- iii. Cigarette License
- iv. Gaming Machine License (5 video gaming + 16 miscellaneous)
- 8. Racine Instinctive Bowmen, 14403 50<sup>th</sup> Road (Agent: Tom Peterson) (Premises: Bar Room)
  - i. Combination Class B Beer and Liquor License
  - ii. Operator Licenses
    - a. Michael Bartol
    - b. Rebecca Dahlke
    - c. James Gaastra
    - d. Larry Radcliff
- 9. Route 20, 14001 Washington Avenue (STH 20) (Agent: Raymond J. Stibeck) (Premises: Restaurant, Bar, Entertainment Building with Mezzanine)
  - i. Combination Class B Beer and Liquor License
  - ii. Operator Licenses
    - a. Jenna Christensen
    - b. Ashley Krenzke
    - c. Rochelle Marino
    - d. Rachel McNutt
    - e. Kimberly Parrett
    - f. Rachel Slavik
    - g. Rachel Smith
    - h. Emily Sullivan
  - iii. Gaming Machine License (5 video gaming + 2 miscellaneous)
  - iv. Class A Dance Hall License
  - v. Annual Special Event Permit
- 10. Rick and Janice Fonk (Harvest View Estates), 15941 Durand Avenue
  - i. Mobile Home Park License
- 11. Konstantinos Gianakakis (Esmonds Motel), 4900 South Colony Avenue (USH 45)
  - i. Hotel/Motel License
- 12. Global Hotels, Inc. dba Quality Inn, 910 South Sylvania Avenue
  - i. Hotel/Motel License
- d. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed Ordinance No. 2018-04 To Create Chapter 55 of the Code of Ordinances for the Village of Yorkville, Racine County, Wisconsin, relating to Zoning and the Village Board of Appeals
- e. Ordinance No. 2018-04 To Create Chapter 55 of the Code of Ordinances for the Village of Yorkville, Racine County, Wisconsin, relating to Zoning and the Village Board of Appeals
- f. Site plan application submitted by the Rieth Family Trust/Linda Rieth (with Morton Buildings, Inc./Brent Ryan as applicant/agent) for the parcel located at 1909 53<sup>rd</sup> Drive (Parcel ID # 018-03-21-11-001-010) in the A-2 (General Farming and Residential II) Zoning District to allow for the razing of three accessory buildings and the construction of a 36-foot by 64-foot (2,304-square foot) post frame accessory building
- g. Reconsideration of the April 9, 2018 conditions of approval of the certified survey map application submitted by the Lawrence E. Dempski Living Trust (with Shawn Mayer as applicant/agent) for the parcel located at 17808 58<sup>th</sup> Road (Parcel ID # 018-03-21-21-021-300) in the A-2 (General Farming and Residential II) Zoning District to permit division of this 49.83-acre parcel into a 34.337-acre parcel and a 15.493-acre remnant parcel
- h. Pre-application conference regarding a proposed certified survey map for the parcel located at 15107 2 Mile Road and the undeveloped parcel located immediately to the west of this parcel on 2 Mile Road (Parcel ID #'s 018-03-21-02-001-010 and 018-03-21-02-001-002)

- i. Pre-application conference regarding proposed development of two vacant parcels located immediately to the west of the parcel located at 19411 Washington Avenue (STH 20) (Parcel ID #'s 018-03-21-07-001-022 and 018-03-21-07-001-023)
- j. Site plan application submitted by In Auto, Inc. (with Dragan Radeta as applicant/agent) for the parcel located at 2300 North Sylvania Avenue (Parcel ID # 018-03-21-01-018-000) in the M-3 (Heavy Industrial) Zoning District to allow for the incorporation of equipment sales, leasing and maintenance at the site and for filling in of 0.22 acres of wetland to allow for expansion of the existing parking lot and display area
- k. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Jon and Kay Erickson (with Storage Authority/Andrew Baer as applicant/agent) for the following for the property located at 18917 Spring Street (CTH C) (Parcel ID # 018-03-21-20-040-000) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts:
  - 1. Amendment of the Village of Yorkville's Land Use Map and Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for 9.36 acres proposed to be transferred by lot line adjustment from the existing parcel located at this address to the parcel located to the west at 19031 Spring Street (CTH C) from the Agricultural/Rural Residential/Open Land classification to the Commercial classification
  - 2. Rezoning of said 9.36-acre section from the A-2 (General Farming and Residential II) Zoning District to the B-3 (Commercial Service) Zoning District
  - 3. Conditional use approval to allow for the expansion of the existing Storage Authority operation located at 19031 Spring Street (CTH C) onto said 9.36-acre section for the purpose of constructing an additional 27 self-service storage buildings on said section
- l. Resolution 2018-13 Recommending approval of an amendment to the Village of Yorkville's Land Use Map and Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it pertains to a 9.36-acre section of Tax Parcel ID # 018-03-21-20-040-000, located at 18917 Spring Street (CTH C), within the Village of Yorkville, Racine County, Wisconsin, from the Agricultural/Rural Residential/Open Land classification to the Commercial classification
- m. Ordinance 2018-05 To adopt an amendment to the Village of Yorkville's Land Use Map and Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it pertains to a 9.36-acre section of Tax Parcel ID # 018-03-21-20-040-000, located at 18917 Spring Street (CTH C), within the Village of Yorkville, Racine County, Wisconsin, from the Agricultural/Rural Residential/Open Land classification to the Commercial classification
- n. Resolution 2018-14 Recommending approval of rezoning of a 9.36-acre section of Tax Parcel ID # 018-03-21-20-040-000, located at 18917 Spring Street (CTH C), within the Village of Yorkville, Racine County, Wisconsin, from the A-2 General Farming and Residential II District to the B-3 Commercial Service District
- o. Ordinance 2018-06 To amend the Zoning Map referenced in Section 20-212 of the Racine County Zoning Code, as adopted by the Village of Yorkville under Section 55-1 of the Village's Code of Ordinances, by approving a request to rezone a 9.36-acre section of Tax Parcel ID # 018-03-21-20-040-000, located at 18917 Spring Street (CTH C), within the Village of Yorkville, Racine County, Wisconsin, from the A-2 General Farming and Residential II Zoning District to the B-3 Commercial Service Zoning District, and to create Section 55-3 of the Code of Ordinances for the Village of Yorkville pertaining to a listing of approved amendments to the Village's Zoning Map
- p. Conditional use application submitted by Jon and Kay Erickson (with Storage Authority/Andrew Baer as applicant/agent) for the property located at 18917 Spring Street (CTH C) (Parcel ID # 018-03-21-20-040-000) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts to allow for expansion of the existing Storage Authority operation located at 19031 Spring Street (CTH C) onto the 9.36 acres proposed to be transferred by lot line adjustment from the parcel located at 18917 Spring Street (CTH C) to the parcel located to the west at 19031 Spring Street (CTH C) for the purpose of constructing an additional 27 self-service storage buildings on said 9.36-acre section
- q. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a rezoning application submitted by Richard and Janice Fonk (with Brian Fonk

as applicant/agent) for the parcel located at 15941 Durand Avenue (STH 11) (Parcel ID # 018-03-21-26-016-000) in the A-2 (General Farming and Residential II) Zoning District to allow for rezoning of a 2.28-acre parcel proposed to be created by certified survey map from the A-2 (General Farming and Residential II) Zoning District to the R-7 (Multi-Family Residential) Zoning District

- r. Certified survey map application submitted by Richard and Janice Fonk (with Brian Fonk as applicant/agent) for the parcel located at 15941 Durand Avenue (STH 11) (Parcel ID # 018-03-21-26-016-000) in the A-2 (General Farming and Residential II) Zoning District to allow for division of this approximately 9.87-acre parcel into parcels of 2.28 acres and approximately 7.59 acres in size
- s. Resolution 2018-15 Recommending approval of rezoning of a 2.28-acre section of Tax Parcel ID # 018-03-21-26-016-000, located at 15941 Durand Avenue (STH 11) within the Village of Yorkville, Racine County, Wisconsin, from the A-2 General Farming and Residential II Zoning District to the R-7 Multi-Family Residential Zoning District
- t. Ordinance No. 2018-07 To amend the Zoning Map referenced in Section 20-212 of the Racine County Zoning Code, as adopted by the Village of Yorkville under Section 55-1 of the Village's Code of Ordinances, by approving a request to rezone a 2.28-acre section of Tax Parcel ID # 018-03-21-26-016-000, located at 15941 Durand Avenue (STH 11) within the Village of Yorkville, Racine County, Wisconsin, from the A-2 General Farming and Residential II Zoning District to the R-7 Multi-Family Residential Zoning District
- u. 67<sup>th</sup> Drive drainage issues
- v. Quote for 53<sup>rd</sup> Drive road damage repair
- w. Quote for North Raynor Avenue shoulder repair
- x. 57<sup>th</sup> Drive speed and engineering study results

## 8. Reports

- a. Building Inspector's Report – report on building permits issued and other activity
- b. Engineer's Report – report on activities and issues
- c. Yorkville Stormwater Utility District Report – report on activities and issues
- d. Clerk's Report – report on activities and issues
  - 1. June 16 community shred event
  - 2. July 9 joint Village Board/Plan Commission meeting agenda items:
    - i. 2908/2808 South Colony Avenue (USH 45) detachment request
    - ii. 2808 North Sylvania Avenue drainage easement relocation request

## 9. Other – Comments, questions and suggestions

## 10. Adjournment

Michael McKinney  
Clerk-Treasurer

Posted: June 8, 2018

*A quorum of other elected or appointed bodies may be present at this meeting for informational purposes only. No action from those bodies will be taken at this meeting.*

*This building is handicap accessible. Requests from persons with disabilities who need assistance should be made to the Village Office, (262) 878-2123, with as much advance notice as possible.*