

MINUTES

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, SEPTEMBER 10, 2018

Pledge of Allegiance

Village Board President Sherry Gruhn conducted the Pledge of Allegiance.

Call to Order

Village Board President Sherry Gruhn called the meeting to order at 6:00 p.m.

Roll Call

The following Village Board members were present: Sherry Gruhn, Robert Funk, Daniel Maurice, Terrence McMahon and Steve Nelson. The following Plan Commission members were present: Sherry Gruhn, Douglas Nelson, Barbara Geschke, Aaron Alby and Cory Bartlett. Also present were Brian Shanahan representing Trinity Evangelical Lutheran Church, Shelly Schwegel, Matthew Schwegel, Ryan Cardinal representing Cardinal Engineering, Gary Kitelinger representing Echo Lake Foods, John Schmidbauer representing Kueny Architects, Alan Jaspersen, Dan Minton, Jason Dye, Engineer Mark Madsen, Attorney Tim Pruitt, Clerk-Treasurer Michael McKinney and seven unidentified attendees.

Public Comments, Questions and Suggestions

No public comments, questions or suggestions were provided.

Approval of Minutes

Motion (S. Nelson, Maurice) to approve the August 27, 2018 Village Board meeting minutes as presented, Motion Carried (MC).

Approval of Financial Reports

Motion (Funk, S. Nelson) to approve the August Village and Stormwater financial reports as presented, MC.

Approval of Village Invoices

Motion (McMahon, Funk) to approve payment of Village invoices as presented in the amount of \$136,290.46, MC.

Approval of Stormwater Invoices

Gruhn noted that no Stormwater invoices were presented for payment.

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

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

Election of a Plan Commission chairperson

Motion (Geschke, Bartlett) to table this agenda item until the October 8 joint Village Board/Plan Commission meeting, MC.

Trinity Evangelical Lutheran Church request for detachment of the parcels located at 2908 South Colony Avenue (USH 45) and 2808 South Colony Avenue (USH 45) (Parcel ID #'s 018-03-21-19-038-001 and 018-03-21-19-038-000) to the Village of Union Grove

Brian Shanahan appeared before the Village Board to discuss this agenda item. He stated that his church's leadership wants to initiate the process to detach two parcels from Yorkville and attach them to Union Grove. He added that this would provide access to Union Grove's utility infrastructure.

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

Detachment request consent for representation by Pruitt, Ekes & Geary, S.C. for the Village of Yorkville and the Village of Union Grove

Motion (S. Nelson, McMahon) to approve the detachment request consent for representation submitted by Pruitt, Ekes & Geary, S.C. for the Village of Yorkville and the Village of Union Grove, MC.

15521 50th Road zoning and land use issues

Shelly Schwegel appeared before the Village Board and Plan Commission to discuss this agenda item. She stated that she converted a barn on this property to a creative studio to preserve the barn and put it to a constructive use. Pruitt stated that the property owner should submit a conditional use permit application to the Racine County Development Services Department for this use following guidelines in the Village's zoning code for unclassified or unspecified uses. The Village Board and Plan Commission opted to delay enforcement of the notice of violation issued by the Racine County Development Services Department regarding this use to provide the property owner with sufficient time to submit a conditional use permit application and appear before the Village Board and Plan Commission. Gruhn stated that the property owner should refrain from scheduling any more events until such time as this issue is resolved. Pruitt stated that the Village Board and Plan Commission should consider reviewing the Village's zoning regulations regarding home occupations.

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

Site plan application submitted by Maverick Properties, LLC (with Marvin Gleason, Jr. as applicant/agent) for the parcel located at 14401 58th Road (Parcel ID # 018-03-21-25-008-000) in the M-3 (Heavy Industrial) Zoning District to allow for the construction of a 70-foot by 142-foot (9,940-square foot) warehouse and distribution building

Madsen stated that the stormwater plans submitted with this application will need to be amended, adding that the stormwater retention area release rate is too high.

Motion (Alby, D. Nelson) to recommend approval of the site plan application submitted by Maverick Properties, LLC (with Marvin Gleason, Jr. as applicant/agent) for the parcel located at 14401 58th Road (Parcel ID # 018-03-21-25-008-000) in the M-3 (Heavy Industrial) Zoning District allowing for the construction of a 70-foot by 142-foot (9,940-square foot) warehouse and distribution building, with the following conditions:

- 1. Zoning Permit. Before the event, the applicant must obtain a zoning permit card from the Racine County Development Services Office after paying a zoning permit fee of \$937.50. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.***
- 2. Private Onsite Wastewater Treatment System. Before the issuance of a zoning permit, a sanitary permit must be obtained from the Racine County Development Services Department. Please contact their office at (262) 886-8440. Industrial wastes and wastewater may not be introduced into a plumbing drain system that is served by a POWTS unless approved by the Wisconsin Department of Natural Resources (WDNR) under ch. 214 regulations. Information regarding non-domestic wastewater can be obtained from the WDNR by contacting 1-888-936-7463.***
- 3. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.***
- 4. Binding Effect. These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.***
- 5. Expiration. This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.***
- 6. Plans. The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on August 22, 2018, unless otherwise amended herein.***

7. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.
8. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).
9. **Loading Requirements.** Adequate loading areas shall be provided so that all vehicles loading, maneuvering or unloading are completely off the public ways and so that all vehicles need not back onto any public way. Reference Section 20-1087, Chapter 20, Zoning, Racine County Code of Ordinances.
10. **Outside Storage.** Except for vehicle parking, outside storage is prohibited, and this property must be kept free of any accumulation of refuse or debris. Scrap material (recycle) bins must be screened from public view.
11. **Exterior Lighting.** All exterior lighting must be arranged, oriented, or shielded in such a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way. The source of such illumination must be arranged, oriented, or shielded in a manner that will not endanger the safety of pedestrian or vehicular traffic.
12. **Refuse.** This site must be kept neat and orderly always, with all refuse dumpsters out of view of passersby. All disposed items must be done in an environmentally safe manner.
13. **Signs.** Any advertising sign on this property must conform to the Racine County Ordinance standards and will require a separate zoning permit(s) prior to installation.
14. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
15. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.
16. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
17. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance

and during the implementation of the plans and construction of the improvements.

18. Agreement. *Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Maverick Properties LLC, Marvin Gleason, Jr., their heirs, successors, and assigns are responsible for full compliance with the above conditions.*

19. Subsequent Owners. *It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.*

20. Stormwater Plans. *Prior to the issuance of any building or zoning permits related to this approved use, the applicant shall submit updated stormwater plans to the Village for the Village Engineer's review and approval at the applicant's expense.*

21. Occupancy. *Prior to any occupancy of this approved use, the proposed occupant or the occupant's agent shall appear before the Village Board and Plan Commission for occupancy (zoning) approval, MC.*

Motion (Funk, McMahon) to accept the Plan Commission's recommendation and to approve the site plan application submitted by Maverick Properties, LLC (with Marvin Gleason, Jr. as applicant/agent) for the parcel located at 14401 58th Road (Parcel ID # 018-03-21-25-008-000) in the M-3 (Heavy Industrial) Zoning District allowing for the construction of a 70-foot by 142-foot (9,940-square foot) warehouse and distribution building, with no additional conditions beyond those recommended by the Plan Commission, MC.

Site plan application submitted by Echo Lake Foods, Inc. (with Gary Kitelinger as applicant/agent) for the parcel located at 2319 Raymond Avenue (CTH U) (Parcel ID # 018-03-21-04-060-060) in the M-3 (Heavy Industrial) Zoning District to allow for the construction of a 15-foot by 30-foot (450-square foot) masonry addition to an existing building to house electrical equipment

Motion (D. Nelson, Geschke) to recommend approval of the site plan application submitted by Echo Lake Foods, Inc. (with Gary Kitelinger as applicant/agent) for the parcel located at 2319 Raymond Avenue (CTH U) (Parcel ID # 018-03-21-04-060-060) in the M-3 (Heavy Industrial) Zoning District allowing for the construction of a 15-foot by 30-foot (450-square foot) masonry addition to an existing building to house electrical equipment, with the following conditions:

- 1. Zoning Permit.** *Before the event, the applicant must obtain a zoning permit card from the Racine County Development Services Office after paying a zoning permit fee of \$668.75. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.*
- 2. Compliance.** *Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.*

3. **Binding Effect.** *These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.*
4. **Expiration.** *This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.*
5. **Plans.** *The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on July 24, 2018, unless otherwise amended herein.*
6. **Compliance with Previous Conditions of Approval.** *All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.*
7. **Performance Standards.** *The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).*
8. **Exterior Lighting.** *All exterior lighting must be arranged, oriented, or shielded in such a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way. The source of such illumination must be arranged, oriented, or shielded in a manner that will not endanger the safety of pedestrian or vehicular traffic.*
9. **Access.** *The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.*
10. **Compliance with Law.** *The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.*
11. **Amendments to Conditional Use Permit.** *No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.*
12. **Reimburse Village Costs.** *Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.*

13. Agreement. *Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Echo Lake Foods, Inc., Gary Kitelinger, their heirs, successors, and assigns are responsible for full compliance with the above conditions.*

14. Subsequent Owners. *It is the property owner's responsibility to inform any subsequent owner or operator of these conditions, MC.*

Motion (S. Nelson, McMahon) to accept the Plan Commission's recommendation and to approve the site plan application submitted by Echo Lake Foods, Inc. (with Gary Kitelinger as applicant/agent) for the parcel located at 2319 Raymond Avenue (CTH U) (Parcel ID # 018-03-21-04-060-060) in the M-3 (Heavy Industrial) Zoning District allowing for the construction of a 15-foot by 30-foot (450-square foot) masonry addition to an existing building to house electrical equipment, with no additional conditions beyond those recommended by the Plan Commission, MC.

Public Hearing - The Village Board and Plan Commission held a joint public hearing to hear public comment on a conditional use application submitted by RK Racine, LLC (with Kueny Architects/John Schmidbauer as applicant/agent) for the parcel located at 2808 North Sylvania Avenue (Parcel ID # 018-03-21-01-001-011) in the M-3 (Heavy Industrial) Zoning District to allow for the construction and use of a 20,000-square foot standalone warehouse and production building on this property, including relocation of an outside storage area

Gruhn opened the public hearing at 7:14 p.m.

John Schmidbauer appeared before the Village Board and Plan Commission to discuss this request. Madsen stated that the regional stormwater pond adjacent to this property should be sufficient to handle any stormwater runoff from this proposed addition.

With no other comments forthcoming, Gruhn closed the public hearing at 7:18 p.m.

Conditional use application submitted by RK Racine, LLC (with Kueny Architects/John Schmidbauer as applicant/agent) for the parcel located at 2808 North Sylvania Avenue (Parcel ID # 018-03-21-01-001-011) in the M-3 (Heavy Industrial) Zoning District to allow for the construction and use of a 20,000-square foot standalone warehouse and production building on this property, including relocation of an outside storage area

Schmidbauer stated that the name of the applicant has been changed to ADK Racine, LLC.

Motion (Bartlett, Geschke) to recommend approval of the conditional use application submitted by ADK Racine, LLC (formerly known as RK Racine, LLC) (with Kueny Architects/John Schmidbauer as applicant/agent) for the parcel located at 2808 North Sylvania Avenue (Parcel ID # 018-03-21-01-001-011) in the M-3 (Heavy Industrial) Zoning District allowing for the construction and use of a 20,000-square foot standalone warehouse and production building on this property, including relocation of an outside storage area, with the following conditions:

1. **Zoning Permit.** *The applicant must obtain a zoning permit card from the Racine County Development Services Office after paying a zoning permit fee of \$1,562.50. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.*
2. **Sanitation.** *Prior to the issuance of a zoning permit, a new sanitary permit, issued by Racine County Development Service department, would have to be obtained to accommodate the additional wastewater flow for the new facility. Only a properly licensed master plumber or master plumber restricted service can apply for a sanitary permit and install a private onsite wastewater treatment system (POWTS) or holding tank. The sanitary permit card must be displayed in a prominent location at the project site until the POWTS or holding tank installation has been completed.*
3. **Compliance.** *Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.*
4. **Binding Effect.** *These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.*
5. **Compliance with Previous Conditions of Approval.** *All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.*
6. **Expiration.** *This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.*
7. **Plans.** *The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on June 11, 2018, unless otherwise amended herein.*
8. **Permits Required for Future Buildings.** *Any future buildings will require prior approval and permits from the Village of Yorkville and Racine County, as agent for the Village of Yorkville.*
9. **Performance Standards.** *The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).*
10. **Property Requirements.** *This site must be kept neat and orderly at all times, with all refuse dumpsters out of view of passersby. All disposed items must be done in an environmentally safe manner. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering,*

maintaining, and pruning all landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; replacing broken and vandalized parts; replacing burned out light bulbs; and cleaning, painting, and repairing windows and building facade.

- 11. Operation Requirements.** *The operation shall not locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash or be harmful to human, animal, plant or aquatic life. Any oil or other hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources (WI-DNR) regulations.*
- 12. Building Exterior.** *The exterior colors of this building, including doors, shall be the same as or shall be in harmony with the exterior colors of the existing buildings on this site.*
- 13. Exterior Lighting.** *All exterior lighting must be energy efficient and must be located, oriented, and of an intensity to illuminate only the building site or lot without detrimentally affecting activity on adjacent sites or lots or traffic on streets or highways.*
- 14. External Paging.** *There can be no external paging on the phone system.*
- 15. Signs.** *Any advertising sign on this property must conform to Racine County Ordinance standards and will require a separate zoning permit(s) prior to installation. Contact the Racine County Development Services Office at 262-886-8440 for further information regarding sign permits.*
- 16. Parking.** *Parking must be provided as shown on the submitted site plan. Each automobile parking space must be a minimum of nine feet wide and 180 square feet in area, exclusive of the space required for ingress and egress. Handicapped spaces must be provided in accordance with State requirements. Aisles and spaces must be clearly marked. The driveways serving this operation must be located according to the submitted plan. The driveways and all parking areas must be maintained in an all-weather, dust-controlled condition.*
- 17. Outside Storage.** *Except for the vehicle parking area as shown on the submitted plans, outside storage is prohibited, and this property must be kept free of any accumulation of refuse or debris. Refuse bins and/or scrap material (recycle) bins must be screened from public view. This includes the Village of Yorkville's prohibition on the outside storage of aged vehicles, wrecked vehicles, or parts vehicles.*
- 18. Drainage Easement/Wetlands.** *No filling, flooding, draining, dredging, ditching, tiling or excavating is permitted in any wetland or drainage easement.*
- 19. Stormwater Requirements.** *The property owner or designated agent must contact the Village of Yorkville regarding stormwater regulations for the site Compliance*

with all regulations and requirements, as determined by the Village of Yorkville is required.

- 20. Drain Tiles.** *Do not break or damage any underground tile. If encountered, any underground agricultural tile line must be rerouted or fixed. If any underground tile is encountered that has anything but clean water flowing through it, contact Racine County Development Services at (262) 886-8440 to investigate.*
- 21. Erosion Control.** *To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.*
- 22. Construction.** *During construction, this site must have graveled roads, access drives, and/or parking areas of sufficient width and length to prevent sediment from being tracked onto public or private roadways. Any sediment reaching a public or private road must be removed by street cleaning (not flushing) before the end of each work day or as determined by the jurisdictional highway authority.*
- 23. Access.** *The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.*
- 24. Compliance with Law.** *The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.*
- 25. Amendments to Conditional Use Permit.** *No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.*
- 26. Liability.** *Racine County and the Village of Yorkville does not warrant that the plans for this project are functionally and/or structurally adequate. Racine County and the Village of Yorkville does not certify that the design is adequate for this site and Racine County and the Village of Yorkville accepts no liability through this approval.*
- 27. Reimburse Village Costs.** *Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.*
- 28. Agreement.** *Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, ADK Racine, LLC, RK Racine LLC,*

Kueny Architects, John Schmidbauer, their heirs, successors, and assigns are responsible for full compliance with the above conditions.

29. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions, MC.

Motion (Maurice, Funk) to accept the Plan Commission's recommendation and to approve the conditional use application submitted by ADK Racine, LLC (formerly known as RK Racine, LLC) (with Kueny Architects/John Schmidbauer as applicant/agent) for the parcel located at 2808 North Sylvania Avenue (Parcel ID # 018-03-21-01-001-011) in the M-3 (Heavy Industrial) Zoning District allowing for the construction and use of a 20,000-square foot standalone warehouse and production building on this property, including relocation of an outside storage area, with no additional conditions beyond those recommended by the Plan Commission, MC.

Amended preliminary plat submitted by Alan and Lyle Jasperson for eight parcels at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout (Parcel ID #'s 018-03-21-08-012-110, 018-03-21-08-012-120, 018-03-21-08-012-130, 018-03-21-08-012-100, 018-03-21-08-012-090, 018-03-21-08-012-080, 018-03-21-08-012-070 and 018-03-21-08-012-060) in the A-2 (General Farming and Residential II) Zoning District for reconfiguration of these eight parcels into eleven residential parcels ranging in size from 3.00 to 5.27 acres

Alan Jasperson appeared before the Village Board and Plan Commission to discuss this agenda item. He stated that he amended the preliminary plat originally approved by the Village Board and Plan Commission in February due to the addition of part of a parcel to the south of the proposed subdivision to within the subdivision boundaries. He added that part of a parcel originally planned to be within this subdivision will now be transferred out of the subdivision and attached to an adjacent parcel by lot line adjustment. He stated that there will be a stormwater retention pond in the southeast corner of the subdivision, adding that the wetlands located within the subdivision will be preserved. Madsen stated that there should be a drainage easement created from the existing wetlands in the subdivision to the proposed retention pond. Pruitt stated that Yorkville will not own the proposed retention pond but can maintain it if necessary. The Village Board and Plan Commission discussed when Yorkville Meadows Court should be paved, what thickness of asphalt should be required on Yorkville Meadows Court, whether street lights will be required within the subdivision and whether it is necessary to place drain tiles in the ditch on either side of Yorkville Meadows Court.

Motion (Gruhn, Alby) to recommend approval of the amended preliminary plat submitted by Alan and Lyle Jasperson for eight parcels at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout (Parcel ID #'s 018-03-21-08-012-110, 018-03-21-08-012-120, 018-03-21-08-012-130, 018-03-21-08-012-100, 018-03-21-08-012-090, 018-03-21-08-012-080, 018-03-21-08-012-070 and 018-03-21-08-012-060) in the A-2 (General Farming and Residential II) Zoning District to allow for reconfiguration of these eight parcels into eleven residential parcels ranging in size from 3.00 to 5.27 acres, with no waivers from the Village of Yorkville Code of Ordinances and with the following conditions:

- ***That the asphalt on Yorkville Meadows Court be four inches on a ten-inch stone base;***
- ***That a minimum of six parcels on Yorkville Meadows Court receive occupancy approval before the asphalt is laid on Yorkville Meadows Court, or as otherwise directed by the Village Board;***
- ***That a streetlight be installed at the intersection of Yorkville Meadows Court and Washington Avenue (STH 20);***
- ***That no drain tile be allowed in the ditch on either side of Yorkville Meadows Court;***
- ***That drainage swales be established within the subdivision to the proposed stormwater retention pond, that the drainage easements be shown on the plat and that maintenance responsibilities for the drainage easements be referenced in the deed for each lot, MC.***

Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to approve the amended preliminary plat submitted by Alan and Lyle Jasperson for eight parcels at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout (Parcel ID #'s 018-03-21-08-012-110, 018-03-21-08-012-120, 018-03-21-08-012-130, 018-03-21-08-012-100, 018-03-21-08-012-090, 018-03-21-08-012-080, 018-03-21-08-012-070 and 018-03-21-08-012-060) in the A-2 (General Farming and Residential II) Zoning District to allow for reconfiguration of these eight parcels into eleven residential parcels ranging in size from 3.00 to 5.27 acres, with no additional conditions beyond those recommended by the Plan Commission and with no waivers from the Village of Yorkville Code of Ordinances, MC.

Final plat submitted by Alan and Lyle Jasperson for eight parcels at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout (Parcel ID #'s 018-03-21-08-012-110, 018-03-21-08-012-120, 018-03-21-08-012-130, 018-03-21-08-012-100, 018-03-21-08-012-090, 018-03-21-08-012-080, 018-03-21-08-012-070 and 018-03-21-08-012-060) in the A-2 (General Farming and Residential II) Zoning District for reconfiguration of these eight parcels into eleven residential parcels ranging in size from 3.00 to 5.27 acres

Motion (Alby, Bartlett) to recommend approval of the final plat submitted by Alan and Lyle Jasperson for eight parcels at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout (Parcel ID #'s 018-03-21-08-012-110, 018-03-21-08-012-120, 018-03-21-08-012-130, 018-03-21-08-012-100, 018-03-21-08-012-090, 018-03-21-08-012-080, 018-03-21-08-012-070 and 018-03-21-08-012-060) in the A-2 (General Farming and Residential II) Zoning District to allow for reconfiguration of these eight parcels into eleven residential parcels ranging in size from 3.00 to 5.27 acres, with no waivers from the Village of Yorkville Code of Ordinances and with the following conditions:

- ***That the final plat incorporate the approved conditions of the preliminary plat***
- ***That a developer's agreement for this subdivision be formalized between the Village and the applicant;***
- ***That the State of Wisconsin review and approve the final plat prior to Village execution of it;***

- ***That the applicant investigates the installation of a dry hydrant connection to the proposed stormwater retention pond, MC.***

Motion (McMahon, S. Nelson) to accept the Plan Commission's recommendation and to approve the final plat submitted by Alan and Lyle Jasperson for eight parcels at the southeast corner of the North Colony Avenue (USH 45) and Washington Avenue (STH 20) roundabout (Parcel ID #'s 018-03-21-08-012-110, 018-03-21-08-012-120, 018-03-21-08-012-130, 018-03-21-08-012-100, 018-03-21-08-012-090, 018-03-21-08-012-080, 018-03-21-08-012-070 and 018-03-21-08-012-060) in the A-2 (General Farming and Residential II) Zoning District to allow for reconfiguration of these eight parcels into eleven residential parcels ranging in size from 3.00 to 5.27 acres, with no additional conditions beyond those recommended by the Plan Commission and with no waivers from the Village of Yorkville Code of Ordinances, MC.

Resolution 2018-21 Designating and Appointing commission members to the Village of Yorkville's Sewer and Water Commission

Motion (Funk, S. Nelson) to adopt Resolution 2018-21 as presented, MC.

Video recording Village Board meetings

Pruitt stated that meeting attendees are currently able to record Village Board meetings as long as they do not create a disturbance.

Motion (McMahon, S. Nelson) to not proceed with video recording of Village Board meetings, MC.

Street access/driveway policy

Motion (Gruhn, Maurice) to table this agenda item until the October 8 joint Village Board/Plan Commission meeting, MC.

Pro-Copy 2018-2019 copier machine full service maintenance agreement

McKinney stated that the cost of this agreement for 2018-2019 would be \$595.00. He added that Pro-Copy is recommending a full refurbishment of the copier machine in 2019 at a cost of \$495.00.

Motion (McMahon, S. Nelson) to approve the Pro-Copy 2018-2019 copier machine full service maintenance agreement as submitted, MC.

Credit and debit card payment processing services

The Village Board opted to continue the existing policy of only accepting cash or check payments.

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

Scheduling a fall tire and electronics collection event at the Village's waste and recycling collection site, 19040 Spring Street (CTH C)

McKinney stated that this event has been scheduled for Saturday, November 17, from 8:00 a.m. to 3:00 p.m.

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

Reports

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

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

Engineer's Report: Madsen stated that he contacted Traffic Engineering Services to request an inspection of the 61st Drive guardrail.

Yorkville Stormwater Utility District Report: Nelson noted that spraying is currently taking place along the East Branch of the Root River Canal.

Roads/Public Works Committee Report: McMahon reported to the Village Board on the following:

- That Payne & Dolan will perform asphalt repairs on Crystal Lane yet this fall
- That Fahrner Asphalt Sealers will micro-surface Evans Lane and the Deer Haven North/South subdivision in October

Madsen stated that the second course of asphalt has yet to be completed on 65th Court.

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

- That a Board of Appeals public hearing is scheduled for Wednesday, September 12 to hear a variance request for the property located at 14001 Washington Avenue (STH 20)
- That advertisements for a new motorcycle dealership have been placed on a vacant property located on North Sylvania Avenue
- That the following requests will appear on the October 8 joint Village Board/Plan Commission meeting agenda:
 - 904/910 South Sylvania Avenue certified survey map
 - 2232 North Sylvania Avenue land use plan amendment, rezoning and conditional use
- That there is no longer a licensed operator for the motel located at 14017 Durand Avenue (STH 11)

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

Closed Session: Personnel matters

Motion (Gruhn, S. Nelson) to enter into closed session at 9:00 p.m. to discuss personnel matters, pursuant to Wisconsin Statutes Sections 19.85(1)(c) and (f)*. Roll Call – S. Nelson, Yes; McMahon, Yes; Gruhn, Yes; Maurice, Yes; Funk, Yes. Motion Carried.

The Village Board met in closed session to discuss personnel matters.

Motion (Gruhn, McMahon) to return to open session at 9:31 p.m., MC.

Personnel matters

Motion (McMahon, S. Nelson) to authorize the Village's attorney to revise the Village's personnel manual regarding the authority to issue verbal and written warnings and to update all references to "Town" within the personnel manual to "Village", MC.

Adjournment

Motion (McMahon, S. Nelson) to adjourn, MC. The meeting was adjourned at 9:36 p.m. The next scheduled Village Board meeting is Monday, September 24, 2018, at 6:00 p.m.

Michael McKinney
Clerk-Treasurer

* Wisconsin Statutes Section 19.85(1)(c) - Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.; Wisconsin Statutes Section 19.85(1)(f) - Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations.