

## MINUTES

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, JULY 8, 2019

### Call to Order

Village Board President Douglas Nelson called the meeting to order at 6:00 p.m.

### Roll Call

The following Village Board members were present: Douglas Nelson, Robert Funk, Daniel Maurice, Steve Nelson and Cory Bartlett. The following Plan Commission members were present: Douglas Nelson, Cory Bartlett, Barbara Geschke and Aaron Alby. Timothy DeGarmo was absent. Also present were Max Zuleta and Jeanne Koivunen-Zuleta representing Art Below Zero, Racine County Economic Development Corporation Business Recruitment Specialist Jordan Brown, Shelly Schwegel, Matthew Schwegel, Attorney Tim Pruitt, Engineer Mark Madsen, Clerk-Treasurer Michael McKinney and three unidentified attendees.

### Approval of Minutes

*Motion (S. Nelson, Bartlett) to approve the June 24, 2019 Village Board closed session and June 24, 2019 Village Board meeting minutes as presented, Motion Carried (MC).*

### Approval of Financial Reports

*Motion (Funk, Maurice) to approve the June Village and Stormwater financial reports as presented, MC.*

### Approval of Village Invoices

*Motion (S. Nelson, Funk) to approve payment of Village invoices as presented in the amount of \$92,127.23, MC.*

### Approval of Stormwater Invoices

McKinney 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 the following:

Pre-application conference regarding a proposed temporary entertainment attraction on the vacant parcel located immediately to the south of 2638 North Sylvania Avenue (Parcel ID # 194-03-21-01-002-001)

Max Zuleta and Jeanne Koivunen-Zuleta appeared before the Village Board and Plan Commission to discuss their plans for this property, which include a temporary late fall and winter attraction called “Art Below Zero’s Ice Experience”, which will have a merchandise/beverage tent and portable ice container for ice bars/booths/tables, ice games, ice sculptures and live music on Wednesdays. Zuleta stated that trailer-style portable restrooms will be brought on-site for the duration of this attraction. McKinney stated that there are no wetlands on the property where this proposed attraction would be located. Bartlett addressed concerns related to parking on-site and on North Sylvania Avenue.

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

### **2209 South Colony Avenue (USH 45) stormwater drainage**

Madsen stated that runoff on this property was obstructed in 2017 when a new driveway was installed to this property by the Wisconsin Department of Transportation from Spring Street (CTH C) to replace the abandoned driveway from South Colony Avenue (USH 45). He added that this driveway now obstructs the flow of runoff into a regional stormwater drainage system, which has resulted in runoff impacting the adjacent property to the east. He stated that one potential solution would be for the property owner to add an additional stormwater inlet on the east side of the new driveway.

***Motion (S. Nelson, Bartlett) to authorize the Village’s engineer to draft and send a letter to the owner of the property located at 2209 South Colony Avenue (USH 45) and the Wisconsin Department of Transportation regarding stormwater drainage on said property, MC.***

### **Discussion and possible authorization to prepare a proposed project plan for a tax incremental financing district within and/or adjacent to the existing Grandview Business Park**

The Village Board discussed updated financial information provided by Ehlers regarding a proposed tax incremental financing district within the existing Grandview Business Park. The Village Board requested additional information regarding various debt financing options.

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

### **General zoning code violation enforcement policy**

The Village Board discussed how to proceed with the enforcement of notices of zoning violation sent out to Village property owners when the response period included within them expires and no action has been taken by the property owner. The Village Board opted to have Village staff follow up with the Racine County Development Services Department regarding enforcement once the response period expires and no action has been taken by the property owner.

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

## **2020-2025 Surface Transportation and Local Bridge Improvement Assistance program(s) application cost estimates**

Madsen stated that the approximate cost for his preparation of a 2020-2025 Local Bridge Improvement Assistance program application for the 58<sup>th</sup> Road bridge over the West Branch of the Root River Canal would be \$500.00. He added that it would be more expensive to prepare an application for the Two Mile Road bridge over the West Branch of the Root River Canal since it would require more detail, as the bridge's sufficiency rating is higher than that of the 58<sup>th</sup> Road bridge. He noted that these program funds could not be applied towards the replacement of the 61<sup>st</sup> Drive cross-culvert.

***Motion (Funk, Bartlett) to authorize the Village's engineer to proceed with the submission of a 2020-2025 Local Bridge Improvement Assistance program application for the 58<sup>th</sup> Road bridge over the West Branch of the Root River Canal, MC.***

**Payne & Dolan, Inc. pay request for the 2018 65<sup>th</sup> Court and 59<sup>th</sup> Drive paving and drainage program projects**

***Motion (S. Nelson, Maurice) to approve payment of the pay request submitted by Payne & Dolan, Inc. in the amount of \$10,000.00 for the 2018 65<sup>th</sup> Court and 59<sup>th</sup> Drive paving and drainage program projects, MC.***

## **Road maintenance quotes**

The Village Board reviewed multiple road maintenance quotes from the Racine County Highway Department, Reesman's Excavating & Grading, and Mutter Excavating for road maintenance and repairs such as culvert replacement, shoulder backslope cutting, ditch repair, and mill and overlay work.

***Motion (S. Nelson, Funk) to approve the following road maintenance quotes:***

- ***Racine County Highway Department - Approximately \$3,900.00 for shoulder backslope cutting;***
- ***Racine County Highway Department - Approximately \$4,800.00 for ditch repair at 19522 1<sup>st</sup> Street;***
- ***Mutter Excavating - Approximately \$10,000.00 for Two Mile Road and 61<sup>st</sup> Drive culvert replacement, MC.***

## **Waste and recycling collection site gate repair**

McKinney stated that the waste and recycling collection site gate has been damaged and needs repair. Maurice stated that one of the exit gate posts was struck and bent, adding that the damage makes it more difficult to open the gate, especially in winter. McKinney stated that he would contact the Racine County Highway Department to ask them whether they could repair the damaged post.

***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 (Funk, Maurice) to approve and file the Building Inspector's report as presented, MC.***

**Engineer's Report:** Madsen reported to the Village Board on the following:

- That the planned Queens Brook Lane extension approved last year as part of a certified survey map may begin soon. McKinney noted that a letter of credit would need to be submitted to the Village before this work begins.
- That development of the Yorkville Meadows Subdivision will likely begin soon

**Yorkville Stormwater Utility District Report:** S. Nelson stated that he had no information to report to the Village Board.

**Roads/Public Works Committee Report:** Funk stated that mowing of the Village's rights-of-way has been completed.

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

- That a 67<sup>th</sup> Drive repaving project pre-construction meeting will be held on July 10 at the Village Engineer's office
- That the Sewer and Water Commission and Long-Range Planning/Ordinance Committee will hold a joint meeting on July 16
- That a Public Service Commission of Wisconsin Lakeshore Lateral project public "scoping" meeting will be held on July 24
- That the following items will appear on the August 12 joint Village Board/Plan Commission meeting agenda:
  - Conditional use for the vacant parcel located immediately to the south of 2638 North Sylvania Avenue
  - 14314 58th Road conditional use
  - 17108 County Line Road (CTH KR) conditional use extension
- That the July 16 Sewer and Water Commission meeting will include an agenda item regarding a sewer and water service extension request for the property located at 2025 51<sup>st</sup> Drive
- That the July 22 Village Board meeting will include an agenda item regarding the extension of the Daniels SharpSMART solid waste disposal, storage or treatment permit
- That he and Funk met with Wisconsin Department of Transportation representatives on June 25 to discuss their planned reconstruction of the Braun Road/South Sylvania Avenue intersection

Maurice asked whether the Village should send a letter to the Wisconsin Department of Transportation asking them to improve safety on I-94.

## **Public Comments, Questions and Suggestions**

Shelly Schwegel and Matthew Schwegel addressed the Village Board regarding a letter they received from the Racine County Development Services Department related to the conditional use approval they received in 2018 for their property located at 15521 50<sup>th</sup> Road. The Village Board opted to add this issue to the August 12 joint Village Board/Plan Commission meeting agenda for discussion.

## **Adjournment**

***Motion (Funk, Geschke) to adjourn, MC.*** The meeting was adjourned at 8:20 p.m. The next scheduled Village Board meeting is Tuesday, July 16, 2019, at 6:00 p.m.

Michael McKinney  
*Clerk-Treasurer*