

## MINUTES

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION/SEWER AND WATER COMMISSION  
COMMUNITY ROOM (1ST FLOOR)  
UNION GROVE MUNICIPAL CENTER  
MONDAY, JULY 13, 2020

### 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, Aaron Alby and Timothy DeGarmo. The following Sewer and Water Commission members were present: Douglas Nelson, Steve Nelson, Daniel Maurice and Aaron Alby. Sewer and Water Commission member Leo DeBrabander was absent. Also present were Krisztina Dommer representing KerberRose, Joel Dietl representing the Southeastern Wisconsin Regional Planning Commission, Jeremy Werner and Gerald Werner representing Wisconsin Sportsman's Association, Michael Willkomm representing Willkomm Development, Jordan Bookstaff representing Grandview HW II, Daniel Oakes, Brea Grace representing Short Elliott Hendrickson, Sewer Utility District and Water Utility District Manager Gary Hanson, Attorneys Tim Pruitt and Tyler Helsel, Engineer Mark Madsen, Administrator/Clerk Michael McKinney and approximately five unidentified attendees.

### Approval of Minutes

***Motion (S. Nelson, Maurice) to approve the February 10, 2020 Village Board, February 10, 2020 joint Village Board/Plan Commission, February 17, 2020 Village Board, February 24, 2020 Village Board, March 9, 2020 joint Village Board/Plan Commission, March 23, 2020 Village Board, and May 21, 2020 Village Board meeting minutes as presented, Motion Carried (MC).***

### Approval of Financial Reports

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

### Approval of Village Invoices

***Motion (Funk, Maurice) to approve payment of Village invoices as presented in the amount of \$76,287.34, 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:**

### **2019 annual audit report**

Krisztina Dommer presented the 2019 audit report for the Village of Yorkville, the Yorkville Sewer Utility District, the Yorkville Water Utility District, and the Yorkville Stormwater Utility District to the Village Board.

***Motion (Bartlett, Maurice) to adopt the 2019 Village audit as presented, MC.***

**Public Hearing** - The Village Board, Plan Commission, Sewer and Water Commission, and the Southeastern Wisconsin Regional Planning Commission held a joint public hearing to hear public comment on a proposed amendment to the Village of Yorkville's sanitary sewer service area

D. Nelson opened the public hearing at 6:32 p.m.

D. Nelson stated that the purpose of this hearing is to present and hear comments on a proposed amendment to the Village of Yorkville's sanitary sewer service area. He introduced the officials present, including members of the Village Board, Plan Commission, Sewer and Water Commission, Joel Dietl representing the Southeastern Wisconsin Regional Planning Commission, Brea Grace representing Short Elliott Hendrickson, Sewer Utility District and Water Utility District Manager Gary Hanson, Attorney Tim Pruitt and Administrator/Clerk Michael McKinney.

Joel Dietl provided a briefing on this proposed amendment, including a history of Yorkville's sewer district, the purpose of a sanitary sewer service area and how a sanitary sewer service area can be amended.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:44 p.m.

### **Resolution 2020-11 Adopting a Yorkville Sanitary Sewer Service Area Amendment**

***Motion (Maurice, Bartlett) to adopt Resolution 2020-11 as presented, MC.***

### **Sewer and Water Commission Adjournment**

***Motion (Alby, S. Nelson) to adjourn, MC.*** The Sewer and Water Commission meeting was adjourned at 6:45 p.m. The next scheduled Sewer and Water Commission meeting is Tuesday, August 18, 2020, at 6:00 p.m.

## **New and Unfinished Business - Discussion and possible action on the following:**

**Site plan application submitted by Wisconsin Sportsman's Association, Inc. (with Jeremy Werner/J.W & Sons as applicant/agent) for the parcel located at 16010 Durand Avenue (STH 11) (Parcel ID # 194-03-21-27-014-000) in the P-2 (Recreational Park) Zoning District to allow for the construction of a 20-foot by 24-foot (480-square foot) addition to the existing clubhouse building for office and storage space**

Gerald Werner stated that the parking lot will be paved yet this year.

**Motion (Alby, Geschke) to recommend approval of the site plan application submitted by Wisconsin Sportsman's Association, Inc. (with Jeremy Werner/J.W & Sons as applicant/agent) for the parcel located at 16010 Durand Avenue (STH 11) (Parcel ID # 194-03-21-27-014-000) in the P-2 (Recreational Park) Zoning District to allow for the construction of a 20-foot by 24-foot (480-square foot) addition to the existing clubhouse building for office and storage space, with the following conditions:**

- 1. Zoning Permits. The applicant must pay for and obtain a zoning permit from the Racine County Development Services Office before the construction of the addition after paying the zoning permit fee of \$200.00. The card must be displayed in a prominent location at the project site, and a copy of the 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. Compliance with Previous Conditions of Approval. All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.**
- 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 June 25, 2020, unless otherwise amended herein.**
- 7. Permits Required for Future Buildings. Any future buildings or additions will require prior approval and permits from the Village of Yorkville and Racine County, as agent for the Village of Yorkville.**
- 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.**
- 9. 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. Storage of hazardous or otherwise flammable materials in the storage units is prohibited.**

10. **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.*
11. **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.*
12. **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.*
13. **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.*
14. **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.*
15. **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.*
16. **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.*
17. **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, Wisconsin Sportsman's Association, INC, Jeremy Werner, their heirs, successors, and assigns are responsible for full compliance with the above conditions.*
18. **Subsequent Owners.** *It is the property owner's responsibility to inform any subsequent owner or operator of these conditions, MC.*

***Motion (Funk, S. Nelson) to accept the Plan Commission's recommendation and to approve the site plan application submitted by Wisconsin Sportsman's Association, Inc. (with Jeremy Werner/J.W & Sons as applicant/agent) for the parcel located at 16010 Durand Avenue (STH 11) (Parcel ID # 194-03-21-27-014-000) in the P-2 (Recreational Park) Zoning District to allow for the construction of a 20-foot by 24-foot (480-square foot) addition to the existing clubhouse building for office and storage space, with no additional conditions beyond those recommended by the Plan Commission, MC.***

**Site plan application submitted by Willkomm Development LLP (with Michael Willkomm as applicant/agent) for the parcel located at 820 South Sylvania Avenue (Parcel ID # 194-03-21-13-011-000) in the B-3 (Commercial Service) Zoning District to allow for the temporary use of a 7-foot by 22-foot (154-square foot) food trailer during ongoing travel center construction**

Michael Willkomm stated that this food trailer will prepare food until the new kitchen is completed this fall. He noted that there will be tables outside for consuming food, adding that no alcohol will be sold or consumed at this food trailer.

***Motion (Alby, Bartlett) to recommend approval of the site plan application submitted by Willkomm Development LLP (with Michael Willkomm as applicant/agent) for the parcel located at 820 South Sylvania Avenue (Parcel ID # 194-03-21-13-011-000) in the B-3 (Commercial Service) Zoning District to allow for the temporary use of a 7-foot by 22-foot (154-square foot) food trailer during ongoing travel center construction, with the following conditions:***

- 1. Zoning Permit. The applicant must obtain a zoning permit from the Racine County Development Services Office after paying the zoning permit fee of \$100.00. The 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 June 26, 2020, unless otherwise amended herein.*
6. **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.*
7. **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.*
8. **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.*
9. **Hours of Operation.** *Hours of operation shall be 6:00am – 8:00pm, 7 days a week for the duration of the construction project.*
10. **Temporary Operation.** *Upon completion of the construction of the travel center, the food truck shall no longer operate at the site.*
11. **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.*
12. **Signs.** *Any advertising sign on this property must conform to Racine County Ordinance standards as applicable to the Village of Yorkville 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.*
13. **Parking.** *Parking for automobiles and semis 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.*

- 14. 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.*
- 15. 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.*
- 16. 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.*
- 17. 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.*
- 18. 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.*
- 19. 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.*
- 20. 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 Department, may be made at a staff level, if authorized by the Department.*
- 21. 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.*
- 22. 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.*

**23. 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, Willkomm Development LLP, Michael Willkomm, their heirs, successors, and assigns are responsible for full compliance with the above conditions.*

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

***Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to approve the site plan application submitted by Willkomm Development LLP (with Michael Willkomm as applicant/agent) for the parcel located at 820 South Sylvania Avenue (Parcel ID # 194-03-21-13-011-000) in the B-3 (Commercial Service) Zoning District to allow for the temporary use of a 7-foot by 22-foot (154-square foot) food trailer during ongoing travel center construction, with no additional conditions beyond those recommended by the Plan Commission, MC.***

**Site plan application submitted by Grandview HW II, LLC (with Goodwill Retail Services, Inc./Basil J. Buchko, Jr. as applicant/agent) for the parcel located at 14015 Grandview Parkway (Parcel ID # 194-03-21-24-001-200) in the M-3 (Heavy Industrial) Zoning District to allow for the occupancy of approximately 97,500 square feet of the existing industrial building at this address with warehousing of donated goods for Goodwill Industries**

Jordan Bookstaff stated that this portion of the building will be partitioned off from the remainder of the building by fencing, adding that Goodwill may eventually occupy the remainder of the building.

***Motion (Alby, Bartlett) to recommend approval of the site plan application submitted by Grandview HW II, LLC (with Goodwill Retail Services, Inc./Basil J. Buchko, Jr. as applicant/agent) for the parcel located at 14015 Grandview Parkway (Parcel ID # 194-03-21-24-001-200) in the M-3 (Heavy Industrial) Zoning District to allow for the occupancy of approximately 97,500 square feet of the existing industrial building at this address with warehousing of donated goods for Goodwill Industries, with the following conditions:***

- 1. Zoning Permit. The applicant must obtain a zoning permit from the Racine County Development Services Office after paying the zoning permit fee of \$250.00. The 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. Future Tenants. Each future proposed tenant of this industrial building must at a minimum obtain site plan review approval from the Village of Yorkville Plan Commission prior to occupying the site. Each tenant must contact the Racine***

County Development Services Department at (262)-886-8440 to inquire about occupancy requirements.

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 June 26, 2020, unless otherwise amended herein.
7. **Permits Required for Future Buildings.** Any future buildings or additions will require prior approval and permits from the Village of Yorkville and Racine County, as agent for the Village of Yorkville.
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.
9. **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.
10. **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.

11. **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 as applicable to the Village of Yorkville.
12. **Hours of Operation.** Hours of operation shall be Monday through Saturday, 7:00am – 5:00pm, closed Sundays.
13. **Warehouse Goods.** There shall be no public drop-off/pick-up of goods at the site. All goods to be stored in the warehouse shall be either dropped off or picked up by the trucks operated by Goodwill Industries.
14. **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.
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. **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.
19. **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.

- 20. 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.*
- 21. 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.*
- 22. 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.*
- 23. 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.*
- 24. 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.*
- 25. 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, Grandview HW II, LLC, Goodwill Retail Services, their heirs, successors, and assigns are responsible for full compliance with the above conditions.*
- 26. Subsequent Owners.** *It is the property owner's responsibility to inform any subsequent owner or operator of these conditions, MC.*

**Motion (Funk, S. Nelson) to accept the Plan Commission's recommendation and to approve the site plan application submitted by Grandview HW II, LLC (with Goodwill Retail Services, Inc./Basil J. Buchko, Jr. as applicant/agent) for the parcel located at 14015 Grandview Parkway (Parcel ID # 194-03-21-24-001-200) in the M-3 (Heavy Industrial) Zoning District to allow for the occupancy of approximately 97,500 square feet of the existing industrial building at this address with warehousing of donated goods for Goodwill Industries, with no additional conditions beyond those recommended by the Plan Commission, MC.**

#### **Stonecrest Shores/Queens Brook Lane road repair estimate**

Discussion focused on the roads within this subdivision that were damaged by traffic related to the land disturbing construction activity permit for the vacant parcel immediately to the north

of 2431 Queens Brook Lane. Madsen stated that the damage was largely limited to Queens Brook Lane, adding that some crack filling work would be required on the roundabout located in the center of the subdivision. Daniel Oakes stated that he could have the damaged sections of Queens Brook Lane repaved when the extension of Queens Brook Lane is paved.

***Motion (S. Nelson, Bartlett) to do the following:***

- ***To require that the permittee repave the damaged portions of Queens Brook Lane as one continuous section at the same time as the permittee has the extension of Queens Brook Lane paved;***
- ***To charge the permittee for the per lineal foot cost for filling 20 feet of road cracks in the Stonecrest Shores subdivision's central roundabout;***
- ***To not require the permittee to make any improvements or repairs to the east extension of the "T" intersection at the northern terminus of the currently paved portion of Queens Brook Lane, MC.***

**Public Hearing** - The Village Board and Plan Commission held a joint public hearing to hear public comment on proposed revisions to Chapter 10 of the Village's Municipal Code of Ordinances regarding construction site erosion and sediment control, and post-construction storm water management

D. Nelson opened the public hearing at 7:11 p.m.

With no comments forthcoming, D. Nelson closed the public hearing at 7:11 p.m.

**Ordinance 2020-03 Amending in part and creating in part Chapter 10, Article IX of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, related to construction site erosion and sediment control**

Helsel stated that approval of this ordinance would need to include updates to the cross-references contained within it and inclusion of the surety bond reference contained within Section 10-371(d).

***Motion (Alby, Bartlett) to recommend adoption of Ordinance 2020-03 as amended with updates to cross-references contained within this ordinance and the establishment of a \$2,000.00 surety bond under Section 10-371(d), MC.***

***Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to adopt Ordinance 2020-03 as amended with updates to cross-references contained within this ordinance and the establishment of a \$2,000.00 surety bond under Section 10-371(d), MC.***

**Ordinance 2020-04 Creating Chapter 10, Article X of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, related to post-construction storm water management**

Helsel stated that approval of this ordinance would need to include updates to the cross-references contained within it.

***Motion (DeGarmo, Alby) to recommend adoption of Ordinance 2020-04 as amended with updates to cross-references contained within this ordinance, MC.***

***Motion (Funk, Bartlett) to accept the Plan Commission's recommendation and to adopt Ordinance 2020-04 as amended with updates to cross-references contained within this ordinance, MC.***

**Resolution 2020-12 Designating and appointing a resident(s) to the Yorkville Long-Range Planning/Ordinance Committee**

***Motion (Funk, S. Nelson) to adopt Resolution 2020-12 as amended to include the appointments of both Sherry Gruhn and Kara Vyvyan to the Yorkville Long-Range Planning/Ordinance Committee, MC.***

**Request submitted by Mark and Tara Kowalski (with Taylor Daley/Steeple Pointe Homes as applicant/agent) for shoreland contract approval for the property located at 18737 Walden Drive (Parcel ID # 194-03-21-05-010-110) in the C-2 (Upland Resource Conservation) Zoning District to permit construction of a single-family residence with an attached garage, full basement, rear covered porch and uncovered deck within the shoreland jurisdiction of an un-named navigable pond**

***Motion (Maurice, Funk) to approve the shoreland contract submitted by Mark and Tara Kowalski (with Taylor Daley/Steeple Pointe Homes as applicant/agent) for the property located at 18737 Walden Drive (Parcel ID # 194-03-21-05-010-110) in the C-2 (Upland Resource Conservation) Zoning District to permit construction of a single-family residence with an attached garage, full basement, rear covered porch and uncovered deck within the shoreland jurisdiction of an un-named navigable pond, with the following conditions:***

- ***That the applicant has silt fence or a straw "waddle" placed around the disturbed area to prevent any erosion reaching a nearby wetland, stream, and/or pond***
- ***Install a gravel access drive, 10' wide by 50' long, with a minimum of 6" depth of gravel that is 2" to 3" in diameter***
- ***Install a minimum 15"-diameter culvert with endwalls in the ditch line under the gravel access drive, with the size of the culvert to be verified by the Village's building inspector***
- ***Establish finished yard grade elevations per the submitted plans***
- ***Show any restrictions based upon the secondary environmental corridor on the provided plans***
- ***Confirm that any runoff created by allowing for the exposed basement (any slopes created by the exposed basement) will have zero impact on the secondary environmental corridor***
- ***Slopes off the driveway and the back of the garage shall not be steeper than a 4:1 slope, MC.***

### **Special meeting policy**

Discussion focused on when to schedule special meetings of the Village Board and/or Plan Commission. The Village Board and Plan commission concurred that special meetings should

only be scheduled when the Village is required to meet a deadline outside of the normal meeting schedule.

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

### **Temporary zoning permits**

Discussion focused on whether the Village's zoning administrator should have the authority to issue zoning permits for temporary uses or temporary structures.

***Motion (S. Nelson, Bartlett) to recommend the elimination of Sections 20-1012 and 20-1338 from the Village's zoning code related to temporary uses and temporary structures, MC.***

### **North Colony Avenue stormwater runoff/erosion**

Discussion focused on stormwater runoff coming from the agricultural field located immediately to the south of 2240 North Colony Avenue, which has washed out a riprap stormwater outlet along the Village's right-of-way line and is washing dirt into the ditch and eroding the shoulder along North Colony Avenue. Madsen recommended that this outlet could be repaired by excavating it, placing erosion fabric underneath it and placing riprap down again. S. Nelson stated that the Village should contact the property owner asking for permission to repair this outlet before considering pursuing this issue as a public nuisance.

***Motion (Funk, Maurice) to direct the Administrator/Clerk to draft and send a letter to the owner of the parcel located immediately to the south of 2240 North Colony Avenue and the tenant farming this parcel seeking their permission for the Village to enter the property to repair the washed-out stormwater outlet along the Village's right-of-way line, MC.***

**Special Event Permit application submitted by Kris Endemann on behalf of the Racine County Agricultural Society for the Racine County Junior Animal Livestock Fair, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Wednesday, July 29, 2020, through Sunday, August 2, 2020**

***Motion (Maurice, Bartlett) to grant a Special Event Permit to Kris Endemann on behalf of the Racine County Agricultural Society for the Racine County Junior Animal Livestock Fair, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Wednesday, July 29, 2020, through Sunday, August 2, 2020, with no conditions, MC.***

**Special Event Permit application submitted by Nathan Russell for the Wisconsin Livestock Expo, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Saturday, August 8, 2020, through Saturday, August 15, 2020**

***Motion (Maurice, Bartlett) to grant a Special Event Permit to Nathan Russell for the Wisconsin Livestock Expo, to be held at the Racine County Fairgrounds, 19805 Durand***

***Avenue (STH 11), from Saturday, August 8, 2020, through Saturday, August 15, 2020, with no conditions, MC.***

**Special Event Permit application submitted by the Take a Kid Hunting Foundation for the Union Grove Gun Show, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Friday, August 21, 2020, through Sunday, August 23, 2020**

***Motion (Maurice, Bartlett) to grant a Special Event Permit to the Take a Kid Hunting Foundation for the Union Grove Gun Show, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Friday, August 21, 2020, through Sunday, August 23, 2020, with no conditions, MC.***

**2020-2021 annual Operator License application submitted by Alexzandra Krempasky**

***Motion (Maurice, Bartlett) to grant a 2020-2021 annual Operator License to Alexzandra Krempasky, with no conditions, MC.***

## **Reports**

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

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

**Engineer's Report:** Madsen reported to the Village Board on issues related to the land disturbing construction activity permit issued for the property located at 232 South Colony Avenue (USH 45).

**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 he had no information to report to the Village Board.

**Long-Range Planning/Ordinance Committee Report:** Maurice stated that this Committee met last week.

**Village President's Report:** D. Nelson stated that he had no information to report to the Village Board.

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

- That the 67<sup>th</sup> Drive paving and drainage program project is scheduled to begin next week
- That a public hearing is scheduled for the August 10 joint Village Board/Plan Commission meeting regarding the 2050 Comprehensive Plan
- That a public hearing is scheduled for the August 18 Sewer and Water Commission meeting regarding the Facilities Planning Document for the Yorkville Sewer Utility District's

wastewater treatment facilities

- That a Racine County Economic Development Corporation representative will present their semi-annual report at the July 27 Village Board meeting
- That building permits will likely be issued soon for the new building planned for the parcel located at 14314 58th Road

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

No public comments, questions or suggestions were provided.

### **Adjournment**

***Motion (Bartlett, Maurice) to adjourn, MC.*** The meeting was adjourned at 8:58 p.m. The next scheduled Village Board meeting is Monday, July 27, 2020, at 6:00 p.m.

Michael McKinney  
*Administrator/Clerk*