

## **MINUTES**

### **VILLAGE OF YORKVILLE JOINT VILLAGE BOARD/PLAN COMMISSION COMMUNITY ROOM (1<sup>ST</sup> FLOOR) UNION GROVE MUNICIPAL CENTER MONDAY, DECEMBER 14, 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, Aaron Alby and Timothy DeGarmo. Barbara Geschke was absent. Also present were Nancy Washburn representing Diversified Land Developers, Frederick Joachim, Patricia Wier, Attorney Christopher Geary, Engineer Mark Madsen, Administrator/Clerk Michael McKinney and three unidentified attendees.

#### **Approval of Minutes**

***Motion (Bartlett, S. Nelson) to approve the September 28, 2020 Village Board, September 29, 2020 joint Village Board/Plan Commission, October 12, 2020 joint Village Board/Plan Commission, October 26, 2020 Village Board closed session, October 26, 2020 Village Board, November 9, 2020 joint Village Board/Plan Commission and November 23, 2020 Village Board meeting minutes as presented, Motion Carried (MC).***

#### **Approval of Financial Reports**

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

#### **Approval of Village Invoices**

***Motion (Funk, S. Nelson) to approve payment of Village invoices as presented in the amount of \$120,591.74, MC.***

#### **Approval of Stormwater Invoices**

***Motion (Maurice, Bartlett) to approve payment of Stormwater invoices as presented in the amount of \$119.00, MC.***

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

**Public Hearing** - The Village Board and Plan Commission held a joint public hearing to hear public comment on a rezoning and conditional use application submitted by Diversified Land

Developers LLC (with TNG 27, LLC/Raymond Leffler/Nancy Washburn as applicant/agent) for three parcels on 50<sup>th</sup> Road (Parcel ID #'s 194-03-21-01-006-040, 194-03-21-01-006-030 and 194-03-21-01-006-010) in the A-2 (General Farming and Residential II) Zoning District to rezone these parcels from the A-2 (General Farming and Residential II) Zoning District to the C-2 (Upland Resource Conservation) Zoning District and create a 15-parcel cluster subdivision (plus one approximately 60.46-acre outlot) from these parcels

D. Nelson opened the public hearing at 6:02 p.m.

Frederick Joachim asked for clarification of the purpose of the C-2 (Upland Resource Conservation) Zoning District and the Village's subdivision development density standards.

Patricia Wier asked for information on the proposed stormwater facilities for this subdivision. Madsen stated that while the stormwater facilities will not eliminate flooding along the East Branch of the Root River Canal, they will regulate how quickly runoff reaches the canal and will either maintain or improve runoff rates in this subdivision.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:23 p.m.

**Preliminary plat submitted by Diversified Land Developers LLC (with TNG 27, LLC/Raymond Leffler/Nancy Washburn as applicant/agent) for three parcels on 50<sup>th</sup> Road (Parcel ID #'s 194-03-21-01-006-040, 194-03-21-01-006-030 and 194-03-21-01-006-010) in the A-2 (General Farming and Residential II) Zoning District for the creation of a 15-parcel cluster subdivision (plus one approximately 60.46-acre outlot) from these parcels**

Nancy Washburn stated that the portion of the outlot to the west of this proposed development would be planted with prairie grasses due to its unsuitability for agricultural uses. She noted that the outlot would include a mowed walking trail. She stated that a small curve was added to the proposed road in the development due to the location of the mound system on the property located at 14700 50<sup>th</sup> Road, which resulted in the establishment of a small outlot. She noted that the developer plans to request a right of recovery from the owner of the property located at 14700 50<sup>th</sup> Road if that parcel is ever divided due to its extended road frontage on this proposed road. She stated that the Wisconsin Department of Natural Resources granted the developer permission to eliminate several artificial wetlands within the development.

Madsen stated that he still needs confirmation that the proposed parcel frontages meet the Village's frontage requirements, adding that his review of the preliminary plat is incomplete due to several other missing items as well, such as a drain tile study for the property. S. Nelson requested that the outlot access originally included on the concept plan be added back to the preliminary plat. Bartlett asked about the proposed mound system locations and whether they would impact the buildability of any lots. Funk stated that the Village Board should require that a certain number of homes be constructed before allowing the road to be paved. S. Nelson stated that the Village Board should require that drain tiles be placed in the ditches to improve drainage in the development. Funk expressed concerns regarding what would happen if the road is paved before the subdivision is built out and a recession occurs.

***Motion (Maurice, Funk) to table this agenda item, MC.***

## **2848 Twin Waters Lane property maintenance update**

McKinney stated that the property owner informed him that she secured a contractor to replace the home's roof and siding in spring. Discussion focused on the condition of the home on this property, the time that has elapsed since this issue was last addressed in late 2019 and the building permit issued in late 2019 for this work that has since expired.

***Motion (S. Nelson, Bartlett) to authorize the Administrator/Clerk to send a letter to the owner of the property located at 2848 Twin Waters Lane requesting that the Village's building inspector be permitted to perform an inspection of the home located on the property within ten days to ascertain whether the condition of the home is such that it should be razed, MC.***

## **Resolution 2020-21 Amending the Village of Yorkville's 2020 General Fund and Sewer Utility Fund annual budgets**

***Motion (S. Nelson, Funk) to adopt Resolution 2020-21 as presented, MC.***

## **Command Central 2021 election hardware maintenance agreement**

***Motion (S. Nelson, Maurice) to approve the 2021 election hardware maintenance agreement submitted by Command Central as presented in the amount of \$405.00, MC.***

## **Reports**

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

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

**Engineer's Report:** Madsen stated that next year's planned repaving of 55<sup>th</sup> Drive will be bid out in January. He noted that Huddleston-McBride plans to locate drain tiles tomorrow on 67<sup>th</sup> Drive near 58<sup>th</sup> Road.

**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 the Committee met with the Racine County Public Works Department to discuss winter highway operations. Maurice informed the Village Board of a complaint he received about standing water in a ditch on 55<sup>th</sup> Drive.

**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 E-Vergent submitted an application to the Wisconsin Public Service Commission for the Broadband Expansion grant program to extend broadband service to the Stonecrest Shores subdivision

- That the Village's humane officer plans to attend the December 28 Village Board meeting to discuss providing animal housing services to the Village
- That the Wisconsin Department of Natural Resources announced plans to purchase an abandoned railroad right-of-way in the Village for conversion into a recreational trail
- That residents of the Deer Haven North subdivision plan to come to the January 25 Village Board meeting to discuss the condition of the roads in that subdivision

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

No public comments, questions or suggestions were provided.

### **Adjournment**

***Motion (S. Nelson, Bartlett) to adjourn, MC.*** The meeting was adjourned at 7:27 p.m. The next scheduled Village Board meeting is Monday, December 28, 2020, at 6:00 p.m.

Michael McKinney  
*Administrator/Clerk*