

Village of Yorkville

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AGENDA

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
COMMUNITY ROOM (1ST FLOOR)
UNION GROVE MUNICIPAL CENTER
MONDAY, MARCH 8, 2021
6:00 P.M.

1. **Call to Order**
2. **Roll Call**
3. **Minutes** - Approval of the February 18, 2021 Village Board/Plan Commission/Sewer and Water Commission and February 22, 2021 Village Board meeting minutes
4. **Approval of Financial Reports**
5. **Approval of Village Invoices**
6. **Approval of Stormwater Invoices**
7. **New and Unfinished Business - Discussion and possible action on the following:**
 - a. Site plan application submitted by Grandview HW II, LLC (with Logoplaste Racine, LLC as applicant/agent) for the parcel located at 14125 West Grandview Parkway (Parcel ID # 194-03-21-24-001-100) in the M-3 (Heavy Industrial) Zoning District to occupy approximately 96,240 square feet of the existing industrial building at this address with a plastics manufacturing company known as Logoplaste, including the addition of three plastic resin storage silos and three water chillers
 - b. Resolution 2021-06 Approving a request for site plan review to occupy approximately 96,240 square feet of the existing industrial building at this address with a plastics manufacturing company known as Logoplaste, including the addition of three plastic resin storage silos and three water chillers at 14125 West Grandview Parkway, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-001-100); Grandview HW II, LLC, Owner; Logoplaste Racine, LLC, Applicant
 - c. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use application submitted by Wildwood Holdings, LLC (with John Kurt as applicant/agent) for the parcel located at 4544 Jack Pine Lane (Parcel ID # 194-03-21-31-018-017) in the B-3 (Commercial Service) Zoning District to allow for the construction of an approximately 4,032-square foot multi-tenant commercial building
 - d. Conditional use application submitted by Wildwood Holdings, LLC (with John Kurt as applicant/agent) for the parcel located at 4544 Jack Pine Lane (Parcel ID # 194-03-21-31-018-017) in the B-3 (Commercial Service) Zoning District to allow for the construction of an approximately 4,032-square foot multi-tenant commercial building

- e. Resolution 2021-07 Approving a request for a conditional use permit to construct an approximately 4,032-square foot multi-tenant commercial building at 4544 Jack Pine Lane, Sec. 31, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-31-018-017); Wildwood Holdings, LLC, Owner; John Kurt, Applicant
- f. Rezoning, conditional use and preliminary plat requests submitted by Diversified Land Developers LLC (with TNG 27, LLC/Raymond Leffler/Nancy Washburn as applicant/agent) for three parcels on 50th 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 allow for the rezoning of these parcels from the A-2 (General Farming and Residential II) Zoning District to the C-2 (Upland Resource Conservation) Zoning District and the creation of a 15-parcel cluster subdivision (including three outlots totaling approximately 61.05 acres) from these parcels
- g. Plan Commission Resolution 2021-01 Recommending approval of an ordinance amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(A) of the Code of Ordinances of the Village of Yorkville relating to the rezoning of ±85 acres of land from the A-2 General Farming and Residential District II to the C-2 Upland Resource Conservation District, SW¼ OF Sec. 1, T3N, R21E., located west, north and east of 14700 50th Road (Parcel ID #'s 194-03-21-01-006-040, 194-03-21-01-006-030 and 194-03-21-01-006-010), to accommodate a 15-lot conservation residential development; Diversified Land Developers, LLC, Owner; TNG 27, LLC, Applicant
- h. Ordinance 2021-02 Amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(A) of the Code of Ordinances of the Village of Yorkville relating to the rezoning of ±85 acres of land from the A-2 General Farming and Residential District II to the C-2 Upland Resource Conservation District, SW¼ OF SEC. 1, T3N, R21E., located west, north and east of 14700 50th Road (Parcel ID #'s 194-03-21-01-006-040, 194-03-21-01-006-030 and 194-03-21-01-006-010), to accommodate a 15-lot conservation residential development; Diversified Land Developers, LLC, Owner; TNG 27, LLC, Applicant
- i. Resolution 2021-08 Approving a request for a conditional use permit to create a 15-parcel cluster subdivision (including three outlots totaling approximately 61.05 acres) on three unaddressed parcels located to the west, north and partially to the east of the parcel located at 14700 50th Road, Sec. 1, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, Sec. 1, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-01-006-040, 194-03-21-01-006-030 and 194-03-21-01-006-010); Diversified Land Developers LLC, Owner; TNG 27, LLC/Raymond Leffler/Nancy Washburn, Applicant
- j. Preliminary plat submitted by Diversified Land Developers LLC (with TNG 27, LLC/Raymond Leffler/Nancy Washburn as applicant/agent) for three parcels on 50th 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 (including three outlots totaling approximately 61.05 acres) from these parcels
- k. Request submitted by Diversified Land Developers LLC (with TNG 27, LLC/Raymond Leffler/Nancy Washburn as applicant/agent) for a waiver of Section 28-125(f)(2) of the Code of Ordinances of the Village of Yorkville relating to conservation easement conveyance
- l. 50th Road speed limit change request
- m. Resolution 2021-09 Instituting proceedings to alter the boundaries of Water Utility District No. 1 of the Village of Yorkville pursuant to Wis. Stat. Section 66.0827 for the purpose of adding additional lands to the district
- n. Resolution 2021-10 Instituting proceedings to alter the boundaries of Sewer Utility District No. 1 of the Village of Yorkville pursuant to Wis. Stat. Section 66.0827 for the purpose of adding additional lands to the district
- o. Chapter 28 of the Code of Ordinances of the Village of Yorkville relating to land divisions

- p. Engineer's Report - report on activities and issues
- q. Tax Incremental Finance District No. 1 (TID 1) amendment
- r. Ehlers Tax Incremental Finance District No. 1 (TID 1) amendment proposal
- s. Ordinance 2021-03 Amending Section 10-182 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to the State Uniform Dwelling Code
- t. Ordinance 2021-04 Repealing and recreating Sections 2-359 through 2-390 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to public records retention and destruction
- u. Resolution 2021-11 Designating and appointing residents as alternate members of the Board of Review
- v. Scheduling a spring tire and electronics collection event at the Village's waste and recycling collection site, 19040 Spring Street (CTH C)
- w. Annual special event permit application submitted by Apple Farm Management, Inc., for Apple Holler, 5006 South Sylvania Avenue

8. Reports

- a. Building Inspector's Report – report on building permits issued and other activity
- b. Yorkville Stormwater Utility District Report – report on activities and issues
- c. Roads/Public Works Committee Report – report on activities and issues
- d. Village President's Report – report on activities and issues
- e. Administrator/Clerk's Report – report on activities and issues

9. Public Comments, Questions and Suggestions - 5-minute limit per person

10. Adjournment

Michael McKinney
Administrator/Clerk

Posted: March 5, 2021

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

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