

MINUTES

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, MAY 10, 2021

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. Also present were Kristin Beasley representing The 14K Kitchen, Keith George representing Skydive Midwest, Andrew Baer representing Storage Authority, Brian Depies representing Short Elliott Hendrickson, Ron Rasmussen and Stacy Santiago representing Seno K/RLT Conservancy, Raymond Leffler representing TNG 27, LLC, Dragan Radeta representing 2626 Sylvania, LLC, Engineer Mark Madsen and Administrator/Clerk Michael McKinney.

Approval of Minutes

Motion (S. Nelson, Bartlett) to approve the April 26, 2021 Village Board meeting minutes as presented, Motion Carried (MC).

Approval of Financial Reports

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

Approval of Village Invoices

Motion (Funk, Bartlett) to approve payment of Village invoices as presented in the amount of \$56,692.21, MC.

Approval of Stormwater Invoices

McKinney stated 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:

Public Hearing - The Village Board and Plan Commission held a joint public hearing to hear public comment on a conditional use application submitted by Sylvania Airport, LLC (with Kristin

Beasley as applicant/agent) for the parcel located at 2624 South Sylvania Avenue (Parcel ID # 194-03-21-24-017-000) in the M-2 (General Industrial) Zoning District to allow for the operation of a seasonal food truck known as “The 14K Kitchen” on said parcel

D. Nelson opened the public hearing at 6:01 p.m.

Kristin Beasley and Keith George both spoke in support of this request.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:02 p.m.

Conditional use application submitted by Sylvania Airport, LLC (with Kristin Beasley as applicant/agent) for the parcel located at 2624 South Sylvania Avenue (Parcel ID # 194-03-21-24-017-000) in the M-2 (General Industrial) Zoning District to allow for the operation of a seasonal food truck known as “The 14K Kitchen” on said parcel

Kristin Beasley stated that the food truck’s water supply would be provided by a portable water tank.

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

Resolution 2021-16 Approving a request for a conditional use permit to operate a seasonal food truck known as “The 14K Kitchen” at 2624 South Sylvania Avenue, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-017-000); Sylvania Airport, LLC, Owner; Kristin Beasley, Applicant/Agent

Motion (Geschke, Alby) to recommend adoption of Resolution 2021-16 as presented, MC.

Motion (Bartlett, S. Nelson) to accept the Plan Commission’s recommendation and to adopt Resolution 2021-16 as presented, MC.

Site plan application submitted by MABKGPNB LLC (with Brian Depies/Short Elliott Hendrickson as applicant/agent) for the parcels located at 19039 Spring Street (CTH C) and 19031 Spring Street (CTH C) (Parcel ID #'s 194-03-21-20-020-005 and 194-03-21-20-020-001) in the B-3 (Commercial Service) Zoning District to allow for the relocation of an existing +/-2,320-square-foot structure on the property located at 19039 Spring Street (CTH C) approximately 240 feet to the northeast to the property located at 19031 Spring Street (CTH C)

Brian Depies stated that the relocated pole building would function as Storage Authority’s maintenance building, adding that a climate-controlled storage building will be constructed in approximately a year in its place. Andrew Baer stated that the gravel kept on the parcel located at 19039 Spring Street (CTH C) will be used as the base for the new building on that site.

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

Resolution 2021-17 Approving a request for site plan review to relocate an existing +/-2,320-square-foot structure on the property located at 19039 Spring Street (CTH C)

approximately 240 feet to the northeast to the property located at 19031 Spring Street (CTH C) at 19039 Spring Street (CTH C) and 19031 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'S 194-03-21-20-020-005 and 194-03-21-20-020-001); MABKGPNB, LLC, Owner; Brian Depies/Short Elliott Hendrickson, Applicant/Agent

Motion (Alby, DeGarmo) to recommend adoption of Resolution 2021-17 as amended, with the following added conditions:

23. Setbacks. *The applicant shall provide a survey document to the Village demonstrating that the setbacks for the proposed relocated building will meet Village zoning requirements.*

24. Site Grading and Erosion Control Plan. *The applicant shall provide a survey document to the Village showing a site grading and erosion control plan for the proposed relocated building that is acceptable to the Village Engineer, MC.*

Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to adopt Resolution 2021-17 as amended, MC.

Yorkshire Highlands subdivision conservation easement

Discussion focused on the services that Seno K/RLT Conservancy could provide related to the management of this subdivision's conservation easement and the role the subdivision's homeowners association would have in the easement maintenance process. Raymond Leffler expressed concerns related to the performance of the predecessor to Seno K/RLT Conservancy. Ron Rasmussen stated that the conservancy is moving away from the strict enforcement of easement-related violations.

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

Public Hearing - The Village Board and Plan Commission held a joint public hearing to hear public comment on a conditional use application submitted by CLC One Headlight Investments, LLC (with Dragan Radeta/2626 Sylvania, LLC as applicant/agent) for the vacant parcel located immediately to the south of 2638 North Sylvania Avenue (Parcel ID # 194-03-21-01-002-001) in the B-3 (Commercial Service) Zoning District to allow for the construction of an approximately 10,010-square foot multi-tenant commercial building on said parcel for sales, service, maintenance and leasing of trucks, trailers, recreational vehicles and equipment

D. Nelson opened the public hearing at 6:43 p.m.

With no comments forthcoming, D. Nelson closed the public hearing at 6:43 p.m.

Conditional use application submitted by CLC One Headlight Investments, LLC (with Dragan Radeta/2626 Sylvania, LLC as applicant/agent) for the vacant parcel located immediately to the south of 2638 North Sylvania Avenue (Parcel ID # 194-03-21-01-002-001) in the B-3 (Commercial Service) Zoning District to allow for the construction of an approximately 10,010-square foot multi-tenant commercial building on said parcel for

sales, service, maintenance and leasing of trucks, trailers, recreational vehicles and equipment

Dragan Radeta stated that a fire-rated wall would need to be erected between the units in this building. He noted that he would like to provide a dump station for recreational vehicles at this site, which would require Wisconsin Department of Natural Resources approval. He stated that only recreational vehicle service would be provided at this time.

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

Resolution 2021-18 Approving a request for a conditional use permit to construct an approximately 10,010-square foot multi-tenant commercial building for sales, service, maintenance and leasing of trucks, trailers, recreational vehicles and equipment at the vacant parcel located immediately to the south of 2638 North Sylvania Avenue, Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-002-001); CLC One Headlight Investments, LLC, Owner; Dragan Radeta/2626 Sylvania, LLC, Applicant/Agent

Motion (Alby, Bartlett) to recommend adoption of Resolution 2021-18 as amended, with the following added conditions:

- 26. Plans Required. The applicant shall submit a complete site grading plan, erosion control plan and stormwater management plan meeting Village requirements for review and approval by the Village Engineer at the applicant's expense.***
- 27. Drain Tile. Farm field drain tiles may exist on this parcel or any subdivision thereof. If said tiles are damaged or disturbed on this parcel or any subdivision thereof, said tiles must be repaired and/or rerouted by the property owner per State Statutes. The applicant shall notify the Village immediately if any drain tile is found on this property.***
- 28. North Sylvania Avenue Drainage. The applicant shall provide plans to the Village Engineer showing the impact of the culverts flowing from east to west under North Sylvania Avenue on the proposed stormwater pond on this property.***
- 29. Wisconsin Department of Transportation Approval. The applicant shall obtain Wisconsin Department of Transportation review and approval for access to North Sylvania Avenue and of the potential drainage impacts of this project within the North Sylvania Avenue right-of-way, and supply documentation of the same to the Village.***
- 30. Wisconsin Department of Natural Resources Approval. The applicant shall obtain Notice of Intent approval from the Wisconsin Department of Natural Resources and supply documentation of the same to the Village.***
- 31. Wisconsin Department of Safety and Professional Services Approval. The applicant shall obtain all necessary private storm sewer permits from the***

Wisconsin Department of Safety and Professional Services or any other agency and supply documentation of the same to the Village.

32. Stormwater Easement(s) and Stormwater Facility Maintenance Plan Approval. The applicant shall provide acceptable stormwater easement(s) and stormwater facility maintenance plan documents to the Village for review and approval by the Village Engineer, Village Attorney and Village Board at the applicant's expense.

33. Recording. The Village shall have Resolution 2021-18 recorded with the Racine County Register of Deeds at the applicant's expense, MC.

Motion (Funk, Maurice) to accept the Plan Commission's recommendation and to adopt Resolution 2021-18 as amended, MC.

2209 South Colony Avenue (USH 45) stormwater improvements

Discussion focused on the steps required to proceed with the necessary stormwater improvements on this property. The Village Board directed the Village Engineer to contact several firms that could perform these improvements for quotes for this work.

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

Grandview Parkway/South Sylvania Avenue intersection improvements

Discussion focused on the changes necessary to remove the stop sign on northbound Grandview Parkway at this intersection, including tree, landscaping and monument sign removal, as well as on the potential of acquiring a permanent clear zone easement at this intersection to aid in visibility.

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

58th Road Bridge over the West Branch of the Root River Canal

The Village Board discussed cost estimates for two alternative designs for the replacement structure for this bridge and expressed a preference for the flat concrete slab option over the concrete box culvert option due to the maintenance needs of the concrete box culvert option.

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

Engineer's Report - report on activities and issues

Madsen reported to the Village Board on the following:

- That the repaving of 55th Drive is ongoing
- That he received a complaint about drainage in the ditch in front of the property located at 915 51st Drive

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

2848 Twin Waters Lane property maintenance and inspection

McKinney stated that the Village's building inspector conducted an inspection of the home on this property and found that while the roof, siding, drywall, windows and doors were in poor condition and in need of repair, the underlying structure and foundation of the home appeared to be in good condition.

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

50th Road shoulder line striping estimate

McKinney stated that the Racine County Public Works Department provided him with an estimate of \$1,200.00 for striping 50th Road between 53rd Drive and North Sylvania Avenue and an estimate of \$2,000.00 for striping the entire length of 50th Road.

Motion (S. Nelson, Maurice) to approve the estimate provided by the Racine County Public Works Department in the amount of \$2,000.00 for striping the entire length of 50th Road, MC.

Meeting room chair purchase

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

Special Event Permit application submitted by Kelli Stein and Sara Luther on behalf of the Racine Founders Rotary Club for the 2021 Racine Founders Rotary Post Prom, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), on Saturday, May 15, 2021

Motion (S. Nelson, Bartlett) to grant a Special Event Permit to Kelli Stein and Sara Luther on behalf of the Racine Founders Rotary Club for the 2021 Racine Founders Rotary Post Prom, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), on Saturday, May 15, 2021, with no conditions, MC.

Fireworks permit application submitted by Racine Rotary Post Prom for a fireworks display on Saturday, May 15, 2021 (with no rain date), at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11)

Motion (S. Nelson, Bartlett) to grant a fireworks permit to Racine Rotary Post Prom for a fireworks display on Saturday, May 15, 2021 (with no rain date), at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), with no conditions, MC.

Reports

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

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

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.

Village President's Report: D. Nelson stated that he received a letter regarding a rumored development on 50th Road.

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

- That he issued a consumer-grade fireworks permit for May 29 for the property located at 1514 55th Drive
- That the building inspector has been in communication with the owner of the property located at 5006 South Sylvania Avenue regarding suspected building permit violations there
- That the Village's Joint Review Board will meet on June 14 at 5:30 p.m.
- That the 2020 annual audit report will be discussed at the May 24 Village Board meeting
- That he and D. Nelson are attending a meeting tomorrow regarding potential development of the parcel located at 2200 South Sylvania Avenue
- That the Village's assessor will discuss this year's assessment process at the May 24 Village Board meeting
- That the initial Board of Review meeting will be held on May 24
- That the June 14 joint Village Board/Plan Commission meeting agenda will include an agenda item related to a conditional use request for 2916 North Sylvania Avenue
- That occupancy of the Amazon facility located at 1925 Grandview Parkway will begin on Wednesday
- That he has received several complaints about a tree located at 3413 67th Drive that is growing over 67th Drive
- That he was contacted about a potential division of the parcel located at 2200 53rd Drive

Public Comments, Questions and Suggestions

Maurice stated that he received a phone call from a resident regarding a notice of zoning violation issued for the property located at 18114 52nd Road.

Adjournment

Motion (S. Nelson, Funk) to adjourn, MC. The meeting was adjourned at 8:40 p.m. The next scheduled Village Board meeting is Monday, May 24, 2021, immediately following the conclusion of the 6:00 p.m. Yorkville Board of Review meeting.

Michael McKinney
Administrator/Clerk