

Village of Yorkville

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AGENDA

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, JUNE 14, 2021
6:00 P.M.

1. **Call to Order**
2. **Roll Call**
3. **Minutes** - Approval of the May 24, 2021 joint Village Board/Plan Commission 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. **Public Hearing** - The Plan Commission will hold a public hearing to hear public comment on the proposed boundary and project plan amendments for Tax Incremental District No. 1, Village of Yorkville, Wisconsin
 - b. Plan Commission Resolution 2021-02 Designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 1, Village of Yorkville, Wisconsin
 - c. 2021 55th Drive paving and drainage program project
 - d. **Public Hearing** - The Village Board will hold a public hearing to hear public comment on an application submitted by Stericycle, Inc. for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2021, through June 30, 2022 to operate a regulated medical waste treatment facility utilizing Electro-Thermal Deactivation (shredding and thermal inactivation by use of low frequency radio waves) technology at 14035 Leetsbir Road (Parcel ID #'s 194-03-21-24-002-130 and 194-03-21-24-002-120) in the M-3 (Heavy Industrial) Zoning District
 - e. Application submitted by Stericycle, Inc., 14035 Leetsbir Road, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2021, through June 30, 2022
 - f. **Public Hearing** - The Village Board will hold a public hearing to hear public comment on an application submitted by Daniels Sharpsmart, Inc. for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2021, through June 30, 2022 to operate a regulated medical waste treatment facility utilizing Autoclave (steam sterilization treatment) technology at 1340 Grandview Parkway (Parcel ID # 194-03-21-13-029-070) in the M-3 (Heavy Industrial) Zoning District
 - g. Application submitted by Daniels Sharpsmart, Inc., 1340 Grandview Parkway, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2021, through June 30, 2022
 - h. Site plan application submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the parcel located at 14215 2 Mile Road (Parcel ID # 194-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to allow for the use of an approximately 200-foot by 200-foot (40,000 square feet) area at this site for the testing of heavy equipment, including digging, stockpiling and earth moving

- i. Resolution 2021-19 Approving a request for site plan review to utilize an approximately 200-foot by 200-foot (40,000 square feet) area at this site for the testing of heavy equipment, including digging, stockpiling and earth moving at 14215 2 Mile Road, Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-001-070); Zoomlion Heavy Industry NA, Inc., Owner; Deb Lauenstein, Applicant/Agent
- j. Site plan application submitted by Flannery Land Holdings, LLC (with David Flannery as applicant/agent) for the parcel located at 5006 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-36-011-000) in the B-3 (Commercial Service) Zoning District to allow for the amendment of the existing master plan for the commercial/recreational facility known as Apple Holler
- k. Resolution 2021-20 Approving a request for site plan review to amend the existing master plan for the commercial/recreational facility known as "Apple Holler" at 5006 South Sylvania Avenue (West Frontage Road), Sec. 36, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-36-011-000); Flannery Land Holdings, LLC, Owner; David Flannery, Applicant/Agent
- l. **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 Franksville 2000 PTSK, LLC (with Michels Corporation/Michael Kennedy as applicant/agent) for the parcel located at 2916 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-000) in the M-3 (Heavy Industrial) Zoning District to allow for the occupancy of an existing industrial building and yard with a construction company known as "Michels Corporation," including backfilling of approximately 115 feet on the western edge of the property for the storage of construction equipment and relocation of an existing fence
- m. Conditional use application submitted by Franksville 2000 PTSK, LLC (with Michels Corporation/Michael Kennedy as applicant/agent) for the parcel located at 2916 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-000) in the M-3 (Heavy Industrial) Zoning District to allow for the occupancy of an existing industrial building and yard with a construction company known as "Michels Corporation," including backfilling of approximately 115 feet on the western edge of the property for the storage of construction equipment and relocation of an existing fence
- n. Resolution 2021-21 Approving a request for a conditional use permit to occupy an existing industrial building and yard with a construction company known as "Michels Corporation," including backfilling of approximately 115 feet on the western edge of the property for the storage of construction equipment and relocation of an existing fence at 2916 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-001-000); Franksville 2000 PTSK, LLC, Owner; Michels Corporation/Michael Kennedy, Applicant/Agent
- o. Land disturbing construction activity permit application submitted by Robert Gleason for 2232 North Sylvania Avenue (West Frontage Road) and the vacant parcel located immediately to the south of 2232 North Sylvania Avenue (West Frontage Road) (Parcel ID #'s 194-03-21-01-019-000 and 194-03-21-01-020-000)
- p. Storm water management practice maintenance agreement submitted by Robert Gleason for 2232 North Sylvania Avenue (West Frontage Road) and the vacant parcel located immediately to the south of 2232 North Sylvania Avenue (West Frontage Road) (Parcel ID #'s 194-03-21-01-019-000 and 194-03-21-01-020-000)
- q. Site plan application submitted by the Town of Yorkville Sewer Utility District #1 (with Village of Yorkville/Michael McKinney as applicant/agent) for the parcel located at 14100 Washington Avenue (STH 20) (Parcel ID # 194-03-21-12-029-001) in the P-1 (Institutional Park) Zoning District to allow for the expansion of the existing wastewater treatment facility at this site
- r. Resolution 2021-22 Approving a request for site plan review to expand the existing wastewater treatment facility at 14100 Washington Avenue (STH 20), Sec. 12, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-12-029-001); Town of Yorkville Sewer Utility District #1, Owner; Village of Yorkville/Michael McKinney, Applicant/Agent
- s. Wastewater Treatment Facility Improvements bids
- t. American Rescue Plan Act fund distribution
- u. Agreement for Union Grove and Yorkville building inspection and related services
- v. Grandview Parkway/South Sylvania Avenue intersection traffic control

- w. Union Grove/Yorkville stream bed/bank maintenance
- x. Engineer's Report - report on activities and issues
- y. Event/wedding barn policy
- z. Credit and debit card payment processing services
- aa. License and permit applications for the period of July 1, 2021, through June 30, 2022 (all applications may be approved by one motion or individually):
 1. Apple Holler, 5006 South Sylvania Avenue (Agent: Arthur David Flannery) (Premises: Entire Property)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Yazmin Aguila-Gutierrez
 - b. Jennifer Cruz
 - c. Jacqueline Flannery
 - d. Riley Flannery
 - e. Vicki Flannery
 - f. Alexis Menendez
 2. Blue Badger Bar and Grill, 717 South Sylvania Avenue (Agent: Jane A. Studebaker-Harlan) (Premises: Bar Room Area and Patio on Second Floor of Building)
 - i. Combination Class B Beer and Liquor
 - ii. Operator Licenses
 - a. Amy Fesko
 - b. Alexis Flores
 3. Citgo Auto Truck Plaza, 611 South Sylvania Avenue (Agent: Robert Francis Basil) (Premises: Truck Stop and Convenience Store)
 - i. Class "B" Beer License
 - ii. Operator Licenses
 - a. Sean Albrecht
 - b. Steven Basil
 - c. Ryan Burch
 - d. Christine Garvey
 - e. Justin Langenfeld
 - f. Lance Pagels
 - g. Jonathan Witek
 - iii. Cigarette License
 - iv. Gaming Machine License (5 video gaming + 2 miscellaneous)
 4. Country Mart, 1920 South Colony Avenue (USH 45) (Agent: Babubhai A. Patel) (Premises: Gas Station with Convenience Store)
 - i. Combination Class A Beer and Liquor License
 - ii. Cigarette License
 5. Country Rose Bakery and Café, 19319 Washington Avenue (STH 20) (Agent: Rita A. Zadurski) (Premises: Café, Restaurant, Patio, Baker's Kitchen, Breakfast and Lunch Kitchen)
 - i. Class "B" Beer License
 6. Highlands Petro, 717 South Sylvania Avenue (Agent: Shari Erskine) (Premises: Convenience Store)
 - i. Combination Class A Beer and Liquor License
 - ii. Operator Licenses
 - a. Holley Cochrum
 - b. Angelina Coolidge
 - c. Lorie DeGuire
 - d. Gabriela Dominguez
 - e. Tracy Drews
 - f. Mary Hoegsted
 - g. Mia Irish
 - h. Jeanne Klinkhammer

- i. Jennifer Lunceford
 - j. Natasha Martin
 - k. Jennifer Risch
 - l. Stella Teschner
 - m. Elizabeth Woods
- iii. Cigarette License
- iv. Gaming Machine License (5 video gaming)
- 7. Ives Grove Golf Links, 14101 Washington Avenue (STH 20) (Agent: Peter James Eitel) (Premises: Entire Property [Clubhouse, Pavilion, Golf Course, Driving Range])
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Candace Baas
 - b. Marielle Banco
 - c. Veronica Chiapete
 - d. Abigail Decker
 - e. Morgan DeLuca
 - f. Emily Eitel
 - g. Nancy Eitel
 - h. Sarah Kozenski
 - i. Madison Rozanas
 - j. Sarah Schuster
 - k. Mollie Svatek
 - iii. Cigarette License
- 8. Racine County Agricultural Society, 19805 Durand Avenue (STH 11) (Agent: Jeffrey Busch) (Premises: Entire Fenced-In Area of the Fairgrounds)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Keith Mann
- 9. Racine Instinctive Bowmen, 14403 50th Road (Agent: Tom Peterson) (Premises: Main Clubhouse, Bar Area, Walk-In Cooler and Locked Back Room)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Brian Anchondo
 - b. Frank Anchondo
 - c. Rebecca Dahlke
- 10. Route 20, 14001 Washington Avenue (STH 20) (Agent: Raymond J. Stibeck) (Premises: Restaurant, Bar, Mezzanine, New West Room Addition, Patio, Parking Lot, Rear Gravel Parking Lot, and Road to southwest of premises address)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Kimberly Parrett
 - b. Rachel Smith
 - iii. Cigarette License
 - iv. Gaming Machine License (5 video gaming + 2 miscellaneous)
 - v. Class A Dance Hall License
 - vi. Annual Special Event Permit
- 11. TinCan Roadhouse, 20715 Durand Avenue (STH 11) (Agent: Tina M. Jahnke) (Premises: Entire Building including Patio)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Candi Lucksted
 - iii. Gaming Machine License (5 video gaming + 2 miscellaneous)
 - iv. Class B Dance Hall License
- 12. Wisconsin Sportsman's Association (Gerald Werner), 16010 Durand Avenue (STH 11)

- i. Shooting Facility License
- 13. Richard and Janice Fonk (Harvest View Estates), 15941 Durand Avenue (STH 11)
 - i. Mobile Home Park License
- 14. Konstantinos Gianakakis (Esmonds Motel), 4900 South Colony Avenue (USH 45)
 - i. Hotel/Motel License
- 15. Global Hotels, Inc. dba Quality Inn, 910 South Sylvania Avenue
 - i. Hotel/Motel License
- bb. 2021-2022 annual Operator License applications submitted by the following (all applications may be approved by one motion or individually):
 - 1. Jeffrey Ehrhart
 - 2. Michael Newholm
 - 3. Louise Paul
 - 4. Mark Wilson
- cc. 2021-2022 annual Operator License applications submitted by the following (all applications may be approved by one motion or individually):
 - 1. Jenna Christensen
 - 2. Elyse Flannery
 - 3. Jovan Jackson
 - 4. Kayla Janiszewski
 - 5. Nadia Rightmire
 - 6. Andrew Rodriguez
- dd. Special Event Permit application submitted by Keith Mann for the Fireworks Festival, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), on Friday, June 25, 2021 and Saturday, June 26, 2021
- ee. Fireworks permit application submitted by Casper Pyrotechnic Displays LLC for fireworks displays on Friday, June 25, 2021 and Saturday, June 26, 2021 (with no rain date), at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11)
- ff. Special Event Permit application submitted by the Racine County Agricultural Society for the Racine County Fair, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Wednesday, July 28, 2021 to Sunday, August 1, 2021

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. Long-Range Planning/Ordinance Committee Report - report on activities and issues
- e. Village President's Report – report on activities and issues
- f. 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: June 11, 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.