

## MINUTES

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, SEPTEMBER 13, 2021

### Call to Order

Village Board President Douglas Nelson called the meeting to order at 6:15 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 Jay Volling, Carey Volling, Brian Lehman, Brian Lilly, David Callewaert, Racine County Economic Development Corporation Business Recruitment Specialist Jordan Brown, Attorney Tim Pruitt, Engineer Mark Madsen, Administrator/Clerk Michael McKinney and two unidentified attendees.

### Approval of Minutes

*Motion (Bartlett, S. Nelson) to approve the August 9, 2021 joint Village Board/Plan Commission and August 23, 2021 Village Board meeting minutes as presented, Motion Carried (MC).*

### Approval of Financial Reports

*Motion (Maurice, S. Nelson) to approve the August 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 \$111,496.39, MC.*

### Approval of Stormwater Invoices

*Motion (Maurice, Funk) to approve payment of Stormwater invoices as presented in the amount of \$800.00, MC.*

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

Class B weight restriction exemption renewal request related to the conditional use application approved on September 9, 2019 for the parcel located at 2505 65th Drive

**(Parcel ID # 194-03-21-04-046-020) for the parking and storage of a semi-tractor, flatbed trailer and dump trailer for a business known as JV Trucking, LLC**

McKinney stated that he is not aware of any complaints related to this weight limit exemption.

***Motion (Funk, Bartlett) to approve a one-year Class B weight restriction exemption related to the conditional use application approved on September 9, 2019 for the parcel located at 2505 65th Drive (Parcel ID # 194-03-21-04-046-020) for the parking and storage of a semi-tractor, flatbed trailer and dump trailer for a business known as JV Trucking, LLC, MC.***

**Site plan and master sign plan application submitted by Mark Pocaro (with Brian Lehman/Grove Outdoor Power Equipment as applicant/agent) for the parcel located at 19529 Durand Avenue (STH 11) (Parcel ID # 194-03-21-31-035-100) in the B-3 (Commercial Service) and A-3 (General Farming III) Zoning Districts to allow for the creation of a fenced outdoor storage area for lawn and garden equipment inventory associated with an existing business known as “Grove Outdoor Power Equipment,” and for the creation of an overall master sign plan for this parcel**

Brian Lehman stated that he replaced a large sign on the building with two smaller signs. He noted that he plans to erect a fence on the east side of the building to reduce visibility of the equipment stored there, adding that he would like to store more equipment in this fenced area. There were no objections to the request to store additional equipment in this fenced area.

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

**Resolution 2021-32 Approving a request for site plan review and a master sign plan to allow for the creation of a fenced outdoor storage area for lawn and garden equipment inventory associated with an existing business known as “Grove Outdoor Power Equipment,” and for the creation of an overall master sign plan for the parcel at 19529 Durand Avenue (STH 11), Sec. 31, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-31-035-100); Mark Pocaro, Owner; Brian Lehman/Grove Outdoor Power Equipment, Applicant/Agent**

McKinney stated that the applicant requested that the double fees recommended for the sign permit be reduced to single fees.

***Motion (Alby, Bartlett) to recommend adoption of Resolution 2021-32, including an amendment to Condition #1 of this resolution to read that the applicant only be required to pay single fees for the required sign permit, MC.***

***Motion (Maurice, S. Nelson) to accept the Plan Commission’s recommendation and to adopt Resolution 2021-32 as amended, MC.***

**Pre-application conference regarding proposed development and use of the parcel located at 2025 51st Drive (Parcel ID # 194-03-21-24-005-000)**

Discussion focused on topics related to a proposed development of the eastern half of this parcel with two buildings totaling 553,500 square feet, including utility availability, road access

and stormwater management requirements. Madsen stated that the nearest access point for wastewater service access is very shallow and may be higher than this property. Maurice suggested that a berm and landscaping screen be included on this property to reduce visibility from the properties to the north and west.

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

#### **2021 and 2022 road maintenance projects**

The Village Board requested that the Village's engineer put together a cost estimate for a repaving project on 53<sup>rd</sup> Drive between Washington Avenue (STH 20) and 50<sup>th</sup> Road.

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

#### **Staab Construction Corporation pay request #1 for the 2021 Wastewater Treatment Facility Improvement project**

McKinney stated that Short Elliott Hendrickson recommended payment of this request.

***Motion (S. Nelson, Bartlett) to approve payment of Pay Request #1 submitted by Staab Construction Corporation in the amount of \$85,927.50 for the 2021 Wastewater Treatment Facility Improvement project, MC.***

#### **2021-2022 Leadership Union Grove program application and scholarship request submitted by Bradley Mintle**

McKinney stated that Mintle is no longer able to participate in the program this year.

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

#### **Setting hours of the Village's 2021 trick-or-treat**

***Motion (Bartlett, S. Nelson) to set the hours for the Village's 2021 trick-or-treat on Sunday, October 31, 2021, from 5:30 p.m. to 7:30 p.m., MC.***

#### **Reports**

**Engineer's Report:** Madsen stated that he is working on a road and utility infrastructure plan for the area between Grandview Business Park and 56<sup>th</sup> Road. Pruitt stated that the Village should consider adopting an official road map showing any planned road network in this area.

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

***Motion (Bartlett, 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 the Village's second roadside mowing operation of the year is nearing completion. He noted that a drain tile was potentially damaged in several places by utility installations on Leetsbir Road.

**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 he is attending a Union Grove Rails-to-Trails project presentation on September 22
- That the October 11 joint Village Board/Plan Commission meeting agenda will include agenda items related to the following:
  - 5104 Crystal Lane final certified survey map
  - 2730 South Sylvania Avenue (West Frontage Road) rezoning and conditional use
  - 2200 South Sylvania Avenue (West Frontage Road) pre-application conference
- That work on the 2209 South Colony Avenue (USH 45) stormwater improvement project will begin later this week
- That he was contacted about a potential expansion of the operation located at 14035 Leetsbir Road
- That the Village's information technology provider will attend the September 27 meeting to discuss cyber security-related topics
- That he plans to place a request on the September 27 meeting agenda for a reduction of building permit fees for renewing expired building permits

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

Alby commented on the sewer and water utilities' future staffing plans.

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

**Closed Session: Potential development adjacent to Grandview Business Park and issues related thereto**

***Motion (Funk, Maurice) to enter into closed session at 7:47 p.m., pursuant to Wisconsin Statutes Section 19.85(1)(e)\* to discuss a potential development adjacent to Grandview Business Park and issues related thereto. Roll Call - Bartlett, Yes; S. Nelson, Yes; D. Nelson, Yes; Maurice, Yes; Funk, Yes. Motion Carried.***

The Village Board met in closed session to discuss a potential development adjacent to Grandview Business Park and issues related thereto.

***Motion (Maurice, S. Nelson) to return to open session at 8:41 p.m., MC.***

**Potential development adjacent to Grandview Business Park and issues related thereto**

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

## Adjournment

***Motion (S. Nelson, Funk) to adjourn, MC.*** The meeting was adjourned at 8:41 p.m. The next scheduled Village Board meeting is Monday, September 27, 2021, at 6:00 p.m.

Michael McKinney  
*Administrator/Clerk*

\* Wisconsin Statutes Section 19.85(1)(e) - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.