

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123

Fax: (262) 878-1680

Website: www.villageofyorkville.com

AGENDA

**VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, OCTOBER 11, 2021
6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes** - Approval of the September 27, 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. Wastewater treatment plant improvement project funding and debt service
 - b. Wastewater treatment plant improvement project/Wisconsin Clean Water Fund loan interim funding options
 - c. Final certified survey map request submitted by the James A. & Jolene P. Verwey Revocable Trust (with James Verwey as applicant/agent) for the parcel located at 5104 Crystal Lane (Parcel ID # 194-03-21-35-029-013) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 6.73-acre parcel and a 3.97-acre parcel
 - d. Resolution 2021-34 Approving a final certified survey map to allow for the division of the parcel located at 5104 Crystal Lane into a 6.73-acre parcel and a 3.97-acre parcel, Sec. 35, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-35-029-013); James A. & Jolene P. Verwey Revocable Trust, Owner; James Verwey, Applicant/Agent
 - e. Request for reduction of Irrevocable Standby Letter of Credit No. 910009945, as amended, to secure obligations related to implementation of the Yorkville Meadows subdivision development agreement
 - f. Site plan application submitted by K11 Investments, LLC (with Dean Steger/Boat Tailors as applicant/agent) for the parcel located at 2332 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-016-000) in the M-3 (Heavy Industrial) Zoning District to allow for the expansion of a parking yard for boat storage associated with an existing business known as "Boat Tailors."
 - g. Resolution 2021-35 Approving a request for site plan review to expand a parking yard for boat storage associated with an existing business known as "Boat Tailors" at 2332 North Sylvania

Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-016-000); K11 Investments, LLC, Owner; Dean Steger/Boat Tailors, Applicant/Agent

- h. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a rezoning and conditional use application submitted by 2730 Sylvania Ave LLC (with Robert Gleason/Interstate Group, LLC dba TrailersPlus as applicant/agent) for the parcel located at 2730 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-021-001) in the M-1 (Light Industrial and Office) and M-3 (Heavy Industrial) Zoning Districts to rezone the portion of this parcel located in the M-1 (Light Industrial and Office) Zoning District to the B-3 (Commercial Service) Zoning District, and to occupy a portion of an existing building on this parcel with a trailer sales and service business known as "TrailersPlus"
- i. Plan Commission Resolution 2021-03 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 ±9.49 acres of land from the M-1 (Light Industrial and Office) Zoning District to the B-3 (Commercial Service) Zoning District, S½ of SE¼ of Sec. 24, T3N, R21E, for the parcel located at 2730 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-021-001), to accommodate the occupancy of a portion of an existing building on this parcel with a trailer sales and service business known as "TrailersPlus"; 2730 Sylvania Ave LLC, Owner; Robert Gleason, Applicant
- j. Ordinance 2021-08 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 ±9.49 acres of land from the M-1 (Light Industrial and Office) Zoning District to the B-3 (Commercial Service) Zoning District, S½ of SE¼ of Sec. 24, T3N, R21E, for the parcel located at 2730 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-021-001), to accommodate the occupancy of a portion of an existing building on this parcel with a trailer sales and service business known as "TrailersPlus"; 2730 Sylvania Ave LLC, Owner; Robert Gleason, Applicant
- k. Resolution 2021-36 Approving a request for a conditional use permit to occupy a portion of an existing building on this parcel with a trailer sales and service business known as "TrailersPlus" at 2730 South Sylvania Avenue (West Frontage Road), Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-021-001); 2730 Sylvania Ave LLC, Owner; Robert Gleason/Interstate Group, LLC dba TrailersPlus as Applicant/Agent
- l. Pre-application conference regarding proposed development and use of the parcel located at 2200 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-002-000)
- m. Engineer's Report - report on activities and issues
- n. Resolution 2021-37 Redistricting municipal ward boundaries and combining municipal wards for voting purposes in the Village of Yorkville, Racine County, Wisconsin
- o. 2022 General Fund annual budget
- p. Scheduling a fall tire and electronics collection event at the Village's waste and recycling collection site, 19040 Spring Street (CTH C)

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

- a. **Closed Session:** The Village Board may entertain a motion to go into CLOSED SESSION pursuant to Wisconsin Statutes Section 19.85(1)(e)* to discuss a potential development adjacent to Grandview Business Park and issues related thereto
- b. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION

11. Adjournment

Michael McKinney
Administrator/Clerk

Posted: October 8, 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.

* 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.