

# Village of Yorkville

925 15<sup>th</sup> Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123

Fax: (262) 878-1680

Website: [www.villageofyorkville.com](http://www.villageofyorkville.com)

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## AGENDA

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, DECEMBER 13, 2021  
6:00 P.M.

1. **Call to Order**
2. **Roll Call**
3. **Minutes** - Approval of the November 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. Rezoning extension request submitted by Diversified Land Developers, LLC (with TNG 27, LLC/Raymond Leffler/Nancy Washburn as applicant/agent) for three vacant parcels on 50<sup>th</sup> 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 for the rezoning Ordinance 2021-02 previously approved on March 8, 2021
  - b. Site plan application submitted by NLP Grandview II, LLC/Stockbridge Capital Group (with West Logistics, LLC/Brown Integrated Logistics, Inc. as applicant/agent) for the parcel located at 1800 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-001-035) in the M-3 (Heavy Industrial) Zoning District to occupy ±122,730 square feet of an existing industrial building with a warehousing business known as "Brown West Logistics, LLC"
  - c. Resolution 2021-43 Approving a request for site plan review to occupy ±122,730 square feet of an existing industrial building with a warehousing business known as "Brown West Logistics, LLC" at 1800 South Sylvania Avenue (West Frontage Road), Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-001-035); NLP Grandview II, LLC/Stockbridge Capital Group, Owner; West Logistics, LLC/Brown Integrated Logistics, Inc., Applicant/Agent
  - d. Yorkville Meadows Subdivision Development Agreement Amendment
  - e. **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 George and Joan Cicono (with Lynn Baumgartner/Craig Hofmann/Aviation Hangar Door Services, LLC as

- applicant/agent) for the parcel located at 13822 56<sup>th</sup> Road (Parcel ID # 194-03-21-24-014-000) in the M-1 (Light Industrial and Office), M-2 (General Industrial) and M-3 (Heavy Industrial) Zoning Districts to rezone this parcel from the M-1 (Light Industrial and Office), M-2 (General Industrial) and M-3 (Heavy Industrial) Zoning Districts to the M-3 (Heavy Industrial) Zoning District, and to occupy the existing industrial building on this parcel with an aircraft hangar door manufacturing business known as “Aviation Hangar Door Services, LLC”
- f. Rezoning and conditional use application submitted by George and Joan Cicona (with Lynn Baumgartner/Craig Hofmann/Aviation Hangar Door Services, LLC as applicant/agent) for the parcel located at 13822 56<sup>th</sup> Road (Parcel ID # 194-03-21-24-014-000) in the M-1 (Light Industrial and Office), M-2 (General Industrial) and M-3 (Heavy Industrial) Zoning Districts to rezone this parcel from the M-1 (Light Industrial and Office), M-2 (General Industrial) and M-3 (Heavy Industrial) Zoning Districts to the M-3 (Heavy Industrial) Zoning District, and to occupy the existing industrial building on this parcel with an aircraft hangar door manufacturing business known as “Aviation Hangar Door Services, LLC”
  - g. Plan Commission Resolution 2021-05 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 ±8.15 acres of land from the M-1 (Light Industrial and Office), M-2 (General Industrial) and M-3 (Heavy Industrial) Zoning Districts to the M-3 (Heavy Industrial) Zoning District, NE¼ of SE¼ of Sec. 24, T3N, R21E, for the parcel located at 13822 56<sup>th</sup> Road (Parcel ID # 194-03-21-24-014-000), to accommodate the occupancy of the existing industrial building on this parcel with an aircraft hangar door manufacturing business known as “Aviation Hangar Door Services, LLC”; George and Joan Cicona, Owner; Lynn Baumgartner/Craig Hofmann/Aviation Hangar Door Services, LLC, Applicant
  - h. Ordinance 2021-12 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 ±8.15 acres of land from the M-1 (Light Industrial and Office), M-2 (General Industrial) and M-3 (Heavy Industrial) Zoning Districts to the M-3 (Heavy Industrial) Zoning District, NE¼ of SE¼ of Sec. 24, T3N, R21E, for the parcel located at 13822 56<sup>th</sup> Road (Parcel ID # 194-03-21-24-014-000), to accommodate the occupancy of the existing industrial building on this parcel with an aircraft hangar door manufacturing business known as “Aviation Hangar Door Services, LLC”; George and Joan Cicona, Owner; Lynn Baumgartner/Craig Hofmann/Aviation Hangar Door Services, LLC, Applicant
  - i. Resolution 2021-44 Approving a request for a conditional use permit to occupy the existing industrial building on this parcel with an aircraft hangar door manufacturing business known as “Aviation Hangar Door Services, LLC” at 13822 56<sup>th</sup> Road, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-014-000); George and Joan Cicona, Owner; Lynn Baumgartner/Craig Hofmann/Aviation Hangar Door Services, LLC as Applicant/Agent
  - j. **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 Darnell Family LTD Partnership (with Stericycle, Inc. as applicant/agent) for conditional use approval for the parcel located at 14114 Leetsbir Road (Parcel ID # 194-03-21-24-002-008) in the M-3 (Heavy Industrial) Zoning District to occupy an existing 18,146-square-foot industrial building with a medical waste sterilization facility associated with a business known as “Stericycle, Inc.”
  - k. Conditional use application submitted by Darnell Family LTD Partnership (with Stericycle, Inc. as applicant/agent) for conditional use approval for the parcel located at 14114 Leetsbir Road (Parcel ID # 194-03-21-24-002-008) in the M-3 (Heavy Industrial) Zoning District to occupy an existing 18,146-square-foot industrial building with a medical waste sterilization facility associated with a business known as “Stericycle, Inc.”

- l. Resolution 2021-45 Approving a request for a conditional use permit to occupy an existing 18,146-square-foot industrial building with a medical waste sterilization facility associated with a business known as “Stericycle, Inc.,” at 14114 Leetsbir Road, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-002-008); Darnell Family LTD Partnership, Owner; Stericycle, Inc., Applicant/Agent
- m. **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 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 14114 Leetsbir Road (Parcel ID # 194-03-21-24-002-008) in the M-3 (Heavy Industrial) Zoning District
- n. Application submitted by Stericycle, Inc., 14114 Leetsbir Road, for a Solid Waste Disposal, Storage or Treatment Permit through June 30, 2022
- o. Pre-application conference regarding proposed development and use of the parcel located at 2626 49<sup>th</sup> Drive (Parcel ID # 194-03-21-01-002-000)
- p. **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 Top Flight, LLC (with Storage Authority, LLC/Brian Depies/Short Elliott Hendrickson as applicant/agent) for the two vacant parcels located immediately to the west of 19411 Washington Avenue (STH 20) (Parcel ID #'s 194-03-21-07-001-022 and 194-03-21-07-001-023) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts to construct a nine-building self-service storage facility
- q. Conditional use application submitted by Top Flight, LLC (with Storage Authority, LLC/Brian Depies/Short Elliott Hendrickson as applicant/agent) for the two vacant parcels located immediately to the west of 19411 Washington Avenue (STH 20) (Parcel ID #'s 194-03-21-07-001-022 and 194-03-21-07-001-023) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts to construct a nine-building self-service storage facility
- r. Resolution 2021-46 Approving a request for a conditional use permit to construct a nine-building self-service storage facility on the two vacant parcels located immediately to the west of 19411 Washington Avenue (STH 20), Sec. 07, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-07-001-022 and 194-03-21-07-001-023); Top Flight, LLC, Owner; Storage Authority, LLC/Brian Depies/Short Elliott Hendrickson, Applicant/Agent
- s. Ordinance 2021-13 Repealing Chapter 2 Article IV Division 2 of the Code of Ordinances for the Village of Yorkville relating to the Health Department, Repealing Chapter 6 Article III Division 2 relating to Rabies Control, and Providing for the deletion and/or substitution of references to “Village Health Officer” and “Health Department” as they appear in the Code
- t. Sprint short-term water tower cellular equipment lease extension
- u. Five Bugles Design fire station architectural/engineering services proposal
- v. Staab Construction Corporation pay request #5 for the 2021 wastewater treatment facility improvement project
- w. 2021 City of Racine Belle Urban System bus service agreement
- x. 2022 City of Racine Belle Urban System bus service agreement
- y. Waste and recycling collection site snow and ice removal services proposal

## 8. Reports

- a. Building Inspector’s Report – report on building permits issued and other activity
- b. Engineer’s Report - report on activities and issues
- c. Yorkville Stormwater Utility District Report – report on activities and issues
- d. Roads/Public Works Committee Report – report on activities and issues

- e. Union Grove/Yorkville Fire Commission Report - report on activities and issues
- f. Village President's Report – report on activities and issues
- g. 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)(g)\* to discuss 14510 Washington Avenue (STH 20) property maintenance
- b. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION and to move to the remaining meeting agenda as posted
- c. **Closed Session:** The Village Board may entertain a motion to go into CLOSED SESSION pursuant to Wisconsin Statutes Section 19.85(1)(g)\* to discuss settlement strategies related to Village claims against certain opioid manufacturers and distributors as set forth in Racine County Circuit Court Case No. 2021-CV-001001 with legal counsel
- d. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION and to move to the remaining meeting agenda as posted
- e. Resolution 2021-47 Authorizing the Village of Yorkville to enter into the Settlement Agreements with McKesson Corporation, Cardinal Health, Inc., AmerisourceBergen Corporation, Johnson & Johnson, Janssen Pharmaceuticals, Inc., Ortho-McNeil-Janssen Pharmaceuticals, Inc., and Janssen Pharmaceutica, Inc., agree to the terms of the MOU allocating settlement proceeds, and authorize entry into the MOU with the Attorney General

**11. Adjournment**

Michael McKinney  
Administrator/Clerk

Posted: December 9, 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)(g) - Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.