

MINUTES

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, APRIL 11, 2022

Call to Order

Village Board President Douglas Nelson called the meeting to order at 6:25 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, Jim Triatik representing Kenneth F. Sullivan Co., Mark Lake, Matthew Moroney, and Deborah Tomczyk representing Wangard Partners, Brian Lilly and Alan Marcuvitz representing Arch Stanton LLC (via telephone), Dragan Radeta representing 2502 Sylvania LLC, Maria Sandoval, Sophia Sandoval, Jesus Sandoval, Joseph Bergs, Jeanne Koivunen-Zuleta, Lesa Haas, Karla Uhlenhake, Thomas Behrens, Mark Behrens, Timothy Abramson, Jason Cripple, Scott Williams representing the Racine Journal Times, Engineer Mark Madsen, Attorneys Tim Pruitt and Elaine Ekes, Administrator/Clerk Michael McKinney, and approximately five unidentified attendees.

Approval of Minutes

Motion (S. Nelson, Maurice) to approve the March 28, 2022 Village Board, March 28, 2022 Village Board and March 30, 2022 Village Board meeting minutes as presented, Motion Carried (MC).

Approval of Financial Reports

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

Approval of Village Invoices

Motion (Funk, S. Nelson) to approve payment of Village invoices as presented in the amount of \$88,379.14, 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:

Class “B” Beer and “Class C” Wine License application submitted by The 14K Kitchen for 13851 56th Road/2624 South Sylvania Avenue (West Frontage Road) for the period of April 12, 2022, through June 30, 2022 (Agent: Kristin Beasley) (Premises: Main hangar building and unused café area in main hangar building)

McKinney stated that the applicant has not secured a lease for the premises covered by this license.

Motion (S. Nelson, Maurice) to grant a Class “B” Beer and “Class C” Wine License to The 14K Kitchen, 13851 56th Road/2624 South Sylvania Avenue (West Frontage Road) (Agent: Kristin Beasley) (Premises: Main hangar building and unused café area in main hangar building), for the period of April 12, 2022, through June 30, 2022, with the condition that these licenses not be issued by the Administrator/Clerk to the applicant until such time as the applicant provides a current lease for the described premises, MC.

Combination Class B Beer and Liquor License application submitted by Dave’s Diner for 904 South Sylvania Avenue (West Frontage Road) for the period of April 12, 2022, through June 30, 2022 (Agent: David Johnson) (Premises: Bar/restaurant and patio area)

McKinney stated that the applicant has not secured a lease for the premises covered by this license.

Motion (S. Nelson, Bartlett) to grant a Combination Class B Beer and Liquor License to Dave’s Diner, 904 South Sylvania Avenue (West Frontage Road) (Agent: David Johnson) (Premises: Bar/restaurant and patio area), for the period of April 12, 2022, through June 30, 2022, with the condition that these licenses not be issued by the Administrator/Clerk to the applicant until such time as the applicant provides a current lease for the described premises, MC.

Site plan review application submitted by REICO Investments, Inc. (with Kenneth F. Sullivan Co. as applicant/agent) for the parcel located at 1008 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-13-009-030) in the B-3 (Commercial Service) Zoning District for the construction of a ±2,500-square foot addition to an existing truck sales and service building on this parcel for a business known as “Lakeside International Trucks”

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

Resolution 2022-11 Approving a request for site plan review for the construction of a ±2,500-square foot addition to an existing truck sales and service building on this parcel for a business known as “Lakeside International Trucks” at 1008 South Sylvania Avenue (West Frontage Road), Sec. 13, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-13-009-030); REICO Investments, Inc., Owner; Kenneth F. Sullivan Co., Applicant/Agent

Motion (Alby, Geschke) to recommend the adoption of Resolution 2022-11 as presented, MC.

Motion (Maurice, S. Nelson) to accept the Plan Commission's recommendation and to adopt Resolution 2022-11 as presented, MC.

Public Hearing - The Village Board and Plan Commission held a joint public hearing to hear public comment on a rezoning and conditional use application submitted by David Borzynski and Joseph Borzynski (with Wangard Partners, Inc./Mark Lake as applicant/agent) for the parcel located at 2200 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-002-000) in the B-3 (Commercial Service) and M-3 (Heavy Industrial) Zoning Districts to rezone the portion of this parcel located in the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District, and to construct a ±399,900-square foot industrial building on this parcel

D. Nelson opened the public hearing at 6:32 p.m.

Mark Lake stated that Wangard would be willing to deed restrict this property to prevent any noxious uses from occupying this site.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:35 p.m.

Rezoning and conditional use application submitted by David Borzynski and Joseph Borzynski (with Wangard Partners, Inc./Mark Lake as applicant/agent) for the parcel located at 2200 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-002-000) in the B-3 (Commercial Service) and M-3 (Heavy Industrial) Zoning Districts to rezone the portion of this parcel located in the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District, and to construct a ±399,900-square foot industrial building on this parcel

Deborah Tomczyk stated that Wangard would be willing to deed restrict this property to prevent any noxious uses from occupying this site as a provision of the site's development agreement.

Motion (Maurice, S. Nelson) to reopen the public hearing for this request at 6:40 p.m., MC.

Joseph Bergs commented on an unrelated rezoning request to be addressed later in the meeting.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:41 p.m.

Bartlett read an April 5, 2022, letter into the record from the Village to Wangard regarding a financial assistance request from Wangard for this site. He stated that the section of this letter referencing the "guarantee" of \$25,000,000 in development value for this site needs to be amended. Pruitt stated that the timeline for the lift station project referenced in this letter would be finalized in a development agreement with the developer. Madsen stated that Yorkville's past practice related to development projects has been to require the developer to install the

public infrastructure required for those projects, such as road, sanitary sewer, water, and stormwater facilities.

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

Plan Commission Resolution 2022-01 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 ±12.18 acres of land from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District, part of the S¹/₂ of the NE¹/₄ of Sec. 24, T3N, R21E, the parcel located at 2200 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-002-000), to construct a ±399,900-square foot industrial building on this parcel; David Borzynski and Joseph Borzynski, Owner; Wangard Partners, Inc./Mark Lake, Applicant

Motion (Bartlett, Alby) to adopt Plan Commission Resolution 2022-01 as amended, with an updated date to satisfy the conditions of this rezoning of December 31, 2023, MC.

Ordinance 2022-03 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 ±12.18 acres of land from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District, part of the S¹/₂ of the NE¹/₄ of Sec. 24, T3N, R21E, the parcel located at 2200 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-002-000), to construct a ±399,900-square foot industrial building on this parcel; David Borzynski and Joseph Borzynski, Owner; Wangard Partners, Inc./Mark Lake, Applicant

Motion (Bartlett, Maurice) to adopt Ordinance 2022-03 as amended, with an updated date to satisfy the conditions of this rezoning of December 31, 2023, MC.

Resolution 2022-12 Approving a request for a conditional use permit to construct a ±399,900-square foot industrial building on this parcel at 2200 South Sylvania Avenue (West Frontage Road), Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-002-000); David Borzynski and Joseph Borzynski, Owner; Wangard Partners, Inc./Mark Lake, Applicant

Pruitt stated that the applicant requested that the expiration date of this request be changed to December 31, 2023, adding that this change will need to be incorporated into a development agreement as well.

Motion (Bartlett, Alby) to recommend the adoption of Resolution 2022-12 as amended, including the amendment of Condition #6 and the addition of Conditions #27-31 to Exhibit A of this resolution to read the following:

“6. Expiration. This approval will expire on December 31, 2023, unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted

to the Racine County Development Services Office thirty (30) days before permit/approval expiration.”

“27. Grandview Parkway Extension. Applicant shall construct at its expense the extension of Grandview Parkway as a public street along the property’s western boundary, terminating in a cul-de-sac at the property’s southern boundary. The public street shall be built to Village specifications and shall include the extension of the specified public water main to the property’s southern boundary, as well as required storm water facilities. The land for the street shall be dedicated to the Village. Formal acceptance of the street via resolution of the Village Board is required, based upon the recommendation of its engineer. The Village will seek to levy a deferred special assessment for ½ the cost of the public street and public infrastructure to benefited property. When/if collected, those funds would be paid over to Applicant.”

“28. Public Sanitary Sewer and Water Service. The property shall receive public sanitary sewer service by connecting via private lateral to a new public sanitary sewer lift station to be constructed by the Village on a portion of the property to be dedicated by Applicant. The timing of the sanitary sewer lift station shall be coordinated with Applicant's building construction as specified further in the development agreement. Applicant shall be responsible, at its sole cost, for installing the 4” sanitary sewer force main that will convey the property’s wastewater to the north along South Sylvania Avenue from the lift station, as well as the parallel water main that shall be extended south down South Sylvania Avenue adjacent to the property. The property’s private water looping system will be able to tap into both water mains on either side of its parcel.”

“29. Storm Water Facilities. The property’s storm water detention pond shall be constructed, owned, and maintained by Applicant in accordance with a recorded storm water maintenance agreement, with the Village receiving necessary easement rights.”

“30. Facility. Applicant shall construct an industrial building of at least 399,900-square feet with an approximate assessed value of \$25 Million as further set forth in the development agreement.”

“31. Development Agreement. The Village anticipates that a development agreement will be needed prior to the start of development of the property. That agreement will address in more detail the timeline for completion of the various tasks, the construction of the street and public infrastructure, as well as necessary private improvements such as on-site storm water facilities. The Village shall not be obligated to begin construction of the public sanitary sewer lift station until construction of the industrial building as provided for in these conditions is commenced. The agreement will require reimbursement to the Village for all fees, expenses, costs, and disbursements relative to the construction, installation, dedication, and acceptance of the infrastructure improvements, including engineering review, supervision, inspection, as well as legal and financial consultant costs.”, MC.

Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to adopt Resolution 2022-12 as amended, MC.

Rezoning application submitted by Arch Stanton LLC (with Brian Lilly as applicant/agent) for the parcel located at 2025 51st Drive (Parcel ID # 194-03-21-24-005-000) in the A-2 (General Farming and Residential II) Zoning District to rezone the easternmost ±40.22978 acres of this parcel from the A-2 (General Farming and Residential II) Zoning District to the M-2 (General Industrial) Zoning District

Brian Lilly stated that he is willing to dedicate a small strip of land on the north side of this parcel to the Ives Grove Golf Course as part of the Village's proposed construction of a second well for the water utility.

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

Plan Commission Resolution 2022-02 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 ±40.22978 acres of land from the A-2 (General Farming and Residential II) Zoning District to the M-2 (General Industrial) Zoning District, part of the N½ of the NW¼ of Sec. 24, T3N, R21E, for the parcel located at 2025 51st Drive (Parcel ID # 194-03-21-24-005-000); Arch Stanton LLC, Owner; Brian Lilly, Applicant

Motion (Bartlett, Geschke) to adopt Plan Commission Resolution 2022-02 as presented, MC.

Ordinance 2022-04 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 ±40.22978 acres of land from the A-2 (General Farming and Residential II) Zoning District to the M-2 (General Industrial) Zoning District, part of the N½ of the NW¼ of Sec. 24, T3N, R21E, for the parcel located at 2025 51st Drive (Parcel ID # 194-03-21-24-005-000); Arch Stanton LLC, Owner; Brian Lilly, Applicant

Joseph Bergs asked whether there would be an opportunity to comment again on the proposed development of this parcel. D. Nelson stated that there would be another public hearing scheduled when the applicant submits a conditional use application for development of this site.

Motion (S. Nelson, Maurice) to adopt Ordinance 2022-04 as presented, MC.

Road opening permit application submitted by Arch Stanton LLC (with Brian Lilly as applicant/agent) to open West Grandview Parkway for the purposes of connecting a proposed public street to West Grandview Parkway

Motion (S. Nelson, Bartlett) to grant a permit to Arch Stanton LLC (with Brian Lilly as applicant/agent) to open West Grandview Parkway for the purposes of connecting a proposed public street to West Grandview Parkway, with a permit expiration date of December 31, 2023, MC.

Public Hearing - The Village Board and Plan Commission held a joint public hearing to hear public comment on a rezoning and conditional use application submitted by 2502 Sylvania, LLC and TCTS, LLC (with Dragan Radeta as applicant/agent) for the parcel located at 2502 North Sylvania Avenue (West Frontage Road) and a portion of the parcel located at 2626 49th Drive (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000) in the B-3 (Commercial Service), M-2 (General Industrial) and A-2 (General Farming and Residential II) Zoning Districts to rezone the parcel located at 2502 North Sylvania Avenue (West Frontage Road) and a portion of the parcel located at 2626 49th Drive to the B-5 (Highway Business) Zoning District, and to construct a ±9,999-square foot commercial building on these parcels for the sales, service, maintenance and leasing of trucks, trailers, recreational vehicles and equipment, and the construction of a parking area to be utilized as a truck terminal

D. Nelson opened the public hearing at 7:23 p.m.

With no comments forthcoming, D. Nelson closed the public hearing at 7:25 p.m.

Rezoning and conditional use application submitted by 2502 Sylvania, LLC and TCTS, LLC (with Dragan Radeta as applicant/agent) for the parcel located at 2502 North Sylvania Avenue (West Frontage Road) and a portion of the parcel located at 2626 49th Drive (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000) in the B-3 (Commercial Service), M-2 (General Industrial) and A-2 (General Farming and Residential II) Zoning Districts to rezone the parcel located at 2502 North Sylvania Avenue (West Frontage Road) and a portion of the parcel located at 2626 49th Drive to the B-5 (Highway Business) Zoning District, and to construct a ±9,999-square foot commercial building on these parcels for the sales, service, maintenance and leasing of trucks, trailers, recreational vehicles and equipment, and the construction of a parking area to be utilized as a truck terminal

Discussion focused on future access for the parcel located at 2626 49th Drive if this request is approved, including concerns related to the road frontage required by the Village's zoning code for the parcel as well as navigability of the turnaround at the end of 49th Drive for any large vehicles. Madsen stated that the Village's zoning administrator is recommending that the applicant install a cul-de-sac at the end of 49th Drive. Pruitt stated that it would be easier to handle the dedication of right-of-way for 49th Drive to the Village via certified survey map rather than a separate dedication document.

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

Plan Commission Resolution 2022-03 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 ±32.0203 acres of land from the B-3 (Commercial Service), M-2 (General Industrial) and A-2 (General Farming and Residential II) Zoning Districts to the B-5 (Highway Business) Zoning District, part of the S½ of the NE¼ of Sec. 01, T3N, R21E, for the parcel located at 2502 North Sylvania Avenue (West Frontage Road) and a portion of the parcel located at 2626 49th Drive (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000), for the construction of a ±9,999-square foot commercial building on these parcels for the sales, service, maintenance and leasing of trucks, trailers, recreational

vehicles and equipment, and the construction of a parking area to be utilized as a truck terminal; 2502 Sylvania, LLC and TCTS, LLC, Owner; Dragan Radeta, Applicant/Agent

Motion (Alby, DeGarmo) to adopt Plan Commission Resolution 2022-03 as amended, with an updated date to satisfy the conditions of this rezoning of December 31, 2023, MC.

Ordinance 2022-05 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 ±32.0203 acres of land from the B-3 (Commercial Service), M-2 (General Industrial) and A-2 (General Farming and Residential II) Zoning Districts to the B-5 (Highway Business) Zoning District, part of the S½ of the NE¼ of Sec. 01, T3N, R21E, for the parcel located at 2502 North Sylvania Avenue (West Frontage Road) and a portion of the parcel located at 2626 49th Drive (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000), for the construction of a ±9,999-square foot commercial building on these parcels for the sales, service, maintenance and leasing of trucks, trailers, recreational vehicles and equipment, and the construction of a parking area to be utilized as a truck terminal; 2502 Sylvania, LLC and TCTS, LLC, Owner; Dragan Radeta, Applicant/Agent

Motion (Funk, Maurice) to adopt Ordinance 2022-05 as amended, with an updated date to satisfy the conditions of this rezoning of December 31, 2023, MC.

Resolution 2022-13 Approving a request for a conditional use permit to construct a ±9,999-square foot commercial building on these parcels for the sales, service, maintenance and leasing of trucks, trailers, recreational vehicles and equipment, and to construct a parking area to be utilized as a truck terminal at 2502 North Sylvania Avenue (West Frontage Road) and a portion of the parcel located at 2626 49th Drive, Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000); 2502 Sylvania, LLC and TCTS, LLC, Owner; Dragan Radeta, Applicant/Agent

Motion (Bartlett, Alby) to recommend the adoption of Resolution 2022-13 as amended, including the amendment of Condition #10 and the addition of Condition #28 to Exhibit A of this resolution to read the following:

“10. Expiration. This approval will expire on December 31, 2023, unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.”

“28. 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.”, MC.

Motion (Maurice, Funk) to accept the Plan Commission's recommendation and to adopt Resolution 2022-13 as amended, MC.

Public Hearing - The Village Board and Plan Commission held a joint public hearing to hear public comment on a conditional use application submitted by Maria Sandoval for the parcel located at 14800 Braun Road (Parcel ID # 194-03-21-25-013-010) in the A-2 (General Farming and Residential II) Zoning District to occupy an existing barn with an event venue business, to exceed the accessory structure maximum aggregate total footprint area and to construct an open-sided accessory structure

D. Nelson opened the public hearing at 7:54 p.m.

Maria Sandoval stated that she would be willing to comply with the conditions of approval for this proposed use. She noted that a lot of the events hosted at this site are for immediate family members.

Lesa Haas, 14825 Braun Road, spoke in opposition to this proposal, stating that there are issues with traffic, noise, and event attendees using her property to turn around.

Karla Uhlenhake, 14805 Braun Road, spoke in opposition to this proposal, stating that there are issues with traffic, noise, and event attendees using her property to turn around.

McKinney read a letter from Bethany Sorce, 14705 Braun Road, and an email from Vicky Lange, 14723 Braun Road, both speaking in opposition to this proposal.

With no other comments forthcoming, D. Nelson closed the public hearing at 8:07 p.m.

Conditional use application submitted by Maria Sandoval for the parcel located at 14800 Braun Road (Parcel ID # 194-03-21-25-013-010) in the A-2 (General Farming and Residential II) Zoning District to occupy an existing barn with an event venue business, to exceed the accessory structure maximum aggregate total footprint area and to construct an open-sided accessory structure

Maurice stated that the Long-Range Planning/Ordinance Committee, Village Board, and Plan Commission discussed event barns in the past but opted against adopting a specific ordinance related to them, choosing instead to review requests for event barns as an unspecified, unclassified conditional use request on a case-by-case basis. Alby stated that he is not opposed to event barns in general but noted that he did not believe that this location was appropriate for such a use given its proximity to neighboring residential properties. Maria Sandoval stated that the pergola referenced in this application has already been built. She noted that alcohol is neither sold nor served at this facility.

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

Resolution 2022-14 Approving a request for a conditional use permit to occupy an existing barn with an event venue business, to exceed the accessory structure maximum aggregate total footprint area and to construct an open-sided accessory structure at 14800 Braun Road, Sec. 25, T3N, R21E, Village of Yorkville, Racine County, Wisconsin

(Parcel ID # 194-03-21-25-013-010); Maria Sandoval, Owner; Maria Sandoval, Applicant/Agent

Maria Sandoval stated that she would be willing to address the noise and refuse issues, and would agree to limit the hours of operation to Saturdays from 4:00 p.m. to 12:00 a.m. She added that she did not want this use to become a nuisance for neighbors. Jesus Sandoval stated that many of the concerns identified can be remedied by conditions on an approved conditional use, adding that they cannot control everything that takes place during or after events. Funk stated that more information needs to be provided related to this application, such as for fire protection, lighting, and planned restroom facilities. Sophia Sandoval stated that the Village's building inspector told her that sprinklers would only be required if the occupancy of the building exceeded 250 people.

Motion (Alby, Geschke) to recommend the denial of Resolution 2022-14 for the following reasons:

- ***The noise, traffic, and refuse currently generated by this use***
- ***That the proposed use is inappropriate given the layout of the property and its proximity to residential uses, MC.***

Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to deny Resolution 2022-14, MC.

Resolution 2022-15 Opposing the Wisconsin Department of Transportation's proposed roundabout at the intersection of Colony Avenue (U.S. Highway 45) and Plank Road (Racine County Highway A) in the Village of Yorkville, Racine County, Wisconsin

Motion (S. Nelson, Funk) to adopt Resolution 2022-15 as presented, MC.

North Colony Avenue paving and drainage program project driveway culvert replacement

53rd Drive paving and drainage program project cross culvert replacement

Raynor Avenue cross culvert replacement

Madsen stated that there are three corroded driveway culverts on the section of North Colony Avenue scheduled for repaving in 2022. He recommended that the Village contract out the replacement of the rusted-out culverts if the culvert replacement will be done, rather than going through the process of approving a change order for the repaving project. He noted that the existing culverts would be replaced with in-kind materials, adding that cross culverts would be replaced with concrete structures regardless of their current composition.

Motion (Maurice, S. Nelson) to do the following:

- ***To direct the Village's engineer to perform an inspection of all driveway culverts on the sections of North Colony Avenue and 53rd Drive scheduled to be repaved in 2022***

- ***To direct the Village's engineer to perform an inspection of all cross culverts on the sections of North Colony Avenue and 53rd Drive scheduled to be repaved in 2022***
- ***To replace any corroded or damaged culverts discovered during either of these inspections prior to the start of these repaving projects, MC.***

Annual road tour report

Several tile-related issues were discussed as part of this report, as well as the recently damaged ditch along Leetsbir Road. Timothy Abramson and Jason Cripean addressed the Village Board regarding a plugged driveway culvert located at 17019 2 Mile Road. The Village Board directed McKinney to contact the Racine County Public Works Department to request that they jet the culvert out.

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

Well #2 site acquisition appraisal proposal

McKinney stated that Valbridge Property Advisors submitted a proposal for real estate appraisals for a 0.98-acre portion of Ives Grove Golf Course immediately adjacent to the Village's water tower site and a similarly sized small strip of land on the north side of the parcel located at 2025 51st Drive, which is owned by Arch Stanton LLC/Brian Lilly. He noted that this appraisal is part of the process required to acquire the land necessary for drilling a second well for the water utility. He stated that the appraisal cost is described as "expected not to exceed" in an amount of \$4,000.00 per parcel, or \$8,000.00 total, adding that this proposal, if approved, would be paid for by the Water Utility (60%) and Tax Incremental District #1 (40%).

Motion (S. Nelson, Funk) to approve the Valbridge Property Advisors proposal for Well #2 site acquisition real estate appraisal services as presented, with the condition that the Sewer and Water Commission also approve this proposal prior to its execution, MC.

Special Event Permit application submitted by Jodi Klug on behalf of Racine Instinctive Bowmen for the Archery/Hunting Swap Meet, to be held at 14403 50th Road, on Saturday, May 21, 2022

Motion (S. Nelson, Bartlett) to grant a Special Event Permit to Jodi Klug on behalf of Racine Instinctive Bowmen for the Archery/Hunting Swap Meet, to be held at 14403 50th Road, on Saturday, May 21, 2022, with no conditions, MC.

2021-2022 annual Operator License application submitted by Ashley Taylor

Motion (Maurice, S. Nelson) to grant a 2021-2022 annual Operator License to Ashley Taylor, with no conditions, MC.

Reports

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

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

Engineer's Report: Madsen stated that he had no information to report to the Village Board.

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 had no information to report to the Village Board.

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

- That the May 9 joint Village Board/Plan Commission meeting agenda may include agenda items related to the following:
 - 18320 Old Yorkville Road conditional use
 - Yorkshire Highlands subdivision final plat documents
- That the April 25 Village Board meeting agenda may include agenda items related to the following:
 - 611 South Sylvania Avenue (West Frontage Road) alcohol licensing
 - Resolution for Village appointed positions
- That a joint Union Grove/Yorkville request for road construction funding was approved for 67th Drive between 58th Road and Durand Avenue (STH 11)
- That bird netting should be installed this weekend on the underside of the 58th Road bridge over the West Branch of the Root River Canal
- That the April 5 spring election went well
- That he, S. Nelson, and D. Nelson met on March 29 with the Racine County Board of Drainage Commissioners to discuss their proposed assessments for dredging the West Branch of the Root River Canal
- That he received an updated draft of the Sprint/T-Mobile water tower/ground space license agreement

Public Comments, Questions and Suggestions

No public comments, questions or suggestions were provided.

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

Closed Session: 2200 South Sylvania Avenue (West Frontage Road) financial assistance request from Wangard Partners and a proposed development of the parcel located at 2025 51st Drive and issues related thereto

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

2200 South Sylvania Avenue (West Frontage Road) financial assistance request from Wangard Partners and a proposed development of the parcel located at 2025 51st Drive and issues related thereto

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

Closed Session: 1906 Grandview Parkway property lighting performance standards and issues related thereto

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

1906 Grandview Parkway property lighting performance standards and issues related thereto

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

Adjournment

Motion (Bartlett, S. Nelson) to adjourn, MC. The meeting was adjourned at 9:26 p.m. The next scheduled Village Board meeting is Monday, April 25, 2022, at 6:00 p.m.

Michael McKinney
Administrator/Clerk