

Village of Yorkville

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AGENDA

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, APRIL 11, 2022
6:00 P.M.

1. **Call to Order**
2. **Roll Call**
3. **Minutes** - Approval of the March 28, 2022 Village Board, March 28, 2022 Village Board and March 30, 2022 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. 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)
 - b. 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)
 - c. 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"
 - d. 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
 - 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 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

- f. 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
- g. 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 S½ of the NE¼ 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
- h. 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 S½ of the NE¼ 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
- i. 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
- j. 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
- k. 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
- l. 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

- m. 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
- n. **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 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
- o. 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
- p. 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
- q. 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
- r. 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

- s. **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 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
- t. 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
- u. 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
- v. 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
- w. North Colony Avenue paving and drainage program project driveway culvert replacement
- x. 53rd Drive paving and drainage program project cross culvert replacement
- y. Raynor Avenue cross culvert replacement
- z. Annual road tour report
- aa. Well #2 site acquisition appraisal proposal
- bb. 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
- cc. 2021-2022 annual Operator License application submitted by Ashley Taylor

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. 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. 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 the 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

- 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 1906 Grandview Parkway property lighting performance standards and issues related thereto
- 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

11. Adjournment

Michael McKinney
Administrator/Clerk

Posted: April 8, 2022

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.

** 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.