

Village of Yorkville

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AGENDA

**VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
COMMUNITY ROOM (1ST FLOOR)
UNION GROVE MUNICIPAL CENTER
MONDAY, JUNE 13, 2022
6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes** - Approval of the May 23, 2022, Village Board and May 31, 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. Site plan review application submitted by NLP Grandview II, LLC (with Great Northern Corporation 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 for the occupancy of a ±48,000 square feet of an existing industrial building with a warehousing business known as “Great Northern Corporation”
 - b. Resolution 2022-19 Approving a request for site plan review for the occupancy of a ±48,000 square feet of an existing industrial building with a warehousing business known as “Great Northern Corporation” 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, Owner; Great Northern Corporation, Applicant/Agent
 - c. Site plan review application submitted by NLP II Grandview V, LLC (with Black & Veatch on behalf of Amazon as applicant/agent) for the parcels located at 1925 Grandview Parkway and 2000 Grandview Parkway (Parcel ID #'s 194-03-21-24-001-300 and 194-03-21-24-001-030) in the M-3 (Heavy Industrial) Zoning District for the installation of 399 electric vehicle charging stations and associated ground equipment for a business known as “Amazon”
 - d. Resolution 2022-20 Approving a request for site plan review for the installation of 399 electric vehicle charging stations and associated ground equipment for a business known as “Amazon” at 1925 Grandview Parkway and 2000 Grandview Parkway, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-24-001-300 and 194-03-21-24-

001-030); NLP II Grandview V, LLC, Owner; Black & Veatch on behalf of Amazon, Applicant/Agent

- e. Preliminary certified survey map request submitted by Nicholas and Shannon Hilbert for the parcel located at 17803 2 Mile Road (Parcel ID # 194-03-21-04-034-000) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 5.47-acre parcel and a 4.20-acre parcel
- f. Combination Class B Beer and Liquor License application submitted by The 14K Kitchen for 13851 56th Road/2624 South Sylvania Avenue (West Frontage Road) for the period of July 1, 2022, through June 30, 2023 (Agent: Kristin Beasley) (Premises: Main hangar building and unused café area in main hangar building)
- g. 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 July 1, 2022, through June 30, 2023 (Agent: Kristin Beasley) (Premises: Main hangar building and unused café area in main hangar building)
- h. Request submitted by Allen and Kathryn George (with J&H Excavating as applicant/agent) for shoreland contract approval for the property located at 18917 52nd Road (Parcel ID # 194-03-21-17-037-000) in the A-2 (General Farming and Residential II) Zoning District to permit construction of an in-ground pool within the shoreland jurisdiction of an un-named stream
- i. Wisconsin Department of Transportation state/municipal agreement for a State-let Urbanized Area STP-Urban Program project (Grandview Parkway)
- j. Traffic management plan proposals for a State-let Urbanized Area STP-Urban Program project (Grandview Parkway)
- k. Engineer's Report - report on activities and issues
- l. **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 for the period of July 1, 2022, through June 30, 2023, 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 14035 Leetsbir Road and 14114 Leetsbir Road (Parcel ID #'s 194-03-21-24-002-130, 194-03-21-24-002-120, and 194-03-21-24-002-008) in the M-3 (Heavy Industrial) Zoning District
- m. Application submitted by Stericycle, Inc., 14035 Leetsbir Road and 14114 Leetsbir Road, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2022, through June 30, 2023
- n. **Public Hearing** - The Village Board will hold a public hearing to hear public comment on an application submitted by Daniels Sharpsmart, Inc., for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2022, through June 30, 2023, to operate a regulated medical waste treatment facility utilizing Autoclave (steam sterilization treatment) technology at 1340 Grandview Parkway (Parcel ID # 194-03-21-13-029-070) in the M-3 (Heavy Industrial) Zoning District
- o. Application submitted by Daniels Sharpsmart, Inc., 1340 Grandview Parkway, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2022, through June 30, 2023
- p. License and permit applications for the period of July 1, 2022, through June 30, 2023 (all applications may be approved by one motion or individually):
 - 1. Apple Holler, 5006 South Sylvania Avenue (West Frontage Road) (Agent: Arthur David Flannery) (Premises: Entire Property)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Jennifer Cruz
 - b. Jacqueline Flannery
 - c. Riley Flannery

- d. Vicki Flannery
- e. Theresa James
- 2. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) (Agent: Jane A. Studebaker-Harlan) (Premises: Bar Room Area and Patio on Second Floor of Building)
 - i. Combination Class B Beer and Liquor
 - ii. Operator Licenses
 - a. Noemi Faz
 - b. Alexis Flores
- 3. Citgo Auto Truck Plaza, 611 South Sylvania Avenue (West Frontage Road) (Agent: Robert Francis Basil) (Premises: Truck Stop and Convenience Store)
 - i. Class "A" Beer License
 - ii. Operator Licenses
 - a. Sean Albrecht
 - b. Steven Basil
 - c. Ryan Burch
 - d. Christine Garvey
 - e. Jovan Jackson
 - f. Justin Langenfeld
 - g. Ryan Nelson
 - h. Lance Pagels
 - i. Jonathan Witek
 - iii. Cigarette License
 - iv. Gaming Machine License (2 miscellaneous)
- 4. Country Food Mart, 1920 South Colony Avenue (USH 45) (Agent: Babubhai A. Patel) (Premises: Gas Station with Convenience Store)
 - i. Combination Class A Beer and Liquor License
 - ii. Cigarette License
- 5. Highlands Petro, 717 South Sylvania Avenue (West Frontage Road) (Agent: Shari Erskine) (Premises: Convenience Store)
 - i. Combination Class A Beer and Liquor License
 - ii. Operator Licenses
 - a. Lorie DeGuire
 - b. Tracy Drews
 - c. Mary Hoegsted
 - d. Abigail Kellermeier
 - e. Jeanne Klinkhammer
 - f. Christina Kortendick
 - g. Amber Lenius
 - h. Natasha Martin
 - i. Jennifer Risch
 - j. Stella Teschner
 - k. Jennifer Velez
 - l. Elizabeth Woods
 - iii. Cigarette License
 - iv. Gaming Machine License (5 video gaming)
- 6. Ives Grove Golf Links, 14101 Washington Avenue (STH 20) (Agent: Peter James Eitel) (Premises: Entire Property [Clubhouse, Pavilion, Golf Course, Driving Range])
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Candace Baas

- b. Abigail Decker
 - c. Jillian Decker
 - d. Emily Eitel
 - e. Nancy Eitel
 - f. Hannah Gehrke
 - g. Sarah Kozenski
 - h. Elaina Pettit
 - i. Madison Rozanas
 - j. Allison Torhorst
 - k. Lyndsey Wensing
- iii. Cigarette License
7. Racine Instinctive Bowmen, 14403 50th Road (Agent: Jennifer Imhoff) (Premises: Main Clubhouse, Bar Area, Walk-In Cooler and Locked Back Room)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Brian Anchondo
 - b. Rebecca Dahlke
 - c. Cherie Henry
 - d. Larry Radcliff
 8. Route 20, 14001 Washington Avenue (STH 20) (Agent: Raymond J. Stibeck) (Premises: Restaurant, Bar, Mezzanine, Rear West Room, Patio, Parking Lot, Rear Gravel Parking Lot, and Adjacent Lot)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Kimberly Parrett
 - b. Rachel Smith
 - c. Cory Zeitz
 - iii. Cigarette License
 - iv. Gaming Machine License (5 video gaming + 2 miscellaneous)
 - v. Class A Dance Hall License
 - vi. Annual Special Event Permit
 9. TinCan Roadhouse, 20715 Durand Avenue (STH 11) (Agent: Tina M. Jahnke) (Premises: Entire Building including Patio)
 - i. Combination Class B Beer and Liquor License
 - ii. Gaming Machine License (5 video gaming + 2 miscellaneous)
 - iii. Class B Dance Hall License
 10. Wisconsin Sportsman's Association, Inc. (Gerald Werner), 16010 Durand Avenue (STH 11)
 - i. Shooting Facility License
 11. Richard and Janice Fonk (Harvest View Estates), 15941 Durand Avenue (STH 11)
 - i. Mobile Home Park License
 12. Konstantinos Gianakakis (Esmonds Motel), 4900 South Colony Avenue (USH 45)
 - i. Hotel/Motel License
 13. Global Hotels, Inc. dba Quality Inn, 910 South Sylvania Avenue (West Frontage Road)
 - i. Hotel/Motel License
 14. Robert Gleason (Gleason Truck and Equipment), 2118 North Sylvania Avenue (West Frontage Road)
 - i. Junk or Auto Salvage Facility License
- q. 2022-2023 annual Operator License applications submitted by the following (all applications may be approved by one motion or individually):
 1. Jenna Christensen

2. Elyse Flannery
 3. Kayla Janiszewski
 4. Andrew Rodriguez
 5. Jordyn Verborg
- r. **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 for the parcel, and to obtain after-the-fact approval for the construction of an open-sided accessory structure
 - s. 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 for the parcel, and to obtain after-the-fact approval for the construction of an open-sided accessory structure
 - t. **Closed Session:** The Village Board may entertain a motion to go into CLOSED SESSION pursuant to Wisconsin Statutes Section 19.85(1)(a) Deliberating concerning a case which was the subject of a hearing before that governmental body to discuss the 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 for the parcel, to obtain after-the-fact approval for the construction of an open-sided accessory structure, and issues related thereto
 - u. 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
 - v. Resolution 2022-21 approving a request for a conditional use permit to occupy an existing barn with an event venue business 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
 - w. Resolution 2022-22 approving a request to exceed the accessory structure maximum aggregate total footprint area for the parcel, and to obtain after-the-fact approval for the construction of 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

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. Union Grove/Yorkville Fire Commission 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. Adjournment

Michael McKinney

Administrator/Clerk

Posted: June 10, 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.