

MINUTES

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

Call to Order

Village Board President Douglas Nelson called the meeting to order at 6:00 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 Scott Voge representing Voge Properties, Stacy Burchell, Brian Lilly representing Arch Stanton, LLC, Donald Schoenheider representing Industrial VI Enterprises, LLC, Christopher Carr representing The Sigma Group, Karl Voge, Jo Ann Halladay, James Svehla, Russell Skewes, Racine County Economic Development Corporation Business Recruitment Specialist Jordan Brown, Joseph Firkus, Jr., Jill Firkus, Engineer Mark Madsen, Attorney Tim Pruitt, Administrator/Clerk Michael McKinney, and three unidentified attendees.

Approval of Minutes

Motion (S. Nelson, Maurice) to approve the June 27, 2022, Village Board meeting minutes as presented, Motion Carried (MC).

Approval of Financial Reports

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

Approval of Village Invoices

Motion (Bartlett, S. Nelson) to approve payment of Village invoices as presented in the amount of \$100,823.71, MC.

Approval of Stormwater Invoices

D. Nelson 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:

Certified survey map request submitted by the David and Nancy Mutter Trust for the parcel located at 306 South Raynor Avenue in the Town of Dover (Parcel ID # 006-03-20-

13-001-010) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 4.65-acre parcel and a ±33.73-acre parcel (Pursuant to Wis. Stats. § 236.10 and § 62.23 related to the Village of Yorkville's municipal extraterritorial plat approval jurisdiction authority)

McKinney stated that the applicant is required to obtain approval from the Village for this request due to the Village's extraterritorial plat approval jurisdiction, which includes any territory in a town that falls within 1 ½ miles of the boundaries of the Village.

Motion (Alby, DeGarmo) to recommend approval of the certified survey map submitted by the David and Nancy Mutter Trust as presented for the parcel located at 306 South Raynor Avenue in the Town of Dover (Parcel ID # 006-03-20-13-001-010) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 4.65-acre parcel and a ±33.73-acre parcel, pursuant to Wis. Stats. § 236.10 and § 62.23 related to the Village of Yorkville's municipal extraterritorial plat approval jurisdiction authority, MC.

Motion (Bartlett, S. Nelson) to accept the Plan Commission's recommendation and to approve the certified survey map submitted by the David and Nancy Mutter Trust as presented for the parcel located at 306 South Raynor Avenue in the Town of Dover (Parcel ID # 006-03-20-13-001-010) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 4.65-acre parcel and a ±33.73-acre parcel, pursuant to Wis. Stats. § 236.10 and § 62.23 related to the Village of Yorkville's municipal extraterritorial plat approval jurisdiction authority, MC.

Site plan review application submitted by Voge Properties, LLC (with Scott Voge as applicant/agent) for the parcel located at 14706/14708 Washington Avenue (STH 20) (Parcel ID # 194-03-21-12-065-000) in the B-3 (Commercial Service) Zoning District for the establishment of an overall master sign plan

Bartlett recused himself from any discussion of or action on this request.

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

Resolution 2022-23 Approving a site plan review request for the establishment of an overall master sign plan at 14706/14708 Washington Avenue (STH 20), Sec. 12, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-12-065-000); Voge Properties, LLC, Owner; Scott Voge, Applicant/Agent

Motion (Alby, Geschke) to recommend the adoption of Resolution 2022-23 as presented, MC.

Motion (Maurice, S. Nelson) to accept the Plan Commission's recommendation and to adopt Resolution 2022-23 as presented, MC.

Upon the conclusion of this agenda item, Bartlett rejoined the Village Board and Plan Commission meeting.

Site plan review application submitted by Stacy Burchell for the parcel located at 2631 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-04-030-000) in the A-2 (General Farming and Residential II) Zoning District to exceed the accessory structure maximum aggregate total footprint area and construct a 21,000-square foot indoor horse-riding arena

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

Resolution 2022-24 Approving a site plan review request to exceed the accessory structure maximum aggregate total footprint area and to construct a 21,000-square foot indoor horse-riding arena at 2631 Raymond Avenue (CTH U), Sec. 04, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-04-030-000); Stacy Burchell, Owner; Stacy Burchell, Applicant/Agent

Stacy Burchell stated that this structure is only intended for private use.

Motion (Geschke, Bartlett) to recommend the adoption of Resolution 2022-24 as presented, MC.

Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to adopt Resolution 2022-24 as presented, MC.

Site plan review application submitted by Mark Sunday (with Jay Thukkaram as applicant/agent) for the parcel located at 14314 58th Road (Parcel ID # 194-03-21-24-007-000) in the M-3 (Heavy Industrial) Zoning District for the occupancy of an existing ±16,224-square foot industrial building with a warehousing business known as "Quality Logistics Solutions, LLC"

This application was withdrawn at the request of the applicant.

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

Resolution 2022-25 Approving a site plan review request for the occupancy of an existing ±16,224-square foot industrial building with a warehousing business known as "Quality Logistics Solutions, LLC" at 14314 58th Road, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-007-000); Mark Sunday, Owner; Jay Thukkaram, Applicant/Agent

This application was withdrawn at the request of the applicant.

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

Public Hearing - The Village Board and Plan Commission held a joint public hearing to hear public comment on a conditional use application submitted by Arch Stanton, LLC (with Industrial VI Enterprises, LLC/Brian Lilly as applicant/agent) for the parcel located at 2025 51st Drive (Parcel ID # 194-03-21-24-005-000) in the M-2 (General Industrial) Zoning District to construct a 256,500-square foot speculative industrial building and a 325,500-square foot speculative industrial building on the eastern half of this parcel

D. Nelson opened the public hearing at 6:14 p.m.

Jo Ann Halladay, 1904 51st Drive, spoke in opposition to this request, stating concerns related to the proposed lighting on the site, the large footprint of the development, and the absence of any benefit that the development will provide to neighboring properties.

James Svehla, 1601 51st Drive, spoke in opposition to this request, stating concerns related to the height of the proposed facilities, the potential stormwater impact this development may have, the proposed location of the road and its relationship to existing stormwater facilities, and the impact that this development could have on currently vacant facilities in the area.

Brian Lilly stated that no lights will be installed on the west-facing exterior of the west building, adding that he does not want any more lighting on the site than necessary.

Donald Schoenheider stated that this development's pole lighting will be facing down to ensure that as little light impacts neighboring properties as possible. He noted that construction of this development would not begin until 2023.

Russell Skewes, 1116 51st Drive, spoke in opposition to this request, stating concerns related to vehicle noise coming from this development.

Schoenheider stated that vehicles and parking areas on this site will be shielded from view from the west by landscaping and a berm.

Maurice stressed the importance of having all new stormwater runoff directed to the east rather than to 51st Drive.

Jordan Brown stated that the local vacancy rate for similar facilities is around three to four percent, adding that the developer would not pursue construction of this development without some confidence of its chances for success.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:42 p.m.

Conditional use application submitted by Arch Stanton, LLC (with Industrial VI Enterprises, LLC/Brian Lilly as applicant/agent) for the parcel located at 2025 51st Drive (Parcel ID # 194-03-21-24-005-000) in the M-2 (General Industrial) Zoning District to construct a 256,500-square foot speculative industrial building and a 325,500-square foot speculative industrial building on the eastern half of this parcel

Schoenheider stated that the cost of this development will likely fall between \$50 and \$60 million.

Alby asked about the wall mounted exterior LED lighting shown on the original development plans. Schoenheider stated that this exterior lighting is safety related. Christopher Carr stated that these lights are directed straight down, adding that he can work with the lighting designer to change the lighting on the building. Pruitt stated that the Village could require approval of a lighting plan as part of this development's approval process.

Alby asked about the proposed landscaping and infrastructure plan for this development, including whether the berm on the west side of the development site can be extended further south, whether more trees can be added to the landscaping plan on the west side of the site, and whether the proposed road serving the development could be shifted further to the north.

Maurice stated that municipal water and sanitary sewer service will need to be extended to the west end of the cul-de-sac for this development's access road.

The Village Board and Plan Commission reviewed and applied a decision matrix to this request.

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

Resolution 2022-26 Approving a conditional use permit request to construct a 256,500-square foot speculative industrial building and a 325,500-square foot speculative industrial building on the eastern half of the parcel at 2025 51st Drive, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-005-000); Arch Stanton, LLC, Owner; Industrial VI Enterprises, LLC/Brian Lilly, Applicant/Agent

Schoenheider stated that the applicant does not plan to complete full engineering plans for this development at this time.

Motion (Alby, DeGarmo) to recommend tabling Resolution 2022-26 until such time as more detailed and updated plans for this development are received for review, MC.

Motion (Maurice, Bartlett) to accept the Plan Commission's recommendation and to table Resolution 2022-26 until such time as more detailed and updated plans for this development are received for review, MC.

Municipal extraterritorial plat approval jurisdiction authority pursuant to Wis. Stats. § 236.10 and § 62.23

McKinney stated that villages with an adopted land division ordinance have municipal extraterritorial plat approval jurisdiction authority over any land divisions in a town within 1 ½ miles of the borders of the village, which in Yorkville's case includes parts of the towns of Norway, Dover, Brighton, and Paris. He noted that this authority covers land divisions like subdivision plats and certified survey maps and allows for review of the land division requests for compliance with Village ordinances and the Village's comprehensive plan. He added that villages may waive the right to review land divisions within any portion of their extraterritorial plat approval jurisdiction by adopting a resolution. The Village Board opted to retain their municipal extraterritorial plat approval jurisdiction authority. Pruitt stated that the Village Board could consider regulating land division lot sizes as part of the exercise of this authority.

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

Engineer's Report – report on activities and issues

Madsen reported to the Village Board on the status of the following:

- The planning and engineering documents related to the Bipartisan Infrastructure Law funding approved for Grandview Parkway
- The asphalt repairs on 55th Drive
- The North Colony Avenue road repaving project

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

Ordinance 2022-06 Repealing and Recreating Sections 50-102 and 50-105 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to Off-Road Vehicles

McKinney stated that the purpose of this ordinance is to update the Village's ordinances regarding the operation of off-road vehicles on Village roads so that those ordinances comply with state law.

Motion (S. Nelson, Bartlett) to adopt Ordinance 2022-06 as amended, MC.

Wisconsin Department of Transportation State/Municipal Agreement for a State-Let Local Bridge Project (2 Mile Road bridge over the West Branch of the Root River Canal)

McKinney stated that he contacted the Village of Raymond to ask whether Raymond could partially fund this proposed project, adding that he was informed that the Raymond Village Board would discuss this request at their July 25 meeting.

Motion (S. Nelson, Maurice) to approve the Wisconsin Department of Transportation State/Municipal Agreement for a State-Let Local Bridge Project (2 Mile Road bridge over the West Branch of the Root River Canal) as presented, and to authorize the Administrator/Clerk to sign this agreement on behalf of the Village, with the condition that the Administrator/Clerk refrain from signing this agreement until the Village of Raymond commits to providing half of the locally-required funds for this project, MC.

2022-2023 annual Operator License applications submitted by the following:

- Jaime Correa
- Michelle Garcia
- Alexzandra Krempasky
- Candi Lucksted
- Kelly Spindler
- Kimberly Steege
- Marybeth Whipple

McKinney stated that these applicants did not have any recent results appear in their background checks.

Motion (Bartlett, S. Nelson) to grant all listed 2022-2023 annual Operator Licenses as presented, with no conditions, MC.

2022-2023 annual Operator License applications submitted by the following:

- Laura Lehman
- Nadia Rightmire

McKinney stated that these applicants had recent results appear in their background checks.

Motion (Bartlett, S. Nelson) to grant all listed 2022-2023 annual Operator Licenses as presented, with no conditions, MC.

Special Event Permit application submitted by the Racine County Agricultural Society for the Racine County Fair, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Wednesday, July 27, 2022, to Sunday, July 31, 2022

Motion (Funk, Maurice) to grant a Special Event Permit to the Racine County Agricultural Society for the Racine County Fair, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Wednesday, July 27, 2022, to Sunday, July 31, 2022, 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.

Yorkville Stormwater Utility District Report: S. Nelson stated that he had no information to report to the Village Board.

Roads/Public Works Committee Report: Discussion focused on the following:

- The condition of the roadside ditch on the parcel located at 16136 Braun Road
- A complaint received about leaves left in the roadside ditch on two parcels located on Marina Drive

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 consideration of an updated lighting plan for the parcel located at 1906 Grandview Parkway will be delayed to the September 12 joint Village Board/Plan Commission meeting
- That he, D. Nelson, Bartlett, and the Village Treasurer will be interviewing candidates this week for the vacant Deputy Clerk-Treasurer position
- That the August 9 Long-Range Planning/Ordinance Committee meeting falls on the same date as the upcoming fall primary election

Public Comments, Questions and Suggestions

Joseph Firkus, Jr. addressed the Village Board and Plan Commission regarding a proposed land division for the parcel located at 17302 Durand Avenue (STH 11).

Adjournment

Motion (Bartlett, Maurice) to adjourn, MC. The meeting was adjourned at 7:49 p.m. The next scheduled Village Board meeting is Monday, July 25, 2022, at 6:00 p.m.

Michael McKinney
Administrator/Clerk