

## MINUTES

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, AUGUST 8, 2022

### Call to Order

Village Board President Douglas Nelson called the meeting to order at 6:01 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 Kristen Swenson representing SMJ International, LLC via Microsoft Teams, Nicholas Hilbert, Shannon Hilbert, Attorney Tim Pruitt, Administrator/Clerk Michael McKinney, and one unidentified attendee.

### Approval of Minutes

*Motion (Funk, S. Nelson) to approve the July 25, 2022, Village Board meeting minutes as presented, Motion Carried (MC).*

### Approval of Financial Reports

*Motion (Maurice, Bartlett) to approve the July Village and Stormwater financial reports as presented, MC.*

### Approval of Village Invoices

*Motion (Bartlett, Maurice) to approve payment of Village invoices as presented in the amount of \$130,065.71, 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:

Extension request for a conditional use permit originally approved on December 13, 2021, 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

McKinney stated that the applicant is asking for a two-year extension of this conditional use permit, adding that this permit expires on September 13, 2022.

***Motion (Bartlett, DeGarmo) to recommend approval of a nine-month extension, to June 13, 2023, of a conditional use permit originally approved on December 13, 2021, 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, MC.***

***Motion (Funk, Maurice) to accept the Plan Commission's recommendation and to approve a nine-month extension, to June 13, 2023, of a conditional use permit originally approved on December 13, 2021, 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, MC.***

Site plan review application submitted by the Racine County Agricultural Society (with T-Mobile/SMJ International, LLC/Kristen Swenson as applicant/agent) for the parcel located at 19805 Durand Avenue (STH 11) (Parcel ID # 194-03-21-31-002-000) in the A-2 (General Farming and Residential II) Zoning District for a Class II collocation to install six new antennas, six new radios, and two hybrid cables at 140 feet on an existing mobile service support structure, including associated ground equipment, for an additional carrier known as "T-Mobile"

Kristen Swenson stated that T-Mobile does not have any cellular equipment on the existing mobile service support structure.

An unidentified attendee expressed concerns regarding the health impacts of 5G cellular technology. Pruitt stated that municipalities have limited authority to deny such requests based on health concerns. Geschke noted that the United States Food and Drug Administration website states that there are no quantifiable health effects related to 5G cellular technology.

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

**Resolution 2022-27 Approving a site plan review request for a Class II collocation to install six new antennas, six new radios, and two hybrid cables at 140 feet on an existing mobile service support structure, including associated ground equipment, for an additional carrier known as "T-Mobile" at 19805 Durand Avenue (STH 11), Sec. 31, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-31-002-000); Racine County Agricultural Society, Owner; T-Mobile/SMJ International, LLC/Kristen Swenson, Applicant/Agent**

***Motion (Alby, DeGarmo) to recommend the adoption of Resolution 2022-27 as presented, MC.***

***Motion (S. Nelson, Bartlett) to accept the Plan Commission's recommendation and to adopt Resolution 2022-27 as presented, MC.***

**Site plan review application submitted by NLP II Grandview V, LLC (with Brittany Lach 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 to amend the existing overall master sign plan for these parcels to include five oversized directional ground signs**

Discussion focused on whether placement of the proposed signs would obstruct the vision of motorists pulling out onto Grandview Parkway.

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

**Resolution 2022-28 Approving a site plan review request for the amendment of an existing overall master sign plan to include five oversized directional ground signs 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; Brittany Lach on behalf of Amazon, Applicant/Agent**

***Motion (Bartlett, Geschke) to recommend tabling Resolution 2022-28 until such time as more detailed signage plans are received for review, MC.***

***Motion (S. Nelson, Maurice) to accept the Plan Commission's recommendation and to table Resolution 2022-28 until such time as more detailed signage plans are received for review, MC.***

**Final 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**

McKinney stated that the Wisconsin Department of Natural Resources did not identify any wetlands on this property.

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

**Resolution 2022-29 Approving a final certified survey map to allow for the division of the parcel located at 17803 2 Mile Road into a 5.47-acre parcel and a 4.20-acre parcel, Sec. 04, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-04-034-000); Nicholas and Shannon Hilbert, Owner; Nicholas and Shannon Hilbert, Applicant/Agent**

***Motion (Alby, Geschke) to recommend the adoption of Resolution 2022-29 as presented, MC.***

***Motion (Maurice, Bartlett) to accept the Plan Commission's recommendation and to adopt Resolution 2022-29 as presented, MC.***

## **Draft home occupation ordinance updates**

Pruitt summarized the home occupation ordinances recommended for consideration by the Long-Range Planning/Ordinance Committee. Bartlett asked whether the Village's fire alarm and sprinkler system requirements would apply to home occupations. The Village Board and Plan Commission opted to schedule an informational meeting to present the proposed ordinances to the public prior to any consideration or action.

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

## **Annual roadside mowing**

McKinney stated that the Village's mowing contractor quoted an additional cost of \$14,000.00 per year for weed trimming and spraying with a truck as opposed to with two all-terrain vehicles, due to higher labor costs. The consensus of the Village Board was for the Village's mowing contractor to complete mowing as set forth under the existing mowing contract.

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

## **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 Raymond's Village Board declined Yorkville's request to share in the cost of replacing the 2 Mile Road bridge over the West Branch of the Root River Canal. Discussion focused on an agreement between Raymond and Yorkville from 1920 regarding how the cost of such a project should be shared equally between both municipalities.

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

## **Deputy Clerk-Treasurer position**

McKinney stated that a suitable candidate was identified for this position, adding that the candidate declined the Village's offer of employment. He noted that he plans to make a conditional offer of employment to another suitable candidate before setting up additional interviews for this position.

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

## **Debt policy**

McKinney stated that the purpose of this policy is to restrict the amount of debt the Village can accumulate.

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

## **Fund balance policy**

McKinney stated that the purpose of this policy is to establish a minimum fund balance that the Village would need to maintain.

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

#### **Ehlers annual tax incremental district reporting engagement letter**

McKinney stated that this engagement letter is for Ehlers to provide tax incremental district reporting services for the annual Joint Review Board meeting.

***Motion (Funk, S. Nelson) to approve the Ehlers' annual tax incremental district reporting engagement letter as presented, MC.***

#### **Union Grove Municipal Center fiber internet conversion**

McKinney stated that the Village of Union Grove would like to upgrade the standard internet service wiring in the Union Grove Municipal Center to fiber wiring, adding that Union Grove requested that Yorkville fund a portion of the cost of this upgrade. The Village Board requested additional information regarding the necessity of the proposed fiber wiring conversion.

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

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

- Slade Johnson
- Robin Robbins

***Motion (Bartlett, Maurice) to grant all listed 2022-2023 annual Operator Licenses as presented, 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:** The Engineer was not present to provide his 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 the Union Grove/Yorkville Fire Commission scheduled a joint meeting on August 17 with Union Grove's and Yorkville's village boards.

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

- That the August 9 fall primary election is tomorrow

- That the September 12 joint Village Board/Plan Commission meeting agenda may include agenda items related to the following:
  - 1906 Grandview Parkway conditional use amendment
  - 1925 Grandview Parkway and 2000 Grandview Parkway site plan
  - 2730 South Sylvania Avenue (West Frontage Road) conditional use

### **Public Comments, Questions and Suggestions**

Geschke thanked the Village Board for their donation for the restoration of the Racine Mercantile Hall at the Racine County Fairgrounds.

### **Adjournment**

***Motion (S. Nelson, Maurice) to adjourn, MC.*** The meeting was adjourned at 8:29 p.m. The next scheduled Village Board meeting is Monday, August 22, 2022, at 6:00 p.m.

Michael McKinney  
*Administrator/Clerk*