

Village of Yorkville

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AGENDA

**VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, JUNE 12, 2023
6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes** - Approval of the May 22, 2023, 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. **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, 2023, through June 30, 2024, 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
 - b. 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, 2023, through June 30, 2024
 - c. **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, 2023, through June 30, 2024, 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
 - d. Application submitted by Daniels Sharpsmart, Inc., 1340 Grandview Parkway, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2023, through June 30, 2024
 - e. Extension request for a conditional use permit originally approved on December 13, 2021, and extended on August 8, 2022, 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); Storage Authority, LLC, Owner; Storage Authority, LLC/Brian Depies/Short Elliott Hendrickson, Applicant/Agent

- f. Site plan review application submitted by GIGI Associates LLC (with Endpoint Solutions/Jason Heinonen as applicant/agent) for the parcel located at 722 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-13-010-010) in the B-3 (Commercial Service) Zoning District for the addition of a second drive-thru lane and relocation of the patio area and dumpster enclosure associated with Culvers
- g. Resolution 2023-15 Approving a site plan review request for the addition of a second drive-thru lane and relocation of the patio area and dumpster enclosure associated with Culvers at 722 South Sylvania Avenue (West Frontage Road), Sec. 13, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-13-010-010); GIGI Associates LLC, Owner; Endpoint Solutions/Jason Heinonen, Applicant/Agent
- h. Pond permit application submitted by Daniel Oakes for the property located at 2470 Queens Brook Lane (Parcel ID # 194-03-21-02-001-200) in the C-2 (Upland Resource Conservation) Zoning District to permit excavation of a 28,350-square foot pond
- i. **Public Hearing** - The Village Board and Plan Commission will continue a joint public hearing to hear public comment on proposed revisions to Chapter 38 of the Village of Yorkville's Municipal Code of Ordinances relating to the adoption of an official map
- j. Ordinance 2023-03 Creating Article VIII of Chapter 38 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to the adoption of an official map
- k. **Public Hearing** - The Village Board and Plan Commission will continue a joint public hearing to hear public comment on proposed revisions to Chapters 14 and 55 of the Village of Yorkville's Municipal Code of Ordinances related to adult-oriented establishments
- l. Ordinance 2023-05 Repealing and recreating Division 22 of Chapter 55 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to adult establishment uses
- m. Ordinance 2023-06 Repealing and recreating Article XX of Chapter 14 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to the licensure of adult oriented entertainment establishments
- n. Ordinance 2023-08 Amending Section 54-219 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to sewer service connection charges
- o. License and permit applications for the period of July 1, 2023, through June 30, 2024 (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. Elyse Flannery
 - c. Jacqueline Flannery
 - d. Riley Flannery
 - e. Vicki Flannery
 - f. Theresa James
 - g. Anthony Muchka
 - 2. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) (Agent: Victoria L. Reading) (Premises: Bar Room Area and Patio on Second Floor of Building)
 - i. Combination Class B Beer and Liquor
 - ii. Operator Licenses
 - a. Shannon Anderson
 - b. Audrianna Bruno
 - c. Alexis Flores
 - d. Kimberly Steege
 - iii. Class B Dance Hall License
 - iv. Gaming Machine License (5 video gaming)

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. Krystal Alvarez
 - c. Steven Basil
 - d. Ryan Burch
 - e. Christine Garvey
 - f. Martin Henderson
 - g. Jovan Jackson
 - h. Ryan Nelson
 - i. Lance Pagels
 - j. Andrew Rodriguez
 - k. 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. Country Rose Bakery and Café, 19319 Washington Avenue (STH 20) (Agent: Rita A. Zadurski) (Premises: Café, Restaurant, Patio, Baker's Kitchen, Breakfast and Lunch Kitchen)
 - i. Class "B" Beer License
 - ii. Operator Licenses
 - a. Christine Mayer
6. Racine 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. Ryan Graichen
 - d. William Hedding
 - e. Mary Hoegsted
 - f. Jeanne Klinkhammer
 - 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)
7. 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. Jill Decker
 - d. Emily Eitel

- e. Nancy Eitel
 - f. Hannah Gehrke
 - g. David Hoeffert
 - h. Cheryl Maraccini
 - i. Lillie McDermott
 - j. Ellena Moore
 - k. Elaina Pettit
 - l. Emmytt Pettit
 - m. Olivia Spaulding
 - n. Allison Torhorst
 - iii. Cigarette License
8. Racine County Agricultural Society, 19805 Durand Avenue (STH 11) (Agent: Jeffrey Busch) (Premises: Entire Fenced-In Area of the Fairgrounds)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Scott Gunderson
 - b. Louise Paul
 - c. Randall Treu
 9. Racine Instinctive Bowmen, 14403 50th Road (Agent: Tom Peterson) (Premises: Main Clubhouse, Bar Area, Walk-In Cooler, and Locked Back Room)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Rebecca Dahlke
 - b. James Gaastra
 10. Route 20, 14001 Washington Avenue (STH 20) (Agent: Raymond J. Stibeck) (Premises: Restaurant, Bar, Mezzanine, Rear West Room, Patio, Parking Lot, and Rear Gravel Parking Lot)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Chelsea Lindsey
 - b. Jennifer Neumann
 - c. Kimberly Parrett
 - d. Jordyn Verborg
 - e. Cory Zeitz
 - iii. Cigarette License
 - iv. Gaming Machine License (5 video gaming + 3 miscellaneous)
 - v. Class A Dance Hall License
 - vi. Annual Special Event Permit
 11. The 14K Kitchen, 13851 56th Road/2624 South Sylvania Avenue (West Frontage Road) (Agent: Kristin L. Beasley) (Premises: Designated bar and unused café area in main lobby of Skydive Midwest's main hangar building)
 - i. Combination Class B Beer and Liquor License
 - ii. Operator Licenses
 - a. Benjamin Statler
 12. 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. Operator Licenses
 - a. Candi Lucksted
 - iii. Gaming Machine License (5 video gaming + 2 miscellaneous)
 - iv. Class B Dance Hall License
 13. Wisconsin Sportsman's Association, Inc. (Gerald Werner), 16010 Durand Avenue (STH 11)

- i. Shooting Facility License
- 14. Richard and Janice Fonk (Harvest View Estates), 15941 Durand Avenue (STH 11)
 - i. Mobile Home Park License
- 15. Konstantinos Gianakakis (Esmonds Motel), 4900 South Colony Avenue (USH 45)
 - i. Hotel/Motel License
- 16. Global Hotels, Inc. dba Quality Inn (Amil Patel), 910 South Sylvania Avenue (West Frontage Road)
 - i. Hotel/Motel License
- 17. Robert Gleason (Gleason Truck and Equipment), 2118 North Sylvania Avenue (West Frontage Road)
 - i. Junk or Auto Salvage Facility License
- p. 2023-2024 annual Operator License application submitted by Connor Flannery
- q. 2023 Union Grove Parks and Recreation contribution invoice

8. Reports

- a. Building Inspector's Report - report on building permits issued and other activity
- b. Code Enforcement Officer's Report - report on activities and issues
- c. Engineer's Report - report on activities and issues
- d. Yorkville Stormwater Utility District Report - report on activities and issues
- e. Roads/Public Works Committee Report - report on activities and issues
- f. Village President's Report - report on activities and issues
- g. 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 Union Grove/Yorkville Fire Department fire station negotiations and land acquisition, 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

11. Adjournment

Michael McKinney
Administrator/Clerk

Posted: June 9, 2023

A quorum of other elected or appointed bodies may be present at this meeting for informational purposes only. No action will be taken by those bodies 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.