



Village Board & Planning Commission
Joint Meeting Minutes
Union Grove Municipal Center 925 15th Avenue
Monday, August 14, 2023

1. **Call to Order** - Douglas Nelson, Village Board President, called the meeting to order at 6:13 p.m.

2. **Roll Call**

President - Douglas Nelson. Trustees/Commissioners - Daniel Maurice, Steve Nelson, Cory Bartlett, Barb Geschke, Aaron Alby. Absent: Robert Funk, Tim DeGarmo. Staff Present - Michael McKinney (Administrator Clerk), and Janine Carls (Deputy Clerk/Treasurer). Others Present – Chris Geary (A.T.T.Y); Al Jeske (Engineer); Thomas Hribar and associates (Hribar Land Management LLC); Robert Gleason along with John Devine (ECA); Andrew Baer and Andrew Hagen (Storage Authority/MABKGPNB LLC); Brian Depies (SEH); Jeff and Gretchen Hansen, Robin Christensen, Tod Waldron, and Kay Friesema (Yorkville Residents).

3. **Approval of Minutes**

Motion (S. Nelson, Bartlett) to approve the July 24, 2023, Village Board meeting minutes as presented, Motion Carried (MC).

4. **Approval of Financial Reports**

Motion (Maurice, S. Nelson) to approve Financial Reports as presented, MC.

5. **Approval of Village Invoices**

Motion (Bartlett, Maurice) to approve Village invoices in the amount of \$95,895.53, MC.

6. **Approval of Stormwater Invoices**

No stormwater invoices were presented for approval.

No formal action was taken on this agenda item.

7. **Business - Discussion and possible action on the following:**

a. **Racine County Farmland Preservation Program presentation**

Chad Sampson presented and asked for the board to submit a decision by early to mid-September.

No formal action was taken on this agenda item.

b. **2023-2024 annual Hotel/Motel License application submitted by Manchester Hospitality LLC dba Super 8 Sturtevant (Yasir Saleem) for the parcel located at 910 South Sylvania Ave (West Frontage Rd)**

Motion (S. Nelson, Maurice) to grant a Hotel/Motel License to Manchester Hospitality LLC as presented, MC.

c. **807 53rd Drive and 15414 Ives Grove Road drainage-related complaint**

Geary reviewed the relative statutes and outlined options for resolving this complaint.

Motion (S. Nelson, Maurice) to authorize McKinney to contact the owner to obtain permission to access the owner's property to move the tree out of the drainage ditch back onto the owner's property, MC.

d. **Site plan review application submitted by Storage Authority/MABKGPNB LLC (with Brian Depies/Short Elliott Hendrickson as applicant/agent) for the parcel located at 19039 Spring Street (CTH C) (Parcel ID # 194-03-21-20-020-005) in the B-3 (Commercial Service) Zoning District for the construction of two self-service storage buildings (one 30-foot by 210-foot and one 40-foot by 192-foot) associated with an existing self-service storage facility known as "Storage Authority"**

Depies (SEH) noted that this is an expansion of the existing business. He confirmed that the Racine County and Engineering reviews had been read and recommendations could be worked through. Discussed and confirmed additional water runoff will be manageable.

No formal action was taken on this agenda item.

e. **Resolution 2023-21 Approving a site plan review request for the construction of two self-service storage buildings (one 30-foot by 210-foot and one 40-foot by 192-foot) associated with an existing self-service storage facility known as "Storage Authority" at 19039 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of**

Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-20-020-005); Storage Authority/MABKGPNB LLC, Owner; Brian Depies/Short Elliott Hendrickson, Applicant/Agent

Motion (Geschke, Alby) to recommend adoption of Resolution 2023-21, with the condition that comments in the engineering review are satisfactorily addressed, MC.

Motion (S. Nelson, Bartlett) to adopt Resolution 2023-21, with the condition that comments in the engineering review are satisfactorily addressed, MC.

- f. **Site plan review application submitted by Hribar Land Management LLC (with Brian Depies/Short Elliott Hendrickson as applicant/agent) for the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-04-060-000) in the M-3 (Heavy Industrial) Zoning District for the construction of a 4,821-square-foot corporate office building for occupancy by “Hribar Storage” and associated businesses**

Depies (SEH) stated the proposed building will consolidate existing offices currently operating out of trailers into one building with 6 office suites. He confirmed that the Racine County and Engineering reviews had been read and recommendations are acceptable.

No formal action was taken on this agenda item.

- g. **Resolution 2023-22 Approving a site plan review request for the construction of a 4,821-square-foot corporate office building for occupancy by “Hribar Storage” and associated businesses at 2221 Raymond Avenue (CTH U), Sec. 04, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-04-060-000); Hribar Land Management LLC, Owner; Brian Depies/Short Elliott Hendrickson, Applicant/Agent**

Motion (Alby, Geschke) to recommend adoption of Resolution 2023-22, with the condition that comments in the engineering review are satisfactorily addressed, MC.

Motion (Maurice, S. Nelson) to adopt Resolution 2023-22, with the condition that comments in the engineering review are satisfactorily addressed, MC.

- h. **Site plan review application submitted by 2118 North Sylvania LLC (with Robert Gleason applicant/agent) for the parcel located at 2118 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-021-000) in the B-3 (Commercial Service) and M-3 (Heavy Industrial) Zoning Districts for the occupancy of an existing commercial building with a drill rig service, sale, and rental business known as “ECA”**

John Devine (ECA) stated the purpose is to sell, service, rent, and supply parts for foundation drilling equipment. He stated the machines are generally quiet and meet OSHA standards. Could be some noise when testing the hydraulic vibrators – short term, not in a production environment. Gleason, in answer to Bartlett’s question, stated that this business would occupy the front 4 acres of his property.

No formal action was taken on this agenda item.

- i. **Resolution 2023-23 Approving a site plan review request for the occupancy of an existing commercial building with a drill rig service, sale, and rental business known as “ECA” at 2118 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-021-000); 2118 North Sylvania LLC, Owner; Robert Gleason, Applicant/Agent**

Motion (Geschke, Alby) to recommend adoption of Resolution 2023-23 as presented, MC.

Motion (Maurice, Bartlett) to adopt Resolution 2023-23 as presented, MC.

- j. **Site grading and improvement plan originally approved on July 9, 2012, for the parcel located at 13815 Leetsbir Road (Parcel ID # 194-03-21-24-002-110) in the B-3 (Commercial Service) and M-3 (Heavy Industrial) Zoning Districts**

McKinney stated that Madsen reviewed this previously approved plan for which no requirements to correct an impervious surface space overage were set. Madsen’s review noted his belief that the benefit of implementing the plan outweighs the 1.6% of impervious surface overage concern. Discussed whether to make amendments to the original plan to require correction of the overage if/when the plans are implemented.

No formal action was taken on this agenda item; the July 2012 approved plans will remain unchanged.

- k. **Resolution 2023-24 Updating the fee schedule for fees established by Yorkville Village Board policy and various provisions of the Village of Yorkville Code of Ordinances**

McKinney stated that these updates to the EMS-related fee schedule were recommended for adoption by the UGYFD Commission at the July meeting.

Motion (S. Nelson, Bartlett) to adopt Resolution 2023-24 as presented, MC.

l. Copier machine replacement proposals

Discussed overall cost, purchase vs. lease options, guarantees, and preferred models.

Motion (S. Nelson, Bartlett) to accept McKinney's recommendation to purchase the Konika Minolta C250i, MC.

m. Mailbox placement/road shouldering policy

Alby suggested requiring paving contractors to move affected mailboxes to meet the required specifications following paving and shouldering projects as part of the contract. This item will be given to Long Range Planning for further review.

No formal action was taken on this agenda item.

n. Consent agenda policy

McKinney described consent agendas and the benefits of using them. As there is interest, he will draw up a policy for review at a future meeting.

No formal action was taken on this agenda item.

o. 2023-2024 Leadership Union Grove application and scholarship request submitted by Janine Carls

Motion (Maurice, Bartlett) to approve the scholarship request for Janine Carls to participate in the Leadership Union Grove program, MC.

p. Special Event Permit application submitted by Michele Lindstedt on behalf of Kunes RV, for the Greater Midwest RV Show Wholesale Event, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Friday, August 18, 2023, through Sunday, August 20, 2023

Motion (Maurice, Bartlett) to approve the Greater Midwest RV Show Wholesale Event, MC.

q. 2023-2024 annual Operator License applications submitted by Daniel Gruhn and Jennifer Imhoff

Motion (S. Nelson, Bartlett) to approve Operator Licenses for Daniel Gruhn and Jennifer Imhoff, MC.

8. Reports

a. Building Inspector's Report

Motion (S. Nelson, Bartlett) to approve the Building Inspector's Report as printed, MC.

b. Code Enforcement Officer's Report

Discussed tall grass and noxious weed complaints, noting that the county ditches need mowing as well.

c. Engineers Report | No report

d. Yorkville Stormwater Utility District Report | No report

e. Roads/Public Works Committee Report | No report

f. Union Grove/Yorkville Fire Commission Report | No report

g. Village President's Report | No Report.

h. Administrator/Clerk's Report

McKinney reported that the land exchange planned for the new well is still viable and they are working through details. He met with public officials regarding the 2 Mile Bridge project and detailed the two elevation options being considered at this time.

9. Public Comments, Questions, and Suggestions

Jeff and Gretchen Hansen and Robin Christensen submitted comments. Hansen's concerns about rumble strips located in front of their Plank Rd home are to be added to a future agenda.

10. 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)(g)* to discuss Jenkins v. Village of Yorkville, Circuit Court, Racine County, State of Wisconsin, Case No. 21-CV-1034 and 17806 Spring Street (CTH C) property maintenance with legal counsel
This agenda item is to be rescheduled and was not discussed.

11. Adjournment

Motion (S. Nelson, Bartlett) to adjourn the meeting at 8:02 p.m., MC. The next scheduled Village Board meeting is August 28, 2023, at 6:00 pm.

Respectfully submitted,
Janine Carls
Village Deputy Clerk/Treasurer

* 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.