

RESOLUTION NO. 2024-01

**VILLAGE OF YORKVILLE
RACINE COUNTY, WISCONSIN**

A RESOLUTION APPROVING A CONDITIONAL USE REQUEST TO EXPAND THE EXISTING LANDSCAPE SUPPLY BUSINESS TO INCLUDE ADDITIONAL EQUIPMENT PARKING, LANDSCAPE MATERIAL BINS, AND THREE FUTURE BUILDINGS FOR THE BUSINESSES KNOWN AS "ERICKSON'S LANDSCAPE SUPPLY" AND "JW ERICKSON COMPANY" AT 18917 SPRING STREET (CTH C), SEC. 20, T3N, R21E, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN (PARCEL ID # 194-03-21-20-040-000); JON AND KAY ERICKSON, OWNER; DAN MEIER/LYNCH & ASSOCIATES, APPLICANT/AGENT

THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN, RESOLVES AS FOLLOWS:

WHEREAS, Applicant/Agent requested conditional use approval to expand the existing landscape supply business to include additional equipment parking, landscape material bins, and three future buildings for the businesses known as "Erickson's Landscape Supply" and "JW Erickson Company" at 18917 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-20-040-000); and,

WHEREAS, the Village of Yorkville Plan Commission recommended approval of the request, subject to the conditions attached hereto as Exhibit A and the performance standards attached hereto as Exhibit B, for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process and will bring the property into compliance with zoning requirements;
2. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Yorkville, that the requested conditional use set forth above is hereby approved for the same reasons set forth above and subject to the same conditions and contingency imposed by the Village of Yorkville Plan Commission.

This Resolution was adopted by the Yorkville Village Board on January 8, 2024.

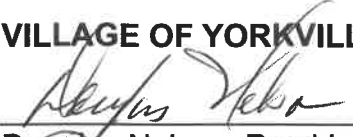
VILLAGE OF YORKVILLE

Ayes: 5

Nays: 0

Abstentions: 0

Absences: 0

By: 
Douglas Nelson, President

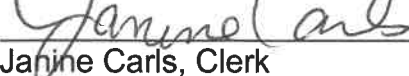
Attest: 
Janine Carls, Clerk

EXHIBIT A - CONDITIONS

Jon and Kay Erickson, Owner

Dan Meier/Lynch & Associates, Applicant/Agent

1. **Zoning Permit.** The applicant must obtain a zoning permit from the Racine County Development Services Office after paying a zoning permit fee of **\$250.00**. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed. **NOTE: This zoning permit is only for the expansion of the landscape supply business (not future buildings) and must be issued prior to the expiration date of this approval.**
2. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration. **If the zoning permit (Condition #1) is not issued prior to the expiration date of this approval, this approval is no longer valid.**
3. **Substantiated Complaints.** The Village of Yorkville reserves the right to require the owner to appear before the Board to address substantiated complaints involving this operation. The Board may direct the owner to implement possible corrective measures to address the complaints. The Conditional Use Permit could be subject to revocation proceedings if substantiated complaints are not addressed by corrective measures.
4. **Future Buildings.** Prior to the construction of any future building approved by this conditional use permit, a zoning permit is required to be obtained from the Racine County Development Services Office. The zoning permits for any of the approved future buildings may be obtained within five (5) years from the conditional use approval date. If a zoning permit for any of the approved future buildings is not obtained within five (5) years from the conditional use approval date, approval from the Village of Yorkville Board will be required prior to issuance of a zoning permit.
5. **Private Onsite Wastewater Treatment System.** Prior to the issuance of a zoning permit, sanitary approval must be obtained from the Racine County Development Services Department. Please contact their office at (262) 886-8440.
6. **Stormwater/Grading Plan.** The property owner or designated agent must contact the Village of Yorkville regarding stormwater/grading regulations in relation to the expansion of the storage yard. Compliance with all regulations and requirements, as determined by the Village of Yorkville, is required.

7. **Vehicle/Equipment Storage.** Storage of commercial vehicles and equipment must be conducted in a neat and orderly manner if viewable from the public right-of-way.
8. **Landscape Materials.** All stock of landscape supply materials must be stored within the designated landscape material bins in a neat and orderly manner. Stockpiles of landscape materials are only acceptable on a temporary basis upon delivery of such landscape materials and shall be moved to a designated landscape material bin in a timely manner.
9. **Landscape Material Processing.** There shall be absolutely no processing of raw materials on the property, with the exception of the processing of (1) existing topsoil stockpiles on the property and (2) any topsoil removed as part of the proposed plan covered under this conditional use permit. At no time shall any mining or excavation of soil be allowed other than topsoil collected during the completion of work covered under this conditional use permit. Once these sources of soil are exhausted, no additional soil shall be brought onto the property for processing. The prohibition on the processing of raw materials shall include but is not limited to wood processing, stone crushing, etc.
10. **Stockpiling.** Other than temporary stockpiles of landscape materials as allowed in Condition #8, stockpiling of any material is strictly prohibited.
11. **Exterior Lighting.** Any changes to the existing exterior lighting on the property shall meet the provisions of Section 20-1065 of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville. Any exterior lighting installed prior to December 15, 2022, must remain in conformance with the approved exterior lighting plan on record. If any exterior lighting installed prior to December 15, 2022, was not part of an approved exterior lighting plan, the exterior lighting must continue to be arranged, oriented, or shielded in a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way, and will not endanger the safety of pedestrian or vehicular traffic.
12. **Loading Requirements.** Adequate loading areas shall be provided so that all vehicles loading, maneuvering, or unloading are completely off the public ways and so that all vehicles need not back onto any public way. Reference Section 20-1087, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.
13. **Operation Requirements.** The operation shall not locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash or be harmful to human, animal, plant, or aquatic life. Any oil or other hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources (WI-DNR) regulations.

14. **Dust Control.** The applicant must take measures to control all dust on the site, by using watering or other palliative means to keep dust at the absolute minimum.
15. **Hours of Operation.** Hours of active operations shall be 8:00AM – 5:00PM Monday through Friday, 8:00AM – 12:00PM Saturday, and closed on Sunday.
16. **Drain Tiles.** Do not break or damage any underground tile. If encountered, any underground agricultural tile line must be rerouted or fixed. If any underground tile is encountered that has anything but clean water flowing through it, contact Racine County Development Services at (262) 886-8440 to investigate.
17. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
18. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as “Applicant” or “Property Owner”) with respect to the uses on the Property.
19. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on December 11, 2023, unless otherwise amended herein.
20. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville (copy attached).
21. **Property Requirements.** This site must be kept neat and orderly at all times, with all refuse dumpsters out of view of passersby. All disposed items must be done in an environmentally safe manner. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; replacing broken and vandalized parts; replacing burned out light bulbs; and cleaning, painting, and repairing windows and building facade.
22. **Signs.** Any advertising sign on this property must conform to the Racine County Ordinance standards, as applicable to the Village of Yorkville, and will require a separate zoning permit(s) prior to installation.
23. **Fire Alarm and/or Sprinkler Plan Review.** If this approval is for an activity that requires fire alarm and/or sprinkler system plan review, written confirmation shall be provided to the Village Administrator/Clerk by Fire Safety Consultants, Inc. stating that the applicant and/or agent has submitted acceptable fire alarm and/or sprinkler system plans to Fire Safety Consultants, Inc. for review pursuant to

Chapter 26 of the Village of Yorkville Municipal Code. No building or zoning permit shall be issued for this activity until such time as said confirmation is provided. For the purposes of this condition, the term "building permit" shall mean any permit including, but not limited to, site preparation, building, electrical, plumbing, HVAC, and erosion permits. The applicant must first obtain Fire Safety Consultants, Inc. fire alarm and/or sprinkler system plan approval prior to submitting those plans to the State of Wisconsin for state review. Failure to abide by any part of this condition shall not constitute a basis for an appeal to the Village Board of any sprinkler system and/or fire alarm requirements contained within Chapter 26 of the Village of Yorkville Municipal Code. The building inspector may issue a stop work order if, in his/her opinion, construction cannot proceed any further without impeding the installation of the required fire alarm and/or sprinkler systems.

24. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
25. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations.
26. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
27. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
28. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Jon and Kay Erickson, Dan Meier, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
29. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
30. **Plans Required.** The applicant shall submit a complete site grading and erosion control plan meeting Village requirements for the areas identified as "Proposed Equipment Parking" and "Proposed 40'x40' Fabric Structure" on the Site Improvement Plans for Erickson's Landscape Supply, prepared by Lynch &

Associates and dated December 6, 2023, for review and approval by the Village Engineer at the applicant's expense.

31. **Biennial Review.** Applicant shall appear before the Village Board and Plan Commission every two (2) years from the date of the approval of this conditional use request for the purposes of reviewing the status of this conditional use permit. No application shall be required of the applicant in advance of this meeting. The purpose of this meeting shall be to review the activities covered under this conditional use to identify whether any outstanding issues requiring resolution have occurred in the preceding two (2) years, and to collaboratively discuss a plan of action to resolve any such issues. The Plan Commission and Village Board shall have the authority to add reasonable conditions to the permit to address issues that may have arisen in the past two (2) years.
32. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.

EXHIBIT B - PERFORMANCE STANDARDS

Jon and Kay Erickson, Owner
Dan Meier/Lynch & Associates, Applicant/Agent

DIVISION 4. - PERFORMANCE STANDARDS [15]

Footnotes:

--- (15) ---

Cross reference - Schedule of deposits for violation of the provisions in this division, § 5-3.

Sec. 20-1061. - Compliance.

This chapter permits specific uses in specific districts; and these performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or district. All structures, lands, air and waters shall hereafter, in addition to their use, site and sanitary, floodland and shoreland regulations, comply with the following performance standards.

(Code 1975, § 7.091)

Sec. 20-1062. - Water quality protection.

No residential, commercial, industrial, institutional or recreational use shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might run off, seep, percolate or wash or be harmful to human, animal, plant or aquatic life. This section shall not apply to uses other than those enumerated in it.

(Code 1975, § 7.092)

Sec. 20-1063. - Noise.

All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

(Code 1975, § 7.093)

Sec. 20-1064. - Radioactivity and electrical disturbances.

No activity shall emit radioactivity or electrical disturbances so as to endanger the use of neighboring premises.

(Code 1975, § 7.094)

Sec. 20-1065. - Exterior lighting.

Any lighting source on any use, lot or parcel which is for the purpose of illuminating any structure exterior, sign, parking lot or outdoor area shall be established in a manner which satisfies the following conditions:

- (1) Such lighting shall be arranged, oriented or shielded in such a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way.
- (2) The source of such illumination shall be arranged, oriented or shielded in a manner which will not endanger the safety of pedestrian or vehicular traffic.

(Ord. No. 86-86, § 7.095, 8-26-86)

Sec. 20-1066. - Maintenance.

Any fence, wall, hedge, yard space or landscaped area required by this chapter or grant of variance or conditional use shall be kept free of an accumulation of refuse or debris. Plant materials must be well kept in a healthy, growing condition; and structures, such as walls and fences, shall be maintained in sound conditions, good repair and appearance at all times.

(Ord. No. 86-86, § 7.096, 8-26-86)

Sec. 20-1067. - Odors.

No residential, commercial, industrial, institutional or recreational use shall emit an odor of such nature or quantity as to be offensive or unhealthful which is detectable at the lot line. The guide for determining odor measurement and control shall be Chapter NR 429 of the Wisconsin Administrative Code and amendments thereto.

(Ord. No. 93-3, 5-11-93)

Cross reference - Outdoor burning, § 13-51 et seq.

Sec. 20-1068. - Reserved.

Editor's note - Ord. No. 2011-131S, adopted April 10, 2012, repealed § 20-1068 which pertained to floodproofing and derived from Ord. No. 94-155, § 11, adopted Nov. 10, 1994.

Secs. 20-1069 - 20-1085. - Reserved.