



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, January 8, 2024

1. **Village Board President, Douglas Nelson, called the meeting to order at 6:00 pm.**

2. **Roll Call**

Village Trustees	Plan Commission	Administration	Community
Douglas Nelson, President	Aaron Alby	Michael McKinney, Administrator	Ed Zurey
Robert Funk	Tim DeGarmo	Janine Carls, Clerk	Dan Meier
Dan Maurice		Nick Carriker, Public Works Mgr.	Josh Erickson
Steve Nelson		Mark Madsen, Engineer	Todd Terry
Cory Bartlett	Absent: Barb Geschke	Tim Pruitt, A.T.T.Y.	Ellen Peterson +1

3. **Consent Agenda - approval of:**

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| a. 12/11/2023, Village Meeting Minutes | e. Building Inspector's Report |
| b. Financial reports | f. Code Enforcement Officer's Report |
| c. Village invoices | g. 2023-2024 Operator License- Brian Eitel |
| d. Stormwater invoices | |

Motion (S. Nelson, Bartlett) to approve the Consent Agenda items except the Financial Reports, Motion Carried (MC).

Financial Reports: discussed lower lottery credit, hotel tax, and building inspection revenues. The lottery credit will be higher and reflect a more accurate amount after the audit.

Motion (S. Nelson, Bartlett) to approve the Financial Reports, MC.

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

Rezoning request submitted by Ed Zurey and Linda Kelly (with Dylan Arntzen as applicant/agent) for the parcel located at 14922 Washington Avenue (STH 20) (Parcel ID # 194-03-21-12-053-010) in the R-3 (Suburban Residential - Sewered) Zoning District to rezone this parcel from the R-3 (Suburban Residential - Sewered) Zoning District to the A-2 (General Farming and Residential II) Zoning District.

a. **Public Hearing**

Ed Zurey stated that they had purchased the property in September. They have two horses and would like to build an arena on the land in the future. *D. Nelson opened the hearing at 6:04 p.m. and, hearing no comments, closed the hearing at 6:04 p.m.*

b. **Rezoning Request**

McKinney noted varying opinions on the question of whether to update the comprehensive land use plan for this property and others surrounding it or simply to rezone this property. Discussion followed.

Amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55- 1(a) of the Code of Ordinances of the Village of Yorkville relating to the proposed rezoning of ±24.11 acres of land located at 14922 Washington Avenue (STH 20) (Parcel ID # 194-03-21- 12-053-010), in the W½ of the SW¼ of Sec. 12, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the R-3 (Suburban Residential - Sewered) Zoning District to the A-2 (General Farming and Residential II) Zoning District; Ed Zurey and Linda Kelly, Owner; Dylan Arntzen, Applicant/Agent

c. **Resolution 2024-01 - Recommending approval of Ordinance 2024-01**

Motion (Alby, DeGarmo) to approve Resolution 2024-01 to recommend amending the Racine County Code of Ordinances as presented above, MC.

d. Ordinance 2024-01 - Amending the Racine County Code of Ordinances as presented above.

Motion (Maurice, Funk) to approve Ordinance 2024-01 as presented above, MC.

Conditional use request submitted by Jon and Kay Erickson (with Dan Meier/Lynch & Associates as applicant/agent) for the parcel located at 18917 Spring Street (CTH C) (Parcel ID # 194-03-21-20-040-000) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts 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”

e. Public Hearing

Dan Meier stated that the Erickson’s would like to continue to operate and to move more of the business to the north side of Spring St. He further stated that, regarding #9 of proposed Resolution 2024-01, Erickson’s want the ability to process the topsoil currently on site (south side of property) and any topsoil that is stripped as part of improvements within the plan if approved.

Madsen stated that it is typical for on-site processing of topsoil stripped as part of an approved plan. Discussed past concerns, existing stockpile amounts, and zoning regulations. *D. Nelson opened the hearing at 6:42 p.m.* Ellen Peterson, who resides at 2701 Martin Drive, inquired about: how much noise processing will create; time frame for processing this topsoil; potential for water run-off onto her property. No other comments were made. *D. Nelson closed the public hearing at 6:47 p.m.*

f. Conditional Use Request

Discussed amending #9 of the resolution 2024-01 to clarify allowed on-site processing of topsoil. Discussed a review (not an application process) of this permit every two years to address any concerns.

g. Resolution 2024-01

Motion (Alby, DeGarmo) to recommend approval of Resolution 2024-01, amending #9 to allow for on-site processing of the current stockpile of topsoil and any topsoil stripped for purposes in this plan and/or future approved plans, and requiring a review (not a new application) of this permit every two years, MC.

Motion (S. Nelson, Bartlett) to accept the recommendation of the Plan Commission and approve Resolution 2024-01, amending #9 to allow for on-site processing of the current stockpile of topsoil and any topsoil stripped for purposes in this plan and/or future approved plans, and requiring a review of this permit (not application) every two years, MC.

h. Ordinance 2024-02 Amending Sections 54-275, 54-279(g), 54-279(w) and 54-280 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, to (1) clarify the authority of the Board as to stormwater facilities, operations and activities implemented by the Racine County Board of Drainage Commissioners, (2) revise the definitions of Equivalent Runoff Unit and Stormwater System, and (3) expand the scope of utility rates and charges to include work done within the Yorkville Raymond Drainage District by the Racine County Board of Drainage Commissioners

McKinney reviewed changes reflected in this amendment. Pruitt noted that all changes are discretionary, giving authority, but not obligation, to pass on drainage assessments to the entire village.

Motion (S. Nelson, Maurice) to approve Ordinance 2024-02 as presented.

i. Wisconsin Department of Transportation State/Municipal Agreement Revision #3 for State-Let Local Bridge Project 2702-00-05/75 (2 Mile Road bridge over the West Branch of the Root River Canal)

McKinney stated that this revision increased the amount covered under the agreement by \$128,000. This is the construction side and is 100% covered by the WI DOT and has no effect on our budget.

Motion (Maurice, Bartlett) to approve the revision as presented, MC.

j. Wisconsin Cyber Alliance cybersecurity consortium participation

Discussed lack of information regarding potential costs and obligations.

Motion (Maurice, Bartlett) to respectfully decline participation in the Wisconsin Cyber Alliance, MC.

5. Reports

a. Engineers Report

Madsen is still waiting for a decision on 2024 road projects.

b. Yorkville Stormwater Utility District Report | No report

c. Roads/Public Works Committee Report

Maurice and Funk plan to meet soon to discuss a 2024 road project. The spring road tour will also look at road signage conditions.

d. Village President's Report | No report

e. Clerk's Report

Carls noted that Steve Nelson and Cory Bartlett will be on the ballot for the April 2, 2024, election. No other candidates submitted paperwork. Allison will be looking into vehicles being stored at 13904 Spring St.

f. Administrator/Clerk's Report |

McKinney stated that the Long-Range Planning will not meet tomorrow due to weather.

6. Public Comments, Questions, and Suggestions | No comments

7. Adjournment

Motion (Bartlett, Funk) to adjourn the meeting at 7:19 p.m., MC. The next scheduled Village Board meeting at the time of this submission is January 22, 2024, at 6:00 pm.

Respectfully submitted,
Janine Carls, Village Clerk