



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, September 9, 2024

1. Doug Nelson called the meeting to order at 6:00 pm.

2. Roll Call

Trustees/Commissioners	Administration/Other	Community
Doug Nelson, Village President	Michael McKinney, Administrator	Robert Gleason
Robert Funk	Janine Carls, Clerk	Andrew Kaufman
Dan Maurice	Nick Carriker, Public Works Manager	Terry O'Brien
Steve Nelson	Lori Miller, SEH, Inc.	Brian O'Brien
Cory Bartlett		Dennis and Laura Lee
Aaron Alby		
Barb Geschke		
Absent: Tim DeGarmo		

3. Consent Agenda - approval of:

- a. Financial reports
- b. Village invoices
- c. Building Inspector's Report - report on building permits issued and other activity
- d. Code Enforcement Officer's Report - report on activities and issues
- e. Temporary "Class B" wine license application submitted by the Greater Union Grove Area Chamber of Commerce to sell wine during the Greater Union Grove Area Chamber of Commerce's Wine Walk on Saturday, October 5, 2024

Motion (Maurice, Bartlett) to approve the Consent Agenda items including Treasurer's Report and Village Invoice listing handouts added to packet for items a. and b., Motion Carried (MC).

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

- a. **Class B weight restriction exemption renewal request related to the conditional use application approved on September 9, 2019, for the parcel located at 2505 65th Drive (Parcel ID # 194-03- 21-04-046-020) for the parking and storage of a semi-tractor, flatbed trailer and dump trailer for a business known as JV Trucking, LLC**

McKinney stated this is an annual review and renewal. No issues have been reported.

Motion (Geschke, Alby) to recommend approval of the Class B weight restriction exemption renewal for JV Trucking, LLC, as presented, MC.

Motion (Maurice, Funk) to accept the Planning Commission's recommendation and approve the Class B weight restriction exemption renewal for JV Trucking, LLC, as presented, MC.

- b. **Public Hearing - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use request submitted by Robert Gleason (with Harris Golf Cars as applicant/agent) for the parcel located at 14003 Leetsbir Road (Parcel ID # 19403-21-24-002-110) in the B-3 (Commercial Service) and M-3 (Heavy Industrial) Zoning Districts to obtain after-the-fact approval for the construction of a 1,000 square-foot addition to an existing commercial building**

D. Nelson opened the public hearing at 6:04 p.m. Mr. Gleason explained that when Harris Golf Cars moved from the front to the back they asked if they could construct a bay to wash the golf cars. He approved, but didn't hear anything more until it had already been built, without obtaining permits. Hearing no further public comment, D. Nelson closed the hearing at 6:05 p.m.

- c. **Conditional use request submitted by Robert Gleason (with Harris Golf Cars as applicant/agent) for the parcel located at 14003 Leetsbir Road (Parcel ID # 194-03-21-24-002110) in the B-3 (Commercial**

Service) and M-3 (Heavy Industrial) Zoning Districts to obtain after-the-fact approval for the construction of a 1,000 square-foot addition to an existing commercial building

No further discussion

- d. Resolution 2024-21 Approving a conditional use request to obtain after-the-fact approval for the construction of a 1,000 square-foot addition to an existing commercial building at 14003 Leetsbir Road, Sec. 24, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-24-002-110); Robert Gleason, Owner; Harris Golf Cars, Applicant/Agent**

Motion (Alby, Geschke) to recommend Village Board approval of Resolution 2024-21, as presented, MC.
Motion (S. Nelson, Bartlett) to accept Planning Commission's recommendation and approve Resolution 2024-21 as presented, MC.

- e. Public Hearing - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a proposed update to the Village of Yorkville's Comprehensive Plan as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan"**

D. Nelson opened the public hearing at 6:06 p.m. Lori Miller, joining remotely, presented an overview of the proposed updates and underlying reasons. Maurice stated that the Long-Range Planning Committee had worked hard on these updates incorporating community feedback. Dennis Lee asked if a comparative study analyzing the carbon footprints of corn and solar energy had been part of this process, to which Maurice responded it had not given the prevailing consensus was to preserve prime agricultural land, but it could be something for future consideration. Brian O'Brien questioned if the public had been given enough time to access and review the amendments proposed, to which McKinney responded that it had been properly noticed. No one spoke in favor or in opposition to the proposed changes and D. Nelson closed the public hearing at 6:30 p.m.

- f. Proposed update to the Village of Yorkville's Comprehensive Plan as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan"**

Discussed providing additional time for public review of the proposed updates.

- g. Plan Commission Resolution 2024-03 Recommending approval of an update to the Village of Yorkville's Comprehensive Plan as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan"**

Motion (Alby, Geschke) to table until the Village Meeting on October 14, 2024, MC.
Motion (Maurice, S. Nelson) to approve the Planning Commission's recommendation and table Resolution 2024-03 until the Village Meeting on October 14, 2024, MC.

- h. Ordinance 2024-16 Adopting an update to the Village of Yorkville's Comprehensive Plan as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan"**

Motion (S. Nelson, Maurice) to table Ordinance 2024-16 until the October 14, 2024, Village Meeting, MC.

- i. Resolution 2024-22 Setting forth the relocation order of the Village of Yorkville affecting certain property located 515 Deer Path (Parcel ID # 194-03-21-12-092-070) in the Village of Yorkville, Racine County, State of Wisconsin**

McKinney stated that this was previously approved, but not filed with the County Clerk within the required timeline, requiring us to adopt it again.

Motion (S. Nelson, Bartlett) to approve Resolution 2024-22, as presented, MC.

- j. 2024-2026 audit services proposals**

McKinney reviewed the two audit proposals: Kerber Rose (current) and Lauterbach & Amen (new). He noted that he and Stute had worked with two Lauterbach & Amen auditors in the past. Lauterbach & Amen's proposal came in at \$5000.00 less for overall services.

Motion (S. Nelson, Maurice) to approve the Lauterbach & Amen audit service proposal as presented, MC.

- k. IT services proposals**

McKinney reviewed submitted proposals stating that these were difficult to compare given the different breakdowns of services provided. He stated that he was still waiting on one proposal. He

noted that our current service provider was no longer offering a “break-fix” package and that the Village would require hardware and software updates soon.

Motion (Bartlett, S. Nelson) to table this agenda item pending receipt of the outstanding proposal, MC.

I. Telephone services proposals

McKinney stated that ATT is discontinuing hard phone lines at the Municipal Building, and we must update our phones and services. He reviewed the proposals, noting that he was still expecting one more. Proposals submitted by IT providers were higher costs compared to Spectrum and AT&T options. Discussed what type of phone to use at the Collection Site.

Motion (S. Nelson, Maurice) to table this agenda item pending receipt of the outstanding proposal, MC.

5. Reports

a. Engineer’s Report | No Report

b. Yorkville Stormwater Utility District Report | No Report

c. Roads/Public Works Committee Report

Racine County has begun shouldering work. McKinney added Evans Lane to the list of roads in need of shouldering. Maurice provided an update regarding Hwy 45 and Plank Road round-about discussions.

d. Village President’s Report | No report

e. Public Works Manager’s Report | No report

f. Clerk’s Report

Carls stated that Badger Books are ordered, and training is scheduled for September 25, 2024. The plan is to begin using them at the special elections on Nov 21 and Dec 19. The sale of Route 20 Bar and Grill is expected to close on or about September 23rd. Heavy equipment parked on Acorn Trail for an extended period was reported to the Racine County Sheriff’s office for follow-up.

g. Administrator’s Report

McKinney provided an update on the Two Mile Road Bridge project. Wanasek is still expecting to finish the walking trail by month’s end. The water tower drive remains on hold until utilities are relocated. A pre-conference meeting for the well project will be held Dec. 26th. The September 23rd Village Board meeting will include a Yorkville baseball presentation, and a conditional use application submitted by Ray Alderman. McKinney was contacted by a representative of Culligan regarding whether constructing a new accessory building would trigger the storm water requirement; McKinney noted it would not as the surface is already paved.

6. Public Comments, Questions, and Suggestions

Brian O’Brien asked whether any committees or organizations were actively working on plans to develop the south corridor on I-94 near Braun Rd.

7. Adjournment

Motion (Funk, Bartlett) to adjourn the meeting at 7:23 pm, MC.

Respectfully submitted,
Janine Carls, Village Clerk

Village Board Meetings are normally held on the 2nd and 4th Mondays of each month, jointly with the Planning Commission on the 2nd Monday. Schedules and agendas are available at villageofyorkville.com.