

Town Of Yorkville

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AGENDA

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
FRIDAY, AUGUST 14, 2015
(POSTPONED FROM MONDAY, AUGUST 10, 2015, DUE TO POWER OUTAGE)
5:00 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Minutes** – Approval of the July 27, 2015 Town Board meeting minutes
4. **Approval of Financial Reports**
5. **Approval of Town Invoices**
6. **Approval of Stormwater Invoices**
7. **New and Unfinished Business – Discussion and possible action on all of the following:**
 - a. Request submitted by Wildwood Holdings, LLC (on behalf of Gary Soltis) for occupancy approval for the property located at 20911 White Ash Road, Unit A (Parcel ID # 018-03-21-31-018-014) in the B-3 (Commercial Service) Zoning District to permit occupancy of said unit at this address with office and shop space for an automotive hobbyist and restoration of a personal automobile
 - b. Request submitted by Ashley Yorkville, LLC (on behalf of Jensen Metal Products/Real Flame Company, Inc.) for occupancy approval for the property located at 3030 South Sylvania Avenue, Suite E (Parcel ID # 018-03-21-25-008-100) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of said unit at this address with warehousing and distribution space for indoor vent-less electric and gel fuel fireplaces, and outdoor wood and gas fueled fireplaces, for a business called “Real Flame Company, Inc.”
 - c. Request submitted by Sylvania Partners, LLC (on behalf of Corsa Technic, LLC) for occupancy approval for the property located at 1510 South Sylvania Avenue, Unit 209 (Parcel ID # 018-03-21-13-029-112) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of said unit at this address with warehousing and office space for a business engaging in the internet sales of motorsport parts called “Corsa Technic, LLC”
 - d. Request submitted by Keith George (with Gina Landreman as applicant) for site plan approval for the property located at 13851 56th Road (Parcel ID # 018-03-21-24-018-000) in the M-2 (General Industrial) Zoning District to allow occupancy of office space in the reception area of the existing Skydive Midwest hangar at this address with a café-style restaurant

- e. Application for a new Pond Permit submitted by Richard and Stephanie Whybark for the property located at 2628 Raymond Avenue (CTH U) (Parcel ID # 018-03-21-04-012-000) to permit construction of a 120' by 220' pond
- f. Application for a 2015-2016 annual Junk or Auto Salvage Facility License submitted by Freeway Auto Salvage, Inc. for 2118 North Sylvania Avenue
- g. **Public Hearing** – The Town Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Pine Haven Enterprises, LLC (with Nick Willkomm as agent) for a two-year extension of an existing conditional use permit for the property located at 17108 County Line Road (CTH KR) (Parcel ID # 018-03-21-33-016-010) in the M-3 (Heavy Industrial) and M-4 (Quarrying) Zoning Districts to allow the continuation of a non-metallic (clay) mining operation at this address
- h. Request submitted by Pine Haven Enterprises, LLC (with Nick Willkomm as agent) for a two-year extension of an existing conditional use permit for the property located at 17108 County Line Road (CTH KR) (Parcel ID # 018-03-21-33-016-010) in the M-3 (Heavy Industrial) and M-4 (Quarrying) Zoning Districts to allow the continuation of a non-metallic (clay) mining operation at this address
- i. **Public Hearing** – The Town Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Oakes Transport, Inc. (with Dan Oakes as applicant) for rezoning and conditional use approval for the property located at 2036 North Sylvania Avenue (Parcel ID # 018-03-21-01-024-000) in the B-3 (Commercial Service) Zoning District to rezone this 2.79-acre property from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District and to allow the use of this property for storage of office modules and shipping containers
- j. Request submitted by Oakes Transport, Inc. (with Dan Oakes as applicant) for rezoning approval for the property located at 2036 North Sylvania Avenue (Parcel ID # 018-03-21-01-024-000) in the B-3 (Commercial Service) Zoning District to rezone this 2.79-acre property from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District
- k. Resolution 2015-10 Recommending an Amendment to the Recommended Land Use Plan for Racine County Planning Area 2035 from Commercial to Industrial for the property located at 2036 North Sylvania Avenue (Parcel ID # 018-03-21-01-024-000)
- l. Request submitted by Oakes Transport, Inc. (with Dan Oakes as applicant) for conditional use approval for the property located at 2036 North Sylvania Avenue (Parcel ID # 018-03-21-01-024-000) to allow the use of this property for storage of office modules and shipping containers
- m. Request submitted by Maria Vargas (with Israel Vargas as agent) for site plan approval for the property located at 3400 South Sylvania Avenue (Parcel ID # 018-03-21-25-007-010) in the B-5 (Highway Business) Zoning District to allow up to 12 outdoor events per calendar year on the property, such as car shows, multi-breed dog shows, music festivals and rodeos
- n. Stray Animal Collection and Transport Officer Employment Agreement
- o. Authorization to obtain a Special Inspection Warrant for the property located at 17908 Old Yorkville Road
- p. ASDA 2015-2016 Solid Waste and Recyclables Collection and Disposal Contract
- q. Applications for 2015-2016 annual Operator Licenses submitted by the following (all applications may be approved by one motion or individually):
 - 1. Jacquelynne Barret
 - 2. Cynthia Kritner
 - 3. Rochelle Marino
 - 4. Jessica Roediger
- r. Proposal for 2015 Routine Interim Bridge Inspection Services from Westbrook Associated Engineers
- s. Quotes for chip sealing work on Town roads
- t. Rescheduling the September 14, 2015 joint Town Board/Plan Commission meeting

8. Reports

- a. Code Enforcement Officer's Report – report on activities and issues
 1. 17806 Spring Street (CTH C)
 2. 1932 51st Drive
- b. Building Inspector's Report – report on building permits issued and other activity
- c. Engineer's Report – report on activities and issues
- d. Yorkville Stormwater Utility District Report – report on activities and issues
- e. Clerk's Report – report on activities and issues
 1. Items for the September joint Town Board/Plan Commission meeting agenda
 - i. 2118 North Sylvania Avenue conditional use
 - ii. 19031 Spring Street (CTH C) site plan
 2. Poclain Hydraulics 30th Anniversary Event on Sunday, September 27
 3. Wisconsin Department of Transportation's 2015-2020 Local Bridge Improvement Program application
 4. Weed control ordinance enforcement

9. Other – Comments, questions and suggestions

10. Adjournment

Michael McKinney
Clerk-Treasurer

Posted: August 12, 2015

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

This building is handicap accessible. Requests from persons with disabilities who need assistance should be made to the Town Office, (262) 878-2123, with as much advance notice as possible.