

# Town Of Yorkville

925 15<sup>th</sup> Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123

Fax: (262) 878-1680

Website: [www.townofyorkville.com](http://www.townofyorkville.com)

---

## 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 56<sup>th</sup> 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 51<sup>st</sup> 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 30<sup>th</sup> 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.*