

Town Of Yorkville

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AGENDA

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
THURSDAY, JULY 7, 2016
6:00 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Minutes** - Approval of the June 27 and June 29, 2016 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 Sylvania Partners, LLC (on behalf of North Shore Spray Service) for occupancy approval for the property located at 1520 South Sylvania Avenue, Unit 311 (Parcel ID # 018-03-21-13-030-311) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of said unit at this address with office and warehouse space for a lawn and tree care business called "North Shore Spray Service"
 - b. **Public Hearing** – The Town Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Max and Jeanne Zuleta for conditional use approval for the property located at 2638 North Sylvania Avenue (Parcel ID # 018-03-21-01-002-010) in the B-3 (Commercial Service) Zoning District to permit construction of a 45-foot by 100-foot (4,500-square foot) pole building with a peak height of 25.63 feet and an eave height of 20 feet for office space, a 20-foot by 20-foot (400-square foot) freezer, two ice cube machines, three ice block machines, forklift storage and storage for equipment for an existing ice block and sculpture business called Sculptures in Ice, Inc., dba Art Below Zero, with a master sign plan for an existing 49-foot by 9.33-foot (457.17-square foot) mural on an existing accessory building, an existing 9-foot by 7.75-foot (69.75-square foot) logo on the existing well house and a proposed mural and 12-foot by 30-foot (360-square foot) illuminated sign on the proposed pole building
 - c. Request submitted by Max and Jeanne Zuleta for conditional use approval for the property located at 2638 North Sylvania Avenue (Parcel ID # 018-03-21-01-002-010) in the B-3 (Commercial Service) Zoning District to permit construction of a 45-foot by 100-foot (4,500-square foot) pole building with a peak height of 25.63 feet and an eave height of 20 feet for office space, a 20-foot by 20-foot (400-square foot) freezer, two ice cube machines, three ice block machines, forklift storage and storage for equipment for an existing ice block and

sculpture business called Sculptures in Ice, Inc., dba Art Below Zero, with a master sign plan for an existing 49-foot by 9.33-foot (457.17-square foot) mural on an existing accessory building, an existing 9-foot by 7.75-foot (69.75-square foot) logo on the existing well house and a proposed mural and 12-foot by 30-foot (360-square foot) illuminated sign on the proposed pole building

- d. **Public Hearing** – The Town Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Bower Design and Construction (with Roseanne Fohr as current owner) for conditional use approval for the property located at 1818 South Colony Avenue (USH 45) (Parcel ID # 018-03-21-19-029-020) in the B-3 (Commercial Service) Zoning District to permit occupancy of the existing building on the site with construction and restoration office space and a design and selection studio open to the public for a business called Bower Design and Construction and to construct a 36-foot by 40-foot (1,440-square foot) addition to the rear of the existing building for additional office and design studio space and a 54-foot by 168-foot (9,072-square foot) post-frame building to the rear of the existing building for storage of construction tools and equipment with a gravel driveway extension to serve both proposed improvements
- e. Request submitted by Bower Design and Construction (with Roseanne Fohr as current owner) for conditional use approval for the property located at 1818 South Colony Avenue (USH 45) (Parcel ID # 018-03-21-19-029-020) in the B-3 (Commercial Service) Zoning District to permit occupancy of the existing building on the site with construction and restoration office space and a design and selection studio open to the public for a business called Bower Design and Construction and to construct a 36-foot by 40-foot (1,440-square foot) addition to the rear of the existing building for additional office and design studio space and a 54-foot by 168-foot (9,072-square foot) post-frame building to the rear of the existing building for storage of construction tools and equipment with a gravel driveway extension to serve both proposed improvements
- f. Request submitted by Ray Stibeck for site plan approval for the properties located at 14001, 14007 and 14015 Washington Avenue (STH 20), the vacant lot between 734 South Sylvania Avenue and 904 South Sylvania Avenue, and the vacant lot between 910 South Sylvania Avenue and 1300 Grandview Parkway (Parcel ID #'s 018-03-21-13-014-010, 018-03-21-13-010-020, 018-03-21-13-014-020, 018-03-21-13-010-040 and 018-03-21-13-008-000) in the B-2 (Community Business) and B-3 (Commercial Service) Zoning Districts to permit a one-day live outdoor music event on these properties on Saturday, September 10, 2016, starting after noon and running until midnight, with loud music ending at 11:30 p.m.
- g. 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 permit up to 12 outdoor events from July 22, 2016 through July 22, 2017 on the property, such as car shows, multi-breed dog shows, music festivals and rodeos
- h. Annual Special Event Permit application submitted by Israel Vargas for Homerun Heaven, 3400 South Sylvania Avenue
- i. Collection and Recycling Site issues
- j. 10th Avenue milling and repaving quote from Racine County Public Works
- k. Windows 10 and/or computer upgrade expenses

8. Reports

- a. Code Enforcement Officer's Report – report on activities and issues
- 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. 2945 Forest View Circle certified survey map application (tentatively on August 8)
2. 1909 53rd Drive certified survey map application (tentatively on August 8)
3. Events held at 20614 Spring Street (CTH C)

9. Other – Comments, questions and suggestions

10. Adjournment

Michael McKinney
Clerk-Treasurer

Posted: July 5, 2016

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.