

# Town Of Yorkville

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## AGENDA

**TOWN OF YORKVILLE  
JOINT TOWN BOARD/PLAN COMMISSION  
TOWN BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, MAY 8, 2017  
IMMEDIATELY FOLLOWING THE CONCLUSION OF THE  
6:00 P.M. YORKVILLE BOARD OF REVIEW MEETING**

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes** - Approval of the April 24, 2017 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. Holding tank agreement and holding tank servicing contract submitted by Hribar Land Management, LLC for 2221 Raymond Avenue (CTH U) (Parcel ID # 018-03-21-03-002-000) in the A-2 (General Farming and Residential II), C-1 (Resource Conservation) and M-3 (Heavy Industrial) Zoning Districts
  - b. Special event permit application submitted by Amanda Kurt on behalf of Kurk Concrete for Touch A Truck, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), on Saturday, June 10, 2017 from 9:30 a.m. to 2:00 p.m.
  - c. Occupancy application submitted by Sylvania Partners, LLC (with Multi-Pharma as applicant/agent) for the property located at 1510 South Sylvania Avenue, Unit 209 (Parcel ID # 018-03-21-13-030-209) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of said unit at this address with warehouse space for a retail pharmacy equipment business called "Multi-Pharma"
  - d. Application submitted by Jose L. Solorzano for a Class B beer license for the period of May 28, 2017, through June 30, 2017 for Home Run Heaven, located at 3400 South Sylvania Avenue (Parcel ID # 018-03-21-25-007-010) in the B-5 (Highway Business) Zoning District (Agent: Jose L. Solorzano) (Premises: All fenced-in areas)
  - e. Site plan approval issued on July 7, 2016 to Maria Vargas (with Israel Vargas as agent) 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, including possible modification of conditions established by this approval

and/or possible modification of any past conditions established by prior approvals for the applicant or agent for similar events

- f. Certified survey map application submitted by Lawrence Dempski for the parcel located at 17808 58<sup>th</sup> Road (Parcel ID # 018-03-21-21-021-000) in the A-2 (General Farming and Residential II) Zoning District to permit division of said 63.82-acre parcel into a 4.22-acre parcel, an 8.47-acre parcel and a 49.83-acre remnant parcel, with a 33-foot wide right-of-way dedication for roadway purposes being created along the entire road frontage of 67<sup>th</sup> Drive and an 8.25-foot wide right-of-way dedication for roadway purposes being created along the entire road frontage of 58<sup>th</sup> Road (total dedication of 1.3 acres), and which includes a request to waive Town of Yorkville Code of Ordinances Section 28-225(a), which requires that all parcels created by certified survey map, including the remnant parcel, be included on the certified survey map
- g. Request submitted by James Peterson Sons, Inc. to conduct an asphalt and concrete recycling operation for the Colony Avenue (USH 45) reconstruction project on the parcel located at 18917 Spring Street (CTH C) (Parcel ID # 018-03-21-20-040-000) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts
- h. Site plan application submitted by Robert Gleason for the parcel located at 3014 South Sylvania Avenue and for the vacant 2.018-acre parcel located immediately to the west of this parcel (Parcel ID #'s 018-03-21-25-002-002 and 018-03-21-25-002-020) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of the existing building and site at this address with a maintenance shop and construction yard for Meade and Perfection Corporation and to grade and expand the parking and storage area to the west to permit outside parking or storage of vehicles, equipment and material
- i. **Public Hearing** - The Town Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use application submitted by IN Auto, INC. (with Dragan Radeta as applicant/agent) for the property located at 2300 North Sylvania Avenue (Parcel ID # 018-03-21-01-018-000) in the M-3 (Heavy Industrial) Zoning District to permit expansion of the parking area of the truck terminal and freight yard facility at this address towards the west end of the property behind the existing buildings to accommodate outdoor parking and/or storage of an additional 49 semi-truck/trailer combinations and/or other equipment and to renovate the existing 27-foot high, approximately 112-foot by 60-foot (6,778.52-square foot) three-sided industrial building on the south side of the property into a four-sided, multi-tenant structure with office space and up to eight overhead doors
- j. Conditional use application submitted by IN Auto, INC. (with Dragan Radeta as applicant/agent) for the property located at 2300 North Sylvania Avenue (Parcel ID # 018-03-21-01-018-000) in the M-3 (Heavy Industrial) Zoning District to permit expansion of the parking area of the truck terminal and freight yard facility at this address towards the west end of the property behind the existing buildings to accommodate outdoor parking and/or storage of an additional 49 semi-truck/trailer combinations and/or other equipment and to renovate the existing 27-foot high, approximately 112-foot by 60-foot (6,778.52-square foot) three-sided industrial building on the south side of the property into a four-sided, multi-tenant structure with office space and up to eight overhead doors
- k. Conditional use application submitted by SNIKNEJ Co. (with Daniel Schultz as applicant/agent) for the approximately 4.5-acre vacant property located at 824 South Sylvania Avenue (between 734 South Sylvania Avenue and 904 South Sylvania Avenue) (Parcel ID # 018-03-21-13-010-040) in the B-3 (Commercial Service) Zoning District to permit occupancy of said vacant property with a truck wash and detailing building and an office building, with paved long-term and short-term truck parking
- l. Engineer's estimate for the 2017 Maurice Drive paving and drainage program project
- m. 2018 Racine County bridge aid application
- n. Crystal Lane drainage
- o. North Sylvania Avenue drainage

## **8. Reports**

- a. Building Inspector's Report – report on building permits issued and other activity
- b. Engineer's Report – report on activities and issues
- c. Yorkville Stormwater Utility District Report – report on activities and issues
- d. Clerk's Report – report on activities and issues

## **9. Other – Comments, questions and suggestions**

## **10. Adjournment**

Michael McKinney  
*Clerk-Treasurer*

Posted: May 4, 2017 (Revision posted May 5, 2017)

*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.*