

# Town Of Yorkville

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## AGENDA

**TOWN OF YORKVILLE  
JOINT TOWN BOARD/PLAN COMMISSION  
TOWN BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, OCTOBER 9, 2017  
6:00 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Minutes** - Approval of the September 25, 2017 and October 4, 2017 Town Board meeting minutes and the September 28, 2017 Town Board budget workshop 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 Neil Demant) for occupancy approval for the property located at 20911 White Ash Road, Unit C (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 "3-D Construction", which specializes in carpentry and general contracting
  - b. Request submitted by Wildwood Holdings, LLC (on behalf of Mike Botsford) for occupancy approval for the property located at 20911 White Ash Road, Unit B (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 "Landmark Masonry", which specializes in masonry
  - c. Holding tank agreement and holding tank servicing contract submitted by Wildwood Holdings, LLC (with John Kurt as applicant/agent) for the property located at 20917 White Ash Road (Parcel ID # 018-03-21-31-018-015) in the B-3 (Commercial Service) Zoning District
  - d. Holding tank agreement and holding tank servicing contract submitted by Laketa Holdings, LLC for the property located at 19319 Washington Avenue (STH 20) (Parcel ID # 018-03-21-07-001-010) in the B-1 (Neighborhood Business) Zoning District
  - e. **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 CenterPoint Properties Trust (with Scott Brewer/Johnson Health Tech North America Mfg. as applicant/agent) for the property located at 1333 Grandview Parkway (Parcel ID # 018-03-21-13-029-013) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of the existing 209,000-square foot facility at this address with Johnson Health Tech North America Mfg., which specializes in the

manufacture of strength and fitness equipment and will include space for warehousing, product shipment and offices

- f. Conditional use application submitted by CenterPoint Properties Trust (with Scott Brewer/Johnson Health Tech North America Mfg. as applicant/agent) for the property located at 1333 Grandview Parkway (Parcel ID # 018-03-21-13-029-013) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of the existing 209,000-square foot facility at this address with Johnson Health Tech North America Mfg., which specializes in the manufacture of strength and fitness equipment and will include space for warehousing, product shipment and offices
- g. **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 Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit the placement of an 8.5-foot by 48-foot (408-square foot) single-story temporary steel office trailer on the north side and adjacent to the existing 33,000+-square foot facility at this address for use as temporary office space with up to nine workstations
- h. Conditional use application submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit the placement of an 8.5-foot by 48-foot (408-square foot) single-story temporary steel office trailer on the north side and adjacent to the existing 33,000+-square foot facility at this address for use as temporary office space with up to nine workstations
- i. Pre-application conference with Shawn Mayer regarding a proposed division of the property located at 17808 58<sup>th</sup> Road
- j. Pre-application conference with Briohn Building Corporation regarding proposed development of a vacant 7.03-acre parcel located immediately to the south of 910 South Sylvania Avenue (Parcel ID # 018-03-21-13-008-000)
- k. Pre-application conference regarding proposed development of a vacant 15.06-acre parcel located on Spring Street (CTH C) near North Sylvania Avenue (Parcel ID # 018-03-21-12-021-010)
- l. Second Amendment to the Conservation Subdivision Stewardship Plan for the Stonecrest Shores Subdivision
- m. Irrevocable Standby Letter of Credit No. 1513, as amended, in the amount of \$50,000.00 to secure obligations related to implementation of the Stonecrest Shores Subdivision Conservation Subdivision Stewardship Plan
- n. Certified survey map application submitted by Jason and Rachel Haubrich for the parcels located at 2430 Queens Brook Lane, 2435 53<sup>rd</sup> Drive and Outlot 2 of the Stonecrest Shores subdivision (Parcel ID #'s 018-03-21-02-016-160 and 018-03-21-02-015-000) in the A-2 (General Farming and Residential II) and C-2 (Upland Resource Conservation) zoning districts to permit reconfiguration of the parcel located at 2430 Queens Brook Lane (Lot 16 of the Stonecrest Shores subdivision) by attaching a portion of the rear of the parcel located at 2435 53<sup>rd</sup> Drive and a portion of Outlot 2 of the Stonecrest Shores subdivision to said parcel to increase the size of said parcel from 1.12 acres to 4.67 acres, and which includes a request to waive the following:
  - 1. 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 depicted on the certified survey map
  - 2. Town of Yorkville Code of Ordinances Section 28-84(d)(3), which does not allow the length of the side lot lines of a parcel to exceed the width of the parcel at the right-of-way line by more than a factor of 2.5:1
  - 3. Town of Yorkville Code of Ordinances Section 28-84(b)(1), which requires that lots be approximately rectangular in shape

4. Town of Yorkville Code of Ordinances Section 28-226(9), which requires that wetland areas be depicted on a certified survey map
- o. Ordinance No. 2017-02 Amending Chapter 50, Article II, Division 2 of the Code of Ordinances for the Town of Yorkville relating to speed limits
- p. Town road speed limits
- q. 2018 road and bridge construction and/or maintenance project estimates
- r. 2018 Town General Fund annual budget
- s. 2018 Stormwater Utility District Fund annual budget
- t. License and permit applications submitted by Jennifer Ditscheit on behalf of the Greater Union Grove Chamber of Commerce for the Great Pumpkin Chuckin Fest, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 10:00 a.m. to 10:00 p.m. on Saturday, October 21, 2017, and from 10:00 a.m. to 5:00 p.m. on Sunday, October 22, 2017 (all applications may be acted upon in one motion or individually):
  1. Special Event Permit
  2. Temporary Combination Class B license to sell fermented malt beverages and wine at the Racine County Fairgrounds
  3. Temporary Operator Licenses
    - i. Jennifer Ditscheit
    - ii. Stephanie Kurt
- u. Application for a 2017-2018 annual Operator License submitted by Emily Sullivan

## **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: October 6, 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.*