

February 11, 2013

The regular meeting of the Yorkville Town Board & Planning Commission was called to order by Chairman Peter L. Hansen at 6:00 PM, February 11<sup>th</sup> in the Yorkville Board Room, 925 15<sup>th</sup> Avenue. Present were Chairman Hansen, Supervisors Gruhn and McMahan, Commissioners Fink, Nelson and Geschke, Engineer Madsen and the Clerk-Treasurer. Absent were Commissioner Root and Constable O'Brien.

Minutes of the January 28<sup>th</sup> meeting were approved as published on a motion from Supervisor McMahan, second by Supervisor Gruhn and motion carried.

The financial report was approved as presented with a motion to that effect from Supervisor McMahan, second by Supervisor Gruhn and motion carrying.

Town invoices in the amount of \$36,874.40 were approved for payment on a motion heard from Supervisor Gruhn, second by Supervisor McMahan. Motion carried.

Invoices for the Yorkville Storm Water Utility in the amount of \$3400.82 were approved by a motion from Supervisor McMahan, second by Supervisor Gruhn and motion carried.

The first item of business tonight was the request of John Kurt for the closeout of the Wildwood Commons Business Park along with release of the letter of credit together with the bank account used to pay Town legal and engineering costs related to this project. Kurt told of the park being substantially complete and all minor items mentioned in Engineer Madsen's letter of July 20, 2012 have been taken care. Engineer Madsen reported his men had officially reviewed the Wildwood Business Park and are satisfied with the completion. At this point, Chairmen Hansen moved that the Town of Yorkville approve the completion and closeout of the Wildwood Commons Business Park and the letter of credit being released along with bank account balance. Supervisor McMahan seconded the motion which then carried.

John Kurt also had a request for the approval of a site plan for TEC Recycling, 20815 Durand Avenue for the construction of a new building necessitated by the expansion of their business. TEC is running a recycling business here and had been also running one in Twin Lakes which was closed and all recycling being done here. With the added volume from there they have run out of room in the current small building and are asking to build a 48' X 96' post frame metal building to do their sorting inside which then are deposited into proper outdoor containers. The operators of the site told of not taking in cars or iron and do all work inside with the site being partially fenced at this time. Additional fencing will be installed once building is complete according to Kurt. After all questions were answered, Commissioner Geschke moved to approve the site plan for TEC Recycling to construct a new building in the Wildwood Commons Business Park at 20815 Durand Avenue. Commissioner Nelson seconded the motion which then carried. Supervisor McMahan moved that the Town Board adopt the Planning Commission's recommendation granting permission to TEC Recycling to construct the described building to help in the growth of business. Supervisor Gruhn seconded the motion along with the stipulation that nothing be stored outside. Motion carried.

Mr. Bill Mathews, project manager of Anderson Ashton, Inc. told of his client's (Ray Alderman) request to build a 107' X 28' delivery facility to receive and ship more milk products due to expanded business. This will be a stand-alone building directly east of the current one. This additional business comes from the closure of Golden Guernsey and now Alderman is trying to get milk to schools and restaurants from this 2209 South Colony Avenue site. The building will be used to bring in bulk product to be staged and loaded into delivery trucks. Engineer Madsen has reviewed the plans and notes the preliminary site grading plan does not contain sufficient data to adequately review the proposed construction. Six points have been raised by him to which Mathews stated they are working on the map changes and adjustments to them being done as this project is hopefully on a fast track. Discussion centered on site grades, storm water plans, number of trucks and their access and drainage plans to get storm water off site etc. Commissioner Fink moved to approve the site plan for Alderman subject to Engineer Madsen's future approval of all items for the proposed construction as listed in his February 6<sup>th</sup> letter. Commissioner Geschke seconded the motion which then carried. Supervisor Gruhn moved to accept the Planning Commission's recommendation to approve the construction and site grading plan for Ray Alderman at 2209 So. Colony Avenue with the stipulation that all of Engineer Madsen's concerns being addressed satisfactorily. Supervisor McMahan seconded the motion which then carried.

Mr. Eric Woelbing, owner of property at 1901 South Colony Avenue, requests approval for an increase in number of used cars allowed for sale on said property. At the present time each of two tenants are allowed only five used vehicles on the lot at any one time for sale. Woelbing stated his proposed site plan shows the front lot holding 40 cars for sale along with customer and worker parking. He announced it would be an orderly display as compared to another facility in the area. Discussion followed as to size of each car parking area along with driveway for customers and fire/rescue entrances. Once Mr. Woelbing agreed to a smaller display area in front of the building and also telling of parking areas to the rear of the building, Commissioner Fink moved to approve the number of 40 vehicles allowed on this site with the maximum of 32 to the front along USH 45 and 8 cars to the rear of the building. Commissioner Nelson seconded the motion which then carried. Supervisor McMahan moved that the Town Board accept the Planning Commission's recommendation on this project with a second from Supervisor Gruhn and motion carried.

Total Storage of 200 S. Sylvania have a site plan before us tonight showing his proposed site plan for the construction of a 4,000 square foot office building for the site. The main area of discussion was the use of a holding tank on the property rather than hook up to the sanitary sewer line in the area. The Town had previously agreed to allow a holding tank to facilitate this new building as it is more than 300 ft. from the public sewer. Commissioner Fink moved to approve the site plan at 200 South Sylvania Avenue with Commissioner Geschke seconding the motion which was carried. Supervisor Gruhn moved to approve the site plan as presented and follow the recommendation of the Planning Commission. Supervisor McMahan seconded the motion which then carried.

Engineer Madsen reported working on various road projects for bidding out this spring's road work to be completed in 2013. Now that 69<sup>th</sup> Drive is off the docket due to Union Grove not

being able to fund their portion of that road this year, he has turned to possible bidding out of the entire 61<sup>st</sup> Drive road. He talked of extending the bid to the south terminus with Spring Street and possible application for a TRM grant with the DNR and/or county bridge aid. Crack Filling Services has been contacted relative to repairs on Braun Road. Board members will get together on Tuesday, February 19<sup>th</sup> to further talk of roadwork to be taken care of during 2013.

The building inspector has provided a written report of his January issuances and Chairman Hansen moved to receive and file such. Supervisor McMahan seconded this motion which carried.

The constable was not available for a report. The clerk asked for reservations for the upcoming Tri County Wisconsin Towns Association meeting on February 27<sup>th</sup>. Three reservations were forthcoming. The meeting will feature the Wisconsin Secretary of Transportation as speaker and who we would like to address future road improvements and maintenance according to Supervisor McMahan.

Mention was made of a zoning violation to Freeway Auto Salvage from Racine County Zoning while also receiving a letter relative to conditional use violations on the former Maple Leaf properties from an anonymous citizen.

With no further business to come before the meeting, Commissioner Nelson moved to adjourn, second by Chairman Hansen and the motion carried. Chairman Hansen then adjourned the meeting at 7:15 PM.

---

Judy Aimone, Clerk-Treasurer