

MINUTES

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
FRIDAY, AUGUST 14, 2015**

Call to Order

Town Board Chair Peter Hansen called the meeting to order at 5:00 p.m.

Roll Call

The following Town Board members were present: Peter Hansen, Sherry Gruhn and Terrence McMahon. The following Plan Commission members were present: Peter Hansen, Sherry Gruhn, Barbara Geschke, Robert Root and Nathan Skewes. Gary Fink and Douglas Nelson were absent. Also present were John Kurt representing Wildwood Holdings, Alex Kalempa representing Corsa Technic, Nick Willkomm representing Pine Haven Enterprises, William Teunas representing Freeway Auto Salvage, Dan Oakes representing Oakes Transport, Israel Vargas representing Homerun Heaven, Gina Landreman, Richard Whybark, Stephanie Whybark, John Cozad, Scott Chase, Stormwater District Commission Chair Stephen Nelson, Engineer Mark Madsen, Attorney Tim Pruitt, Clerk-Treasurer Michael McKinney and one other attendee.

Approval of Minutes

Motion (Gruhn, McMahon) to approve the July 27, 2015 Town Board meeting minutes as presented, Motion Carried (MC).

Approval of Financial Reports

Motion (McMahon, Gruhn) to approve the July Town and Stormwater financial reports as presented, MC.

Approval of Town Invoices

Motion (Gruhn, McMahon) to approve payment of Town invoices as presented in the amount of \$28,216.15, MC.

Approval of Stormwater Invoices

Motion (McMahon, Gruhn) to approve payment of Stormwater invoices as presented in the amount of \$6,054.75, MC.

Nelson noted that vegetation is sprayed on the East Branch of the Root River Canal once a year in a two-year cycle, with spraying done in spring of the first year and fall of the second year.

New and Unfinished Business – Discussion and possible action on all of the following:

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

John Kurt appeared before the Town Board and Plan Commission to discuss this application. He provided the following information on the application:

- Occupancy of said unit at this address with office and shop space for an automotive hobbyist and restoration of a personal automobile
- Daily operating hours would be 6:00 a.m. to 10:00 p.m.
- Occupant would have one to two employees
- Occupant would have daily parking for one to two vehicles

Motion (Geschke, Root) to recommend approval of the 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, with no conditions, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the 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, with no conditions, MC.

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."

The Town Board and Plan Commission discussed this application, which included the following information:

- 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.
- Daily operating hours would be 6:00 a.m. to 2:30 p.m., Monday through Friday
- Occupant would have seven full-time employees
- Occupant would store nothing outside other than properly contained refuse

Motion (Geschke, Skewes) to recommend approval of the 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., with no conditions, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the 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., with no conditions, MC.

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"

Alex Kalempa appeared before the Town Board and Plan Commission to discuss this application. He provided the following information on the application:

- 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
- Daily operating hours would be 12:00 p.m. to 6:00 p.m.
- Occupant would have one to three employees
- Automotive parts would be stored on-site

Motion (Geschke, Skewes) to recommend approval of the 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, with no conditions, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the 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, with no conditions, MC.

Request submitted by Keith George (with Gina Landreman as applicant) for site plan approval for the property located at 13851 56th 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

Gina Landreman appeared before the Town Board and Plan Commission to discuss this application. She provided the following information on the application:

- Occupancy of approximately 389 square feet of office space in the reception area of the existing Skydive Midwest hangar at this address with a café-style restaurant that serves sandwiches, salads and soups
- Operation would be seasonal for now, running from late March through late October
- Daily operating hours would be Monday through Friday from 10:00 a.m. to 8:00 p.m., and Saturday and Sunday from 7:00 a.m. to 8:00 p.m.
- Occupant would employ 2-6 people

Hansen discussed the need for Skydive Midwest's owner to make more off-street parking available to its patrons to discourage on-street parking on 56th Road.

Motion (Geschke, Root) to recommend approval of the request submitted by Keith George (with Gina Landreman as applicant) for site plan approval for the property located at 13851 56th 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, with no conditions, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the request submitted by Keith George (with Gina Landreman as applicant) for site plan approval for the property located at 13851 56th 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, with no conditions, MC.

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

Richard Whybark appeared before the Town Board and Plan Commission to discuss this application. He noted that a new home is planned for this property and added that he would like to install a pond on the property at the same time as the excavation is being done for the home. He stated that the pond would be 120 feet by 220 feet with a depth of 17 feet. He noted that overflow drainage from this pond would flow south towards a wooded area. He stated that any remaining excavated material would remain on the property. Madsen recommended that the applicant contact the Wisconsin Department of Natural Resources (DNR) to determine if any permits are required from the DNR, adding that a notice of intent would be required from the DNR for any area of soil disturbance greater than one acre. He stated that he had no issue with the proposed pond location. He recommended that silt fencing be installed along all disturbed areas on the downslope side of the limits of construction and that all disturbed areas be seeded, fertilized and mulched as soon as

possible. He added that any dirt tracked onto the roadway should be swept off as soon as possible. He stated that the typical standard for pond slopes is that the first six feet of depth be at a 4:1 ratio, while the slope in areas deeper than six feet be at a 2:1 ratio.

Motion (Skewes, Geschke) to recommend approval of the 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, with the condition that the applicant contact the Wisconsin Department of Natural Resources (DNR) to inquire as to whether any DNR permits are required for this project, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the 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, with no additional conditions beyond those established by the Plan Commission, MC.

Application for a 2015-2016 annual Junk or Auto Salvage Facility License submitted by Freeway Auto Salvage, Inc. for 2118 North Sylvania Avenue

McKinney stated that he was contacted by the Code Enforcement Officer earlier today, who conducted a recent site visit on this property. He noted that the Code Enforcement Officer identified several issues on the property, including a large number of car doors and other car parts stored outside and overgrown vegetation on the rear of the property. He added that the Code Enforcement Officer recommended that this application be approved for the rest of the licensing year on a probationary basis. McMahon also requested that the applicant create uniform roads on the rear of the property to improve access throughout the site.

Motion (McMahon, Gruhn) to grant a probationary Junk or Auto Salvage Facility license to Freeway Auto Salvage, Inc., 2118 North Sylvania Avenue, with an expiration date of June 30, 2016, with no conditions, MC.

Public Hearing – The Town Board and Plan Commission held 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

Hansen opened the public hearing at 5:35 p.m.

Nick Willkomm appeared before the Town Board and Plan Commission to discuss this application. He noted that there are no changes from the prior approval received in 2013. He added that the proposed parking lot to be constructed upon completion of clay mining at the site will have a one percent grade.

With no other comments forthcoming, Hansen closed the public hearing at 5:37 p.m.

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

Geschke noted that this is a well-maintained operation and is run professionally.

Motion (Geschke, Skewes) to recommend approval of the 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, with no conditions, MC.

Motion (Gruhn, McMahon) to accept the Plan Commission's recommendation and to approve the 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, with no conditions, MC.

Public Hearing – The Town Board and Plan Commission held 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

Hansen opened the public hearing at 5:39 p.m.

Dan Oakes appeared before the Town Board and Plan Commission to discuss this application. He noted that he has maintained a 35-foot wide tree buffer along the west property line at the request of the property owner to the west. He stated that this property would be used for storage of office modules and shipping containers. He noted that the shipping containers are often used by retailers for outdoor merchandise storage on their property during sale events. He stated that he would landscape the property and added that a portion of the east section of the existing parking lot, where office modules are proposed to be stored, would remain paved. He and the Town Board discussed the storage of shipping containers on agriculturally-zoned land on the property located at 2104 North Sylvania Avenue. He noted that container pickups and deliveries are usually completed by 3:00 p.m. Hansen discussed the need to maintain the vegetative buffer along the west property line as well as whether access to the property should only be permitted by way of North Sylvania Avenue. Hansen questioned whether any additional stormwater runoff data was required. Oakes noted that has taken steps to improve drainage on the west side of the property. Madsen noted that any regrading of surface gravel does not qualify as soil disturbance and would not require Wisconsin Department of Natural Resources approval.

John Cozad spoke in opposition to the proposed rezoning. He addressed the drainage issues he has experienced from the wetlands that were filled in on the property immediately to his north, which is also owned by the applicant. He noted that the vegetation was removed on this property several times, which provided a buffer between his home and the auto salvage facility to the north. He stated that he has contacted the Wisconsin Department of Natural Resources to file a complaint about these issues. He noted that storage containers are stacked three high on the property to his north.

With no other comments forthcoming, Hansen closed the public hearing at 6:01 p.m.

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

Pruitt noted that this type of zoning change would require an amendment to the Town of Yorkville's land use map and Racine County's 2035 multi-jurisdictional comprehensive plan, as zoning in the Town must be consistent with those documents. He added that this amendment process requires publication of a 30-day notice of a public hearing on this request and 30-day notice sent to neighboring property owners and local governments. He recommended that the Town Board and Plan Commission table this agenda item until their September meeting, when those notice requirements can be met.

Motion (Hansen, Skewes) to recommend tabling this agenda item until the September joint Town Board/Plan Commission meeting, MC.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to table this agenda item until the September joint Town Board/Plan Commission meeting, MC.

Geschke inquired as to the status of the wetland area on the property located at 2104 North Sylvania Avenue. Oakes noted that he has hired a consultant on this issue. He added that he has mowed the cattails on the property as instructed by the State of Wisconsin and continues to treat unwanted vegetation in the wetland area. He stated that he was authorized to clear the trees from this area. He noted that he will plant wetland vegetation after September 15. He stated that he will have approximately 15-20 storage containers on the property located at 2036 North Sylvania Avenue for about two weeks before they are moved to Indiana and requested permission to keep those containers on the property for that period of time. The Town Board and Plan Commission did not object to this request.

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)

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

Motion (Gruhn, McMahon) to table these agenda items until the September joint Town Board/Plan Commission meeting, MC.

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

Israel Vargas appeared before the Town Board and Plan Commission to discuss this application. He provided the following information on the application:

- Proposal to hold up to 12 outdoor events per calendar year on the property, such as car shows, multi-breed dog shows, music festivals and rodeos
- Notification would be provided to the Racine County Sheriff's Department for each event where attendance is anticipated to exceed 200
- Several food vendors would be set up inside the event area
- Bulls would be kept within a bullring during rodeos
- Dog shows would be conducted within a show ring
- At least one security officer would be present for each 100 attendees at each event and security will patrol both the event and parking areas
- Bathroom facilities and off-street parking facilities would be provided for each event
- Events are scheduled to end at 11:00 p.m. on Fridays and Saturdays and 9:00 p.m. on Sundays

He noted that the roof on the stage on the premises is structurally deficient and must be removed. He stated that the Racine County Sheriff's Department would not allow their staff to provide security for his events until the Town approved this request. He noted that he has not provided security for dog shows or car shows for the last three years and added that he does not feel that such security is necessary. He stated that he planned to hold events on the property in September and October. He noted that there are approximately 300 attendees for each dog show held on his property and approximately 120 dogs entered into the show. Gruhn discussed the need for security at events where beer is being sold and consumed. McMahon questioned whether a large security presence would be required at dog shows and car shows.

Gruhn discussed the need to have the holding tanks adequately pumped. Vargas noted that there is one tank each for the motel and the baseball fields and added that the alarms sound when one of those tanks reaches capacity. He stated that this only becomes an emergency when both tanks are at capacity. McKinney read a letter from a neighboring property owner regarding the ongoing issues at the facility. Hansen discussed the need to have the roof removed from the stage and for uniformed officers to present during large events. McMahon requested that Vargas work with the Racine County Sheriff's Department on the uniformed security issue. Vargas noted that he would only plan to hold events until 11:00 p.m. on Fridays or Saturdays under special circumstances. He stated that an ambulance is available on-site during rodeo events but added that the ambulance leaves once the bull riding ends. He added that a paramedic remains on-site once the ambulance leaves the event.

Motion (Skewes, Geschke) to recommend approval of the 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, with the following conditions:

- ***That a minimum of 4 uniformed Racine County Sheriff's Department deputies be present during all rodeo and music events where attendance is not anticipated to exceed 1,000 attendees***
- ***That a minimum of 6 uniformed Racine County Sheriff's Department deputies be present during all rodeo and music events where attendance is anticipated to exceed 1,000 attendees***
- ***That at least one security guard be present for every 100 anticipated attendees during all events where beer is sold or consumed***
- ***That both holding tanks be pumped on a regular basis to prevent any future alarms, especially before any scheduled events***
- ***That the roof over the stage constructed on the premises be dismantled and removed before any events are held, MC.***

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the 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, with all conditions established by the Plan Commission and the additional condition that the Racine County Sheriff's Department and the Union Grove-Yorkville Fire Department be notified by the Clerk-Treasurer in advance of all events, MC.

Authorization to obtain a Special Inspection Warrant for the property located at 17908 Old Yorkville Road

Hansen noted that the Town's attorney sent notice to the property owner of record by certified mail regarding the condition of this property and added that the attorney received no response to this correspondence. He stated that the Town has been informed that the prior property owner remains in the home and is in an ongoing dispute with the owner of record regarding ownership of the property. He added that the Town is requesting that the building inspector be granted access to the home to conduct an interior inspection of it to determine if it is structurally sound. Pruitt noted that the last activity on this case occurred earlier this year and indicates that the property is no longer owned by the prior owner. Scott Chase stated that he is still the legal owner of the property and recommended that any questions regarding ownership or condition of the property be forwarded to the Racine County Sheriff.

No formal action was taken by the Town Board on this agenda item.

Stray Animal Collection and Transport Officer Employment Agreement

Pruitt noted that this position would be at-will and this agreement could be terminated at any time. The Town Board recommended several updates to the agreement, including removing any language related to the length of the term of the employee, to pay the employee the

same salary as they are currently receiving and to require a 60-day notice from either party prior to terminating the agreement.

Motion (McMahon, Gruhn) to approve the Stray Animal Collection and Transport Officer Employment Agreement as amended, MC.

ASDA 2015-2016 Solid Waste and Recyclables Collection and Disposal Contract

McKinney noted that this agreement makes the service quote provided by ASDA in April and approved by the Town in May official. He added that this agreement also includes several updates from the prior contract, including revisions to the list of items collected at the waste and recycling collection site, a shift in responsibility for recycling education and enforcement from ASDA to collection and recycling site employees, adding a reference to the standard fuel surcharge imposed by ASDA and removing the reference to arbitration.

Motion (McMahon, Gruhn) to approve the ASDA 2015-2016 Solid Waste and Recyclables Collection and Disposal Contract as presented, MC.

Applications for 2015-2016 annual Operator Licenses submitted by the following

- Jacquelynn Barret
- Cynthia Kritner
- Rochelle Marino
- Jessica Roediger

Motion (Gruhn, McMahon) to grant all listed 2015-2016 annual Operator licenses as presented, MC.

Proposal for 2015 Routine Interim Bridge Inspection Services from Westbrook Associated Engineers

McKinney noted that this proposal would allow Westbrook to conduct an interim inspection of the 58th Road bridge over the West Branch of the Root River Canal. He stated that the cost of this inspection would be \$765.00 and added that this inspection was not planned for in the 2015 budget. Madsen noted that an interim inspection was mandated as the rating of this bridge is low enough to require annual rather than biennial inspections.

Motion (Hansen, McMahon) to approve the proposal for 2015 Routine Interim Bridge Inspection Services from Westbrook Associated Engineers as presented, MC.

Quotes for chip sealing work on Town roads

McMahon listed several quotes provided by Scott Construction for chip seal coating and/or slurry sealing this year, totaling \$54,250.00, including the following:

- 55th Drive from Plank Road (CTH A) to Washington Avenue (STH 20), double chip seal coating at a cost of \$13,250.00
- 59th Drive from Spring Street (CTH C) north to its terminus, double chip seal coating at a cost of \$22,500.00. McMahon noted that this road surface will be ground down first to smooth it.

- 58th Road from 67th Drive to 59th Drive, double chip seal coating at a cost of \$18,500.00. McMahon noted that Scott Construction would re-seal coat the portion of 58th Road seal coated in 2014 at no cost.

McKinney provided a summary to the Town Board of the funds remaining in the 2015 highway budget, noting that there were enough funds to cover the cost of this maintenance work.

Motion (Hansen, McMahon) to approve the following road maintenance quotes provided by Scott Construction for 2015, totaling \$41,000.00: Double chip seal coat of 58th Road from 67th Drive to 59th Drive for \$18,500.00; Double chip seal coat of 59th Drive from Spring Street (CTH C) north to its terminus for \$22,500.00, MC.

Rescheduling the September 14, 2015 joint Town Board/Plan Commission meeting

McKinney requested that this meeting be rescheduled due to vacation time he is taking in early September.

Motion (Hansen, McMahon) to reschedule the September 14, 2015 joint Town Board/Plan Commission meeting to Monday, September 21, 2015, at 6:00 p.m., MC.

Reports

Code Enforcement Officer's Report: The Code Enforcement Officer was not present to provide his report to the Town Board. McKinney noted that a payment plan has been established for the fine assessed against the property owner at 17806 Spring Street (CTH C).

Building Inspector's Report: The Building Inspector was not present to provide his report to the Town Board.

Motion (McMahon, Gruhn) to accept and file the Building Inspector's report as presented, MC.

Engineer's Report: Madsen reported to the Town Board on the following:

- That he will meet with the Wisconsin Department of Natural Resources on August 21 to discuss the project to rehabilitate the 58th Road bridge over the East Branch of the Root River Canal
- That he would conduct a site visit at the United Presbyterian Church cemetery on North Raynor Avenue in Dover to investigate the condition of the ditch there

Yorkville Stormwater Utility District Report: Nelson noted that he had no information to report to the Town Board.

Clerk's Report: McKinney reported to the Town Board on the following:

- That the following requests may appear on the agenda for the September 21 joint Town Board/Plan Commission meeting:
 - 2118 North Sylvania Avenue conditional use
 - 19031 Spring Street (CTH C) site plan

- 2036 North Sylvania Avenue comprehensive plan amendment, rezoning and conditional use
- That Poclain Hydraulics plans to hold a private 30th anniversary event at their facility at 1300 Grandview Parkway on Sunday, September 27. He added that this event may include a temporary road closure of Grandview Parkway. He noted that, after discussing this issue with Hansen, this temporary closure would not be an issue as long as Poclain contacted their neighbors and the Racine County Sheriff's Department about the closure and erected signage warning vehicles that the road would be temporarily closed.
- That he submitted the Town's 2015-2020 Local Bridge Improvement Program application to the Wisconsin Department of Transportation
- That he was contacted by an individual about whether property owners could create a natural prairie area on their property and not be in violation of Town ordinances regarding weed control. The Town Board discussed this issue and agreed that such a use should be allowed if the individual establishes a plan for creating and maintaining such an area and adheres to it.

Other – Comments, questions and suggestions

McMahon noted that he attended a meeting last evening where establishment of a homeowner's association for the Woodland Waters Subdivision was discussed.

Adjournment

Motion (McMahon, Gruhn) to adjourn, MC. The meeting was adjourned at 7:31 p.m. The next scheduled Town Board meeting is Monday, August 24, 2015, at 6:00 p.m.

Michael McKinney
Clerk-Treasurer