

## MINUTES

**TOWN OF YORKVILLE  
JOINT TOWN BOARD/PLAN COMMISSION  
TOWN BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, FEBRUARY 13, 2017**

### Call to Order

Town Board Chair Peter Hansen called the meeting to order at 6:00 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 and Robbie Funk. Gary Fink, Douglas Nelson and Nathan Skewes were absent. Also present were Daniel Schultz, Ewa Wludicka, Paul Gyuro, Dave Blank representing the Racine County Convention and Visitors Bureau, Ronak Patel representing Global Hotels, Yorkville Stormwater Utility District Commission Chair Stephen Nelson, Engineer Mark Madsen, Attorney Tim Pruitt, Yorkville Sewer Utility District Manager Gary Hanson, Clerk-Treasurer Michael McKinney and four unidentified attendees.

Hansen introduced Robbie Funk as the newest member of the Plan Commission.

### Approval of Minutes

***Motion (Gruhn, McMahon) to approve the January 23, 2017 Town Board meeting minutes as presented, MC.***

### Approval of Financial Reports

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

### Approval of Town Invoices

***Motion (McMahon, Gruhn) to approve payment of Town invoices as presented in the amount of \$48,353.51, MC.***

### Approval of Stormwater Invoices

Hansen noted that no Stormwater invoices were presented for payment.

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

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

**Public Hearing** – The Town Board and Plan Commission held a joint public hearing to hear public comment on a 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

Hansen opened the public hearing at 6:02 p.m.

Daniel Schultz appeared before the Town Board and Plan Commission to discuss this application. The following information was provided on the application:

- Proposed activity is occupancy of this vacant property with a truck wash and detailing building and an office building, with paved long-term and short-term truck parking
- Proposed hours of operation of 24 hours per day, seven days per week
- Approximately 8-11 full-time employees and 3-6 part-time employees working at this facility
- The proposed truck wash and detailing building would include a 25-foot by 100-foot (2,500-square foot) truck wash bay, a 22-foot by 100-foot (2,200-square foot) truck detail bay, 20-foot by 40-foot (800-square foot) office space and a 20-foot by 35-foot (700-square foot) equipment room
- The proposed separate 30-foot by 80-foot (2,400-square foot) office building would contain office space, a trucker's lounge, toilet facilities and a control center
- The exterior of the buildings would consist of faced, neutral-colored concrete panels with colored decorative accent bands and painted metal doors
- The roof structures would consist of metal roof decking with a rubber roof membrane
- The parking area would be contained within an eight-foot security fence with closed circuit cameras and a gated entrance and exit
- Pole-mounted light fixtures would provide lighting for the site
- Landscape screening, such as bushes and trees, would be utilized around the perimeter of the property
- Elevated lighted signage is proposed for this site
- This facility would have one entrance and one exit

Schultz stated that the nearest truck wash facility is currently 12 miles away from this proposed location. He added that he is in talks to wash vehicles for a truck dealer in Milwaukee County. He noted that he plans to add 40 stalls for truck parking. He stated that the truck wash can wash smaller vehicles, but he added that he does not plan to advertise his services for such vehicles. He noted that long-term parking would be for those storing their vehicles there for at least 30 days or for local businesses or residents who currently cannot park trucks on their property. He stated that short-term parking would be for those parking overnight or stopping to eat at a local restaurant. He noted that the trucks parked on the property may or may not have loaded trailers. He stated that some personal vehicles would be parked in the truck spaces while the trucks are in use. Ewa Wludicka asked whether the proposed parking area included in this application could be approved separately from the proposed truck wash facility.

Ronak Patel asked whether vehicle parking is permitted on South Sylvania Avenue. The Town Board stated that vehicle parking is not permitted on South Sylvania Avenue.

Yorkville Sewer Utility District Manager Gary Hanson addressed the Town Board and Plan Commission regarding this application. He requested that the Town Board and Plan Commission table this request until such time as the applicant provides additional information to the Town regarding the wastewater discharge that would come from this facility.

With no other comments forthcoming, Hansen closed the public hearing at 6:17 p.m.

**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**

***Motion (Geschke, Funk) to table this application until the March 13, 2017 joint Town Board/Plan Commission meeting at the request of the Yorkville Sewer Utility District Manager, MC.***

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

**Certified survey map application submitted by Paul Gyuro for a vacant unaddressed 46.78-acre parcel located near the southwest corner of the intersection of 50<sup>th</sup> Road and 53<sup>rd</sup> Drive (Parcel ID # 018-03-21-11-014-115) in the A-2 (General Farming and Residential II) Zoning District to permit division of said parcel into a 3.65-acre parcel and a 43.13-acre remnant parcel**

Paul Gyuro appeared before the Town Board and Plan Commission to discuss this application. The following information was provided on the application:

- Proposed activity is division of the existing unaddressed 46.78-acre parcel located near the southwest corner of the intersection of 50<sup>th</sup> Road and 53<sup>rd</sup> Drive into a 3.65-acre parcel and a 43.13-acre remnant parcel
- The proposed 3.65-acre parcel would be located on 53<sup>rd</sup> Drive and would have a new residence constructed on it, while the remnant parcel would continue to be used for agricultural purposes

***Motion (Geschke, Gruhn) to recommend approval of the certified survey map application submitted by Paul Gyuro for division of a vacant unaddressed 46.78-acre parcel located near the southwest corner of the intersection of 50<sup>th</sup> Road and 53<sup>rd</sup> Drive (Parcel ID # 018-03-21-11-014-115) in the A-2 (General Farming and Residential II) Zoning District into a 3.65-acre parcel and a 43.13-acre remnant parcel, with the following conditions:***

- ***That corner staking be completed for the new 3.65-acre parcel and that the correct location of the three soil borings taken on this new parcel be included on the final certified survey map;***

- ***That all professional expenses incurred by the Town related to its review of this application be paid by the applicant before the Town's representatives sign the final certified survey map for this approved division;***
- ***That the Town's requirement that the remnant parcel be included on the final certified survey map, contained within Town of Yorkville Code of Ordinances Section 28-225(a), be waived, MC.***

***Motion (McMahon, Hansen) to accept the Plan Commission's recommendation and to approve the certified survey map application submitted by Paul Gyuro for division of a vacant unaddressed 46.78-acre parcel located near the southwest corner of the intersection of 50<sup>th</sup> Road and 53<sup>rd</sup> Drive (Parcel ID # 018-03-21-11-014-115) in the A-2 (General Farming and Residential II) Zoning District into a 3.65-acre parcel and a 43.13-acre remnant parcel, with no additional conditions beyond those recommended by the Plan Commission, MC.***

**Pre-application conference with Paul Gyuro regarding a proposed division of a vacant unaddressed 46.78-acre parcel located near the southwest corner of the intersection of 50<sup>th</sup> Road and 53<sup>rd</sup> Drive**

Paul Gyuro stated that he wishes to create two additional small lots by certified survey map from the vacant 43.13-acre remnant parcel located near the southwest corner of the intersection of 50th Road and 53rd Drive. He added that he has completed soil testing for these two proposed lots. Pruitt noted that state statutes allow for the creation of up to five parcels in a five-year period, which would allow for this proposed division. He added that the Town's ordinances allow for the creation of three parcels every seven years, which is a requirement that would need to be waived by the Town Board and Plan Commission before this proposed division could be approved. He stated that the Town Board and Plan Commission could deed restrict the remnant parcel to require the owner to use that parcel only for agricultural purposes, adding that this deed restriction could be removed by a future board. Gyuro stated that he intends to use the large remnant parcel only for agricultural purposes. The Town Board and Plan Commission did not raise any objections to this proposal based upon the information provided.

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

**Pre-application conference with Lawrence Dempski and Lynch & Associates Engineering Consultants regarding a proposed division of the property located at 17808 58<sup>th</sup> Road**

McKinney noted that Mr. Dempski informed him that he did not plan to meet with the Town Board and Plan Commission at this time regarding this agenda item. He added that Mr. Dempski had expressed interest in creating several small lots near the intersection of 58<sup>th</sup> Road and 67<sup>th</sup> Drive.

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

**Special Event Permit application submitted by Robert Pucci on behalf of the Take a Kid Hunting Foundation for the Union Grove Gun Show, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 3:00 p.m. to 8:00 p.m. on Friday, May**

19, 2017, from 9:00 a.m. to 5:00 p.m. on Saturday, May 20, 2017, from 9:00 a.m. to 3:00 p.m. on Sunday, May 21, 2017, from 3:00 p.m. to 8:00 p.m. on Friday, October 6, 2017, from 9:00 a.m. to 5:00 p.m. on Saturday, October 7, 2017, and from 9:00 a.m. to 3:00 p.m. on Sunday, October 8, 2017

*Motion (Gruhn, Hansen) to grant a Special Event Permit to Robert Pucci on behalf of the Take a Kid Hunting Foundation for the Union Grove Gun Show, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 3:00 p.m. to 8:00 p.m. on Friday, May 19, 2017, from 9:00 a.m. to 5:00 p.m. on Saturday, May 20, 2017, from 9:00 a.m. to 3:00 p.m. on Sunday, May 21, 2017, from 3:00 p.m. to 8:00 p.m. on Friday, October 6, 2017, from 9:00 a.m. to 5:00 p.m. on Saturday, October 7, 2017, and from 9:00 a.m. to 3:00 p.m. on Sunday, October 8, 2017, with no conditions, MC.*

Special Event Permit application submitted by Edna Lowe on behalf of the Half Point Historical Re-Enactment for the Half Point Historical Re-Enactment, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), continuously from 8:00 a.m. on Thursday, October 12, 2017, through dusk on Sunday, October 15, 2017

*Motion (Hansen, Gruhn) to grant a Special Event Permit to Edna Lowe on behalf of the Half Point Historical Re-Enactment for the Half Point Historical Re-Enactment, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), continuously from 8:00 a.m. on Thursday, October 12, 2017, through dusk on Sunday, October 15, 2017, with no conditions, MC.*

Scheduling of the 2017 annual Town road inspection

*Motion (Hansen, McMahan) to schedule the 2017 annual Town road inspection on Saturday, April 8, 2017, at 9:00 a.m., beginning at the Union Grove Municipal Center, 925 15<sup>th</sup> Avenue, MC.*

Scheduling of the 2017 annual Board of Review

*Motion (Gruhn, Hansen) to schedule the Town of Yorkville's 2017 annual Board of Review on Wednesday, June 28, 2017, from 5:00 p.m. to 7:00 p.m., MC.*

Town television and electronics disposal events

McKinney noted that the annual Clean Sweep household hazardous waste collection event, which the Town participates in and which will be held on Saturday, April 29 in Burlington, will again be offering television, computer and electronics collection. He added that the Town had planned to hold a similar event at the Town's waste collection and recycling site in April and asked whether the Town Board would like to still hold this event or have residents take their televisions, computers and electronics to the Clean Sweep event in Burlington. The Town Board opted to hold both events and asked that both events be advertised in the Town's spring newsletter. McKinney stated that he would contact ASDA regarding the event to be held at the Town's waste and recycling collection site in April to discuss scheduling and participation cost.

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

## Reports

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

***Motion (Hansen, McMahon) to approve and file the Building Inspector's report as presented, MC.***

**Engineer's Report:** Madsen noted that bids for this year's repaving of 53<sup>rd</sup> Drive and Braun Road will be opened on February 21.

**Yorkville Stormwater Utility District Report:** Stephen 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 annual Wisconsin Towns Association Tri-County Meeting will be held on Thursday, February 23 in Kenosha
- That the spring primary election will be held on Tuesday, February 21
- That he was contacted by the developer of the Stonecrest Shores subdivision regarding potential development of Lot 16 in that subdivision
- That he was made aware of a complaint regarding political signs on a property located on Plank Road (CTH A). Pruitt noted that the Town could not regulate the content of political signage.

## Other – Comments, questions and suggestions

Geschke noted that the American flag at the waste and recycling collection site looks worn. McMahon stated that he would provide a new flag for use at the site. Hansen discussed recent developments related to storage on the property located at 3014 South Sylvania Avenue and on properties directly to the west and south.

## Adjournment

***Motion (Gruhn, McMahon) to adjourn, MC.*** The meeting was adjourned at 7:07 p.m. The next scheduled Town Board meeting is Monday, February 27, 2017, at 6:00 p.m.

Michael McKinney  
*Clerk-Treasurer*