

MINUTES

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, MAY 8, 2017**

Call to Order

Town Board Chair Peter Hansen called the meeting to order at 6:01 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, Gary Fink, Douglas Nelson, Barbara Geschke and Robbie Funk. Nathan Skewes was absent. Also present were Jose Solorzano, Israel Vargas, Lawrence Dempski, Jim Fox, Barbara Fox, Richard Wilks, C. Arvin Christensen, Ray Hack, Gail Hack, Helen Bodven, Ryan Peterson representing James Peterson Sons, Inc., Robert Gleason, Dragan Radeta representing IN Auto, INC., Joan Rygiewicz, Yorkville Stormwater Utility District Commission Chair Stephen Nelson, Engineer Mark Madsen, Attorney Tim Pruitt, Clerk-Treasurer Michael McKinney and approximately five unidentified attendees.

Approval of Minutes

Motion (McMahon, Gruhn) to approve the April 24, 2017 Town Board meeting minutes as presented, MC.

Approval of Financial Reports

Motion (McMahon, Gruhn) to approve the April 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 \$24,380.56, MC.

Approval of Stormwater Invoices

McKinney 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:

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

Motion (Gruhn, McMahon) to approve the 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, with no conditions, MC.

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.

Motion (McMahon, Gruhn) to grant a special event permit to 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., with no conditions, MC.

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”

No one appeared before the Town Board and Plan Commission to discuss this application. McKinney provided the following information on this application:

- Proposed use is occupancy of said unit at this address with warehouse space for a retail pharmacy equipment business called “Multi-Pharma”
- Operating hours would be 7:00 a.m. to 7:00 p.m., with no officially advertised operating hours
- No employees permanently working at this facility
- No storage or disposal of medications or chemicals at this facility
- No planned daily outdoor parking
- No other outdoor equipment or material storage

Motion (Fink, Nelson) to recommend approval of the 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”, with no conditions, MC.

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

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)

Jose Solorzano appeared before the Town Board to discuss this application. He stated that this request would cover the last month of the 2016-2017 licensing year and would replace the existing license for this facility. McKinney stated that the applicant must still resolve issues with the Wisconsin Department of Revenue regarding his requested seller's permit meant to accompany this application.

Motion (McMahon, Gruhn) to grant a Class B beer license to Jose L. Solorzano 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, with the condition that the Clerk-Treasurer not issue the granted license to the applicant until such time as confirmation is provided by the Wisconsin Department of Revenue indicating that the applicant has resolved any outstanding issues related to his state-issued seller's permit, as requested by the Wisconsin Department of Revenue, MC.

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

McKinney stated that he spoke last week with Racine County Sheriff's Department (RCSD) representatives regarding events on this property. He noted that the RCSD does not provide security for entertainment-type events, such as rodeos and music events, due to liability issues. He stated that this affects prior Town approvals of events on this property, which included language and/or conditions stating that the RCSD function as the head of security for events on this property, that the RCSD review security plans for events on this property, and that the RCSD provide a specified number of uniformed deputies for larger events on this property. He noted that RCSD handles requests for security on a case-by-case basis, adding that they generally only provide security for non-profit events.

Israel Vargas stated that he is not able to meet the Town's condition requiring him to have RCSD deputies work at his events because he cannot provide adequate notice to RCSD for requests for security, adding that he usually plans these events two to three weeks in advance. He noted that the Racine County Planning and Development Services Department would allow him to use any off-duty officer for event security. He stated that Jose Solorzano will be running events at this site from this point forward. He noted that he has a dog show scheduled for May 20 and a music event scheduled for May 28. Hansen discussed the need for Vargas to have at least two security officers working at all events and to have at least two off-duty police officers and additional security officers working larger events, such as rodeos and music events. Vargas requested that the alcohol license application on tonight's agenda be amended to begin May 20 instead of May 28. McKinney stated that this was not possible,

as the application, notice, agenda and approval all listed May 28 as the start date of this license.

Motion (Fink, Funk) to recommend approval of the following amendments to the 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:

- ***That all references to the Racine County Sheriff's Department, with the exception of notice requirements placed upon the Town of Yorkville or the applicant, be removed from the approval originally issued for this request;***
- ***That a minimum of two security officers be on-site for security purposes for all events held on this property;***
- ***That a minimum of two off-duty police officers be on-site for security purposes for all music and rodeo events held on this property, MC.***

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

Certified survey map application submitted by Lawrence Dempski for the parcel located at 17808 58th 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 67th Drive and an 8.25-foot wide right-of-way dedication for roadway purposes being created along the entire road frontage of 58th 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

Lawrence Dempski 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 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 67th Drive and an 8.25-foot wide right-of-way dedication for roadway purposes being created along the entire road frontage of 58th Road (total dedication of 1.3 acres)
- The two proposed small parcels would be located along 67th Drive immediately to the south of the property located at 2417 67th Drive and would each be used for residential purposes

- The remnant parcel would continue to be used for agricultural purposes but would include the existing residence and outbuildings on the current property

McMahon stated that the applicant should have a professional wetland delineation completed around the existing pond on proposed Lot # 2. Hansen noted that the narrow strip that extends from this property north to Spring Street (CTH C) would need to be quit claimed to an adjacent property owner, to which the applicant agreed. McKinney stated that this narrow strip was not included on the original certified survey map filed with his office, which is why language related to a waiver of the Town's ordinance requiring the inclusion of the entire property on the certified survey map was included on the meeting's agenda related to this request.

Madsen stated that runoff from these proposed parcels would drain directly into the pond on proposed Lot # 2, adding that it is not known where the water drains from there. Dempksi stated that the water from this pond drains to the south and east towards the West Branch of the Root River Canal. Madsen noted that runoff is generally not negatively impacted when agricultural uses are converted to residential uses, adding that the grass on residential lots tends to reduce the rate of runoff, allowing for more absorption into the soil.

Jim Fox stated that new parcels should not be allowed so close to intersections that they impact or are impacted by traffic at that intersection. Madsen noted that the vision triangle for Town road intersections is generally 50 feet in both directions along the right-of-way from that intersection, adding that these proposed parcels would be well outside of any vision triangle. Hansen discussed a petition received by the Town from 28 local residents opposed to the approval of this application. Geschke questioned whether the area believed to be a wetland on proposed Lot # 2 extends beyond the boundaries of that proposed lot.

Motion (Geschke, Nelson) to recommend approval of the certified survey map submitted by Lawrence Dempksi for the parcel located at 17808 58th 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 67th Drive and an 8.25-foot wide right-of-way dedication for roadway purposes being created along the entire road frontage of 58th Road (total dedication of 1.3 acres), with the following conditions:

- ***That the Town's requirement contained within Town of Yorkville Code of Ordinances Section 28-225(a) that all parcels created by certified survey map, including the remnant parcel, be included on the certified survey map, be waived;***
- ***That a professional wetland delineation be completed for the pond area on Lot # 2 and that said delineation be incorporated into the final certified survey map, to be approved by the Town's engineer, prior to its execution by the Town Board Chair and the Town Clerk-Treasurer, MC.***

Motion (Gruhn, Hansen) to accept the Plan Commission's recommendation and to approve the certified survey map submitted by Lawrence Dempksi for the parcel located at 17808 58th 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 67th Drive and an 8.25-foot wide right-of-way dedication for roadway purposes being created along the entire road frontage of 58th Road (total dedication of 1.3 acres), with no additional conditions beyond those recommended by the Plan Commission, motion carried with McMahan voting no.

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

Ryan Peterson appeared before the Town Board and Plan Commission to discuss this request. The following information was provided on the request:

- Proposed activity is occupancy of the portion of said parcel on the north side of Spring Street (CTH C) with an asphalt and concrete recycling operation for the Colony Avenue (USH 45) reconstruction project
- Duration of occupancy would be May 15, 2017 to September 25, 2017 and April 1, 2018 to August 25, 2018
- Active hours of operation for recycling and hauling would be Monday through Friday from 6:30 a.m. to 6:00 p.m., with the only activity outside of these hours due to equipment breakdowns and/or servicing
- Access to the site from the existing driveway off of Spring Street (CTH C)
- Approximately 3-4 crew members would be working at this site at any time, not including operators of incoming or outgoing vehicular traffic
- Equipment to be used at the site would include a crusher, conveyors, excavators and/or loaders
- Approximately 6-7 quad-axle dump trucks hauling material both into and out of the site, with up to 18-20 loads per hour and no tailgate slamming allowed
- Storage of broken pavement and recycled pavement on the site
- Leveling of the site with excess recycled material upon completion of the project in 2018

Peterson stated that the property owner may keep some topsoil on this site but will not be operating on this site during this occupancy. He noted that he does have a signed agreement with the property owner stating that this site will be cleared. Hansen stated that this type of use is not allowed under Racine County's zoning code in these zoning districts, adding that this type of use is reserved for manufacturing zoning districts. He noted that he was also concerned about the level of truck traffic in and out of the property.

Peterson stated that this site is on the edge of the construction limits of this project, which will reduce their overall recycling costs by \$10 a ton. Jim Fox questioned whether there is an alternative local site to where this operation could be relocated. Fink raised concerns over the impact this operation would have on the neighbors but questioned what other options the applicant would have as to where to site this operation. Stephen Nelson suggested that the Town Board and Plan Commission require that this site be completely cleared before any aspect of this operation is allowed to begin.

Motion (Fink, Geschke) to recommend approval of the 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, with the condition that, prior to initiation of any aspect of the above described operation at this site, all existing equipment and material (including but not limited to mulch, soil, gravel and any unprocessed wood material) being kept on the entire portion of the parcel at this address north of Spring Street (CTH C) be completely removed and relocated from that portion of said parcel for the entire duration of this occupancy and shall not be permitted to return until such time as James Peterson Sons, Inc. and/or their successors and assigns have vacated and fully restored the site, motion carried with Hansen voting no.

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the 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, with no additional conditions beyond those recommended by the Plan Commission, motion carried with Hansen voting no.

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

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

- Proposed activity includes occupancy of the existing building and site at this address with a maintenance shop and construction yard by Meade and Perfection Corporation
- Proposed activity includes grading and expansion of the parking and storage area to the west to permit outside parking or storage of vehicles, equipment and material
- Use of two shipping containers on-site for Perfection Corporation for storage purposes, with said containers being painted to match the building's exterior
- A dedicated area for topsoil storage
- General maintenance would occur within the existing building
- No structural changes planned for the existing building
- Meade would have five employees working at this site
- Perfection Corporation would have three employees working at this site
- Hours of operation for Meade would be from 6:00 a.m. to 5:00 p.m., Monday through Friday, and from 6:00 a.m. to 12:00 p.m. on Saturdays, with 24-hour emergency access
- Hours of operation for Perfection Corporation would be from 7:00 a.m. to 5:00 p.m., Monday through Friday, and 7:00 a.m. to 12:00 p.m. on Saturdays

- The property to be served by one entrance from the north and two entrances from the south
- The drainage swale that drains to South Sylvania Avenue to the east along the south property line to be cleaned out
- Installation of buffer and landscaped areas

Gleason noted that he recently purchased both properties included in this application, adding that he is removing the tires and trailers that were the source of past County-issued violation notices. He stated that he is open to removing and/or replacing the existing loading dock at this facility. He noted that he would like to purchase the vacant lot immediately to the west of these two properties, adding that he would plan to grade the remainder of the west lot he currently owns in a few months if he could not acquire this lot. Hansen discussed several potential conditions related to this application, including paving of the two existing access driveways to the property from the south, restricting the storage of vehicles, equipment or materials not specifically related to the operation of the site's occupants on the site and removal of the existing loading dock.

Motion (Fink, Nelson) to recommend approval of the 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, with the following conditions:

- ***That the two existing access driveways to the property from the south be upgraded with 50 feet of hard surface, such as concrete or asphalt, for the entire width of each driveway;***
- ***That no vehicles, equipment or materials not specifically related to the operation of the site's above-listed occupants be allowed to remain or be stored on the site;***
- ***That the existing loading dock be removed;***
- ***That all buffer and landscaped areas are properly maintained, MC.***

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

Public Hearing – The Town Board and Plan Commission held 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

Hansen opened the public hearing at 7:50 p.m.

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

- Proposed activity includes 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, with eleven new employee parking spaces
- The proposed parking area expansion is to be 1.67 acres in size and composed of gravel (crushed asphalt and crushed concrete)
- Proposed activity includes renovation of 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, with new metal siding proposed for this building
- Hours of operation would be Monday through Saturday from 6:00 a.m. to 10:00 p.m., with truck drivers and emergency maintenance staff having 24-hour access to the site
- A monument sign is proposed along North Sylvania Avenue
- A stormwater management plan (which includes a wet detention pond on the south end of the property behind the existing building there) and wetland delineation data were submitted to the Town related to the proposed parking area expansion

Radeta noted that the proposed multi-tenant building renovation included in this application would be occupied by uses similar in scope to his own use of the site, adding that any occupants will likely use the proposed expanded parking area. He stated that he owns approximately 55 trailers. He noted that he used concrete barriers to measure out how many parking spaces could fit on the rear of the property. He stated that all trucks will likely not be there at the same time. He noted that most of his trailers will be carrying things such as paper products or agricultural equipment. The Town Board and Plan Commission discussed several potential conditions related to this application, including limitations on the storage of refrigerated trailers, limitations on the storage of trailers carrying or intended to carry hazardous materials, limitations on the long-term storage of damaged or disassembled vehicles, trailers or equipment or parts thereof on the site, and a requirement that the applicant correct any deficiencies identified by the Town's engineer regarding the applicant's site plan and storm water drainage plan for this request before work can proceed.

Joan Rygiewicz spoke in favor of this proposal, stating that she has had no issues with the applicant or his operation since he acquired the property.

With no other comments forthcoming, Hansen closed the public hearing at 8:05 p.m.

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

Motion (Nelson, Fink) to recommend approval of the 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, with the following conditions:

- That no trailers carrying or intended to carry hazardous materials be allowed on the site;***
- That no damaged or disassembled vehicles, trailers or equipment or parts thereof be allowed to remain or be stored outside on the site, with the exception of any such vehicles, trailers or equipment that are on the site on a transitory basis;***
- That all comments provided by the Town's engineer in his letter dated May 5, 2017 regarding his site plan and storm water drainage review for this request be resolved by the applicant prior to any portion of this work proceeding, MC.***

Motion (McMahon, Gruhn) to accept the Plan Commission's recommendation and to approve the 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, with the additional following condition:

- That any use similar to that of the applicant's current use be allowed in the proposed two-tenant building without requiring prior occupancy approval from the Yorkville Town Board and Plan Commission, MC.***

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

McKinney recommended that this agenda item be tabled indefinitely, as the applicant must provide additional information before this application can be fully reviewed.

Motion (McMahon, Hansen) to table this application indefinitely, MC.

Engineer's estimate for the 2017 Maurice Drive paving and drainage program project

The Town Board discussed the Town engineer's updated estimate in the amount of \$102,093.05 for regrading ditches and for milling and repaving the Town's section of Maurice Drive. Madsen noted that this estimate has increased significantly due to additional improvements that are necessary to the ditches on both sides of Maurice Drive to alleviate drainage issues there. He stated that the cost of this project will be added onto the Braun Road and 53rd Drive project cost as a change order.

Motion (Hansen, Gruhn) to approve the Town engineer's updated estimate in the amount of \$102,093.05 for the 2017 Maurice Drive paving and drainage program project as presented, MC.

2018 Racine County bridge aid application

The Town Board requested that Madsen look into applying for local bridge aids for a culvert replacement project on 61st Drive.

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

Crystal Lane drainage

Madsen stated that he and Hansen investigated a complaint regarding drainage in the Town's right-of-way on the property located at 5313 Crystal Lane. He discussed whether the catch basin serving this property could be lowered at all to help improve drainage. He also discussed the possibility of replacing this catch basin with a culvert opening with end walls.

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

North Sylvania Avenue drainage

Madsen stated that he and the Town Board met recently with a Wisconsin Department of Transportation representative and the owner of a property on North Sylvania Avenue regarding drainage issues on that property. He noted that he will attempt to locate the catch basin providing drainage for that property and will televise the Town's drain tile crossing the property.

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

Engineer's Report: Madsen stated that road work on Braun Road and 53rd Drive is scheduled to begin next week Friday.

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

Clerk's Report: McKinney noted that he had no information to report to the Town Board.

Other – Comments, questions and suggestions

Geschke asked whether the Town received any complaints regarding parking along South Sylvania Avenue during an event held recently on the vacant lot located behind 14015 Washington Avenue (STH 20). McKinney stated that he received no complaints related to this. The Town Board also discussed the parking restrictions on that road.

McMahon stated that he would request an estimate for crack filling on Crystal Lane.

McKinney noted that the Town does have the authority to pump a holding tank if the owner of the tank fails to do so in a timely manner.

Adjournment

Motion (Gruhn, McMahon) to adjourn, MC. The meeting was adjourned at 8:33 p.m. The next scheduled Town Board meeting is Monday, May 22, 2017, at 6:00 p.m.

Michael McKinney
Clerk-Treasurer