

## MINUTES

**TOWN OF YORKVILLE  
JOINT TOWN BOARD/PLAN COMMISSION  
TOWN BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, OCTOBER 9, 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 and Sherry Gruhn. Terrence McMahon was absent. 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 John Kurt representing Wildwood Holdings, Scott Brewer representing Johnson Health Tech North America Mfg., Deb Lauenstein and Bruce Peterson representing Zoomlion Heavy Industry NA, Shawn Mayer, Joseph Jursenas and Domenico Ferrante representing Briohn Building Corporation, Girish Joshi, Jason Haubrich, Rachel Haubrich, Dan Neider, Adam Kimmel, Katie Kimmel, Orlando Malate, Amy Malate, T.J. Dotson, Bridget Dotson, Chris Genal, Deb Genal, Mark Patzke, Dawn Patzke, Jim Fox, Jon Erickson, Kay Erickson, Yorkville Elementary School District Administrator Dave Alexander, Jennifer Ditscheit, Chris Bower, Yorkville Stormwater Utility District Commission Chair Stephen Nelson, Engineer Mark Madsen, Attorney Tim Pruitt and Clerk-Treasurer Michael McKinney.

### **Approval of Minutes**

***Motion (Gruhn, Hansen) to approve the September 25, 2017 and October 4, 2017 Town Board meeting minutes and the September 28, 2017 Town Board budget workshop meeting minutes as presented, Motion Carried (MC).***

### **Approval of Financial Reports**

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

### **Approval of Town Invoices**

***Motion (Gruhn, Hansen) to approve payment of Town invoices as presented in the amount of \$47,124.53, MC.***

### **Approval of Stormwater Invoices**

***Motion (Gruhn, Hansen) to approve payment of Stormwater Invoices as presented in the amount of \$15,350.75, MC.***

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

**Request submitted by Wildwood Holdings, LLC (on behalf of Neil Demant) for occupancy approval for the property located at 20911 White Ash Road, Unit C (Parcel ID # 018-03-21-31-018-014) in the B-3 (Commercial Service) Zoning District to permit occupancy of said unit at this address with office and shop space for “3-D Construction”, which specializes in carpentry and general contracting**

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

- Proposed activity would be occupancy of said unit at this address with office and shop space for “3-D Construction”, which specializes in carpentry and general contracting
- Operating hours would be 6:00 a.m. to 10:00 p.m.
- Two to three employees would work at this facility
- Daily outdoor parking planned for two to three vehicles, with potential overnight parking of several work vehicles
- No other outdoor equipment or material storage planned

***Motion (Fink, Nelson) to recommend approval of the request submitted by Wildwood Holdings, LLC (on behalf of Neil Demant) for occupancy approval for the property located at 20911 White Ash Road, Unit C (Parcel ID # 018-03-21-31-018-014) in the B-3 (Commercial Service) Zoning District to permit occupancy of said unit at this address with office and shop space for “3-D Construction”, which specializes in carpentry and general contracting, with no conditions, MC.***

***Motion (Gruhn, Hansen) to accept the Plan Commission’s recommendation and to approve the request submitted by Wildwood Holdings, LLC (on behalf of Neil Demant) for occupancy approval for the property located at 20911 White Ash Road, Unit C (Parcel ID # 018-03-21-31-018-014) in the B-3 (Commercial Service) Zoning District to permit occupancy of said unit at this address with office and shop space for “3-D Construction”, which specializes in carpentry and general contracting, with no conditions, MC.***

**Request submitted by Wildwood Holdings, LLC (on behalf of Mike Botsford) for occupancy approval for the property located at 20911 White Ash Road, Unit B (Parcel ID # 018-03-21-31-018-014) in the B-3 (Commercial Service) Zoning District to permit occupancy of said unit at this address with office and shop space for “Landmark Masonry”, which specializes in masonry**

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

- Proposed activity would be occupancy of said unit at this address with office and shop space for “Landmark Masonry”, which specializes in masonry
- Operating hours would be 6:00 a.m. to 10:00 p.m.
- Two to three employees would work at this facility
- Daily outdoor parking planned for two to three vehicles

- No outdoor equipment or material storage other than temporary material storage planned

***Motion (Fink, Funk) to recommend approval of the request submitted by Wildwood Holdings, LLC (on behalf of Mike Botsford) for occupancy approval for the property located at 20911 White Ash Road, Unit B (Parcel ID # 018-03-21-31-018-014) in the B-3 (Commercial Service) Zoning District to permit occupancy of said unit at this address with office and shop space for “Landmark Masonry”, which specializes in masonry, with no conditions, MC.***

***Motion (Gruhn, Hansen) to accept the Plan Commission’s recommendation and to approve the request submitted by Wildwood Holdings, LLC (on behalf of Mike Botsford) for occupancy approval for the property located at 20911 White Ash Road, Unit B (Parcel ID # 018-03-21-31-018-014) in the B-3 (Commercial Service) Zoning District to permit occupancy of said unit at this address with office and shop space for “Landmark Masonry”, which specializes in masonry, with no conditions, MC.***

**Holding tank agreement and holding tank servicing contract submitted by Wildwood Holdings, LLC (with John Kurt as applicant/agent) for the property located at 20917 White Ash Road (Parcel ID # 018-03-21-31-018-015) in the B-3 (Commercial Service) Zoning District**

***Motion (Gruhn, Hansen) to approve the holding tank agreement and holding tank servicing contract submitted by Wildwood Holdings, LLC (with John Kurt as applicant/agent) for the property located at 20917 White Ash Road (Parcel ID # 018-03-21-31-018-015) in the B-3 (Commercial Service) Zoning District, with no conditions, MC.***

**Holding tank agreement and holding tank servicing contract submitted by Laketa Holdings, LLC for the property located at 19319 Washington Avenue (STH 20) (Parcel ID # 018-03-21-07-001-010) in the B-1 (Neighborhood Business) Zoning District**

McKinney stated that the applicant needs to replace an existing holding tank on the site.

***Motion (Hansen, Gruhn) to approve the holding tank agreement and holding tank servicing contract submitted by Laketa Holdings, LLC for the property located at 19319 Washington Avenue (STH 20) (Parcel ID # 018-03-21-07-001-010) in the B-1 (Neighborhood Business) Zoning District, with no conditions, 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 CenterPoint Properties Trust (with Scott Brewer/Johnson Health Tech North America Mfg. as applicant/agent) for the property located at 1333 Grandview Parkway (Parcel ID # 018-03-21-13-029-013) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of the existing 209,000-square foot facility at this address with Johnson Health Tech North America Mfg., which specializes in the manufacture of strength and fitness equipment and will include space for warehousing, product shipment and offices

Hansen opened the public hearing at 6:13 p.m.

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

- Proposed activity would be occupancy of the existing 209,000-square foot facility at this address with Johnson Health Tech North America Mfg., which specializes in the manufacture of strength and fitness equipment and includes space for warehousing, product shipment and offices
- No changes planned for the building's exterior or landscaping and no building additions planned
- The applicant currently has 58 employees, with plans to add additional employees in the future
- Hours of operation would be Monday through Friday from 6:00 a.m. to 5:30 p.m., with occasional Saturdays if overtime is required
- Booths used for powder coating would not vent outside
- Occupancy of this facility is planned for late October

Brewer stated that Johnson Health Tech, which currently operates in South Milwaukee, includes cutting, welding, drilling and upholstering as part of its manufacturing operation. He noted that equipment cleaning does not require detergents, adding that equipment is only cleaned in hot water. He stated that Johnson Health Tech also owns 2nd Wind Exercise Equipment.

Jon Erickson stated that this business would be a great addition to the community.

Jim Fox asked whether this business would sell its product directly to customers on-site in a retail setting. Brewer stated that this business only has two customers it sells to on a wholesale basis.

With no other comments forthcoming, Hansen closed the public hearing at 6:19 p.m.

**Conditional use application submitted by CenterPoint Properties Trust (with Scott Brewer/Johnson Health Tech North America Mfg. as applicant/agent) for the property located at 1333 Grandview Parkway (Parcel ID # 018-03-21-13-029-013) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of the existing 209,000-square foot facility at this address with Johnson Health Tech North America Mfg., which specializes in the manufacture of strength and fitness equipment and will include space for warehousing, product shipment and offices**

***Motion (Nelson, Geschke) to recommend approval of the request submitted by CenterPoint Properties Trust (with Scott Brewer/Johnson Health Tech North America Mfg. as applicant/agent) for conditional use approval for the property located at 1333 Grandview Parkway (Parcel ID # 018-03-21-13-029-013) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of the existing 209,000-square foot facility at this address with Johnson Health Tech North America Mfg., which specializes in the manufacture of strength and fitness equipment and will include space for warehousing, product shipment and offices, with no conditions, MC.***

***Motion (Gruhn, Hansen) to accept the Plan Commission's recommendation and to approve the request submitted by CenterPoint Properties Trust (with Scott***

***Brewer/Johnson Health Tech North America Mfg. as applicant/agent) for conditional use approval for the property located at 1333 Grandview Parkway (Parcel ID # 018-03-21-13-029-013) in the M-3 (Heavy Industrial) Zoning District to permit occupancy of the existing 209,000-square foot facility at this address with Johnson Health Tech North America Mfg., which specializes in the manufacture of strength and fitness equipment and will include space for warehousing, product shipment and offices, with no conditions, 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 Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit the placement of an 8.5-foot by 48-foot (408-square foot) single-story temporary steel office trailer on the north side and adjacent to the existing 33,000+-square foot facility at this address for use as temporary office space with up to nine workstations

Hansen opened the public hearing at 6:21 p.m.

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

- Proposed activity would be placement of an 8.5-foot by 48-foot (408-square foot) single-story temporary steel office trailer on the north side and adjacent to the existing 33,000+-square foot facility at this address for use as temporary office space with up to nine workstations
- Typical hours of operation would be Monday through Friday from 8:00 a.m. to 5:00 p.m.
- Currently 18 full-time employees and three contract staff working at this facility, with plans to add additional employees in the future
- Restroom facilities for this office trailer are located within the existing facility

With no other comments forthcoming, Hansen closed the public hearing at 6:24 p.m.

**Conditional use application submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit the placement of an 8.5-foot by 48-foot (408-square foot) single-story temporary steel office trailer on the north side and adjacent to the existing 33,000+-square foot facility at this address for use as temporary office space with up to nine workstations**

Lauenstein stated that Zoomlion does not anticipate using this trailer for more than six months.

***Motion (Geschke, Funk) to recommend approval of the request submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for conditional use approval for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit the placement of an 8.5-foot by 48-foot (408-square foot) single-story temporary steel office trailer on the north side and adjacent to the existing 33,000+-square foot facility at this address for use as temporary office space with up to nine workstations, with***

***the condition that this use be permitted on this property for no longer than one year from the date of final approval by the Racine County Economic Development and Land Use Planning Committee, MC.***

***Motion (Gruhn, Hansen) to accept the Plan Commission's recommendation and to approve the request submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for conditional use approval for the property located at 14215 2 Mile Road (Parcel ID # 018-03-21-01-001-070) in the M-3 (Heavy Industrial) Zoning District to permit the placement of an 8.5-foot by 48-foot (408-square foot) single-story temporary steel office trailer on the north side and adjacent to the existing 33,000+-square foot facility at this address for use as temporary office space with up to nine workstations, with no additional conditions beyond those recommended by the Plan Commission, MC.***

**Pre-application conference with Shawn Mayer regarding a proposed division of the property located at 17808 58<sup>th</sup> Road**

Shawn Mayer appeared before the Town Board and Plan Commission to discuss this agenda item. He stated that he currently lives in Mount Pleasant, adding that he may need to relocate from his residence due to development proposed in that area. He noted that he would like to purchase between 25 and 34.2 acres of the 49.83-acre parcel located at this address for a new home. He stated that the access driveway to this proposed parcel would come off 58<sup>th</sup> Road. Hansen stated that this request would require a waiver of the Town's subdivision ordinances, as this parcel was recently divided earlier this year and would require a subdivision plat be filed if it is divided again within the next seven years. Pruitt noted that this request as described may require approval of a certified survey map, as the proposed remnant parcel where the current farmstead is located may be less than 15 acres. The Town Board and Plan Commission did not express 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 Briohn Building Corporation regarding proposed development of a vacant 7.03-acre parcel located immediately to the south of 910 South Sylvania Avenue (Parcel ID # 018-03-21-13-008-000)**

Joseph Jursenas appeared before the Town Board and Plan Commission to discuss this agenda item. He stated that his client is interested in purchasing this property and building a 30,000-square foot commercial bakery facility on the north side of the property within the next few years. He noted that his client would like some assurance from the Town Board and Plan Commission that they would approve a two-year conditional use permit for this proposed use. He stated that his client would either sell the portion of this lot that he would not use or would keep it undeveloped. He added that his client would add a small 1,000-square foot retail component for direct sales within this proposed bakery facility. Hansen discussed the comments provided by the sewer and water utility manager regarding this proposal related to parking, water use and sewer discharge. Jursenas stated that his client would use a minimal amount of water and would not anticipate any sewer-related issues regarding this proposal.

Hansen stated that this facility would need landscaping on the north side of the property as a buffer between this use and the hotel to the north. Madsen noted that this property is included in an established stormwater drainage basin. He added that this proposal would require architectural renderings, elevation data and final site plans. Hansen stated that this proposed use would need to provide sufficient parking space, especially if a retail component is included. He added that the applicant would need to clarify what levels of total suspended solids and biochemical oxygen demand would be contributed to the Town's sewer utility by this use. The Town Board and Plan Commission did not oppose granting a two-year conditional use permit for this use based upon the information provided.

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

**Pre-application conference regarding proposed development of a vacant 15.06-acre parcel located on Spring Street (CTH C) near North Sylvania Avenue (Parcel ID # 018-03-21-12-021-010)**

Girish Joshi appeared before the Town Board and Plan Commission to discuss this agenda item. He stated that he is considering developing a subdivision with single-family lots on this property. He added that this proposed subdivision would be comparable to one originally proposed in 2008 for this property. The Town Board and Plan Commission discussed the location of wetlands on this property and the impact that those wetlands had on the previous subdivision proposed in 2008. Madsen stated that the Wisconsin Department of Natural Resources requires permits before any alteration of wetlands can proceed. He noted that wetlands tend to expand over time and added that the Wisconsin Department of Natural Resources charges \$70,000.00 per acre for a permit to alter wetland areas. He stated that the Wisconsin Department of Natural Resources' existing wetland delineation from 2010 on that property is only valid for five years. He noted that the Town's water utility district has opposed adding residential customers to its district in the past, as doing so would require additional water quality requirements to be adhered to.

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

**Certified survey map application submitted by Jason and Rachel Haubrich for the parcels located at 2430 Queens Brook Lane, 2435 53<sup>rd</sup> Drive and Outlot 2 of the Stonecrest Shores subdivision (Parcel ID #'s 018-03-21-02-016-160 and 018-03-21-02-015-000) in the A-2 (General Farming and Residential II) and C-2 (Upland Resource Conservation) zoning districts to permit reconfiguration of the parcel located at 2430 Queens Brook Lane (Lot 16 of the Stonecrest Shores subdivision) by attaching a portion of the rear of the parcel located at 2435 53<sup>rd</sup> Drive and a portion of Outlot 2 of the Stonecrest Shores subdivision to said parcel to increase the size of said parcel from 1.12 acres to 4.67 acres, and which includes a request to waive the following:**

- **Town of Yorkville Code of Ordinances Section 28-225(a), which requires that all parcels created by certified survey map, including the remnant parcel, be depicted on the certified survey map**
- **Town of Yorkville Code of Ordinances Section 28-84(d)(3), which does not allow the length of the side lot lines of a parcel to exceed the width of the parcel at the right-of-way line by more than a factor of 2.5:1**

- **Town of Yorkville Code of Ordinances Section 28-84(b)(1), which requires that lots be approximately rectangular in shape**
- **Town of Yorkville Code of Ordinances Section 28-226(9), which requires that wetland areas be depicted on a certified survey map**

Pruitt noted that this proposal would shift a small portion of Outlot 2 and the walking trail currently on that section of outlot to the west to accommodate expansion of the parcel located at 2430 Queens Brook Lane. He added that the Town received an email today from the Seno K/RLT Conservancy stating that they are not opposed to moving the walking trail but did oppose any change in the boundaries of the outlot. He noted that the Seno K/RLT Conservancy would still need to sign off on this proposal before it could take effect. Multiple Stonecrest Shores subdivision residents addressed the Town Board and Plan Commission regarding this application. Their comments focused on the following:

- The timing and content of the notice received from the Town in advance of this evening's meeting
- How this proposal varies considerably from what was originally communicated to them by Dan Neider
- What impact this proposal would have on the use of Outlot 2 and the walking trail in that area
- How this proposal sets a precedent for similar requests in this subdivision if it is approved
- How this proposal diminishes equity between the subdivision's property owners
- The lack of communication from all parties with the homeowners regarding this request
- That any support communicated regarding such a request would have been predicated upon resolution of the outstanding conservation easement maintenance issues by Dan Neider this year
- Whether all of this proposed lot would be subject to the same restrictions as the rest of the subdivision

Hansen questioned whether the subdivision's residents will be harmed by allowing this change. Pruitt noted that the walking trail would be the responsibility of the homeowner's association to maintain. Jason Haubrich stated that this proposal does not result in the loss of any land for the outlot. Dan Neider stated that he did discuss relocation of the walking trail at the time he presented this proposal to the homeowners, adding that the current trail goes through a wetland. Jason Haubrich stated that he has no plans to build on the expanded portion of the lot. Pruitt noted that this certified survey map could be approved with conditions, such as placing restrictive covenants on the entire lot. Madsen questioned who will be responsible for signing off on the certified survey map as the owner of the outlot. Geschke stated that this new addition, if approved, should be subject to the same rules as the remainder of the subdivision.

***Motion (Geschke, Nelson) to table this application until the joint Town Board/Plan Commission meeting on November 13, 2017, to provide the Seno K/RLT Conservancy an opportunity to review this proposal further and to provide an opportunity for further dialogue between the applicants and Stonecrest Shores subdivision homeowners regarding homeowner's concerns related to this application, MC.***



## **Second Amendment to the Conservation Subdivision Stewardship Plan for the Stonecrest Shores Subdivision**

Adam Kimmel stated that Tallgrass Restoration will complete restoration of the subdivision's conservation easement areas to a level 4 status, adding that twenty acres of the conservation easement areas will remain in an agricultural state. He added that the homeowners are still anticipating a transfer of ownership of the conservation easement areas from Dan Neider to the subdivision's homeowner's association on November 1. Pruitt stated that this amendment requires that the Town pay \$3,500.00 from the \$22,000.00 already received from Dan Neider for the remaining conservation easement maintenance work to Butler Engineering for past due sanitary component maintenance.

***Motion (Geschke, Nelson) to recommend approval of the Second Amendment to the Conservation Subdivision Stewardship Plan for the Stonecrest Shores Subdivision as presented, MC.***

***Motion (Gruhn, Hansen) to accept the Plan Commission's recommendation and to approve the Second Amendment to the Conservation Subdivision Stewardship Plan for the Stonecrest Shores Subdivision as presented, MC.***

### **Irrevocable Standby Letter of Credit No. 1513, as amended, in the amount of \$50,000.00 to secure obligations related to implementation of the Stonecrest Shores Subdivision Conservation Subdivision Stewardship Plan**

Pruitt stated that, based upon the approval of the Second Amendment to the Conservation Subdivision Stewardship Plan for the Stonecrest Shores Subdivision and Dan Neider's payment of \$22,000.00 to the Town for the remaining conservation easement work in the subdivision, the Town can proceed with releasing this letter of credit.

***Motion (Hansen, Gruhn) to authorize the Clerk-Treasurer to release Irrevocable Standby Letter of Credit No. 1513, as amended, in the amount of \$50,000.00 to secure obligations related to implementation of the Stonecrest Shores Subdivision Conservation Subdivision Stewardship Plan, MC.***

### **Ordinance No. 2017-02 Amending Chapter 50, Article II, Division 2 of the Code of Ordinances for the Town of Yorkville relating to speed limits**

McKinney noted that this ordinance changes the speed limit on the entire length of 65<sup>th</sup> Drive to 45 miles per hour.

***Motion (Hansen, Gruhn) to adopt Ordinance No. 2017-02 as presented, MC.***

### **Town road speed limits**

McKinney noted that the Town's current speed limit ordinance does not include speed limits for several residential roads that do not have posted speed limit signs and several roads that currently have posted speed limit signs. He added that Wayne Higgins from Traffic Engineering Services offered to discuss ways to address this issue with the Town's attorney without requiring the time and expense of conducting speed and engineering studies. The Town Board requested that Pruitt follow up with Higgins on this issue.

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

## **2018 road and bridge construction and/or maintenance project estimates**

Madsen reviewed the estimates he provided for the following road projects:

- The remaining older paved portion of 61<sup>st</sup> Drive, totaling \$88,229.00
- 59<sup>th</sup> Drive between Durand Avenue (STH 11) and 58<sup>th</sup> Road, totaling \$188,459.50
- The entire length of 65<sup>th</sup> Court, totaling \$70,156.00

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

## **2018 Town General Fund annual budget**

McKinney provided an updated 2018 Town General Fund annual budget to the Town Board, noting that he updated the budget to reflect items discussed during the September 28 Town Board budget workshop as well as updates in final numbers provided since that meeting.

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

## **2018 Stormwater Utility District Fund annual budget**

Stephen Nelson stated that the Stormwater Utility District Commission adopted their 2018 budget last week. Gruhn noted that the Stormwater Utility District Commission has identified an individual interested in becoming a member of the Commission.

***Motion (Hansen, Gruhn) to accept the 2018 Stormwater Utility District Fund annual budget as presented, MC.***

**License and permit applications submitted by Jennifer Ditscheit on behalf of the Greater Union Grove Chamber of Commerce for the Great Pumpkin Chuckin Fest, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 10:00 a.m. to 10:00 p.m. on Saturday, October 21, 2017, and from 10:00 a.m. to 5:00 p.m. on Sunday, October 22, 2017, including the following applications:**

- **Special Event Permit**
- **Temporary Combination Class B license to sell fermented malt beverages and wine at the Racine County Fairgrounds**
- **Temporary Operator Licenses**
  - Jennifer Ditscheit
  - Stephanie Kurt

***Motion (Hansen, Gruhn) to grant all licenses and permits applied for by Jennifer Ditscheit on behalf of the Greater Union Grove Chamber of Commerce for the Great Pumpkin Chuckin Fest, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from 10:00 a.m. to 10:00 p.m. on Saturday, October 21, 2017, and from 10:00 a.m. to 5:00 p.m. on Sunday, October 22, 2017, with no conditions, MC.***

## **Application for a 2017-2018 annual Operator License submitted by Emily Sullivan**

***Motion (Gruhn, Hansen) to grant a 2017-2018 annual Operator license to Emily Sullivan, with no conditions, MC.***

### **Reports**

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

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

**Engineer's Report:** Madsen noted that the contracts for the Storage Authority (19031 Spring Street (CTH C)) drainage basin modifications are ready for the Town to sign.

**Yorkville Stormwater Utility District Report:** Stephen Nelson noted that the utility's three-year maintenance agreement with the Racine County Board of Drainage Commissioners for the West Branch of the Root River Canal expires at the end of this year.

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

### **Other – Comments, questions and suggestions**

Dave Alexander addressed the Town Board regarding potential impacts related to the proposed Foxconn development in Mount Pleasant. Hansen stated that any spillover effects in the Town will likely be commercial development at this time and recommended that an agenda item be added to every Town Board agenda in the foreseeable future to discuss any updates related to this issue.

Jim Fox addressed the Town Board about the potential for a boundary agreement between the Town and the Village of Union Grove. Hansen recommended that this issue be added to the November 13 joint Town Board/Plan Commission agenda for discussion.

Geschke discussed an email received by the Town regarding a request to relocate mailboxes on Durand Avenue (STH 11) east of 57<sup>th</sup> Drive. McKinney stated that he advised that individual to contact both the United States Postal Service and the Racine County Highway Department regarding where mailboxes can be placed on that road, adding that the Town has no authority over where mailboxes are placed.

### **Adjournment**

***Motion (Gruhn, Geschke) to adjourn, MC.*** The meeting was adjourned at 8:16 p.m. The next scheduled Town Board meeting is Monday, October 23, 2017, at 6:00 p.m.

Michael McKinney  
*Clerk-Treasurer*