

# Town Of Yorkville

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## AGENDA

**TOWN OF YORKVILLE  
JOINT TOWN BOARD/PLAN COMMISSION  
TOWN BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, DECEMBER 11, 2017  
6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes** - Approval of the meeting minutes for the November 15, 2017 Town Board/Special Town Elector meeting, the November 22, 2017 Town Board meeting, the November 27, 2017 Town Board meeting and the December 7, 2017 Town Board meeting
- 4. Approval of Financial Reports**
- 5. Approval of Town Invoices**
- 6. Approval of Stormwater Invoices**
- 7. New and Unfinished Business - Discussion and possible action on all of the following:**
  - a. Certified survey map application submitted by TCTS LLC for the parcel located at 2626 49<sup>th</sup> Drive (Parcel ID # 018-03-21-01-002-000) in the B-3 (Commercial Service) and M-2 (General Industrial) Zoning districts to permit division of this approximately 61.5-acre parcel into a 4.82-acre parcel and an approximately 56.68-acre remnant parcel, and which includes a request to waive the following:
    1. 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
    2. 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
    3. Town of Yorkville Code of Ordinances Section 28-84(b)(1), which requires that lots be approximately rectangular in shape
    4. Town of Yorkville Code of Ordinances Section 28-226(6), which requires that soil boring locations be included on the certified survey map for all parcels to be served with a private on-site wastewater treatment system
  - b. Site plan application submitted by 2118 North Sylvania LLC (with Robert Gleason as applicant/agent) for the parcel located at 2118 North Sylvania Avenue (Parcel ID # 018-03-21-01-021-000) in the M-3 (Heavy Industrial) and B-3 (Commercial Service) Zoning Districts to permit occupancy of the existing site and buildings at this address with an undamaged and damaged used vehicle auction platform fulfillment center known as Copart
  - c. 2118 North Sylvania Avenue junk or auto salvage facility license
  - d. **Public Hearing** - The Town Board and Plan Commission will hold a joint public hearing to hear public comment on a two-year conditional use application submitted by 515 Reality Group (with Joseph Jursenas/Briohn Building Corporation/Briohn Design Group LLC as applicant/agent) for the

vacant 7.03-acre parcel located between 910 South Sylvania Avenue and 1300 Grandview Parkway (Parcel ID # 018-03-21-13-008-000) in the B-3 (Commercial Service) Zoning District to permit construction of a 120-foot by 250-foot (30,000-square foot) commercial bakery facility with a small retail operation on the north side of this property with 52 parking spaces along the front of the building (Phase I) and to permit construction of a 120-foot by 200-foot (24,000-square foot) expansion of this proposed facility to the south and installation of an additional 84 parking spaces along the front and rear of the proposed expansion (Phase II)

- e. Two-year conditional use application submitted by 515 Reality Group (with Joseph Jursenas/Briohn Building Corporation/Briohn Design Group LLC as applicant/agent) for the vacant 7.03-acre parcel located between 910 South Sylvania Avenue and 1300 Grandview Parkway (Parcel ID # 018-03-21-13-008-000) in the B-3 (Commercial Service) Zoning District to permit construction of a 120-foot by 250-foot (30,000-square foot) commercial bakery facility with a small retail operation on the north side of this property with 52 parking spaces along the front of the building (Phase I) and to permit construction of a 120-foot by 200-foot (24,000-square foot) expansion of this proposed facility to the south and installation of an additional 84 parking spaces along the front and rear of the proposed expansion (Phase II)
- f. Short Elliott Hendrickson presentation and discussion on possible amendments to the Town of Yorkville's comprehensive plan and the "Multi-Jurisdictional Comprehensive Plan for Racine County: 2035"
- g. Authorization to publish a notice of public hearing on proposed amendments to the Town of Yorkville's comprehensive plan and the "Multi-Jurisdictional Comprehensive Plan for Racine County: 2035"
- h. Possible retention of Mueller Communications for communications and public relations purposes
- i. Racine Water Utility District water diversion request update
- j. Update on potential development affecting the Town of Yorkville
- k. Patrick W. Romenesko contract for the 2017 Financial Audit of the Town General Fund, Sewer Utility District Fund, Water Utility District Fund and Stormwater Utility District Fund
- l. Authorization to submit a request for proposals for auditing services
- m. 58<sup>th</sup> Road/67<sup>th</sup> Drive vision triangle issues
- n. Resolution No. 2017-14 Amending the Town Of Yorkville's 2017 General Fund annual budget
- o. Resolution No. 2017-15 Appointing 2018-2019 Election Inspectors
- p. Application for a 2017-2018 annual Operator License submitted by Karin Renz

## **8. Reports**

- a. Building Inspector's Report – report on building permits issued and other activity
- b. Engineer's Report – report on activities and issues
- c. Yorkville Stormwater Utility District Report – report on activities and issues
- d. Clerk's Report – report on activities and issues

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

## **10. Adjournment**

Michael McKinney  
Clerk-Treasurer

Posted: December 7, 2017

*A quorum of other elected or appointed bodies may be present at this meeting for informational purposes only. No action from those bodies will be taken at this meeting.*

*This building is handicap accessible. Requests from persons with disabilities who need assistance should be made to the Town Office, (262) 878-2123, with as much advance notice as possible.*