

# Village of Yorkville

925 15<sup>th</sup> Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123

Fax: (262) 878-1680

Website: [www.villageofyorkville.com](http://www.villageofyorkville.com)

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## AGENDA

**VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, AUGUST 9, 2021  
6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes** - Approval of the July 26, 2021 Village Board meeting minutes
- 4. Approval of Financial Reports**
- 5. Approval of Village Invoices**
- 6. Approval of Stormwater Invoices**
- 7. New and Unfinished Business - Discussion and possible action on the following:**
  - a. 58<sup>th</sup> Road Bridge over the West Branch of the Root River Canal change management request
  - b. Final certified survey map request submitted by the Peterson Family Trust (with Mark Peterson as applicant/agent) for the parcel located at 16835 Spring Street (CTH C) (Parcel ID # 194-03-21-22-007-000) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 3.53-acre parcel and an approximately 47.75-acre remnant parcel
  - c. Site plan application submitted by Pine Haven Enterprises, LLC (with Nick Willkomm as applicant/agent) for the parcel located at 17108 County Line Road (CTH KR) (Parcel ID # 194-03-21-33-016-010) in the M-3 (Heavy Industrial) and M-4 (Quarrying) Zoning Districts to allow for the continuation a non-metallic (clay) mining operation, including the crushing and recycling of concrete and asphalt
  - d. Resolution 2021-25 Approving a request for site plan review to continue a non-metallic (clay) mining operation, including the crushing and recycling of concrete and asphalt, at 17108 County Line Road (CTH KR), Sec. 33, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-33-016-010); Pine Haven Enterprises, LLC, Owner; Nick Willkomm, Applicant/Agent
  - e. Pre-application conference regarding proposed development and use of the parcel located at 2730 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-24-021-001)
  - f. Preliminary certified survey map request submitted by the James A. & Jolene P. Verwey Revocable Trust (with James Verwey as applicant/agent) for the parcel located at 5104 Crystal Lane (Parcel ID # 194-03-21-35-029-013) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 6.73-acre parcel and a 3.97-acre parcel

- g. Site plan application submitted by Maverick Properties, LLC (with Daniels Sharpsmart, Inc. as applicant/agent) for the parcel located at 14401 58th Road (Parcel ID # 194-03-21-25-008-000) in the M-3 (Heavy Industrial) Zoning District to allow for the use of an existing +/- 13,000-square-foot industrial building for the washing and warehousing of containers associated with a business known as "Daniels Sharpsmart, LLC"
- h. Resolution 2021-26 Approving a request for site plan review to utilize an existing +/- 13,000-square-foot industrial building for the washing and warehousing of containers associated with "Daniels Sharpsmart, LLC" at 14401 58<sup>th</sup> Road, Sec. 25, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-25-008-000); Maverick Properties, LLC, Owner; Daniels Sharpsmart, Inc., Applicant/Agent
- i. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use application submitted by Yorkville 2000 PTSK, LLC (with Michels Corporation/Michael Kennedy as applicant/agent) for the vacant parcel located immediately to the west of 14215 2 Mile Road (Parcel ID # 194-03-21-01-001-060) in the M-3 (Heavy Industrial) Zoning District to allow for the creation of an approximately 10-acre fenced-in storage yard for construction vehicles and equipment associated with a construction business known as "Michels Corporation"
- j. Conditional use application submitted by Yorkville 2000 PTSK, LLC (with Michels Corporation/Michael Kennedy as applicant/agent) for the vacant parcel located immediately to the west of 14215 2 Mile Road (Parcel ID # 194-03-21-01-001-060) in the M-3 (Heavy Industrial) Zoning District to allow for the creation of an approximately 10-acre fenced-in storage yard for construction vehicles and equipment associated with a construction business known as "Michels Corporation"
- k. Resolution 2021-27 Approving a request for a conditional use permit to create an approximately 10-acre fenced-in storage yard for construction vehicles and equipment associated with a construction business known as "Michels Corporation" for the vacant parcel located immediately to the west of 14215 2 Mile Road, Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-001-060); Yorkville 2000 PTSK, LLC, Owner; Michels Corporation/Michael Kennedy, Applicant/Agent
- l. Resolution 2021-28 Authorizing the release of a Highway Setback Restriction affecting the vacant parcel located immediately to the south of 2638 North Sylvania Avenue, Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-002-001); 2626 Sylvania, LLC, Owner
- m. Ordinance 2021-07 Repealing and Recreating Section 38-111 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to Driveways and Culverts
- n. Conditional use permit amendment request submitted by the Village of Yorkville (with Michael McKinney as applicant/agent) for the properties located at 1925 Grandview Parkway, 2000 Grandview Parkway, and the vacant parcel to the north of 1906 Grandview Parkway (Parcel ID #'s 194-03-21-24-001-300, 194-03-21-24-001-030 and 194-03-21-13-029-017) in the M-3 (Heavy Industrial) Zoning District to eliminate Condition # 28 of the conditional use permit approved for these properties by the Yorkville Village Board on May 11, 2020
- o. Resolution 2021-29 Approving a request for a conditional use permit amendment to eliminate Condition # 28 of the conditional use permit approved by the Yorkville Village Board on May 11, 2020 for the properties located at 1925 Grandview Parkway, 2000 Grandview Parkway, and the vacant parcel to the north of 1906 Grandview Parkway, Sec. 13 and Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-24-001-300, 194-03-21-24-001-030 and 194-03-21-13-029-017); Village of Yorkville, Applicant; Michael McKinney, Agent
- p. 53<sup>rd</sup> Drive/50<sup>th</sup> Road intersection signage/safety
- q. Village newsletter publication services
- r. 2021-2022 annual Operator License applications submitted by the following (all applications may be acted on with one motion or individually):

1. Nicola Chernouski
2. Daniel Gruhn
3. Lisa Mueller

## 8. Reports

- a. Engineer's Report - report on activities and issues
- b. Building Inspector's Report – report on building permits issued and other activity
- c. Yorkville Stormwater Utility District Report – report on activities and issues
- d. Roads/Public Works Committee Report – report on activities and issues
- e. Village President's Report – report on activities and issues
- f. Administrator/Clerk's Report – report on activities and issues

## 9. Public Comments, Questions and Suggestions - 5-minute limit per person

## 10. New and Unfinished Business - Discussion and possible action on the following:

- a. **Closed Session:** The Village Board may entertain a motion to go into CLOSED SESSION pursuant to Wisconsin Statutes Section 19.85(1)(e)\* and (g)\*\* to discuss the 2021 55<sup>th</sup> Drive paving and drainage program project, and the possible retention of special counsel related to the 2021 55<sup>th</sup> Drive paving and drainage program project, with legal counsel
- b. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION

## 11. Adjournment

Michael McKinney  
Administrator/Clerk

Posted: August 3, 2021

*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 Village Office, (262) 878-2123, with as much advance notice as possible.*

\* Wisconsin Statutes Section 19.85(1)(e) - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

\*\* Wisconsin Statutes Section 19.85(1)(g) - Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.