



**Village Board & Planning Commission  
Joint Meeting**  
Union Grove Municipal Center 925 15th Avenue  
Monday, January 9, 2023

**1. Village Board President, Douglas Nelson, called the meeting to order at 6:00 pm.**

**2. Roll Call**

President - Douglas Nelson | Trustees/Commissioners - Robert Funk, Daniel Maurice, Steve Nelson, Aaron Alby, and Tim DeGarmo. Staff - Michael McKinney (Administrator Clerk), and Janine Carls (Deputy Clerk/Treasurer). Also present – Tim Pruitt (Atty.), Dave & Juli Tianen (53rd Drive), Delbert Thacker (Kennel License), Deb Lauenstein and Paul Haines (Zoomlion), Jeff & Gretchen Hanson (Plank Rd).

**3. Approval of Minutes**

*Motion (S Nelson, Maurice) to approve the December 28, 2022, Village Board meeting minutes as presented, Motion Carried (MC).*

**4. Approval of Financial Reports**

*Motion (Funk, S Nelson) to approve Financial Reports as presented, MC.*

**5. Approval of Village Invoices**

*Motion (Maurice, Funk) to approve village invoices in the amount of \$55,398.68, MC.*

**6. Approval of Stormwater Invoices | No stormwater invoices were presented for approval.**

**7. New and Unfinished Business – Discussion and possible action on the following:**

**a. Final certified survey map request submitted by the David and Juli Tianen Trust (with David and Juli Tianen as applicant/agent) for the parcel located at 2801 53rd Drive**

McKinney stated that Madsen agreed with the dedication of right away, vision triangle, and access at intersection items previously discussed and incorporated into the final CSM.

**b. Resolution 2023-01 Approving a final certified survey map to allow for the division of the parcel located at 2801 53rd Drive into a 3.48-acre parcel, a 3.48-acre parcel, and a 4.38-acre parcel, Sec. 02, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-02-002-020); David & Juli Tianen Trust, Owner; David & Juli Tianen, Applicant/Agent, MC.**

*Motion (Alby, DeGarmo) to recommend the adoption of Resolution 2023-01 as presented, MC.*

*Motion (S Nelson, Maurice) to accept the Plan Commission's recommendation and to adopt Resolution 2023-01 as presented, MC.*

**c. Site plan review application submitted by Zoomlion Heavy Industry NA, Inc. (with Deb Lauenstein as applicant/agent) for the parcel located at 14215 2 Mile.**

Deb Lauenstein and Paul Haines detailed the type of equipment to be stored. No changes to the existing lot are being made.

**d. Resolution 2023-02 Approving a site plan review request for the outdoor parking of heavy equipment associated with Zoomlion Heavy Industry NA, Inc. at 14215 2 Mile Road, Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-001-070); Zoomlion Heavy Industry NA, Inc., Owner; Deb Lauenstein, Applicant/Agent**

*Motion (DeGarmo, Alby) to recommend the adoption of Resolution 2023-02 as presented, MC.*

*Motion (Maurice, Funk) to accept the Plan Commission's recommendation and to adopt Resolution 2023-02 as presented, MC.*

- e. **Site plan review application submitted by 2118 North Sylvania, LLC (with Robert Gleason as applicant/agent) for the parcel located at 2118 North Sylvania Avenue (West Frontage Road)**

Discussed why this request required a site plan as opposed to just a building permit.

- f. **Resolution 2023-03 Approving a site plan for the replacement of the roof on an existing 5,000-square-foot commercial building at 2118 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-01-021-000); 2118 North Sylvania, LLC, Owner; Robert Gleason, Applicant/Agent**

*Motion (Alby, DeGarmo) to recommend the adoption of Resolution 2023-03 as presented, MC.*

*Motion (Funk, Maurice) to accept the Plan Commission's recommendation and to adopt Resolution 2023-03 as presented, MC.*

- g. **Kennel license application submitted by Delbert Thacker for the parcel located at 3413 67th Drive (Parcel ID # 194-03-21-28-010-010) in the A-2 (General Farming and Residential II) Zoning District for a kennel for Siberian Husky dogs kept for sledding and showing.**

Mr. Thacker addressed the board stating that he had previously held a license in 1992. He described his kennel and property in detail and stated that he intends to keep/board no more than 12 dogs.

*Motion (S Nelson, Maurice) to approve a waiver of Kennel License acreage requirements and to issue a Kennel License for up to 12 dogs to Delbert Thacker at 3413 67<sup>th</sup> Drive, MC.*

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**Items H. - L. to follow are relative to the rezoning and conditional use requests submitted by TNG 27, LLC (with Nancy Washburn/Raymond Leffler as applicant/agent) for three unaddressed parcels located to the west, north and partially to the east of the parcel located at 14700 50th Road (Parcel ID #'s 194-03-21-01-006-040, 194-03-21-01-006-030 and 194-03-21-01-006-010) in the A-2 (General Farming and Residential II) Zoning District to allow for the rezoning of these parcels from the A-2 (General Farming and Residential II) Zoning District to the C-2 (Upland Resource Conservation) Zoning District and the creation of a 15-parcel cluster subdivision (plus one approximately 60.75-acre outlot) from these parcels.**

- h. Public Hearing**

D. Nelson opened the public hearing at 6:14 pm.

McKinney provided some background on the request. Tim Pruitt and Nancy Washburn addressed the Village Board and Plan Commission regarding the status of the project especially as related to the conservancy agreement with Seno. One question pertaining to the use of parcels was answered by Ms. Washburn who noted the parcels would be for 15 homes with lot sizes ranging from 1 to 3 acres.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:26 pm.

- i. Board and Planning Commission Discussion**

Discussion regarding the length of resolution to be for one year and renewable. The project goal is to begin in August provided the housing market is favorable to commencing work.

- j. **Plan Commission Resolution 2023-01 Recommending approval of an ordinance amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(A) of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to the rezoning of the aforementioned parcels.**

*Motion (DeGarmo, Alby) to adopt Plan Commission Resolution 2023-01 as presented, MC.*

- k. **Ordinance 2023-01 Amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(A) of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to the rezoning of the aforementioned parcels.**

*Motion (S Nelson, Maurice) to adopt Ordinance 2023-01 as presented, MC.*

- l. Resolution 2023-04 Re-approving a request for a conditional use permit to create a 15-parcel cluster subdivision (plus one approximately 60.75-acre out-lot) for the aforementioned parcels.**

*Motion (DeGarmo, Alby) to recommend the adoption of Resolution 2023-04 as presented, MC.*

*Motion (Funk, Maurice) to accept the Plan Commission's recommendation and to adopt Resolution 2023-04 as presented, MC.*

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- m. Public Hearing - Proposed revisions to Chapter 55 of the Village's Municipal Code of Ordinances regarding home occupations**

D. Nelson opened the Public Hearing at 6:34 pm.

McKinney stated that the Long-Range Planning Committee recommended changing the term "Home Occupation" to "Home-based Business" based on feedback received.

With no other comments forthcoming, D. Nelson closed the public hearing at 6:38 pm.

- n. Ordinance 2023-02 Repealing and recreating Chapter 55, Article IX of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, related to home occupations**

*Motion (Alby, DeGarmo) to recommend the adoption of Ordinance 2023-02 as presented, MC.*

*Motion (S Nelson, Funk) to accept the Plan Commission's recommendation and to adopt Ordinance 2023-02 as presented, MC.*

- o. Bids for the 2023 Yorkville Meadows Court/Washington Avenue (STH 20) intersection project**

Discussion with Pruitt as to bid expiration and the village's responsibility to oversee the project.

*Motion (S Nelson, Maurice) to approve the bid submitted by Stark Pavement in the amount of \$260,159.75 for the 2023 Yorkville Meadows Court/Washington Avenue (STH 20) intersection project, with said approval to take effect if Alan Jasperson is not able to provide a signed intersection project contract to the Village by February 15, 2023, MC.*

- p. Plank Road (CTH A) transverse rumble strips**

Discussed options for reducing rumble strip noise westbound on Plank Rd at Hwy 45. Further research is needed. No action taken on this agenda item.

- q. 17438 58th Road field access driveway and culvert**

Further research is needed, not known if the culvert is still in place. No action taken on this item.

- r. Staab Construction Corporation pay request #17**

*Motion (S Nelson, Maurice) to approve Staab Construction Corporation pay request #17 in the amount of \$55,891.00 for the 2021 wastewater treatment facility improvement project, contingent upon Sewer and Water Commission approval, MC.*

## **8. Reports**

- a. Building Inspector's Report**

*Motion (Funk, S Nelson) to approve and file the Building Inspector's report as presented, MC.*

- b. Engineer's Report | No report.**

- c. Yorkville Stormwater Utility District Report | No report.**

- d. Roads/Public Works Committee Report | No report.**

- e. Village President's Report | No Report**

- f. Administrator/Clerk's Report**

McKinney stated there would not be a primary for Village President or Trustees. He stated that a request was made for a review of the speed limit on 65<sup>th</sup> DR; recommended as a future agenda item.

**9. Public Comments, Questions, and Suggestions | No Comments**

**10. Adjournment**

*Motion (S Nelson, Funk) to adjourn the meeting at 7:42 pm, MC.* The next scheduled joint Village Board and Planning Commission meeting is February 13, 2023, at 6:00 pm.

Respectfully submitted,

Janine Carls | Village Deputy Clerk/Treasurer