

# 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)

---

## AGENDA

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, DECEMBER 11, 2023  
6:00 P.M.

### 1. Call to Order

### 2. Roll Call

### 3. Consent Agenda

- Any item listed on the consent agenda for approval may be removed at the request of any member of the Board. The request requires no second, is not discussed, and is not voted upon.

- a. November 27, 2023, Village Board meeting minutes
- b. Financial reports
- c. Village invoices
- d. Stormwater invoices
- e. Building Inspector's Report - report on building permits issued and other activity
- f. Code Enforcement Officer's Report - report on activities and issues

### 4. Business - Discussion and possible action on the following:

- a. Site plan request submitted by Yorkville Joint #2 School District (with Dr. Mark Rollefson as applicant/agent) for the parcel located at 18621 Washington Avenue (STH 20) (Parcel ID #'s 194-03-21-08-007-000, 194-03-21-08-020-000, 194-03-21-08-005-000, 194-03-21-08-008-000, and 194-03-21-08-011-000) in the A-2 (General Farming and Residential II) Zoning District to construct an 1,132-square foot receiving room addition, and for traffic circulation improvements and pavement maintenance
- b. Resolution 2023-32 Approving a site plan request to construct an 1,132-square foot receiving room addition, and for traffic circulation improvements and pavement maintenance at 18621 Washington Avenue (STH 20), Sec. 08, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-08-007-000, 194-03-21-08-020-000, 194-03-21-08-005-000, 194-03-21-08-008-000, and 194-03-21-08-011-000); Yorkville Joint #2 School District, Owner; Dr. Mark Rollefson, Applicant/Agent
- c. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use request 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 continue a non-metallic (clay) mining operation, including the crushing and recycling of concrete and asphalt
- d. Conditional use request 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 continue a non-metallic (clay) mining operation, including the crushing and recycling of concrete and asphalt

- e. Resolution 2023-33 Approving a conditional use request 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
- f. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use request submitted by 734 S. Sylvania Avenue, LLC (with Biren Patel as applicant/agent) for the parcel located at 734 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-13-010-030) in the B-3 (Commercial Service) Zoning District to convert the existing commercial building at this address into a multi-tenant building and to occupy a portion of the building with a tobacco and vape sales business
- g. Conditional use request submitted by 734 S. Sylvania Avenue, LLC (with Biren Patel as applicant/agent) for the parcel located at 734 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-13-010-030) in the B-3 (Commercial Service) Zoning District to convert the existing commercial building at this address into a multi-tenant building and to occupy a portion of the building with a tobacco and vape sales business
- h. Resolution 2023-34 Approving a conditional use request to convert the existing commercial building at this address into a multi-tenant building and to occupy a portion of the building with a tobacco and vape sales business at 734 South Sylvania Avenue (West Frontage Road), Sec. 13, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-13-010-030); 734 S. Sylvania Avenue, LLC, Owner; Biren Patel, Applicant/Agent
- i. 2023-2024 annual Cigarette License application submitted by Biren Patel/M&B Liquor (Trade or Business Name: M&B Smoke Shop) for 734 South Sylvania Avenue (West Frontage Road)
- j. Resolution 2023-35 Approving the 2024 Racine County zoning-related Professional Services Agreement and zoning fee schedule
- k. Resolution 2023-36 Appointing 2024-2025 election inspectors
- l. Stark Pavement pay request # 2 for the 2023 58<sup>th</sup> Road paving and drainage program project
- m. Command Central 2024 election hardware maintenance agreement and annual payment
- n. Buelow Vetter Buikema Olson & Vliet, LLC personnel manual review legal services engagement letter
- o. Yorkshire Highlands subdivision revised development agreement submitted by Diversified Land Developers LLC (with TNG 27, LLC/Raymond Leffler/Nancy Washburn as applicant/agent) for three parcels on 50<sup>th</sup> 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 for the creation of a 15-parcel cluster subdivision (plus one approximately 60.753-acre outlot) from these parcels

## 5. Reports

- a. Engineer's Report - report on activities and issues
- b. Yorkville Stormwater Utility District Report - report on activities and issues
- c. Roads/Public Works Committee Report - report on activities and issues
- d. Village President's Report - report on activities and issues
- e. Administrator/Clerk's Report - report on activities and issues

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

## 7. 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)\* to discuss the Racine County Board of Drainage Commissioners West Branch of the Root River Canal maintenance assessment payment agreement and issues related thereto
- b. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION and to move to the remaining meeting agenda as posted

## 8. Adjournment

Michael McKinney  
Administrator/Clerk

Posted: December 7, 2023

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