

# Village of Yorkville

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## AGENDA

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, MAY 13, 2024  
IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE  
6:00 P.M. BOARD OF REVIEW MEETING

**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 does not require a second, is not discussed, and is not voted upon.

- a. April 22, 2024, 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
- g. 2023-2024 annual Operator License application submitted by Jennifer Smith

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

- a. Site plan request submitted by 2626 Sylvania, LLC/Dragan Radeta (with EJ Equipment/Kerry LeSage as applicant/agent) for the parcel located at 2626 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-002-001) in the B-3 (Commercial Service) Zoning District to occupy an existing commercial building and site with a truck and truck parts, sales, and service business known as "EJ Equipment"
- b. Resolution 2024-10 Approving a site plan request to occupy an existing commercial building and site with a truck and truck parts, sales, and service business known as "EJ Equipment" at 2626 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-01-002-001); 2626 Sylvania, LLC/Dragan Radeta, Owner; EJ Equipment/Kerry LeSage, Applicant/Agent
- c. Preliminary certified survey map request submitted by Anthony and Christa Fox (with Kevin Lewis/IG Consulting, Inc. as agent) for the parcel located at 1020 61<sup>st</sup> Drive (Parcel ID # 194-03-21-16-017-010) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 4.03-acre parcel and a 3.97-acre parcel, including a lot line adjustment exchanging approximately 1.55 acres of land with an adjacent parcel on 61<sup>st</sup> Drive

(Parcel ID # 194-03-21-16-017-000) in the A-2 (General Farming and Residential II) Zoning District

- d. **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 Primitivo Reynoso for the parcel located at 17019 2 Mile Road (Parcel ID # 194-03-21-04-005-000) in the A-2 (General Farming and Residential II) Zoning District to store landscaping vehicles and equipment, including one dump truck to be stored within an existing barn, associated with a landscaping business known as “Tivo’s Landscaping”
- e. Conditional use request submitted by Primitivo Reynoso for the parcel located at 17019 2 Mile Road (Parcel ID # 194-03-21-04-005-000) in the A-2 (General Farming and Residential II) Zoning District to store landscaping vehicles and equipment, including one dump truck to be stored within an existing barn, associated with a landscaping business known as “Tivo’s Landscaping”
- f. Resolution 2024-11 Approving a conditional use request to store landscaping vehicles and equipment, including one dump truck to be stored within an existing barn, associated with a landscaping business known as “Tivo’s Landscaping” at 17019 2 Mile Road, Sec. 04, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-04-005-000); Primitivo Reynoso, Owner; Primitivo Reynoso, Applicant/Agent
- g. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on noise performance standard violation complaints pertaining to the operation of Echo Lake Foods, located at 2319 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-04-060-060) in the M-3 (Heavy Industrial) Zoning District
- h. Noise performance standard violation complaints pertaining to the operation of Echo Lake Foods, located at 2319 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-04-060-060) in the M-3 (Heavy Industrial) Zoning District
- i. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on conditional use violation complaints pertaining to the operation of Stewart and Sons Construction, located at 15516 Ives Grove Road (Parcel ID # 194-03-21-11-017-003) in the A-2 (General Farming and Residential II) Zoning District
- j. Conditional use violation complaints pertaining to the operation of Stewart and Sons Construction, located at 15516 Ives Grove Road (Parcel ID # 194-03-21-11-017-003) in the A-2 (General Farming and Residential II) Zoning District
- k. Resolution 2024-12 Approving the acceptance of records that are required by law to be submitted in writing with written signatures as electronic documents with electronic signatures
- l. Proposed land division ordinance updates related to lot line adjustments
- m. Speedy Clean Drain & Sewer drain tile inspection proposal
- n. 2 Mile Road bridge over the West Branch of the Root River Canal weight limits
- o. Proposed South Colony Avenue (USH 45)/County Line Road (CTH KR) intersection safety improvements

## 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. Clerk’s Report - report on activities and issues
- f. Administrator’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 Union Grove/Yorkville Fire Department 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**

Janine Carls  
Clerk

Posted: May 10, 2024

*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.