

# Village of Yorkville

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

Phone: (262) 878-2123 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, JULY 8, 2024  
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 does not require a second, is not discussed, and is not voted upon.

- a. June 24, 2024, Village Board meeting minutes
- b. Financial reports
- c. Village invoices
- d. Building Inspector's Report - report on building permits issued and other activity
- e. Code Enforcement Officer's Report - report on activities and issues
- f. 2024-2025 annual Operator License applications submitted by the following:
  1. Danielle Bennett
  2. Alexzandra Krempasky
  3. Nadia Rightmire

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

- a. Solar energy system review request submitted by the Donald and Joyce Walker Revocable Trust (with Dani Beierschmitt/Arch Solar as applicant/agent) for the installation of an 8.61 kWdc, 21-panel, ±438.6-square foot roof mounted accessory use solar energy system addition on an accessory structure with second power wall on the parcel located at 20017 Washington Avenue (STH 20) (Parcel ID # 194-03-21-07-009-001) in the A-2 (General Farming and Residential II) Zoning District
- b. **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 ADK Racine, LLC (with Rolling Equity Leasing, LLC/Chuck Minesal/Jeff Fish as applicant/agent) for the parcel located at 2808 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-011) in the M-3 (Heavy Industrial) Zoning District to convert the existing industrial building at this address into a multi-tenant building and to occupy a portion of the building and site with a semi-tractor sale and leasing business known as "Rolling Equity Leasing"
- c. Conditional use request submitted by ADK Racine, LLC (with Rolling Equity Leasing, LLC/Chuck Minesal/Jeff Fish as applicant/agent) for the parcel located at 2808 North Sylvania

Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-011) in the M-3 (Heavy Industrial) Zoning District to convert the existing industrial building at this address into a multi-tenant building and to occupy a portion of the building and site with a semi-tractor sale and leasing business known as "Rolling Equity Leasing"

- d. Resolution 2024-18 Approving a conditional use request to convert the existing industrial building at this address into a multi-tenant building and to occupy a portion of the building and site with a semi-tractor sale and leasing business known as "Rolling Equity Leasing" at 2808 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-01-001-011); ADK Racine, LLC, Owner; Rolling Equity Leasing, LLC/Chuck Minesal/Jeff Fish, Applicant/Agent
- e. Yorkville Youth Baseball/Yorkville Girls' Fastpitch Softball donation request
- f. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed revisions to Chapters 10, 28, and 55 of the Village of Yorkville's Municipal Code of Ordinances pertaining to single-family and two-family dwelling requirements
- g. Ordinance 2024-09 Amending Sections 20-1020 (3) and (4) of the Code of Ordinances of the Village of Yorkville, Racine County, State of Wisconsin, relating to the minimum square footage for single family dwellings and two-family dwellings
- h. Ordinance 2024-10 Sections 10-98 and 28-88 of the Code of Ordinances of the Village of Yorkville, Racine County, State of Wisconsin, relating to the minimum floor areas and foundation requirements for single family dwellings and two-family dwellings and manufactured dwellings, manufactured homes, and modular homes

## 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. Adjournment

Janine Carls  
Clerk

Posted: July 5, 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.*