

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

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AGENDA

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, OCTOBER 14, 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. September 23, 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

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

- a. Extension request for a conditional use request originally approved on January 8, 2024, to expand the existing landscape supply business to include additional equipment parking, landscape material bins, and three future buildings for the businesses known as "Erickson's Landscape Supply" and "JW Erickson Company" at 18917 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-20-040-000); Jon and Kay Erickson, Owner; Dan Meier/Lynch & Associates, Applicant/Agent
- b. Site plan request submitted by Meredith Holdings, LLC (with Bower Design & Construction as applicant/agent) for the parcel located at 19215 Spring Street (CTH C) (Parcel ID # 194-03-21-20-020-000) in the B-3 (Commercial Service) Zoning District to construct a ±946 square foot addition of office space to an existing commercial building and to occupy the building and site with a water distribution and service business known as "Meredith Culligan"
- c. Resolution 2024-24 Approving a site plan request to construct a ±946 square foot addition of office space to an existing commercial building and to occupy the building and site with a water distribution and service business known as "Meredith Culligan" at 19215 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-20-020-000); Meredith Holdings, LLC, Owner; Bower Design & Construction, Applicant/Agent

- d. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on rezoning and conditional use requests submitted by RTGA, LLC (with Ray Alderman as applicant/agent) for the parcel located at 19101 Spring Street (CTH C) (Parcel ID # 194-03-21-20-020-002) in the B-3 (Commercial Service) Zoning District to allow for the rezoning of ±1.57 acres of this parcel from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District and for the construction of a ±9,024 square foot industrial building for the storage of items associated with an existing dairy distribution facility known as “Ray Alderman and Sons, Inc.”
- e. Rezoning request submitted by RTGA, LLC (with Ray Alderman as applicant/agent) for ±1.57 acres of land located at 19101 Spring Street (CTH C) (Parcel ID # 194-03-21-20-020-002), in the NW¼ of the SW¼ of Sec. 20, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin, from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District
- f. Plan Commission Resolution 2024-04 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 relating to the proposed rezoning of ±1.57 acres of land located at 19101 Spring Street (CTH C) (Parcel ID # 194-03-21-20-020-002), in the NW¼ of the SW¼ of Sec. 20, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin, from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District; RTGA, LLC, Owner; Ray Alderman, Applicant/Agent
- g. Ordinance 2024-19 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 relating to the proposed rezoning of ±1.57 acres of land located at 19101 Spring Street (CTH C) (Parcel ID # 194-03-21-20-020-002), in the NW¼ of the SW¼ of Sec. 20, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin, from the B-3 (Commercial Service) Zoning District to the M-3 (Heavy Industrial) Zoning District; RTGA, LLC, Owner; Ray Alderman, Applicant/Agent
- h. Conditional use request submitted by RTGA, LLC (with Ray Alderman as applicant/agent) for the parcel located at 19101 Spring Street (CTH C) (Parcel ID # 194-03-21-20-020-002) in the M-3 (Heavy Industrial) Zoning District to construct a ±9,024 square foot industrial building for the storage of items associated with an existing dairy distribution facility known as “Ray Alderman and Sons, Inc.”
- i. Resolution 2024-25 Approving a conditional use request to construct a ±9,024 square foot industrial building for the storage of items associated with an existing dairy distribution facility known as “Ray Alderman and Sons, Inc.” at 19101 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-20-020-002); RTGA, LLC, Owner; Ray Alderman, Applicant/Agent
- j. **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 Matthew Allgood, Maddie Homok, Nicholas Allgood, and Renee Wurster (with Matthew Allgood as applicant/agent) for the parcel located at 1610 53rd Drive (Parcel ID # 194-03-21-11-014-113) in the A-2 (General Farming and Residential II) Zoning District to obtain after-the-fact approval for the operation of a rural home-based business, including the storage and maintenance of landscaping vehicles and equipment, associated with a tree care business known as “Precision Home Care, LLC”
- k. Conditional use request submitted by Matthew Allgood, Maddie Homok, Nicholas Allgood, and Renee Wurster (with Matthew Allgood as applicant/agent) for the parcel located at 1610 53rd Drive (Parcel ID # 194-03-21-11-014-113) in the A-2 (General Farming and Residential II) Zoning District to obtain after-the-fact approval for the operation of a rural home-based business, including the storage and maintenance of landscaping vehicles and equipment, associated with a tree care business known as “Precision Home Care, LLC”

- l. Resolution 2024-26 Approving a conditional use request to obtain after-the-fact approval for the operation of a rural home-based business, including the storage and maintenance of landscaping vehicles and equipment, associated with a tree care business known as “Precision Home Care, LLC” at 1610 53rd Drive, Sec. 11, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-11-014-113); Matthew Allgood, Maddie Homok, Nicholas Allgood, and Renee Wurster, Owner; Matthew Allgood, Applicant/Agent
- m. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a proposed update to the Village of Yorkville’s Comprehensive Plan as set forth in a document entitled “Village of Yorkville 2020-2050 Comprehensive Plan”
- n. Proposed update to the Village of Yorkville’s Comprehensive Plan as set forth in a document entitled “Village of Yorkville 2020-2050 Comprehensive Plan”
- o. Plan Commission Resolution 2024-03 Recommending approval of an update to the Village of Yorkville’s Comprehensive Plan as set forth in a document entitled “Village of Yorkville 2020-2050 Comprehensive Plan”
- p. Ordinance 2024-16 Adopting an update to the Village of Yorkville’s Comprehensive Plan as set forth in a document entitled “Village of Yorkville 2020-2050 Comprehensive Plan”
- q. Site plan request submitted by the Village of Yorkville (with the Yorkville Water Utility District #1/Michael McKinney as applicant/agent) for the parcel located at 1400 Grandview Parkway (Parcel ID # 194-03-21-13-029-014) in the M-3 (Heavy Industrial) and P-2 (Recreational Park) Zoning Districts to construct a new redundant water production well (Well #2), with installation of raw water main infrastructure and appurtenances, installation of process piping, valves, and a meter, electrical and controls improvements, installation of a new backup generator, and miscellaneous site restoration
- r. Resolution 2024-27 Approving a site plan request to construct a new redundant water production well (Well #2), with installation of raw water main infrastructure and appurtenances, installation of process piping, valves, and a meter, electrical and controls improvements, installation of a new backup generator, and miscellaneous site restoration at 1400 Grandview Parkway, Sec. 13, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin (Parcel ID # 194-03-21-13-029-014); Village of Yorkville, Owner; Yorkville Water Utility District #1/Michael McKinney, Applicant/Agent
- s. Resolution 2024-28 Recommending approval of SEWRPC Community Assistance Planning Report No. 266 (4th Edition), Racine County Hazard Mitigation Plan Update: 2023-2028
- t. Resolution 2024-23 Increasing the base charge and equivalent runoff unit (ERU) charge pursuant to Section 54-280 of the Code of Ordinances for the Village of Yorkville, Racine County, State of Wisconsin, and implementing special storm water charges pursuant to Wisconsin Statutes § 66.0627 to cover assessments imposed by the Racine County Board of Drainage Commissioners
- u. East Branch of the Root River Canal tree clearing and debrushing project notification letter
- v. East Branch of the Root River Canal maintenance proposal
- w. 2 Mile Road bridge over the West Branch of the Root River Canal weight limits
- x. Colony Avenue (USH 45)/Plank Road (CTH A) intersection
- y. 2025 Wisconsin Humane Society stray and impound animal shelter services agreement
- z. Resolution 2024-29 Allowing voter registration in the Clerk’s Office on Election Day
- aa. 2025 general fund, tax incremental district fund, and Debt Service Fund annual budgets

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. Long-Range Planning/Ordinance Committee Report - report on activities and issues
- e. Union Grove/Yorkville Fire Commission Report - report on activities and issues
- f. Village President's Report - report on activities and issues
- g. Public Works Report - report on activities and issues
- h. Clerk's Report - report on activities and issues
- i. 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: October 9, 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.