



# Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, November 11, 2024

**1. Doug Nelson called the meeting to order at 6:05 p.m.**

**2. Roll Call**

Trustees/Commissioners	Administration	Community
Doug Nelson, Village President	Michael McKinney, Administrator	Alan Jasperson
Robert Funk	Janine Carls, Clerk	Lee and Pamela Thompson
Dan Maurice	Nick Carriker, Public Works Manager	Randy and Debra Carpenter
Steve Nelson	Tim Pruitt, A.T.T.Y	John and Andrew from WI DOT
Cory Bartlett		Nancy Washburn
Aaron Alby		
Tim DeGarmo		
Barb Geschke		

**3. Consent Agenda - approval of:**

- a. October 14, 2024, joint Village Board/Plan Commission 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. Command Central 2025 election hardware maintenance agreement and annual payment

Motion (S. Nelson, Bartlett) to approve the Consent Agenda items as presented, Motion Carried (MC).

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

- a. **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 B-3 (Commercial Service) 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.”**

McKinney noted the updated resolution replaced the word “industrial” with “commercial”, deleted condition # 2, and added stormwater/erosion review requirements.

- b. **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 # 194-03-21-20-020002); RTGA, LLC, Owner; Ray Alderman, Applicant/Agent**

Motion (Geschke, DeGarmo) to recommend approval of resolution 2024-25, MC.

Motion (Maurice, Bartlett) to accept the recommendation and approve resolution 2024-25, MC.

- c. **Colony Avenue (USH 45)/Plank Road (CTH A) intersection**

WI DOT representatives, John and Andrew, asked the Village Board to consider removing the resolution that does not support a roundabout at this corner so that they can proceed with further planning. Other options, including a 4-way stop, had been considered and ruled out. Discussed when road was last redone and when it is scheduled for maintenance next. Maurice asked if the DOT could commit to beginning and finishing the project in the summer to avoid school and farm transportation issues and was told this would be unlikely. Discussed concerns regarding roundabout lighting adversely affecting residents. This roundabout construction is estimated to cost 2.5 million. Andrew stated that

roundabout crashes usually result in property damage only, whereas 4-way stops see more fatal accidents. Asked if sidewalks could be eliminated from future roundabout planning for this intersection. Board members emphasized that they want to see plans before removing the resolution.

**d. Wisconsin Department of Transportation request to rescind Resolution 2022-15 Opposing the Wisconsin Department of Transportation's proposed roundabout at the intersection of Colony Avenue (U.S. Highway 45) and Plank Road (Racine County Highway A) in the Village of Yorkville.**

No action taken on this agenda item.

**e. Yorkville Meadows Subdivision 2024 Development Agreement Amendment**

Pruitt and McKinney outlined the current agreement and proposed amendments that would allow the road to be paved earlier. The amendment requires Village Engineer inspections during and after paving. Once the engineer certifies the road's completion acceptance of the road will come either 14 months after that date or after the 6<sup>th</sup> occupancy permit is issued, whichever comes first. Until final acceptance of the road, Jasperson would continue to maintain the road shoulders and ditches, snow removal, and any mailbox damage caused by maintenance. McKinney also outlined the warranty bond requirements and noted that an alternative would be for the Village to hold onto the original letter of credit for the 2-year period. Jasperson's concerns about the 14-month term and keeping road width at 24' were addressed by Pruitt who stated that the 14-month term is state statute and that the 24' road width requirement is recommended by the Village Engineer. It was noted that other developers were also held to the 24' road width which better accommodates today's larger fire engines.

Motion (Alby, DeGarmo) to recommend approval of the Yorkville Meadows Subdivision 2024 Development Agreement Amendment as presented, MC.

Motion (Funk, Bartlett) to accept the recommendation and approve the Yorkville Meadows Subdivision 2024 Development Agreement Amendment as presented, MC.

**f. Resolution 2024-31 Approving and accepting the dedication of the infrastructure improvements constructed for the residential development known as Yorkshire Highlands, subject to posting of letter of credit for surface course of asphalt**

Nancy Washburn stated that they were working through the punch list provided by Eberle (SEH). WE Energies has installed the gas lines, and the electricity should be completed in December. Pruitt stated that the punch list did not contain items thought to be in a substantial category cost wise. Washburn expects to have the letter of credit submitted by Wednesday.

Motion (DeGarmo, Geschke) to recommend approval of Resolution 2024-31 as presented, MC.

Motion (S. Nelson, Maurice) to accept the recommendation and approve Resolution 2024-31, MC.

**g. Resolution 2024-32 Setting standards for the acceptance of alternate security under Wis. Stat. § 779.14(1m)(d)(2)(b)**

McKinney noted that a recent request for a contract amendment allowing the contractor to submit a letter of credit instead of a payment and performance bond was approved on October 20. State statute allows a municipality to establish a written policy for the acceptance of an alternate security. This resolution provides the board with another option that can be considered on future contracts.

Motion (S. Nelson, Bartlett) to approve Resolution 2024-32 as presented, MC.

**h. 58th Road soil boring proposals**

Discussed proposals and whether this was necessary for this stretch of road noting there were no issues with an adjoining stretch that had been recently repaved. No action was taken on this agenda item.

**i. 2024-2025 waste and recycling collection site snow and ice removal services proposal**

McKinney stated that the proposal has increased from \$200 to \$300 per snow removal event and from \$100 to \$125 for each salt application. Consensus was that even with the increase, a lower bid was not likely, and they were happy with the service.

Motion (Bartlett, Maurice) to approve the snow and ice removal services proposal as presented, MC.

**j. 2025 Racine County Economic Development Corporation contribution**

Motion (S. Nelson, Funk) to approve the same contribution as the previous year, MC.

**k. 2025 Union Grove Parks and Recreation contribution**

McKinney provided a spreadsheet indicating Yorkville resident participation in recreation programs and/or park rentals. Discussed Union Grove's suggestion that Yorkville appoint a representative to the Union Grove Recreation and Parks committee. Discussed if the contribution was too high given the amount of participation and if funds could be better used elsewhere. Discussed paying 100% of fees for Yorkville residents enrolled as non-resident participants in UG programs. No action taken on this agenda item.

**5. Reports**

**a. Engineer's Report | N**

Wanasek would put down another couple inches of gravel to the water tower access drive at a cost of \$3500 to protect underlying utilities during construction. Recommends getting bids for 58<sup>th</sup> RD in January rather than December to allow time for tile exploration.

**b. Yorkville Stormwater Utility District Report**

S. Nelson reported that clearing work had begun at 2 Mile Road and was moving south. John Vyvyan is overseeing, and it is going well.

**c. Roads/Public Works Committee Report**

A meeting with Racine County Hwy Department still needs to be scheduled.

**d. Village President's Report**

The Fire Commission will meet on Wednesday.

**e. Public Works Manager's Report | No Report**

**f. Clerk's Report**

The November 5<sup>th</sup> election went well.

**g. Administrator's Report**

Village Board and Plan Commission will consider a sign plan for Citgo and a CSM for the Thur parcel east of Yorkshire Highlands on December 9. A liquor license may also be reviewed for Citgo at that time. The Board of Appeals will consider a variance request for Demant on 2 Mile Rd on December 4<sup>th</sup>.

**6. Public Comments, Questions, and Suggestions | No comments**

**7. Adjournment**

Motion (S. Nelson, Bartlett) to adjourn the meeting at 8:28 pm, MC.

Respectfully submitted,  
Janine Carls, Village Clerk

Village Board Meetings are normally held on the 2nd and 4th Mondays of each month, jointly with the Planning Commission on the 2<sup>nd</sup> Monday. Schedules and agendas are available at [villageofyorkville.com](http://villageofyorkville.com).