

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, JANUARY 13, 2025

**6:30 P.M., OR IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE
5:30 P.M. SPECIAL VILLAGE BOARD MEETING (WHICHEVER IS LATER)**

- 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. December 9, 2024, joint Village Board/Plan Commission, December 17, 2024, special Village Board, and December 17, 2024, joint Sewer and Water Commission/special 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. 2024-2025 license applications for Refuel Pantry - Sturtevant, 611 South Sylvania Avenue (West Frontage Road), Suite A:
 - i. Combination Class A Beer and Liquor License (Agent: Harinder Singh)
 - ii. Cigarette, electronic vaping device, and tobacco product retail license
 - b. 2024-2025 license applications for Cheese and Cheers Bistro, 611 South Sylvania Avenue (West Frontage Road), Suite B:
 - i. Class "B" Beer License (Agent: Mellisa M. Jacobson)
 - c. Extension request for a conditional use permit originally approved on December 13, 2021, and extended on August 8, 2022, June 12, 2023, and April 8, 2024, to construct a nine-building self-service storage facility on the two vacant parcels located immediately to the west of 19411 Washington Avenue (STH 20), Sec. 07, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID #'s 194-03-21-07-001-022 and 194-03-21-07-001-023); Storage Authority, LLC, Owner; Storage Authority, LLC/Brian Depies/Short Elliott Hendrickson, Applicant/Agent
 - d. Extension request for a site plan request originally approved on August 14, 2023, and extended on April 8, 2024, to construct two self-service storage buildings (one 30-foot by 210-foot and one 40-foot by 192-foot) associated with an existing self-service storage facility known as "Storage Authority" at 19039 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-20-020-005); Storage Authority/MABKGPNB LLC, Owner; Brian Depies/Short Elliott Hendrickson, Applicant/Agent

- e. Site plan request submitted by 105 Properties, LLC/Tony Kutzler (with G&S Truck Service, Inc./Glen Kost and Susan Kost as applicant/agent) for the parcel located at 2738 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-012) in the M-3 (Heavy Industrial) Zoning District to occupy an existing building and site with a semi-truck detail and tractor trailer repair business known as “G&S Truck Service, Inc.”
- f. Resolution 2025-01 Approving a site plan request to occupy an existing building and site with a semi-truck detail and tractor trailer repair business known as “G&S Truck Service, Inc.” at 2738 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-001-012); 105 Properties, LLC/Tony Kutzler, Owner; G&S Truck Service, Inc./Glen Kost and Susan Kost, Applicant/Agent
- g. Final certified survey map request submitted by Chad and Amy Thur (with Satter Surveying, LLC/Thomas Satter as agent) for the parcel located at 14700 50th Road (Parcel ID # 194-03-21-01-006-050) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 3.01-acre parcel, a 4.47-acre parcel, and a 3.01-acre parcel
- h. Resolution 2025-02 Approving a final certified survey map to allow for the division of the parcel located at 14700 50th Road into a 3.01-acre parcel, a 4.47-acre parcel, and a 3.01-acre parcel, Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-006-050); Chad and Amy Thur, Owner; Satter Surveying, LLC/Thomas Satter, Applicant/Agent
- i. 14700 50th Road Storm Water Easement Agreement
- j. 2025 Union Grove Parks and Recreation contribution
- k. Resolution 2025-03 Designating and appointing a resident to the Yorkville Board of Appeals
- l. Ordinance 2025-01 Amending Article VI of Chapter 14 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to manufactured homes, mobile homes, and manufactured and mobile home communities
- m. Stark Pavement pay request # 1 for the 2024 59th Drive paving and drainage program project
- n. L & L Clearing, LLC pay request # 3 for the East Branch of the Root River Canal maintenance project

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. Public Works Report - report on activities and issues
- f. Clerk’s Report - report on activities and issues
- g. 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: January 10, 2025

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.