

# 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, FEBRUARY 10, 2025  
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. January 13, 2025, joint Village Board/Plan Commission, January 27, 2025, Special Village Board, and January 27, 2025, 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. Racine County Board of Drainage Commissioners payment #1 in the amount of \$278,169.72
- g. Stark Pavement pay request #2 (final) in the amount of \$7,302.29 for the 2023 58<sup>th</sup> Road paving and drainage program project
- h. Special Event Permit application submitted by Susan Smith on behalf of A Happy Thought Indeed Market Management for Fall at the Fairgrounds by re:Craft and Relic, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), on Sunday, October 5, 2025
- i. Scheduling a spring tire and electronics collection event at the Village's waste and recycling collection site, 19040 Spring Street (CTH C) on Saturday, April 19, 2025, from 8:00 a.m. to 3:00 p.m.

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

- a. Surrender of the 2024-2025 Mobile Home Park License for Richard and Janice Fonk (Harvest View Estates), 15941 Durand Avenue (STH 11)
- b. 2024-2025 Mobile Home Park License application submitted by Jonathan Uretz/Ravinia Communities for Harvest View MHC, LLC, 15941 Durand Avenue (STH 11)
- c. Extension request for a conditional use permit originally approved on December 13, 2021, and extended on August 8, 2022, June 12, 2023, April 8, 2024, and January 13, 2025, 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, and January 13, 2025, 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/MABKGP NB LLC, Owner; Brian Depies/Short Elliott Hendrickson, Applicant/Agent
- e. Preliminary certified survey map request submitted by Stephen and Susan Nelson (with Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel as agent) for the parcel located at 2404 59<sup>th</sup> Drive (Parcel ID # 194-03-21-22-009-000) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 3.00-acre parcel and a 56.71-acre parcel
- f. **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 TCTS, LLC (with Tom Chambers/Joshua Obert/Walters Buildings as applicant/agent) for the parcel located at 2626 49<sup>th</sup> Drive (Parcel ID # 194-03-21-01-003-020) in the B-3 (Commercial Service) Zoning District to construct a ±7,500-square-foot multi-tenant commercial building to be utilized as storage condo units
- g. Conditional use request submitted by TCTS, LLC (with Tom Chambers/Joshua Obert/Walters Buildings as applicant/agent) for the parcel located at 2626 49<sup>th</sup> Drive (Parcel ID # 194-03-21-01-003-020) in the B-3 (Commercial Service) Zoning District to construct a ±7,500-square-foot multi-tenant commercial building to be utilized as storage condo units
- h. Resolution 2025-05 Approving a conditional use request to construct a ±7,500-square-foot multi-tenant commercial building to be utilized as storage condo units at 2626 49<sup>th</sup> Drive, Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-003-020); TCTS, LLC, Owner; Tom Chambers/Joshua Obert/Walters Buildings, Applicant/Agent
- i. Proposed Racine County Western Feed Transmission Line Project - Wisconsin Public Service Commission Docket 137-CE-209
- j. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed revisions to Section 20-1475 of the Racine County Zoning Code as adopted by the Village of Yorkville under Section 55-1(a) of the Village of Yorkville's Municipal Code of Ordinances relating to solar energy systems
- k. Ordinance 2025-02 Amending Section 20-1475 of 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, County of Racine, State of Wisconsin, relating to solar energy systems
- l. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed revisions to Sections 20-1141 to 20-1184, Chapter 20, Article VIII, Division 7, and Section 20-1266 of the Racine County Zoning Code as adopted by the Village of Yorkville under Section 55-1(a) of the Village of Yorkville's Municipal Code of Ordinances relating to conditional uses and livestock facility siting
- m. Ordinance 2025-03 Amending Sections 20-1141 to 20-1184, revising the title of Chapter 20, Article VIII, Division 7, and creating Section 20-1266 of 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, County of Racine, State of Wisconsin, relating to conditional uses and livestock facility siting
- n. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed revisions to Section 20-1008 of the Racine County Zoning Code as adopted by the Village of Yorkville under Section 55-1(a) of the Village of Yorkville's Municipal Code of Ordinances relating to accessory uses and structures
- o. Ordinance 2025-04 Amending Section 20-1008 of 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, County of Racine, State of Wisconsin, relating to accessory uses and structures

- p. Ordinance 2025-05 Amending Article V of Chapter 2 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to elections
- q. Resolution 2025-06 Changing the number of election officials required to work at the polling place for the Village of Yorkville
- r. ASDA 2025-2027 solid waste and recyclables collection and disposal contract
- s. Annual WE Energies road weight restriction request

## **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: February 7, 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.*