

TOC | Village Board 3-10-2025

Agenda

Consent Agenda

Minutes: 2/10 | 2/24

Village Treasurer's Report | Revenues | Expenses

Stormwater Treasurer's Report | Revenues | Expenses

Village Invoices

Stormwater Invoices

Building Inspector February Report

Municipal Code Enforcement February Report

Blue Badger Dance Hall

Nelson CSM

Resolution 2025-08 Nelson Final CSH

Stibeck Packet

Route 20 North Addition

Resolution 2025-09 Route 20 Site Plan

Top Notch Packet

Resolution 2025-10 TNT Milkie CUP

RivCrete Packet

Yorkshire Highlands LOC

Reduction #4 Request

Lien Waiver Eco-Resource Consulting, Inc.

Yorkville Bridge Inspection Proposal

Budget for Bridge Inspections

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123 Website: www.villageofyorkville.com

AGENDA

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, MARCH 10, 2025

6:00 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. February 10, 2025, joint Village Board/Plan Commission and February 24, 2025, 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
- g. 2024-2025 Class B dance hall license application for Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road)

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

- a. Final certified survey map request submitted by Stephen Nelson and Susan Nelson (with Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel as agent) for the parcel located at 2404 59th 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
- b. Resolution 2025-08 Approving a final certified survey map to allow for the division of the parcel located at 2404 59th Drive into a 3.00-acre parcel and a 56.71-acre parcel, Sec. 22, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-22-009-000); Stephen Nelson and Susan Nelson, Owner; Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel, Applicant/Agent
- c. Site plan request submitted by RSKM, LLC (with Raymond Stibeck as applicant/agent) for the parcel located at 14001 Washington Avenue (STH 20) (Parcel ID # 194-03-21-13-010-020) in the B-3 (Commercial Service) Zoning District to construct a ±1,612-square-foot addition to an existing commercial building
- d. Resolution 2025-09 Approving a site plan request to construct a ±1,612-square-foot addition to an existing commercial building at 14001 Washington Avenue (STH 20), Sec. 13, T3N, R21E,

Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-13-010-020); RSKM, LLC, Owner; Raymond Stibeck, Applicant/Agent

- e. **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 Milkie and Stacey Piper-Milkie (with Phillip Kapalczynski/Top Notch Threadrolling, LLC as applicant/agent) for the parcel located at 14601 Braun Road (Parcel ID # 194-03-21-36-004-000) in the A-2 (General Farming and Residential II) Zoning District to operate a rural home-based business known as "Top Notch Threadrolling"
- f. Conditional use request submitted by Matthew Milkie and Stacey Piper-Milkie (with Phillip Kapalczynski/Top Notch Threadrolling, LLC as applicant/agent) for the parcel located at 14601 Braun Road (Parcel ID # 194-03-21-36-004-000) in the A-2 (General Farming and Residential II) Zoning District to a rural home-based business known as "Top Notch Threadrolling"
- g. Resolution 2025-10 Approving a conditional use request to operate a rural home-based business known as "Top Notch Threadrolling" at 14601 Braun Road, Sec. 36, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-36-004-000); Matthew Milkie and Stacey Piper-Milkie, Owner; Phillip Kapalczynski/Top Notch Threadrolling, LLC, Applicant/Agent
- h. Pre-application conference regarding proposed development and use of the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-04-060-000)
- i. Westbrook Associated Engineers, Inc. 2025 bridge inspection services proposal
- j. Request #4 for a reduction of Irrevocable Standby Letter of Credit No. 1753 to secure obligations related to implementation of the Yorkshire Highlands subdivision development agreement

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: March 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.

* Wisconsin Statutes Section 19.85(1)(e) - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, February 10, 2025

1. **Doug Nelson called the meeting to order at 6:00 p.m.**

2. **Roll Call**

Trustees/Commissioners	Administration	Community
Doug Nelson, Village President Robert Funk Dan Maurice Steve Nelson Cory Bartlett Aaron Alby Tim DeGarmo Barb Geschke	Michael McKinney, Administrator Janine Carls, Clerk Mark Eberle, Village Engineer Tim Pruitt, Attorney	Joshua Obert (Walters Buildings) Tom Gehrand Andrew Baer (Storage Authority) Tom Nelson David Sands Joseph Bergs

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

- January 13, 2025, joint Village Board/Plan Commission, January 27, 2025, Special Village Board, and January 27, 2025, Village Board meeting minutes
- Financial reports
- Village invoices
- Building Inspector's Report - report on building permits issued and other activity
- Code Enforcement Officer's Report - report on activities and issues
- Racine County Board of Drainage Commissioners payment #1 in the amount of \$278,169.72
- Stark Pavement pay request #2 (final) in the amount of \$7,302.29 for the 2023 58th Road paving and drainage program project
- 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
- 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.

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

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)**

McKinney stated that the sale of the mobile home park has been completed.

Motion (Maurice, S. Nelson) to approve the surrender of the 2024-2025 Mobile Home Park License for Richard and Janice Fonk, MC.

- b. **2024-2025 Mobile Home Park License application submitted by Jonathan Uretz/Ravinia Communities for Harvest View MHC, LLC, 15941 Durand Avenue (STH 11)**

McKinney noted that the WI DNR is aware of the change and a sanitary operator is in place. Discussed the Braun Rd emergency access road.

Motion (S. Nelson, Bartlett) to approve the issuance of a Mobile Home Park License for Jonathan Uretz (Ravinia Communities) for Harvest View MHC, LLC with inclusion of a letter of reminder that the Braun Road access driveway is to be used for emergency access only, MC.

- 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

Andrew Baer stated that development was put on hold due to an opportunity that arose in Dover. He also noted one parcel may be sold to an interested party and the other might be leased to a utility for a short-term project within the next year.

Motion (Alby, DeGarmo) to recommend the Village Board grant a 9-month extension for the existing conditional use permit for 19411 Washington Ave., Storage Authority, MC.

Motion (S. Nelson, Maurice) to accept the recommendation and approve a 9-month extension for the existing conditional use permit for 19411 Washington Ave., Storage Authority, through 11/30/2025, MC.

- 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/MABKGPNB LLC, Owner; Brian Depies/Short Elliott Hendrickson, Applicant/Agent**

Andrew Baer stated that this project is on hold, but he still intends to complete it with revisions to the overall design (increasing unit size and adding electricity), possibly next year.

Motion (Geschke, DeGarmo) to recommend the Village Board grant a 9-month extension for the existing conditional use permit for 19039 Spring St, Storage Authority, MC.

Motion (Maurice, Funk) to accept the recommendation and approve a 9-month extension for the existing conditional use permit for 19039 Spring St, Storage Authority, through 11/30/2025, MC.

- 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 59th 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**

Eberle outlined minor changes that would need to be made before final approval could be granted.

Steven Nelson declared a conflict of interest regarding agenda item 4e and recused himself from the discussion and vote due to his ownership of the parcel being discussed. No further action was taken.

- 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 49th 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**

Joshua Obert described the project in brief. D. Nelson opened the public hearing at 6:29 p.m. and hearing no comments in favor of or opposed to, closed the public hearing at 6:30 p.m.

- g. Conditional use request submitted by TCTS, LLC (with Tom Chambers/Joshua Obert/Walters Buildings as applicant/agent) for the parcel located at 2626 49th 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**

Discussed various particulars including the width of the driveway, number of heated units, and the fact that this is an update to an existing conditional use permit approved in 2008.

- 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 49th 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**

Motion (DeGarmo, Alby) to recommend adoption of Resolution 2025-05 with conditions recommended by the Village Engineer, MC.

Motion (Maurice, Bartlett) to accept the Plan Commission's recommendation and adopt Resolution 2025-05, approving a conditional use request to construct a ±7,500-square-foot multi-tenant commercial building at 2626 49th Drive with conditions recommended by the Village Engineer, MC.

i. Proposed Racine County Western Feed Transmission Line Project - Wisconsin Public Service Commission Docket 137-CE-209

McKinney noted a February 28th deadline to submit comments. Discussed a letter of opposition to both suggested routes for this project that McKinney had drafted especially as related to agricultural impact.

Motion (Funk, Maurice) to strengthen the letter of opposition and submit it, MC.

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

McKinney highlighted key revisions and Pruitt noted that the changes will better enable us to be a party to PSC proceedings. D. Nelson opened the public hearing at 7:01 p.m. Joseph Bergs and David Sands spoke in favor of changes that may enable the Village to have more control. Bergs suggested adding language to require projects over 100 MW to be continuous and entirely within Yorkville, rather than less than 100 MW but connected to larger scale systems in neighboring communities. No one spoke in opposition. D. Nelson closed the public hearing at 7:12 p.m.

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

Pruitt will consider modified language defining 100 MW projects as being connected and within the Village of Yorkville rather than less than 100 MW and connected to a bordering municipality.

Motion (Alby, DeGarmo) to recommend adoption of Ordinance 2025-02, amending sections related to solar energy systems, MC.

Motion (Funk, Maurice) to adopt Ordinance 2025-02, amending sections related to solar energy systems, as recommended by the Plan Commission, MC.

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

McKinney stated that the livestock facility siting has no changes but is moving to another chapter; it may be reviewed in the future. He highlighted changes to conditional uses which include:

- Replace "County Zoning Committee" to "Village Board and Plan Commission" where appropriate.
- Extends the timeline for deciding conditional uses from 30 days to 60 days after a public hearing is held.
- Specifies that the Village Board, through approval of resolutions, will be the final authority for the Village in approval or denial of conditional uses.
- Changes the notice type for conditional uses to Class 2 (requiring publication twice)
- Requires notices be sent to property owners within 500 feet.
- Requires amendments to use the same process as the original.
- Establishes a revocation process.
- Requires that considerations utilize a process based on substantial evidence.

D. Nelson opened the public hearing at 7:28 p.m. Sands expressed he was in favor. Hearing no other public commentary, D. Nelson closed the public hearing at 7:30 p.m.

- 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**

Motion (Alby, Geschke) to recommend adoption of Ordinance 2025-03, amending sections related to conditional uses and livestock facility siting, MC.

Motion (S. Nelson, Funk) to adopt Ordinance 2025-03 amending sections related to conditional uses and livestock facility siting, as recommended by the Plan Commission, MC.

- 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**

McKinney cited an example that prompted a relook at this ordinance. This change requires that an agricultural use building proposed for a 10+ acre parcel without a primary residence on it must be reviewed by the Village Board. D. Nelson opened the public hearing at 7:36 PM and hearing no public commentary, closed the public hearing at 7:37 p.m.

- 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**

Motion (Geschke, Alby) to recommend adoption of Ordinance 2025-04 amending sections related to accessory uses and structures, MC.

Motion (Maurice, S. Nelson) to adopt Ordinance 2025-04 amending sections related to accessory uses and structures, as recommended by the Plan Commission, MC.

- 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**

McKinney stated that these amendments correct polling hours, replace specific language with state statutory references, and pull scattered training references together.

Motion (S. Nelson, Bartlett) to adopt Ordinance 2025-05 amendments related to elections, MC.

- q. Resolution 2025-06 Changing the number of election officials required to work at the polling place for the Village of Yorkville**

Motion (Bartlett, S. Nelson) to adopt Resolution 2025-06 changing the minimum number of election officials require to work at the polling place to three, MC.

- r. ASDA 2025-2027 solid waste and recyclables collection and disposal contract**

McKinney noted that Pruitt recommended consulting our insurance company for further review.

Motion (S. Nelson, Maurice) to table the ASDA 2025-2027 contract until the next meeting, MC.

- s. Annual WE Energies road weight restriction request**

McKinney suggested one update to the 2024 list, adding restrictions to the entire length of 59th DR.

Motion (Funk, Maurice) to approve the 2025 list of road weight restrictions for WE Energies, MC.

5. Reports

- a. Engineer's Report**

Eberle reported that they are preparing contracts for the 2025 road program. He also stated that the gun club is now working with Lynch and Associates on the berm project.

- b. Yorkville Stormwater Utility District Report | No Report**

- c. Roads/Public Works Committee Report**

Funk and Maurice reported the roads tour to be scheduled in March and a concern about a tile under 58th Rd.

d. Village President's Report | No report

e. Public Works Manager's Report | No report

f. Clerk's Report

Election on February 18th. Liquor license applications to be reviewed on February 24th for Blue Badger and Petro Traveling Centers.

g. Administrator's Report

February 24th will potentially review a CUP for TNT threading business on Braun Rd and continue review of the Citgo sign request.

6. Public Comments, Questions, and Suggestions |

David Sands suggested widening or redesigning the intersection a Spring St (CTH C) and 51st Drive for safety.

7. Adjournment

Motion (S. Nelson, Maurice) to adjourn the meeting at 8:00 pm, MC.
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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 2nd Monday. Schedules and agendas are available at villageofyorkville.com.



Village Board Meeting Minutes
Union Grove Municipal Center 925 15th Avenue
Monday, February 24, 2025

1. **Doug Nelson called the meeting to order at 6:00 p.m.**

2. **Roll Call**

Village Trustees	Administration	Community
Robert Funk Dan Maurice Steve Nelson Cory Bartlett Absent: Doug Nelson, Village President	Michael McKinney, Administrator Janine Carls, Clerk Nick Carriker, Public Works Manager	Tom Lembcke Judy Spang Brian Griffin Diane Borgardt

3. **Appointment of a temporary Village Board chairperson**

Motion (Maurice, Bartlett) to appoint Steve Nelson as temporary chairperson, Motion Carried.
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4. **Consent Agenda - approval of:**

- a. Village invoices
- b. Resolution 2025-07 Amending the Village of Yorkville's 2024 General Fund, Sewer Utility Fund, and Water Utility Fund annual budgets
- c. Special Event Permit application submitted by Patricia Bladow on behalf of the Lakeland Builders Association and the Racine Kenosha Builders Association for Build My Future SE WI, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), from Tuesday, October 7, 2025, to Thursday, October 9, 2025
- d. Annual special event permit application submitted by Apple Farm Management, Inc., for Apple Holler, 5006 South Sylvania Avenue (West Frontage Road)
- e. The following consent agenda items, all contingent upon completion of the sale of the property located at 717 South Sylvania Avenue (West Frontage Road) and successful background checks:
 1. Surrender of the following 2024-2025 licenses for Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road):
 - i. Combination Class B beer and liquor license (Agent: Gina Sekany)
 - ii. Gaming machine license - 5 video gaming
 - iii. Class B dance hall license
 2. Surrender of the following 2024-2025 licenses for Racine Petro, 717 South Sylvania Avenue (West Frontage Road):
 - i. Combination Class A beer and liquor license (Agent: Shari Erskine)
 - ii. Cigarette license
 3. 2024-2025 combination Class B beer and liquor license application for Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) (Agent: Dena Payne)
 4. 2024-2025 license applications for Petro Stopping Centers, 717 South Sylvania Avenue (West Frontage Road):
 - i. Combination Class A beer and liquor license (Agent: Dena Payne)
 - ii. Cigarette, electronic vaping device, and tobacco product retail license

Motion (Maurice, Funk) to approve the Consent Agenda items as presented, Motion Carried (MC).

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

- a. **67th Drive railroad trestle update**

McKinney, Carls and LaPointe (Union Grove Administrator) recently met with DNR representatives virtually to discuss the railroad trestle. DNR acknowledges both Villages concerns may be willing to cost share to have the trestle removed. Considerable grading would need to be done as this railroad line is “rail banked” and required to remain viable for potential future operation. S. Nelson suggested that the removal of the trestle and subsequent grading could be an advantage as some of the soil removed could be used to raise the road. Raising the road would reduce the amount of grading needed on the trail and allow for a larger culvert installation all which is likely to reduce flooding at that location.

b. ASDA 2025-2027 solid waste and recyclables collection and disposal contract

McKinney highlighted changes recommended by the Village Attorney and insurance carrier and noted that the Collection Site Manager is satisfied with ASDA’s service.

Motion (Funk, Bartlett) to approve the ASDA 2025-2027 collection and disposal contract, MC.

6. Reports

a. Engineer’s Report | No Report

b. Yorkville Stormwater Utility District Report | No Report

c. Roads/Public Works Committee Report

Funk reported that the roads tour is scheduled for March 15 at 7 a.m.

d. Long Range Planning

Maurice reported Public Show and Special Event ordinances are being discussed. LRP is seeking a new member.

e. Village President’s Report | No report

f. Public Works Manager’s Report | No report

g. Clerk’s Report

Carls stated Board of Review Training is coming up on March 26th. RSVP request will go out this week.

h. Administrator’s Report

McKinney stated that the March 10th meeting will include a final CSM review for 58th Rd, a site plan update for an addition at Route 20, a pre-application conference for Rivcrete, and a conditional use application for a business known as TNT on Braun Rd. He mentioned a complaint about rapid gunfire on a Spring St property that the Sheriff’s Office responded to.

7. Public Comments, Questions, and Suggestions |

Residents of N Raynor Ave. presented their concerns about the poor condition of N Raynor Ave Road. Lembcke, Griffin, Spang, and Bordak (residents of N. Raynor Ave.) inquired about plans to rebuild N Raynor Ave. and cited various concerns including increased traffic due to the roundabout and safety of motorcyclists, cyclists, and pedestrians given the crumbling of the road at the shoulder line.

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

a. Closed Session: The Village Board may entertain a motion to go into CLOSED SESSION pursuant to Wisconsin Statutes Section 19.85(1)(e)* to discuss 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000) property acquisition and issues related thereto

Motion (Maurice, Bartlett) to go into closed session at 6:35 p.m., MC.

Roll Call: Funk, yes; Maurice, yes; S. Nelson, yes; Bartlett, yes. Absent: D. Nelson

Discussed 2705 South Colony Avenue property acquisition and issues related thereto

b. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION and to move to the remaining meeting agenda as posted

Motion (Bartlett, Funk) to go into open session at 6:47 p.m., MC.

No additional action was taken on this agenda item.

9. Adjournment

Motion (Bartlett, Funk) to adjourn the meeting at 6:47 pm, MC.

Respectfully submitted,
Janine Carls, Village Clerk

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* Wisconsin Statutes Section 19.85(1)(e) - Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

DRAFT

VILLAGE OF YORKVILLE TREASURER'S REPORT

February 28, 2025

GENERAL CHECKING ACCOUNT		TAX CHECKING ACCOUNT	
OPENING BALANCE February 1, 2025	\$ 29,436.33	OPENING BALANCE February 1, 2025	\$ 128,500.06
PLUS: February receipts		PLUS: February receipts	\$ 524,536.95
Permits	\$ 22,359.50	PLUS: February transfers in	\$ 4,103,309.00
Mobile Home Taxes	\$ 8,219.13	PLUS: February interest	\$ 108.27
Mobile Home Late Fees	\$ 62.43		
Licenses	\$ 1,085.00	TOTAL:	\$ 4,756,454.28
Sewer & Water/SW Utilities	\$ 18,543.98		
Motel Taxes	\$ 1,911.59	LESS: February disbursements	\$ 261.11
Dog Licenses	\$ 250.00	LESS: February NSF return items/fees	\$ -
Dog License Late Fees	\$ -	LESS: February transfers out	\$ 650,000.00
Right of Way Permits	\$ 480.00	LESS: February tax settlement	\$ 4,100,923.33
Title Searches	\$ 25.00		
Miscellaneous	\$ 5,127.48	BALANCE ON HAND February 28, 2025	\$ 5,269.84
TOTAL RECEIPTS:	\$ 58,064.11		
PLUS: February transfers in	\$ 190,000.00		
PLUS: February cancelled checks	\$ 761.57		
PLUS: February interest	\$ 18.83		
TOTAL:	\$ 278,280.84		
LESS: February disbursements	\$ 95,342.13		
LESS: February returned items	\$ -		
LESS: February transfers out	\$ -		
BALANCE ON HAND February 28, 2025	\$ 182,938.71		
		RECAP OF VILLAGE ASSETS:	
		Village of Yorkville General Checking	\$ 182,938.71
		Village of Yorkville Tax Checking	\$ 5,269.84
		Local Government Tax Funds	\$ 628,682.07
		Local Government Investment Pool	\$ 1,618,846.03
		Local Government Village Hall Funds	\$ 141,982.12
		Local Government Opioid Settlement Funds	\$ 1,452.04
		Local Government Debt Service Funds	\$ 227,359.99
		TOTAL ASSETS	\$ 2,806,530.80

Sorted By: Budget Category
Selection: Revenues

Budget Summary Several Months

This Year; Months 1 through 2

Report 5b
Page 1

Description	January	February	March	April	May	June	July	Year-to-Date	Budget	Pct YTD	Remaining
TAXES											
Village Portion of Property Taxes									1,267,427		1,267,427.00
PILT									70		70.00
Ag Use Penalty									10,000		10,000.00
Mobile Home Fees	<div></div>	17,922	-1,174.31					16,747.33	45,000	37.2	28,252.67
Mobile Home Late Fees	<div></div>	32.32	62.43					94.75	1,000	9.5	905.25
Public Accomodation Taxes	<div></div>	304.55	191.16					495.71	7,000	7.1	6,504.29
Tax from Regulated Munic Owned Util	<div></div>	3,948.00	3,948.00					7,896.00	47,376	16.7	39,480.00
Pers. Prop. Tax Interest			323.65					323.65			-323.65
Total TAXES		22,207	3,350.93					25,557.44	1,377,873	1.9	1,352,315.56
SPECIAL ASSESMENTS											
INTERGOVERNMENTAL REVENUES											
State Computer Aid									6,597		6,597.00
State Shared Revenues									128,197		128,197.00
Fire Ins-2%									35,600		35,600.00
Video Service Provider									3,257		3,257.00
Utilities Payroll/Benefit Contribution	<div></div>	9,852.26	9,852.26					19,704.52	118,227	16.7	98,522.48
State Grant-Local Trns Aid	<div></div>	31,509						31,509.35	126,037	25.0	94,527.65
State Grant-Recycling									7,800		7,800.00
Other State Payments			1.23					1.23	72,552		72,550.77
Lottery Credit-Mfg/Mobile Home									25,000		25,000.00
Total INTERGOVERNMENTAL REVENUES		41,362	9,853.49					51,215.10	523,267	9.8	472,051.90
LICENSES AND PERMITS											
Liquor & Beer Licenses	<div></div>		350.00					350.00	6,900	5.1	6,550.00
Operator Licenses	<div></div>	105.00	70.00					175.00	2,975	5.9	2,800.00
Cigarette	<div></div>		100.00					100.00	500	20.0	400.00
Dance Hall									100		100.00
Amusement Licenses									2,000		2,000.00
Cable Franchise Fees	<div></div>		2,918.65					2,918.65	11,000	26.5	8,081.35
Other Business & Occupational Licenses	<div></div>	598.00	215.00					813.00	2,100	38.7	1,287.00
Dog Licenses Fee	<div></div>	950.00	40.81					990.81	3,585	27.6	2,594.19
Building Permits	<div></div>	1,523.20	14,564					16,086.70	90,000	17.9	73,913.30
Electrical Permits	<div></div>	1,467.12	8,086.00					9,553.12	30,000	31.8	20,446.88

Sorted By: Budget Category
Selection: Revenues

Budget Summary Several Months

This Year; Months 1 through 2

Report 5b
Page 2

Description	January	February	March	April	May	June	July	Year-to-Date	Budget	Pct YTD	Remaining
Plumbing Permits	1,184.00							1,184.00	13,000	9.1	11,816.00
Other Regulatory Permits and Fees		980.00						980.00	1,500	65.3	520.00
Total LICENSES AND PERMITS	5,827.32	27,324						33,151.28	163,660	20.3	130,508.72
FINES, FORFEITS AND PENALTIES											
Law & Ordinance Violations	376.00							376.00	500	75.2	124.00
Total FINES, FORFEITS AND PENALTIES	376.00							376.00	500	75.2	124.00
PUBLIC CHARGES FOR SERVICES											
Certified Survey Maps	200.00							200.00	500	40.0	300.00
Clerk Fees	165.00	25.00						190.00	1,375	13.8	1,185.00
Sewage Service	3,333.82	3,333.82						6,667.64	40,006	16.7	33,338.36
Water Service	1,409.90	1,409.90						2,819.80	16,919	16.7	14,099.20
Storm Water District									600		600.00
Total PUBLIC CHARGES FOR SERVICES	5,108.72	4,768.72						9,877.44	59,400	16.6	49,522.56
INTERGOVERNMENTAL CHARGES FOR SERVICES											
MISCELLANEOUS REVENUES											
Interest Income	18,438	15,189						33,627.15	100,000	33.6	66,372.85
Insurance Recoveries									2,400		2,400.00
Grants									100,000		100,000.00
Miscellaneous		90.00						90.00	1,000	9.0	910.00
Total MISCELLANEOUS REVENUES	18,438	15,279						33,717.15	203,400	16.6	169,682.85
DEBT SERVICE											
Debt Serv. Fund Revenues									509,072		509,072.00
Total DEBT SERVICE									509,072		509,072.00
OTHER FINANCING SOURCES											
Report 5 Totals for all Revenues	93,319	60,576						153,894.41	2,837,172	5.4	2,683,277.59

Municipality: VILLAGE OF YORKVILLE
Fiscal Year: 2025

Report Date: 3/06/2025
Report Time: 1:00 PM

Sorted By: Budget Category
Selection: Expenses

Budget Summary Several Months

This Year; Months 1 through 3

Report 5b
Page 1

Description	January	February	March	April	May	June	July	Year-to-Date	Budget	Pct YTD	Remaining
GENERAL GOVERNMENT											
Village Board Salaries	4,088.02	290.52	4,088.02					8,466.56	49,056	17.3	40,589.44
Planning Commission	67.29	72.08	201.87					341.24	3,028	11.3	2,686.76
Printing & Publication	68.59	645.85						714.44	5,000	14.3	4,285.56
Association Dues, Education/Convention		299.00						299.00	5,000	6.0	4,701.00
Judicial									3,000		3,000.00
Legal		4,882.10						4,882.10	70,000	7.0	65,117.90
General Administrative			150.00					150.00	150	100.0	
Administrator Salary	7,093.95	4,722.76	3,617.40					15,434.11	94,475	16.3	79,040.89
Administrator Retirement		458.81	467.90					926.71	6,099	15.2	5,172.29
Administrator Health Insurance	933.96	933.96	900.56					2,768.48	11,608	23.8	8,839.52
Clerk Salary	4,480.75	2,975.31	2,285.09					9,741.15	59,981	16.2	50,239.85
Clerk Retirement		291.29	297.06					588.35	3,872	15.2	3,283.65
Clerk Health Insurance	2,305.48	2,305.48	2,215.47					6,826.43	28,746	23.7	21,919.57
Election Wages		750.00						750.00			-750.00
Election Expenses		544.41						544.41	8,000	6.8	7,455.59
Office Supplies and Postage	115.97	575.88						691.85	5,000	13.8	4,308.15
Computer & Copier Services	1,932.51	1,932.51	2,041.81					5,906.83	24,000	24.6	18,093.17
Repairs-Office									250		250.00
Accounting									10,085		10,085.00
Treasurer Salary	5,157.04	3,434.98	2,629.67					11,221.69	68,612	16.4	57,390.31
Treasurer Retirement		333.21	339.82					673.03	4,430	15.2	3,756.97
Treasurer Health Insurance	934.07	934.07	900.56					2,768.70	11,608	23.9	8,839.30
Assessor Salary & State Manufacturing Assessment	4,579.27	2,750.00						7,329.27	34,425	21.3	27,095.73
Assessor Expenses/BOR									3,250		3,250.00
Codification									2,000		2,000.00
Office Rent	2,371.21	2,371.21						4,742.42	28,538	16.6	23,795.58
Utilities-Office	102.21	-737.40						-635.19	2,000	-31.8	2,635.19
Property Insurance									11,608		11,608.00
Public Liability Insurance									6,606		6,606.00
Workers Compensation									4,964		4,964.00
Truck Insurance									1,128		1,128.00
Miscellaneous Expense									200		200.00
Total GENERAL GOVERNMENT	34,230	30,766	20,135					85,131.58	566,719	15.0	481,587.42

Sorted By: Budget Category
Selection: Expenses

Budget Summary Several Months

This Year; Months 1 through 3

Report 5b
Page 2

Description		January	February	March	April	May	June	July	Year-to-Date	Budget	Pct YTD	Remaining
PUBLIC SAFETY												
Code Enforcement			2,241.00						2,241.00	15,000	14.9	12,759.00
Record Check Expense			21.00	21.00					42.00	750	5.6	708.00
Fire Protection										484,220		484,220.00
Building Inspection (Includes Pond & Earth Moving)		1,350.00	1,448.17						2,798.17	63,000	4.4	60,201.83
Electrical Inspection			1,086.77						1,086.77	25,500	4.3	24,413.23
Plumbing Inspection			812.90						812.90	11,050	7.4	10,237.10
Address Signs										500		500.00
Total PUBLIC SAFETY		1,350.00	5,609.84	21.00					6,980.84	600,020	1.2	593,039.16
PUBLIC WORKS- HIGHWAY												
Highway Maintenance										175,000		175,000.00
Drainage Expense-SWUD										890		890.00
Digger's Hotline Locates										500		500.00
Engineering			2,177.45						2,177.45	45,000	4.8	42,822.55
Highway Construction			0.29						0.29	372,118		372,117.71
Snowplowing and Ice Control										120,000		120,000.00
Highway Mowing										63,000		63,000.00
Bridges and Culverts										2,500		2,500.00
Street Lighting		49.12	1,077.36						1,126.48	12,500	9.0	11,373.52
PW Manager Salary/Benefits Exp		9,478.48	7,527.26	6,351.23					23,356.97	131,363	17.8	108,006.03
Total PUBLIC WORKS- HIGHWAY		9,527.60	10,782	6,351.23					26,661.19	922,871	2.9	896,209.81
PUBLIC WORKS- COLLECTION SITE												
Solid Waste Disposal Wages/FICA		790.69	178.78	830.26					1,799.73	10,569	17.0	8,769.27
Solid Waste Disposal Retirement			42.89	41.81					84.70	565	15.0	480.30
Solid Waste Disposal			5,116.18						5,116.18	80,000	6.4	74,883.82
Appliances										1,250		1,250.00
Solid Waste Disposal Utilities		48.39	67.69						116.08	500	23.2	383.92
Solid Wst Disp Maintenance		60.00	60.00						120.00	3,500	3.4	3,380.00
Total PUBLIC WORKS- COLLECTION SITE		899.08	5,465.54	872.07					7,236.69	96,384	7.5	89,147.31
PUBLIC WORKS - RECYCLING												
Recycling Wages/FICA		790.69	178.78	830.26					1,799.73	10,569	17.0	8,769.27
Recycling Retirement			42.88	41.81					84.69	565	15.0	480.31

Sorted By: Budget Category
Selection: Expenses

Budget Summary Several Months

This Year; Months 1 through 3

Report 5b
Page 3

Description	January	February	March	April	May	June	July	Year-to-Date	Budget	Pct YTD	Remaining
Recycling Disposal		2,590.72						2,590.72	45,000	5.8	42,409.28
Recycling-Tires		606.85						606.85	6,000	10.1	5,393.15
Recycling Utilities	48.37	67.68						116.05	500	23.2	383.95
Recycling Maintenance	60.00	60.00						120.00	3,500	3.4	3,380.00
Total PUBLIC WORKS - RECYCLING	899.06	3,546.91	872.07					5,318.04	66,134	8.0	60,815.96
HEALTH AND HUMAN SERVICES											
Animal Control		235.00						235.00	4,000	5.9	3,765.00
Total HEALTH AND HUMAN SERVICES		235.00						235.00	4,000	5.9	3,765.00
CULTURE, RECREATION AND EDUCATION											
Recreation Prog. & Events									26,700		26,700.00
Total CULTURE, RECREATION AND EDUCATION									26,700		26,700.00
CONSERVATION AND DEVELOPMENT											
Planning - Economic Development	5,000.00							5,000.00	47,500	10.5	42,500.00
Total CONSERVATION AND DEVELOPMENT	5,000.00							5,000.00	47,500	10.5	42,500.00
CAPITAL OUTLAY											
Capital Outlay-General									9,000		9,000.00
Total CAPITAL OUTLAY									9,000		9,000.00
DEBT SERVICE											
Debt Service									508,072		508,072.00
Total DEBT SERVICE									508,072		508,072.00
OTHER FINANCING USES											
Report 5 Totals for all Expenses	51,906	56,406	28,252					136,563.34	2,847,400	4.8	2,710,836.66

VILLAGE OF YORKVILLE STORMWATER UTILITY

February 28, 2025

OPENING BALANCE February 1, 2025	\$ 182,763.16
PLUS: February receipts	\$ -
PLUS: February tax settlement	\$ 131,309.00
PLUS: February interest	<u>\$ 24.23</u>
TOTAL:	\$ 314,096.39
LESS: February disbursements	\$ 278,169.72
LESS: February transfers out	<u>\$ -</u>
BALANCE ON HAND February 28, 2025	\$ 35,926.67

Municipality: **STORM WATER UTILITY**
Fiscal Year: **2025**

Report Date: **3/06/2025**
Report Time: **12:59 PM**

Sorted By: **Budget Category**
Selection: **Revenues**

Budget Summary Several Months

This Year; Months 1 through 3

Report 5b
Page 1

Description		January	February	March	April	May	June	July	Year-to-Date	Budget	Pct YTD	Remaining
PROPERTY FEE												
Special Assessments		140,841	131,309						272,150.00	280,448	97.0	8,298.00
Total PROPERTY FEE		140,841	131,309						272,150.00	280,448	97.0	8,298.00
MISCELLANEOUS REVENUES												
Interest												
Interest/Miscellaneous Income		24.72	24.23						48.95	100	49.0	51.05
Total MISCELLANEOUS REVENUES		24.72	24.23						48.95	100	49.0	51.05
OTHER FINANCING SOURCES												
Report 5 Totals for all Revenues		140,866	131,333						272,198.95	280,548	97.0	8,349.05

Municipality: **STORM WATER UTILITY**
Fiscal Year: **2025**

Report Date: **3/06/2025**
Report Time: **12:58 PM**

Sorted By: **Budget Category**
Selection: **Expenses**

Budget Summary Several Months

This Year; Months 1 through 3

Report 5b
Page 1

Description	January	February	March	April	May	June	July	Year-to-Date	Budget	Pct YTD	Remaining
OPERATION & ADMINISTRATIVE											
Racine County Drainage Assessment Fund											
Racine County Drainage Board Assessment Fund		556,339						556,339.44	278,170	200.0	-278,169.44
East Branch Project-Clean Out											
East Branch Project-Legal											
East Branch Project-Engineering											
East Branch Maintenance											
East Branch Maintenance									5,000		5,000.00
Ives Grove Storm Water Utility											
General Administrative Expenses											
General Legal Expense									1,000		1,000.00
General Engineering									1,000		1,000.00
Accounting Expenses									500		500.00
General Administration									800		800.00
Total OPERATION & ADMINISTRATIVE		556,339						556,339.44	286,470	194.2	-269,869.44
CAPITAL OUTLAY											
DEBT SERVICE											
Debt Service-Principle & Interest											
Debt Service-Prepayment											
OTHER FINANCING USES											
Report 5 Totals for all Expenses		556,339						556,339.44	286,470	194.2	-269,869.44

**VILLAGE OF YORKVILLE
INVOICES FOR APPROVAL
March 10, 2025**

Payroll

Douglas Nelson	\$	760.61
Daniel Maurice	\$	636.06
Robbie Funk	\$	632.63
Steve Nelson	\$	636.06
Cory Bartlett	\$	636.06
Michael McKinney (3/7/2025 payroll)	\$	2,301.21
Michele Stute (3/7/2025 payroll)	\$	1,749.18
Janine Carls (3/7/2025 payroll)	\$	1,452.19
Nickolas Carriker (3/7/2025 payroll)	\$	1,826.79
Barbara Geschke	\$	57.71
Aaron Alby	\$	-
Tim DeGarmo	\$	57.71
Gerald Karwowski	\$	787.80
Erica Karwowski	\$	79.04
Aria Rundle	\$	484.34

Bills to be Paid:

Affiliated Appraisal, LLC - Assessment Services	\$	2,750.00
ASDA Enterprises - Trash, cardboard, metal, recycling, tires	\$	7,440.71
AT&T - Collection site phone charges (EFT Payment)	\$	73.15
Charter Communications - Spectrum - Telephone, Replace Check 14244	\$	875.94
Community State Bank - Federal Withholding (EFT Payment)	\$	2,557.18
Community State Bank- ACH Processing Bank Fees (EFT Payment)	\$	45.00
Custom Views, LLC - Collection site plowing	\$	1,650.00
Department of Employee Trust Funds - Medical Insurance (EFT Payment)	\$	7,831.46
Dover, Town of (4th qtr clerk expenses)	\$	592.08
Eagle Printer, Inc - March Newsletter Set Up	\$	173.36
Glassen Technology Services - IT services (EFT Payment)	\$	1,819.84
Lynn Manna-Refund 2024 Alcohol Licensing Fees-RT 20	\$	585.08
Municipal Code Enforcement, LLC - February Code Services	\$	2,494.80
Municipal Law & Litigation-January Legal Service	\$	1,535.00
Municipal Services - Permits	\$	14,037.70
Nielsen, Madsen & Barber - Engineering	\$	3,532.51
Pruitt, Ekes & Geary - Legal	\$	5,027.56
Quadient Leasing- 1st Qtr Postage Machine Lease (EFT Payment)	\$	221.97
Quill - Office supplies (EFT Payment)	\$	59.36
Racine County Public Works - January road maintenance & winter	\$	35,321.20
Southern Lakes Newspapers. LLC -Publication fees	\$	43.98
Townhall Software	\$	1,011.50
UG Union High School - February mobile home taxes	\$	1,516.73
Union Grove Piggly Wiggly - Election food	\$	95.69
Union Grove/Yorkville Fire Commission - 1st quarter contribution	\$	121,055.04
WI SCTF-Carriker Child Support	\$	238.00
Wisconsin Dept of Justice (3 record checks) (EFT Payment)	\$	21.00
Wisconsin Department of Revenue (State Payroll Taxes) (EFT Payment)	\$	972.96
Wisconsin Department of Revenue - TID certification fee (EFT Payment)	\$	150.00
Wisconsin Elections Commission - Conference-Carls	\$	95.00
Wisconsin Retirement System - Retirement (EFT Payment)	\$	3,331.60
Yorkville Elementary School - February mobile home taxes	\$	2,904.18

\$ 232,156.97

**STORM WATER UTILITY DISTRICT
INVOICES FOR APPROVAL
March 10, 2025**

Bills to be Paid:

Townhall Software - Accounting Software	<u>\$ 202.30</u>
TOTAL	\$ 202.30

Monthly Building Permit Report

VILLAGE OF YORKVILLE

Month: February 2025

Decending Factor

40%

Date	Permit Number	Owners	Project Address	Permit Type	Estimated Cost	Project Description	General Fee	MS, LLC	Village Retainage
2/20/2025	3500	SBA STRUCTURES INC	611 SYLVANIA AVE S	Building Permit Commercial	500,000	rebuild after fire	2,170.00	\$1,322.00	\$848.00
2/25/2025	3501	SBA STRUCTURES INC	611 SYLVANIA AVE S	Plumbing Comm General Permit	8,000	rebuild after damage 1/2 of building	1,172.00	\$723.20	\$448.80
2/20/2025	3673	Meredith Holdings	19215 Spring St	Building Permit Commercial	25,000	remodel interior and addition	2,812.50	\$1,707.50	\$1,105.00
2/20/2025	3674	Meredith Holdings	19215 Spring St	Erosion Control Permit	1,500	remodel interior and addition	210.00	\$146.00	\$64.00
2/20/2025	3675	Meredith Holdings	19215 Spring St	Plumbing Comm General Permit	25,000	remodel interior and addition	560.00	\$356.00	\$204.00
2/20/2025	3676	Meredith Holdings	19215 Spring St	Electric Comm Permit	25,000	remodel interior and addition	601.00	\$380.60	\$220.40
2/20/2025	3677	Meredith Holdings	19215 Spring St	HVAC Comm Permit	25,000	remodel interior and addition	450.50	\$290.30	\$160.20
2/3/2025	3655	MARK C SCHOLZEN & LISA M SCHOLZEN & LISA M SCHOLZEN REVOCABLE TRUST DATED NOVEMBER 28, 2018	1612 59th Dr	Building Permit Residential	19,032	roof, windows porch repair	260.00	\$176.00	\$84.00
2/11/2025	3656	Newbrook Homes	2110 Highland Way	Driveway/Culvert Permit	2,500	NSFD driveway/culvert	150.00	\$110.00	\$40.00
2/11/2025	3657	Newbrook Homes	2034 Highland Way	Driveway/Culvert Permit	2,500	NSFD Driveway/Culvert	150.00	\$110.00	\$40.00
2/11/2025	3658	BRADLEY S KEMEN	20201 SPRING ST	Building Permit Residential	42,000	Bathroom remodel	190.00	\$134.00	\$56.00
2/11/2025	3659	BRADLEY S KEMEN	20201 SPRING ST	Plumbing Comm General Permit	7,000	Bathroom remodel	288.00	\$192.80	\$95.20
2/11/2025	3660	BRADLEY S KEMEN	20201 SPRING ST	Electric Comm Permit	7,000	Bathroom remodel	140.00	\$104.00	\$36.00
2/20/2025	3661	Newbrook Homes	2110 Highland Way	Erosion Control Permit	2,500	NSFD erosion control	1,000.00	\$620.00	\$380.00
2/20/2025	3662	Newbrook Homes	2110 Highland Way	Building Permit Residential	886,700	NSFD Building	2,143.40	\$1,306.04	\$837.36
2/20/2025	3663	Newbrook Homes	2110 Highland Way	Plumbing Res General Permit	25,000	NSFD Interior Plumbing	586.00	\$371.60	\$214.40
2/20/2025	3664	Newbrook Homes	2110 Highland Way	Electric Res Permit	25,000	NSFD Electrical	887.80	\$552.68	\$335.12
2/20/2025	3665	Newbrook Homes	2110 Highland Way	HVAC Res Permit	25,000	NSFD HVAC	543.90	\$346.34	\$197.56
2/20/2025	3666	Newbrook Homes	2034 Highland Way	Erosion Control Permit	2,500	NSFD Erosion	1,000.00	\$620.00	\$380.00
2/20/2025	3667	Newbrook Homes	2034 Highland Way	Building Permit Residential	852,000	NSFD Building	2,105.60	\$1,283.36	\$822.24
2/20/2025	3668	Newbrook Homes	2034 Highland Way	Plumbing Res General Permit	25,000	NSFD Interior Plumbing	586.00	\$371.60	\$214.40
2/20/2025	3669	Newbrook Homes	2034 Highland Way	Electric Res Permit	25,000	NSFD Electric	875.20	\$545.12	\$330.08
2/20/2025	3670	Newbrook Homes	2034 Highland Way	HVAC Res Permit	25,000	NSFD HVAC	537.60	\$342.56	\$195.04
2/17/2025	3671	RTGA LLC	19101 Spring St	Raze Permit	4,000	raze building	200.00	\$140.00	\$60.00
2/17/2025	3672	RTGA LLC	19101 Spring St	Erosion Control Permit	150	raze building	140.00	\$104.00	\$36.00
2/25/2025	3678	THOMAS L BLODGETT LYNNE M BLODGETT	1702 59th Dr	Building Permit Residential	35,650	reside house and garage	70.00	\$62.00	\$8.00
2/22/2025	3679	DELONG CO INC	1313 COLONY AVE S	Electric Comm Permit	350,500	2000A 480V electric service and branch circuits	2,250.00	\$1,370.00	\$880.00
					0		0.00	\$0.00	\$0.00
					0		0.00	\$0.00	\$0.00
					0		0.00	\$0.00	\$0.00
					\$ 2,973,532.00		\$ 22,079.50	\$13,787.70	\$8,291.80

**VILLAGE OF YORKVILLE
CODE ENFORCEMENT MONTHLY REPORT
February 2025**

MONTHLY TOUR AND INSPECTION PERFORMED ON:

NEW ORDERS

<u>Address/Manager</u>	<u>Type of Violation</u>	<u>Orders Issued</u>	<u>Compliance Deadline</u>	<u>Actions/Comments</u>
14017 Durand Ave	Junk Vehicle & Unsightly Debris	03/03/25	03/24/25	Order sent to remove abandoned boat, discarded items, trash, rubbish, and other unsightly debris on property.

OPEN ORDERS

<u>Address/Manager</u>	<u>Type of Violation</u>	<u>Orders Issued</u>	<u>Compliance Deadline</u>	<u>Actions/Comments</u>
17806 Old Yorkville Rd	Dilapidated Building	12/13/23 03/03/24 12/30/24	03/13/24 12/31/24 07/01/25	Order sent to raze or repair the blighted building in the property. Extension granted. Extension granted.
18122 Old Yorkville Rd	Unsightly Debris Junk Vehicle	12/26/23	01/05/24	Order sent to remove all junked or inoperable vehicles, trailers, and farm equipment as well as any unsightly debris, machine parts, tires etc. 01/12/24 The village had approved of the equipment on the property Working on a time to complete an on site inspection. No response from their attorney.

		01/14/25		City Attorney is handling at this time.
17537 Old Yorkville Rd	Dilapidated Building	01/05/24 03/11/24 05/16/24 06/06/24 11/22/24	04/01/24 04/29/24 08/16/24 12/01/24 06/01/25	Order sent to raze or repair the blighted building in the property. Extension granted. Not complied. FN sent Extension granted Extension granted
17537 Old Yorkville Rd	Unsightly Debris	05/16/24 06/06/24 11/22/24	05/30/24 12/01/24 06/01/25	Order sent to remove all discarded items, wood, and all other unsightly debris in the area or properly store items away from public view Extension granted Extension granted
2806 53rd Dr	Dilapidated Building	05/16/24 08/19/24	08/16/24 06/16/25	Orders to raze or repair the blighted structure on property. Extension granted.
15536 58th Rd ADMIN	Lotline Adjustment	01/03/25 03/05/25	01/25/25 03/26/25	Orders to submit required paperwork. Not complied. FN sent to submit required paperwork.
1801 55th Dr ADMIN	Lotline Adjustment	01/03/25 01/17/25 03/05/25	01/25/25 02/15/25 03/26/25	Orders to submit required paperwork. Extension granted Not complied. FN sent to submit required paperwork.
16836 County Line Rd	Dilapidated Building	02/03/25 02/21/25	06/02/25 06/02/26	Orders to raze or repair all blighted structures on the property Note: Cunninghams are responsible for the barn. Extension granted.

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CLOSED ORDERS

<u>Address/Manager</u>	<u>Type of Violation</u>	<u>Orders Issued</u>	<u>Compliance Deadline</u>	<u>Actions/Comments</u>
2945 Forest View Cir	Animals at large	01/20/25 02/05/25	02/04/25	Orders to contact the Municipal Code Officer at (262) 249-6701 to address the issue and ensure that all animals shall not be allowed to roam free. Complied at this time, however if a complaint is received will will immidietly issue a citation.

VILLAGE OF YORKVILLE

LICENSE APPLICATION TO OPERATE A DANCE HALL

The undersigned hereby applies for a license to operate a dance hall in the Village of Yorkville, pursuant to the Village of Yorkville Code of Ordinances. The undersigned submits the following in support of their application:

APPLICANT:

NAME TA Operating Montana LLC d/b/a Blue Badger Bar & Grill

NAME OF ORGANIZATION (If applicant is a member of partnership, association, non-profit entity or a corporation) TA Operating Montana LLC

ADDRESS Two Newton Pl., 255 Washington St., Ste. 100
Newton, MA 02458

AGE N/A OCCUPATION Restaurant located in truck stop center with gas station

PHONE 617-219-1428 FAX _____

E-MAIL EHobson@ta-petro.com

ARE YOU A CITIZEN OF THE UNITED STATES? Y / N N/A

ARE YOU A RESIDENT OF THE STATE OF WISCONSIN? Y / N N/A

On the reverse side of this application, please provide the above information for the following:

- For all principal officers **if** the applicant is a member of partnership, association, non-profit entity or a corporation
- For the owner **if** the applicant is not the owner
- For the manager **if** the applicant is not the manager

SITE INFORMATION:

NAME OF ESTABLISHMENT TA Operating Montana LLC d/b/a Blue Badger Bar & Grill

ADDRESS OF ESTABLISHMENT 717 S. Sylvania Avenue, Sturtevant, WI 53177

DESCRIPTION OF DANCING AREAS WITHIN ESTABLISHMENT, INCLUDING SQUARE FOOTAGE Open space for dancing is in the dining area, approx. 50 sq. ft.

DESCRIPTION OF EVENTS PLANNED 2-3 live music (country, classic rock, piano, blue grass, classical, etc.) shows per month: Old Fashion fest (Oct.); occasional bourbon tastings

PLANNED HOURS OF OPERATION Sun.-Th: 11am-10pm; F-Sat: 11am-11pm

ESTIMATED ATTENDANCE PER EVENT Varies (max. is 85 patrons)

PARKING FACILITIES Parking is available in the adjacent private parking lot

NOISE CONTROL N/A

SECURITY N/A

PLEASE DESCRIBE ALL USES CONDUCTED ON THE PREMESIS: On-premises consumption of meals and beverages, including alcoholic beverages, and occasional live events.

SPECIFY THE TYPE OF DANCE HALL LICENSE FOR WHICH YOU ARE APPLYING (SEE CHART ON REVERSE SIDE OF THIS APPLICATION FOR DETAILS):

CLASS A	<u> </u> (Fee is \$50.00)	CLASS C	<u> </u> (Fee is \$25.00)
CLASS B	<u>X</u> (Fee is \$25.00)	SPECIAL	<u> </u> (Fee is \$5.00)

- Has the applicant, owner, manager or any principal officer ever been ticketed, arrested, convicted, fined or have any charges pending against them for any violation of any law or ordinance regulating the conduct of public dance halls or public dances? No ☒ Yes _____ (If yes, provide details below. Use a separate sheet if necessary.)

Date: _____ Jurisdiction: _____ Violation: _____

Date: _____ Jurisdiction: _____ Violation: _____

- Has the applicant, owner, manager or any principal officer ever operated or conducted a public dance hall? No ☒ Yes _____ (If yes, provide details below. Use a separate sheet if necessary.)

Year: _____ Location: _____

Year: _____ Location: _____

- Enclose the correct dance hall application fee, made payable to the Village of Yorkville.

Applicant Signature:  TA Operating Montana LLC Date: 3/5/2025

By: Gregory A. Franks, President, Director, Chairman

Questions to answer:	Class A	Class B	Class C	Special
Are you charging for admission?	Yes	<input checked="" type="checkbox"/> No	No	Yes or No
Is live music being performed?	Yes	<input checked="" type="checkbox"/> Yes	No	Yes or No
Will you host dancing less than 3 nights per year?	No	<input checked="" type="checkbox"/> No	No	Yes

SUPPLEMENTAL INFORMATION (Please continue on a separate sheet if necessary):

PRINCIPAL OFFICER _____ OWNER _____ MANAGER _____

NAME See attached rider.

ADDRESS _____

AGE _____ OCCUPATION _____

PHONE _____ FAX _____

E-MAIL _____

ARE YOU A CITIZEN OF THE UNITED STATES? Y / N

ARE YOU A RESIDENT OF THE STATE OF WISCONSIN? Y / N

PRINCIPAL OFFICER _____ OWNER _____ MANAGER _____

NAME _____

ADDRESS _____

AGE _____ OCCUPATION _____

PHONE _____ FAX _____

E-MAIL _____

ARE YOU A CITIZEN OF THE UNITED STATES? Y / N

ARE YOU A RESIDENT OF THE STATE OF WISCONSIN? Y / N

TO BE COMPLETED BY VILLAGE

Application Received: 3-5-25 Fee Received: \$ _____ Village Board Action: Approve / Deny

Village Board Action Date: _____ Expiration Date: _____ Conditions Imposed by Village Board: _____

CONFIDENTIAL

TA Operating Montana LLC

Executive Officers, Director and Sole Member

Name and Title	Address	Phone	USA Citizen	Wisconsin Resident	Email	% of Interest
Gregory Allen Franks, Dir., Pres., Chairman	24601 Center Ridge Rd., Ste. 200, Westlake, OH 44145	440-808-9100	Yes	No	EHobson@ta-petro.com	0%
Babu Vaseekaran Rajalingam, VP, CFO	24601 Center Ridge Rd., Ste. 200, Westlake, OH 44145	440-808-9100	No – Resident Status	No	EHobson@ta-petro.com	0%
Deborah Carolyn Boffa, CEO	24601 Center Ridge Rd., Ste. 200, Westlake, OH 44145	440-808-9100	No – Resident Status	No	EHobson@ta-petro.com	0%
Dena Payne, Local Manager	8170 Antioch Road, Salem, WI 53168	262-359-0089	Yes	Yes	DPayne@ta-petro.com	0%
TravelCenters of America Inc., Sole Member	24601 Center Ridge Rd., Ste. 200, Westlake, OH 44145	440-808-9100	N/A	N/A	EHobson@ta-petro.com	100%

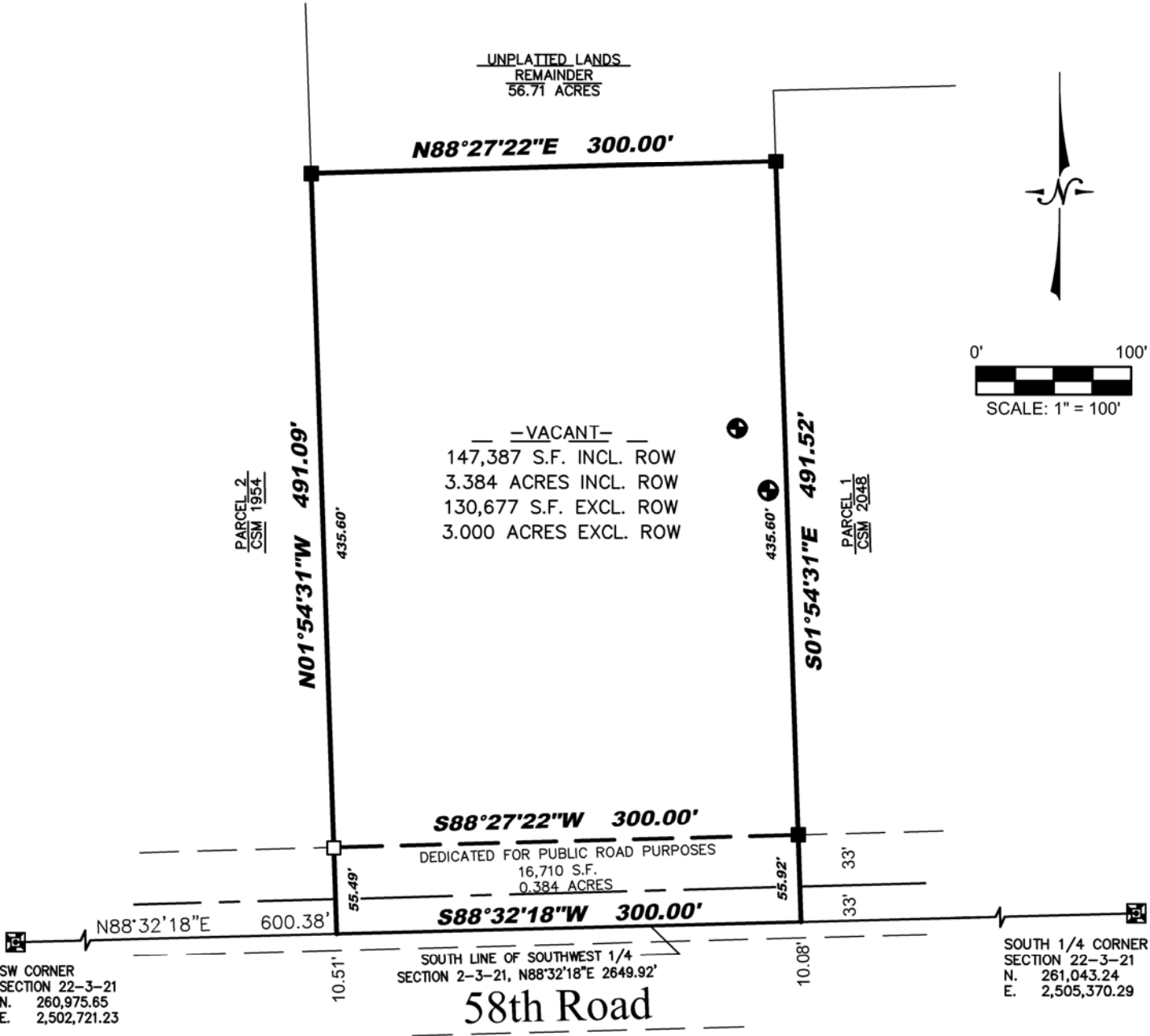


CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

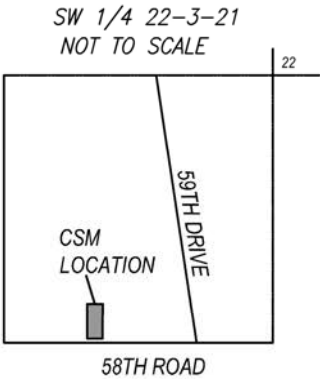
SURVEYOR:
RITCHIE P. WENZEL
5482 S. WESTRIDGE DR.
NEW BERLIN, WI 53151
Phone: (262) 402-5040
Email: rwenzel@lynch-engineering.com
Job #24.5116

OWNER/SUBDIVIDER:
Stephen and Susan Nelson
2401 59th Drive
Union Grove, WI 53182



VICINITY MAP

"NOTE: PER THE LAND DIVISION ORDINANCE OF THE VILLAGE OF YORKVILLE, THE OWNER SHALL RECONSTRUCT, RELOCATE OR REPLACE ANY TILE LINE WHICH MAY BE DISTURBED BY THE DEVELOPMENT OF A LOT CREATED BY A MINOR SUBDIVISION SO AS TO PROVIDE FOR THE CONTINUED OPERATION OF SUCH TILE LINE AS BEFORE DEVELOPMENT OF SUCH LOT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE FUTURE MAINTENANCE, OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OR SUBSEQUENTLY DISCOVERED."





LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5482 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

- Legend:
- Found Racine County Monument w/ Brass Cap
 -

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-83), with the South line of the Southwest 1/4 of Section 22-3-21, having an assumed bearing of N88°32'18"E.

REVISED: 03/04/2025
02/18/2025
01/10/2025
SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21
EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I RITCHIE P. WENZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND, BEING PART OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 EAST
OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 88°32'18"
EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 600.38 FEET TO THE
SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 1954, AND THE POINT OF BEGINNING;
THENCE NORTH 01°54'31" WEST, (RECORDED AS S 01°54'19" EAST), ALONG THE EAST LINE OF
CERTIFIED SURVEY MAP NO. 1954, A DISTANCE OF 491.09 FEET; THENCE NORTH 88°27'22" EAST,
300.00 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 2048; THENCE SOUTH 01°54'31"
EAST, (RECORDED AS SOUTH 01°54'19" EAST), ALONG THE WEST LINE OF CERTIFIED SURVEY
MAP NO. 2048, A DISTANCE OF 491.52 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF
SECTION 22; THENCE SOUTH 88°32'18" WEST, ALONG SAID SOUTH LINE, 300.00 FEET TO THE
POINT OF BEGINNING.

THE GROSS AREA OF SAID PARCEL CONTAINING 147,387 SQUARE FEET OR 3.384 ACRES OF LAND
MORE OR LESS.

DEDICATING THE SOUTHERLY PORTION AS SHOWN, FOR PUBLIC ROAD PURPOSES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF STEPHEN
AND SUSAN NELSON, OWNERS OF SAID LAND. THAT SUCH MAP IS A CORRECT
REPRESENTATION OF THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND LAND DIVISION
MADE THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF S. 236.34 OF THE
WISCONSIN STATUTES AND THE PLATTING ORDINANCE OF RACINE COUNTY AND THE VILLAGE
OF YORKVILLE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

RITCHIE P. WENZEL PLS
PROFESSIONAL LAND SURVEYOR S-4027

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21
EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owners, We hereby certify that we have caused the land described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the Village of Yorkville and Racine County, this _____ day of _____, 20_____.

Stephen Nelson

Susan Nelson

STATE OF WISCONSIN)
) SS
County of _____)

Personally came before me this _____ day of _____, 20_____, the above named Stephen and Susan Nelson to me known to be the people who executed the foregoing instrument and acknowledged the same.

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____

VILLAGE OF YORKVILLE APPROVAL:

Approved by the Village of Yorkville on this_____ day of _____, 20_____.

Douglas Nelson, Village President

Janine Carls, Village Clerk



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Racine	
Parcel I.D. 194-03-21-22-009-000	
Reviewed by	Date

Property Owner Stephen M Nelson & Susan J Nelson	Property Location Govt. Lot SW 1/4 SW 1/4 S 22 T 3 N R 21 E (or) W						
Property Owner's Mailing Address 2401 59th Drive	Lot #	Block #	Subd. Name or CSM#				
City Union Grove	State WI	Zip Code 53182	Phone Number ()	City City	Village Yorkville	Town Town	Nearest Road 58th Road


<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms: 3 Code derived design flow rate 450 GPD	Site Suitable For: <input type="checkbox"/> Conventional <input type="checkbox"/> At-Grade <input checked="" type="checkbox"/> Mound <input type="checkbox"/> Holding Tank <input type="checkbox"/>
<input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe: _____	
Parent material <u>Glacial Till</u> Flood Plan elevation if applicable _____ ft.	
General comments and recommendations: Proposed Mound Site Established, Recommend Plowing Sand in With Topsoil	

1 Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 103.7 ft	Depth to limiting factor 20 in. / elev. 102.4 ft.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft²	
									*Eff#1	*Eff#2
1	0-9	10yr3/2	-----	SiL	2fsbk	Mfr	AS	1VF	0.6	0.8
2	9-20	10yr4/4	-----	CL	2msbk	Mfr	CS	-----	0.4	0.6
3	20-24	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-----	0.2	0.3
4	24-30	10yr5/4	c2d10yr 5/6 6/8	SiL	1fsbk	Mfr	-----	-----	0.4	0.7

2 Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 102.3 ft	Depth to limiting factor 22 in. / elev. 100.47 ft.
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Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft²	
									*Eff#1	*Eff#2
1	0-11	10yr3/2	-----	SiL	1msbk	Mfr	AS	1VF	0.4	0.6
2	11-22	10yr4/4	-----	CL	2msbk	Mfr	CS	-----	0.4	0.6
3	22-28	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-----	0.2	0.3
4	28-35	10yr5/4	c2d10yr 5/6 6/8	SiL	1fsbk	Mfr	-----	-----	0.4	0.7

CST Name (Please Print) Logan Mohr	 Signature	CST Number 1410637
Address W4644 Pine Creek Drive Elkhorn WI 53121	Date Evaluation Conducted 10/10/2024	Telephone Number 262 495 7004

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 102.3 ft. Depth to limiting factor 22 in. / elev. 100.47 ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-11	10yr3/2	-----	SiL	1msbk	Mfr	AS	1VF	0.4	0.6
2	11-22	10yr4/4	-----	CL	2msbk	Mfr	CS	-----	0.4	0.6
3	22-26	10yr4/4	fif10yr5/6	CL	1fsbk	Mfr	GW	-----	0.2	0.3
4	26-38	10yr5/4	c2d10yr 5/6 6/8	SiCL	0M	Mfr	-----	-----	0.0	0.0

4 Boring # ☐ Boring ☐ Pit Ground surface elev. ____ ft. Depth to limiting factor ____ in. / elev. ____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

5 Boring # ☐ Boring ☐ Pit Ground surface elev. ____ ft. Depth to limiting factor ____ in. / elev. ____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

U. 50-5

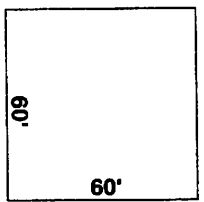


Logan Mohr
PROPERTY OWNER
STEPHEN M NELSON
SUSAN J NELSON
2401 59TH DR
UNION GROVE, WI 53182-0000

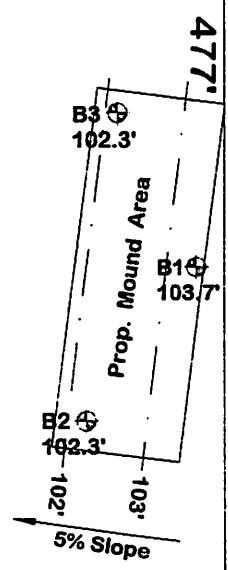
SCALE
1" = 60'

BENCHMARK = 100'
Spike in Telephone Pole

LOCATION
194-03-21-22-009-000
SW, SW 22-34-21E
Village of Yorkville
Racine County



798.46'



300' .BM
58th Road

VILLAGE OF YORKVILLE
CERTIFIED SURVEY MAP APPLICATION

The undersigned hereby applies to divide a parcel via certified survey map in the Village of Yorkville, pursuant to Chapter 28, Article VII of the Village of Yorkville Code of Ordinances. The undersigned submits the following in support of their application:

APPLICANT:

NAME Stephen M and Susan J Nelson
ADDRESS 2401 59th Dr
Union Grove, WI 53182
E-MAIL _____
PHONE 414-235-0746

SUBJECT SITE INFORMATION:

PROPERTY OWNER (if different from applicant) _____
PARCEL NUMBER(S) 194-03-21-22-009-000
PARCEL ADDRESS(ES) 2404 59th DR, Union Grove, WI 53182
ORIGINAL NUMBER OF PARCELS 1 NUMBER OF PARCELS TO BE CREATED 2

SUBDIVIDER INFORMATION:

SURVEYOR NAME Ritchie P. Wenzel
SURVEYOR PHONE/E-MAIL 262-402-5040
ENGINEER NAME _____
ENGINEER PHONE/E-MAIL _____

Please provide the following with a completed application:

- Five paper copies of the certified survey map, printed on 8 ½" x 14" (legal) paper.
- One paper copy of soil testing reports indicating suitability of sanitary systems on each new parcel created (only for parcels not relying on an existing sanitary system, municipal sewer service or a holding tank), printed on 8 ½" x 11" (letter) paper.
- Electronic versions of the above-listed materials in .pdf format, sent to michael@villageofyorkville.com.
- Application fee of \$100.00 per parcel created by the certified survey map, including the original parent parcel, payable to the "Village of Yorkville".
- Escrow payment, payable to the "Village of Yorkville," in the following amounts for any administrative, legal, or engineering expenses incurred by the Village:
 - \$1,000.00 for applications in residential or agricultural zoning districts OR
 - \$2,000.00 for applications in all other zoning districts
- Signed and notarized Pre-Development Reimbursement Agreement for the reimbursement of any administrative, legal, or engineering expenses incurred by the Village.

APPLICANT SIGNATURE:  DATE: 1/13/25

CSM **TO BE COMPLETED BY VILLAGE STAFF**

Date Application Received: 1/10/25 * Application Received By: Janine Carls
Application Fee Received: \$ 200.00 Escrow Received: \$ 1600.00
Date Application Forwarded to Village Engineer and Attorney for Review: 1/14/2025
Are Waivers Required? Y N Waiver Request Submission Date: _____
Date of Preliminary Certified Survey Map Review by Village Board and Plan Commission: _____
Date of Final Certified Survey Map Approval by Village Board and Plan Commission: _____
Approval Resolution #: _____ Date of Escrow Release: _____ Escrow Release Amount: \$ _____

* this completed
1/13/2025

RESOLUTION NO. 2025-08

**VILLAGE OF YORKVILLE
COUNTY OF RACINE, STATE OF WISCONSIN**

A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP TO ALLOW FOR THE DIVISION OF THE PARCEL LOCATED AT 2404 59TH DRIVE INTO A 3.00-ACRE PARCEL AND A 56.71-ACRE PARCEL, SEC. 22, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-21-22-009-000); STEPHEN NELSON AND SUSAN NELSON, OWNER; LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC/RITCHIE WENZEL, APPLICANT/AGENT

THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, RESOLVES AS FOLLOWS:

WHEREAS, Applicant/Agent submitted a final certified survey map request to allow for the division of the parcel located at 2404 59th Drive into a 3.00-acre parcel and a 56.71-acre parcel, in Sec. 22, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-22-009-000); and

WHEREAS, the Village of Yorkville Plan Commission recommended approval of this request, subject to the conditions attached hereto as Exhibit A and the waivers attached hereto as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Yorkville, that the requested final certified survey map set forth above is hereby approved subject to the same conditions and waivers imposed by the Village of Yorkville Plan Commission.

This Resolution was adopted by the Village Board of the Village of Yorkville, County of Racine, State of Wisconsin, this 10th day of March, 2025.

VILLAGE OF YORKVILLE

Ayes: _____

By: _____
Douglas Nelson, President

Nays: _____

Attest: _____
Janine Carls, Clerk

Abstentions: _____

Absences: _____

EXHIBIT A - CONDITIONS

Stephen Nelson and Susan Nelson, Owner

Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel, Applicant/Agent

1. **Reimburse Village Costs.** Applicant shall reimburse the Village for all costs incurred by the Village for review of this request, including but not limited to engineering, legal and planning review.

DRAFT

EXHIBIT B - WAIVERS

Stephen Nelson and Susan Nelson, Owner
Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel, Applicant/Agent

1. **No waivers required.**

DRAFT

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123 Fax: (262) 878-1680 Website: www.villageofyorkville.com

February 26, 2025

Re: Site plan request submitted by RSKM LLC, Ray Stibeck, for 14001 Washington Avenue (STH 20).

The purpose of this letter is to notify you of a request submitted by RSKM LLC, Ray Stibeck, for site plan review for the parcel located at 14001 Washington Avenue (STH 20) (Parcel ID #194032113014010 **194032113010020**) in the B-3 (Commercial Service) Zoning District. The applicant proposes to construct a ±1612 square foot addition to an existing commercial building.

The Yorkville Village Board and Plan Commission will consider this request at a joint meeting at 6:00 p.m. on Monday, March 10, 2025, in the Yorkville Village Board Room at the Union Grove Municipal Center, 925 15th Avenue, Union Grove.

Any questions regarding this application should be directed to the Racine County Development Services office, (262) 886-8440, from 8:00 a.m. to 12:00 p.m., and 12:30 p.m. to 4:30 p.m., Monday through Friday. Additional application information can be found on the Village's website:

<https://villageofyorkville.com/government/government-upcoming-development-activity/>
or <https://villageofyorkville.com> → Government → Development Proposals and Public Hearings.

Sincerely,

Janine Carls
Village Clerk

E-MAIL MEMORANDUM

TO: Michael McKinney (michael@villageofyorkville.com)
Village of Yorkville Administrator

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: RSKM, LLC, Owner
Ray Stibeck, Applicant
Parcel ID # 194032113014020

March 10, 2025, Site Plan Review request to construct a $\pm 1,612$ square foot addition to an existing commercial building.

DATE: March 5, 2025

Overview:

The ± 1.25 -acre property is zoned B-3 Commercial Service District and is located at 14001 Washington Avenue. Route 20 Outhouse has been in operation at the subject property since 2012. On July 9, 2018, the Village of Yorkville Board approved a site plan review to construct two additions to the existing commercial building and expand/repair parking lot. One of the additions required variance approval from the Village of Yorkville Board of Appeals, which was approved on September 12, 2018. At this time, the applicant is requesting site plan review approval from the Village of Yorkville Board to construct a $\pm 1,612$ square foot addition to an existing commercial building. This addition was approved by the Village of Yorkville Board in 2018 but was never constructed. Construction is projected to start immediately upon receiving all necessary approvals/permits and should be completed within a few months.

If the Village feels that the proposed use is appropriate approval is recommended as:

1. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.
2. The proposed addition to the commercial building is allowed by underlying zoning through the conditional use process.

RSKM, LLC, Owner
Ray Stibeck, Applicant
March 5, 2025

If the Village feels that the proposed use is appropriate approval is recommended subject to
****DRAFT CONDITIONS****:

1. **Zoning Permit.** The applicant must obtain a zoning permit card from the Racine County Development Services Office after paying a zoning permit fee of \$1,000.00. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
4. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.
5. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
6. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on February 24, 2025, unless otherwise amended herein.
7. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).
8. **Substantiated Complaints.** The Village of Yorkville reserves the right to require the owner to appear before the Board to address substantiated complaints involving this operation. The Board may direct the owner to implement possible corrective measures to address the complaints. The Conditional Use Permit could be subject to revocation proceedings if substantiated complaints are not addressed by corrective measures.
9. **Exterior Lighting.** Any changes to the existing exterior lighting on the property shall meet the provisions of Section 20-1065 of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville. Any exterior lighting installed prior

to December 15, 2022, must remain in conformance with the approved exterior lighting plan on record. If any exterior lighting installed prior to December 15, 2022, was not part of an approved exterior lighting plan, the exterior lighting must continue to be arranged, oriented, or shielded in a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way, and will not endanger the safety of pedestrian or vehicular traffic.

10. **Loading Requirements.** Adequate loading areas shall be provided so that all vehicles loading, maneuvering or unloading are completely off the public ways and so that all vehicles need not back onto any public way. Reference Section 20-1087, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.
11. **Parking.** Parking must comply with the provisions of Section 20-1088, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.
12. **Stormwater Requirements.** The property owner or designated agent must contact the Village of Yorkville regarding stormwater regulations for the site. Compliance with all regulations and requirements, as determined by the Village of Yorkville is required.
13. **Drain Tiles.** Do not break or damage any underground tile. If encountered, any underground agricultural tile line must be rerouted or fixed. If any underground tile is encountered that has anything but clean water flowing through it, contact Racine County Development Services at (262) 886-8440 to investigate.
14. **Construction.** During construction, this site must have graveled roads, access drives, and/or parking areas of sufficient width and length to prevent sediment from being tracked onto public or private roadways. Any sediment reaching a public or private road must be removed by street cleaning (not flushing) before the end of each work day or as determined by the jurisdictional highway authority.
15. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
16. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.
17. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change

RSKM, LLC, Owner
Ray Stibeck, Applicant
March 5, 2025

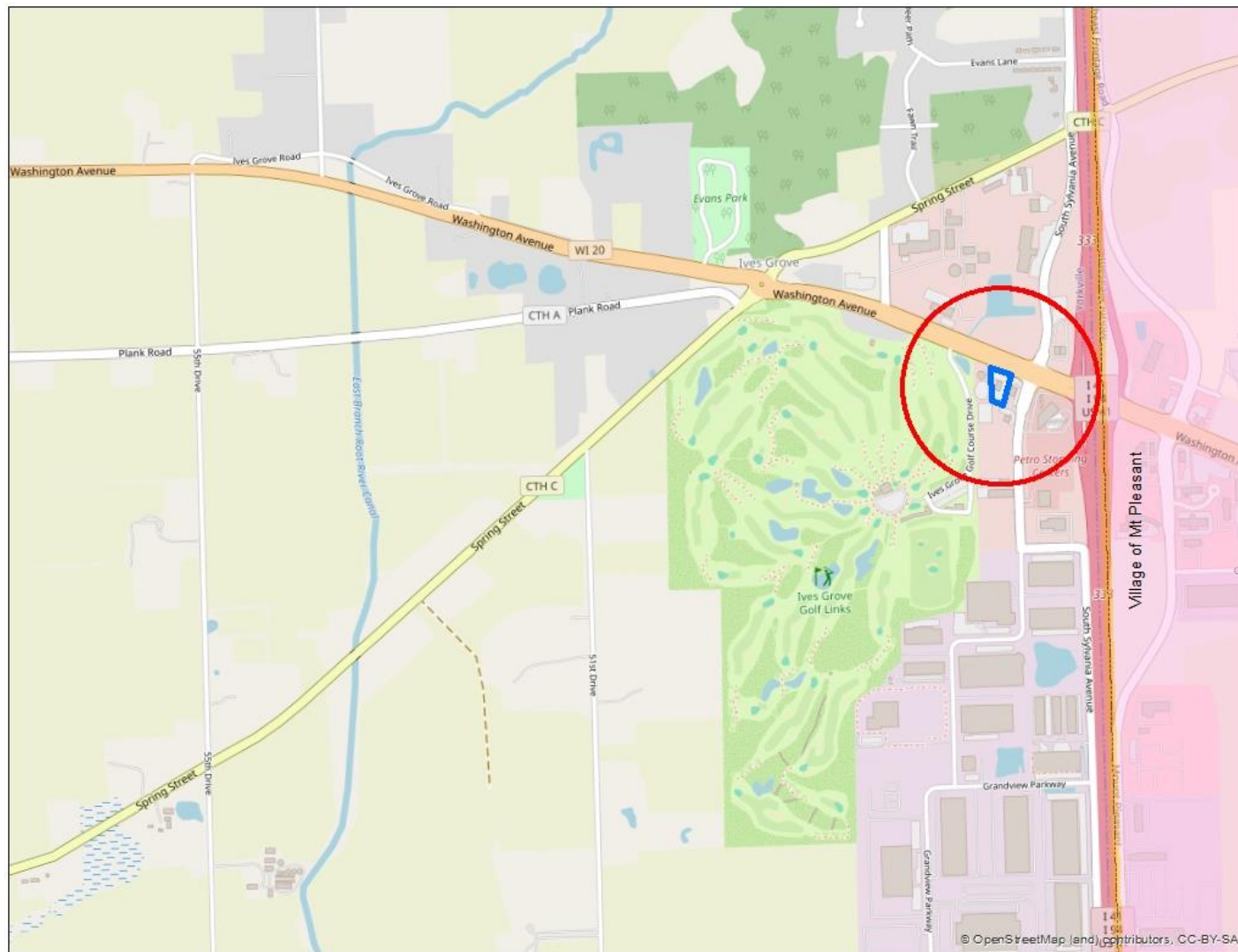
to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

18. **Liability.** Racine County and the Village of Yorkville does not warrant that the plans for this project are functionally and/or structurally adequate. Racine County and the Village of Yorkville does not certify that the design is adequate for this site and Racine County and the Village of Yorkville accepts no liability through this approval.
19. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
20. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, RSKM, LLC, Ray Stibeck, his heirs, successors, and assigns are responsible for full compliance with the above conditions.
21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
22. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.

c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Eberle
File

RSKM LLC, Owner
Ray Stibeck, Applicant
Site Address: 14001 Washington Avenue
B-3 Site Plan Review to construct a 1612 sf addition to an existing commercial building

Location Map



SEC 13 — T3N — R21E

Village of Yorkville



RSKM LLC, Owner
Ray Stibeck, Applicant
Site Address: 14001 Washington Avenue
B-3 Site Plan Review to construct a 1612 sf addition to an existing commercial building

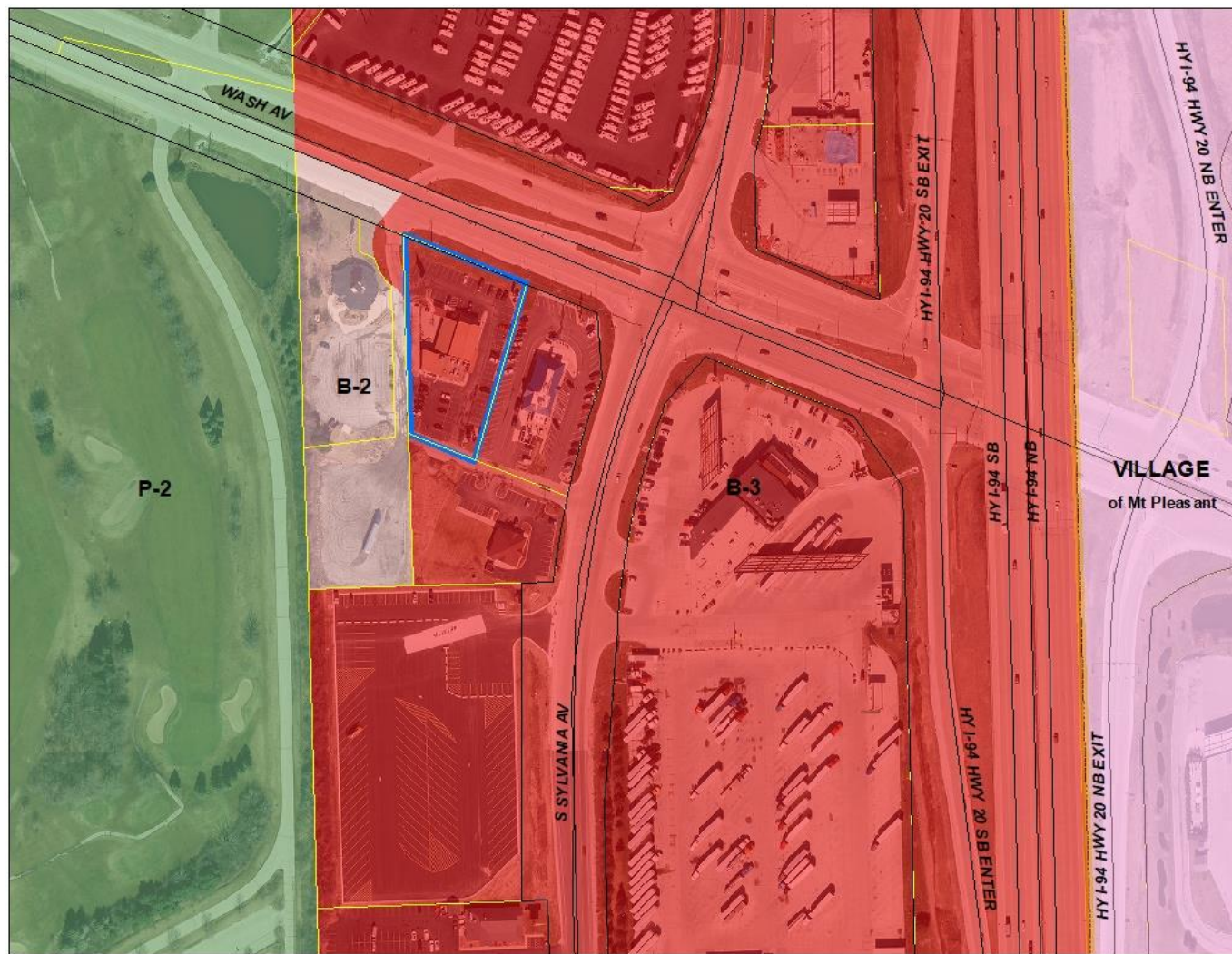
2024 Aerial



SEC 13 — T3N — R21E
Village of Yorkville

RSKM LLC, Owner
Ray Stibeck, Applicant
Site Address: 14001 Washington Avenue
B-3 Site Plan Review to construct a 1612 sf addition to an existing commercial building

Zoning Map



SEC 13 — T3N — R21E

Village of Yorkville

Plan review commission:

Route 20 restaurant proposes to finish the last addition (North Addition) of the 3 additions that were already approved years ago prior to Covid pandemic.

The North addition will increase the stage facility as well as the bar seating area.

We currently employ 30 local residents, of which 25 are full time and 5 part time. We also plan to hire 10 more with completion of last addition.

Our current hours of operations are 7am to 2am Monday – Sunday

We plan to start construction immediately upon Re-Approval and expect to have completion in a few months weather permitting

We currently already have sewer and water facilities existing and would only expand to new fixtures

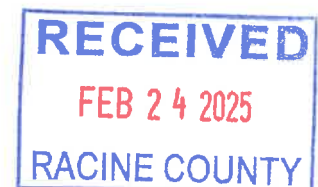
Any disturbed soil will be regraded and seeded to be consistent with what is currently existing.

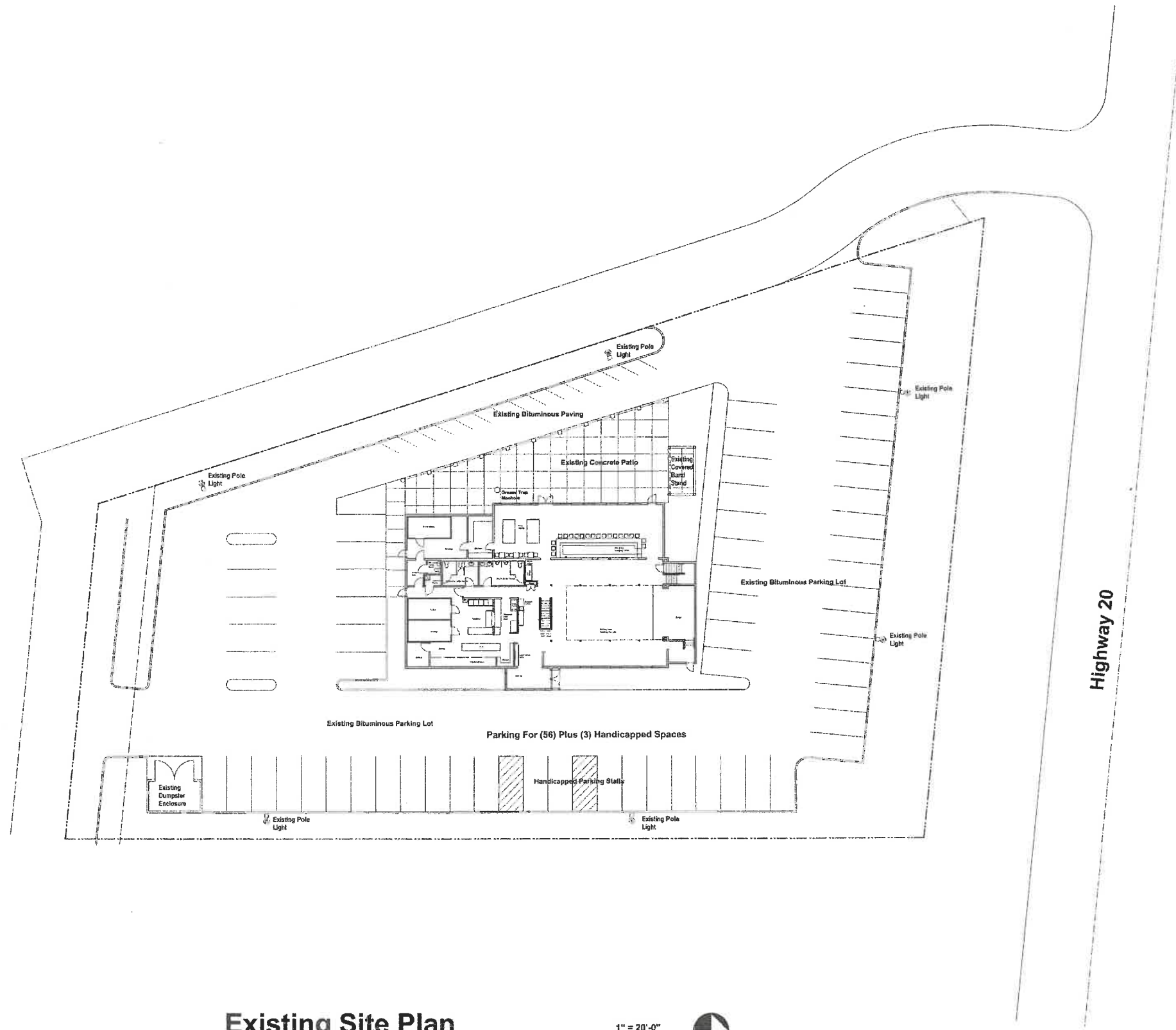
All proper erosion control as well as sewer man-hole protections will be in place prior to work commencing.

Thank you

Ray Stibeck

Route 20





Existing Site Plan

4,352 Square Feet Original Building
1,285 Square Feet Of Bar Area
508 Square Feet Of Storage
1,670 Square Feet Of Mezzanine

1" = 20'-0"



Note:
Every Sheet With The Exception Of The Mezzanine Plumbing Plan
Has A Revision To It. Revisions Are Indicated In Red.
Paths Of Egress And Accessible Routes Are Indicated
In Blue And Pink And Are Labeled On The Floor Plans

Sheet Index:

- A1: Site Plan
- A2: Developed Site Plan
- A3: Foundation Plan
- A4: First Floor Plan
- A5: Mezzanine Plan
- A6: Toilet Room Elevations
- A7: North / South Elevations
- A8: East / West Elevations
- A9: North Addition Framing Plans
- A10: E & W Additions Framing Plans
- A11: Section Through East & West Additions
- A12: Section Through North Addition
- A13: Section Through North Addition
- A14: Section Through North Addition
- M15: First Floor Mechanical Plan
- M16: Mezzanine Mechanical Plan
- P17: First Floor Plumbing Plan
- P18: Mezzanine Plumbing Plan

Robert W. Zandi - Architect

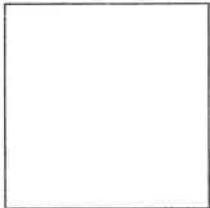
2367 1st PLACE

KENOSHA, WISCONSIN 53140

262-909-2077

bobzandi75@gmail.com

Wisconsin Registration Number - A-4542



Project Information:

Previous Transaction ID Number: 948137
Site ID Number: 777096
Major Occupancy: Assembly
Type VB Combustible Protected Class Of
Construction Completely Sprinklered
Occupancy: A-2 Restaurant
First Floor Occupancy: 316
Mezzanine Occupancy: 69
11,365 Total Square Footage

Toilet Fixtures:

Dining Occupants:
149 Women @ 75 Per Fixture Equals 1.9
149 Men @ 75 Per fixture Equals 1.9

Bar Occupants:
40 Women @ 40 Per Fixture Equals 1.0
40 Men @ 40 Per fixture Equals 1.0

Provided Toilet Fixtures
6 Toilets For Women
3 Toilets And 3 Urinals For Men

Structural Information:

Uniform Floor Loads: 100 psf
Concentrated Floor Loads: None - Included in Uniform Load
Uniform Roof Load: None - See Snow Loads
Concentrated Roof Load: 300# Where Roof is Subject
To Maintenance Worker
Snow Loads: Exposure Factor - Ce = 1.0
Thermal Factor - Ct = 1.0
Importance Factor - I = 1.1
Ground Snow Load = 30 psf
Sloped Roof Snow Load = 20.8 psf
Leeward Side = 33 psf
Windward Side = 0 psf
Unbalanced Snow Loads: Soil Bearing: 1,500 psf
Concrete: 4,000 PSI Typical
Lumber For Mezzanine: Douglas Fir #2 Or Better
LVL: LVL For General Framing: SPF #2 Or Better
2.0

A Building Renovation
For

Route 20

Frontage Road & Highway 20

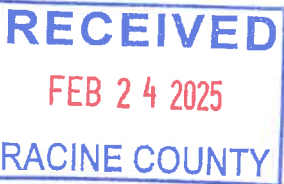
Town Of Yorkville

Racine County, Wisconsin

October 17, 2018

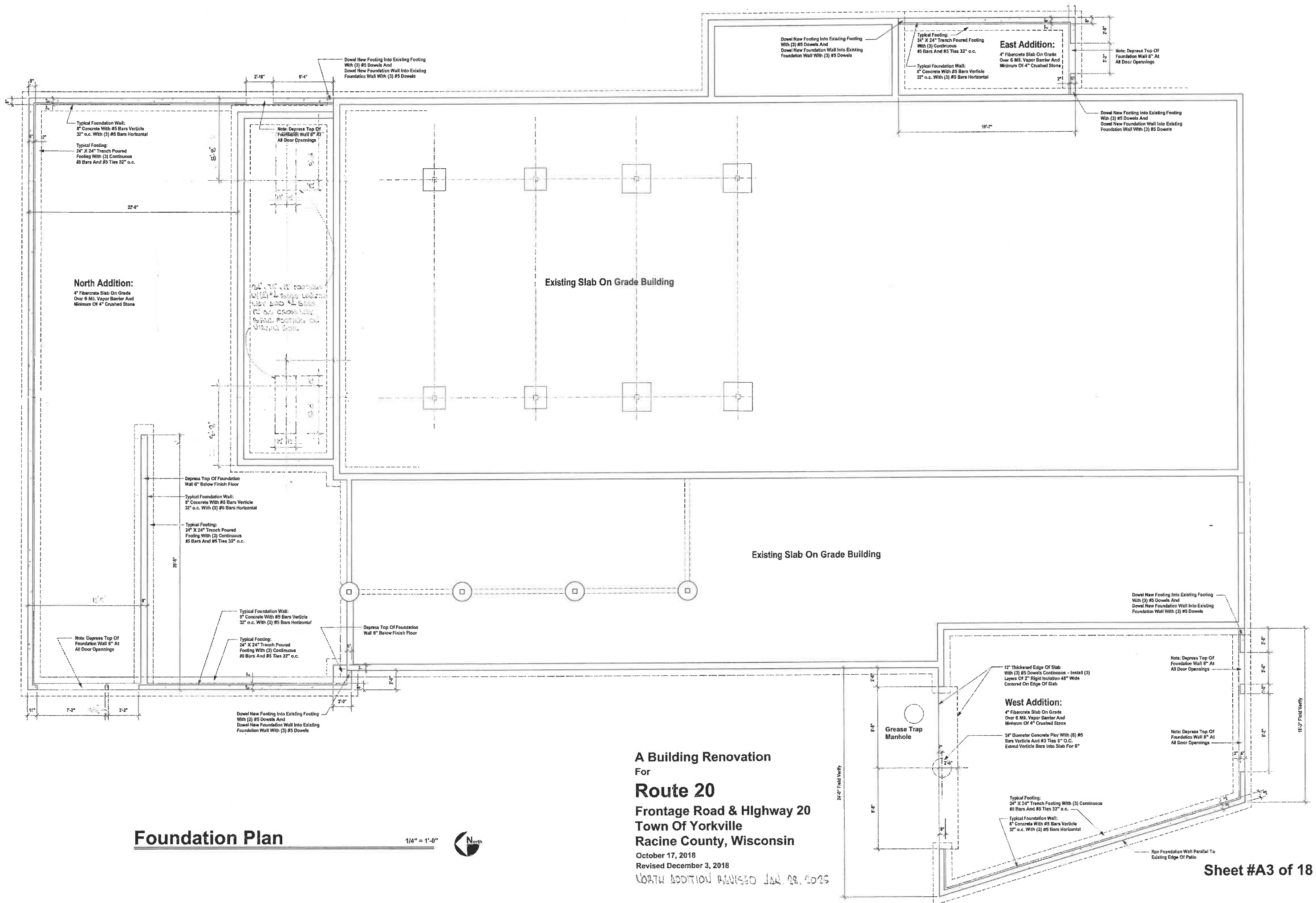
Revised December 3, 2018

NORTH ADDITION REVISED JAN 18, 2015



Sheet #A1 of 18





Foundation Plan

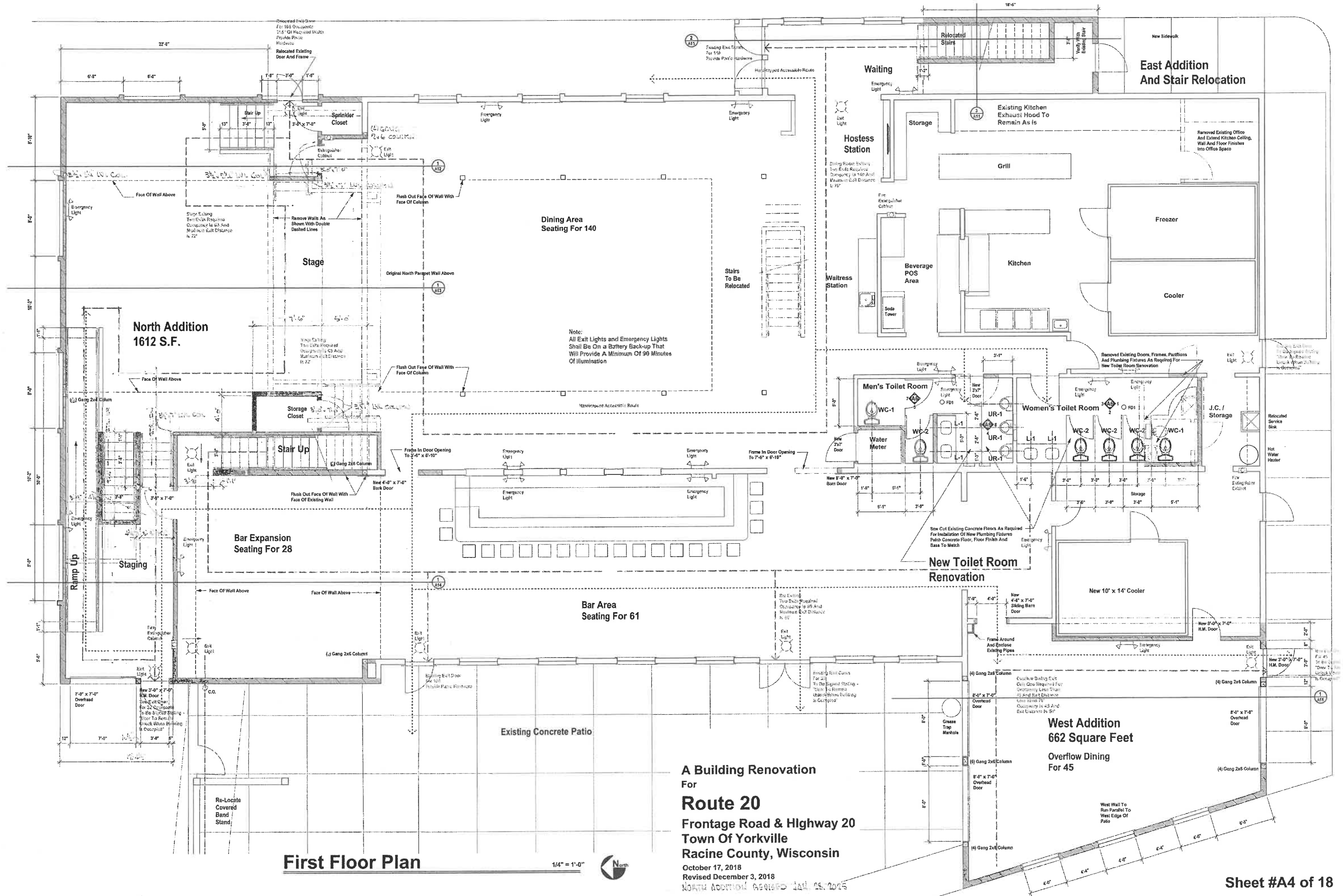
1/4" = 1'-0"



A Building Renovation
For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin

October 17, 2018
Revised December 3, 2018

NORTH ADDITION REVISED JAN. 29, 2025



**A Building Renovation
For**

Route 20

Frontage Road & Highway 20

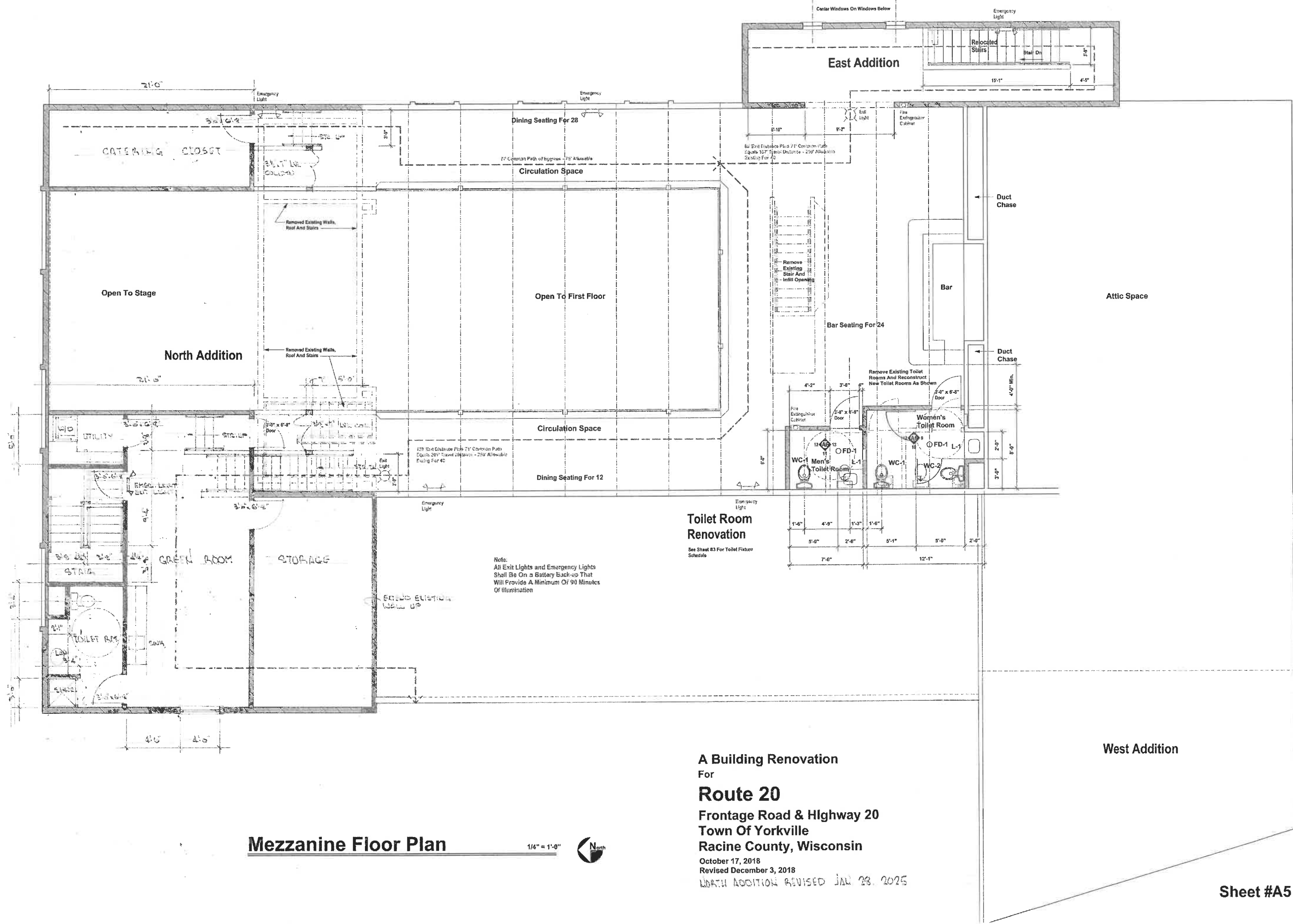
Town Of Yorkville

Racine County, Wisconsin

October 17, 2018

Revised December 3, 2018

NORTH ADDITION REQUIRED JAN. 25, 2015



Mezzanine Floor Plan

1/4" = 1'-0"



A Building Renovation

For

Route 20

Frontage Road & Highway 20

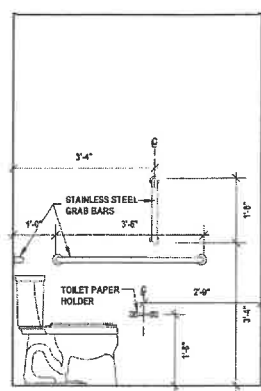
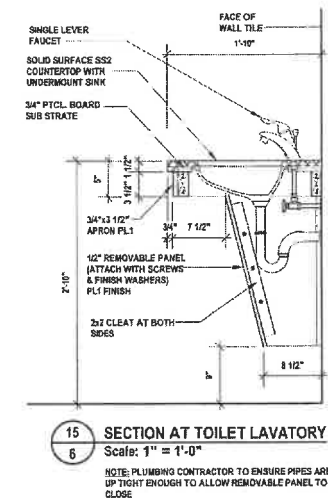
Town Of Yorkville

Racine County, Wisconsin

October 17, 2018

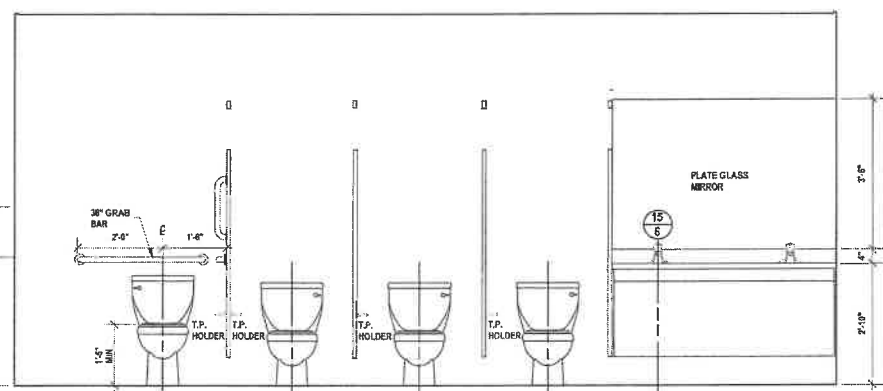
Revised December 3, 2018

WEST ADDITION REVISED JAN 28, 2025



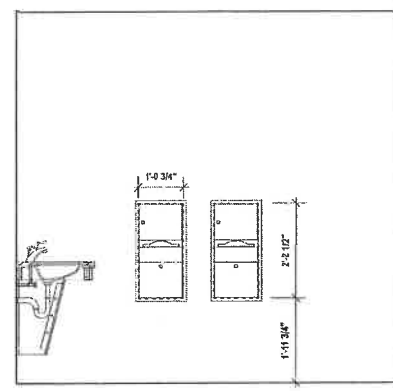
1
6

WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



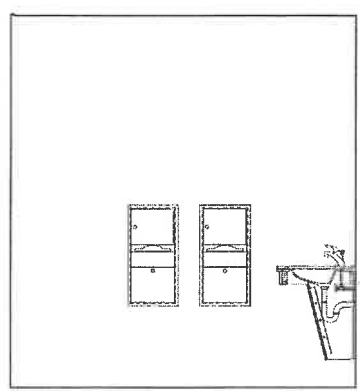
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6

WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



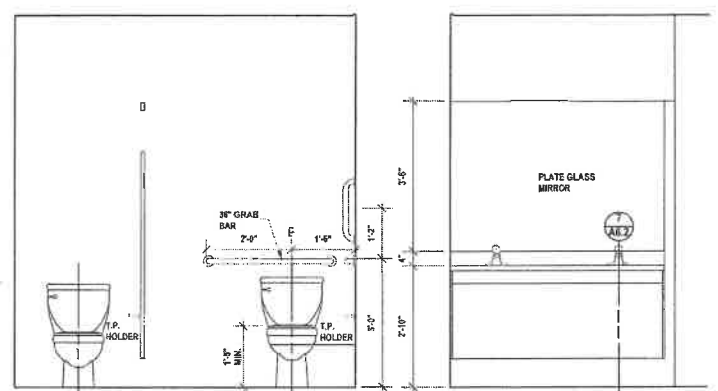
3
6

WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



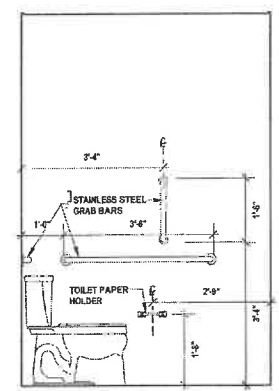
4
6

MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



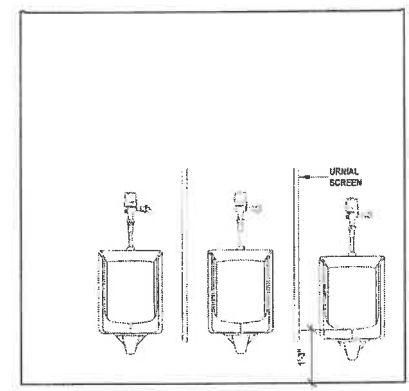
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MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



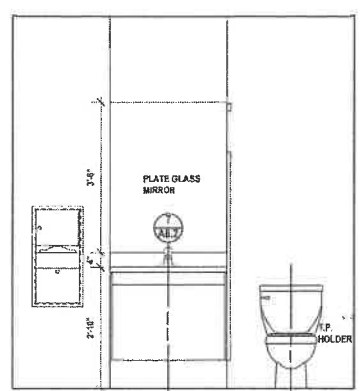
7
6

MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



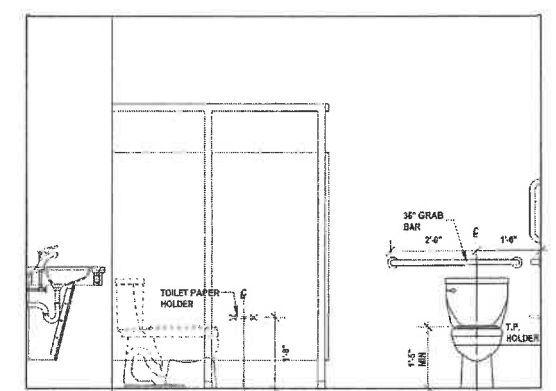
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MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



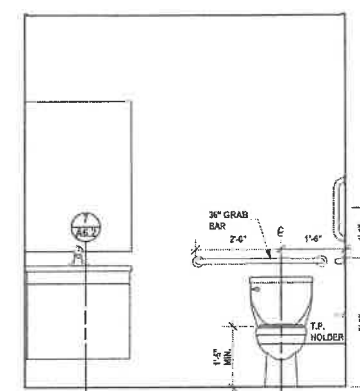
9
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WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



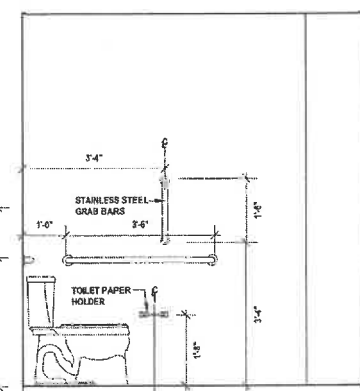
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WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



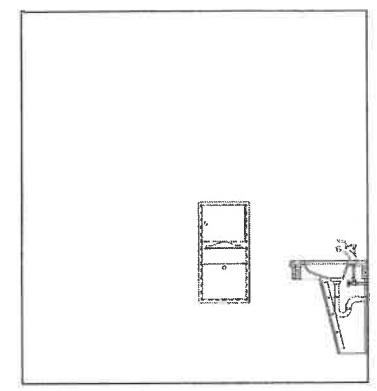
11
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MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



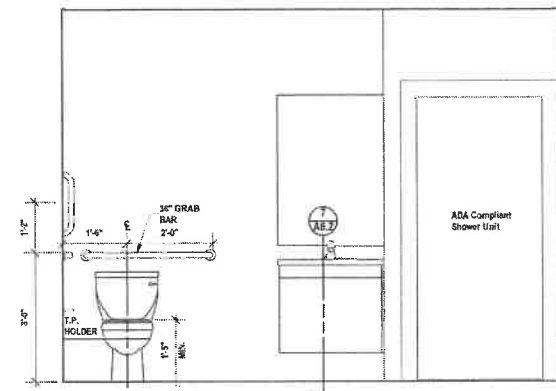
12
6

WOMEN'S / MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



13
6

MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



14
6

GREEN ROOM TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"

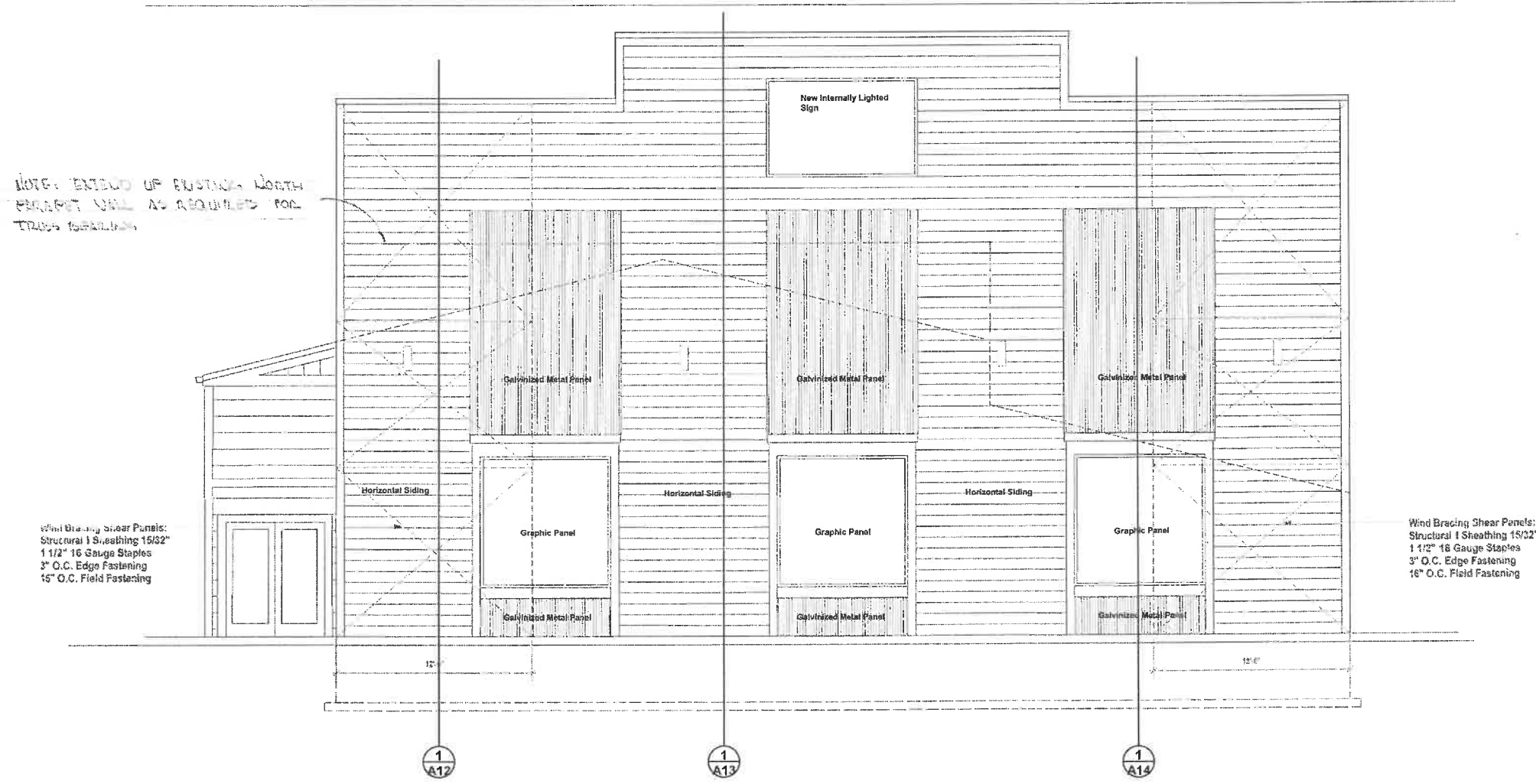
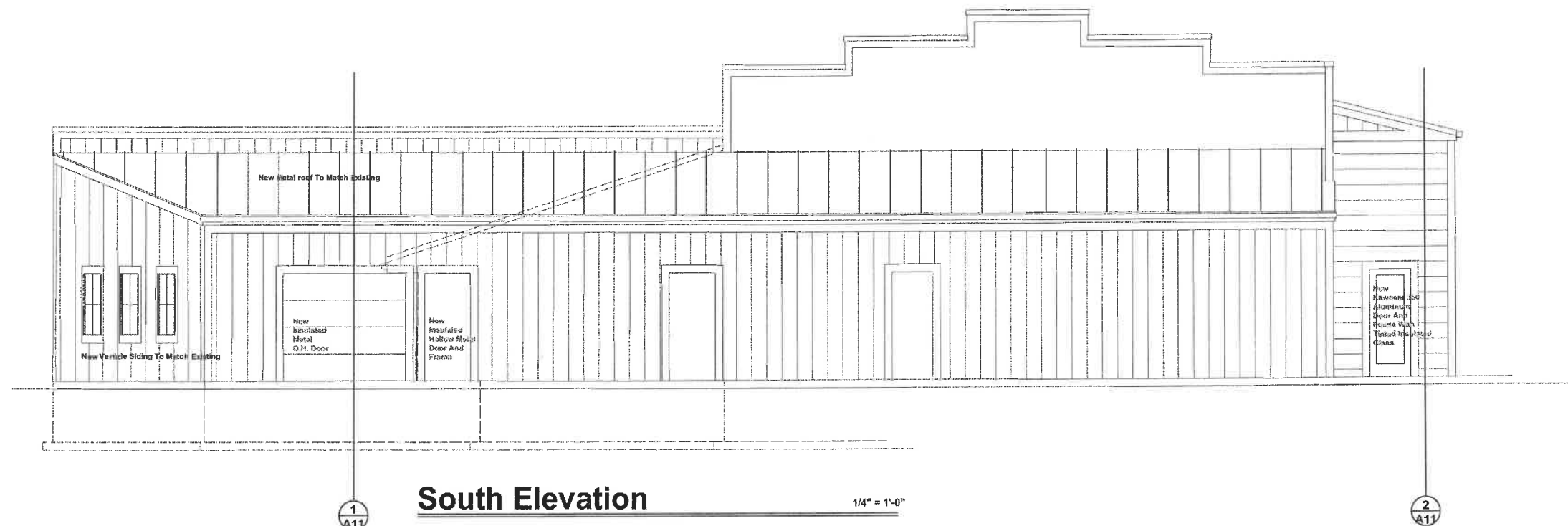
Finish Notes:
All Toilet Rooms Shall Have Interior Finishes As Follows -

Ceilings	-	Suspended Acoustic Panel Ceiling With Washable Surface - White
Walls	-	Wet Walls Shall Have Porcelain Tile From Floor To Ceiling Balance Of Walls Shall Be Painted With Latex Enamel With Eggshell Finish
Base	-	6" Porcelain Tile With Bullnose Top Edge
Floor	-	Porcelain Tile
Lavatories	-	Lavatories Shall Have A Solid Surface Top With An Integral Solid Surface Bowl Lavatory Support Shall Have A Plastic Laminate Surface
Toilet Part.	-	Steel With Baked Enamel Finish

See Sheet #3 For Toilet Room Fixture Schedule

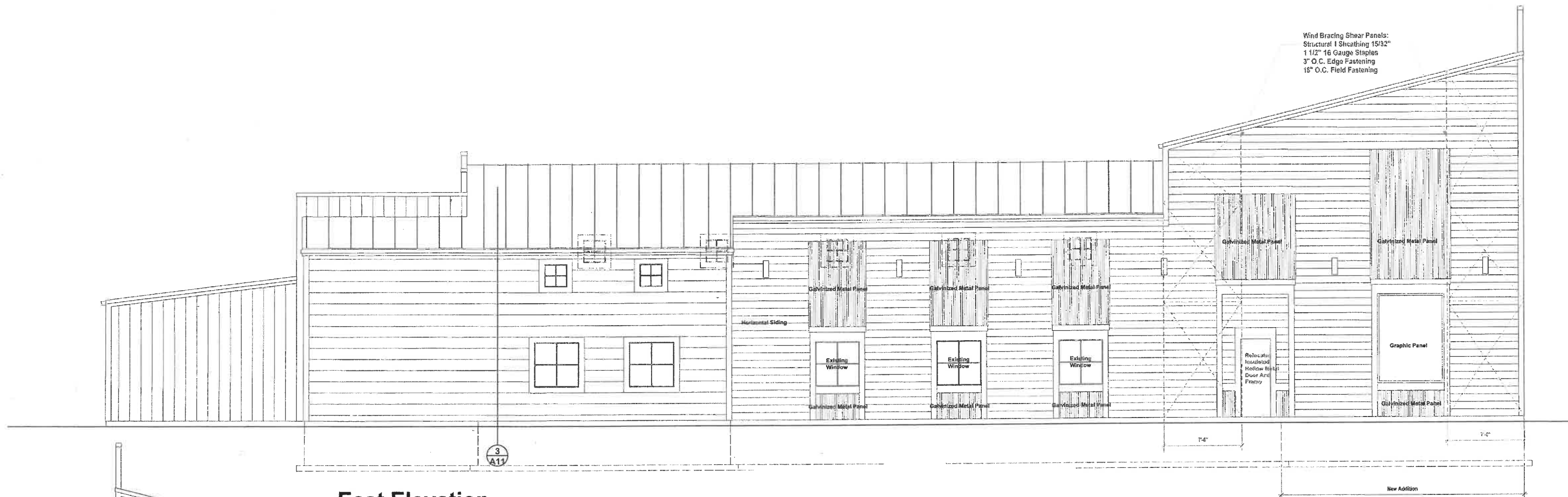
A Building Renovation
For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin
October 17, 2018
Revised December 3, 2018
IN ADDITION REVISED JAN. 02, 2018
(NO REVISIONS THIS SHEET)

Sheet #A6 of 18



A Building Renovation
For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin
October 17, 2018
Revised December 3, 2018
NORTH ADDITION REVISED JAN. 24, 2025
(REWORKING THE SHEET)

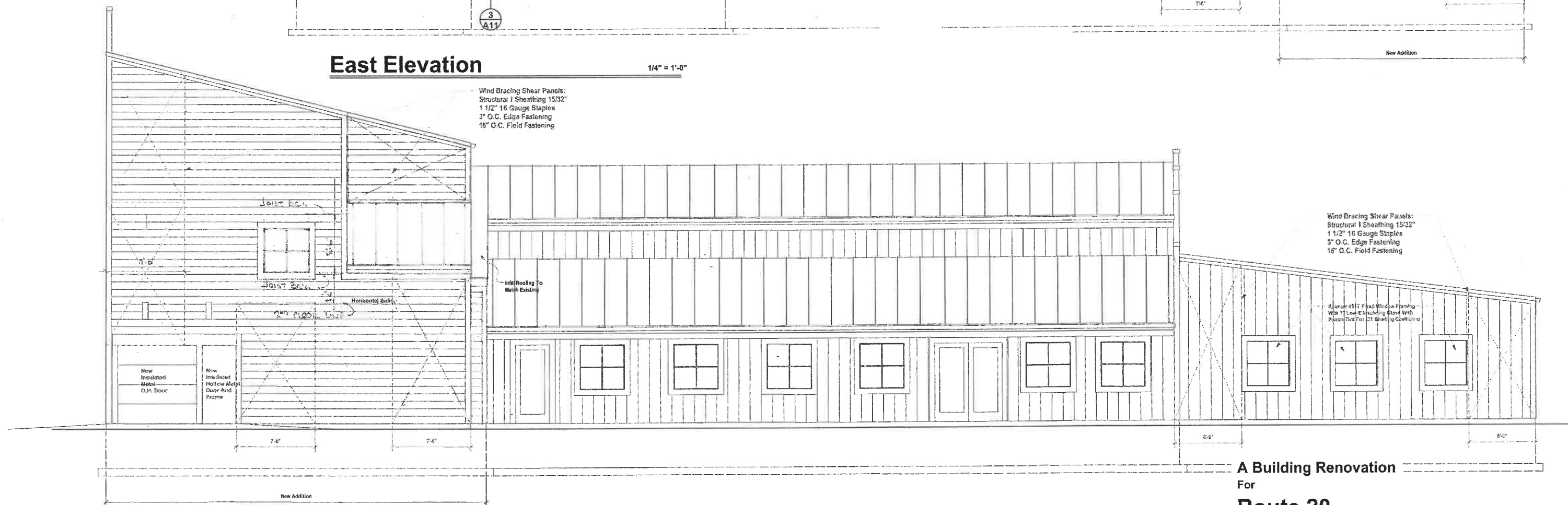
Wind Bracing Shear Panels:
Structural I Sheathing 15/32"
1 1/2" 16 Gauge Staples
3" O.C. Edge Fastening
16" O.C. Field Fastening



East Elevation

1/4" = 1'-0"

Wind Bracing Shear Panels:
Structural I Sheathing 15/32"
1 1/2" 16 Gauge Staples
3" O.C. Edge Fastening
16" O.C. Field Fastening



West Elevation

1/4" = 1'-0"

Wind Bracing Shear Panels:
Structural I Sheathing 15/32"
1 1/2" 16 Gauge Staples
3" O.C. Edge Fastening
16" O.C. Field Fastening

Relocate 45/7 Fixed Window Framing
With 1" Low E Insulating Glass With
R-Value That Exceeds 2.1 Meeting Code

A Building Renovation
For

Route 20

Frontage Road & Highway 20

Town Of Yorkville

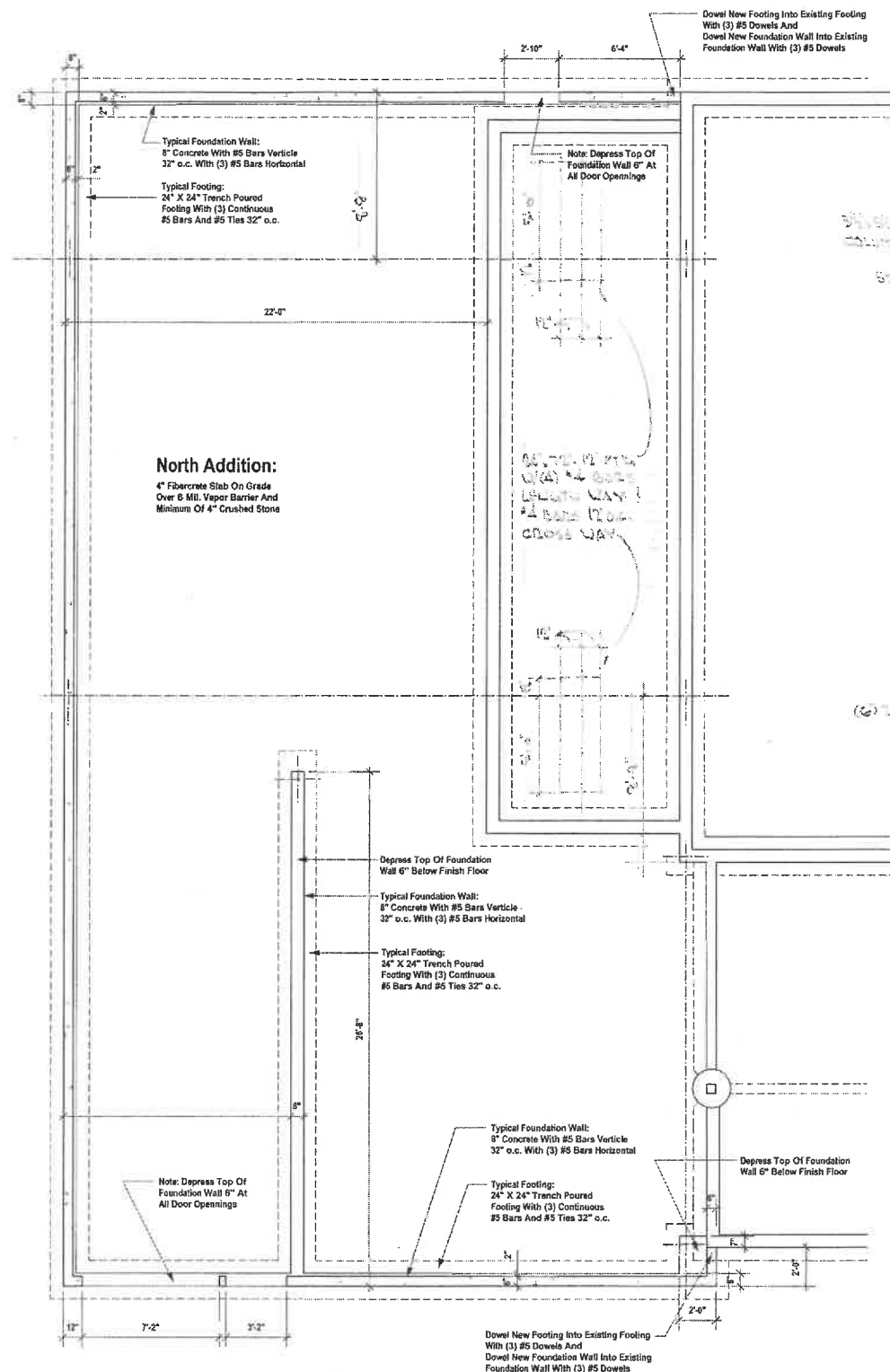
Racine County, Wisconsin

October 17, 2018

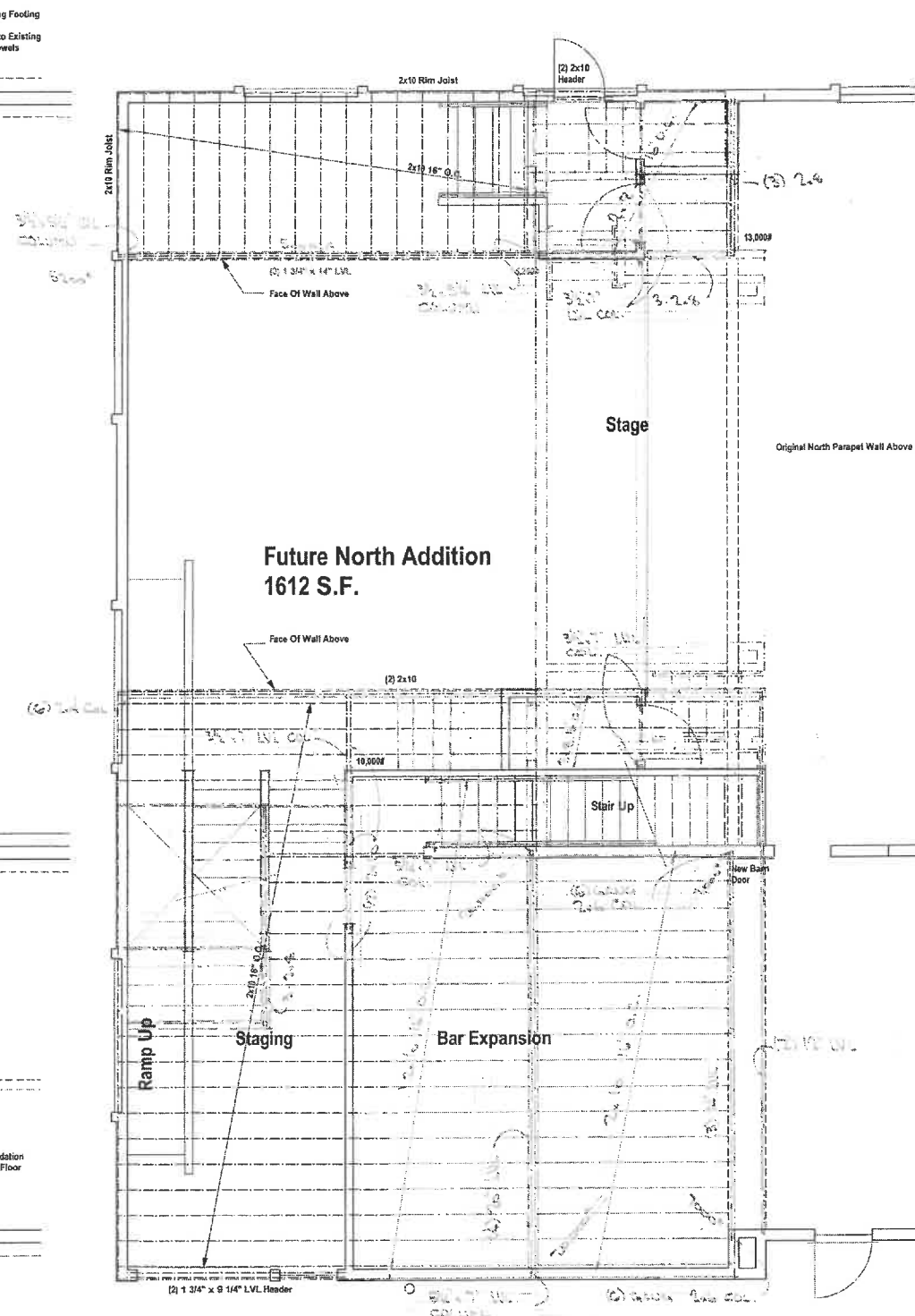
Revised December 3, 2018

North Addition Revised Jan 22, 2019

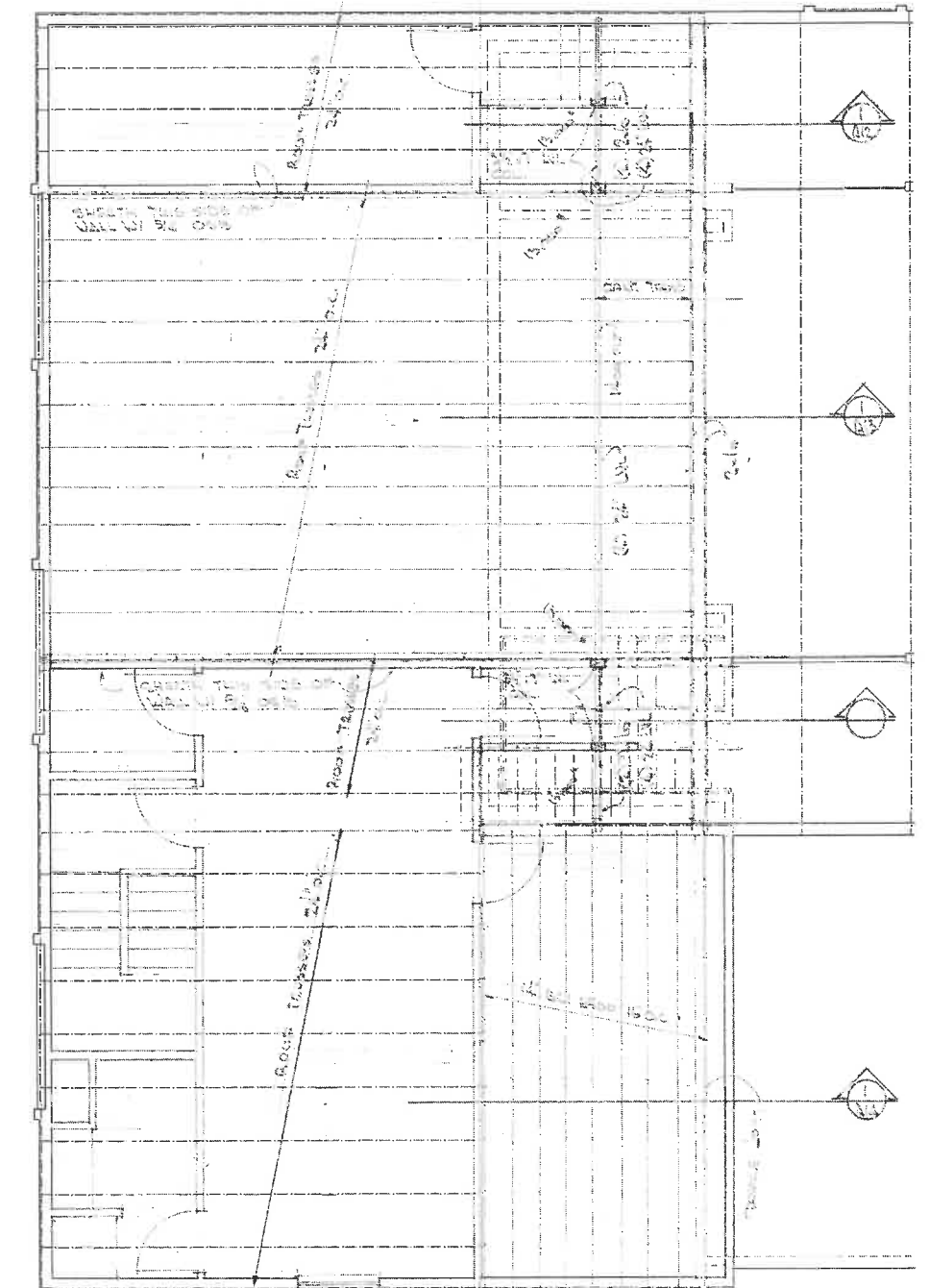
Sheet #A8 of 18



N. Addition Foundation Plan 1/4" = 1'-0"



N. Addition Mezz. Framing Plan 1/4" = 1'-0"



N. Addition Roof Framing Plan 1/4" = 1'-0"

Structural Information:

Uniform Floor Loads:	100 psf
Concentrated Floor Loads:	None - Included in Uniform Load
Uniform Roof Load:	None - See Snow Loads
Concentrated Roof Load:	300# Where Roof is Subject To Maintenance Worker
Snow Loads:	Exposure Factor - Ce = 1.0 Thermal Factor - Ct = 1.0 Importance Factor - I = 1.1 Ground Snow Load = 30 psf Sloped Roof Snow Load = 20.8 psf Leeward Side = 33 psf Windward Side = 0 psf
Unbalanced Snow Loads:	1,500 psf
Soil Bearing:	4,000 PSI Typical
Concrete:	Douglas Fir #2 Or Better
Lumber For Mezzanine:	SPF #2 Or Better
Lumber For General Framing:	2.0
LVL:	

A Building Renovation

For

Route 20

Frontage Road & Highway 20

Town Of Yorkville

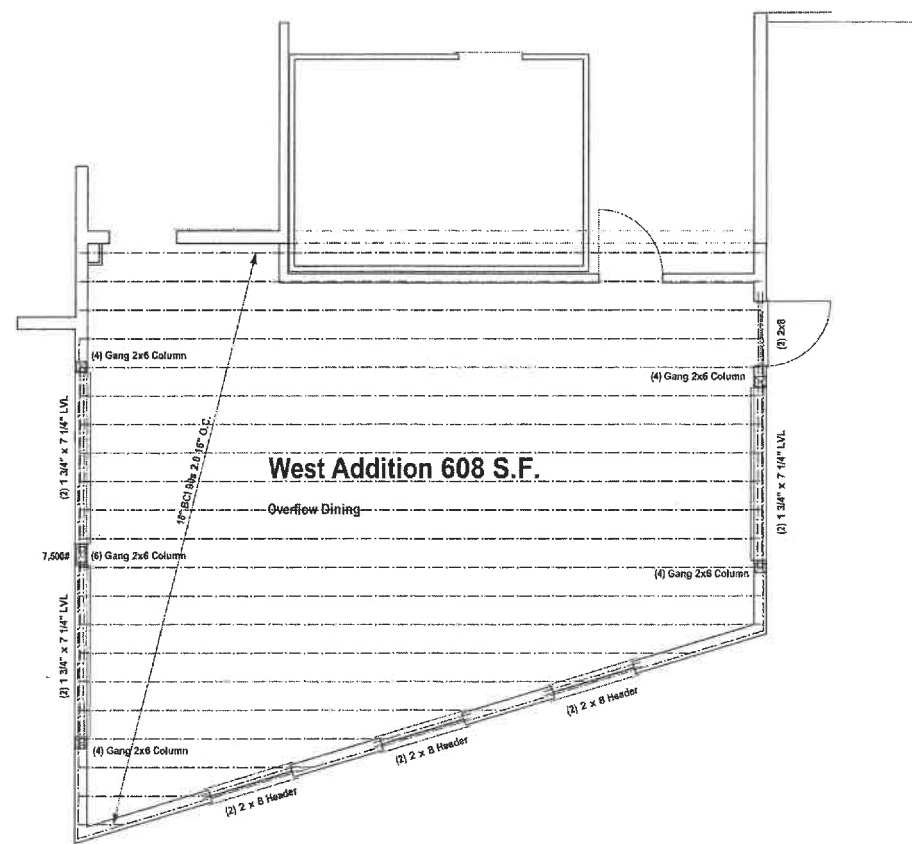
Racine County, Wisconsin

October 17, 2018

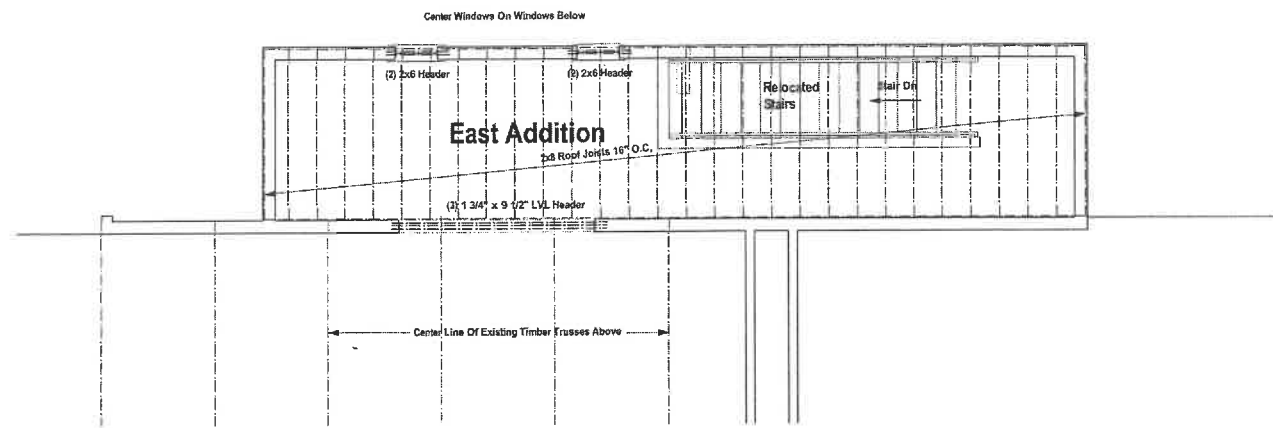
Revised December 3, 2018

North Arrow Required Jan 28, 2019

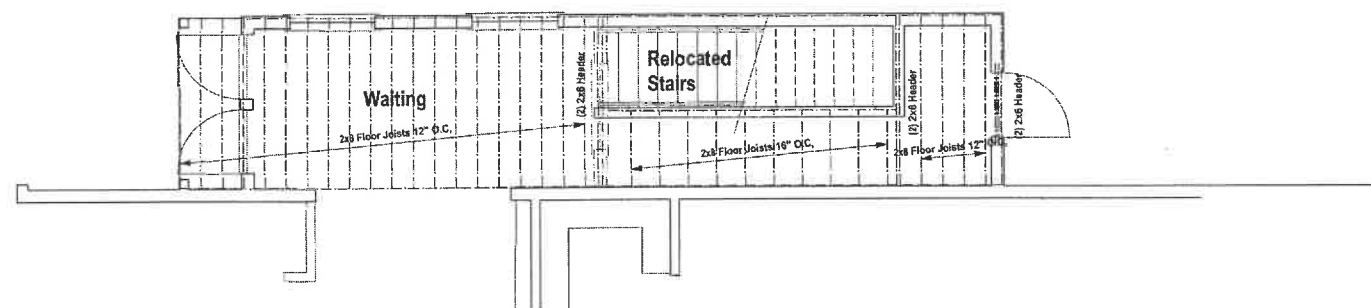
Sheet #A9 of 18



W. Addition Roof Framing Plan 1/4" = 1'-0"



E. Addition Roof Framing Plan 1/4" = 1'-0"



E. Addition Floor Framing Plan 1/4" = 1'-0"



Structural Information:

Uniform Floor Loads:	100 psf
Concentrated Floor Loads:	None - Included in Uniform Load
Uniform Roof Load:	None - See Snow Loads
Concentrated Roof Load:	300# Where Roof is Subject To Maintenance Worker
Snow Loads:	Exposure Factor - $C_e = 1.0$ Thermal Factor - $C_t = 1.0$ Importance Factor - $I = 1.1$ Ground Snow Load = 30 psf Sloped Roof Snow Load = 20.8 psf
Unbalanced Snow Loads:	Leeward Side = 33 psf Windward Side = 0 psf
Soil Bearing:	1,500 psf
Concrete:	4,000 PSI Typical
Lumber For Mezzanine:	Douglas Fir #2 Or Better
Lumber For General Framing:	SPF #2 Or Better
LVL:	2.0

A Building Renovation

For

Route 20

Frontage Road & Highway 20

Town Of Yorkville

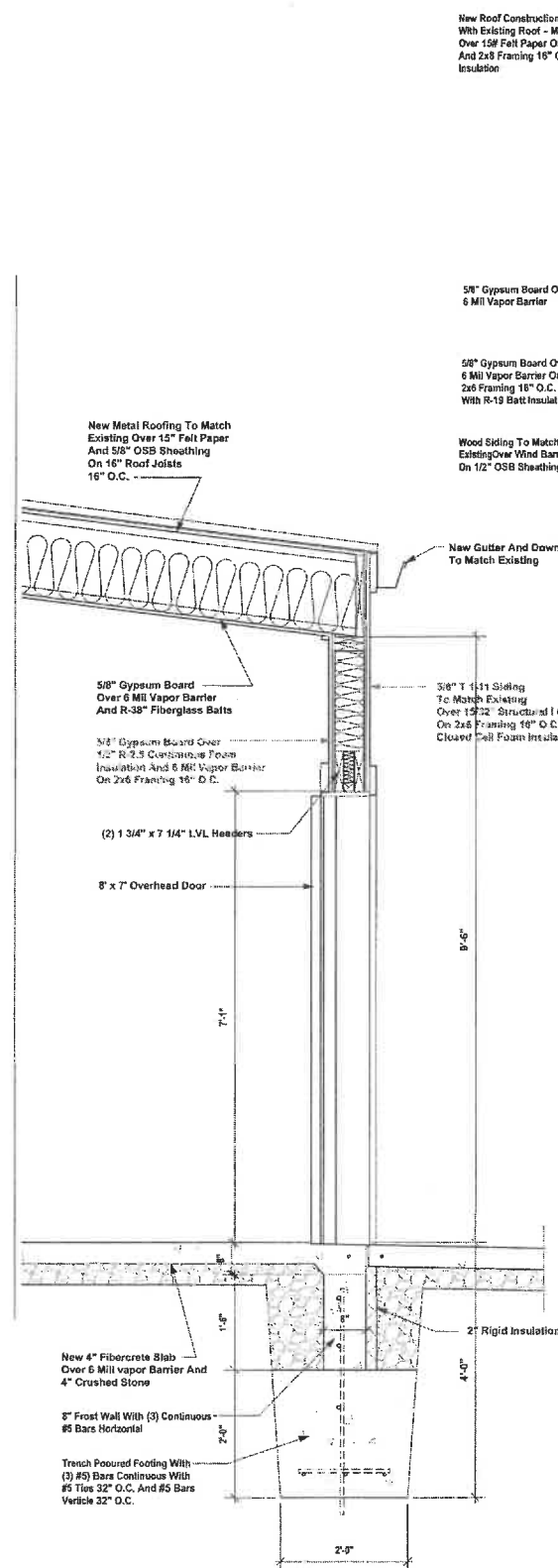
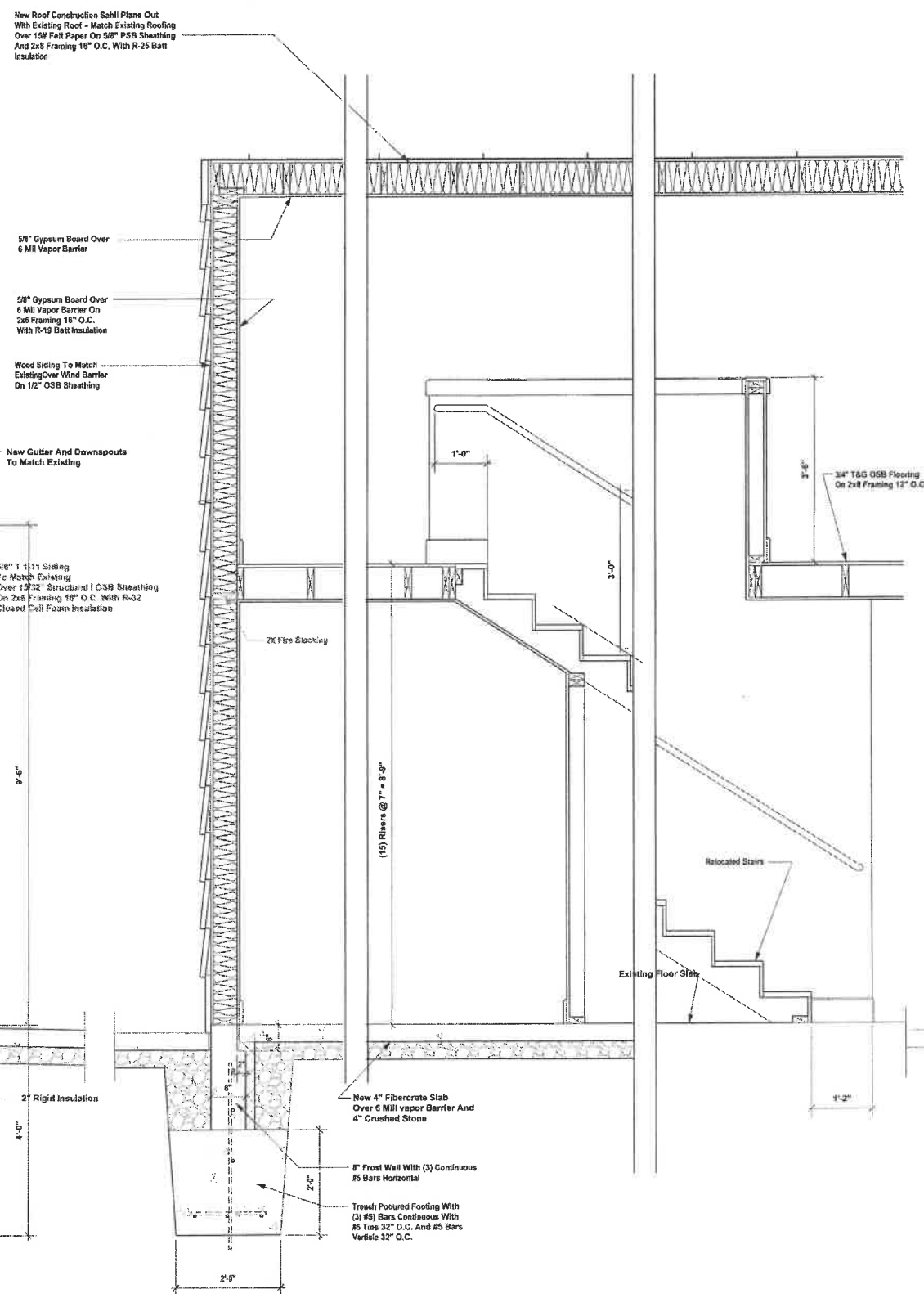
Racine County, Wisconsin

Sheet #A10 of 18

October 17, 2018

Revised December 3, 2018

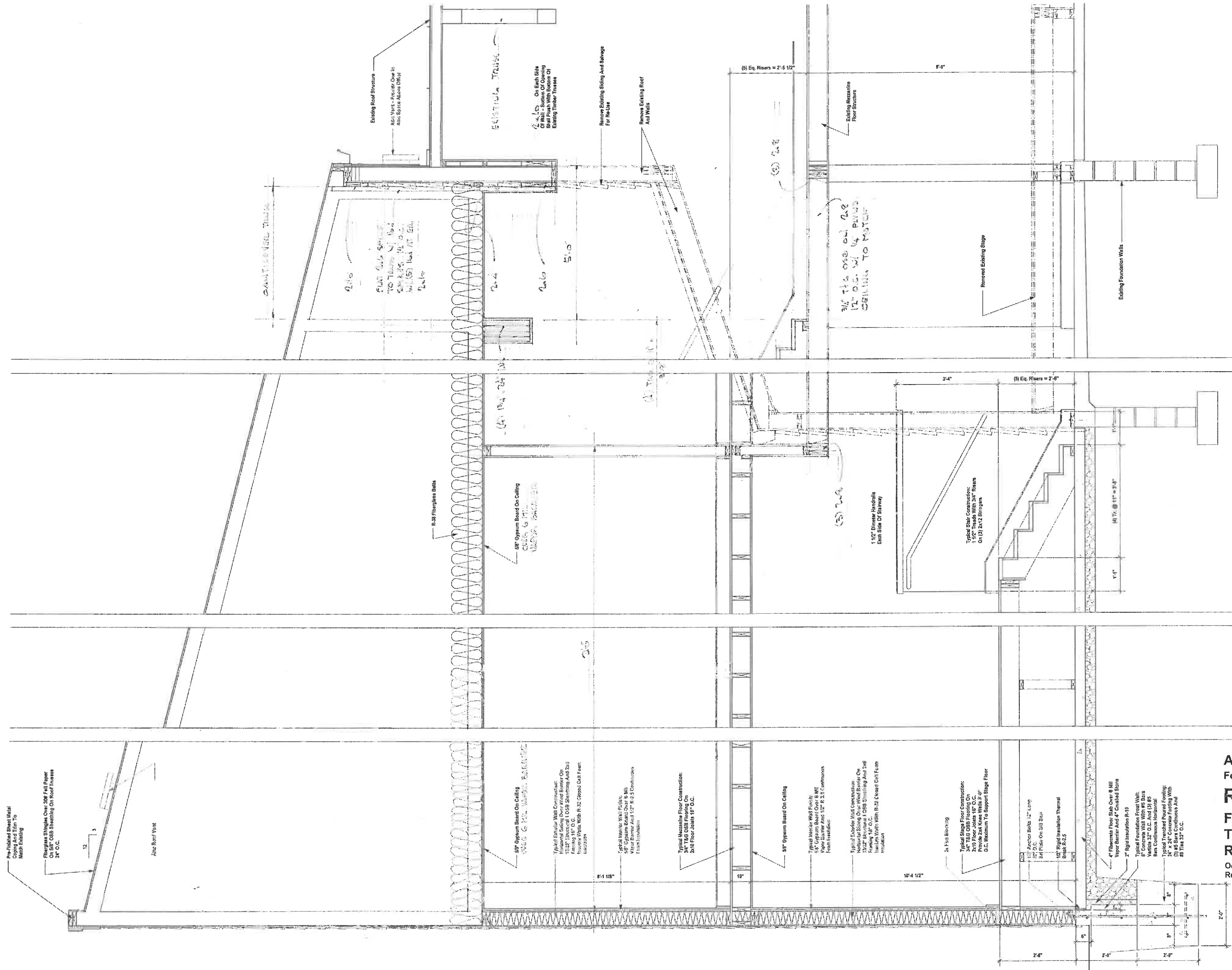
North Addition Revised Jan. 02, 2015 (No Add. This Sheet)


$$3/4" = 1'-0"$$

$$3/4'' = 1'-0''$$


4" = 1'-0"

October 17, 2018
Revised December 3, 2018
NORTH ADDITION REVISED Jan. 26, 2015 (NO. 604.700, SHEET)

Sheet #A11 of 18



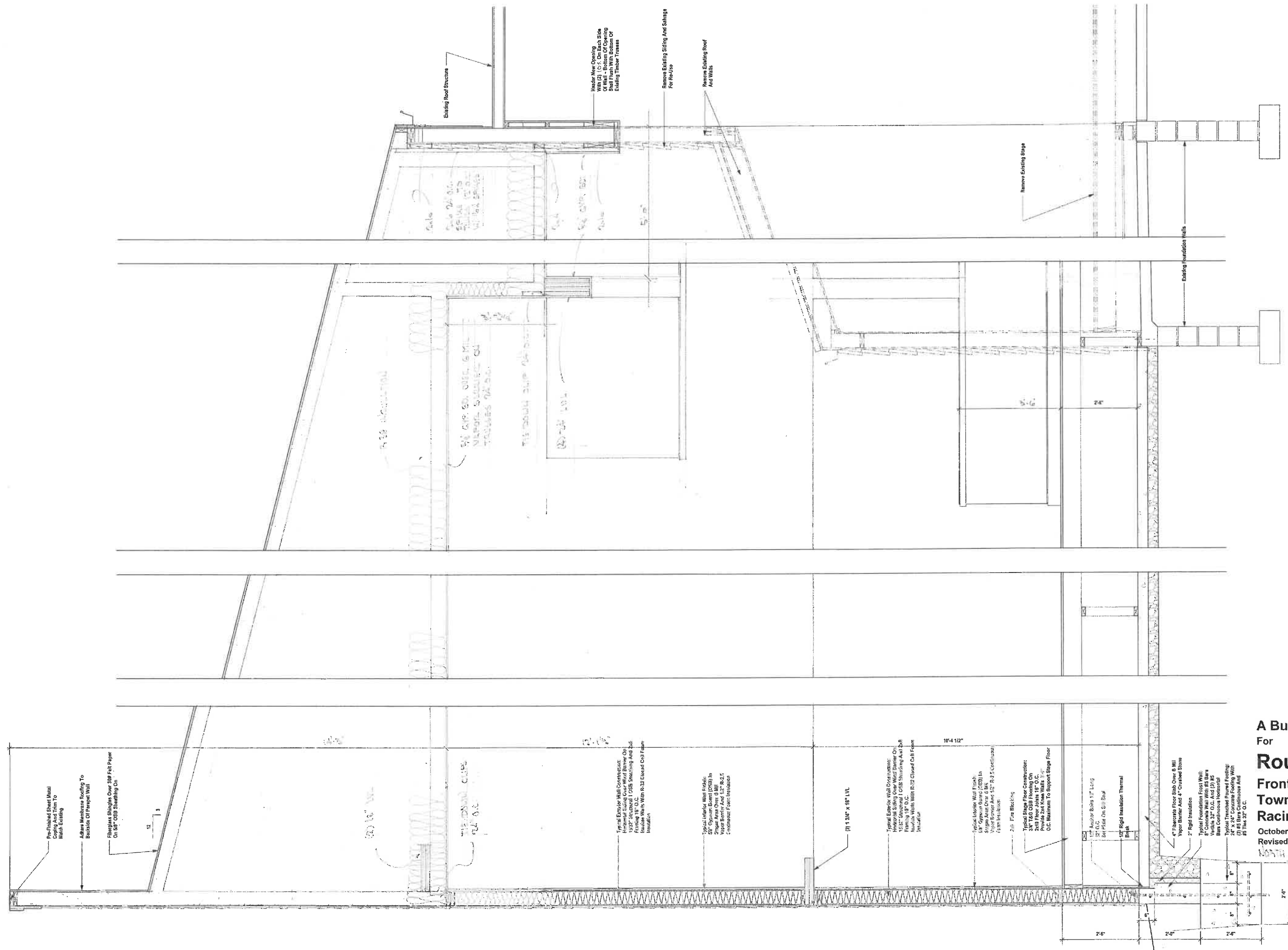
A Building Renovation
For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin

October 17, 2018
Revised December 3, 2018

NORTH ADDITION REVISED
JAN. 28, 2025

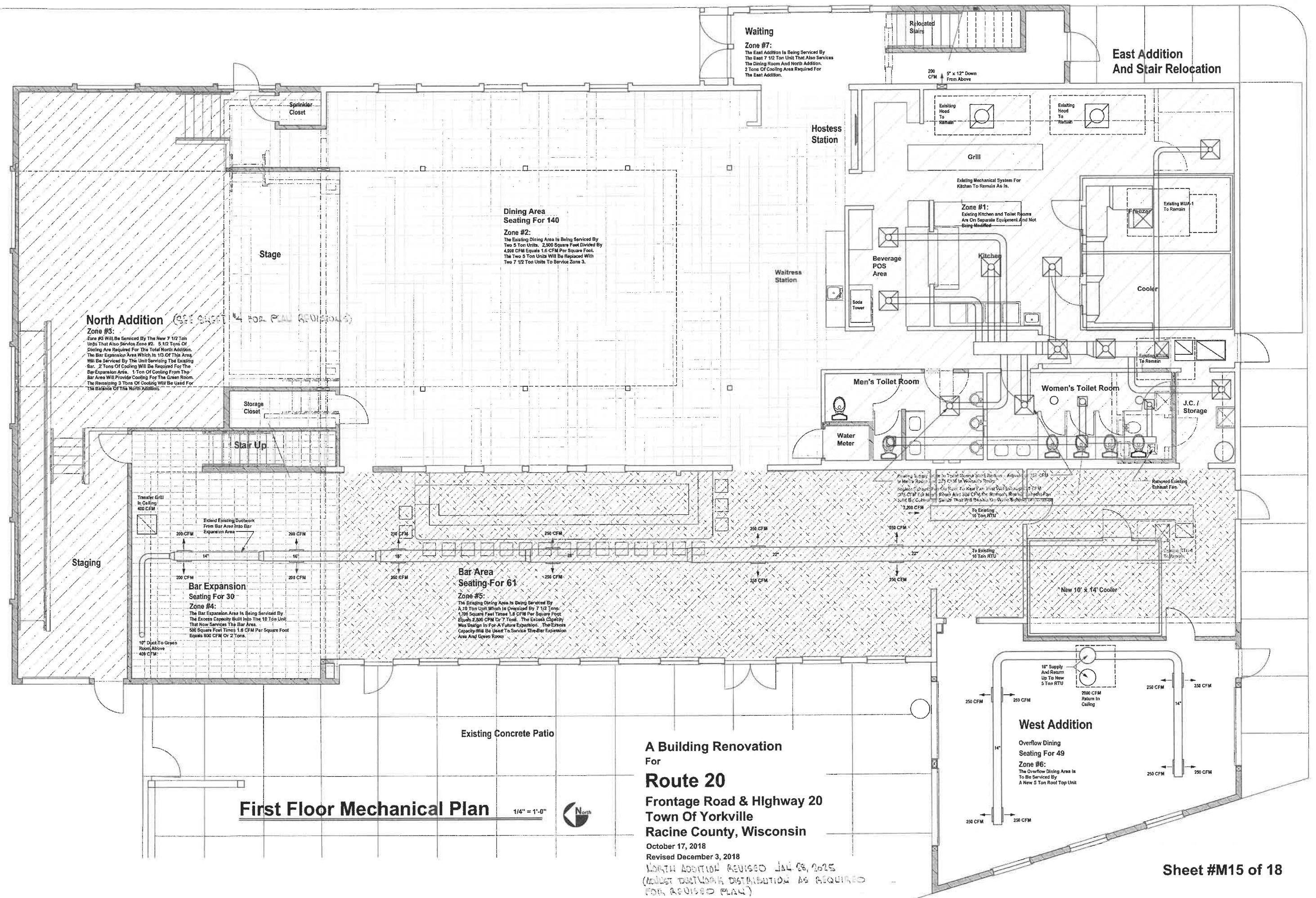
Sheet #A12 of 18

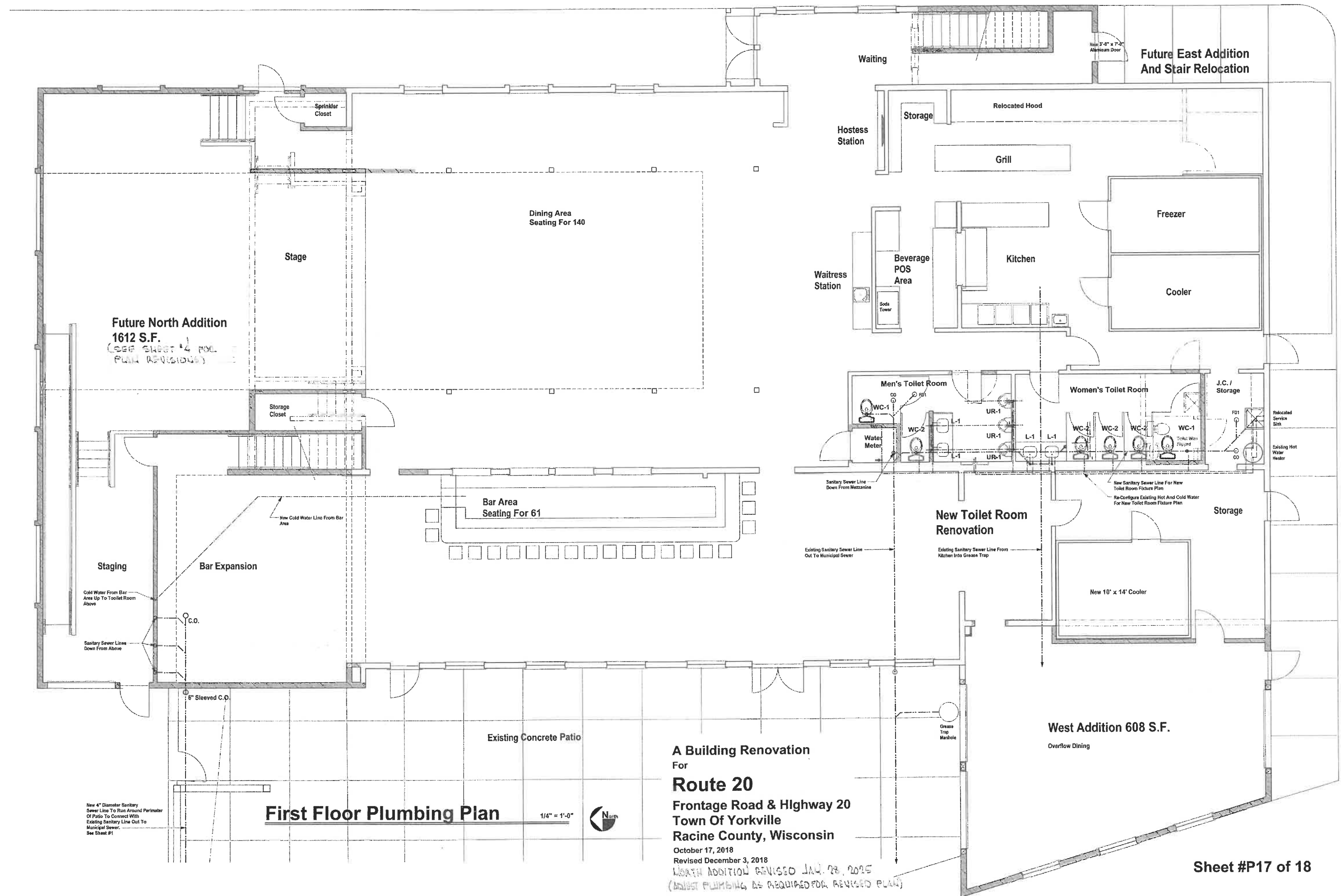
1 Section Through North Addition @ Office 3/4" = 1'-0"



1 Section Through North Addition @ Stage 1 3/4" = 1'-0"

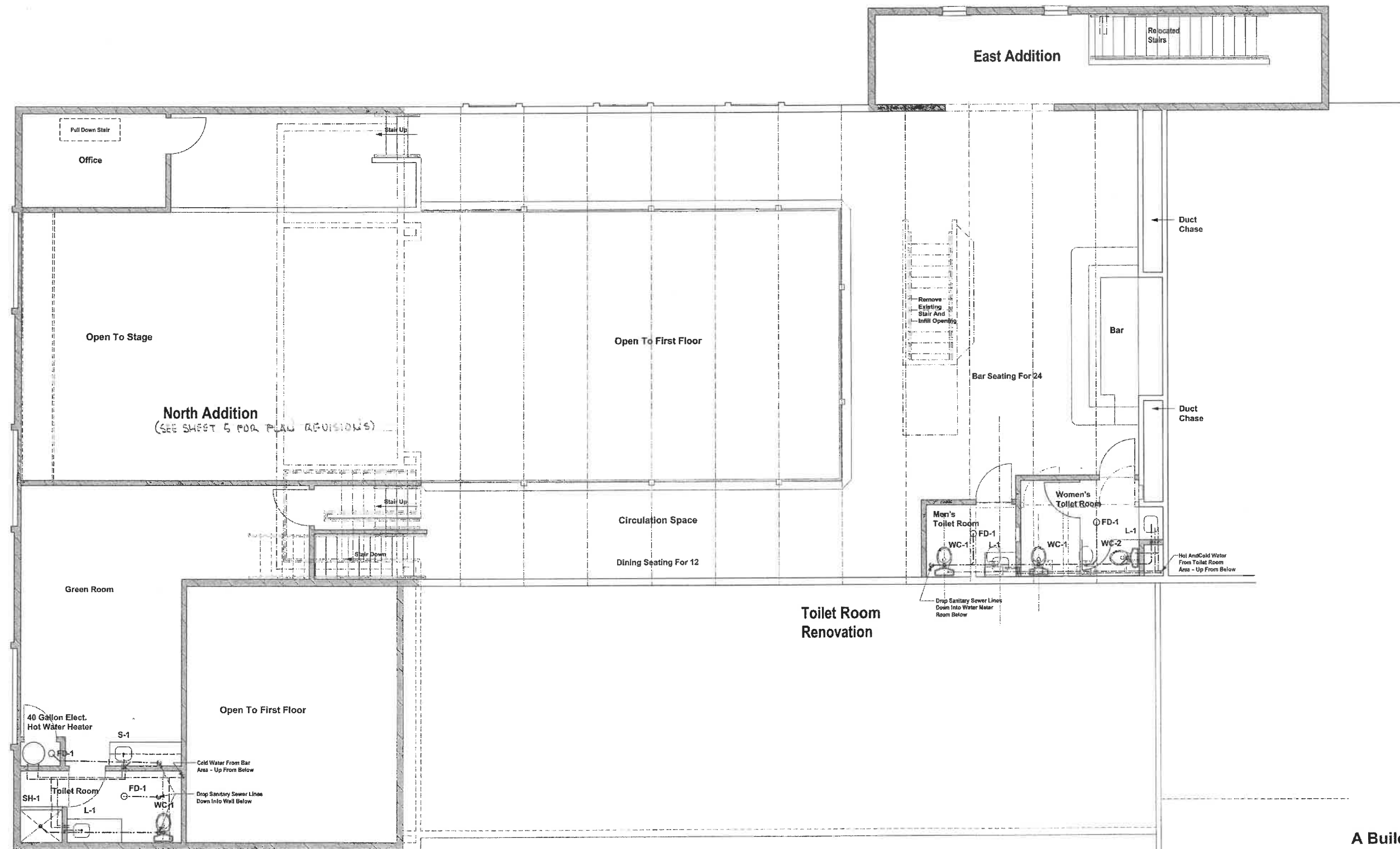
A Building Renovation
For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin
October 17, 2018
Revised December 3, 2018
North Addition Revision Jan. 08, 2015





**A Building Renovation
For
Route 20**
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin

October 17, 2018
Revised December 3, 2018
WEST ADDITION REVISED JAN. 28, 2015
(ADJUST PLUMBING AS REQUIRED FOR REVISED PLAN)



Mezzanine Plumbing Plan

1/4" = 1'-0"



PLUMBING FIXTURE SCHEDULE

FIXTURE NUMBER	MANUFACTURER'S DESIGNATION	FIXTURE TYPE	WASTE	VENT	SUPPLY		TRIM REMARKS
					CW	HW	
WC1	AMERICAN STANDARD 'COLONY' FITRIGHT RIGHT HEIGHT, ELONGATED	ADA WATERCLOSET	4"	2"	1/2"	-	2" DIAMETER TRAPWAY MINIMUM - ELONGATED RIM WITH AMERICAN STANDARD #5311.12 SEAT
WC2	AMERICAN STANDARD 'COLONY', ELONGATED	WATERCLOSET	4"	2"	1/2"	-	2" DIAMETER TRAPWAY MINIMUM - ELONGATED RIM WITH AMERICAN STANDARD #5311.12 SEAT
UR1	AMERICAN STANDARD 'LYNBROOK' URINAL	WALL HUNG URINAL	1 1/2"	1 1/2"	3/4"	-	AMERICAN STANDARD 6045.601 FLUSH VALVE - CHROME FINISH - MOUNT RIM AT 17" A.F.F.
L1	LAVATORY TO BE INTEGRAL WITH VANITY TOP	INTEGRAL LAVATORY	1 1/4"	1 1/2"	1/2"	1/2"	MOEN L4621 SINGLE LEVER FAUCET - 4" CENTERS - CHROME FINISH
SH1	KOHLER FREEWILL K12100C	ADA SHOWER	2"	1 1/2"	1/2"	1/2"	PROVIDE HAND HELD SHOWER HEAD
FD1	WATTS DRAINAGE FD-200-A	FLOOR DRAIN	-	-	-	-	BRONZE HEAD WITH HEEL PROOF GRATE AND ZURN Z1072 BARRIER TRAP SEAL
S1	JUST SINGLE BOWL STAINLESS STEEL SINK #SL1921	SINGLE BOWL SINK 2 HOLE	1 1/2"	1 1/2"	1/2"	1/2"	MOEN CHATEAU #4904 SINGLE LEVER FAUCET

A Building Renovation
For

Route 20

Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin

October 17, 2018
Revised December 3, 2018

NORTH ADDITION REVISED JAN. 22, 2025
(ADJUST PLUMBING AS REQ'D FOR REVISED PLAN)

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 07/22)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER RSKM, LLC

APPLICANT Ray Stibbe

Mailing _____

Mailing _____

Address 16724 Washington Ave

Address _____

Sturtevant WI. 53111

City State Zip City State Zip

Phone 262-308-1375

Phone same

Email rte20rocks@yahoo.com

Email _____

Parcel Id. # 194032113014010

Site Address 14601 Washington Ave.

Municipality Yorkville Section(s) 13 Town 03 North, Range 21 East

Lot 2 Block - Subdivision Name _____ CSM # 1950

Proposed Construction/Use Construct a ±1612 Square foot addition to an existing Commercial Building

New	Principal Bldg.	<input checked="" type="checkbox"/>	Size (22' x 40') (34' x 26') () x ()
Addition	Accessory	<input checked="" type="checkbox"/>	Area (sq ft) (1612 total) () ()
Alteration	Deck	<input type="checkbox"/>	Peak Ht. (ft.) 38' 100-Yr. Floodplain Elev. -
Conversion	Sign	<input type="checkbox"/>	Eave Ht. (ft.) 24' Flood Protection Elev. -
Temporary	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.) 31'

Contractor RJS Installations, LLC Est. Value w/Labor \$ 175,000 ZONING DISTRICT B-3

Existing Nonconforming?	N/A <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st	<u>60.75'</u>	<u>Yes</u>
Mitigation or Buffer Needed?	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd	<u>22.45'</u>	<u>Yes</u>
Structure in Floodplain? (per map)	<input type="checkbox"/>	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st	<u>54'</u>	<u>Yes</u>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %	Side-2 nd	<u>-</u>	<u>-</u>
*>50% of Fair Market Value?	<u>N/A</u>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Rear (South)	<u>112'</u>	<u>Yes</u>
Structure in Wetland? (per map)	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore	<u>-</u>	<u>-</u>
Substandard Lot?	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures	<u>-</u>	<u>-</u>
BOA Variance Needed?	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	<u>-</u>
Conditional Use/Site Plan Needed?	<input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval	<u>-</u>	<u>-</u>
Shoreland Contract Needed?	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval	<u>-</u>	<u>-</u>
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "Yes," see back)					

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/Site Plan Pd: \$ 350.00 Signature of Owner/Applicant/Agent Ray Stibbe Date 2-24-25

CC Date/Check#/Cash 5201 Shoreland Contract Fee Pd: \$ _____ Print Name(s) Ray Stibbe

Zoning Permit Fee Pd: \$ 1,000.00 Notes (revisions, extensions, etc.) _____

Other: _____ Pd: \$ _____ (Staff Initials) STM

✓ ☐ if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PN 1940321 - 13 - 010020

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: PSKM, LLC

Applicant/Agent: Ray Stibeck

Municipality: Yorkville

Zoning district(s): B-3

TO THE VILLAGE OF YORKVILLE PLAN COMMISSION:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Construct a ±1612 square foot addition to an existing commercial building

AT (site address): 14001 Washington Ave. Stuart, WI 53177

Subdivision: N/A Lot(s): 2 CSM 1950 Block: -

Parcel # ~~194032113014010~~ 194032113010020 Section(s) 13 T 03 N R 21 E

If served by municipal sewer, check here: ☒ Sanitary permit #: N/A

Attached are:

- | | |
|--|---|
| <input checked="" type="checkbox"/> zoning permit application | <input checked="" type="checkbox"/> hearing/review fee (Fees are non-refundable, and re-publication/amendment fees will be charged where applicable.) |
| <input checked="" type="checkbox"/> 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11") | <input type="checkbox"/> 3 SETS: landscaping/lighting plan |
| <input type="checkbox"/> letter of agent status | <input checked="" type="checkbox"/> 12 SETS: report/cover letter and operations plan |
| | <input checked="" type="checkbox"/> abutting property owners' names and mailing addresses |
| | <input type="checkbox"/> other |

print name: Ray Stibeck e-mail address: rayracflyin@yahoo.com

address: 16794 Washington Ave. telephone #: 262-308-1375

Union Grove, WI. 53182

signed: [Signature]

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- | | | | | |
|----------------------------|------------------------|-------------------------|------------|-----------------|
| <u>N/A</u> The property is | <u>all / partially</u> | located in the | <u>N/A</u> | shoreland area. |
| <u>N/A</u> The project is | <u>all / partially</u> | located in the | <u>N/A</u> | shoreland area. |
| <u>N/A</u> The property is | <u>all / partially</u> | located in the | <u>N/A</u> | floodplain. |
| <u>N/A</u> The project is | <u>all / partially</u> | located in the | <u>N/A</u> | floodplain. |
| <u>N/A</u> The property is | <u>all / partially</u> | located in the wetland. | | |
| <u>N/A</u> The project is | <u>all / partially</u> | located in the wetland. | | |

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 18 B-3, Commercial Service District; and Section 20-1340 Business Uses

Shoreland contract: yes ☐ no ☒

Public hearing date: N/A

Submittal received by: STM

cash ☐ or check # 5201

Site plan review meeting date: March 10, 2025

Date petition filed: February 24, 2025

amount received: \$ 350.00



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

March 7, 2025

Mr. Michael McKinney
Village of Yorkville
925 15th Avenue
Union Grove, WI 53182

RE: Route 20 North Addition Plan Review
RSKM, LLC, Owner
14001 Washington Avenue
Parcel No. 194032113014020

Dear Mike:

We've completed our review of the documents submitted to Racine County on February 24, 2025, for the above-mentioned project and offer the following:

- The project will consist of constructing an addition to the north face of the existing building and shifting the north parking lot further north by 20' +/-.
- In doing so, a minor amount of green space will be displaced with new hard surface (rooftop) but the increase in impervious area is not large enough to trigger any type of stormwater retention / detention.
- The drawings provided were hard to read due to scale and being "scanned."
- Larger, more legible drawings should be provided showing grading, drainage, and erosion control details for the front parking lot reconstruction.
- The new setback for the parking lot to the STH 20 right-of-way should also be labeled.
- A drainage plan shall also be provided demonstrating that existing drainage patterns will be preserved, and no additional runoff is being shed towards the state highway.

Please review and feel free to contact me if you have any questions.

Sincerely,

Mark D. Eberle, P.E.
Village Engineer

Z:\2025\2025.0002.09\Correspondence\NMB\2025.0002.09 - Route 20 North Addition Review (3-7-25).docx



RESOLUTION NO. 2025-09

**VILLAGE OF YORKVILLE
COUNTY OF RACINE, STATE OF WISCONSIN**

A RESOLUTION APPROVING A SITE PLAN REQUEST TO CONSTRUCT A ±1,612-SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING AT 14001 WASHINGTON AVENUE (STH 20), SEC. 13, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-21-13-010-020); RSKM, LLC, OWNER; RAYMOND STIBECK, APPLICANT/AGENT

THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, RESOLVES AS FOLLOWS:

WHEREAS, Applicant/Agent requested site plan approval to construct a ±1,612-square-foot addition to an existing commercial building at 14001 Washington Avenue (STH 20), Sec. 13, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-13-010-020); and,

WHEREAS, the Village of Yorkville Plan Commission recommended approval of the request, subject to the conditions attached hereto as Exhibit A and the performance standards attached hereto as Exhibit B, for the following reasons:

1. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district;
2. The proposed addition to the commercial building is allowed by underlying zoning through the conditional use process.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Yorkville, that the requested site plan set forth above is hereby approved for the same reasons set forth above and subject to the same conditions and contingency imposed by the Village of Yorkville Plan Commission.

This Resolution was adopted by the Village Board of the Village of Yorkville, County of Racine, State of Wisconsin, this 10th day of March, 2025.

VILLAGE OF YORKVILLE

Ayes: _____

By: _____
Douglas Nelson, President

Nays: _____

Attest: _____
Janine Carls, Clerk

Abstentions: _____

Absences: _____

EXHIBIT A - CONDITIONS
RSKM, LLC, Owner
Raymond Stibeck, Applicant/Agent

1. **Zoning Permit.** The applicant must obtain a zoning permit card from the Racine County Development Services Office after paying a zoning permit fee of \$1,000.00. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
4. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.
5. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
6. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on February 24, 2025, unless otherwise amended herein.
7. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached).
8. **Substantiated Complaints.** The Village of Yorkville reserves the right to require the owner to appear before the Board to address substantiated complaints involving this operation. The Board may direct the owner to implement possible corrective measures to address the complaints. The Conditional Use Permit could be subject to revocation proceedings if substantiated complaints are not addressed by corrective measures.
9. **Exterior Lighting.** Any changes to the existing exterior lighting on the property shall meet the provisions of Section 20-1065 of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville. Any exterior lighting installed prior to December 15, 2022, must remain in conformance with the approved exterior lighting plan on record. If any exterior

lighting installed prior to December 15, 2022, was not part of an approved exterior lighting plan, the exterior lighting must continue to be arranged, oriented, or shielded in a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way, and will not endanger the safety of pedestrian or vehicular traffic.

10. **Loading Requirements.** Adequate loading areas shall be provided so that all vehicles loading, maneuvering or unloading are completely off the public ways and so that all vehicles need not back onto any public way. Reference Section 20-1087, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.
11. **Parking.** Parking must comply with the provisions of Section 20-1088, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.
12. **Stormwater Requirements.** The property owner or designated agent must contact the Village of Yorkville regarding stormwater regulations for the site. Compliance with all regulations and requirements, as determined by the Village of Yorkville is required.
13. **Drain Tiles.** Do not break or damage any underground tile. If encountered, any underground agricultural tile line must be rerouted or fixed. If any underground tile is encountered that has anything but clean water flowing through it, contact Racine County Development Services at (262) 886-8440 to investigate.
14. **Construction.** During construction, this site must have graveled roads, access drives, and/or parking areas of sufficient width and length to prevent sediment from being tracked onto public or private roadways. Any sediment reaching a public or private road must be removed by street cleaning (not flushing) before the end of each work day or as determined by the jurisdictional highway authority.
15. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
16. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations.
17. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

18. **Liability.** Racine County and the Village of Yorkville does not warrant that the plans for this project are functionally and/or structurally adequate. Racine County and the Village of Yorkville does not certify that the design is adequate for this site and Racine County and the Village of Yorkville accepts no liability through this approval.
19. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
20. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, RSKM, LLC, Ray Stibeck, his heirs, successors, and assigns are responsible for full compliance with the above conditions.
21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
22. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.

EXHIBIT B - PERFORMANCE STANDARDS

RSKM, LLC, Owner
Raymond Stibeck, Applicant/Agent

DIVISION 4. - PERFORMANCE STANDARDS [15]

Footnotes:

--- (15) ---

Cross reference - Schedule of deposits for violation of the provisions in this division, § 5-3.

Sec. 20-1061. - Compliance.

This chapter permits specific uses in specific districts; and these performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or district. All structures, lands, air and waters shall hereafter, in addition to their use, site and sanitary, floodland and shoreland regulations, comply with the following performance standards.

(Code 1975, § 7.091)

Sec. 20-1062. - Water quality protection.

No residential, commercial, industrial, institutional or recreational use shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might run off, seep, percolate or wash or be harmful to human, animal, plant or aquatic life. This section shall not apply to uses other than those enumerated in it.

(Code 1975, § 7.092)

Sec. 20-1063. - Noise.

All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

(Code 1975, § 7.093)

Sec. 20-1064. - Radioactivity and electrical disturbances.

No activity shall emit radioactivity or electrical disturbances so as to endanger the use of neighboring premises.

(Code 1975, § 7.094)

Sec. 20-1065. - Exterior lighting.

Any lighting source on any use, lot or parcel which is for the purpose of illuminating any structure exterior, sign, parking lot or outdoor area shall be established in a manner which satisfies the following conditions:

- (1) Such lighting shall be arranged, oriented or shielded in such a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way.
- (2) The source of such illumination shall be arranged, oriented or shielded in a manner which will not endanger the safety of pedestrian or vehicular traffic.

(Ord. No. 86-86, § 7.095, 8-26-86)

Sec. 20-1066. - Maintenance.

Any fence, wall, hedge, yard space or landscaped area required by this chapter or grant of variance or conditional use shall be kept free of an accumulation of refuse or debris. Plant materials must be well kept in a healthy, growing condition; and structures, such as walls and fences, shall be maintained in sound conditions, good repair and appearance at all times.

(Ord. No. 86-86, § 7.096, 8-26-86)

Sec. 20-1067. - Odors.

No residential, commercial, industrial, institutional or recreational use shall emit an odor of such nature or quantity as to be offensive or unhealthful which is detectable at the lot line. The guide for determining odor measurement and control shall be Chapter NR 429 of the Wisconsin Administrative Code and amendments thereto.

(Ord. No. 93-3, 5-11-93)

Cross reference - Outdoor burning, § 13-51 et seq.

Sec. 20-1068. - Reserved.

Editor's note - Ord. No. 2011-131S, adopted April 10, 2012, repealed § 20-1068 which pertained to floodproofing and derived from Ord. No. 94-155, § 11, adopted Nov. 10, 1994.

Secs. 20-1069 - 20-1085. - Reserved.

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123 Website: www.villageofyorkville.com

February 19, 2025

Re: Conditional use request submitted by Matt and Stacey Milkie for 14601 Braun Rd

The purpose of this letter is to notify you of a conditional use request submitted by Matt and Stacey Milkie (with Phillip Kapalczynski as Applicant/Agent) for the parcel located at 14601 Braun Rd (Parcel ID # 194-03-21-36-004-000) in the A-2 (General Farming and Residential II) Zoning District. The applicant proposes to “operate a rural home-based business known as Top Notch Thread Rolling”. A copy of the site plan for this proposed use is included for your reference.

The Yorkville Village Board and Plan Commission will hold a public hearing to hear any public comments regarding this application at a joint meeting at 6:00 p.m. on Monday, March 10, 2025, in the Village Board Room at the Union Grove Municipal Center, 925 15th Avenue, Union Grove. All interested parties will be heard. The Yorkville Village Board and Plan Commission may consider action on this application at the conclusion of the public hearing.

Any questions regarding this application should be directed to the Racine County Development Services office, (262) 886-8440, from 8:00 a.m. to 12:00 p.m. and 12:30 p.m. to 4:30 p.m., Monday through Friday. Additional application information can be found on the Village’s website:

<https://villageofyorkville.com/government/government-upcoming-development-activity/> or <https://villageofyorkville.com> → Government → Development Proposals and Public Hearings.

Sincerely,

Janine Carls
Clerk

E-MAIL MEMORANDUM

TO: Michael McKinney (michael@villageofyorkville.com)
Village of Yorkville Administrator

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: Matthew Milkie and Stacey Piper-Milkie, Owners
Phillip Kapalczynski, Applicant
Parcel Id. No. 194032136004000

March 10, 2025, Conditional Use request to operate a rural home-based business known as Top Notch Thread Rolling.

DATE: March 5, 2025

Overview:

The subject ±21.27-acre site is currently zoned A-2, General Farming and Residential District II, and is serviced by a Private Onsite Wastewater Treatment System and private well. At this time, the applicant is requesting conditional use approval from the Village of Yorkville Board to operate a rural home-based business known as Top Notch Thread Rolling. The proposed rural home-based business will be operated out of two accessory structures along with an office in the residence. The proposed hours of operation are 7:00am to 3:30pm Monday through Thursday, and 7:00am to 12:00pm Friday. Based upon the documentation that the applicant has submitted, the proposed rural home-based business appears to meet the supplemental requirements for a rural home-based business and therefore appears to be allowed through the conditional use process.

If the Village feels that the proposed use is appropriate approval is recommended as:

1. The proposed home-based business is allowed through the conditional use process, and the proposed home-based business meets the supplemental regulations for rural home-based businesses.
2. The proposed home-based business does not appear to be detrimental, harmful, or a nuisance to adjacent properties.

If the Village feels that the proposed use is appropriate approval is recommended subject to
****DRAFT CONDITIONS****:

1. **Zoning Permit.** The applicant must obtain a zoning permit from the Racine County Development Services Office after paying a zoning permit fee of \$250.00. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Home-Based Business Registry.** Prior to the issuance of a zoning permit, the applicant must file a Home-Based Business Registration form with the Village of Yorkville.
3. **Private Onsite Wastewater Treatment System.** Prior to the issuance of a zoning permit, sanitary approval must be obtained from the Racine County Development Services Department. Please contact their office at (262) 886-8440.
4. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
5. **Substantiated Complaints.** The Village of Yorkville reserves the right to require the owner to appear before the Board to address substantiated complaints involving this operation. The Board may direct the owner to implement possible corrective measures to address the complaints. The Conditional Use Permit could be subject to revocation proceedings if substantiated complaints are not addressed by corrective measures.
6. **Exterior Lighting.** Any changes to the existing exterior lighting on the property shall meet the provisions of Section 20-1065 of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville. Any exterior lighting installed prior to December 15, 2022, must remain in conformance with the approved exterior lighting plan on record. If any exterior lighting installed prior to December 15, 2022, was not part of an approved exterior lighting plan, the exterior lighting must continue to be arranged, oriented, or shielded in a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way, and will not endanger the safety of pedestrian or vehicular traffic.

7. **Loading Requirements.** Adequate loading areas shall be provided so that all vehicles loading, maneuvering, or unloading are completely off the public ways and so that all vehicles need not back onto any public way. Reference Section 20-1087, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.
8. **Operation Requirements.** The operation shall not locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash or be harmful to human, animal, plant, or aquatic life. Any oil or other hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources (WI-DNR) regulations.
9. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
10. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
11. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on January 28, 2025, unless otherwise amended herein.
12. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville (copy attached).
13. **Property Requirements.** This site must be kept neat and orderly at all times, with all refuse dumpsters out of view of passersby. All disposed items must be done in an environmentally safe manner. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; replacing broken and vandalized parts; replacing burned out light bulbs; and cleaning, painting, and repairing windows and building facade.
14. **Signs.** Any advertising sign on this property must conform to the Racine County Ordinance standards, as applicable to the Village of Yorkville, and will require a separate zoning permit(s) prior to installation.

15. **Fire Alarm and/or Sprinkler Plan Review.** If this approval is for an activity that requires fire alarm and/or sprinkler system plan review, written confirmation shall be provided to the Village Administrator/Clerk by Fire Safety Consultants, Inc. stating that the applicant and/or agent has submitted acceptable fire alarm and/or sprinkler system plans to Fire Safety Consultants, Inc. for review pursuant to Chapter 26 of the Village of Yorkville Municipal Code. No building or zoning permit shall be issued for this activity until such time as said confirmation is provided. For the purposes of this condition, the term "building permit" shall mean any permit including, but not limited to, site preparation, building, electrical, plumbing, HVAC, and erosion permits. The applicant must first obtain Fire Safety Consultants, Inc. fire alarm and/or sprinkler system plan approval prior to submitting those plans to the State of Wisconsin for state review. Failure to abide by any part of this condition shall not constitute a basis for an appeal to the Village Board of any sprinkler system and/or fire alarm requirements contained within Chapter 26 of the Village of Yorkville Municipal Code. The building inspector may issue a stop work order if, in his/her opinion, construction cannot proceed any further without impeding the installation of the required fire alarm and/or sprinkler systems.
16. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
17. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations.
18. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
19. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
20. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Matthew Milkie, Stacey Piper-Milkie, Phillip Kapalczynski, their heirs, successors, and assigns are responsible for full compliance with the above conditions.

Matthew Milkie and Stacey Piper Milkie
Phillip Kapalczynski, Applicant
March 5, 2025
Page 5 of 5

21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
22. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.

c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Eberle
File

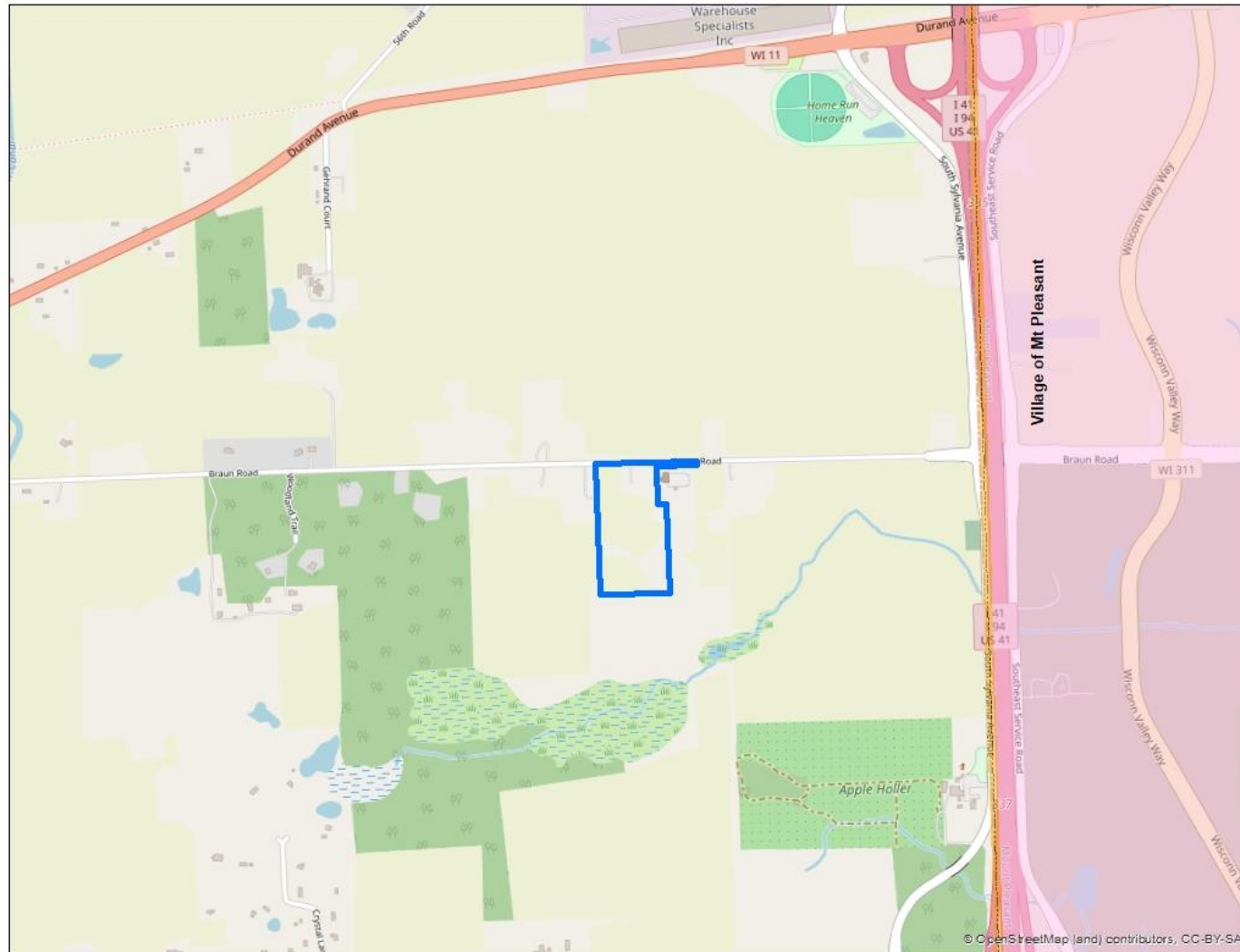
Matthew Milkie & Stacy Piper-Milkie, Owners

Philip Kapalczynski, Applicant

Site Address: 14601 Brown Road

A-2 Conditional Use to operate a Rural Home-Based business known as "Top Notch Thread Rolling"

Location Map



SEC 36 — T3N — R21E

Village of Yorkville



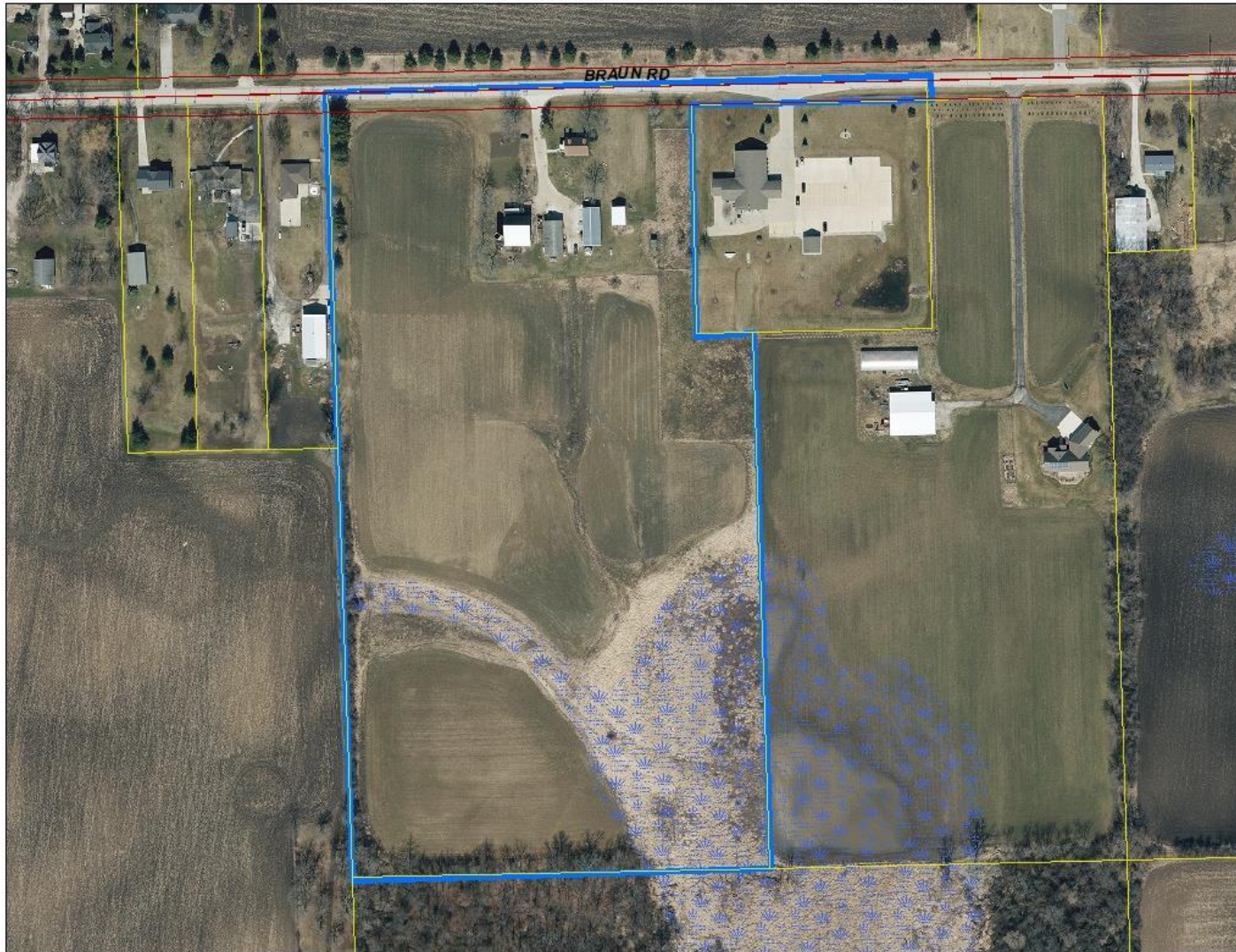
Matthew Milkie & Stacy Piper-Milkie, Owners

Philip Kapalczynski, Applicant

Site Address: 14601 Brown Road

A-2 Conditional Use to operate a Rural Home-Based business known as "Top Notch Thread Rolling"

2024 Aerial
Wetlands



SEC 36 - T3N - R21E

Village of Yorkville



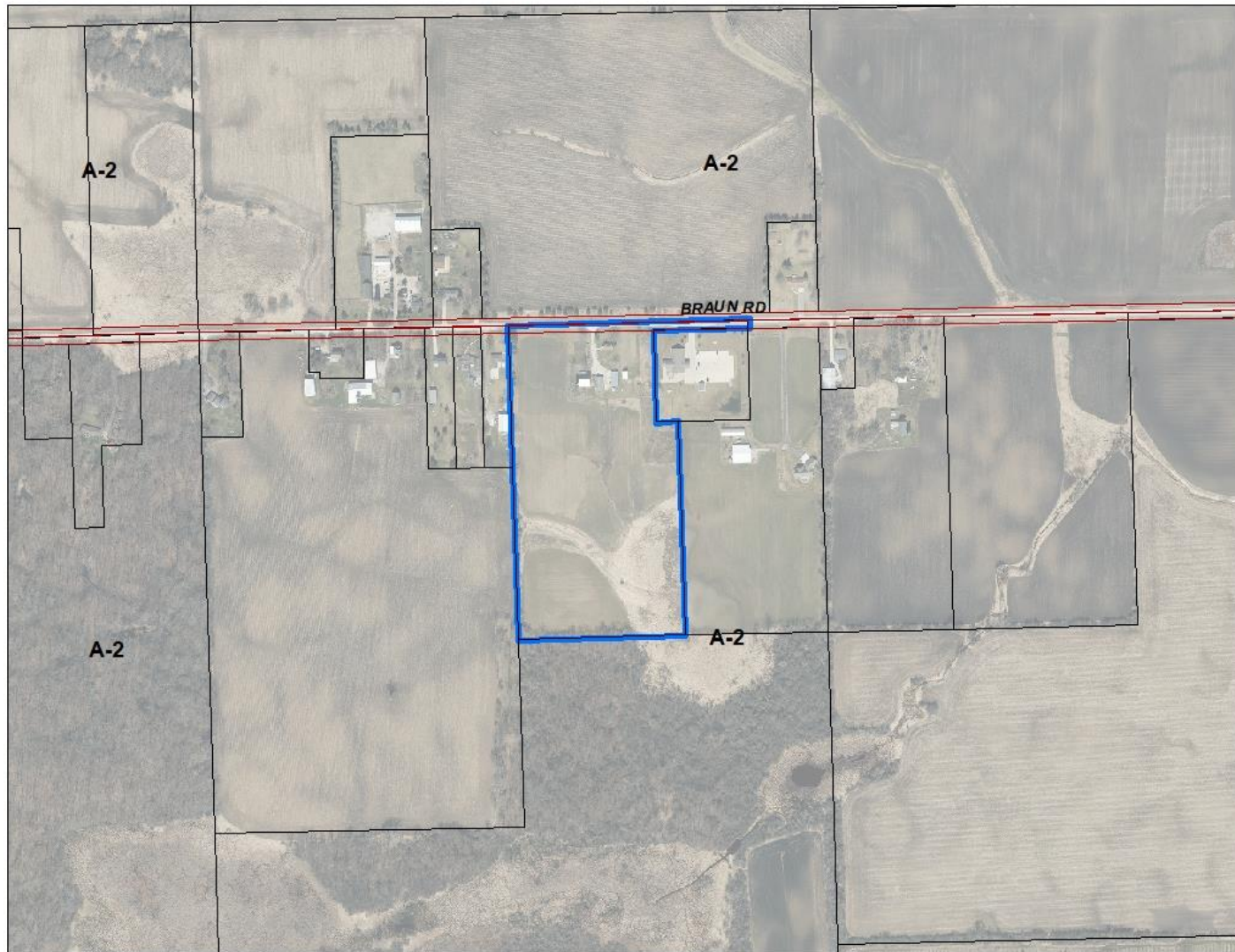
Matthew Milkie & Stacy Piper-Milkie, Owners

Philip Kapalczynski, Applicant

Site Address: 14601 Brown Road

A-2 Conditional Use to operate a Rural Home-Based business known as "Top Notch Thread Rolling"

Zoning Map



SEC 36 — T3N — R21E

Village of Yorkville





14601 Braun Rd. Sturtevant, WI 53177

262-425-8030

To the Town of Yorkville:

My name is Phil Kapalczynski. I am writing to you about the property at 14601 Braun Rd (E&R Mfg.). I am asking if there is a way to keep the business going at that location. I live on the property, and I would be interested in purchasing the property and keeping the business the same as it has been, operating the two buildings. 1. Red & White 1950 square feet. 2. Yellow and Red Brick building 1800 square feet.



I am asking for your consideration in keeping the business here in Yorkville.

It has 4 employees, 1 part time 3 full time. One of the employees has even been their 30+ years.

We only operate 7 a.m. to 3:30 p.m. Monday thru Thursday, Fridays we close by Noon, and we are not open on the weekends.

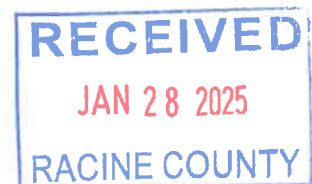
I will keep the property with no expansion from the current buildings on the property.

Unsewered

I will end this letter hoping you will consider letting me keep the business in a town I love being part of, and my employees do too. I get along with all the neighbors and even help some of them at times. When the church has something going on I let them park by me. I am very community orientated and would like to stay part of this community. Thank you for your consideration.

Thank you

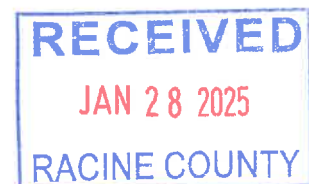
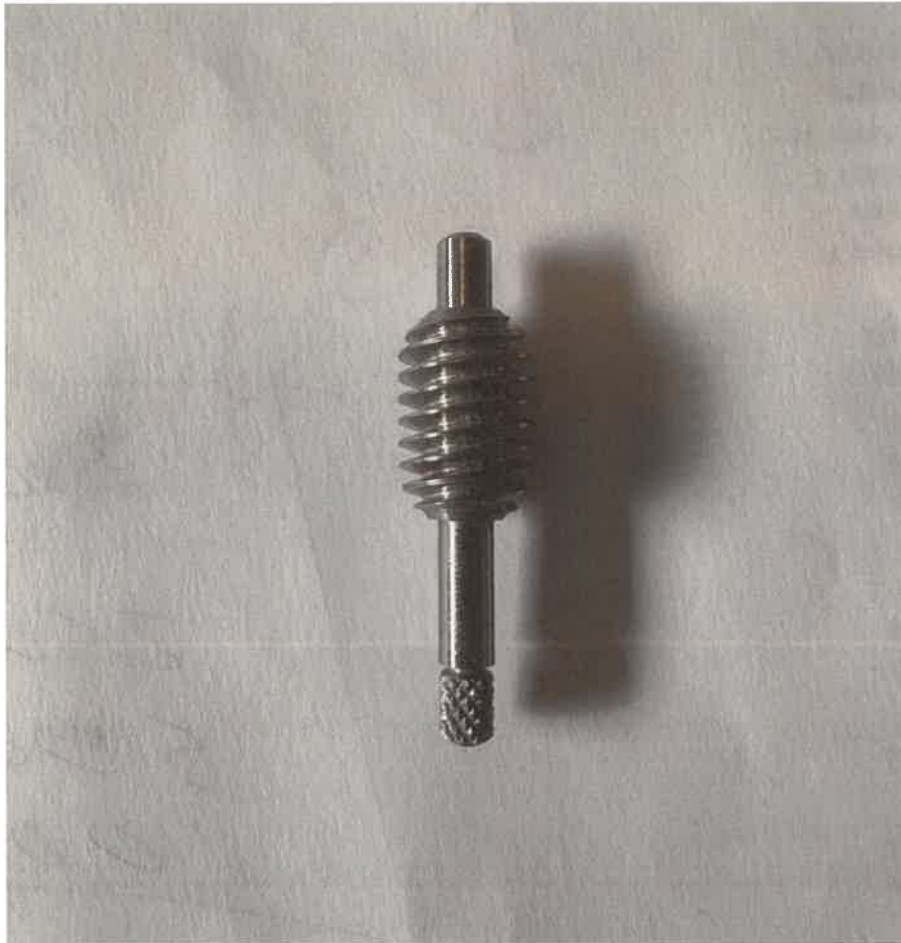
Phil Kapalczynski



Business Operation Description.

Top Notch Threadrolling LLC. Provides a service of adding threads to customers' parts or products.

Threadrolling is where you form a thread with pressure by putting a part or product in between two dies and squeezing it together to form the desired thread. Example: Threads on a bolt.



Supplemental regulations for rural home-based businesses.

1. Rural home-based businesses are allowed only if reviewed and approved in accordance with the conditional use procedures of Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.

Answer: Under chapter 55 exhibit A, I feel we meet the guidelines for a home-based business as I have defined below with answers under each question or requirement. Under Chapter 20, Article VIII, I am not looking for changing anything on the property or expanding anything that would change zoning or the current nature of the outlook with my neighborhood.

2. A Maximum of three nonresident employees are allowed with a rural home-based business.

Answer: (Full time). Logan Kapalczynski 320 18th Avenue, Union Grove WI, 53182

(Full time). Steve Clausen 3617-1/2 Graceland Blvd. Racine WI, 53405

(Part time 8to12 hrs week). Mathew Higdon 12600 W Meadow Lane, New Berlin WI, 53151

3. Customer visits are allowed only between the hours of 7:00 a.m. and 7:00 p.m.

Answer: Customer visits are only during operating hours Monday thru Thursday 7:00 a.m. to 3:30 p.m. Fridays 7:00 a.m. until Noon. Closed on Saturday & Sunday's.

4. Rural home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes or accessory to any on-site agricultural use. They may not change the character of the property they occupy or adversely affect the character of the surrounding area. Rural home-based businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a rural or semirural area in Yorkville. Rural home-based businesses must be operated so as not to create or cause a nuisance.

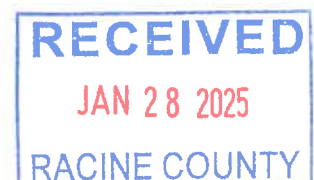
Answer: Two shops used as business (already been there 50 years operating). I live in the house on the property with the shops. See attached Braun Road Survey for highlighted buildings being used and lived in.

5. Rural home-based businesses may be conducted within the principle dwelling unit or within an accessory building.

Answer: I live in the house and work in the shops. I also have an office in the house where I live.

6. Accessory buildings in which rural home-based businesses are conducted must be set back at least 150 feet from any offsite dwelling unit.

Answer: Closest off-site dwelling is approximately 400 feet away from either shop.



7. Any tools or equipment used as part of a rural home-based business must be operated in a manner or sound -proofed so as not to be audible the lot lines of the subject property.

Answer: Both buildings when running are quiet to the neighbors and cannot be heard from the lot lines.

8. No Window display or other public display of any material or merchandise is allowed.

Answer: I do not display any material or merchandise

9. The use of storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 CFR 171.8.

Answer: We do not transport, sell or store any hazardous materials with this type of business.

10. As part of the conditional use process, renters will need to obtain written permission from the property owner to carry out the rural home-based business.

Answer: I have a lease and letter from the homeowners allowing me to run the business and live here on the property.

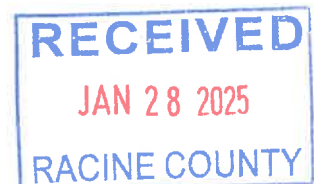
11. Roadside stands, as defined in section 20-1, and permitted as an accessory use in agriculturally zoned districts, are not subject to any of the home-based business provisions set forth in this ordinance.

Answer: No roadside stands pertain to my business.

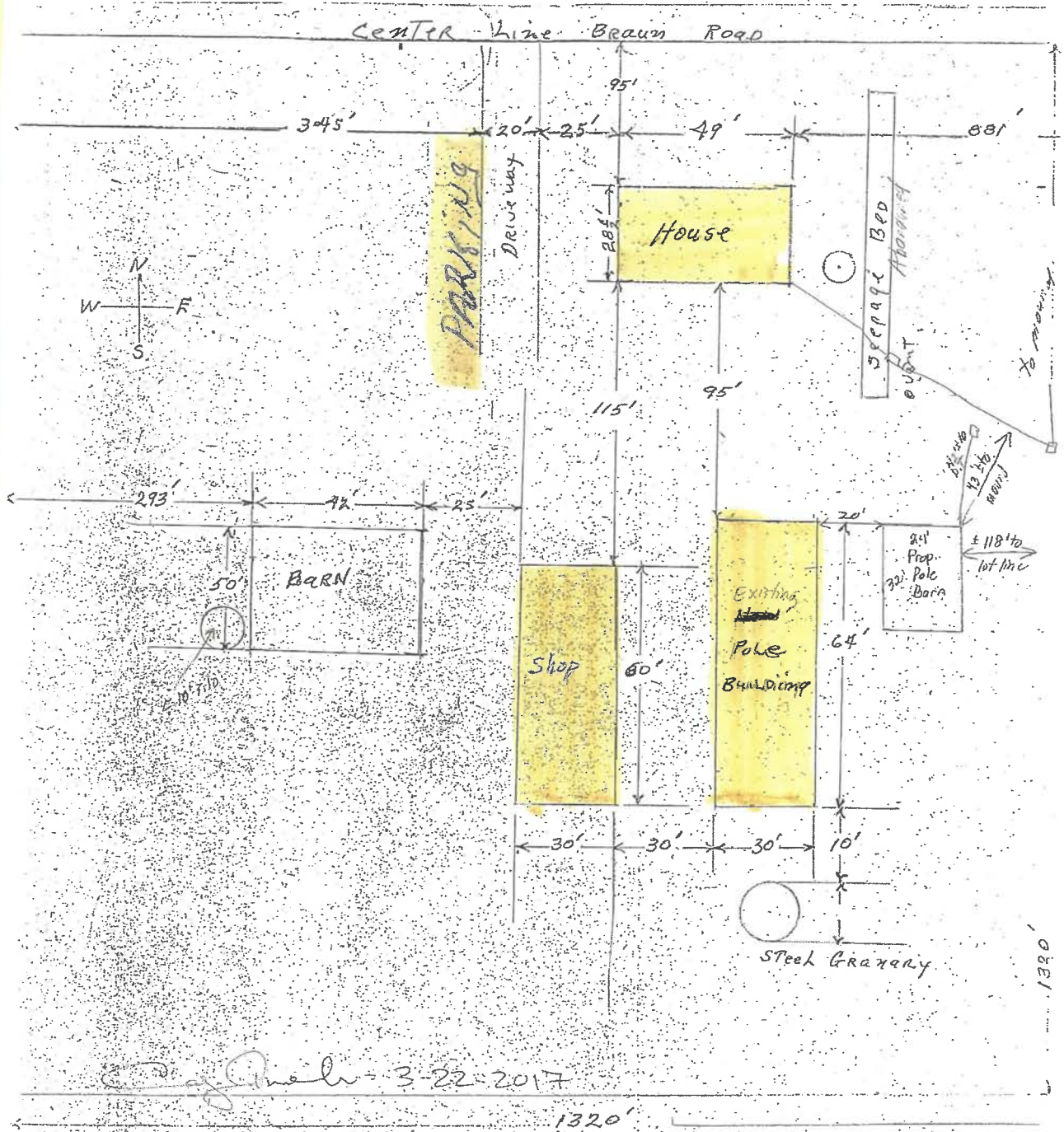
12. The following uses are expressly prohibited as rural home-based businesses:

- I. Any type of motor vehicle repair, except where permitted pursuant to a conditional use permit as a rural home-based business under this ordinance.
- II. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.

Answer: Neither one of these are what we do for business.



HIGHLIGHTED AREAS
USED FOR BUSINESS



3-22-2017

EARL C. PETERSEN'S FARM IN TOWN OF YORKVILLE
14601 BRAUN ROAD
STURTEVANT, WIS 53147
40 ACRES

$42 \times 50 = 2100$
 $30 \times 66 = 1980$
 $30 \times 64 = 1920$
 $12 = 117$
 $16 = 79$

RECEIVED
 JAN 28 2025
 RACINE COUNTY

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: MAT & STACEY MILKIE
Municipality: Yorkville

Applicant/Agent: Phillip KAPALCZYNSKI
Zoning district(s): A-2

TO THE VILLAGE OF YORKVILLE PLAN COMMISSION:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Operate a rural home-based business known as Top Notch Thread Rolling

AT (site address): 14601 Braun Road

Subdivision: N/A Lot(s): N/A Block: N/A
Parcel #: 194032136004000 Section(s): 36 T 03 N R 21 E

If served by municipal sewer, check here: ☐ Sanitary permit #: 519219

Attached are:

- | | |
|---|---|
| <input checked="" type="checkbox"/> zoning permit application | <input checked="" type="checkbox"/> hearing/review fee (Fees are non-refundable, and re-publication/amendment fees will be charged where applicable.) |
| <input checked="" type="checkbox"/> 12 SETS:
drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11") | <input checked="" type="checkbox"/> 3 SETS: landscaping/lighting plan |
| <input checked="" type="checkbox"/> letter of agent status | <input checked="" type="checkbox"/> 12 SETS: report/cover letter and operations plan |
| | <input checked="" type="checkbox"/> abutting property owners' names and mailing addresses other |

print name: Phillip KAPALCZYNSKI e-mail address: PKAPAK@TOPNOTCH-TR.COM
address: 14601 BRAUN RD telephone #: 414-477-1678
STURTEVANT WI 53177

signed: Phillip KAPALCZYNSKI

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

<u>N/A</u> The property is	<u>N/A</u> all / partially	<u>N/A</u> located in the	<u>N/A</u> shoreland area.
<u>N/A</u> The project is	<u>N/A</u> all / partially	<u>N/A</u> located in the	<u>N/A</u> shoreland area.
<u>N/A</u> The property is	<u>N/A</u> all / partially	<u>N/A</u> located in the	<u>N/A</u> floodplain.
<u>N/A</u> The project is	<u>N/A</u> all / partially	<u>N/A</u> located in the	<u>N/A</u> floodplain.
<u>N/A</u> The property is	<u>N/A</u> all / partially	<u>N/A</u> located in the wetland.	
<u>N/A</u> The project is	<u>N/A</u> all / partially	<u>N/A</u> located in the wetland.	

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 24 A-2 General Farming and Residential District 11 and Section 20-1015
Home Based Businesses

Shoreland contract: yes ☐ no ☒

Public hearing date: March 10, 2025

Submittal received by: STM

cash ☐ or check #: 1067

Site plan review meeting date: N/A

Date petition filed: January 28, 2025

amount received: \$ 475.00

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 02 22)

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER Matthew J. Milkie & Stacy Piper Milkie

APPLICANT Phillip KAPALCZYNSKI

Mailing

Mailing

Address 40572 Glen Ridge Ln.

Address 14601 BRAUN RD.

City Boscobel State WI Zip 53805

City STURTEVANT State WI Zip 53177

Phone 262-497-9177

Phone 414-477-1678

Email Matt.Milkie@gmail.com

Email PKAPAI@TOPNOTCH-TR.COM

Parcel Id. # 194032136004000

Site Address 14601 Braun Road

Municipality Yorkville Section(s) 36 Town 03 North, Range 21 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Operate a Rural Home-based Business Known as

Top Notch Thread Rolling

New	<input checked="" type="checkbox"/>	Principal Bldg.	Size (— x —) (— x —) (— x —)
Addition	<input type="checkbox"/>	Accessory	Area (sq ft) (—) (—) (—)
Alteration	<input type="checkbox"/>	Deck	Peak Ht. (ft.) — 100-Yr. Floodplain Elev. —
Conversion	<input type="checkbox"/>	Sign	Eave Ht. (ft.) — Flood Protection Elev. —
Temporary	<input type="checkbox"/>	Other Occupancy	Building Ht.-Avg. (ft.) —

Contractor NONE PREVIOUS	Est. Value w/ Labor \$	0	ZONING DISTRICT A-2
Existing Nonconforming?	N/A	Yes No	Yard Setbacks Proposed OK?
Structure in Shoreland? (per map)	Yes No	Yes No	Street-1 st
Mitigation or Buffer Needed?	Yes No	Yes No	Street-2 nd
Structure in Floodplain? (per map)	*Yes No	Yes No	Side-1 st
*Structure's Fair Market Value \$	N/A	Cumulative %	Side-2 nd
*>50% of Fair Market Value?	N/A	Yes No	Shore
Structure in Wetland? (per map)	Yes No	Yes No	Rear
Substandard Lot?	Yes No	Yes No	Total Acc. Structures
BOA Variance Needed?	Yes No	Yes No	Date of Approval
Conditional Use/Site Plan Needed?	Yes No	Yes No	Date of Approval
Shoreland Contract Needed?	Yes No	Yes No	Date of Approval
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes No (If "Yes," see back)			

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA Conditional Use/Site Plan
CC Date/Check#/Cash 1067

Pd: \$ 475.00

Signature of Owner/Applicant/Agent

1-28-2025
Date

Shoreland Contract Fee
CC Date/Check#/Cash

Pd: \$

Matthew J. Milkie Stacy Piper Milkie
Print Name(s)

Zoning Permit Fee
CC Date/Check#/Cash

Pd: \$ 250.00

Notes (revisions, extensions, etc.)

Other: Pd: \$

✓ ☐ if shoreland erosion review fee is included above Zoning Administrator

JTM
(Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PN 1940321-36-004000

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here _____ and complete #1-6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) If zoning permit is for an accessory structure without plumbing, check here _____ and go to #4 below.
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes* _____ No _____ N/A _____
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes* _____ No _____ N/A _____
*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes _____ No _____
If "Yes," provide variance approval date: _____
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes _____ No _____
- 6) Comments _____

POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- _____ Proposed structure is for owner residential use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- _____ All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- _____ Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- _____ All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- _____ A hard surface material must be placed beneath the deck to prevent soil erosion.
- _____ All existing yard grade elevations will remain unchanged.
- _____ Firmly anchor, no floor < _____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ _____'

WISCONSIN RESIDENTIAL RENTAL AGREEMENT

1 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether
2 one or more) on the following terms and conditions:

3 **TENANT:** (1 adults and 0 children)

4 Phil Kapalzynski

LANDLORD: Matt Milkie & Stacey Piper-Milkie

Agent for
service of
process N/A (name) (phone) (address)

7 **PREMISES:** Building Address

8 14601 Brann Rd
9 Sturtevant (street) WI 53177
10 (city, village, town) (state) (zip)

Agent for
maintenance,
management N/A (city, village, town) (state) (zip) (name) (phone) (address)

11 Apartment/room/unit: N/A

12 Other:
13 Included furnishings/appliances: refrigerator, range, oven
14 other (list or attach addendum):

Agent for
collection
of rents N/A (city, village, town) (state) (zip) (name) (phone) (address)

15 **RENT:** Rent of \$ 1500.00 for Premises and

16 \$ 1800.00 for other (specify 3 out build days)

17 is to be received no later than the 5th day of each month
18 and is payable at direct deposit / check

19 If rent is received after 5th

20 the Tenant shall pay a late fee of \$ 50.00 per day

21 Charges Incurred by Landlord for Tenant's returned checks are

22 payable by Tenant. Landlord shall provide a receipt for cash

23 payments of rent. All tenants, if more than one, are jointly and

24 severally liable for the full amount of any payments due

25 under this Agreement. Acceptance of a delinquent payment

26 does not constitute a waiver of that default or any other default

27 under this Agreement. Other Landlord or Tenant obligations:

28 See attached

TERM: (Strike either (a) or (b) enter complete date.)

(a) Month to month beginning on 11-01-2021; or
(b) For a term of _____ months beginning on _____ and ending on _____

NOTE: An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should make arrangements for this in advance of the expiration.

UTILITIES: Check if paid by:

	Landlord	Tenant
Electricity		<input checked="" type="checkbox"/>
Gas		<input checked="" type="checkbox"/>
Heat		<input checked="" type="checkbox"/>
Air Conditioning		<input checked="" type="checkbox"/>
Sewer/Water	<input checked="" type="checkbox"/>	
Hot Water		<input checked="" type="checkbox"/>
Trash		<input checked="" type="checkbox"/>
Other		

If utilities or services payable by Tenant are not separately metered, tenant's share of payments are allocated as follows:

37 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ obtained \$3000.00 to be held by
38 Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one
39 (21) days after any event set forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written
40 statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security
41 deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days
42 Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises,
43 normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. § 704.28(1).
44 Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

45 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following within seven
46 (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b) request a list of
47 physical damages or defects, if any, charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will
48 supply Tenant with a list of all physical damages or defects charged against the previous tenant's security deposit regardless of whether or not those
49 damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from when the request was received or, within
50 seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord need not disclose
51 previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant with a Check-In /
52 Check-Out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be considered to have
53 accepted the Premises without any exceptions.

54 **RULES:** Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which it is located. Any failure
55 by the Tenant to substantially comply with the rules will be a breach of this Agreement and may result in the eviction of the Tenant. Landlord may
56 amend the rules to provide for newly added amenities or to meet changed circumstances or conditions adversely affecting the property. No such
57 amendments may unreasonably interfere with Tenant's use and enjoyment of the Premises or the property of which it is part. A copy of the rules, if
58 applicable, have been given to Tenant at the time of application and at the time of the signing of this Agreement.

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JAN 28 2025

RACINE COUNTY

59 **NOTICE TO VACATE:** Lease for Term – Before moving out you must give in writing via email or registered mail at least sixty(60) days notice prior
60 to move out at the address listed in line 35 or email address listed in line 36. Your notice will not release you from liability for the full term of the
61 lease. Month to Month Tenancy – Written notice must be received by the other party at least sixty (60) days prior to the ending of a month to
62 month tenancy. A month to month tenancy may only be terminated at the end of a rental period. A rental period runs from the first day of a
63 calendar month through the last day of a calendar month.

64 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws
65 of Wisconsin, including Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey
66 all governmental orders, rules and regulations related to the Premises, including local housing codes.

67 **CONDITION OF PREMISES:** Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and
68 acknowledges that the unit is in good and satisfactory condition, except as noted in the Check-In / Check-Out sheet provided to them, prior to
69 taking occupancy. Tenant agrees to maintain the premises during their tenancy and return it to Landlord in the same condition as it was received
70 less normal wear and tear.

71 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises
72 and return all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in
73 accordance with its terms and the law. A Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided
74 under this Agreement, except that, if the Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has
75 vacated, surrender occurs when Landlord receives the written notice that Tenant has vacated. If the Tenant mails the notice to Landlord,
76 Landlord is deemed to have received the notice on the second day after mailing. If Tenant vacates the Premises after the last day of the tenancy,
77 surrender occurs when Landlord learns that Tenant has vacated. If Tenant abandons the Premises before expiration or termination of this
78 Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's breach of this Agreement, Landlord shall make reasonable
79 efforts to re-rent the Premises and apply any rent received, less costs of re-renting, toward Tenant's obligations under this Agreement. Tenant
80 shall remain liable for any deficiency. If Tenant is absent from the Premises for two (2) successive weeks without notifying Landlord in writing of
81 this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence.

82 **ABANDONED PROPERTY:** If Tenant vacates or is evicted from the premises and leaves personal property, Landlord may presume, in the
83 absence of a written agreement between the Landlord and Tenant to the contrary, that the Tenant has abandoned the personal property and
84 Landlord may dispose of it in any manner that the Landlord, in his sole discretion, determines is appropriate. Landlord will not store any items of
85 personal property that tenant leaves behind when tenant vacates or is evicted from the premises, except for prescription medicine or prescription
86 medical equipment, which will be held for seven (7) days from the date of discovery. If Tenant abandons a manufactured or mobile home or a
87 titled vehicle, Landlord will give Tenant and any other secured party that Landlord is aware of, written notice of intent to dispose of property by
88 personal service, regular mail, or certified mail to Tenant's last known address, prior to disposal.

89 **USE OF PREMISES AND GUESTS:** Tenant shall use the Premises for residential purposes only. *Operating a business or providing child care*
90 for children not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises for any
91 unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the Premises anything
92 which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests residing temporarily in
93 Premises if their presence does not interfere with the quiet use and enjoyment of other tenants and if the number of guests is not excessive for
94 the size and facilities of the Premises. No guest may remain for more than two (2) weeks without written consent of Landlord which will not be
95 unreasonably withheld. Tenant shall be liable for any property damage, waste, or neglect of the Premises, building, or development in which it is
96 located, that is caused by the negligence or improper use by Tenant or Tenant's guests and invitees.

97 **NON-LIABILITY OF LANDLORD:** Landlord, except for his negligent acts or omissions, shall not be liable for injury, loss, or damage which
98 Tenant may sustain from the following: (a) theft, burglary, or other criminal acts committed by a third party in or about the premises, (b) delay or
99 interruption in any service from any cause whatsoever, (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever, (d) injury
100 or damages caused by bursting or leaking pipes or back up of sewer drains and pipes, (e) disrepair or malfunction of the Premises, appliances,
101 and/or equipment unless Landlord was provided with prior written notice by Tenant of the problem. Tenant holds Landlord harmless from any
102 claims or damages resulting from the acts or omissions of Tenant, Tenant's guests or invitees, and any third parties, including other tenants.

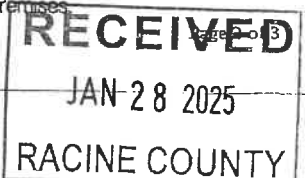
103 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to
104 engage in any criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. § 704.17(3m),
105 Landlord may terminate the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to
106 vacate on or before a date at least five (5) days after the giving of the notice, if Tenant, a member of Tenant's household, or a guest or other
107 invitee of Tenant or of a member of Tenant's household engages in any of the following: (a) criminal activity that threatens the health or safety
108 of, or right to peaceful enjoyment of the Premises by, other tenants, (b) criminal activity that threatens the health or safety of, or right to
109 peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Premises, (c) criminal activity that threatens the
110 health or safety of Landlord or an agent or employee of Landlord, (d) drug-related criminal activity, which includes the manufacture or
111 distribution of a controlled substance, on or near the Premises. The above does not apply to a Tenant who is the victim, as defined in Wis.
112 Stat. § 950.02(4), of the criminal activity. It is not necessary that there have been an arrest or conviction for the criminal activity or drug-related
113 criminal activity.

114 **DANGEROUS ITEMS AND ACTIVITIES PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not possess or use
115 on the property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water
116 recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of
117 Landlord, create an unreasonable risk of injury or damage, without the prior written consent of Landlord.

118 **MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those
119 portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's
120 control in a clean manner and in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord,
121 normal wear and tear excluded. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the
122 Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects the exterior
123 appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted
124 specific written approval. Landlord shall keep heating equipment in a safe and operable condition. Whichever party is obligated to provide heat
125 for the Premises they shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located.

126 **NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises without the prior written consent of Landlord.
127 Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings,
128 drilling of holes, building of any additions, or any modifications that would be attached to the ceiling, floor or walls of the Premises. This restriction
129 does not apply to the hanging of photographs, paintings or related items within reason. If Tenant violates this provision Tenant will be charged the
130 actual costs incurred by Landlord to return the Premises to its original condition. Payment of said costs by Tenant does not waive Landlord's right
131 to terminate Tenant's tenancy for violating this provision.

132 **EXTERMINATION COSTS:** Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are
133 found on the Premises, and which are the result of the Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts,
134 negligence, failure to keep the Premises clean, failure to remove garbage and waste, and/or improper use of the Premises.



135 **ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon
136 twelve (12) hours advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with
137 applicable laws or regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent and
138 Landlord believes entry is necessary to protect the Premises or the building from damage. Neither party shall add or change locks without providing
139 the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

140 **BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should
141 Tenant neglect or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant
142 to remedy the breach or vacate the Premises on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with
143 such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the
144 rent due or to become due under this Agreement. If Tenant has been given such notice and remedied the breach or been permitted to remain in the
145 Premises, and within one (1) year of such previous breach, Tenant breaches the same or any other covenant or condition of Tenant's lease, this lease
146 may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least fourteen (14) days after the giving of the notice as provided
147 in Wis. Stat. § 704.17. The above does not apply to the termination of tenancy pursuant to Wis. Stats. §§ 704.17(3m), 704.17(2)(c), and 704.16(3).
148 These provisions shall apply to any lease for a specific term and do not apply to a month to month tenancy. If Landlord commits a breach, Tenant has
149 all rights, and remedies as set forth under the law, including Wis. Stats. §§ 704.07(4) and 704.45, and Wis. Admin. Code § ATCP 134.

150 **RESPONSIBILITY FOR UTILITIES:** Tenant must maintain utilities for the Premises until the end of the lease term or until the last day that Tenant
151 is responsible for rent. Tenant will be responsible for the cost of all utilities through the end of the lease term or until the last day that Tenant is
152 responsible for rent.

153 **RENT:** All late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent."

154 **REPAIRS:** Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised
155 date of completion, will be listed in this Agreement or in a separate addendum to this Agreement. Time being of the essence as to completion of
156 repairs does not apply to any delay beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

157 **CODE VIOLATIONS AND ADVERSE CONDITIONS:** There are no code violations or other conditions affecting habitability of the Premises unless
158 indicated otherwise in writing.

159 **RENTERS INSURANCE RECOMMENDED:** Landlord recommends that Tenant purchase Renter's Insurance to protect Tenant's personal property
160 and to protect Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's Insurance that Tenant
161 may not have any insurance coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or the Landlord.

162 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

163 1. As provided in Wis. Stat. § 106.50 (5m) (dm), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or
164 should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related to
165 domestic abuse, sexual assault, or stalking committed by either of the following: (a) A person who was not the tenant's invited guest, (b) A person
166 who was the tenant's invited guest, but the tenant has done either of the following: (1) Sought an injunction barring the person from the premises,
167 (2) Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant has not
168 subsequently invited the person to be the tenant's guest.

169 2. A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited
170 situations, as provided in Wis. Stat. § 704.16. If the tenant has safety concerns, the tenant should contact a local victim service provider or law
171 enforcement agency.

172 3. A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.

173 **DAMAGE BY CASUALTY:** If the Premises are damaged by fire or other casualty to a degree which renders them untenantable, Tenant may
174 terminate this Agreement or vacate the Premises and rent shall abate until the Premises are restored to a condition comparable to its condition prior
175 to the casualty. Landlord shall have the option to repair the Premises, and if repairs are not made, this Agreement shall terminate. If the Premises
176 are damaged to a degree which does not render them untenantable, Landlord shall repair the damages as soon as reasonably possible.

177 **CONTINUATION OF AGREEMENT:** If Tenant continues to occupy the Premises after the expiration of this Agreement and makes a timely
178 payment of rent, which is accepted by Landlord, Tenant shall be under a month to month tenancy with the same terms and conditions of the original
179 rental agreement unless other arrangements have been made in writing.

180 **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises without the written consent of Landlord.

181 **MODIFICATIONS AND TERMINATION:** This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The parties
182 may terminate this Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

183 **SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:** The provisions of this rental agreement are severable. If any provision of this rental
184 agreement is found to be void or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect
185 without the invalid provisions.

186 **NON-WAIVER:** Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be
187 considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment from
188 Tenant for rent or any other amount owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

189 **TIME IS OF THE ESSENCE:** As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement or before;
190 vacating of the Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this Agreement or by law.
191 Time is of the essence means that a deadline must be strictly followed.

192 **SPECIAL PROVISIONS:** Attached

193

194

195 **RENTAL DOCUMENTS:** Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable,
196 for review prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

197 **Pets and water beds are not permitted unless indicated otherwise in writing.**

198

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

199 **OWNER / AGENT OF OWNER**

Signature:

Print Name:

(date)

Signature:

Print Name:

(date)

200

TENANT(S)

Signature:

Print Name:

(date)

Signature:

Print Name:

(date)

Signature:

Print Name:

(date)

Made Fillable by FreeForms.com

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JAN 28 2025

RACINE COUNTY

Address: 14601 Braun Road , Village of Yorkville, Post office Sturtevant WI

Addendum for month to month rental agreement

Owners Matt Milkie and Stacey Piper Milkie rent the above property to Phil Kapalczynski. Agreement is month to month with a 60 day notice of intent to terminate the rental agreement per both parties.

Tenant, Phil Kapalczynski, is responsible for lawn upkeep and snow removal.

Owners are aware of machine shop operating on the premises, it has been in service the entire length of ownership (2013). Buildings that are operational for the machine shop are maintained on the interior by tenant. Exterior of the buildings by owner.

Tenant lives in the house on the property and uses for personal residence. Phil Kapalczynski has resided on above property since October 15th of 2022.

Tenant must have \$500,000 limited liability insurance.

Owner(s)/Date

Stacey Piper Milkie 10-27-2024
(Stacey Piper Milkie)

Tenant(s)/Date

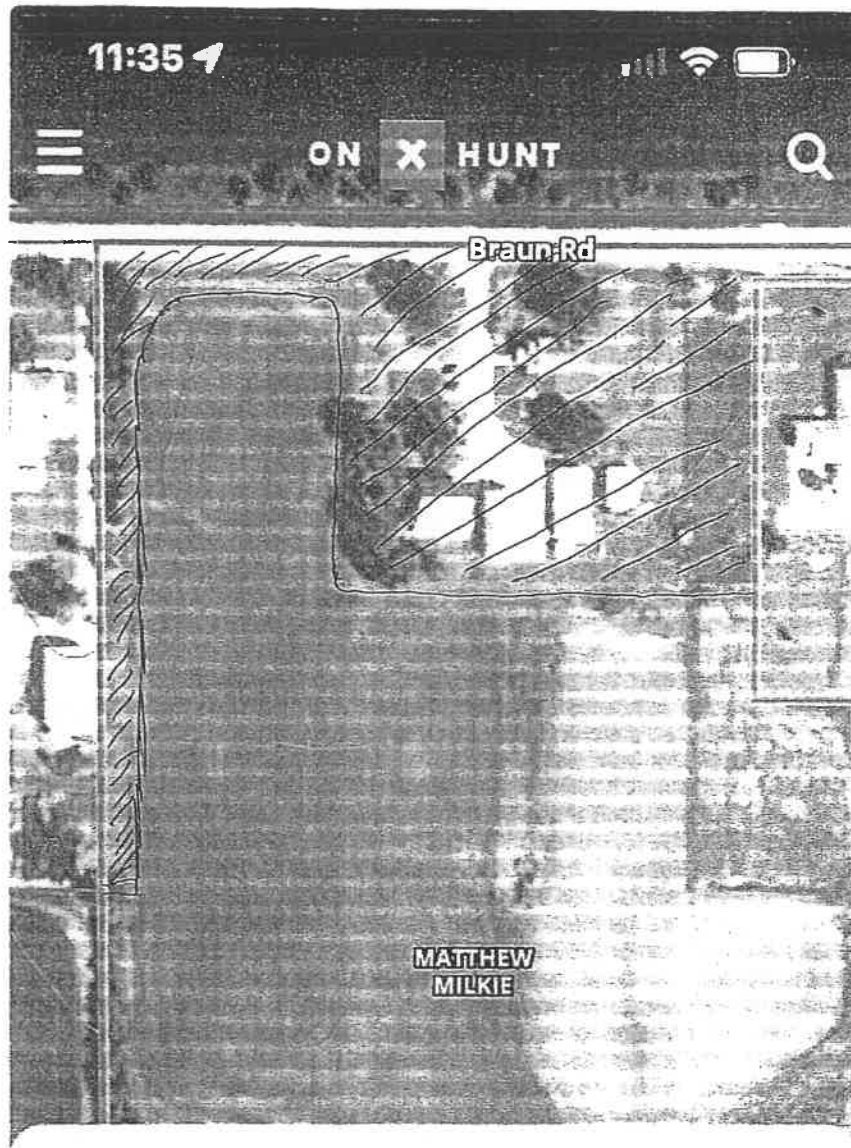
Matt Milkie
MATT MILKIE

10-27-24

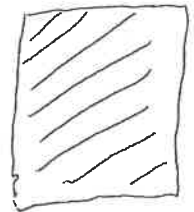
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JAN 28 2025

RACINE COUNTY



Key:



Area to
Be
mowed.

WI Private Lands

MATTHEW MILKIE

Overview Hunt Unit Weather Content



Coordinates 42.6819, -87.96609

Copy

WI Private Lands

Add to Folder

Share

Driving Direction

RECEIVED

JAN 28 2025

RACINE COUNTY

EXHIBIT A

Sec. 20-1015. Home-Based Businesses.

a. Purpose and findings of this section:

- (1) Establishes criteria for operators of home-based businesses in dwelling units within appropriate zoning districts;
- (2) Permits and regulates the conduct of home-based businesses as an accessory use in a dwelling unit, whether owner- or renter-occupied;
- (3) Ensures that such home-based businesses are compatible with, and do not have a deleterious effect on, adjacent and nearby residential properties and uses;
- (4) Ensures that public and private services, such as streets, wastewater, water or storm water systems, are not burdened by the home-based businesses to the extent that usage exceeds that normally associated with residential use;
- (5) Allows residents of the community to use their residences as places to enhance or fulfill personal economic goals, under certain specified standards, conditions and criteria;
- (6) Enables the fair and consistent enforcement of these home-based business regulations; and
- (7) Promotes and protects the public health, safety, and general welfare.

b. This section applies to any occupation, profession, or business activity conducted entirely within a dwelling unit and carried on by a member of the family residing in the dwelling unit, and which occupation or profession is clearly incidental and subordinate to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit. A home-based business is an accessory use to a dwelling unit.

No home-based business, except as otherwise provided in this section, may be initiated, established, or maintained in the unit except in conformance with the regulations and performance standards set forth in this section.

c. Types of home-based businesses. Three types of home-based businesses are defined and regulated under this section:

- (1) Type A residential home-based businesses. Type A residential home-based businesses are those in which household residents use the dwelling unit they occupy as a place of work, but no employees come to the site, and customers or clients are by appointment only. **Type A residential home-based businesses do not require a permit or registration.**

- a. Where allowed. Type A residential home-based businesses are permitted by right as an accessory use to a principal dwelling use. Type A residential home-based businesses are subject to the general regulations of this subsection.
- b. Permitted and conditional uses. The home-based business regulations of this section establish regulations and standards for home-based work activities rather than limit the range of work activities to a specific list of occupations or business types. Type A home-based businesses that comply with all applicable regulations of this section are permitted by right unless otherwise expressly stated.
- c. General regulations for Type A residential home-based businesses. All Type A residential home-based businesses are subject to the following general regulations:
 - 1. All individuals engaged in a Type A residential home-based business must reside in the dwelling unit in which the residential home-based business is located as their primary place of residence.
 - 2. Residential home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes. They may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Residential home-based businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a residential neighborhood in Yorkville. Residential home-based businesses must be operated so as not to create or cause a nuisance.
 - 3. Any tools or equipment used as part of a residential home-based business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
 - 4. External structural alterations or site improvements that change the residential character of the lot upon which a residential home-based business is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting, or the addition of a separate building entrance that is visible from abutting streets.
 - 5. Residential home-based businesses must be conducted entirely within the dwelling unit. Materials related to the home-based business must be stored entirely within the dwelling unit or an accessory structure.
 - 6. No window display or other public display of any material or

merchandise is allowed.

7. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 CFR 171.8.
 8. Only licensed automobiles, passenger vans and passenger trucks may be used in the conduct of a residential home-based business. No other types of vehicles may be parked or stored on the premises. This provision is not intended to prohibit deliveries and pickups by common carrier delivery vehicles (e.g., postal service, United Parcel Service, Fed Ex, Amazon, et al.) of the type typically used in residential neighborhoods.
 9. No nonresident employees are allowed except for the purposes of student instruction, teaching or tutoring.
 10. Up to four individual client or customer appointments are permitted at any one time. For the purposes of this subsection, each "client or customer" may be accompanied by his/her immediately family.
 11. The area devoted to the conduct of all Type A residential home-based businesses present on the subject property is limited to 33% of the dwelling unit's floor area or 750 square feet, whichever is less.
 12. The following uses are expressly prohibited as Type A residential home-based businesses:
 - i. Any type of assembly, cleaning, maintenance or repair of vehicles, equipment with internal combustion engines, or of large appliances.
 - ii. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations.
 - iii. Equipment supply or equipment rental businesses.
 - iv. Eating or drinking places.
 - v. Funeral or interment services.
 - vi. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.
- (2) Type B residential home-based businesses. Type B residential home-based businesses are those in which household residents use the dwelling unit they

occupy as a place of work and either one nonresident employee or more than 4 customers/clients come to the site at any one time. **Type B residential home-based businesses require a conditional use permit and registration.**

- a. Where allowed. Type B residential home-based businesses may be approved as an accessory use to a principal dwelling use. Type B residential home-based businesses are subject to all applicable regulations of this subsection.
- b. Permitted and conditional uses. The home-based business regulations of this section establish regulations and standards for home-based work activities rather than limit the range of work activities to a specific list of occupations or business types. **Conditional use permits approved as to Type B Home-based businesses may include conditions that vary from the provisions of this ordinance, depending on the unique characteristics of the home-based business under consideration, in accordance with the provisions governing the issuance of conditional use permits set forth in Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.**
- c. General regulations for Type B residential home-based businesses. All Type B residential home-based businesses are subject to the following general regulations:
 1. Type B residential home-based businesses are allowed only if reviewed and approved in accordance with the conditional use procedures of Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.
 2. Residential home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes. They may not change the character of the residential building they occupy or adversely affect the character of the surrounding neighborhood. Residential home-based businesses may not, for example, produce light, noise, vibration, odor, parking demand, or traffic impacts that are not typical of a residential neighborhood in Yorkville. Residential home-based businesses must be operated so as not to create or cause a nuisance.
 3. One nonresident employee is allowed with a Type B residential home-based business. Residential home-based businesses that have more than 4 clients or customers coming to the site at any one time, may not have nonresident employees. For the purpose of this section, the term "nonresident employee" includes an employee, business partner, co-owner or any other person affiliated with the residential home-based business, who does not live at the site, but who visits the site as part of the residential home-based business.

4. Customer visits are allowed only between the hours of 7:00 a.m. and 7:00 p.m.
5. Any tools or equipment used as part of a residential home-based business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
6. External structural alterations or site improvements that change the residential character of the lot upon which a residential home-based business is located are prohibited. Examples of such prohibited alterations include construction of parking lots, the addition of commercial-like exterior lighting, or the addition of a separate building entrance that is visible from abutting streets.
7. Residential home-based businesses must be conducted entirely within the dwelling unit. Materials related to the home-based business must be stored entirely within the dwelling unit or an accessory structure.
8. No window display or other public display of any material or merchandise is allowed.
9. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 CFR 171.8.
10. Only licensed automobiles, passenger vans and passenger trucks may be used in the conduct of a residential home-based business. No other types of vehicles may be parked or stored on the premises. This provision is not intended to prohibit deliveries and pickups by common carrier delivery vehicles (e.g., postal service, United Parcel Service, Fed Ex, Amazon, et al.) of the type typically used in residential neighborhoods.
11. The area devoted to the conduct of all Type B residential home-based businesses present on the subject property is limited to 49% of the dwelling unit's floor area or 1,000 square feet, whichever is less.
12. As part of the conditional use process, renters will need to obtain written permission from the property owner to carry out Type B residential home-based businesses.
13. The following uses are expressly prohibited as Type B residential home-based businesses:
 - i. Any type of assembly, cleaning, maintenance or repair of vehicles, equipment with internal combustion engines, or of large appliances.

- ii. Dispatch centers or other businesses where employees come to the site and are dispatched to other locations.
 - iii. Equipment supply or equipment rental businesses.
 - iv. Eating or drinking places.
 - v. Funeral or interment services.
 - vi. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.
- d. Home-Based Business Registry.
- 1. Intent and Purpose. The intent and purpose of the Home-Based Business Registry is to quicken response times to home-based businesses needing fire, rescue and/or law enforcement services, and to protect the health, safety, and welfare of residents and those frequenting home-based businesses.
 - 2. Any person receiving a conditional use permit to conduct a Type B home-based business shall file with the Village Administrator/Clerk a Home-Based Business Registration Form. The Home-Based Business Registration Form shall contain the following information:
 - i. Business name and address
 - ii. Business owner and address
 - iii. Property owner name and address
 - iv. Hours of operation
 - v. Whether the business is continuous or seasonal
 - vi. Number of employees
 - vii. Estimated number of customers or clients per day
 - viii. Description of products sold and/or services provided
 - ix. Emergency contact information
 - x. Hazardous chemicals and/or substances kept on site
 - xi. Form of ownership (i.e., sole proprietorship, partnership, corporation, or limited liability company)

3. Changes and updates. The operator of a home-based business shall submit an updated Home-Based Business Registration Form if any information located on the form has changed or is no longer current.
- (3) Rural home-based businesses. Rural home-based businesses are those that do not comply with the Type A or Type B residential home-based business regulations and in which household residents use the dwelling unit they occupy or an accessory building as a place of work. **Rural home-based businesses are permitted in the A-2 General Farming and Residential District II or A-3 General Farming District III and require a conditional use permit and registration.**
- a. Where allowed. Rural home-based businesses may be approved as an accessory use to a principal dwelling use or accessory use to an agricultural use only in the A-2 General Farming and Residential District II or A-3 General Farming District III. Rural home-based businesses are subject to the supplemental regulations of Subsection (c) and all other applicable regulations of this section
 - b. Permitted and conditional uses. The home-based business regulations of this section establish regulations and standards for home-based work activities rather than limit the range of work activities to a specific list of occupations or business types. **Conditional use permits approved as to Rural Home-Based Businesses may include conditions that vary from the provisions of this ordinance, depending on the unique characteristics of the home-based business under consideration, in accordance with the provisions governing the issuance of conditional use permits set forth in Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.**
 - c. Supplemental regulations for rural home-based businesses.
 1. Rural home-based businesses are allowed only if reviewed and approved in accordance with the conditional use procedures of Chapter 55, Exhibit A, Chapter 20, Article VIII, Division 3.
 2. A maximum of three nonresident employees are allowed with a rural home-based business.
 3. Customer visits are allowed only between the hours of 7:00 a.m. and 7:00 p.m.
 4. Rural home-based businesses must be accessory and secondary to the use of a dwelling unit for residential purposes or accessory to any on-site agricultural use. They may not change the character of the property they occupy or adversely affect the character of the surrounding area. Rural home-based businesses may not, for example, produce light, noise, vibration,

odor, parking demand, or traffic impacts that are not typical of a rural or semirural area in Yorkville. Rural home-based businesses must be operated so as not to create or cause a nuisance.

5. Rural home-based businesses may be conducted within the principal dwelling unit or within an accessory building,
6. Accessory buildings in which rural home-based businesses are conducted must be set back at least 150 feet from any offsite dwelling unit.
7. Any tools or equipment used as part of a rural home-based business must be operated in a manner or sound-proofed so as not to be audible beyond the lot lines of the subject property.
8. No window display or other public display of any material or merchandise is allowed.
9. The use or storage of hazardous substances is prohibited, except at the "consumer commodity" level, as that term is defined in 49 CFR 171.8.
10. As part of the conditional use process, renters will need to obtain written permission from the property owner to carry out the rural home-based business.
11. Roadside stands, as defined in Section 20-1, and permitted as an accessory use in agriculturally zoned districts, are not subject to any of the home-based business provisions set forth in this ordinance.
12. The following uses are expressly prohibited as rural home-based businesses:
 - i. Any type of motor vehicle repair, except where permitted pursuant to a conditional use permit as a rural home-based business under this ordinance.
 - ii. Any use involving the use or storage of vehicles, products, parts, machinery or similar materials or equipment outside of a completely enclosed building.
13. Home-based agricultural related businesses (HBARB) must comply with the following standards, as set forth in Section 20-1226 (15):
 - i. Allowed as a conditional use approval in all agricultural districts.

- ii. The operator shall reside in a residence on the property.
- iii. The operator shall grow the primary portion of materials or products sold onsite.
- iv. The HBARB must be located on a parcel not less than five (5) acres in area.
- v. Maximum two (2) persons other than members of the immediate family may be employed in the HBARB at any given time.
- vi. Any signage associated with the HBARB must comply with Chapter 55 of this code and will require zoning permit approval.
- vii. Any structure that is utilized at the subject site that is associated with any aspect of the HBARB must meet the principal structure setbacks for the zoning district.
- viii. Any accessory building used in association with the HBARB shall be clearly incidental to the principal use.
- ix. Retail sales of ancillary non-agricultural items is subject to detailed plan approval by the Plan Commission and Village Board.
- x. Proper sanitation approval must be obtained in full compliance with state sanitation codes.
- xi. The HBARB product must consist of farm commodities that are entirely, or the majority of which are, planted or produced on the farm premises, or are agriculturally related.
- xii. Food shall not be served to patrons other than small sample of product produced by the HBARB.
- xiii. Limited outside customer activity may occur on the premises in accordance with Village approval.

d. Home-Based Business Registry.

- 1. Intent and Purpose. The intent and purpose of the Home-Based Business Registry is to quicken response times to home-based businesses needing fire, rescue and/or law enforcement services, and to protect the health, safety, and welfare of residents and those frequenting home-based businesses.
- 2. Any person receiving a conditional use permit to conduct a rural

home-based business shall file with the Village Administrator/Clerk a Home-Based Business Registration Form. The Home-Based Business Registration Form shall contain the following information:

- i. Business name and address
 - ii. Business owner and address
 - iii. Property owner name and address
 - iv. Hours of operation
 - v. Whether the business is continuous or seasonal
 - vi. Number of employees
 - vii. Estimated number of customers or clients per day
 - viii. Description of products sold and/or services provided
 - ix. Emergency contact information
 - x. Hazardous chemicals and/or substances kept on site
 - xi. Form of ownership (i.e., sole proprietorship, partnership, corporation, or limited liability company)
3. Changes and updates. The operator of a home-based business shall submit an updated Home-Based Business Registration Form if any information located on the form has changed or is no longer current.
- e. Unsafe home-based businesses. If any home-based business has become dangerous or unsafe; presents a safety hazard to the public, pedestrians on public sidewalks, or motorists on a public right-of-way; or presents a safety hazard to adjacent or nearby properties, residents, or businesses, the Zoning Administrator, Building Inspector or Code Enforcement Officer shall issue an order to the dwelling owner and/or tenant on the property on which the home-based business is being undertaken, directing that the home-based business immediately be made safe or be terminated. The property owner and/or tenant shall take the necessary corrective steps or measures and notify the official who issued the order of the corrective action taken. In the event of a failure to do so by the owner and/or tenant, after notice and a reasonable period, the Village may take any and all available enforcement actions to render the home-based business and dwelling safe. Costs incurred by the Village if forced to take enforcement actions, shall be borne by the property owner and the failure to take corrective action shall be treated as a zoning violation.

RESOLUTION NO. 2025-10

**VILLAGE OF YORKVILLE
COUNTY OF RACINE, STATE OF WISCONSIN**

A RESOLUTION APPROVING A CONDITIONAL USE REQUEST TO OPERATE A RURAL HOME-BASED BUSINESS KNOWN AS “TOP NOTCH THREADROLLING” AT 14601 BRAUN ROAD, SEC. 36, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-21-36-004-000); MATTHEW MILKIE AND STACEY PIPER-MILKIE, OWNER; PHILLIP KAPALCZYNSKI/TOP NOTCH THREADROLLING, LLC, APPLICANT/AGENT

THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, RESOLVES AS FOLLOWS:

WHEREAS, Applicant/Agent requested conditional use approval to operate a rural home-based business known as “Top Notch Threadrolling” at 14601 Braun Road, Sec. 36, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-36-004-000); and,

WHEREAS, the Village of Yorkville Plan Commission recommended approval of the request, subject to the conditions attached hereto as Exhibit A and the performance standards attached hereto as Exhibit B, for the following reasons:

1. The proposed home-based business is allowed through the conditional use process, and the proposed home-based business meets the supplemental regulations for rural home-based businesses;
2. The proposed home-based business does not appear to be detrimental, harmful, or a nuisance to adjacent properties.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Yorkville, that the requested conditional use set forth above is hereby approved for the same reasons set forth above and subject to the same conditions and contingency imposed by the Village of Yorkville Plan Commission.

This Resolution was adopted by the Village Board of the Village of Yorkville, County of Racine, State of Wisconsin, this 10th day of March, 2025.

VILLAGE OF YORKVILLE

Ayes: _____

By: _____

Douglas Nelson, President

Nays: _____

Attest: _____

Abstentions: _____

Janine Carls, Clerk

Absences: _____

EXHIBIT A - CONDITIONS

Matthew Milkie and Stacey Piper-Milkie, Owner
Phillip Kapalczynski/Top Notch Threadrolling, LLC, Applicant/Agent

1. **Zoning Permit.** The applicant must obtain a zoning permit from the Racine County Development Services Office after paying a zoning permit fee of **\$250.00**. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Home-Based Business Registry.** Prior to the issuance of a zoning permit, the applicant must file a Home-Based Business Registration form with the Village of Yorkville.
3. **Private Onsite Wastewater Treatment System.** Prior to the issuance of a zoning permit, sanitary approval must be obtained from the Racine County Development Services Department. Please contact their office at (262) 886-8440.
4. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
5. **Substantiated Complaints.** The Village of Yorkville reserves the right to require the owner to appear before the Board to address substantiated complaints involving this operation. The Board may direct the owner to implement possible corrective measures to address the complaints. The Conditional Use Permit could be subject to revocation proceedings if substantiated complaints are not addressed by corrective measures.
6. **Exterior Lighting.** Any changes to the existing exterior lighting on the property shall meet the provisions of Section 20-1065 of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville. Any exterior lighting installed prior to December 15, 2022, must remain in conformance with the approved exterior lighting plan on record. If any exterior lighting installed prior to December 15, 2022, was not part of an approved exterior lighting plan, the exterior lighting must continue to be arranged, oriented, or shielded in a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way, and will not endanger the safety of pedestrian or vehicular traffic.
7. **Loading Requirements.** Adequate loading areas shall be provided so that all vehicles loading, maneuvering, or unloading are completely off the public ways and so that all vehicles need not back onto any public way. Reference Section

20-1087, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.

8. **Operation Requirements.** The operation shall not locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash or be harmful to human, animal, plant, or aquatic life. Any oil or other hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources (WI-DNR) regulations.
9. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
10. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
11. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on January 28, 2025, unless otherwise amended herein.
12. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville (copy attached).
13. **Property Requirements.** This site must be kept neat and orderly at all times, with all refuse dumpsters out of view of passersby. All disposed items must be done in an environmentally safe manner. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; replacing broken and vandalized parts; replacing burned out light bulbs; and cleaning, painting, and repairing windows and building facade.
14. **Signs.** Any advertising sign on this property must conform to the Racine County Ordinance standards, as applicable to the Village of Yorkville, and will require a separate zoning permit(s) prior to installation.
15. **Fire Alarm and/or Sprinkler Plan Review.** If this approval is for an activity that requires fire alarm and/or sprinkler system plan review, written confirmation shall be provided to the Village Administrator/Clerk by Fire Safety Consultants, Inc. stating that the applicant and/or agent has submitted acceptable fire alarm and/or sprinkler system plans to Fire Safety Consultants, Inc. for review pursuant to

Chapter 26 of the Village of Yorkville Municipal Code. No building or zoning permit shall be issued for this activity until such time as said confirmation is provided. For the purposes of this condition, the term "building permit" shall mean any permit including, but not limited to, site preparation, building, electrical, plumbing, HVAC, and erosion permits. The applicant must first obtain Fire Safety Consultants, Inc. fire alarm and/or sprinkler system plan approval prior to submitting those plans to the State of Wisconsin for state review. Failure to abide by any part of this condition shall not constitute a basis for an appeal to the Village Board of any sprinkler system and/or fire alarm requirements contained within Chapter 26 of the Village of Yorkville Municipal Code. The building inspector may issue a stop work order if, in his/her opinion, construction cannot proceed any further without impeding the installation of the required fire alarm and/or sprinkler systems.

16. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
17. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations.
18. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
19. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
20. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Matthew Milkie, Stacey Piper-Milkie, Phillip Kapalczynski, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
22. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.

EXHIBIT B - PERFORMANCE STANDARDS

Matthew Milkie and Stacey Piper-Milkie, Owner
Phillip Kapalczynski/Top Notch Threadrolling, LLC, Applicant/Agent

DIVISION 4. - PERFORMANCE STANDARDS [15]

Footnotes:

--- (15) ---

Cross reference - Schedule of deposits for violation of the provisions in this division, § 5-3.

Sec. 20-1061. - Compliance.

This chapter permits specific uses in specific districts; and these performance standards are designed to limit, restrict, and prohibit the effects of those uses outside their premises or district. All structures, lands, air and waters shall hereafter, in addition to their use, site and sanitary, floodland and shoreland regulations, comply with the following performance standards.

(Code 1975, § 7.091)

Sec. 20-1062. - Water quality protection.

No residential, commercial, industrial, institutional or recreational use shall locate, store, discharge or permit the discharge of any treated, untreated or inadequately treated liquid, gaseous or solid materials of such nature, quantity, obnoxiousness, toxicity or temperature that might run off, seep, percolate or wash or be harmful to human, animal, plant or aquatic life. This section shall not apply to uses other than those enumerated in it.

(Code 1975, § 7.092)

Sec. 20-1063. - Noise.

All noise shall be so muffled or otherwise controlled as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

(Code 1975, § 7.093)

Sec. 20-1064. - Radioactivity and electrical disturbances.

No activity shall emit radioactivity or electrical disturbances so as to endanger the use of neighboring premises.

(Code 1975, § 7.094)

Sec. 20-1065. - Exterior lighting.

Any lighting source on any use, lot or parcel which is for the purpose of illuminating any structure exterior, sign, parking lot or outdoor area shall be established in a manner which satisfies the following conditions:

- (1) Such lighting shall be arranged, oriented or shielded in such a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way.
- (2) The source of such illumination shall be arranged, oriented or shielded in a manner which will not endanger the safety of pedestrian or vehicular traffic.

(Ord. No. 86-86, § 7.095, 8-26-86)

Sec. 20-1066. - Maintenance.

Any fence, wall, hedge, yard space or landscaped area required by this chapter or grant of variance or conditional use shall be kept free of an accumulation of refuse or debris. Plant materials must be well kept in a healthy, growing condition; and structures, such as walls and fences, shall be maintained in sound conditions, good repair and appearance at all times.

(Ord. No. 86-86, § 7.096, 8-26-86)

Sec. 20-1067. - Odors.

No residential, commercial, industrial, institutional or recreational use shall emit an odor of such nature or quantity as to be offensive or unhealthful which is detectable at the lot line. The guide for determining odor measurement and control shall be Chapter NR 429 of the Wisconsin Administrative Code and amendments thereto.

(Ord. No. 93-3, 5-11-93)

Cross reference - Outdoor burning, § 13-51 et seq.

Sec. 20-1068. - Reserved.

Editor's note - Ord. No. 2011-131S, adopted April 10, 2012, repealed § 20-1068 which pertained to floodproofing and derived from Ord. No. 94-155, § 11, adopted Nov. 10, 1994.

Secs. 20-1069 - 20-1085. - Reserved.

E-MAIL MEMORANDUM

TO: Michael McKinney (Michael@villageofyorkville.com)
Village of Yorkville Administrator

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: Hribar Land Management, LLC, Owner
RIV Crete Redi Mix (Michael Rivecca), Applicant
Parcel ID #'s 194032103002000 & 194032104006000
2221 Raymond Avenue

March 10, 2025, Pre-application Conference for a proposed concrete batch plant and new shop building.

DATE: March 5, 2025

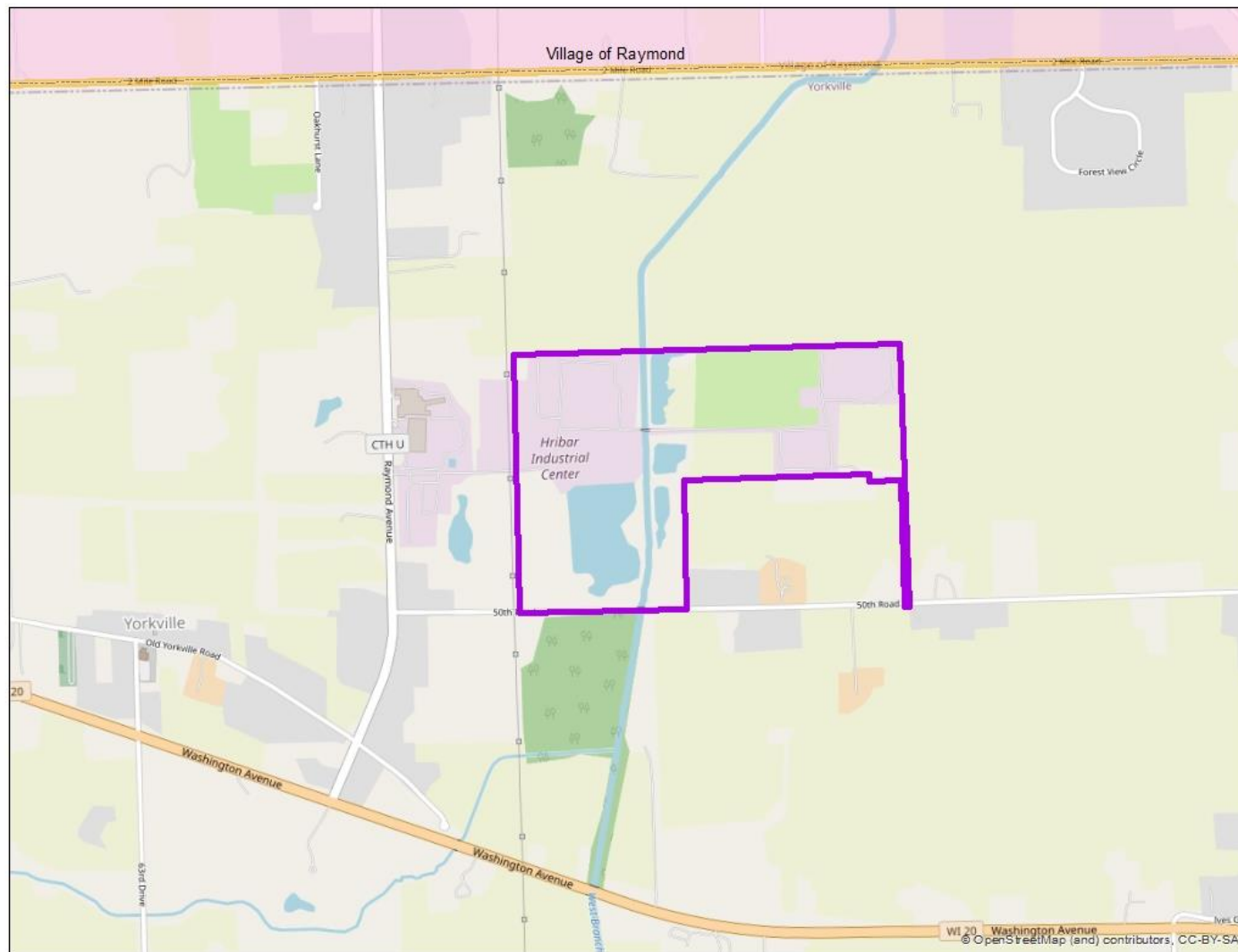
Overview:

The subject ± 44.75 -acre and ± 162.3 -acre parcels are located at 2221 Raymond Avenue. The portion of the property where the applicant is proposing a concrete batch plant is zoned M-3, Heavy Industrial District. The proposed concrete batch plant and new shop building will be constructed in the location as shown on the submitted site plan, which appears to transect a property line. The dashed line on the submitted site plan that is shown transecting the western edge of the proposed shop building is the property line between Parcel ID 194032103002000 and Parcel ID 194032104006000. The location of the proposed buildings will either need to be modified to meet the required 20-foot side yard setback, or the lot line will need to be adjusted to meet the setback requirements. The proposed location of the concrete batch plant is approximately 2,000 feet from the nearest residence, so noise and dust concerns should be minimal. This proposed facility will create 12 - 18 full-time positions and standard operating hours would be between 6:00am to 5:00pm. The proposed concrete batch plant and shop building is allowed in the M-3 zoning district through the conditional use process. Through conversation with the applicant, it is the intention for a formal conditional use permit application to be submitted for the April 14, 2025, Village Board meeting.

c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Eberle
File

Hribar Land Management LLC, Owner
RIV Crete Redi Mix (Michael Rivecca), Applicant
Site Address: 2221 Raymond Avenue
Pre-Application Conference #1 – to build a redi-mix facility

Location Map

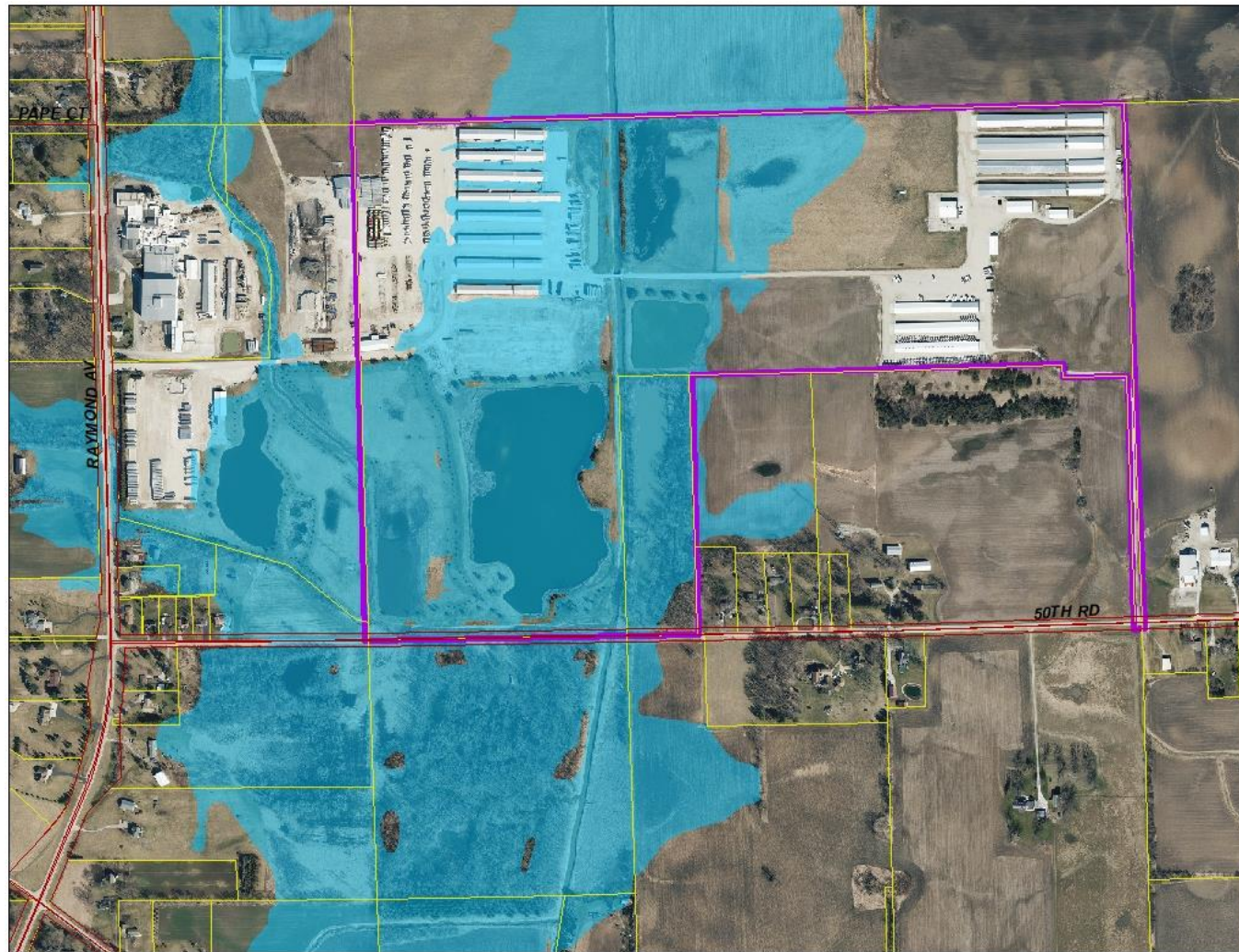


SEC 03/04 – T3N – R21E

Village of Yorkville

Hribar Land Management LLC, Owner
RIV Crete Redi Mix (Michael Rivecca), Applicant
Site Address: 2221 Raymond Avenue
Pre-Application Conference #1 – to build a redi-mix facility

2024 Aerial **Floodplains**



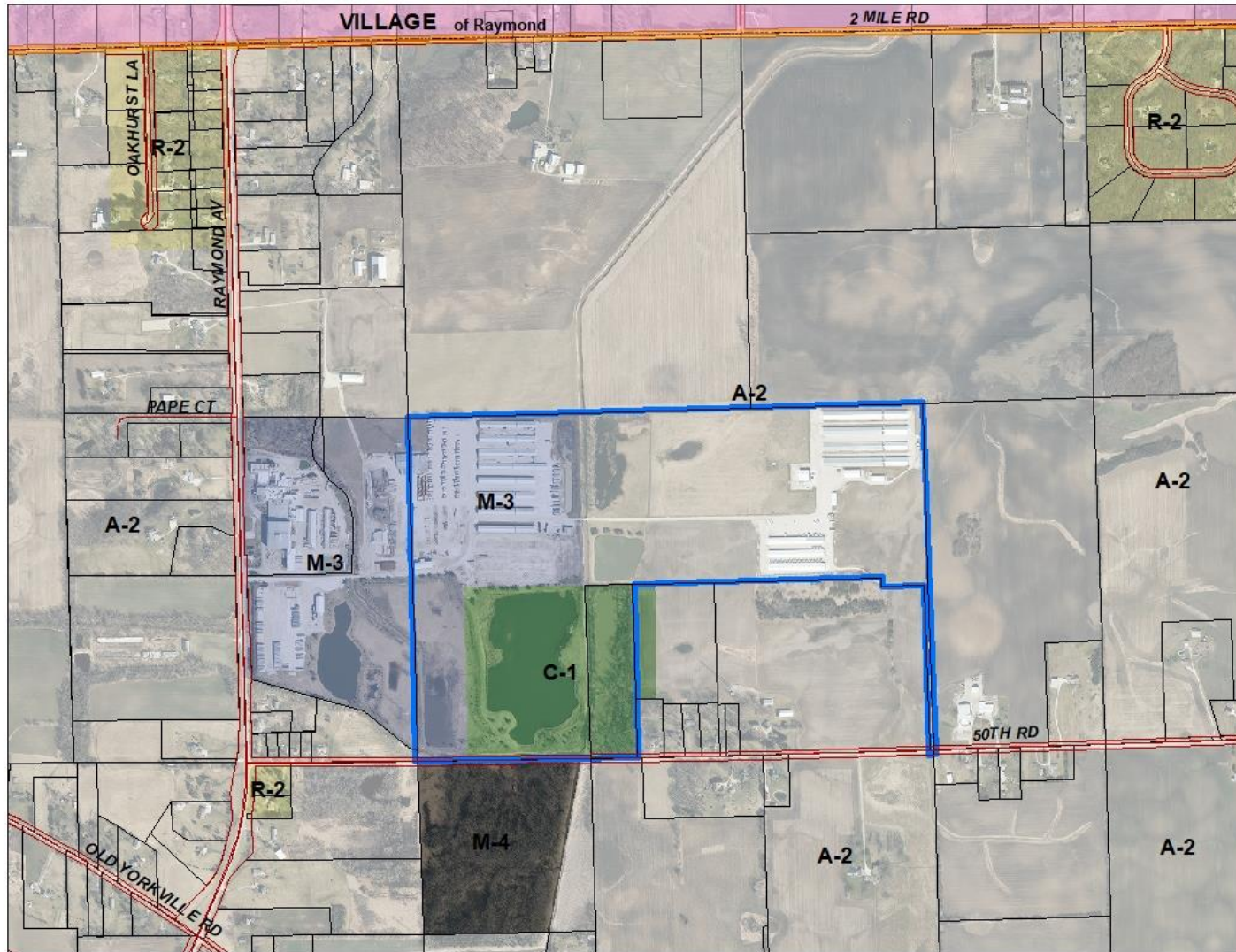
SEC 03/04 – T3N – R21E

Village of Yorkville



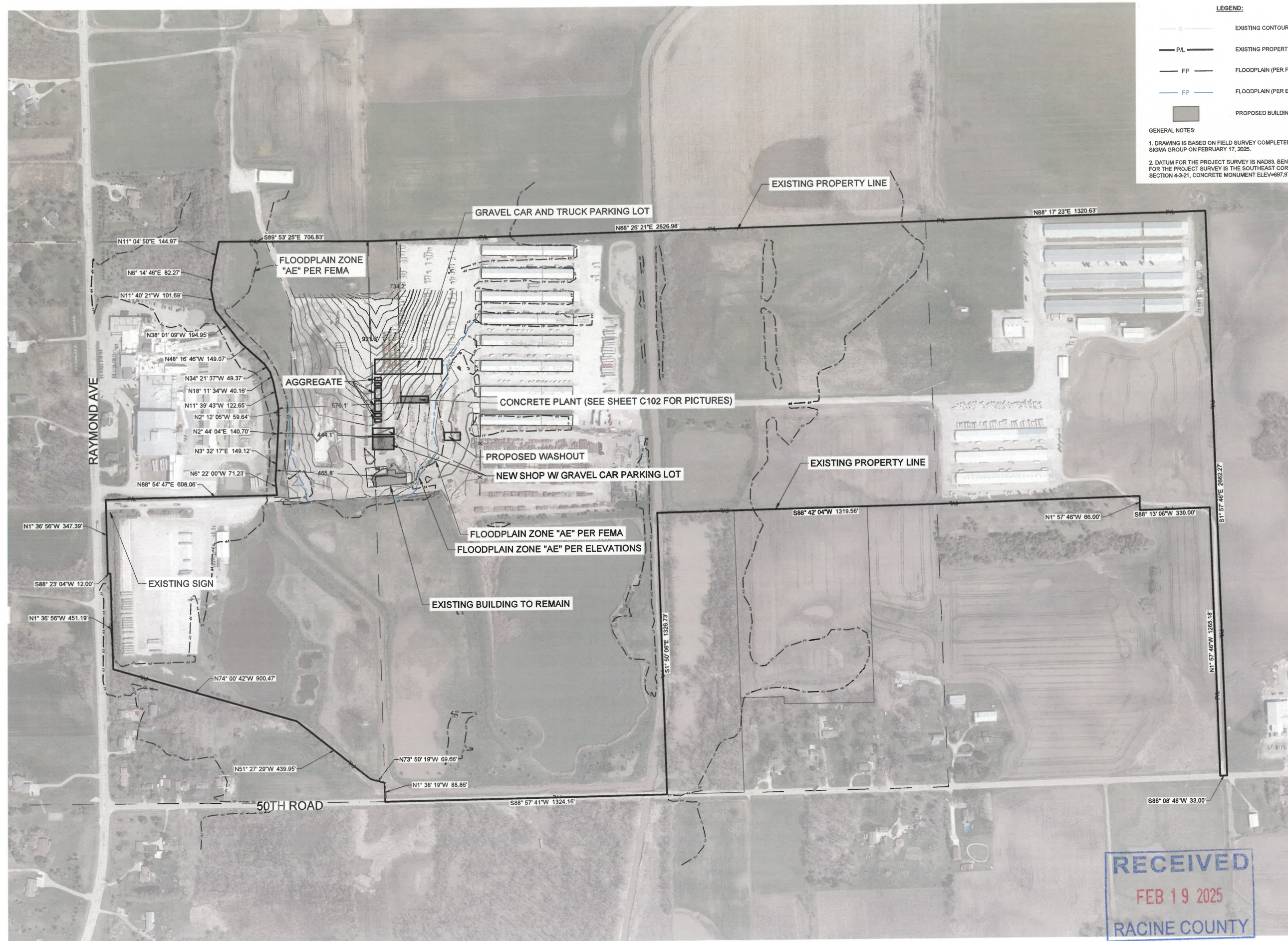
Hribar Land Management LLC, Owner
RIV Crete Redi Mix (Michael Rivecca), Applicant
Site Address: 2221 Raymond Avenue
Pre-Application Conference #1 – to build a redi-mix facility

Zoning Map

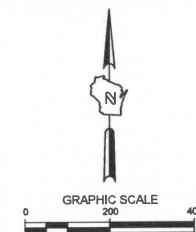


SEC 03/04 – T3N – R21E

Village of Yorkville



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

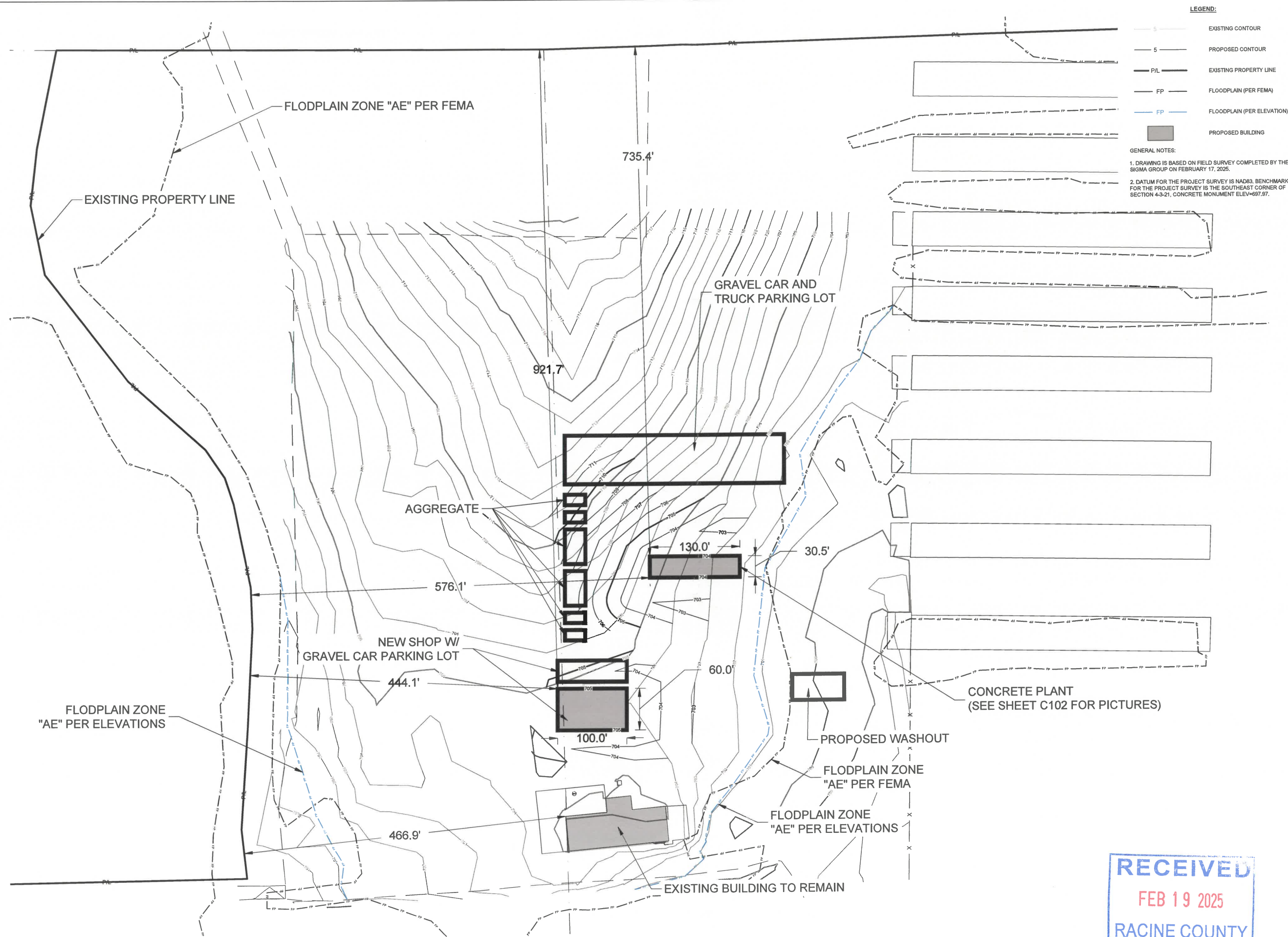


DRIV/CRETE READY MIX
2221 RAYMOND AVE
YORKVILLE, WI

OVERALL SITE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

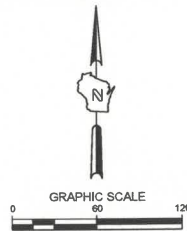
ISSUANCE		DATE
— — — — — — — — —		
NO. REVISION		DATE
— — — — — — — — —		
PROJECT NO:	23773	
DESIGN DATE:	——	
PLOT DATE:	2025.02.18	
DRAWN BY:	——	
CHECKED BY:	CTC	
APPROVED BY:	CTC	
SHEET NO:	C100	



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING PROPERTY LINE
- FLOODPLAIN (PER FEMA)
- FLOODPLAIN (PER ELEVATION)
- PROPOSED BUILDING

GENERAL NOTES:
1. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON FEBRUARY 17, 2025.
2. DATUM FOR THE PROJECT SURVEY IS NAD83. BENCHMARK FOR THE PROJECT SURVEY IS THE SOUTHEAST CORNER OF SECTION 4-3-21, CONCRETE MONUMENT ELEV=697.97.



RIV/CRETE READY MIX
2221 RAYMOND AVE
YORKVILLE, WI

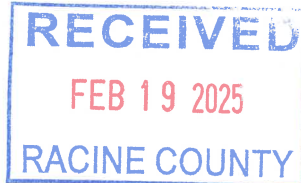
DETAILED SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUANCE DATE

NO. REVISION DATE

PROJECT NO:	23773
DESIGN DATE:	—
PLOT DATE:	2025.02.18
DRAWN BY:	MRG
CHECKED BY:	CTC
APPROVED BY:	CTC
SHEET NO:	C101





C102

RECEIVED
FEB 19 2025
RACINE COUNTY



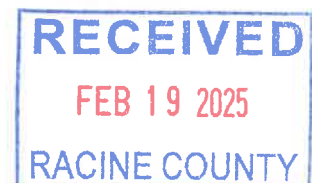
Yorkville Conditional Use Permit Application

Riv/Crete Ready Mix is a local, family-owned and operated union concrete supplier in the greater Milwaukee metro area. We are interested in expanding our business in Yorkville because of customer demand and the consolidation of ready-mix suppliers in this market. We currently operate two ready-mix facilities and focus on sophisticated commercial work while also serving the residential marketplace. We have supplied Komatsu's World Headquarters, the Couture, Children's Hospital, and the new Milwaukee Public Museum.

We have 80 full-time employees across multiple functions including mechanics, ready mix drivers (CDL Class B), and facility managers. These types of employees earn on average between \$70,000 and \$80,000 a year. All our employees receive great benefits, continued training, and advancement within the organization.

Riv/Crete plans to invest \$3.5 Million dollars to build a ready-mix facility in Yorkville. We will work with local companies to build, maintain, and supply our operation. This new facility will create 12 to 18 full-time jobs with the same compensation as our Milwaukee employees.

The current site has been used as a construction material storage site for several years. The proposed change would have equivalent truck traffic as it has historically. Our proposal includes the construction of an 8,000 square foot two bay maintenance building, concrete batch plant, and water recycling system used to wash the trucks. Our Standard operating hours are 6:00 – 5:00 with deliveries taking place between 7:00 and 4:00. During the construction season (spring – fall), based on customer demand, we operate on Saturdays typically until 12:00.





Occasionally, we operate outside of our standard hours for DOT projects, emergency repairs (water main breaks), and certain commercial projects. In 2023 we had 14 early starts or night pours and in 2024 we had 9 days. RivCrete will begin construction as soon as we receive approval and plan to be operational by late summer.

We would be happy to provide a tour of our facilities to anyone who would be interested in better understanding our operations. We take pride in ensuring we have a safe, clean work environment, and are good members of our local community.

THOMAS HRIBAR

9222 160th Avenue
Bristol, WI 53104

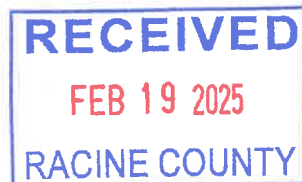
To whom it may concern,

Mike Rivecca with RivCrete Ready Mix has my permission to apply for a predevelopment meeting and a conditional use permit for my property located at 2221 Raymond Ave Franksville, WI 53126

Parcel ID# 194032103002000



Thomas Hribar



Yorkshire Highlands Letter of Credit Status

Original Letter of Credit Balance	2/9/2024	\$859,608.24
Reduction #1	8/27/2024	(\$100,688.34)
Reduction #2	9/9/2024	(\$164,140.88)
Reduction #3	11/25/2024	(\$404,112.74)
Reduction #4	3/10/2025	(\$82,875.68)

Current Letter of Credit Balance	3/10/2025	\$107,790.60
----------------------------------	-----------	--------------

Note: Reduction #4 is **TENTATIVE**

	Full	90% (Reimbursable)	10% (Retainage)
Reesman 1	\$ 111,875.93		
		\$ 100,688.34	\$ 11,187.59
Reesman 2	\$ 182,378.76		
		\$ 164,140.88	\$ 18,237.88
Reesman 3	\$ 99,088.44		
Partial		\$ 89,179.60	\$ 9,908.84
Reesman 4	\$ 31,646.46		
		\$ 28,481.81	\$ 3,164.65
ACI 1	\$ 90,000.00		
		\$ 81,000.00	\$ 9,000.00
ACI 2	\$ 24,946.00		
Partial		\$ 22,451.40	\$ 2,494.60
Final Lift	\$ 40,000.00		
New LLOC		\$ 40,000.00	\$ -
Retainage	\$ 143,000.00		
		\$ 143,000.00	\$ -
Reduction #3	\$ (0.07)		
Correction		\$ (0.07)	\$ -
ERC 1	\$ 18,717.50		
		\$ 16,845.75	\$ 1,871.75
ERC 2	\$ 330.00		
		\$ 297.00	\$ 33.00
Reesman 3	\$ 73,036.59		
Partial		\$ 65,732.93	\$ 7,303.66
	\$ 815,019.61	\$ 751,817.64	\$ 63,201.97

February 25, 2025

Michael McKinney
Administrator-Treasurer
Village of Yorkville
925 15th Avenue
Union Grove, WI 53182

Re: Yorkshire Highlands Subdivision: Request for LLOC reduction #4

Dear Michael,

We have made great progress and are pleased to inform you and the Village Board that the improvements have been made to the site, the binder course of asphalt is finished, and the Village Board has accepted the Roadway Improvements.

The LLOC currently stands at \$190,666.28.

When Reduction #3 occurred in November 2024, Reesman was paid the full amount of their pay request, \$154,912.53. A mistake on my part, I did not request a reduction of that full amount. Therefore, I am adding the difference to this request for further reduction. My formulas is:

Pay request # 3 minus 10% minus reduction approved in LLOC reduction #3.
 $\$154,912.53 - \$15,491.25 - \$99,088.44 = \$40,332.84$

Pursuant to the terms and definitions of the Developers Agreement, the Developer now wishes to further draw down the Letter of Credit as follows:

Reesman Pay Request 3	\$ 40,332.84
ERC Inv 4577	18,717.50
ERC Inv 4586	<u>330.00</u>
	\$ 59,380.34

Less 10% retainage ERC Only	<u>1,904.75</u>
Total of LLOC reduction request	\$ 57,475.59

Pursuant to the Developers Agreement this leaves the Balance of the Stewardship plus 10% in place, money for further inspection fees plus 10% of the cost of the improvements completed.

The Lein Waivers for ERC are included in this mail.

We appreciate your attention to this matter. Please let me know the next steps or what else you may need.

Thank you,

Nancy

Nancy Washburn
Land Development Administration, LLC

As Agent for TNG27, LLC
Raymond C. Leffler, Member

Cc: Mark Eberle – Village Engineer – Nielsen, Madsen & Barber, SC

DRAFT



Full Lien Waiver

FOR VALUE RECEIVED, the undersigned hereby waives all rights to and claims for a lien, on the LAND HEREINAFTER DESCRIBED, together with all the appurtenances there unto belonging, for any and all work, labor, materials, plans or specifications heretofore procured, performed or furnished. The undersigned further waives all such lien rights and claims, for any and all work, labor, materials, plans or specifications which is to be or may hereafter to be performed, procured or furnished in connection with or in any manner relating to the improvements now being, or to be built, erected, made or done for **TNG 27 LLC**, the owner(s), by the undersigned on this project situated in **Racine County, State of Wisconsin**, as described as follows, to-wit:

Invoice	Description	Amount
4586	Native Vegetation Management	\$330.00

The undersigned certifies that all work, labor, materials, plans or specifications related to this task heretofore procured, performed or furnished and secured by the undersigned, to complete the work according to plans and specifications for the above referred project, has/have been paid in FULL. The undersigned hereby confirms that this document is a FULL LIEN WAIVER.

DATED: 2/18/2025

FIRM NAME: **Eco-Resource Consulting, Inc.**

By: Stephen J. Hjort
Title: President

Being duly authorized to execute this Waiver on behalf of the firm.



Full Lien Waiver

FOR VALUE RECEIVED, the undersigned hereby waives all rights to and claims for a lien, on the LAND HEREINAFTER DESCRIBED, together with all the appurtenances there unto belonging, for any and all work, labor, materials, plans or specifications heretofore procured, performed or furnished. The undersigned further waives all such lien rights and claims, for any and all work, labor, materials, plans or specifications which is to be or may hereafter to be performed, procured or furnished in connection with or in any manner relating to the improvements now being, or to be built, erected, made or done for **TNG 27 LLC**, the owner(s), by the undersigned on this project situated in **Racine County, State of Wisconsin**, as described as follows, to-wit:

Invoice	Description	Amount
4577	Native Vegetation Management	\$18,717.50

The undersigned certifies that all work, labor, materials, plans or specifications related to this task heretofore procured, performed or furnished and secured by the undersigned, to complete the work according to plans and specifications for the above referred project, has/have been paid in FULL. The undersigned hereby confirms that this document is a FULL LIEN WAIVER.

DATED: 2/18/2025

FIRM NAME: **Eco-Resource Consulting, Inc.**

By: Stephen J. Hjort
Title: President

Being duly authorized to execute this Waiver on behalf of the firm.

February 21, 2025

Michael McKinney
Administrator/Clerk – Village of Yorkville
925 15th Avenue
Union Grove, WI 53182

Attn: Michael McKinney

RE: 2025 Routine Bridge Inspections

Westbrook is interested in providing bridge inspection services again to the Village of Yorkville for the upcoming 2025 bridge inspection cycle. The inspection and data entry will be performed in accordance with the FHWA and WisDOT element level inspection requirements.

As in past years, we will upload the inspection reports, supplemental drawings and pictures onto the WisDOT Highway Structures Information System (HSIS), submit hard copies to the Village, and provide you with a listing of the recommended bridge maintenance items.

Westbrook proposes the following services for a LUMP SUM fee of \$3,000:

- 1) B-51-061, 50th Rd, routine bridge inspection and underwater profile.
- 2) B-51-110, underwater profile.
- 3) B-51-114, Ives Grove Rd, underwater profile.

Please let me know if you have any questions regarding this proposal. If our proposal is acceptable, please sign and return one copy of this letter to our office for processing. Thank you in advance for choosing to work with Westbrook again.

Sincerely,
WESTBROOK ASSOCIATED ENGINEERS, INC.



Aaron Palmer, P.E.
Vice President, Bridge Inspection Program Manager
WiDOT Certified Bridge Inspector #9508

ACCEPTED BY:

Village of Yorkville

Date

2025 budget for bridge inspections - \$2,500