

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.