



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

3. Consent Agenda - approval of:

- a. January 13, 2025, joint Village Board/Plan Commission, January 27, 2025, Special Village Board, and January 27, 2025, Village Board meeting minutes
- b. Financial reports
- c. Village invoices
- d. Building Inspector’s Report - report on building permits issued and other activity
- e. Code Enforcement Officer’s Report - report on activities and issues
- f. Racine County Board of Drainage Commissioners payment #1 in the amount of \$278,169.72
- g. Stark Pavement pay request #2 (final) in the amount of \$7,302.29 for the 2023 58th Road paving and drainage program project
- h. Special Event Permit application submitted by Susan Smith on behalf of A Happy Thought Indeed Market Management for Fall at the Fairgrounds by re: Craft and Relic, to be held at the Racine County Fairgrounds, 19805 Durand Avenue (STH 11), on Sunday, October 5, 2025
- i. Scheduling a spring tire and electronics collection event at the Village’s waste and recycling collection site, 19040 Spring Street (CTH C) on Saturday, April 19, 2025, from 8:00 a.m. to 3:00 p.m.

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.

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.