

TOC Packet | Village Board 4-14-2025

Note: Closed Session and Planning and Zoning Packets will be sent individually and are not linked in this packet.

Consent Agenda

Agenda

Minutes: March 24

Village Treasurer's Report | Revenues | Expenses

Stormwater Treasurer's Report | Revenues | Expenses

Village Invoices

Stormwater Invoices

Building Inspector March Report

Municipal Code Enforcement March Report

Wastewater Treatment Plant debt service payment

Gaming Machine Application for Saffron Grill House (904 S Sylvania)

Scheduling Board of Review

Kitelinger Driveway Waiver Application

RESOLUTIONS (Corresponding information packets were emailed individually)

Resolution 2025-11 Gleason CUP Amendment

Resolution 2025-12 Citgo CUP

Resolution 2025-10 TNT-Milkie CUP

Resolution 2025-13 Hribar CUP

Resolution 2025-14 RivCrete CUP

Yorkshire Highlands Subdivision - Request for LLOC Reduction #4 (3-28-25)

2025-04-08 Yorkshire Highlands LOC

2025-03-10 Santiago email 1022

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, APRIL 14, 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. March 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. Wastewater treatment plant debt service payment in the amount of \$452,004.38 (contingent upon approval by the Sewer and Water Commission)
- h. 2024-2025 gaming machine license application (five video gaming machines and one pull tab machine) for Saffron Grill House, 904 South Sylvania Avenue (West Frontage Road)
- i. Scheduling the Village's 2025 Board of Review on Wednesday, July 16, 2025, at 5:00 p.m.

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

- a. Request submitted by Evan Kitelinger for a waiver of Section 38-115 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to the limitation on the number of driveway entrances, to allow for an application to obtain a permit for a second driveway entrance located at 14000 50th Road (Parcel ID # 194-03-21-01-026-000) in the A-2 (General Farming and Residential II) Zoning District
- b. **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 2232 North Sylvania, LLC and 2118 North Sylvania, LLC (with Robert Gleason as applicant/agent) for the parcel located at 2232 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-019-000) in the M-3 (Heavy Industrial) Zoning District to amend a conditional use request originally approved on July 10, 2023, and extended on April 8, 2024, to include construction of a ±1,972-square-foot addition to an industrial building
- c. Conditional use request submitted by 2232 North Sylvania, LLC and 2118 North Sylvania, LLC (with Robert Gleason as applicant/agent) for the parcel located at 2232 North Sylvania Avenue

- (West Frontage Road) (Parcel ID # 194-03-21-01-019-000) in the M-3 (Heavy Industrial) Zoning District to amend a conditional use request originally approved on July 10, 2023, and extended on April 8, 2024, to include construction of a ±1,972-square-foot addition to an industrial building
- d. Resolution 2025-11 Approving a conditional use request to amend a conditional use request originally approved on July 10, 2023, and extended on April 8, 2024, to include construction of a ±1,972-square-foot addition to an industrial building at 2232 North Sylvania Avenue (West Frontage Road), Sec. 21, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-019-000); 2232 North Sylvania, LLC and 2118 North Sylvania, LLC, Owner; Robert Gleason, Applicant/Agent
 - e. **Public Hearing** - The Village Board and Plan Commission will continue a joint public hearing to hear public comment on a conditional use request submitted by Liberty Kwik Stop, LLC (with BL Signs, LLC and Lakhbir Singh as applicant/agent) for the parcel located at 611 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-13-003-000) in the B-3 (Commercial Service) Zoning District to establish a master sign plan and to construct a 100-foot-tall pole sign
 - f. Conditional use request submitted by Liberty Kwik Stop, LLC (with BL Signs, LLC and Lakhbir Singh as applicant/agent) for the parcel located at 611 South Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-13-003-000) in the B-3 (Commercial Service) Zoning District to establish a master sign plan and to construct a 100-foot-tall pole sign
 - g. Resolution 2025-12 Approving a conditional use request to establish a master sign plan and to construct a 100-foot-tall pole sign at 611 South Sylvania Avenue (West Frontage Road), Sec. 13, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-13-003-000); Liberty Kwik Stop, LLC, Owner; BL Signs, LLC and Lakhbir Singh, Applicant/Agent
 - h. **Public Hearing** - The Village Board and Plan Commission will continue 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”
 - i. 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”
 - j. 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
 - k. **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 Hribar Land Management, LLC (with Thomas Hribar as applicant/agent) for the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000) in the M-3 (Heavy Industrial) and A-2 (General Farming and Residential II) Zoning Districts to construct a ±9,999-square-foot industrial building
 - l. Conditional use request submitted by Hribar Land Management, LLC (with Thomas Hribar as applicant/agent) for the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000) in the M-3 (Heavy Industrial) and A-2 (General Farming and Residential II) Zoning Districts to construct a ±9,999-square-foot industrial building
 - m. Resolution 2025-13 Approving a conditional use request to construct a ±9,999-square-foot industrial building at 2221 Raymond Avenue (CTH U), Secs. 03 and 04, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000); Hribar Land Management, LLC, Owner; Thomas Hribar, Applicant/Agent

- n. **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 Hribar Land Management, LLC (with Mike Rivecca/Rivcrete as applicant/agent) for the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000) in the M-3 (Heavy Industrial) and A-2 (General Farming and Residential II) Zoning Districts to construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings
- o. Conditional use request submitted by Hribar Land Management, LLC (with Mike Rivecca/Rivcrete as applicant/agent) for the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000) in the M-3 (Heavy Industrial) and A-2 (General Farming and Residential II) Zoning Districts to construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings
- p. Resolution 2025-14 Approving a conditional use request to construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings at 2221 Raymond Avenue (CTH U), Secs. 03 and 04, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000); Hribar Land Management, LLC, Owner; Mike Rivecca/Rivcrete, Applicant/Agent
- q. 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. Emergency Management Services Report - report on activities and issues
- c. Yorkville Stormwater Utility District Report - report on activities and issues
- d. Roads/Public Works Committee Report - report on activities and issues
- e. Union Grove/Yorkville Fire Commission Report - report on activities and issues
- f. Village President's Report - report on activities and issues
- g. Public Works Report - report on activities and issues
- h. Clerk's Report - report on activities and issues
- i. Administrator's Report - report on activities and issues

6. Public Comments, Questions and Suggestions - 5-minute limit per person

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

- a. Response, or lack of response thereof, to an Offer to Purchase, along with accompanying Addendum 1, presented by the Village of Yorkville for the acquisition of a portion of the property located at 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000)
- b. **Closed Session:** The Village Board MAY entertain a motion to go into CLOSED SESSION pursuant to Wis. Stat. § 19.85(1)(e), which allows for 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, to discuss options on how to proceed in regard to any response, or lack of response thereof, to an Offer to Purchase, along with accompanying Addendum 1, presented by the Village of Yorkville for the acquisition of a portion of the property located at 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000).
- c. 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

8. Adjournment

Janine Carls
Clerk

Posted: April 11, 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.



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

1. Call to Order

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

2. Roll Call

Present: Village President: Doug Nelson; Village Trustees: Robert Funk, Dan Maurice, and Steve Nelson. A quorum of the board and commission was present. Absent: Cory Bartlett.

Also present: Michael McKinney, Administrator; Janine Carls, Clerk; Nick Carriker, Public Works Manager; Michael Gurule, McClane; Sherry Gruhn, Racine County Health Department; Jeff & Gretchen Hansen.

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. March 10, 2025, special Village Board and March 10, 2025, joint Village Board/Plan Commission meeting minutes.
- b. Village invoices
- c. 2024-2025 gaming machine license (1 juke box) application for Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road)

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

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

- a. Racine County Public Health Division report
Sherry Gruhn presented the report. Highlights included the addition of Narcan vending machines at the Union Grove Piggly Wiggly, a decrease in overdose deaths in Racine County, and emphasis on Measles vaccination. Gruhn stated that the Health Department Board has applied for and received various grants.
- b. West Grandview Parkway parking
Michael Gurule stated that McClane has no problem with adding no parking signs on Grandview Parkway and asked for a two-week notice to be provided to all impacted businesses for staff and vendors to be prepared for the change. He emphasized enforcement. Gurule asked if another entrance into and out of Grandview Parkway could be considered.

Motion (Maurice, S. Nelson) to approve the installation of "No Parking" signs along the entire stretch of Grandview Parkway effective and enforceable on May 1, 2025, MC.

- c. 67th Drive railroad trestle update
McKinney provided an update following a meeting with Racine County and DNR regarding partnering to remove this trestle and costs associated with removal, disposal, and regrading.
- d. Ordinance 2025-06 Amending Article XII of Chapter 14 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to public shows
This agenda item was not discussed and will be moved to a future agenda when materials are ready.

- e. Crack Filling Service crack filling proposal

Motion (Funk, Maurice) to approve the Crack Filling Service proposal as presented, MC.

- f. 58th Road drain tile repair proposal

McKinney stated that the proposal will replace eight feet of eight-inch tile for \$1000.00.

Motion (S. Nelson, Maurice) to approve the repair proposal as presented, MC.

- g. Long-Range Planning/Ordinance Committee member pay

Discussed the commitment time of this committee and pay rates. McKinney will work with the Village Attorney on drafting a resolution for the April 14th meeting agenda. No action taken on this matter.

- h. Implementation of Village Office summer operating hours

Discussed adoption of the same summer operating hours as Union Grove, other municipalities that have successfully implemented similar hours, and how to implement and communicate the change.

Motion (Funk, Maurice) to approve adoption of the same operating hours as Union Grove, MC.

5. Reports

- a. Engineer's Report – No Report

- b. Yorkville Stormwater Utility District Report – No Report

- c. Roads/Public Works Committee Report

Funk reported the roads tour had been completed. A maintenance plan is being developed.

- d. Long-Range Planning/Ordinance Committee Report

Maurice reported the LRP had completed its work on the Public Show ordinance which will move to be reviewed at a future Village Board meeting. Further review of the Home-Based Business ordinance is upcoming. Truck routes may also be reviewed.

- e. Village President's Report – No Report

- f. Public Works Report

Carriker is getting gravel quotes for the water tower drive that took a beating this winter.

- g. Clerk's Report - report on activities and issues

Carls noted In Person Absentee Hours and tentative Board of Review dates.

- h. Administrator's Report - report on activities and issues

McKinney outlined April 14th agenda items including further review of a sign proposal for 611 S. Sylvania Ave.; conditional use requests for Hribar (2221 Raymond Ave.) and Gleason (2232 N. Sylvania Ave.); and a Racine County Comprehensive Emergency Management Plan update by Josh Jamison.

6. Public Comments, Questions and Suggestions

Jeff Hansen expressed his support for a roundabout at Hwy 45 and Hwy A and encouraged the board to consider rescinding the resolution opposing a roundabout at that location.

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

- a. Response, or lack of response thereof, to an Offer to Purchase, along with accompanying Addendum 1, presented by the Village of Yorkville for the acquisition of a portion of the property located at 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000)

McKinney reported that while the offer to purchase had been sent, no response had been received.

- b. **Closed Session:** The Village Board MAY entertain a motion to go into CLOSED SESSION pursuant to Wis. Stat. § 19.85(1)(e), which allows for 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, to discuss options on how to proceed in regard to any response, or lack of response thereof, to an Offer to Purchase, along with accompanying Addendum 1, presented by the Village of Yorkville for the acquisition of a portion of the property located at 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000).

Due to the absence of any updates to discuss, the Board did not enter closed session.

8. Adjournment: *Motion (Maurice, S. Nelson) to adjourn at 7:21 p.m., MC.*

Janine Carls
Clerk

Village Board Meetings are normally held on the 2nd and 4th Mondays of each month. Schedules and agendas are available at villageofyorkville.com.

VILLAGE OF YORKVILLE TREASURER'S REPORT

March 31, 2025

GENERAL CHECKING ACCOUNT		TAX CHECKING ACCOUNT	
OPENING BALANCE March 1, 2025	\$ 182,938.71	OPENING BALANCE March 1, 2025	\$ 5,269.84
PLUS: March receipts		PLUS: March receipts	\$ -
Permits	\$ 21,687.75	PLUS: March transfers in	\$ -
Mobile Home Taxes	\$ 8,062.15	PLUS: March interest	\$ 1.00
Mobile Home Late Fees	\$ 29.50		
Licenses	\$ 805.00	TOTAL:	\$ 5,270.84
Sewer & Water/SW Utilities	\$ 18,543.98		
Motel Taxes	\$ 2,473.76	LESS: March disbursements	\$ -
Dog Licenses	\$ 270.00	LESS: March NSF return items/fees	\$ -
Dog License Late Fees	\$ -	LESS: March transfers out	\$ -
Right of Way Permits	\$ 240.00		
Title Searches	\$ 280.00	BALANCE ON HAND March 31, 2025	\$ 5,270.84
Miscellaneous	\$ 6,652.32		
TOTAL RECEIPTS:	\$ 59,044.46	RECAP OF VILLAGE ASSETS:	
		Village of Yorkville General Checking	\$ 47,528.98
PLUS: March transfers in	\$ 60,000.00	Village of Yorkville Tax Checking	\$ 5,270.84
PLUS: March cancelled checks	\$ -	Local Government Tax Funds	\$ 631,025.48
PLUS: March interest	\$ 24.17	Local Government Investment Pool	\$ 1,608,914.18
		Local Government Village Hall Funds	\$ 142,511.36
TOTAL:	\$ 302,007.34	Local Government Opioid Settlement Funds	\$ 1,457.45
		Local Government Debt Service Funds	\$ 228,207.47
LESS: March disbursements	\$ 254,478.36		
LESS: March returned items	\$ -	TOTAL ASSETS	\$ 2,664,915.76
LESS: March transfers out			
BALANCE ON HAND March 31, 2025	\$ 47,528.98		

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
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		17,922	-1,174.31	3,641.24	215.61				20,604.18	45,000	45.8	24,395.82
Mobile Home Late Fees		32.32	62.43	29.50					124.25	1,000	12.4	875.75
Public Accomodation Taxes		304.55	191.16	247.38					743.09	7,000	10.6	6,256.91
Tax from Regulated Munic Owned Util		3,948.00	3,948.00	3,948.00					11,844.00	47,376	25.0	35,532.00
Pers. Prop. Tax Interest			323.65						323.65			-323.65
Total TAXES		22,207	3,350.93	7,866.12	215.61				33,639.17	1,377,873	2.4	1,344,233.83
SPECIAL ASSESMENTS												
INTERGOVERNMENTAL REVENUES												
Mobile Home Lottery Credit				44,143					44,142.96			-44,142.96
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		9,852.26	9,852.26	9,852.26					29,556.78	118,227	25.0	88,670.22
State Grant-Local Trns Aid		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	53,995					105,210.32	523,267	20.1	418,056.68
LICENSES AND PERMITS												
Liquor & Beer Licenses			350.00	24.92					374.92	6,900	5.4	6,525.08
Operator Licenses		105.00	70.00	105.00					280.00	2,975	9.4	2,695.00
Cigarette			100.00						100.00	500	20.0	400.00
Dance Hall				25.00					25.00	100	25.0	75.00
Amusement Licenses				25.00					25.00	2,000	1.3	1,975.00
Cable Franchise Fees			2,918.65						2,918.65	11,000	26.5	8,081.35
Other Business & Occupational Licenses		598.00	215.00	25.00					838.00	2,100	39.9	1,262.00
Dog Licenses Fee		950.00	40.81	270.00					1,260.81	3,585	35.2	2,324.19
Building Permits		1,523.20	14,564	14,339					30,426.15	90,000	33.8	59,573.85

Sorted By: Budget Category
Selection: Revenues

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
Electrical Permits		1,467.12	8,086.00	4,837.30					14,390.42	30,000	48.0	15,609.58
Plumbing Permits		1,184.00		2,511.00					3,695.00	13,000	28.4	9,305.00
Other Regulatory Permits and Fees			980.00	240.00					1,220.00	1,500	81.3	280.00
Total	LICENSES AND PERMITS	5,827.32	27,324	22,403					55,553.95	163,660	33.9	108,106.05
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	280.00					470.00	1,375	34.2	905.00
Sewage Service		3,333.82	3,333.82	3,333.82					10,001.46	40,006	25.0	30,004.54
Water Service		1,409.90	1,409.90	1,409.90					4,229.70	16,919	25.0	12,689.30
Storm Water District										600		600.00
Total	PUBLIC CHARGES FOR SERVICES	5,108.72	4,768.72	5,023.72					14,901.16	59,400	25.1	44,498.84
INTERGOVERNMENTAL CHARGES FOR SERVICES												
MISCELLANEOUS REVENUES												
Interest Income		18,438	15,189	9,685.90					43,313.05	100,000	43.3	56,686.95
Insurance Recoveries				632.00					632.00	2,400	26.3	1,768.00
Grants										100,000		100,000.00
Miscellaneous			90.00						90.00	1,000	9.0	910.00
Total	MISCELLANEOUS REVENUES	18,438	15,279	10,318					44,035.05	203,400	21.6	159,364.95
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	99,606	215.61				253,715.65	2,837,172	8.9	2,583,456.35

Municipality: VILLAGE OF YORKVILLE
Fiscal Year: 2025

Report Date: 4/07/2025
Report Time: 11:45 AM

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	4,088.02				12,554.58	49,056	25.6	36,501.42
Planning Commission	67.29	72.08	201.87	201.87				543.11	3,028	17.9	2,484.89
Printing & Publication	68.59	645.85	307.56					1,022.00	5,000	20.4	3,978.00
Association Dues, Education/Convention		299.00	135.00					434.00	5,000	8.7	4,566.00
Judicial			592.08					592.08	3,000	19.7	2,407.92
Legal		4,882.10	6,200.56					11,082.66	70,000	15.8	58,917.34
General Administrative			150.00					150.00	150	100.0	
Administrator Salary	7,093.95	4,722.76	7,234.80	3,617.40				22,668.91	94,475	24.0	71,806.09
Administrator Retirement		458.81	935.80					1,394.61	6,099	22.9	4,704.39
Administrator Health Insurance	933.96	933.96	933.96	900.56				3,702.44	11,608	31.9	7,905.56
Clerk Salary	4,480.75	2,975.31	4,570.18	2,779.40				14,805.64	59,981	24.7	45,175.36
Clerk Retirement		291.29	594.12					885.41	3,872	22.9	2,986.59
Clerk Health Insurance	2,305.48	2,305.48	2,305.48	2,215.47				9,131.91	28,746	31.8	19,614.09
Election Wages		750.00		1,224.36				1,974.36			-1,974.36
Election Expenses		544.41	246.61					791.02	8,000	9.9	7,208.98
Office Supplies and Postage	115.97	575.88	873.06					1,564.91	5,000	31.3	3,435.09
Computer & Copier Services	1,932.51	1,932.51	3,348.92	1,819.84				9,033.78	24,000	37.6	14,966.22
Repairs-Office									250		250.00
Accounting									10,085		10,085.00
Treasurer Salary	5,157.04	3,434.98	5,259.34	2,629.67				16,481.03	68,612	24.0	52,130.97
Treasurer Retirement		333.21	679.64					1,012.85	4,430	22.9	3,417.15
Treasurer Health Insurance	934.07	934.07	934.07	900.56				3,702.77	11,608	31.9	7,905.23
Assessor Salary & State Manufacturing Assessment	4,579.27	2,750.00	2,750.00					10,079.27	34,425	29.3	24,345.73
Assessor Expenses/BOR				53.83				53.83	3,250	1.7	3,196.17
Codification									2,000		2,000.00
Office Rent	2,371.21	2,371.21	2,371.21					7,113.63	28,538	24.9	21,424.37
Utilities-Office	102.21	-737.40	875.94	114.37				355.12	2,000	17.8	1,644.88
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	45,588	20,545				131,129.92	566,719	23.1	435,589.08

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	2,494.80					4,735.80	15,000	31.6	10,264.20
Record Check Expense			21.00	21.00					42.00	750	5.6	708.00
Fire Protection				121,055					121,055.04	484,220	25.0	363,164.96
Building Inspection (Includes Pond & Earth Moving)		1,350.00	1,448.17	8,945.10					11,743.27	63,000	18.6	51,256.73
Electrical Inspection			1,086.77	3,014.90					4,101.67	25,500	16.1	21,398.33
Plumbing Inspection			812.90	2,077.70					2,890.60	11,050	26.2	8,159.40
Address Signs										500		500.00
Total PUBLIC SAFETY		1,350.00	5,609.84	137,609					144,568.38	600,020	24.1	455,451.62
PUBLIC WORKS- HIGHWAY												
Highway Maintenance				10,839					10,838.69	175,000	6.2	164,161.31
Drainage Expense-SWUD										890		890.00
Digger's Hotline Locates										500		500.00
Engineering			2,177.45	1,071.50					3,248.95	45,000	7.2	41,751.05
Highway Construction			0.29						0.29	372,118		372,117.71
Snowplowing and Ice Control				24,483					24,482.51	120,000	20.4	95,517.49
Highway Mowing										63,000		63,000.00
Bridges and Culverts										2,500		2,500.00
Street Lighting		49.12	1,077.36	999.04					2,125.52	12,500	17.0	10,374.48
PW Manager Salary/Benefits Exp		9,478.48	7,527.26	10,577	8,345.47				35,928.21	131,363	27.4	95,434.79
Total PUBLIC WORKS- HIGHWAY		9,527.60	10,782	47,969	8,345.47				76,624.17	922,871	8.3	846,246.83
PUBLIC WORKS- COLLECTION SITE												
Solid Waste Disposal Wages/FICA		790.69	178.78	830.26	964.76				2,764.49	10,569	26.2	7,804.51
Solid Waste Disposal Retirement			42.89	77.19					120.08	565	21.3	444.92
Solid Waste Disposal			5,116.18	5,273.90					10,390.08	80,000	13.0	69,609.92
Appliances										1,250		1,250.00
Solid Waste Disposal Utilities		48.39	67.69	63.11	80.17				259.36	500	51.9	240.64
Solid Wst Disp Maintenance		60.00	60.00	885.00					1,005.00	3,500	28.7	2,495.00
Total PUBLIC WORKS- COLLECTION SITE		899.08	5,465.54	7,129.46	1,044.93				14,539.01	96,384	15.1	81,844.99
PUBLIC WORKS - RECYCLING												
Recycling Wages/FICA		790.69	178.78	830.26	964.76				2,764.49	10,569	26.2	7,804.51
Recycling Retirement			42.88	77.19					120.07	565	21.3	444.93

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	2,166.81					4,757.53	45,000	10.6	40,242.47
Recycling-Tires			606.85						606.85	6,000	10.1	5,393.15
Recycling Utilities		48.37	67.68	63.09	80.17				259.31	500	51.9	240.69
Recycling Maintenance		60.00	60.00	885.00					1,005.00	3,500	28.7	2,495.00
Total PUBLIC WORKS - RECYCLING		899.06	3,546.91	4,022.35	1,044.93				9,513.25	66,134	14.4	56,620.75
HEALTH AND HUMAN SERVICES												
Animal Control			235.00	235.00					470.00	4,000	11.8	3,530.00
Total HEALTH AND HUMAN SERVICES			235.00	235.00					470.00	4,000	11.8	3,530.00
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	242,552	30,981				381,844.73	2,847,400	13.4	2,465,555.27

VILLAGE OF YORKVILLE STORMWATER UTILITY

March 31, 2025

OPENING BALANCE March 1, 2025	\$ 35,926.67
PLUS: March receipts	\$ -
PLUS: March interest	<u>\$ 6.10</u>
TOTAL:	\$ 35,932.77
LESS: March disbursements	\$ 202.30
LESS: March transfers out	<u>\$ -</u>
BALANCE ON HAND March 31, 2025	\$ 35,730.47

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

Budget Summary Several Months

This Year; Months 1 through 4

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	6.10					55.05	100	55.1	44.95
Total MISCELLANEOUS REVENUES		24.72	24.23	6.10					55.05	100	55.1	44.95
OTHER FINANCING SOURCES												
Report 5 Totals for all Revenues		140,866	131,333	6.10					272,205.05	280,548	97.0	8,342.95

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

Report Date: **4/07/2025**
Report Time: **1:11 PM**

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

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
OPERATION & ADMINISTRATIVE											
Racine County Drainage Assessment Fund											
Racine County Drainage Board Assessment Fund		278,170						278,169.72	278,170	100.0	0.28
East Branch Project-Clean Out											
East Branch Project-Legal											
East Branch Project-Engineering											
East Branch Project-Engineering				675.00				675.00			-675.00
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			202.30					202.30	800	25.3	597.70
Total OPERATION & ADMINISTRATIVE		278,170	202.30	675.00				279,047.02	286,470	97.4	7,422.98
CAPITAL OUTLAY											
DEBT SERVICE											
Debt Service-Principle & Interest											
Debt Service-Prepayment											
OTHER FINANCING USES											
Report 5 Totals for all Expenses		278,170	202.30	675.00				279,047.02	286,470	97.4	7,422.98

VILLAGE OF YORKVILLE
INVOICES FOR APPROVAL
April 14, 2025

Payroll

Douglas Nelson	\$	760.61
Daniel Maurice	\$	636.06
Robbie Funk	\$	632.63
Steve Nelson	\$	636.06
Cory Bartlett	\$	636.06
Michael McKinney (2/21/2025 payroll)	\$	2,301.21
Michele Stute (2/21/2025 payroll)	\$	1,749.18
Janine Carls (2/21/2025 payroll)	\$	1,771.60
Nickolas Carriker (2/21/2025 payroll)	\$	3,197.99
Barbara Geschke	\$	57.71
Aaron Alby	\$	-
Tim DeGarmo	\$	57.71
Gerald Karwowski	\$	947.37
Erica Karwowski	\$	237.12
Aria Rundle	\$	364.67
Sherry Gruhn - Board of Review Training/Election	\$	131.42
Sheila Bugalecki	\$	63.25
Kay Carignan	\$	71.50
Jean Chambers	\$	51.37
Deborah DeBrabander	\$	85.25
Jessica Gehrand	\$	99.00
Peter Gehrig	\$	169.25
Ellen Jante	\$	60.50
Jean Meyers	\$	49.50
Roger Nuernberg	\$	44.00
Scott Osborne	\$	55.00
Rachel Riley	\$	100.75
David Sands	\$	88.00
Michele Schindler	\$	95.37
Colleen Skott	\$	56.87
Michael Skott	\$	49.50

Bills to be Paid:

Affiliated Appraisal, LLC - Assessment Services	\$	2,750.00
ASDA Enterprises - Trash, cardboard, metal, recycling, tires	\$	10,903.08
AT&T - Collection site and office phone charges (EFT Payment)	\$	71.71
Bear Graphics - Laser Check Order	\$	249.17
Buelow Vetter Buikema Olson & Vliet, LLC - Legal March	\$	119.00
Charter Communications - Spectrum - Telephone Service/Install Collection S	\$	274.71
Community State Bank - Federal Withholding (EFT Payment)	\$	7,151.28
Community State Bank- ACH Processing Bank Fees/Safe Deposit (EFT Payi	\$	75.00
Department of Employee Trust Funds - Medical Insurance (EFT Payment)	\$	7,831.46
G & S Truck Service - Refund Site Plan Escrow	\$	465.17

Glassen Technology Services - IT services (EFT Payment)	\$ 1,819.84
Lauterbach & Amen LLP-2024 Audit Progress	\$ 7,247.56
Lange Enterprises (address tiles)	\$ 76.70
Municipal Code Enforcement, LLC - March Code Services	\$ 2,084.40
Municipal Law & Litigation-Legal Service February	\$ 1,005.00
Municipal Services - Permits	\$ 12,958.65
Nielsen, Madsen & Barber - Engineering	\$ 3,227.00
Progressive AE - Refund Site Plan Escrow	\$ 391.86
Pruitt, Ekes & Geary - Legal	\$ 4,993.60
Racine County Public Works - February road maintenance & winter	\$ 12,344.69
Racine County Public Works - February Snow & Ice	\$ 31,708.41
Racine County Economic Development Corp (2nd quarter 2025)	\$ 5,000.00
Square One Heating & Cooling - Refund HVAC Permit #3708	\$ 40.00
UG Union High School - March mobile home taxes	\$ 1,449.75
UG Union High School (Mobile/Mfg Home lottery credit)	\$ 7,937.86
Union Grove Piggly Wiggly - Election Food/Drink	\$ 94.29
Willkomm Excavating - Refund Erosion Permit #3701	\$ 1,290.00
WI SCTF-Carriker Child Support	\$ 238.00
Wisconsin Dept of Justice (2 record checks) (EFT Payment)	\$ 14.00
Wisconsin Department of Revenue (State Payroll Taxes) (EFT Payment)	\$ 969.92
Wisconsin Department of Transportation-2 Mile Rd	\$ 5.06
Wisconsin Retirement System - Retirement (EFT Payment)	\$ 3,305.88
Yorkville Elementary - March mobile home taxes	\$ 2,775.92
Yorkville Elementary (Mobile/Mfg Home lottery credit)	\$ 15,199.11
	<hr/>
	\$ 161,324.59

**STORM WATER UTILITY DISTRICT
INVOICES FOR APPROVAL
April 14, 2025**

Bills to be Paid:

Lauterbach & Amen LLP - 2024 Audit Progress	\$215.58
Nielsen, Madsen & Barber - East Branch Canal Project	<u>\$675.00</u>
TOTAL	\$890.58

Monthly Building Permit Report

VILLAGE OF YORKVILLE

Month: March 2025

Date	Permit Number	Owners	Project Address	Permit Type	Estimated Cost	Project Description	General Fee	MS, LLC	Village Retainage
3/10/2025	3503	SBA STRUCTURES INC	611 SYLVANIA AVE S	HVAC Comm Permit	\$ 30,000.00	rebuild after	\$ 1,710.00	\$ 1,046.00	\$ 664.00
3/18/2025	3613	Dave & Gloria Zenner	2320 Highland Way	Electric Res Permit	\$ 25,000.00	NSFD	\$ 849.40	\$ 529.64	\$ 319.76
3/18/2025	3621	Dale P Zenner	2312 Highland Way	Electric Res Permit	\$ 25,000.00	NSFD	\$ 754.00	\$ 472.40	\$ 281.60
3/10/2025	3637	RTGA LLC	19101 Spring St	Erosion Control Permit	\$ 1,500.00	New Commercial Building	\$ 1,000.00	\$ 620.00	\$ 380.00
3/10/2025	3638	RTGA LLC	19101 Spring St	Building Permit Commercial	\$ 375,000.00	New Commercial Building	\$ 3,032.20	\$ 1,839.32	\$ 1,192.88
3/10/2025	3639	RTGA LLC	19101 Spring St	Plumbing Comm General Permit	\$ 25,000.00	New Commercial Building	\$ 586.00	\$ 371.60	\$ 214.40
3/10/2025	3640	RTGA LLC	19101 Spring St	Electric Comm Permit	\$ 25,000.00	New Commercial Building	\$ 1,282.40	\$ 789.44	\$ 492.96
3/10/2025	3641	RTGA LLC	19101 Spring St	HVAC Comm Permit	\$ 25,000.00	New Commercial Building	\$ 721.20	\$ 452.72	\$ 268.48
3/24/2025	3650	NLP II GRANDVIEW V LLC	1925 West GRANDVIEW PKWY	Building Permit Commercial	\$ 700,000.00	new automated vehicle inspection building	\$ 617.25	\$ 390.35	\$ 226.90
3/24/2025	3651	NLP II GRANDVIEW V LLC	1925 West GRANDVIEW PKWY	Erosion Control Permit	\$ 1,500.00	new automated vehicle inspection building	\$ 140.00	\$ 104.00	\$ 36.00
3/24/2025	3652	NLP II GRANDVIEW V LLC	1925 West GRANDVIEW PKWY	Electric Comm Permit	\$ 1,500.00	new automated vehicle inspection building 400 amp underground	\$ 396.90	\$ 258.14	\$ 138.76
3/18/2025	3680	MAP 14100 LLC	14001 Washington Ave	Building Permit Commercial	\$ 175,000.00	addition and remodel	\$ 1,800.00	\$ 1,100.00	\$ 700.00
3/18/2025	3681	MAP 14100 LLC	14001 Washington Ave	Erosion Control Permit	\$ 1,500.00	addition and remodel	\$ 140.00	\$ 104.00	\$ 36.00
3/18/2025	3682	MAP 14100 LLC	14001 Washington Ave	Plumbing Comm General Permit	\$ 25,000.00	addition and remodel	\$ 586.00	\$ 371.60	\$ 214.40
3/18/2025	3683	MAP 14100 LLC	14001 Washington Ave	Electric Comm Permit	\$ 25,000.00	addition and remodel	\$ 502.60	\$ 321.56	\$ 181.04
3/18/2025	3684	MAP 14100 LLC	14001 Washington Ave	HVAC Comm Permit	\$ 25,000.00	addition and remodel	\$ 313.30	\$ 207.98	\$ 105.32
3/10/2025	3685	Mathiesen Land LLC	1914 1916 Colony Ave S	Building Permit Residential	\$ 20,000.00	remodel duplex	\$ 1,305.00	\$ 803.00	\$ 502.00
3/10/2025	3686	Mathiesen Land LLC	1914 1916 Colony Ave S	Plumbing Res General Permit	\$ 7,000.00	remodel duplex	\$ 1,172.00	\$ 723.20	\$ 448.80
3/10/2025	3687	Mathiesen Land LLC	1914 1916 Colony Ave S	Electric Res Permit	\$ 7,000.00	remodel duplex	\$ 882.00	\$ 549.20	\$ 332.80
3/10/2025	3688	Mathiesen Land LLC	1914 1916 Colony Ave S	HVAC Permit	\$ 7,000.00	remodel duplex	\$ 881.00	\$ 548.60	\$ 332.40
3/12/2025	3694	JENSEN TRUST DAVID & MARLENE K	14230 Alexandra Dr	Electrical Permit	\$ 15,000.00	generator	\$ 170.00	\$ 122.00	\$ 48.00
3/18/2025	3697	DONALD R SCHAUF LINDA S SCHAUF	16509 Plank Rd	Building Permit Residential	\$ 108,798.00	reroof & siding	\$ 140.00	\$ 104.00	\$ 36.00
3/31/2025	3701	PINE HAVEN ENTERPRISES LLC	17108 CTH KR	Erosion Control Permit	\$ -	excavating work	\$ 210.00	\$ 146.00	\$ 64.00
3/27/2025	3702	PINE HAVEN ENTERPRISES LLC	17108 CTH KR	Plumbing Comm Exterior Permit	\$ -	storm sewer	\$ 167.00	\$ 120.20	\$ 46.80
3/31/2025	3703	SCHULZ TRUST DTD 3-1-13 EUGENE R & LINDA I TRUSTEES	14024 Evans Ln	Building Permit Residential	\$ 90,000.00	815 sq ft deck	\$ 344.50	\$ 226.70	\$ 117.80
3/31/2025	3704	SCHULZ TRUST DTD 3-1-13 EUGENE R & LINDA I TRUSTEES	14024 Evans Ln	Erosion Control Permit	\$ 500.00	815 sq ft deck	\$ 140.00	\$ 104.00	\$ 36.00
3/31/2025	3705	Jamie Shannon	15828 Durand Ave	Building Permit Residential	\$ 10,400.00	reroof	\$ 70.00	\$ 62.00	\$ 8.00
3/21/2025	3695	Knuth Revoc Trust Jefferey J & Roxanne	14407 Braun Rd	Building Permit Residential	\$ 23,000.00	3 season room	\$ 335.00	\$ 221.00	\$ 114.00
					\$ 1,774,698.00		\$ 20,247.75	\$ 12,708.65	\$ 7,539.10

**VILLAGE OF YORKVILLE
CODE ENFORCEMENT MONTHLY REPORT
March 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.
		04/02/25	04/23/25	Not complied. FN sent to: - Clean up and remove all discarded items, trash, rubbish, and other unsightly debris in the area or properly store items away from public view. - Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.

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	03/13/24	Order sent to raze or repair the blighted building in the property.
		03/03/24	12/31/24	Extension granted.
		12/30/24	07/01/25	Extension granted.

18122 Old Yorkville Rd	Unsightly Debris Junk Vehicle	12/26/23 01/14/25	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. City Attorney is handling at this time.
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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
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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
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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.
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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 immedietly issue a citation.
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. 3/24/25 - Complied
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. 3/24/25 - Complied
16010 Durand Ave	Erosion Control	03/17/25 04/01/25	IMMEDIATELY	Order sent to cease all dirt movement land disturbance activity and/or dirt dumping on site until all proper approvals are obtained by the village. Closed. The owner did submit an application/fee, but the engineer he is using is still drawing up plans. He also needs to work with DNR to submit an NOI to them. Our engineer did place a stop work notice out there a few weeks ago. I have not heard of any more activities. I would say that is nothing that needs active enforcement. We'll keep an eye out to ensure that things are still happening.



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Brian Pahnke, Division Administrator

Environmental Improvement Fund Invoice

Municipality: Village of Yorkville(51194)

Invoice #: 21256
Invoice Date: 3/13/2025
Due Date: 5/1/2025

DNR Project ID	Interest Rate	Outstanding Balance	Principal Due	Interest Due	Admin Fee Due	Total Payment Due
4470-03	1.560%	\$7,581,056.63	\$392,872.14	\$59,132.24	\$0.00	\$452,004.38
Subtotals:		\$7,581,056.63	\$392,872.14	\$59,132.24	\$0.00	\$452,004.38
Grand Total Amount Due:						\$452,004.38

Notes:

Loan disbursements made within 45 days prior to a May 1st or November 1st payment are not charged interest until the next payment date.

New loans closed within 60 days prior to a May 1st or November 1st payment generally are not scheduled for a loan payment until the next payment date.

Payments are due in accordance with the terms of the underlying Bonds or Notes owned by the State of Wisconsin Environmental Improvement Fund.

11AM to 10PM

VILLAGE OF YORKVILLE

LICENSE APPLICATION TO OPERATE GAMING MACHINES

The undersigned hereby applies for a license to operate gaming machines 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 Saffron Grill House LLC
ADDRESS 904 S Sylvania Ave, Sturtevant, WI
53177
PHONE 224-413-6770 FAX _____
E-MAIL saffrongrillhouse904@gmail.com
NAME OF ESTABLISHMENT Saffron Grill House
ADDRESS OF ESTABLISHMENT 904 S Sylvania Ave, Sturtevant, WI, 53177.

NUMBER OF LICENSED DEVICES:

VIDEO GAMING MACHINES 5 x \$125.00 each = \$ 625.00

OTHER AMUSEMENT DEVICES (Pinball Machines, Video Games, Juke Boxes, Pool Tables, Bowling Lanes)

1 x \$25.00 each = \$ 25.00

DESCRIPTION OF VIDEO GAMING MACHINES:

NAME	<u>Northern Light 1</u>	SERIAL NUMBER	<u>5188324160583</u>
NAME	<u>Northern Light 5</u>	SERIAL NUMBER	<u>5185606759176</u>
NAME	<u>Fusion 4</u>	SERIAL NUMBER	<u>60759045014220</u>
NAME	<u>Skyline 3</u>	SERIAL NUMBER	<u>59807669763210</u>
NAME	<u>Fusion 5</u>	SERIAL NUMBER	<u>610477555319006</u>

DESCRIPTION OF OTHER LICENSED DEVICES:

WI Pull Tab Machine.

- Enclose the correct application fee for all gaming devices, made payable to the Village of Yorkville.
- Note: Per Section 14-903 of the Village of Yorkville Code of Ordinances, "any license issued hereunder with respect to a gaming machine may be revoked or nonrenewed for allowing the machine to be used for any illegal purpose, including, but not limited to, gambling." Section 22-114(2) of the Village of Yorkville Code of Ordinances classifies all gambling devices and slot machines as public nuisances, which, according to Section 22-111 of the Village of Yorkville Code of Ordinances, are not permitted in the Village of Yorkville.

Applicant Signature: [Signature]

Date: 4/10/2025

TO BE COMPLETED BY VILLAGE

Application Received: 4-10-25 Fee Received: \$ 650.00

Village Board Action: Approve / Deny _____ Village Board Action: _____ Expiration Date: _____

Conditions Imposed by Village Board: _____

Michael McKinney

From: Janine Carls
Sent: Thursday, April 10, 2025 8:14 AM
To: Michael McKinney
Subject: BOR FYI and Committee question

The 16th was preferred over the 17th but not by much.

Doug, Cory, Dan, Rob, and Barb are available on the 16th. Aaron and Steve are not. Sherry is available for both dates as the alt.

Janine Carls
Clerk | [Village of Yorkville](#)
262-265-5130
925 15th Ave, Union Grove



This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please destroy it and notify the sender immediately.

To,

The Village of Yorkville Board and Plan Commission

March,24,2025

Waiver of secondary culvert installation

I hope this letter finds you well. My name is Evan Kitelinger, and I am the resident of 14000 50th Road, Sturtevant, WI. I am writing for your consideration in waiving Sec. 38-115, Article III of Driveways and Culverts Final Code of Ordinances.

My request stems from the fact that my approach is shared with the neighboring driveway to the East. This makes it rather difficult to back up my trailer, oftentimes causing me to linger in the roadway and disrupt traffic. A truly aggravating experience for everyone involved.

Sec. 38-115 states, "no more than one driveway entrance and approach shall be constructed per three hundred (300) feet of frontage", however, I feel this makes my property a better candidate for a secondary access. If granted, I plan to construct an attached garage on the West side of the existing residence, bringing more potential income for the Village, through property tax and permit costs. Unfortunately, without the waiver granted, I don't believe there is a viable means of access for the future structure based on the location of the existing residence, well, and septic system on such a narrow parcel.

A note-worthy point would be my residence, along with my neighbors, do not have paved approaches, meaning there would be no disturbance to the road way during the construction of the new approach. Also, Sec. 38-111 states, "the village shall reconstruct one (1) culvert per three hundred (300) feet of frontage. The reconstruction of any additional culverts per three hundred (300) feet of frontage shall be the sole responsibility of the property owner." This means the installation, upon approval of waiver, will have zero cost to the village, now or during future developments/maintenance through the right-of-way.

In conclusion, I thank you for your consideration of my waiver request. I believe it would be mutually beneficial for myself, the public, and the village to grant the approval of this waiver.

Sincerely,
Evan Kitelinger

Evan Kitelinger
14000 50th Road, Sturtevant, WI
262-939-9276
ekitelinger@gmail.com

VILLAGE OF YORKVILLE**PERMIT APPLICATION TO INSTALL, REPLACE OR IMPROVE A DRIVEWAY AND/OR CULVERT**

The undersigned hereby applies for a permit to install, replace or improve a driveway and/or a culvert in the Village of Yorkville, pursuant to Chapter 38, Article III of the Village of Yorkville Code of Ordinances. The undersigned submits the following in support of their application:

APPLICANT (Should be completed by property owner of record):

NAME Evan Kitelinger
 ADDRESS 14000 50th Road
Sturtevant, WI, 53177
 PHONE 262-939-9276

DESCRIPTION OF SUBJECT SITE AND PROPOSED DRIVEWAY AND/OR CULVERT WORK:

WORK PROPOSED (Check one): ☒ Construction ☐ Replacement ☐ Repair/Extension

PARCEL NUMBER 194-03-21-01-026-000

PROPERTY ADDRESS 14000 50th Road, Sturtevant, WI, 53177

PROPOSED PROPERTY USE Residential

CONTACT INFORMATION OF CONTRACTOR PERFORMING WORK Pipelayer Registration ID:
Evan Kitelinger 262-939-9276 #1492447

DRIVEWAY LOCATION (Name of road driveway will access and approximate setback of driveway [at right-of-way line] from adjoining property lines and nearest driveways) 50th Road, 12' to Property line to the West, 53' to Property line to the East, 72' to West Driveway, 64' to East Driveway

DRIVEWAY COMPOSITION Recycled Concrete / Crushed limestone

DRIVEWAY WIDTH AT ROADWAY 22' AT RIGHT-OF-WAY LINE 16'

CULVERT COMPOSITION AND DIMENSIONS (DIAMETER AND LENGTH) Galvanized Steel 15" x 24'

By signing this application, the undersigned agrees to adhere to the following:

- That the culvert shall be metal and of such size as required for proper drainage along the right-of-way, but not less than 15 inches by 24 feet, and installed with end walls.
- That the property owner will not construct any abutment above the existing road grade at the ends of the culvert underlying the driveway. At a distance of eight feet from the edge of the pavement, the finished grade of the driveway shall be at least four inches below the grade of the edge of the adjacent Village or public highway.
- That the cost of any and all repairs to driveways extending into public rights-of-way, including, but not limited to, the moving of existing culverts, maintenance, and covering with gravel, shall be borne by the property owner, unless such repairs were necessitated by the reconstruction of any portion of the public right-of-way by the Village.
- That any drainage ditch and public right-of-way affected by the construction of a driveway entrance shall be reconstructed to the original shape, grade and contour of such ditch and right-of-way at the expense of the property owner.
- That if a culvert is not properly installed by the property owner, his agent, employee or contractor, the Village shall have the right to remove, reset or replace the culvert at the property owner's cost.
- That no person shall fill or obstruct any ditch or culvert alongside any Village or public highway or underneath any such highway with any dirt or debris. No person shall cultivate, plow or remove soil from their land in such manner as to obstruct or fill any ditch along any Village or public highway.
- That no cutting into or disturbance of the Village or public highway shall be permitted. The cost of repairing any damage to the Village or public highway shall be borne by the property owner.
- That the applicant contacts the Village of Yorkville when installation is complete. Final inspection and approval of the culvert installation is required before a building permit will be issued.

Applicant Signature: 

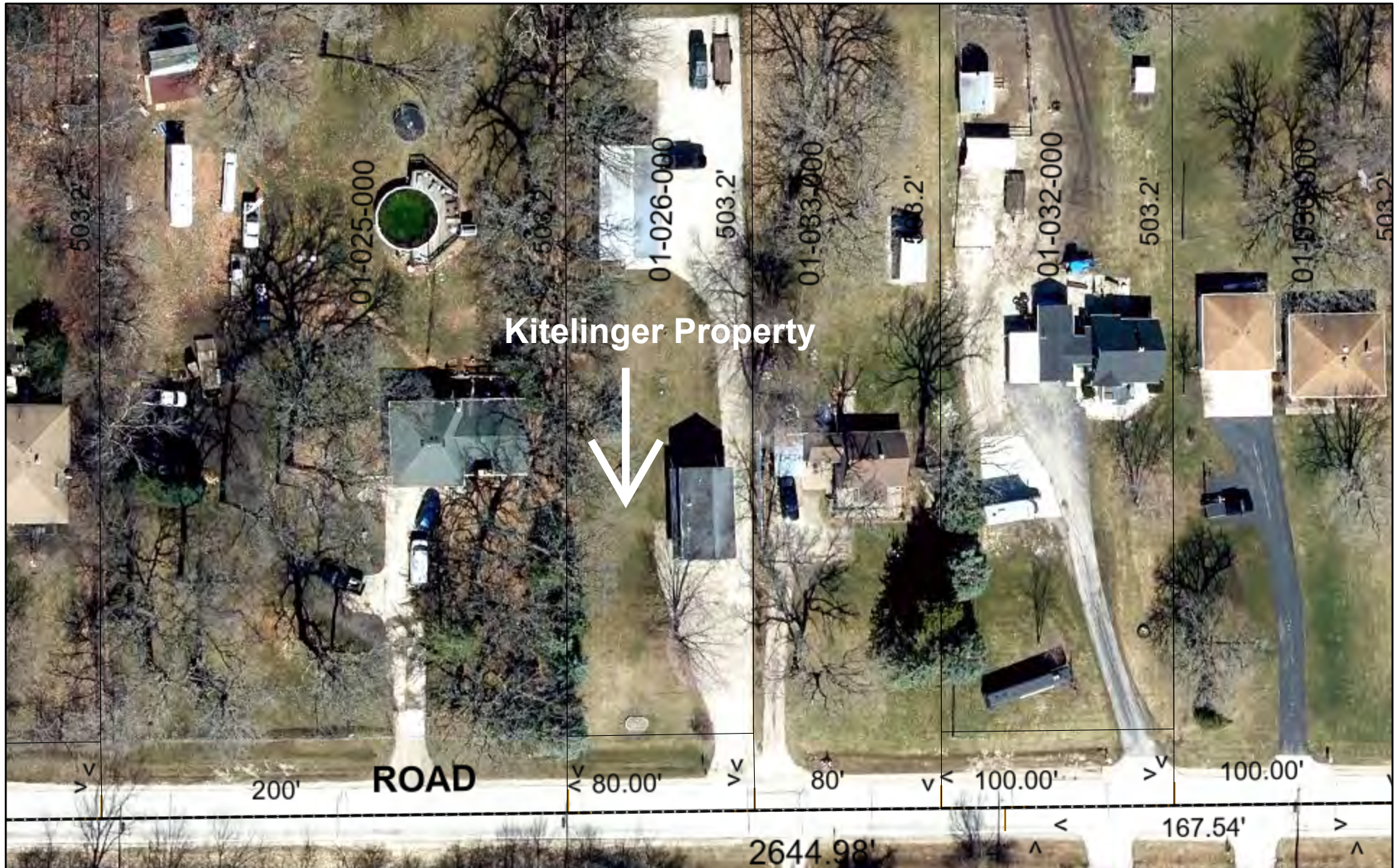
Date: March 24 / 2025

TO BE COMPLETED BY VILLAGE

Application Received: _____ Fee Received: \$ _____ Approval Date: _____ Approved By: _____

Approval Conditions: _____

14000 50th Road



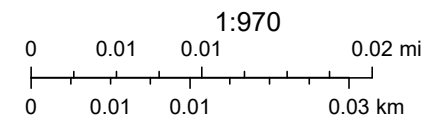
April 1, 2025

- Quarter Quarter Section
- Quarter Section
- Sections
- Tax Parcels
- Text Related Lines
- Municipal Boundaries

2024 Spring Aerial

- Red: Band_1
- Green: Band_2

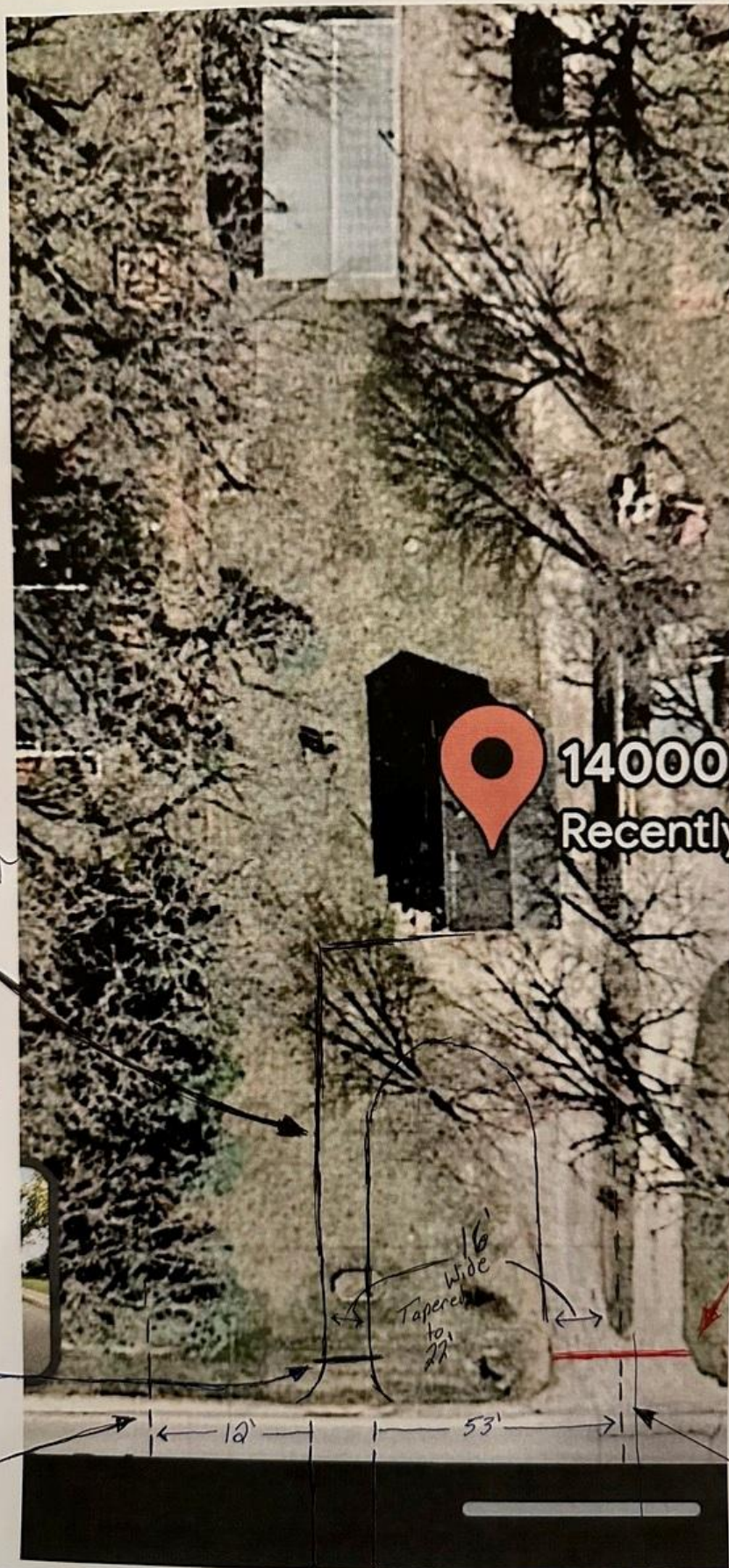
Blue: Band_3



Racine County, SEWRPC, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ArcGIS WebApp Builder

My Cell #
262-939-9276
-Evan



Driveway
Expansion

Proposed New Culvert
pending ordinance
change

16'
wide
Tapered
to 22'

12'

53'

Property
Line

72' to
Driveway

Existing Shared
Culvert

Property line
64' to
Driveway



Article III. Driveways and Culverts

Sec. 38-111. Permit required.

No person shall install or make any improvement of a private driveway extending into a public right-of-way without a permit from the village building inspector. Any temporary driveway intended as an access for construction vehicles or for any other purpose shall be considered a separate permanent driveway for the purposes of this article. The village building inspector shall confirm that the temporary driveway is completely removed and the right-of-way at that location restored to its pre-construction state prior to issuing occupancy approval for the construction project associated with the temporary driveway. The village building inspector shall issue the permit upon a complete application and the payment of a fee set by resolution of the village board from time-to-time subject to the following terms and conditions:

- (1) The culvert shall be of such size as required for proper drainage along the right-of-way, but not less than 15 inches by 24 feet, and installed with end walls.
- (2) The property owner or permittee will not construct any abutment above the existing road grade at the ends of the culvert underlying the driveway. At a distance of eight feet from the edge of the pavement, the finished grade of the driveway shall be at least four inches below the grade of the edge of the adjacent highway.
- (3) The cost of any and all repairs to driveways extending into public rights-of-way, including, but not limited to, the moving of existing culverts, maintenance and the covering with gravel, shall be borne by the property owner or permittee, unless such repairs were necessitated by the reconstruction of any portion of the public right-of-way by the village.
 - (a) In the instance of culvert reconstruction or movement caused by the reconstruction of any portion of the right-of-way by the Village, the Village shall reconstruct one (1) culvert per three hundred (300) feet of road frontage. The reconstruction of any additional culverts per three hundred (300) feet of frontage shall be the sole responsibility of the property owner or permittee.
- (4) Any drainage ditch and public right-of-way affected by the construction of a driveway entrance shall be reconstructed to the original shape, grade and contour of such ditch and right-of-way at the expense of the property owner or permittee.

Sec. 38-112. Construction required.

No building permit shall be issued by the village building inspector unless a permanent driveway has been constructed from the right-of-way to and on the site upon which construction is to take place and the construction of said driveway been approved by the village building inspector. Unless waived by the village board, no driveway shall be deemed permanent unless a culvert of required strength and dimension has been laid under such driveway and has been covered with sufficient gravel to bring it to the same grade as the public right-of-way adjacent thereto. The property owner or permittee shall comply with all regulations relating to the construction or reconstruction of private driveways in section 38-111.

Sec. 38-113. Improperly installed culvert.

If a culvert is not properly installed by the property owner, his agent, employee or contractor, the village shall have the right to remove, reset or replace the culvert at the owner's cost. Prior to removal, resetting or replacement, the village shall notify the property owner in writing of any defect as to such culvert and shall order the owner to correct any defect within such period of time as the village board shall specify, but not less than 30 days. If the property owner requests a hearing before the village with respect to the order, the order shall be stayed until after such hearing. The village shall promptly bill the property owner for the costs of removal, resetting or replacement. If such bill is not paid, the bill shall be carried onto the tax rolls and collected like other taxes.

Sec. 38-114. Obstructions of ditches.

No person shall fill or obstruct any ditch or culvert alongside any village or public road or underneath any such road with any dirt or debris. No person shall cultivate, plow or remove soil from his land in such manner as to obstruct or fill any ditch along any village road or public highway.

Sec. 38-115. Number of driveway entrances and approaches limited.

As of November 16, 2023, the effective date of this ordinance, no more than one driveway entrance and approach shall be constructed per three hundred (300) feet of lot frontage, except where a modification or waiver is approved by the Village Board pursuant to Sec. 2-404 of this Code of Ordinances. Any temporary driveway for which a permit has been issued under Section 38-111 will not count towards the number of driveway entrances and approaches allowed under this section.

RESOLUTION NO. 2025-11

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

**A RESOLUTION APPROVING A CONDITIONAL USE REQUEST TO AMEND A
CONDITIONAL USE REQUEST ORIGINALLY APPROVED ON JULY 10, 2023, AND
EXTENDED ON APRIL 8, 2024, TO INCLUDE CONSTRUCTION OF A ±1,972-
SQUARE-FOOT ADDITION TO AN INDUSTRIAL BUILDING AT 2232 NORTH
SYLVANIA AVENUE (WEST FRONTAGE ROAD), SEC. 21, T3N, R21E, VILLAGE OF
YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-
21-01-019-000); 2232 NORTH SYLVANIA, LLC AND 2118 NORTH SYLVANIA, LLC,
OWNER; ROBERT GLEASON, 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 amend a conditional use request originally approved on July 10, 2023, and extended on April 8, 2024, to include construction of a ±1,972-square-foot addition to an industrial building at 2232 North Sylvania Avenue (West Frontage Road), Sec. 21, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-019-000); 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 use is allowed by underlying zoning through the conditional use process;
2. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.

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 14th day of April, 2025.

VILLAGE OF YORKVILLE

Ayes: _____

By: _____
Douglas Nelson, President

Nays: _____

Attest: _____
Janine Carls, Clerk

Abstentions: _____

Absences: _____

EXHIBIT A - CONDITIONS

2232 North Sylvania, LLC and 2118 North Sylvania, LLC, Owner
Robert Gleason, 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 **\$310.00**. The 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. **Private Onsite Wastewater Treatment System.** Prior to the issuance of a zoning permit, a sanitary permit must be obtained from the Racine County Development Services Department. Please contact their office at (262) 886-8440. Industrial wastes and wastewater may not be introduced into a plumbing drain system that is served by a POWTS unless approved by the Wisconsin Department of Natural Resources (WDNR) under chapter 214 regulations.
3. **Exterior Lighting/Parking/Landscaping Plans.** An exterior lighting plan, parking plan, and landscaping plan must be approved by the Village of Yorkville Board prior to any tenant occupying the site. These plans may be submitted as a site plan review, or in conjunction with a site plan review/conditional use permit application to accommodate a future tenant. The exterior lighting plan must be in conformance with the provisions of Section 20-1065, of the Racine County Code of Ordinances, as applicable to the Village of Yorkville (attached).
4. **Tenants.** Each tenant of either industrial building must at a minimum obtain site plan review approval from the Village of Yorkville Board prior to occupying the site. Each tenant must contact the Racine County Development Services Department at (262)-886-8440 to inquire about occupancy requirements.
5. **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.
6. **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.
7. **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.
8. **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 May 24, 2023, unless otherwise amended herein.

9. **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).
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. **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.
12. **Outside Storage.** Except for the vehicle parking area as shown on the submitted plans, outside storage is prohibited, and this property must be kept free of any accumulation of refuse or debris. Refuse bins and/or scrap material (recycle) bins must be screened from public view. This includes the Village of Yorkville's prohibition on the outside storage of aged vehicles, wrecked vehicles, or parts vehicles.
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. **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.
17. **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.
18. **Erosion Control.** To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.
19. **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.
20. **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.
21. **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.
22. **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.

23. **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, 2118 North Sylvania LLC, 2232 North Sylvania LLC, Robert Gleason, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
24. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
25. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.

DRAFT

EXHIBIT B - PERFORMANCE STANDARDS
2232 North Sylvania, LLC and 2118 North Sylvania, LLC, Owner
Robert Gleason, 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.

RESOLUTION NO. 2025-12

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

A RESOLUTION APPROVING A CONDITIONAL USE REQUEST TO ESTABLISH A MASTER SIGN PLAN AND TO CONSTRUCT A 100-FOOT-TALL POLE SIGN AT 611 SOUTH SYLVANIA AVENUE (WEST FRONTAGE ROAD), SEC. 13, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-21-13-003-000); LIBERTY KWIK STOP, LLC, OWNER; BL SIGNS, LLC AND LAKHBIR SINGH, 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 establish a master sign plan and to construct a 100-foot-tall pole sign at 611 South Sylvania Avenue (West Frontage Road), Sec. 13, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-13-003-000); 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 master sign plan is allowed through the conditional use process;
2. Based on the use of the property, surrounding uses, and proximity to I-94, the proposed 100-foot-tall pole sign appears to fit with uses in the immediate area.

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 14th day of April, 2025.

VILLAGE OF YORKVILLE

Ayes: _____

By: _____

Douglas Nelson, President

Nays: _____

Attest: _____

Abstentions: _____

Janine Carls, Clerk

Absences: _____

EXHIBIT A - CONDITIONS

Liberty Kwik Stop, LLC, Owner
BL Signs, LLC and Lakhbir Singh, Applicant/Agent

1. **Zoning Permit.** The applicant must obtain a zoning permit from the Racine County Development Services Office after paying the zoning permit fee of **\$250.00**. The 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. **Structural Analysis.** Prior to issuance of a zoning permit, the applicant shall submit an engineering certification showing that the proposed pole sign is designed to collapse within a smaller area than the setback to the road right-of-way.
3. **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.
4. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.
5. **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.
6. **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.
7. **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 October 30, 2024, unless otherwise amended herein.
8. **Signs.** Any advertising sign on this property must conform to Racine County Ordinance standards as applicable to the Village of Yorkville and will require a separate zoning permit(s) prior to installation. In addition, no additional signs shall be erected, placed, altered, moved, painted, or maintained, except in conformance with the master sign plan, and such plan may be enforced in the same way as any provision of Racine County Ordinance Standards as applicable to the Village of Yorkville. Contact the Racine County Development Services Office at 262-886-8440 for further information regarding sign permits.

9. **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).
10. **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.
11. **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.
12. **Erosion Control.** To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.
13. **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.
14. **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.

15. **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.
16. **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.
17. **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.
18. **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.
19. **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, Liberty Kwik Stop, LLC, BL Signs, LLC, Lakhbir Singh, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
20. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
21. **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

Liberty Kwik Stop, LLC, Owner
BL Signs, LLC and Lakhbir Singh, Applicant/Agent

DIVISION 4. - PERFORMANCE STANDARDS [15]

Footnotes:

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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.

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 14th day of April, 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:

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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.

RESOLUTION NO. 2025-13

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

A RESOLUTION APPROVING A CONDITIONAL USE REQUEST TO CONSTRUCT A ±9,999-SQUARE-FOOT INDUSTRIAL BUILDING AT 2221 RAYMOND AVENUE (CTH U), SECS. 03 AND 04, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID #'S 194-03-21-04-060-000 AND 194-03-21-03-002-000); HRIBAR LAND MANAGEMENT, LLC, OWNER; THOMAS HRIBAR, 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 construct a ±9,999-square-foot industrial building at 2221 Raymond Avenue (CTH U), Secs. 03 and 04, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000); 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 use is allowed by underlying zoning through the conditional use process;
2. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.

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 14th day of April, 2025.

VILLAGE OF YORKVILLE

Ayes: _____

By: _____
Douglas Nelson, President

Nays: _____

Attest: _____
Janine Carls, Clerk

Abstentions: _____

Absences: _____

EXHIBIT A - CONDITIONS

Hribar Land Management, LLC, Owner
Thomas Hribar, 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 **\$1,250.00**. 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. **Lot Combination/Building Setback.** Prior to issuance of a zoning permit, Parcel ID #'s 194032103002000 & 194032103006000 will need to be combined into one tax parcel, or the proposed industrial building will need to be relocated to meet the 20-foot required side yard setback.
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. Industrial waste and wastewater may not be introduced into a plumbing drain system that is served by a POWTS unless approved by the Wisconsin Department of Natural Resources (WDNR) under chapter 214 regulations.
4. **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.
5. **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.
6. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.
7. **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.
8. **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 March 12, 2025, unless otherwise amended herein.

9. **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).
10. **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.
11. **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.
12. **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.
13. **Outside Storage.** Except for the vehicle parking area as shown on the submitted plans, or previously approved areas of outside storage, outside storage is prohibited, and this property must be kept free of any accumulation of refuse or debris. Refuse bins and/or scrap material (recycle) bins must be screened from public view. This includes the Village of Yorkville's prohibition on the outside storage of aged vehicles, wrecked vehicles, or parts vehicles.
14. **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.
15. **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.

16. **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.
17. **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.
18. **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.
19. **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.
20. **Erosion Control.** To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.

21. **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.
22. **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.
23. **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.
24. **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.
25. **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, Hribar Land Management, LLC, Tom Hribar, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
26. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
27. **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

Hribar Land Management, LLC, Owner
Thomas Hribar, 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.

RESOLUTION NO. 2025-14

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

A RESOLUTION APPROVING A CONDITIONAL USE REQUEST TO CONSTRUCT AND UTILIZE A CONCRETE BATCH PLANT, INCLUDING AGGREGATE STORAGE BINS, WASHOUT STATION, AND OCCUPANCY OF TWO INDUSTRIAL BUILDINGS AT 2221 RAYMOND AVENUE (CTH U), SECS. 03 AND 04, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID #'S 194-03-21-04-060-000 AND 194-03-21-03-002-000); HRIBAR LAND MANAGEMENT, LLC, OWNER; MIKE RIVECCA/RIVCRETE, 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 construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings at 2221 Raymond Avenue (CTH U), Secs. 03 and 04, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID #'s 194-03-21-04-060-000 and 194-03-21-03-002-000); 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 use is allowed by underlying zoning through the conditional use process;
2. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.

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 14th day of April, 2025.

VILLAGE OF YORKVILLE

Ayes: _____

By: _____

Douglas Nelson, President

Nays: _____

Attest: _____

Abstentions: _____

Janine Carls, Clerk

Absences: _____

EXHIBIT A - CONDITIONS

Hribar Land Management, LLC, Owner
Mike Rivecca/RivCrete, 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 **\$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. **Washout Station.** Prior to issuance of a zoning permit, a new site plan must be submitted to the Racine County Development Services Office showing that the proposed washout station will be located outside of the 100-year floodplain.
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. Industrial waste and wastewater may not be introduced into a plumbing drain system that is served by a POWTS unless approved by the Wisconsin Department of Natural Resources (WDNR) under chapter 214 regulations.
4. **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.
5. **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.
6. **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.
7. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.
8. **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.

9. **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 March 13, 2025, unless otherwise amended herein.
10. **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).
11. **Hours of Operation.** Hours of Operation shall be 6:00am to 5:00pm Monday through Friday, and 6:00am to 12:00pm Saturday. **Any operation that deviates from these hours of operation will require written authorization from 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. **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.
14. **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.
15. **Aggregate Storage.** All aggregate storage must occur within the designated aggregate storage bins as shown on the submitted plan received by the Racine County Development Services Office on March 13, 2025.
16. **Outside Storage.** Except for the vehicle parking area and aggregate storage bins, as shown on the submitted plans, or previously approved areas of outside storage, outside storage is prohibited, and this property must be kept free of any accumulation of refuse or debris. Refuse bins and/or scrap material (recycle) bins must be screened from public view. This includes the Village of Yorkville's prohibition on the outside storage of aged vehicles, wrecked vehicles, or parts vehicles.
17. **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.

18. **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.
19. **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.
20. **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.
21. **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.

22. **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.
23. **Erosion Control.** To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.
24. **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.
25. **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.
26. **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.
27. **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.
28. **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, Hribar Land Management, LLC, Mike Rivecca, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
29. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
30. **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

Hribar Land Management, LLC, Owner
Mike Rivecca/RivCrete, Applicant/Agent

DIVISION 4. - PERFORMANCE STANDARDS [15]

Footnotes:

--- (15) ---

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

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

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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.



March 28, 2025

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

RE: Yorkshire Highlands
Letter of Credit Reduction Request No. 4
File No. 2024.0002.07

Dear Mr. McKinney,

Enclosed please find Letter of Credit Reduction Request No. 4 from TNG27, LLC. for the above-described project.

Based on our review of their request dated February 25, 2025, we are recommending approval of the letter or credit reduction in the amount of \$57,475.59.

Upon approval of this reduction, the remaining amount on the Letter of Credit will be \$133,190.69.

Please review and let me know if you have any questions.

Sincerely,

Nielsen Madsen & Barber, S.C.

Mark D. Eberle, P.E.
President

Enclosures

Z:\2024\2024.0002.07\Construction Management\LOC Reductions\LOC Reduction No. 4\2024.0002.07 Yorkshire Highlands
Letter of Credit Reduction Request No. 4 (3-28-25).docx

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
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.



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.

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	4/14/2025	(\$57,475.59)

Current Letter of Credit Balance	4/14/2025	\$133,190.69
---	------------------	---------------------

Note: Reduction #4 is **TENTATIVE**

Michael McKinney

From: stacy@senokrlt.org
Sent: Monday, March 10, 2025 10:22 AM
To: Michael McKinney
Cc: 'Timothy J. Pruitt'; 'Eileen Zaffiro'; 'Mark Eberle'
Subject: RE: Yorkshire highlands LLOC reduction request

Hi Mike,

Thanks for checking. All clear on Seno's end in this regard.

Thank you,

Stacy Santiago

Executive Director

Seno K/RLT Conservancy

3606 Dyer Lake Road
Burlington, WI 53105
Direct: 262-527-5117



From: Michael McKinney <Michael@villageofyorkville.com>
Sent: Friday, March 7, 2025 9:57 AM
To: stacy@senokrlt.org
Cc: Timothy J. Pruitt <tp Pruitt@peglawfirm.com>; Eileen Zaffiro <ezaffiro@peglawfirm.com>; Mark Eberle <MEberle@nmbsc.net>
Subject: FW: Yorkshire highlands LLOC reduction request

Stacy – see below/attached. I wanted to follow up to confirm that you were aware of the ERC lien waivers, and did not have any concerns about them.

Mike

Michael McKinney
Administrator
Village of Yorkville
2024 Population: 3,264
925 15th Avenue
Union Grove, Wisconsin 53182
Phone: 262-878-2123
michael@villageofyorkville.com
www.villageofyorkville.com
Facebook: YorkvilleWisconsin

NOTICE: The Village of Yorkville is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of Village of Yorkville e-mail should presume that e-mail is subject to release upon request, and is subject to records retention requirements.

This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please destroy it and notify the sender immediately.

From: nancylynnwashburn@gmail.com <nancylynnwashburn@gmail.com>
Sent: Tuesday, February 25, 2025 10:05 AM
To: Michael McKinney <Michael@villageofyorkville.com>; 'Mark Eberle' <MEberle@nmbasc.net>; stacy@senokrlt.org;
'Mark Lesko' <mlesko@wi.rr.com>; tpruitt@peglawfirm.com
Cc: 'Heidi Tremmel' <htremmel@hotmail.com>
Subject: Yorkshire highlands LLOC reduction request

Good Morning,
Attached please find a request to further reduce the LLOC for Yorkshire highlands.
Please let me know what else you need.

Nancy Washburn
Land Development Administration
7450 County Line Rd.
Mount Pleasant, WI 53403
262-818-1836

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.