

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.