



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, March 10, 2025

1. Call to Order

Doug Nelson called the meeting to order at 6:15 pm

2. Roll Call

Present: Village President: Doug Nelson; Village Trustees: Robert Funk, Dan Maurice, Steve Nelson, Cory Bartlett; Planning Commission: Aaron Alby, Tim DeGarmo, and Barb Geschke. A quorum of the board and commission was present.

Also present: Michael McKinney, Administrator; Janine Carls, Clerk; Nick Carriker, Public Works Manager; Rebecca Shepro, A.T.T.Y.; Ray Stibeck, Phillip Kapalczynski, Thomas Hribar, Mike Rivecca, and Jeff Knuth.

3. Consent Agenda

- a. Feb. 10, 2025, joint Village Board/Plan Commission and Feb. 24, 2025, Village Board meeting minutes
- b. Financial reports
- c. Village invoices
- d. Stormwater invoices
- e. Building Inspector's Report - report on building permits issued and other activity
- f. Code Enforcement Officer's Report - report on activities and issues
- g. 2024-2025 Class B dance hall license application for Blue Badger Bar and Grill, 717 South Sylvania Avenue

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

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

- a. Final certified survey map request submitted by Stephen Nelson and Susan Nelson (with Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel as agent) for the parcel located at 2404 59th Drive (Parcel ID # 194-03-21-22-009-000) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 3.00-acre parcel and a 56.71-acre parcel

McKinney stated that all comments on the CSM had been resolved.

- b. Resolution 2025-08 Approving a final certified survey map to allow for the division of the parcel located at 2404 59th Drive into a 3.00-acre parcel and a 56.71-acre parcel, Sec. 22, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-22-009-000); Stephen Nelson and Susan Nelson, Owner; Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel, Applicant/Agent

S. Nelson declared a conflict of interest and recused himself from the discussion and vote due to his ownership of the parcel being discussed.

Motion (Geschke, Alby) to recommend adoption of Resolution 2025-08 as presented, MC.

Motion (Maurice, Funk) to adopt Resolution 2025-08, approving a certified survey map for the division of the parcel located at 2404 59th DR, as recommended by the Plan Commission, MC.

- c. Site plan request submitted by RSKM, LLC (with Raymond Stibeck as applicant/agent) for the parcel located at 14001 Washington Avenue (STH 20) (Parcel ID # 194-03-21-13-010-020) in the B-3 (Commercial Service) Zoning District to construct a ±1,612-square-foot addition to an existing commercial building

Stibeck stated that this previously approved plan had been postponed, and he wants to complete the project at this time. No changes have been made to the plans to add an addition and bump parking out on the north side of the building and property. Shepro noted that easements should be verified.

- d. Resolution 2025-09 Approving a site plan request to construct a ±1,612-square-foot addition to an existing commercial building at 14001 Washington Avenue (STH 20), Sec. 13, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-13-010-020); RSKM, LLC, Owner; Raymond Stibeck, Applicant/Agent

D. Nelson declared a conflict of interest and recused himself from the discussion and vote due to his position on the Visit Racine County Board.

Motion (Alby, DeGarmo) to recommend adoption of Resolution 2025-09 as presented, MC.

Motion (Maurice, S. Nelson) to adopt Resolution 2025-09, approving a site plan request to add onto a commercial building at 14001 Washington Avenue, as recommended by the Plan Commission, MC.

- e. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use request submitted by Matthew Milkie and Stacey Piper-Milkie (with Phillip Kapalczynski/Top Notch Threadrolling, LLC as applicant/agent) for the parcel located at 14601 Braun Road (Parcel ID # 194-03-21-36-004-000) in the A-2 (General Farming and Residential II) Zoning District to operate a rural home-based business known as “Top Notch Threadrolling”

Kapalczynski stated that he is operating the business the same as it had been operating in previous years and noted the hours of operation. He stated that truck traffic is minimal.

D. Nelson opened the Public Hearing at 6:24 p.m. Speaking in opposition, Jeff Knuth expressed concerns about hazardous materials including barrels of lubricants and solvents. the absence of drip trays under equipment, and the unsealed concrete floor. D. Nelson closed the hearing at 6:27 p.m.

Maurice reported that he had received a call from a neighbor who had concerns about an M-3 operation in an A-2 district. Shepro noted that this could fall under a rural Home-Based Business conditional use, but further review of the hazardous materials on site may disqualify it. Kapalczynski stated he would work with the Fire Department to obtain Safety Data Sheets and have the DNR complete a perc test.

- f. Conditional use request submitted by Matthew Milkie and Stacey Piper-Milkie (with Phillip Kapalczynski/Top Notch Threadrolling, LLC as applicant/agent) for the parcel located at 14601 Braun Road (Parcel ID # 194-03-21-36-004-000) in the A-2 (General Farming and Residential II) Zoning District to a rural home-based business known as “Top Notch Threadrolling”

Motion (DeGarmo, Alby) to table this item pending more information and to continue the Public Hearing at the next Village Board/Plan Commission meeting, MC.

Motion (Maurice, S. Nelson) to table this item pending more information and to continue the Public Hearing at the next Village Board/Plan Commission meeting, MC.

- g. Resolution 2025-10 Approving a conditional use request to operate a rural home-based business known as “Top Notch Threadrolling” at 14601 Braun Road, Sec. 36, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-36-004-000); Matthew Milkie and Stacey Piper-Milkie, Owner; Phillip Kapalczynski/Top Notch Threadrolling, LLC, Applicant/Agent

No action taken on this agenda item.

- h. Pre-application conference regarding proposed development and use of the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-04-060-000)

Tom Hribar (owner) and Mike Rivecca (RivCrete Ready Mix) presented plans to operate a concrete batch plant for an initial term of three years, noting the growing demand in our area and the need to bring in competitive pricing. Re-zoning is not needed. Trucks will use 76th Street and average 3-4 deliveries a day. It is expected to be a relatively quiet operation with sufficient buffering. The driveway is black-topped, and dust control should not be an issue. Discussed Willkomm's operation which is reviewed every two years. Discussed a Racine County Zoning concern regarding a building that currently exists on the parcel's property line (both parcels belong to Hribar). The owner may need to combine parcels or adjust the lot line. No action was taken on this agenda item.

- i. Westbrook Associated Engineers, Inc. 2025 bridge inspection services proposal

Motion (S. Nelson, Bartlett) to approve the bridge inspection services proposal as presented, MC.

- j. Request #4 for a reduction of Irrevocable Standby Letter of Credit No. 1753 to secure obligations related to implementation of the Yorkshire Highlands subdivision development agreement

Motion (S. Nelson, Maurice) to table until additional information is available, MC.

5. Reports

- a. Engineer's Report: *Mark Eberle stated that 2025 roads program contracts have been sent to the attorney for review. His office received a request from SEH to begin staking out the new well. Reviews of other plans are in process including Alderman conditional use and Wisconsin Sportsman's land disturbance.*
- b. Yorkville Stormwater Utility District Report: *no report.*
- c. Roads/Public Works Committee Report: *Funk reported the Roads Tour is March 15th. McKinney reported receiving a crack filling proposal for Stonecrest Shores, Braun Road, 57th Drive, and a portion of 59th Drive.*
- d. Village President's Report: *no report.*
- e. Public Works Report: *Carriker reported receiving promising email from DNR that indicates well project may be moving forward.*
- f. Clerk's Report: *Carls reported that In-person absentee voting will begin March 18th.*
- g. Administrator's Report: *McKinney provided an update from the Sheriff's Department concerning truck traffic on Two Mile Road. He highlighted the need for further review of how to address limiting overweight truck use on local roads.*

6. Public Comments, Questions and Suggestions - None

7. Adjournment: Motion to adjourn (S. Nelson, Funk) at 7:24 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.