



## Joint Village Board/Plan Commission Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, May 12, 2025

1. **Call to Order** | *Doug Nelson called the meeting to order at 6:00 p.m.*

### 2. Roll Call

*Doug Nelson (Village President) and Village Trustees Rob Funk, Dan Maurice, Steve Nelson, and Cory Bartlett were present. Plan Commissioner Barb Geschke was present; Aaron Alby and Tim DeGarmo were absent. A quorum was present. Also present: Michael McKinney, Administrator; Janine Carls, Clerk; and Tim Pruitt, A.T.T.Y..*

*Others in attendance: Ray Pollina, Phillip Kapalczynski, Lakhbir Singh, Peter Petersen, and Jonathan Uretz.*

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.

- April 14, 2025, special Village Board, April 14, 2025, joint Village Board/Plan Commission, and April 28, 2025, Village Board meeting minutes
- Financial reports
- Village invoices
- Building Inspector's Report - report on building permits issued and other activity
- Code Enforcement Officer's Report - report on activities and issues

*Motion (CB, DM) to approve the consent agenda as listed, Motion Carried (MC).*

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

- Discuss prior Village Board decision on violation enforcement postponement as to E & R Manufacturing Co. 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 and determine applicable corresponding date, if any, as to existing unpermitted business operating as "Top Notch Threadrolling, LLC"

*Discussed setting a deadline for TNT to shut down operations.*

*Motion (BG, CB) to allow the shutdown to take place by November 15, 2025, MC.*

*Motion (DM, SN) to approve the recommendation of the Plan Commission allowing the shutdown to take place by November 15, 2025, MC.*

- Request made by Lakhbir Singh for reconsideration of the height limitation for a sign established by Resolution 2025-12, approved on April 14, 2025, and entitled "Approving a conditional use request to establish a master sign plan and to construct a 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"

Singh presented photos showing obstructions blocking the Citgo sign from both north and south bound traffic and asked the board to reconsider the height limitation to allow for a 75-foot-tall sign. Board members agreed that the request had previously received adequate consideration, and a fair decision; consensus was not in favor of reconsideration.

*Motion (SN, CB) to deny the request for reconsideration of the height of the sign, MC.*

- If request for reconsideration is granted, determine date for continuation of the public hearing for the conditional use request 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 sign

*No action on this agenda item, not applicable.*

- d. Request to continue the use of three camper sites at Harvest View Estates, located at 15941 Durand Avenue (STH 11) (Parcel ID # 194-03-21-26-016-000) in the A-2 (General Farming and Residential II) Zoning District

*Jonathan Uretz, owner, stated that the 3 RV sites are open year-round having access to heated water lines. He noted that one site has been occupied for the past nine years. The RV sites have been there since 1997 (under the previous owner). Discussed current the Village's ordinance which prohibits these sites, options such as amending the zoning code or applying to the Board of Appeals for a variance. The consensus is to find a way for the RV sites to remain as they currently are.*

*Motion (SN, DM) to instruct the County to postpone enforcement until officials have time to review, MC.*

- e. Preliminary certified survey map request submitted by Orazio Pollina (with the Village of Yorkville as applicant/agent) for the parcel located at 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000) in the A-2 (General Farming and Residential II) and R-2 (Suburban Residential District - Unsewered) Zoning Districts to allow for the division of this parcel into a 14.00-acre parcel and a ±18.32-acre parcel

*McKinney provided information regarding this item, especially pertaining to the timeline. In addition to the CSM, public hearings will be held for zoning and land use amendments and a conditional use application to build the fire station. No action was taken.*

- f. Right-of-way occupancy permit application submitted by Spectrum Mid-America LLC (with Sara Nimmer/ITG/Matt Hilscher/Mi-Tech as applicant/agent) for the installation of underground fiber infrastructure in the Village's right-of-way from 14020 56<sup>th</sup> Road to 14220 56<sup>th</sup> Road

*Motion (RF, CB) to approve the permit, MC.*

- g. Enforcement of ordinance as to storage pods, storage containers, polystructures, polyshelters, and similar structures that were placed prior to August 31, 2024

*Discussed enforcement of ordinance. Provided direction to Clerk to require zoning and building permits be obtained for structures placed prior to August 31, 2024, within a reasonable amount of time at standard fees, subject to doubling if timeline not met. If pre-existing containers do not meet current ordinance requirements, the owner may request a waiver/variance.*

- h. Authorization of the submission of an application to the Board of Commissioners of Public Lands of Wisconsin to request a General Obligation Loan in an amount not to exceed \$820,000.00 for the purpose of financing the purchase of land for a new fire station

*Motion (Stephen Nelson, Robert Funk) to authorize the application, Motion Carried. 5 – Aye; 0 - Nay*

- i. Resolution 2025-20 Authorizing the borrowing of funds from the Board of Commissioners of Public Lands of Wisconsin in an amount not to exceed \$820,000.00 for the purpose of financing the purchase of land for a new fire station and the levying of sufficient tax funds to repay said borrowing

*Motion (Stephen Nelson, Robert Funk) to adopt resolution 2025-20 authorizing the borrowing of funds from the Board of Commissioners of Public Lands. Roll Call Vote: Robert Funk, aye; Daniel Maurice, aye; Douglas Nelson, aye; Stephen Nelson, aye; Cory Bartlett, aye. Motion Carried. 5 – Aye; 0 - Nay*

- j. Fire station construction debt service/borrowing amount

*No action taken on this agenda item; additional information requested.*

- k. Use of Union Grove Baptist Church, 417 15<sup>th</sup> Avenue, Union Grove, as a polling place for all future elections

*Motion (RF, SN) to let them look into changing the polling location, MC.*

- l. Parliamentary procedure presentation | Presented by Carls

## 5. Reports

- a. Engineer's Report - report on activities and issues

*McKinney stated that work on 58<sup>th</sup> Road is scheduled to begin on Monday, May 19, 2025*

- b. Yorkville Stormwater Utility District Report - report on activities and issues | *No Report*

- c. Roads/Public Works Committee Report - report on activities and issues

*Funk reported that the broken tile on Church Road will need repair and is in the Village right-of-way.*

- d. Village President's Report - report on activities and issues | *No Report*

- e. Public Works Report - report on activities and issues | *No Report*

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

*Vacation scheduled, Country Food Mart changing hands, newsletter submitted, possible future discussion on gaming machines.*

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

*McKinney stated that the June 9<sup>th</sup> meeting will include all applications related to the Pollina property, a request from Radetta to develop land south of his current facility, and a visit from Tom Johnson, Union Grove High School District Administrator, regarding widening 58<sup>th</sup> Road to accommodate school traffic.*

## 6. Public Comments, Questions and Suggestions

*Geschke recommended finding and sponsoring a person to attend the 2025-2026 Leadership Union Grove.*

## 7. Adjournment

<i>Motion (SN, CB) to adjourn at 8:38 p.m., MC.</i>
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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](http://villageofyorkville.com).*