

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, JUNE 9, 2025
6:00 P.M.**

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. May 28, 2025, Village Board, June 4, 2025, special Village Board, and June 4, 2025, special Village Board joint meeting with Union Grove Village Board meeting minutes
- b. Financial reports
- c. Village invoices
- d. Building Inspector's Report - report on building permits issued and other activity
- e. Code Enforcement Officer's Report - report on activities and issues
- f. License and permit applications for the period of July 1, 2025, through June 30, 2026:
 1. Combination Class B beer and liquor license
 - i. Apple Holler, 5006 South Sylvania Avenue (West Frontage Road) (Agent: Arthur D. Flannery)
 - ii. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) (Agent: Dena M. Payne)
 - iii. Ives Grove Golf Links, 14101 Washington Avenue (STH 20) (Agent: Peter J. Eitel)
 - iv. Racine County Agricultural Society, 19805 Durand Avenue (STH 11) (Agent: Jeffrey R. Busch)
 - v. Racine Instinctive Bowmen, 14403 50th Road (Agent: Jennifer L. Imhoff)
 - vi. Range Time, 14101 Washington Avenue (STH 20) (Agent: Ramiro P. Romo)
 - vii. Route 20, 14001 Washington Avenue (STH 20) (Agent: Raymond J. Stibeck)
 - viii. The 14K Kitchen, 13851 56th Road/2624 South Sylvania Avenue (West Frontage Road) (Agent: Kristin L. Beasley)
 - ix. TinCan Roadhouse, 20715 Durand Avenue (STH 11) (Agent: Tina M. Jahnke)
 2. Combination Class A beer and liquor license
 - i. Petro Stopping Centers, 717 South Sylvania Avenue (West Frontage Road) (Agent: Dena M. Payne)
 - ii. Refuel Pantry - Sturtevant, 611 South Sylvania Avenue (West Frontage Road), Suite A (Agent: Harinder Singh)
 3. Class "B" beer license
 - i. Cheese and Cheers Bistro, 611 South Sylvania Avenue (West Frontage Road), Suite B (Agent: Mellisa M. Jacobson)
 - ii. Country Rose Bakery and Café, 19319 Washington Avenue (STH 20) (Agent: Rita A. Zadurski)
 4. Cigarette, electronic vaping device, and tobacco product retail license

- i. Ives Grove Golf Links, 14101 Washington Avenue (STH 20)
 - ii. Petro Stopping Centers, 717 South Sylvania Avenue (West Frontage Road)
 - iii. Refuel Pantry - Sturtevant, 611 South Sylvania Avenue (West Frontage Road), Suite A
 - iv. Smoke 94, 734 South Sylvania Avenue (West Frontage Road)
- 5. Gaming machine license
 - i. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) - 1 miscellaneous
 - ii. Route 20, 14001 Washington Avenue (STH 20) - 5 video gaming + 2 miscellaneous
 - iii. TinCan Roadhouse, 20715 Durand Avenue (STH 11) - 5 video gaming + 2 miscellaneous
- 6. Dance hall license
 - i. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) - Class B
 - ii. Route 20, 14001 Washington Avenue (STH 20) - Class B
 - iii. TinCan Roadhouse, 20715 Durand Avenue (STH 11) - Class B
- 7. Shooting facility license
 - i. Wisconsin Sportsman's Association, Inc. (Gerald Werner), 16010 Durand Avenue (STH 11)
- 8. Hotel/motel license
 - i. Esmonds Motel (Konstantinos Gianakakis), 4900 South Colony Avenue (USH 45)
 - ii. Super 8 Sturtevant (Yasir Saleem/Manchester Hospitality LLC), 910 South Sylvania Avenue (West Frontage Road)
- 9. Junk or auto salvage facility license
 - i. Robert Gleason (Gleason Truck and Equipment), 2118 North Sylvania Avenue (West Frontage Road)

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

- a. New license applications for Country Mart (RBC Spring, LLC), 1920 South Colony Avenue (USH 45), for the period of July 1, 2025, through June 30, 2026
 - 1. Combination Class A beer and liquor license (Agent: Bhagvanbhai G. Ratada)
 - 2. Cigarette, electronic vaping device, and tobacco product retail license
- b. Mobile home park license application submitted by Jonathan Uretz/Ravinia Communities for Harvest View MHC, LLC, 15941 Durand Avenue (STH 11), for the period of July 1, 2025, through June 30, 2026
- c. Gaming machine license application submitted by Lakhbir Singh for Cheese and Cheers Bistro, 611 South Sylvania Avenue (West Frontage Road), Suite B - 5 video gaming + 2 miscellaneous
- d. Annual special event permit application submitted by Raymond J. Stibeck for Route 20, 14001 Washington Avenue (STH 20)
- e. 2025-2026 annual Operator license application submitted by Brian Anchondo
- f. 2025-2026 annual Operator license application submitted by Codie LeTendre
- g. **Public Hearing** - The Village Board will hold a public hearing to hear public comment on an application submitted by Stericycle, Inc., for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2025, through June 30, 2026, to operate a regulated medical waste treatment facility utilizing Electro-Thermal Deactivation (shredding and thermal inactivation by use of low frequency radio waves) technology at 14035 Leetsbir Road and 14114 Leetsbir Road (Parcel ID #'s 194-03-21-24-002-130, 194-03-21-24-002-120, and 194-03-21-24-002-008) in the M-3 (Heavy Industrial) Zoning District
- h. Application submitted by Stericycle, Inc., 14035 Leetsbir Road and 14114 Leetsbir Road, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2025, through June 30, 2026

- i. **Public Hearing** - The Village Board will hold a public hearing to hear public comment on an application submitted by Daniels Sharpsmart, Inc., for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2025, through June 30, 2026, to operate a regulated medical waste treatment facility utilizing Autoclave (steam sterilization treatment) technology at 1340 Grandview Parkway (Parcel ID # 194-03-21-13-029-070) in the M-3 (Heavy Industrial) Zoning District
- j. Application submitted by Daniels Sharpsmart, Inc., 1340 Grandview Parkway, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2025, through June 30, 2026
- k. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a shoreland conditional use request submitted by John Kurt (with John Kurt/Twenty Sheds, LLC as applicant/agent) for the vacant parcel located immediately to the west of 19411 Washington Avenue (STH 20) (Parcel ID # 194-03-21-07-001-022) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts to construct four 60-foot by 160-foot (9,600-square-foot) four-unit multi-tenant commercial buildings
- l. Shoreland conditional use request submitted by John Kurt (with John Kurt/Twenty Sheds, LLC as applicant/agent) for the vacant parcel located immediately to the west of 19411 Washington Avenue (STH 20) (Parcel ID # 194-03-21-07-001-022) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts to construct four 60-foot by 160-foot (9,600-square-foot) four-unit multi-tenant commercial buildings
- m. Resolution 2025-23 Approving a shoreland conditional use request to construct four 60-foot by 160-foot (9,600-square-foot) four-unit multi-tenant commercial buildings on the vacant parcel located immediately to the west of 19411 Washington Avenue (STH 20), Sec. 07, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-07-001-022); John Kurt, Owner; John Kurt/Twenty Sheds, LLC, Applicant/Agent
- n. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by 2432 Sylvania, LLC (with Dragan Radeta as applicant/agent) for the following for the parcel located at 2432 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-012-000) in the A-2 (General Farming and Residential II) Zoning District:
 - 1. Rezoning of this parcel from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District
 - 2. Conditional use approval to construct a 9,999-square-foot multi-tenant industrial building and yard to be utilized for warehousing, freight loading, maintenance, and sale of semi tractors, trailers, and equipment
- o. Request submitted by 2432 Sylvania, LLC (with Dragan Radeta as applicant/agent) for the following for the parcel located at 2432 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-012-000) in the A-2 (General Farming and Residential II) Zoning District:
 - 1. Rezoning of this parcel from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District
 - 2. Conditional use approval to construct a 9,999-square-foot multi-tenant industrial building and yard to be utilized for warehousing, freight loading, maintenance, and sale of semi tractors, trailers, and equipment
- p. Plan Commission Resolution 2025-01 Recommending approval of an ordinance amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(a) of the Code of Ordinances of the Village of Yorkville relating to the proposed rezoning of ±3.938 acres of land located at 2432 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-012-000), in the NE¼ of the SE¼ of Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District; 2432 Sylvania, LLC, Owner; Dragan Radeta, Applicant/Agent
- q. Ordinance 2025-08 Amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(a) of the Code of Ordinances of the Village of Yorkville relating

to the proposed rezoning of ±3.938 acres of land located at 2432 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-012-000), in the NE¼ of the SE¼ of Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) Zoning District to the B-3 (Commercial Service) Zoning District; 2432 Sylvania, LLC, Owner; Dragan Radeta, Applicant/Agent

- r. Resolution 2025-24 Approving a conditional use request to construct a 9,999-square-foot multi-tenant industrial building and yard to be utilized for warehousing, freight loading, maintenance, and sale of semi tractors, trailers, and equipment at 2432 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-012-000); 2432 Sylvania, LLC, Owner; Dragan Radeta, Applicant/Agent
- s. Pre-application conference regarding proposed use of the parcel located at 20614 Spring Street (CTH C) (Parcel ID # 194-03-21-19-012-010)
- t. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Orazio Pollina (with the Village of Yorkville as applicant/agent) for the following 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:
 - 1. Amendment of the Village of Yorkville's Comprehensive Plan and Land Use Map as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan" for this parcel from the Agricultural, Rural Residential, and Open Land classification to the Commercial classification
 - 2. Rezoning of this parcel from the A-2 (General Farming and Residential II) A-2 (General Farming and Residential II) and R-2 (Suburban Residential District - Unsewered) Zoning Districts to the B-3 (Commercial Service) Zoning District
 - 3. Conditional use approval to construct a ±23,730-square-foot fire station
- u. Request submitted by Orazio Pollina (with the Village of Yorkville as applicant/agent) for the following 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:
 - 1. Amendment of the Village of Yorkville's Comprehensive Plan and Land Use Map as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan" for this parcel from the Agricultural, Rural Residential, and Open Land classification to the Commercial classification
 - 2. Rezoning of this parcel from the A-2 (General Farming and Residential II) and R-2 (Suburban Residential - Unsewered) Zoning Districts to the B-3 (Commercial Service) Zoning District
 - 3. Conditional use approval to construct a ±23,730-square-foot fire station
- v. Plan Commission Resolution 2025-02 Recommending approval of an ordinance amending the Village of Yorkville's Comprehensive Plan and Land Use Map as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan", as it pertains to ±32.32 acres comprising Parcel ID # 194-03-21-20-021-000, located at 2705 South Colony Avenue (USH 45), in the SW¼ of the SW¼ of Sec. 20, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the Agricultural, Rural Residential, and Open Land classification to the Commercial classification
- w. Ordinance 2025-09 Amending the Village of Yorkville's Comprehensive Plan and Land Use Map as set forth in a document entitled "Village of Yorkville 2020-2050 Comprehensive Plan", as it pertains to ±32.32 acres comprising Parcel ID # 194-03-21-20-021-000, located at 2705 South Colony Avenue (USH 45), in the SW¼ of the SW¼ of Sec. 20, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the Agricultural, Rural Residential, and Open Land classification to the Commercial classification
- x. Plan Commission Resolution 2025-03 Recommending approval of an ordinance amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(a) of the Code of Ordinances of the Village of Yorkville relating to the proposed rezoning of ±32.32 acres of land located at 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-

000), in the SW¼ of the SW¼ of Sec. 20, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) and R-2 (Suburban Residential - Unsewered) Zoning Districts to the B-3 (Commercial Service) Zoning District; Orazio Pollina, Owner; Village of Yorkville, Applicant/Agent

- y. Ordinance 2025-10 Amending the Racine County Code of Ordinances as adopted by the Village of Yorkville under Section 55-1(a) of the Code of Ordinances of the Village of Yorkville relating to the proposed rezoning of ±32.32 acres of land located at 2705 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-000), in the SW¼ of the SW¼ of Sec. 20, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) and R-2 (Suburban Residential District - Unsewered) Zoning Districts to the B-3 (Commercial Service) Zoning District; Orazio Pollina, Owner; Village of Yorkville, Applicant/Agent
- z. Resolution 2025-25 Approving a conditional use request to construct a ±23,730-square-foot fire station at 2705 South Colony Avenue (USH 45), Sec. 20, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-20-021-000); Orazio Pollina, Owner; Village of Yorkville, Applicant/Agent
- aa. Final 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 an 18.431-acre parcel
- bb. Resolution 2025-26 Approving a final certified survey map to allow for the division of the parcel located at 2705 South Colony Avenue (USH 45) into a 14.00-acre parcel and an 18.431-acre parcel, Sec. 20, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-20-021-000); Orazio Pollina, Owner; Village of Yorkville, Applicant/Agent
- cc. Union Grove-Yorkville Fire Department intermunicipal agreement
- dd. Fire station construction debt service/borrowing amount

5. Reports

- a. Engineer's Report - report on activities and issues
- b. Yorkville Stormwater Utility District Report - report on activities and issues
- c. Roads/Public Works Committee Report - report on activities and issues
- d. Village President's Report - report on activities and issues
- e. Public Works Report - report on activities and issues
- f. Clerk's Report - report on activities and issues
- g. Administrator's Report - report on activities and issues

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

7. Adjournment

Janine Carls
Clerk

Posted: June 6, 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.