



# Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, June 9, 2025

## 1. Call to Order

*Doug Nelson called the meeting to order at 6:00 pm.*

## 2. Roll Call

*Present and constituting a quorum: Doug Nelson, Village President, Robert Funk, Trustee, Steve Nelson, Trustee, Aaron Alby, Commissioner, and Barb Geschke, Commissioner. Absent: Dan Maurice, Trustee, Cory Bartlett, Trustee, and Tim DeGarmo, Commissioner. Staff present: Michael McKinney, Administrator, Janine Carls, Clerk, Nick Carriker, Public Works Manager, and Elaine Ekes, Village A.T.T.Y.*

*Also present: Tim Allen, UGYFD Chief, Travis Knautz (Stericycle), Zack Smith (Daniels Sharpsmart), John Kurt (Twenty Sheds), Cody Hegemann (19602 Washington Ave.), Dragan Radeta via Teams (2432 N Sylvania Ave.), Hernando Sifuentes and Caesar Sifuentes (20614 Spring St.), Orazio Pollina and Joseph Pollina (2705 S Colony Ave) and Attorney Michelle Turner, Jay Verbunker (19032 58<sup>th</sup> Rd.), Clare Graff (19128 58<sup>th</sup> Rd.), and Jim Zachar (18901 Martin Dr.)*

## 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 50<sup>th</sup> 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 56<sup>th</sup> 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. Esmond's 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)

*Motion (S. Nelson, Funk) to approve the Consent Agenda, Motion Carried (MC).*

**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

*Carls stated this is a new business owner for the location, family member of previous ownership. Reviewed background check.*

*Motion (S. Nelson, Funk) to approve the license applications for Country Mart, MC.*

- 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

*Carls stated that the Village there is a balance due in the amount of \$3727.07 from 2024 (prior to the sale of the Mobile Home Park) and that Landmark Title Company confirmed a check is being cut for that balance.*

*Motion (S. Nelson, Funk) to approve the mobile home park license contingent upon fees being paid, MC.*

- 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

*Carls provided an application that updated the applicant's name and contact information for the business.*

*Motion (S. Nelson, Funk) to approve the gaming machine license application for Cheese and Cheers Bistro, MC.*

- d. Annual special event permit application submitted by Raymond J. Stibeck for Route 20, 14001 Washington Avenue (STH 20)

*Carls stated that this application was submitted prior to the new Public Event ordinance and a new application was still being drafted. She noted that required insurance coverage amounts would need to be determined by the Village Board for future applications.*

*Motion (S. Nelson, Funk) to approve the permit based on the application form the way it is now, MC.*

- e. 2025-2026 annual Operator license application submitted by Brian Anchondo

*Carls reviewed the background check for this operator.*

*Motion (S. Nelson, Funk) to approve the 2025-2026 Operator license application for Brian Anchondo, MC.*

- f. 2025-2026 annual Operator license application submitted by Codie LeTendre

*Carls reviewed the background check for this operator.*

*Motion (S. Nelson, Funk) to approve the 2025-2026 Operator license application for Codie LeTendre, MC.*

- 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

*D. Nelson opened the public hearing at 6:10 p.m. Travis Knautz spoke on behalf of Stericycle stating that they have no violations with the DNR or Racine Wastewater Facility. They are now owned by Waste Management, but no other change to processes except that they now use a Waste Management landfill. No one spoke in favor or opposition and D. Nelson closed the hearing at 6:13 p.m.*

- 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

*Motion (Funk, S. Nelson) to approve the license application submitted by Stericycle, M.C.*

- 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

*D. Nelson opened the public hearing at 6:14 p.m. Zack Smith spoke on behalf of Daniels Sharpsmart stating there are no changes to their processes. He noted they have grown 40% and plan to bring in outside consultants to help them manage their water treatment better. Hearing no comments from the public, D. Nelson closed the public hearing at 6:14 p.m.*

- 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

*McKinney stated that there have been issues with receiving reports on time and spikes in PH levels. He noted that the Sewer and Water Commission has not acted yet on this application. Carriker stated concerns including a mechanical failure discovered by Yorkville staff during a weekly sampling and delays in submitting required reports but did not that the reports are currently up to date. Discussed issuing the license on a quarterly basis for now.*

*Motion (S. Nelson, Funk) to approve the application submitted by Daniels Sharpsmart, Inc. for 90 days and then revisit, MC.*

- 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

*D. Nelson opened the public hearing at 6:21 p.m. Cody Hegemann, 19602 Washington Ave, inquired about the turn lane and asked Kurt what types of business he expected to attract. Kurt stated that DOT is requiring the turn lane and then provided examples of businesses located in another development he has and noted all would need to meet B3 zoning qualifications. McKinney stated that each tenant would apply for a zoning permit and may be required to submit a site plan or conditional use plan depending on the type of business. Hearing no other comments, D. Nelson closed the hearing at 6:26 p.m.*

- 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

*Ekes noted that Village Engineer recommendations should be included in the conditions of the resolution.*

- 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

*Motion (Alby, Geschke) to approve Resolution 2025-23 contingent upon necessary engineering comments being resolved, MC.*

*Motion (S. Nelson, Funk) to adopt the recommendation of the Planning Commission and adopt Resolution 2025-23, MC.*

- 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

*D. Nelson opened the public hearing at 6:35 p.m. Dragan Radeta was present via Teams meeting to answer questions. Hearing no comments from the public, D. Nelson closed the hearing at 6:37 p.m.*

- 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

*McKinney noted that there is missing information related to grading, stormwater, and property improvements that will require Village Engineer review and approval before zoning permits can be issued. Radeta is aware of this. McKinney noted that tenants will need a zoning permit and may need site*

*plan/conditional use approval based on use. Radeta stated that a wetland delineation previously completed for an adjacent parcel had included this parcel. He has applied to the WI DNR to fill in 2000 sq ft and is waiting for approval. McKinney noted that this rezone request use fits with the Village's Land Use Plan.*

- 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

*Motion (Alby, Geschke) to approve Resolution 2025-01, MC.*

- 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

*Motion (Funk, S. Nelson) to adopt Ordinance 2025-08, MC.*

- 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

*Motion (Alby, Geschke) to approve Resolution 2025-24, MC.*

*Motion (S. Nelson, Funk) to adopt Resolution 2025-24, approving the conditional use request, MC.*

- 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)

*McKinney read the zoning administrator's description of the proposed use. The privately held calf-roping events for up to one hundred family/friends would be held monthly from 1 p.m. to 8 p.m. Plans include on-site music, a temporary 10 x 20 ft. tent, and portable restrooms. Hernando Sifuentes and Caesar Sifuentes were present and confirmed this description. They had received the draft copy of the Private Event ordinance which may be applicable to their request. This event did not fit well under unclassified Conditional Uses. The not yet approved Private Event ordinance does allow one event without a permit. Consensus is that the Private Event ordinance is a better fit than a conditional use permit in this case. Discussed timing of new ordinance as it could relate to the Sifuentes planned events.*

- 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

*D. Nelson opened the public hearing at 7:04 p.m. Speaking in opposition, Jay Verbunker, 19032 58<sup>th</sup> RD, expressed dissatisfaction with the plan to rezone Polina's remaining parcel to commercial use. Clare Graff, 19128 58<sup>th</sup> RD asked how the land surrounding her property will be used. McKinney read the current use covered in the proposed ordinance. Ekes noted that all residential surrounding the Polina parcel will have a 50-foot buffer except for 19128 58<sup>th</sup> RD which is to be buffered by landscaping and a berm. Jim Zachar asked if Martin Drive would become a through street to Hwy 45. McKinney noted that there may be a 66 feet wide extension to the Village's parcel but no plans to extend to Hwy 45. D. Nelson closed the hearing at 7:23 p.m.*

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

*Discussed the buffer in further detail and how it will be recorded against the property.*

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

*Motion (Geschke, Alby) to approve Resolution 2025-02 recommending approval to change the Comprehensive Plan and Land Use Map, MC.*

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

*Motion (S. Nelson, Funk) to approve Ordinance 2025-09*

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

*Discussed details related to creating a buffer zone with Mr. Pollina and his attorney. The buffer zone will run along the eastern and southern boundary lines within 50 feet of any residential lot, with the exception of 19128 58th Road which will be buffered by appropriate landscaping at time of any development.*

*As a result of the discussion, Ekes submitted the following language to be added to Ordinance 2025-10: "#9 The Property is rezoned to B-3 except for the portion of the Property south of the intersection with Martin Drive and along the eastern and southern boundary line within 50 feet of any lot in residential use which shall remain as currently zoned (the "Buffer Zone"). The Buffer Zone does not apply to parcel 194032120036000 located at 19128 58th Road which shall instead be buffered from development on the Property at the time of*

*such development by appropriate landscaping, setbacks and/or berms to be determined at that time. This requirement shall be placed of record with the Racine County Register of Deeds."*

*Motion (Alby, Geschke) to approve Resolution 2025-03 with additional conditions discussed with our attorney and Mr. Pollina and his attorney, MC.*

- 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

*Motion (S. Nelson, Funk) to adopt Ordinance 2025-10 with additional buffer language that the Planning Commission adopted, MC.*

- 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

*Motion (Geschke, Alby) to approve resolution 2025-25 approving a conditional use request to construct a fire station, MC.*

*Motion (S. Nelson, Funk) to adopt Resolution 2025-25, MC.*

- 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

*McKinney pointed to a handout containing an amendment to the map which includes a 66-ft wide strip that runs from Martin Drive up to the lot that will be created by the CSM for the Fire Station. He recommended the Plan Commission act on this concept and the Village Board delay action until a formal agreement to purchase this additional strip of land is reached with the property owner and his attorney. Alby stated that the standard drain tile language needs to be added to the CSM.*

- 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

*Motion (Alby, Geschke) to approve Resolution 2025-26 contingent upon the standard drain tile language being added and the final approval of the Village Board, MC.*

*No action taken by the Village Board on this agenda item.*

- cc. Union Grove-Yorkville Fire Department intermunicipal agreement

*Ekes recapped follow-up conversations with construction management and civil engineering representatives confirming that the site will be best served by keeping with the original design to construct a stormwater pond to the south of the Fire Station and that shifting the project to the south will be too costly. Chief Allen outlined the timing of the bid packet going out and the importance the closing takes place within 90 days of the packet going out. Revisions will be presented at the UGYFD Commission Meeting and at the June 23<sup>rd</sup> Village Board Meeting.*

- dd. Fire station construction debt service/borrowing amount

*McKinney presented three spreadsheets that laid out options for borrowing and loan repayment. Discussed each option including interest rates and taxpayer impact. McKinney recommended option three, which will*

*be to pay for the land purchase with a loan from the Board of Commissioners of Public Lands and roll that debt into the overall debt service for the fire station and Well #2 following the final CSM.*

*Motion (S. Nelson, Funk) to move forward with option #3 for the debt issue of \$10,475,000.00, MC.*

## **5. Reports**

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

*Eberle stated that the paving on 58<sup>th</sup> road is beginning following the completion of culverts. They are getting prices for ditching at intersection of 58<sup>th</sup> and 59<sup>th</sup>. Yorkville Meadows project is paved and shouldering are complete. Racine County will be installing signs for Yorkville Meadows now that paving and shouldering are complete. Eberle is drawing up the final punch list for Yorkville Meadows. Nancy Washburn/Yorkville Highlands is still working on their punch list. Nothing new for WI Sportsman's. Retention basin inspections, cross culvert inspections and sign inventory are planned.*

### **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 a ditch on the south side of Two Mile Road, east of bridge, needs cleaning out.*

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

### **e. Public Works Report - report on activities and issues**

*Carrier stated that Mid City testing is wrapped up and lab results are pending. Next phase is to drill final well.*

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

*Carls reported that a draft application for Public Events is in progress. Insurance requirements will require consideration. Taner Nelsen is planning to submit zoning applications and a waiver request for the two storage containers on his property.*

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

*McKinney reported that the Sewer and Water Commission will review the SEH report on the water utility expansion and a Sewer Service Area expansion update.*

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

*No Comments*

## **7. Adjournment**

*Motion, (Funk, Nelson) to adjourn at 8:43 p.m., MC.*

Respectfully submitted,

Janine Carls, Village Clerk

*Village Board Meetings are normally held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month. Schedules and agendas are available at [villageofyorkville.com](http://villageofyorkville.com).*