

# Village of Yorkville

925 15<sup>th</sup> Avenue, Union Grove, Wisconsin 53182  
Phone: (262) 878-2123 Website: [www.villageofyorkville.com](http://www.villageofyorkville.com)

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## AGENDA

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, JULY 14, 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. June 23, 2025, 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
4. **Business** - Discussion and possible action on the following:
  - a. Resolution 2025-27 Providing for the Sale of Approximately \$10,485,000 General Obligation Promissory Notes, Series 2025A
  - b. Quarles & Brady LLP Scope of Engagement Re: Proposed Issuance of \$10,485,000 Village of Yorkville General Obligation Promissory Notes, Series 2025A
  - c. Ehlers & Associates, Inc. Letter of Engagement to Retain Ehlers as Dissemination Agent for Continuing Disclosure Re: Proposed Issuance of \$10,485,000 Village of Yorkville General Obligation Promissory Notes, Series 2025A
  - d. Preliminary certified survey map request submitted by Donald and Linda Schauf (with Dennis Sauer/Metropolitan Survey Service, Inc. as applicant/agent) for the parcel located at 16509 Plank Road (CTH A) (Parcel ID # 194-03-21-15-007-000) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 4.60-acre parcel and a 31.10-acre parcel
  - e. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use amendment request submitted by TCTS, LLC (with Tom Chambers/Joshua Obert/Walters Buildings as applicant/agent) for the parcel located at 2626 49<sup>th</sup> Drive (Parcel ID # 194-03-21-01-003-020) in the B-3 (Commercial Service) Zoning District to construct a ±4,998-square-foot storage building (Note: This request replaces a prior conditional use approved on February 10, 2025, for a ±7,500-square-foot multi-tenant commercial building, which will no longer be constructed)
  - f. Conditional use amendment request submitted by TCTS, LLC (with Tom Chambers/Joshua Obert/Walters Buildings as applicant/agent) for the parcel located at 2626 49<sup>th</sup> Drive (Parcel ID

# 194-03-21-01-003-020) in the B-3 (Commercial Service) Zoning District to construct a ±4,998-square-foot storage building (Note: This request replaces a prior conditional use approved on February 10, 2025, for a ±7,500-square-foot multi-tenant commercial building, which will no longer be constructed)

- g. Resolution 2025-28 Approving a conditional use amendment request to construct a ±4,998-square-foot storage building at 2626 49<sup>th</sup> Drive, Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-003-020); TCTS, LLC, Owner; Tom Chambers/Joshua Obert/Walters Buildings, Applicant/Agent
- h. Land disturbing construction activity permit application submitted by David Neau (with Matt Krok/A.W. Oakes & Son as applicant/agent) for 15530 Durand Avenue (STH 11) (Parcel ID # 194-03-21-26-008-000)
- i. Land disturbing construction activity permit application submitted by Wisconsin Sportsman's Association, Inc. (with Gerald Werner/Tom Miles/Lynch & Associates Engineering Consultants, LLC as applicant/agent) for 16010 Durand Avenue (STH 11) (Parcel ID # 194-03-21-27-014-000)
- j. Land disturbing construction activity permit application submitted by Daryl L. Poisl, Sr. Revocable Living Trust (with Matt Krok/A.W. Oakes & Son as applicant/agent) for 14814 County Line Road (CTH KR) (Parcel ID # 194-03-21-36-010-000)
- k. 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
- l. Second amendment to the offer to purchase between the Village of Yorkville and Orazio Pollina
- m. 2705 South Colony Avenue (USH 45) shared driveway easement agreement with Orazio Pollina
- n. Resolution 2025-29 Approving the certified survey map, amendment to offer to purchase, and shared driveway easement agreement, authorizing the closing on the acquisition of 14.336 acres of a portion of real property within the Village of Yorkville with a Parcel ID # 194-03-21-20-021-000, and authorizing the execution of documents
- o. Intermunicipal agreement with the Village of Union Grove for the Union Grove-Yorkville Fire Department
- p. Resolution 2025-30 Authorizing the execution of the intermunicipal agreement with the Village of Union Grove for the Union Grove-Yorkville Fire Department
- q. Ordinance 2025-12 Amending Article VIII of Chapter 14 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to fireworks
- r. Resolution 2025-31 Updating the fee schedule for fees established by Yorkville Village Board policy and various provisions of the Village of Yorkville Code of Ordinances
- s. Two Ski Services grass mowing services invoice
- t. West Grandview Parkway bollard installation proposal

## 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. Union Grove/Yorkville Fire Commission Report - report on activities and issues
- e. Long-Range Planning/Ordinance Committee 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. **Adjournment**

Janine Carls  
Clerk

Posted: July 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.*