

# 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)

---

## AGENDA

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, SEPTEMBER 8, 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. August 25, 2025, Village Board meeting minutes
- b. Village invoices
- c. Stormwater invoices

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

- a. **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 Jon Erickson and Kay Erickson (with Jon and Kay Erickson as applicant/agent) for the parcel located at 18917 Spring Street (CTH C) (Parcel ID # 194-03-21-20-040-000) in the B-3 (Commercial Service) Zoning District to construct seven self-service storage buildings, two climate-controlled commercial buildings, and six commercial business suite buildings
- b. Conditional use request submitted by Jon Erickson and Kay Erickson (with Jon Erickson and Kay Erickson as applicant/agent) for the parcel located at 18917 Spring Street (CTH C) (Parcel ID # 194-03-21-20-040-000) in the B-3 (Commercial Service) Zoning District to construct seven self-service storage buildings, two climate-controlled commercial buildings, and six commercial business suite buildings
- c. Resolution 2025-41 Approving a conditional use request to construct seven self-service storage buildings, two climate-controlled commercial buildings, and six commercial business suite buildings at 18917 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-20-040-000); Jon Erickson and Kay Erickson, Owner; Jon Erickson and Kay Erickson, Applicant/Agent
- d. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a request submitted by Daryl L. Poisl, Sr. Revocable Living Trust (with Dan Oakes/A.W. Oakes & Son, Inc. as applicant/agent) for the following for the parcel located at 14814 County Line Road (CTH KR) (Parcel ID # 194-03-21-36-010-000) in the A-2 (General Farming and Residential II) and B-5 (Highway Business) 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 Industrial classification
2. Rezoning of this parcel from the A-2 (General Farming and Residential II) and B-5 (Highway Business) Zoning Districts to the M-3 (Heavy Industrial) Zoning District
  3. Conditional use approval to stockpile and process topsoil, including the outside storage of materials, equipment, and trucks; and the construction of four future industrial buildings associated with A.W. Oakes & Son, Inc.
- e. Request submitted by Daryl L. Poisl, Sr. Revocable Living Trust (with Dan Oakes/A.W. Oakes & Son, Inc. as applicant/agent) for the following for the parcel located at 14814 County Line Road (CTH KR) (Parcel ID # 194-03-21-36-010-000) in the A-2 (General Farming and Residential II) and B-5 (Highway Business) 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 and Isolated Natural Resource Area classifications to the Industrial classification
  2. Rezoning of this parcel from the A-2 (General Farming and Residential II) and B-5 (Highway Business) Zoning Districts to the M-3 (Heavy Industrial) Zoning District
  3. Conditional use approval to stockpile and process topsoil, including the outside storage of materials, equipment, and trucks; and the construction of four future industrial buildings associated with A.W. Oakes & Son, Inc.
- f. Plan Commission Resolution 2025-04 Recommending adoption 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 ±52.43 acres comprising Parcel ID # 194-03-21-36-010-000, located at 14814 County Line Road (CTH KR), in the S½ of the SE¼ of Sec. 36, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the Agricultural, Rural Residential, and Open Land and Isolated Natural Resource Area classifications to the Industrial classification
- g. Ordinance 2025-13 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 ±52.43 acres comprising Parcel ID # 194-03-21-36-010-000, located at 14814 County Line Road (CTH KR), in the S½ of the SE¼ of Sec. 36, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the Agricultural, Rural Residential, and Open Land and Isolated Natural Resource Area classifications to the Industrial classification
- h. Plan Commission Resolution 2025-05 Recommending adoption 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 ±52.43 acres of land located at 14814 County Line Road (CTH KR) (Parcel ID # 194-03-21-36-010-000), in the S½ of the SE¼ of Sec. 36, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) and B-5 (Highway Business) Zoning Districts to the M-3 (Heavy Industrial) Zoning District; Daryl L. Poisl, Sr. Revocable Living Trust, Owner; Dan Oakes/A.W. Oakes & Son, Inc., Applicant/Agent
- i. Ordinance 2025-14 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 ±52.43 acres of land located at 14814 County Line Road (CTH KR) (Parcel ID # 194-03-21-36-010-000), in the S½ of the SE¼ of Sec. 36, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) and B-5 (Highway Business) Zoning Districts to the M-3 (Heavy Industrial) Zoning District; Daryl L. Poisl, Sr. Revocable Living Trust, Owner; Dan Oakes/A.W. Oakes & Son, Inc., Applicant/Agent
- j. Resolution 2025-42 Approving a conditional use request to stockpile and process topsoil, including the outside storage of materials, equipment, and trucks; and the construction of four future industrial buildings associated with A.W. Oakes & Son, Inc. at 14814 County Line Road (CTH KR), Sec. 36, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin

(Parcel ID # 194-03-21-36-010-000); Daryl L. Poisl, Sr. Revocable Living Trust, Owner; Dan Oakes/A.W. Oakes & Son, Inc., Applicant/Agent

- k. Class B weight restriction exemption renewal request related to the conditional use application approved on September 9, 2019, for the parcel located at 2505 65th Drive (Parcel ID # 194-03-21-04-046-020) for the parking and storage of a semi-tractor, flatbed trailer and dump trailer for a business known as JV Trucking, LLC
- l. Draft mobile home-related ordinance updates
- m. Request for early release of the right-of-way occupancy permit bond held for the repaving of an existing parking lot, the construction of a new access driveway, and the installation of new green space in the Village's right-of-way at 17645 Old Yorkville Road (Yorkville United Methodist Church)
- n. Wisconsin Electric Power Company underground electric distribution easement for the Union Grove-Yorkville Fire Department fire station project
- o. Union Grove-Yorkville Fire Commission fire station project reimbursement from Series 2025A general obligation promissory notes proceeds and Village General Fund balance
- p. Authorization to draft a resolution to participate in the National Opioid Settlements for the Purdue Direct Settlement (CL-1738648)
- q. Authorization to draft a resolution to participate in the National Opioid Settlements for Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus (CL-1770335)

## 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: September 5, 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.*