



Village Board Meeting Minutes  
Union Grove Municipal Center 925 15th Avenue  
Monday, August 25, 2025

1. Call to Order

*D. Nelson called the meeting to order at 6:00 p.m.*

2. Roll Call

Present and constituting a quorum the following Village Board Trustees were present: Village President Doug Nelson, Robert Funk, Dan Maurice, Steve Nelson, and Cory Bartlett. Staff present: Michael McKinney, Administrator, Janine Carls, Clerk, Nick Carriker, Public Works Manager, Chris Geary, Village Attorney, and Mark Eberle, Village Engineer. Also present: Barb Geschke.

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 11, 2025, joint Village Board/Plan Commission meeting minutes
- b. Financial reports
- c. Village invoices
- d. Stormwater invoices
- e. Building Inspector's Report - report on building permits issued and other activity
- f. Racine County Tax Incremental District No. 1 reimbursement payment #4 in the amount of \$50,000.00

*Motion (S. Nelson, Bartlett) to approve the consent agenda, Motion Carried (MC).*

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

- a. 2025 Racine County Economic Development Corporation semi-annual report

*Jordan Brown and Cassandra Glen presented the report. Business prospect activity is up 40% in Racine County and there remains a strong demand for housing. Glen highlighted her engagement with Yorkville businesses. Brown highlighted the BizStarts Racine program that starts September 4<sup>th</sup>.*

- b. Right-of-way occupancy permit application submitted by MP Systems, Inc. (with Brian Earle and Chris Schwab as applicant/agent) for the construction of a timber mat road in the Village's right-of-way on, and partial temporary road closure of, 56<sup>th</sup> Road between 58<sup>th</sup> Road and Durand Avenue (STH 11) in preparation for the construction of 345 kV transmission infrastructure for the Racine County Western Feed project

*McKinney stated that the representative scheduled to appear was unable to attend the meeting. Discussed setting the bond as high as possible, recording video of roads involved at the applicant's expense prior to any work, and restricting traffic to come off of 56<sup>th</sup> RD.*

*Motion (Maurice, S. Nelson) to table until we get a few more things ironed out and a representative comes to a meeting, MC.*

- c. Right-of-way occupancy permit application submitted by MP Systems, Inc. (with Brian Earle and Chris Schwab as applicant/agent) for the construction of a timber mat road in the Village's right-of-way on, and partial temporary road closure of, 59<sup>th</sup> Drive between 58<sup>th</sup> Road and Durand Avenue (STH 11) in preparation for the construction of 345 kV transmission infrastructure for the Racine County Western Feed project

*Motion (Maurice, S. Nelson) to table until we get a few more things ironed out and a representative comes to a meeting, MC.*

- d. 2026-2027 RYDE Racine public transit service agreement

*Discussed decrease in ridership numbers over the years and alternative options for covering the expense. Consensus: newly proposed rates are not justified, renew only if at current rate for 2 years.*

*Motion (Funk, S. Nelson) to approve the contract for \$10,000, no increase, for the two years, MC.*

- e. Draft mobile home-related ordinance updates

*Geary reported that Pruitt will draft an ordinance to update definitions and align verbiage with state statutes. He noted that the Conditional Use Permit (CUP) for the mobile home park must also be updated to allow for Recreational Vehicles (RVs). This process requires a public hearing and a recommendation from the Planning Commission. Discussion followed regarding the concern that these changes could set a precedent, allowing campers in other locations. Geary further explained the legal challenges of granting variances for property use, stating that if conditional use is approved, the municipality may be obligated to approve other requests that meet the same conditions. Discussed adding a condition that the usage variance be specific to Mobile Home Parks. No action was taken.*

f. Racine County judicial officer confidentiality agreement

*Geary explained new laws designed to protect judicial officials. He noted that for the Village to continue using Racine County's GIS site, it must honor the county's confidentiality agreement. This agreement protects the contact records of judicial officials who have requested confidentiality.*

*Motion (S. Nelson, Maurice) to approve the Racine County judicial officer confidentiality agreement, MC.*

g. Resolution 2025-40 Authorizing Village staff to file a municipal cross appeal with the Wisconsin State Board of Assessors (BOA) regarding an objection filed with the BOA related to the 2025 state-assessed manufacturing real estate assessment (Appeal # 1113907968) for the parcel located at 1520 Grandview Parkway (Parcel ID # 194-03-21-13-029-016) (Owner: 1520 Grandview Wisconsin, LLC)

*McKinney provided an overview of the manufacturing assessment process. He explained that assessments are set by the Department of Revenue, and appeals must be made to the Wisconsin State Board of Assessors, not the local board. He added that the municipality may file a cross-appeal at no cost. Regarding the fiscal impact, McKinney clarified that a reduced valuation would not lower municipal revenue but would instead shift the tax levy onto the remaining tax base.*

*Motion (Bartlett, Funk) to approve Resolution 2025-40 authorizing the Village staff to file a municipal cross appeal with the Wisconsin State Board of Assessors, MC.*

h. Authorization for the Village President and/or Village Administrator to execute an engagement letter with Seibel Law Offices, LLC, regarding a municipal cross appeal to be filed with the Wisconsin State Board of Assessors (BOA) related to an objection filed with the BOA related to the 2025 state-assessed manufacturing real estate assessment (Appeal # 1113907968) for the parcel located at 1520 Grandview Parkway (Parcel ID # 194-03-21-13-029-016) (Owner: 1520 Grandview Wisconsin, LLC)

*Seibel Law Offices cost is \$250/hour; it is unknown how much time will be involved.*

*Motion (Maurice, Funk) to authorize the engagement letter with Seibel Law Offices, MC.*

i. Scheduling a fall tire and electronics collection event at the Village's waste and recycling collection site, 19040 Spring Street (CTH C)

*Carls stated she proposed three dates to ASDA but had not yet received confirmation.*

*Motion (Funk, Bartlett) for Carls to approve a date upon hearing back from ASDA, MC.*

## 5. Reports

a. Engineer's Report – Mark Eberle

*Review of WI Sportsman's Association's 2<sup>nd</sup> set of plans is complete. WI DNR agreed with the review. Two budgetary estimates for trestle removal and re-grading are in. Village sign inventory field work is complete, and culvert inventory is underway. Yorkville Meadows and Yorkshire Highlands are working on their punch lists. Village pond inspections expected to be complete within the next 10 days. the Village will begin creating a database for tracking private stormwater pond inspection compliance.*

b. Yorkville Stormwater Utility District Report – S. Nelson

*John Vyvyan reports that the spraying on the east branch is two-thirds completed. The Racine County Board of Drainage Commissioners expected to move forward by appealing the ruling on the Union Grove lawsuit.*

c. Roads/Public Works Committee Report - No report

d. Union Grove/Yorkville Fire Commission Report - *Doug Nelson*

*New Fire Station groundbreaking is coming soon.*

e. Village President's Report – *No report*

f. Public Works Report – *Nick Carriker*

*The new lift station is coming along. Contractors finished grouting Well #2. Reported concern regarding SEH on-site representative lacking knowledge pertaining to concrete standards for the generator pads at the time they were being poured.*

g. Clerk's Report – *Janine Carls*

*A private event application submitted by Sifuentes will be considered at the Village Board meeting on 9/22; notification letters were sent to surrounding property owners. The newsletter will be out soon.*

h. Administrator's Report – *Mike McKinney*

*The 9/8 Village Board and Planning Commission meeting will consider applications from Dan Oakes for a parcel on County Line Road (KR) and from Jon and Kay Erickson for a parcel on Spring Street (CTH C).*

**6. Public Comments, Questions and Suggestions - None**

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

a. **Closed Session:** The Village Board may entertain a motion to go into CLOSED SESSION pursuant to Wisconsin Statutes Section 19.85(1)(f)\* to evaluate contracted property assessment services

*Motion (Funk, S. Nelson) to go into closed session: Funk, yes; Maurice, yes; D. Nelson, yes; S. Nelson, yes; Bartlett, yes. Motion Carried.*

*Discussed contracted property assessment services.*

b. The Village Board shall RECONVENE INTO OPEN SESSION reserving the right to take action on the matters discussed in CLOSED SESSION and to move to the remaining meeting agenda as posted

*Motion (S. Nelson, Maurice) to reconvene into open session, MC. No action taken.*

c. Review of the 2025 Board of Review sessions

*Reviewed various aspects of the 2025 Board of Review (BOR) including assessment comparisons vs. market sales comparisons, using determination worksheets, and enhancing future BOR training. No action taken.*

**8. Adjournment – *Motion (S. Nelson, Bartlett) to adjourn at 9:04 p.m.***

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).*

\* Wisconsin Statutes Section 19.85(1)(f) - Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations.