



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, November 10, 2025

1. Call to Order

Doug Nelson

2. Roll Call

Present and constituting a quorum the following Village Board and/or Plan Commission members were present: Doug Nelson, Village President, Robert Funk, Dan Maurice, Steve Nelson, Cory Bartlett, Tim DeGarmo, Aaron Alby, and Barb Geschke. Staff present: Michael McKinney, Administrator, Janine Carls, Clerk, Nick Carriker, Public Works Manager, and Tim Pruitt, Village Attorney. Also present: Matthew Allgood and Nicholas Allgood; David Worth, Simon Michalski, Joshua Barron (Ravinia Communities – Harvest View MHC); Mike Davis and Joshua Kurpiel (Davis Landscaping); and Jeanette Rose.

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. October 27, 2025, Village Board 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. Code Enforcement Officer's Report - report on activities and issues
- g. Command Central 2026 election hardware maintenance agreement and annual payment

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

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

- a. Land disturbing construction activity permit application submitted by Mathiesen Land Company, LLC (with Shawn Mathiesen as applicant/agent) for 1914 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-19-029-001)

McKinney recapped the work that had already been completed and noted that Christensen (Engineer) had no issues with the work done.

Motion (S. Nelson, Bartlett) to approve the Land Disturbing Activity permit for Mathiesen Land Company, MC.

- b. Land disturbing construction activity permit application submitted by Matthew Allgood for 1610 53rd Drive (Parcel ID # 194-03-21-11-014-113)

Matthew Allgood stated that all that remains of the project is applying 4 quads of black dirt, final grade and seeding and straw. McKinney noted we have not received the final review from Nielsen Madsen + Barber.

Motion (Maurice, Bartlett) to approve the land disturbing activity permit application for Allgood contingent upon Nielsen Madsen + Barber approval.

- c. **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 Harvest View MHC, LLC (with Davis Landscape & Construction as applicant/agent) for the parcel located at 15941 Durand Avenue (STH 11) (Parcel ID # 194-03-21-27-045-000) in the A-2 (General Farming and Residential II) Zoning District to construct an 80-foot by 120-foot (9,600-square-foot) community dog park and a 30-foot by 30-foot (900-square-foot) covered pavilion

David Worth (Ravinia Communities) presented the project description and stated that the intent is to make improvements that take the property to a more modern, high quality, manufactured home community, fitting the location that it is in. D Nelson opened the Public Hearing at 6:08 p.m. Jeanette Rose of 16129 Braun Road stated her opposition to the project noting concerns about barking dogs and traffic using the gated access to Harvest View MHC. Hearing no other comments in favor of or opposition to, D. Nelson closed the Public Hearing at 6:10 p.m.

- d. Conditional use request submitted by Harvest View MHC, LLC (with Davis Landscape & Construction as applicant/agent) for the parcel located at 15941 Durand Avenue (STH 11) (Parcel ID # 194-03-21-27-045-000) in the A-2 (General Farming and Residential II) Zoning District to construct an 80-foot by 120-foot (9,600-square-foot) community dog park and a 30-foot by 30-foot (900-square-foot) covered pavilion
Discussed the hours of operation (8 a.m. to dusk), lighting plans (no official plans but may add lighting to inside of pavilion for safety reasons), and whether the pavilion would be used for "parties" (could be used for MHC gatherings such as picnics, birthday parties).

- e. Resolution 2025-46 Approving a conditional use request to construct an 80-foot by 120-foot (9,600-square-foot) community dog park and a 30-foot by 30-foot (900-square-foot) covered pavilion at 15941 Durand Avenue (STH 11), Sec. 27, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-27-045-000); Harvest View MHC, LLC, Owner; Davis Landscape & Construction, Applicant/Agent

Motion (Geschke, Alby) to approve the request for an 80-foot by 120-foot dog park and the 30X30 foot pavilion with the addition that we have a lighting plan, MC.

Motion (Funk, Maurice) to approve the Planning Commission recommendation and adopt Resolution 2025-46 with the addition of a lighting plan, MC.

- f. Ordinance 2025-16 Repealing Section 10-99(d) and amending Section 10-142(d) of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to building permit expirations
McKinney presented proposed changes and comments from the Building Inspector. Discussed moving forward with requiring new construction to be completed within two years after commencement, and all other projects being completed within 12 months after commencement. Consensus was to remove the requirement for completion time frame of 6 months following issuance of an occupancy permit based on Building Inspector comments that once occupancy is issued there is no work that requires further inspection. Ordinance to be redrawn based on discussion for future action.

- g. Ordinance 2025-17 Amending Chapter 34, Article III of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to recycling
McKinney stated that the DNR requested changes be made to reflect current regulations and outlined changes made which included where to dispose of prohibited items such as oil, batteries and yard waste.

Motion (S. Nelson, Bartlett) to approve ordinance 2025-17 as presented, MC.

- h. 2026 Racine County Sheriff's Department law enforcement contract
McKinney stated that the Board had agreed to contract the Racine County Sheriff's Department for 8 hours per month and the total contract cost is \$8,726.59. Pruitt noted that renewal language in contract was inconsistent. In any case, the Board plans to renew or discontinue by June 1, 2026, which will be acceptable for renewal and autorenewal terms.

Motion (S. Nelson, Bartlett) to approve the Racine County Sheriff's Department law enforcement contract as presented, MC.

- i. Request #5 for a reduction of Irrevocable Standby Letter of Credit No. 1753 to secure obligations related to implementation of the Yorkshire Highlands subdivision development agreement
McKinney stated that Pruitt and Eberle reviewed the request and do not have any concerns.

Motion (Funk, S. Nelson) to approve request #5 for reduction of credit, MC.

- j. Union Grove/Yorkville Fire Department fire station update regarding spoils disposal

McKinney reported the current contractor, who is hauling spoils at no charge, is unable to keep pace with the current rate of excavation. Wendell proposed using project allowances to hire an additional contractor to expedite the removal of excess soil. The Union Grove and Yorkville Administrators and Fire Department approved the use of up to \$220,000 from the allowances for this purpose, as it remains within the approved budget. This leaves an estimated \$105,000 remaining in the allowance fund. Piles must be removed prior to any freeze. The cost of spoils removal was identified as an oversight in the initial bidding/contracting process.

5. Reports

- a. Engineer's Report – *No report*
- b. Yorkville Stormwater Utility District Report - *No report*
- c. Roads/Public Works Committee Report - *No report*
- d. Village President's Report - *No report*
- e. Public Works Report – *Nick Carriker*
Fox Brothers completed the remediation of the mouse problem in the chemical feed building. Lift station update: Energenics brought the new control panels online and the standby generators are now working. The project will be completed when the old panels are decommissioned and the site restored. Well #2 update: WE Energies coming to run the gas line to Well #2, but will need to cut a portion out of the new drive to locate water and sewer lines running to golf course.
- f. Clerk's Report – *Janine Carls*
November 24 meeting may include consideration of: Board of Review member composition, Code Enforcement Policy, Non-Traffic Ordinance Citation, and permit application for rooftop solar installation on Oakhurst. Newsletter in progress and will include advisement to not plow snow across roads.
- g. Administrator's Report - *No report*

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

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

- a. American Transmission Company LLC/ATC Management Inc. road repair reimbursement agreement
Pruitt noted that there was no need to go into closed session. He reported that ATC declined to include a definition of how they handle drain tile claims within the agreement itself but provided a separate, general guideline for information. Pruitt noted that while the Village has until December 31st to finalize the agreement, ATC is not required to have an agreement to proceed with their project.
Maurice expressed concern that ATC might use the Village's agreement as leverage against affected landowners whose private agreements are not yet finalized. Pruitt recommended that the Village not tie municipal action to private contractual agreement negotiations.
Discussion on this matter was postponed until the second meeting in December to allow for further consideration of project routes and road usage.

Motion (S. Nelson, Maurice) to table until 2nd meeting in December, MC.

- b. **Closed Session:** The Village Board MAY entertain a motion to go into CLOSED SESSION pursuant to Wis. Stat. § 19.85(1)(e), which allows for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, to discuss the American Transmission Company LLC/ATC Management Inc. road repair reimbursement agreement
Did not enter into closed session, see discussion in item 7.a.
- c. 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

Not applicable, see item 7.b.

- d. 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, 56th Road between 58th Road and Durand Avenue (STH 11) in preparation for the construction of 345 kV transmission infrastructure for the Racine County Western Feed project
Not discussed.
- e. 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, 59th Drive between 58th Road and Durand Avenue (STH 11) in preparation for the construction of 345 kV transmission infrastructure for the Racine County Western Feed project
Not discussed.

8. Adjournment

Janine Carls
Clerk

Village Board Meetings are normally held on the 2nd and 4th Mondays of each month. Schedules and agendas are available at villageofyorkville.com.