

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

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AGENDA

VILLAGE OF YORKVILLE
JOINT VILLAGE BOARD/PLAN COMMISSION
VILLAGE BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, DECEMBER 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. November 18, 2025, Special joint Sewer and Water Commission/Village Board and November 24, 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. Village of Union Grove payment in the amount of \$17,434.53 for invoice 1722 for engineering and planning services related to the Union Grove-Yorkville Fire Department fire station construction project

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

- a. Preliminary certified survey map request submitted by the David and Nancy Mutter Trust (with Cody Karr/Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel as agent) for the parcel located at 306 South Raynor Avenue in the Town of Dover (Parcel ID # 006-03-20-13-001-010) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a ±8.87-acre parcel and a ±23.84-acre parcel (Pursuant to Wis. Stats. § 236.10 and § 62.23 related to the Village of Yorkville's municipal extraterritorial plat approval jurisdiction authority)
- b. Solar energy system review request submitted by Kurt and Heather Hansen (with Rica Joy Gimpes/Blue Raven Solar as applicant/agent) for the installation of a residential 35-panel, 784.57-square-foot, 15.75 kW rooftop mounted photovoltaic solar system on the parcel located at 2817 Oakhurst Lane (Parcel ID # 194-03-21-04-079-000) in the R-2 (Suburban Residential (Unsewered)) Zoning District
- c. Site plan application submitted by Pine Haven Enterprises, LLC (with Nick Willkomm as applicant/agent) for the parcel located at 17108 County Line Road (CTH KR) (Parcel ID # 194-03-21-33-016-010) in the M-3 (Heavy Industrial) and M-4 (Quarrying) Zoning Districts to continue a non-metallic (clay) mining operation, including the crushing and recycling of concrete and asphalt
- d. Resolution 2025-52 Approving a site plan request to # 194-03-21-33-016-010) in the M-3 (Heavy Industrial) and M-4 (Quarrying) Zoning Districts to continue a non-metallic (clay) mining operation, including the crushing and recycling of concrete and asphalt, at 17108 County Line

Road (CTH KR), Sec. 33, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-33-016-010); Pine Haven Enterprises, LLC, Owner; Nick Willkomm, Applicant/Agent

- e. **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 Kevin and Dawn Haigh (with Midwest Crushing and Screening/Timothy Scannell as applicant/agent) for the parcel located at 14034 58th Road (Parcel ID # 194-03-21-24-022-000) in the M-3 (Heavy Industrial) Zoning District to occupy the existing industrial building and site with an industrial equipment dealership known as Midwest Crushing and Screening.
- f. Conditional use request submitted by Kevin and Dawn Haigh (with Midwest Crushing and Screening/Timothy Scannell as applicant/agent) for the parcel located at 14034 58th Road (Parcel ID # 194-03-21-24-022-000) in the M-3 (Heavy Industrial) Zoning District to occupy the existing industrial building and site with an industrial equipment dealership known as Midwest Crushing and Screening
- g. Resolution 2025-53 Approving a conditional use request to occupy an existing industrial building and site with an industrial equipment dealership known as Midwest Crushing and Screening at 14034 58th Road , Sec. 24, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-24-022-000); Kevin and Dawn Haigh, Owner; Midwest Crushing and Screening/Timothy Scannell, Applicant/Agent
- h. Union Grove/Yorkville Fire Department fire station update regarding spoils disposal
- i. Pre-application conference regarding a proposed backup data center
- j. American Transmission Company LLC/ATC Management Inc. Road Repair Reimbursement Agreement
- k. Resolution 2025-54 Appointing 2026-2027 election inspectors
- l. Ordinance 2025-18 Amending Section 2-231 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to the membership and term of the Board of Review
- m. Wisconsin Department of Transportation State Municipal Project Agreement for a Local Roads Improvement Program (LRIP) project # 19532 (67th Drive)

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: December 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.