



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, December 8, 2025

1. Call to Order

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

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. Present via Teams Call: Robert Krzyzanowski, Director of Emergency Services and CSL with Wendel, and Tim Allen, Fire Chief. Also present: Cody Karr, Nate Willkomm, Kevin and Dawn Haigh, and Timothy Scannell, Harry Wait, Jennifer Bernabei, and Terry O'Brien.

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

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

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)

Cody Karr explained they are breaking off the parcel to make it residential, just building a home and possibly and outbuilding. McKinney noted that the drain tile information will need to be included in the final CSM, per the Village Engineer's notes. Soil testing is not yet complete. No action, final review will be January 12, 2026.

- 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

McKinney stated that the Fire Department had reviewed the plans and had no concerns. They will add this solar system to their records.

Motion (Alby, DeGarmo) to approve the solar energy system request for 2817 Oakhurst Lane, MC.

Motion (Maurice, S. Nelson) to approve the recommendation of the planning commission to approve the solar energy system request for 2817 Oakhurst Lane, MC.

- 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

Nate Willkomm was present. No changes aside from a request to change the hours of operation to Monday through Saturday starting at 6:00 a.m.

- 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

Motion (Alby, Geschke) to recommend adoption of Resolution 2025-52 as amended, with a change to Condition #15 to reflect a new Monday through Friday start time of 6:00 a.m., MC.

McKinney recommended including the new hours of operation. Pruitt recommended incorporating review comments provided by Nielsen Madsen and Barber on March 18, 2025, into Condition #8.

Amended Motion: Alby and Geschke agreed to amend the motion to recommend adoption of Resolution 2025-52 as amended, with a change to Condition #15 to reflect a new Monday through Friday start time of 6:00 a.m., and to incorporate a reference to the review comments provided by Nielsen Madsen and Barber on March 18, 2025 into Condition #8, MC.

Motion (S. Nelson, Bartlett) to approve the plan commission recommendation and adopt Resolution 2025-52 as amended, with a change to Condition #15 to reflect a new Monday through Friday start time of 6:00 a.m., and to incorporate a reference to the review comments provided by Nielsen Madsen and Barber on March 18, 2025 into Condition #8, MC.

- 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.

Scannell stated that he plans to store equipment outside, hold parts in the shop, and have a guy live in the house and maintain the yard. D. Nelson opened the public hearing at 6:14 p.m. Kevin and Dawn Haigh, and Michele Vanek (14120 58TH RD) spoke in favor. No one spoke in opposition. D. Nelson closed the public hearing at 6:15 p.m.

- 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

Geschke sought and received confirmation that this is only a dealership for related equipment and that no crushing/screening activity would take place at this site. Discussion also clarified the following: a septic tank will be replaced with a holding tank; the business has three employees (one on site and two others on the road for sales), business hours will be Monday through Friday, but some customers may pick up parts on Saturday (there are no Sunday operations).

- 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

Motion (Alby, Geschke) to approve Resolution 2025-53 with the one change to hours of operation to condition #10 to be 7:00 a.m. to 5:00 p.m., Monday through Saturday, with no operations on Sunday, MC.

Motion (Maurice, S. Nelson) to approve the recommendation of the Planning Commission, to approve Resolution 2025-53 with the one change to hours of operation to condition #10 to be 7:00 a.m. to 5:00 p.m., Monday through Saturday, with no operations on Sunday, MC.

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

Robert Krzyzanowski reported that the site has officially reached building grade. However, approximately 5,000 to 7,000 cubic yards of excess spoils remain on-site, with removal costs estimated at \$17 per cubic yard. The Commission discussed three primary strategies for addressing the surplus material: immediate paid removal, temporary on-site storage while seeking alternative contractors, or utilizing the material to form a berm on the rear portion of the property for future development fill.

The discussion noted that the rear portion of the site is slated to be transferred to the Village of Yorkville following land division. Consequently, members expressed concern that the dirt would eventually become a financial and logistical burden for the Village. While Mr. Krzyzanowski clarified that the removal costs would not necessarily exceed the total project budget—as they could be covered by existing project allowances—concerns remained regarding the specific costs associated with moving the material into a berm. To resolve these concerns, Mr. Krzyzanowski committed to providing a detailed cost breakdown for the berm construction at the upcoming Fire Commission meeting on Wednesday.

- i. Pre-application conference regarding a proposed backup data center

During this pre-application conference, Ken Nelson (a real estate broker representing Chuck and Sue Kuiper) explored the possibility of Yorkville hosting a Microsoft backup data center following a failed proposal in Caledonia. Ken Nelson highlighted significant financial benefits, minimal traffic for this type of development, and reduced water impact concerns due to updated cooling technologies. He also noted that while a backup data center may bring power concerns, it would be an issue across the entire service area rather than just the host municipality. However, Village officials expressed a preference for keeping development confined to the I-94 corridor, noting that the current plan does not support this use in the proposed location. Ultimately, no formal action was taken, but the discussion provided a clear overview of the potential economic transformation versus the community's desire to preserve its rural character as expressed during the development of the 2050 Long Range Plan.

- j. American Transmission Company LLC/ATC Management Inc. Road Repair Reimbursement Agreement

Discussed preferred routes for loaded and unloaded trucks and requesting signage for “no ATC traffic at certain intersections. No formal action taken.

- k. Resolution 2025-54 Appointing 2026-2027 election inspectors

Motion (Bartlett, S. Nelson) to approve Resolution 2025-52.

Geschke noted that Ellen Jante’s address had changed.

Amended Motion: Bartlett and S. Nelson agreed to amend the motion to approve Resolution 2025-52 with Jante address correction, MC.

- 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

Motion (Funk, Bartlett) to approve Resolution 2025-18, MC.

- m. Wisconsin Department of Transportation State Municipal Project Agreement for a Local Roads Improvement Program (LRIP) project # 19532 (67th Drive)

McKinney reported that the Wisconsin DOT has split the original joint project into two separate agreements. The initial \$400,000 grant, originally awarded jointly to the Village of Union Grove and the Town of Yorkville, will now be awarded as two individual grants of \$200,000 each. This change remains consistent with the 50/50 cost-sharing split previously agreed upon by both municipalities.

Motion (Maurice, Funk) to approve disbursement of funds equally, MC.

5. Reports

- a. Engineer’s Report - No report
- b. Yorkville Stormwater Utility District Report - Steve Nelson

There is a Racine County Board of Drainage Commissioner meeting on December 9th.

c. Roads/Public Works Committee Report - *Rob Funk*

Met with county for annual meeting today. They have fourteen people new to plowing this year.

d. Village President's Report - *No report*

e. Public Works Report - *Nick Carriker*

Municipal Well was able to clear the bridge which broke into fine material. Will be setting test pump and will run camera again.

f. Clerk's Report - *No report*

g. Administrator's Report - *No report*

6. Public Comments, Questions and Suggestions

Jennifer Bernabei suggested working with the gun range to take dirt from fire station. Bernabei also stated that she felt Microsoft's name should have been on the agenda item for the data center.

7. Adjournment

<i>Motion (S. Nelson, Maurice) to adjourn at 7:18 p.m., MC.</i>

Respectfully submitted,

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.