



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, January 12, 2026

1. Call to Order

Doug Nelson called the meeting to order at 6:07 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, and Aaron Alby. Absent: Barb Geshke. Staff present: Michael McKinney, Administrator, Janine Carls, Clerk, Nick Carriker, Public Works Manager, and Elaine Sutton Ekes, Village Attorney. Also present: Cody Karr, Daniel Adams, Public Safety Project Manager, Captain Cary Madrigal, Racine County Sheriff's Office, Donald Wilks, and other members of the public.

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. December 8, 2025, joint Village Board/ Plan Commission and December 22, 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. Code Enforcement Officer's Report - report on activities and issues

Motion (Bartlett, Maurice) to approve the Consent Agenda as listed, Motion Carried (MC).

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

- a. Final 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)

McKinney stated that the drain tile language, septic system location, and soil testing results are included as required.

- b. Resolution 2026-01 Approving a final certified survey map to allow for the division of the parcel located at 306 South Raynor Avenue into a ±8.87-acre parcel and a ±23.84-acre parcel, Sec. 13, T3N, R21E, Town of Dover, County of Racine, State of Wisconsin (Parcel ID # 006-03-20-13-001-010); David and Nancy Mutter Trust, Owner; Cody Karr/Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel, Agent

Motion (DeGarmo, Alby) to recommend approval of Resolution 2026-01, MC.

Motion (S. Nelson, Funk) to adopt Resolution 2026-01 as recommended by the Plan Commission, MC.

- c. Land disturbing construction activity permit application submitted by KED Farms (with Donald Wilks as applicant/agent) for 17629 Durand Avenue (STH 11) (Parcel ID # 194-03-21-33-001-000)

Don Wilks stated the address is 17140 Durand. Discussed the area affected, elevation, and handling of removed soil.

Motion (Funk, Maurice) to approve the Land Disturbing activity with correct address and subject to compliance with Village Engineer's comments, MC.

- d. **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 Racine County (with Daniel Adams as applicant/agent) for the parcel located at 14116 Washington Avenue (STH 20) (Parcel ID # 194-03-21-12-029-000) in the P-1 (Institutional Park) Zoning District to construct a new public safety building connected to the existing Racine County Sheriff's Office patrol station

Daniel Adams stated that Racine County plans to renovate the existing Racine County Sheriff's Office patrol station and to add three buildings on the west side of the parcel.

D. Nelson opened the public hearing at 6:16 p.m. Two questions were asked: where can plans be viewed and how long construction will last. McKinney answered that a public records request can be submitted to the Village of Yorkville Office. Daniel Adams answered that construction was anticipated to start in late spring and reach completion by the end of 2017, about 18 months duration. No comments were made in favor of or opposition to the request. D. Nelson closed the public hearing at 6:18 p.m.

- e. Conditional use request submitted by Racine County (with Daniel Adams as applicant/agent) for the parcel located at 14116 Washington Avenue (STH 20) (Parcel ID # 194-03-21-12-029-000) in the P-1 (Institutional Park) Zoning District to construct a new public safety building connected to the existing Racine County Sheriff's Office patrol station

Discussed project cost (estimated at forty million) and questions/concerns related to easements and sewer and water utility impacts. McKinney noted that the plans were still under review by the Village Engineer who had received them on Friday, January 9th. Discussed options for tabling for the minimum amount of time.

- f. Resolution 2026-02 Approving a conditional use request to construct a new public safety building connected to the existing Racine County Sheriff's Office patrol station at 14116 Washington Avenue (STH 20), Sec. 12, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-12-029-000); Racine County, Owner; Daniel Adams, Applicant/Agent

Motion (Alby, DeGarmo) to recommend approval of Resolution 2026-02 with added conditions of Sewer and Water approval, Village Engineer approval, and legal counsel approval for the easement, MC.

Motion (Maurice, S. Nelson) to table Resolution 2026-02 until the next Village Board meeting on January 26, 2025, pending more information from our engineer, legal counsel, and Sewer and Water Utility, MC.

- g. Shoreland contract request submitted by the Racine County Board of Drainage Commissioners for 2221 Raymond Avenue (CTH U) and 2319 Raymond Avenue (CTH U) (Parcel ID #'s 194-03-21-03-002-000 and 194-03-21-04-060-060) in the M-3 (Heavy Industrial) Zoning District to permit maintenance of Lateral #5 of the West Branch of the Root River Canal, with de-brushing, bank repairs, and restoration, within the shoreland jurisdiction of the West Branch of the Root River Canal

McKinney outlined the project description and location

Motion (Funk, Maurice) to approve the Shoreland contract for the Drainage Commission, MC.

- h. Preliminary certified survey map request submitted by the Village of Yorkville (with Michael McKinney/Nielsen Madsen + Barber as applicant/agent) for the parcel located at 2401 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-001) in the B-3 (Commercial Service) Zoning District to allow for the division of this parcel into a 3.735-acre parcel and a 10.601-acre parcel

McKinney noted that the front parcel will belong to the Fire Station (exact ownership structure yet to be determined). The rear parcel will belong to the Village of Yorkville for future, yet unknown, use. There are two easements in place allowing access to the rear parcel from STH 45 and from Maurice Drive. No action taken on this agenda item.

- i. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed revisions to Section 20-1115(b)(8) of 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, County of Racine, State of Wisconsin, relating to the permitting requirements for permanent storage structures

McKinney explained that the proposed ordinance clarifies previous revisions by requiring that storage structures placed prior to August 30, 2024, without permits, must now meet current requirements and obtain the necessary permits. President D. Nelson opened the public hearing at 6:42 p.m. Hearing no comments in favor of or in opposition to the proposal, Nelson closed the hearing at 6:43 p.m.

- j. Ordinance 2026-01 Amending Section 20-1115(b)(8) of 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, County of Racine, State of Wisconsin, relating to the permitting requirements for permanent storage structures

Motion (Alby, DeGarmo) to recommend approval of Ordinance 2026-01, MC.
Motion (Bartlett, Maurice) to accept the recommendation of the Plan Commission and adopt Ordinance 2026-01, MC.

- k. Payne & Dolan, Inc. pay request #1 for the 2025 58th Road paving and drainage program project
McKinney stated that this is pay request #2. Discussed the reason for a \$2000.00 change order related to culverts. Invoice total is \$20,794.60.

Motion (Funk, Maurice) to approve Payne and Dolan pay request #2, MC.

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
Well No. 2 had last section of discharge pipe installed. Energenecs expected to perform panel start up in early February. Anticipate Well No. 2 to go online in mid-February. Kick-off meeting with SEH regarding rerate and plant upgrade went well.
- f. Clerk’s Report – Janine Carls
Three formal expressions of interest in becoming Board of Review citizen members have been received, another is expected. Will share on January 26th. Election Training scheduled for January 21st. Code Enforcement Policy will be ready for review on January 26th. Sifuentes at 20614 Spring has applied for building permits for structures permitted by zoning to remain, however they have not yet applied for raze permits/variance requests for buildings not permitted by current zoning codes.
- g. Administrator’s Report – Michael McKinney

6. Public Comments, Questions and Suggestions – No Comments

7. Adjournment

Motion (S. Nelson, Bartlett) to adjourn at 6:53 p.m., MC.

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.