



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, February 9, 2026

1. Call to Order

Doug Nelson called the meeting to order at 6:01 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, Aaron Alby, and Barb Geschke. Absent: Cory Bartlet and Tim DeGarmo. Staff present: Michael McKinney, Administrator, Janine Carls, Clerk, and Tim Pruitt, Village Attorney. Also present: Nathan Voge, Robert Ryterski, Chuck Brand, Bob Brand, Brad Thom, Grace Thom, John Kurt, Jonathan Schattner, Larry Radcliff, and James Fox.

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. January 26, 2026, 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 (S. Nelson, Maurice) to approve the Consent Agenda as presented, Motion Carried (MC).

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

- a. Preliminary certified survey map request submitted by Robert Ryterski for the parcel located at 16727 2 Mile Road (Parcel ID # 194-03-21-03-005-000) in the A-2 (General Farming and Residential II) Zoning District to allow for the division of this parcel into a 3.00-acre parcel and a ±156.85-acre remnant parcel
McKinney relayed Village Engineer comments which included conditions/requirements regarding wetland delineation and driveway placement outside of wetland areas. No action taken.
- b. Lot line adjustment waiver request submitted by Nathan Voge for two vacant parcels located between 15055 Plank Road (CTH A) and 15225 Plank Road (CTH A) (Parcel ID #'s 194-03-21-11-036-000 and 194-03-21-14-001-000) due to one proposed parcel containing insufficient road frontage
McKinney noted that one parcel's frontage is less than 300 ft but conforms to County zoning which requires 150 feet. Pruitt explained that the parcel was already substandard, and this improves the situation by creating frontage for the rear parcel which would otherwise have been landlocked.

Motion (Alby, Geschke) to recommend approval of the lot line adjustment waiver for Nathan Voge, MC.

Motion (Funk, Maurice) to accept the Plan Commission recommendation and approve the lot line adjustment waiver for Nathan Voge, MC.

- c. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a shoreland conditional use amendment request submitted by Twenty Sheds, LLC (with John Kurt as applicant/agent) for the parcel located at 19503 Washington Avenue (STH 20) (Parcel ID # 194-03-21-07-001-022) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts to construct a 30-foot by 40-foot (1,200-square-foot) office and storage garage
John Kurt stated that the plan update would include a 30x40 storage building with office and includes plans to add a 2nd small holding tank. D. Nelson opened the public hearing at 6:16 p.m. and hearing no one speak in favor or opposed to, D. Nelson closed the hearing at 6:16 p.m.
- d. Shoreland conditional use amendment request submitted by Twenty Sheds, LLC (with John Kurt as applicant/agent) for the parcel located at 19503 Washington Avenue (STH 20) (Parcel ID # 194-03-21-07-001-022) in the A-2 (General Farming and Residential II) and B-3 (Commercial Service) Zoning Districts to construct a 30-foot by 40-foot (1,200-square-foot) office and storage garage

- e. Resolution 2026-03 Approving a shoreland conditional use amendment request to construct a 30-foot by 40-foot (1,200-square-foot) office and storage garage at 19503 Washington Avenue (STH 20), Sec. 07, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-07-001-022); Twenty Sheds, LLC, Owner; John Kurt, Applicant/Agent

Motion (Alby, Geschke) to recommend approval of Resolution 2026-03, MC.

Motion (Maurice, S. Nelson) to accept the recommendation of the Plan Commission and adopt Resolution 2026-03, MC.

- f. **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 Gail Brand (with Gail Brand as applicant/agent) for the parcel located at 16122 50th Road (Parcel ID # 194-03-21-03-022-000) in the A-2 (General Farming and Residential II) Zoning District to operate a rural home-based business (currently operating without zoning approval) known as "Brand Construction, LLC"

Jonathan Schattner provided the Clerk with a letter from Gail Brand appointing him as agent. Schattner provided a description of the site plan and business operations. D. Nelson opened the public hearing at 6:26 p.m. James Fox, Brad Thom, and John Kurt spoke in favor of the conditional use request. All spoke highly of the Brands as neighbors; Thom, whose property abuts the Brand property, noted that the equipment is basically unseen, the property is immaculate, and he has not had concerns with noise or parking. Kurt expressed his opinion that the Village needs more paths to being able to operate this type of business within A-2 zoning. No opposition. D. Nelson closed the public hearing at 6:31 p.m.

- g. Conditional use request submitted by Gail Brand (with Gail Brand as applicant/agent) for the parcel located at 16122 50th Road (Parcel ID # 194-03-21-03-022-000) in the A-2 (General Farming and Residential II) Zoning District to operate a rural home-based business (currently operating without zoning approval) known as "Brand Construction, LLC"

Maurice stated that Home-Based Business Ordinances were recently adopted to create a legal path for rural home-based businesses that qualify. Geschke asserted that people knew the Brand's business existed for some time. She noted that the property has been kept up and has had zero impact on the surrounding area. Geschke also pointed to a letter in favor that was sent by the Klug family.

- h. Resolution 2026-04 Approving a conditional use request to operate a rural home-based business (currently operating without zoning approval) known as "Brand Construction, LLC" at 16122 50th Road, Sec. 03, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-03-022-000); Gail Brand, Owner; Gail Brand, Applicant/Agent

Motion (Geschke, Alby) to recommend approval of Resolution 2026-04 for Brand Construction at 16122 50th Road, MC.

Motion (S. Nelson, Maurice) to accept the Plan Commission recommendation and adopt Resolution 2026-04 for Brand Construction at 16122 50th Road, MC.

- i. Final certified survey map request submitted by the Village of Yorkville (with Michael McKinney/Nielsen Madsen + Barber as applicant/agent) for the parcel located at 2403 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 only condition of the resolution is that the cross-access easement depicted on the CSM has a finalized easement agreement that will go before the Village Board for approval. There were two waivers; one related to the shape of the lot which has eight sides and the other being that the parcel only has 66 feet of frontage along Martin Drive. In addition, the soil evaluations have not been done as no development is currently planned for the site.

- j. Resolution 2026-05 Approving a final certified survey map to allow for the division of the parcel located at 2403 South Colony Avenue (USH 45) into a 3.735-acre parcel and a 10.601-acre parcel, Sec. 20, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-20-021-001); Village of Yorkville, Owner; Michael McKinney/Nielsen Madsen + Barber, Applicant/Agent

Motion (Alby, Geschke) to recommend approval of Resolution 2026-05, MC.

Motion (Funk, Maurice) to accept the recommendation of the Plan Commission and adopt Resolution 2026-05, MC.

- k. Resolution 2026-06 Updating the Village of Yorkville's personnel manual related to personal days and holidays

McKinney said that the changes will grant one personal day above and beyond vacation days and create an added holiday for the afternoon of New Year's Eve.

Motion (S. Nelson, Maurice) to adopt Resolution 2026-06 as presented, MC.

- l. Resolution 2026-07 Adopting a code enforcement policy for the Village of Yorkville

Carls and Pruitt noted that all follow up with all parties included in the scope of the policy was complete and the policy is ready for adoption.

Motion (S. Nelson, Maurice) to adopt Resolution 2026-07, adopting a Code Enforcement Policy, as presented, MC.

- m. Letter of opposition to Wisconsin 2025 Senate Bill 473 and 2025 Assembly Bill 449 and Wisconsin 2025 Senate Bill 247 and 2025 Assembly Bill 365 related to the permitting of accessory dwelling units by right on properties zoned for residential use

McKinney provided a summary description of the two Bills, noting the areas which a municipality could regulate. Discussed concerns that these Bills could negatively impact the Village. Pruitt noted that these are not well drafted, and he expects there to be more work on them.

Motion (Funk, S. Nelson) to send a letter of opposition, MC.

- n. Annual WE Energies road weight restriction request

McKinney explained that this is approved annually and the only change this year is adding 58th Road between 51st Drive and 59th Drive.

Motion (Funk, Maurice) to approve the WE Energies Road weight restriction request as presented, MC.

- o. Draft policy on discussion and action on reports

Carls explained that this policy aims to keep reports to informational material only and to move any warranted deliberation to a future agenda. No action taken on this item.

5. Reports

- a. Engineer's Report – No report

- b. Yorkville Stormwater Utility District Report – No report

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

Funk noted that a Road Tour will be scheduled for March soon. McKinney asked to follow up with WE Energies about a broken light pole near Poclair.

- d. Village President's Report – Doug Nelson

Noted the Fire Commission will be working through procedures for approving bills for the new Fire Station.

- e. Public Works Report – Mike McKinney

Well No. 2 is good to go and should be online soon.

- f. Clerk's Report – Janine Carls

Pond application for Storbeck on 58th will be on the next meeting agenda. Plan to review Board of Review Citizen Member submittals and discuss a time to appoint citizen members that is earlier than April at the February 23 meeting.

- g. Administrator's Report – Michael McKinney

A Conditional Use Permit request from Sondag on 58th Road is expected for the March 9th, 2026, Village Meeting

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

Funk noted a concern about Durand Corners maintenance. Dumping of dirt and tires as well as unkempt grass/weeds is an ongoing issue. Code Enforcement should be asked to inspect and take action.

7. Adjournment

Motion (S. Nelson, Maurice) to adjourn at 7:07 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.