



# Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15<sup>th</sup> Avenue

Monday, March 9, 2026

## 1. Call to Order

*Michael McKinney 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: Robert Funk, Dan Maurice, Steve Nelson, Aaron Alby, Tim DeGarmo, and Barb Geschke. Absent: Doug Nelson and Cory Bartlett. Staff present: Michael McKinney, Administrator. Also present: Stuart Kultgen, Marco Celeste, and two unidentified attendees.*

## 3. Appointment of a temporary Village Board chairperson

*Motion (Funk, Maurice) to appoint Steve Nelson as this evening's temporary Village Board chairperson, Motion Carried (MC).*

## 4. 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. February 23, 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 (Maurice, Funk) to approve the Consent Agenda as presented, Motion Carried (MC).*

## 5. Business - Discussion and possible action on the following:

- a. Site plan application submitted by Mark and Joyce Sunday (with Transport National/Stuart Kultgen as applicant/agent) for the parcel located at 14314 58<sup>th</sup> Road (Parcel ID # 194-03-21-24-007-000) in the M-3 (Heavy Industrial) Zoning District to occupy two existing industrial buildings (Buildings #2 and #4) with machinery storage and warehousing for a business known as "Transport National"

*McKinney stated that this agenda item and site plan request were amended to include occupancy of a second building at this address. Stuart Kultgen stated that he requested that the second building be added since one building was already filled, adding that more storage space was still needed.*

*No action was taken on this agenda item.*

- b. Resolution 2026-09 Approving a site plan request to occupy two existing industrial buildings (Buildings #2 and #4) with machinery storage and warehousing for a business known as "Transport National", at 14314 58<sup>th</sup> Road, Sec. 24, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-24-007-000); Mark and Joyce Sunday, Owner; Transport National/Stuart Kultgen, Applicant/Agent

*Motion (Alby, DeGarmo) to recommend adoption of Resolution 2026-09, MC.*

*Motion (Funk, Maurice) to accept the Plan Commission recommendation and to adopt Resolution 2026-09, MC.*

- c. Land application of biosolids and industrial sludges on agricultural lands in Yorkville

*Discussion focused on whether any restrictions should be placed on the land application of biosolids and industrial sludges on agricultural lands in Yorkville due to the possibility of the presence of PFAS "forever chemicals" in those biosolids and/or sludges.*

No action was taken on this agenda item.

- d. Policy regarding enforcement of private outdoor event ordinances

*Discussion focused on whether private outdoor event permits should be required for events that otherwise do not require a permit but are the subject of resident complaints.*

No action was taken on this agenda item.

- e. Ordinance 2026-02 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, Maurice) to adopt Ordinance 2026-02, MC.*

- f. Resolution 2026-10 Designating and appointing members to the Village of Yorkville Board of Review

*Motion (Maurice, Funk) to adopt Resolution 2026-10 with the list of appointees included under Option #1, MC.*

- g. Resolution 2026-11 Adopting a policy on discussion and action on reports for the Village of Yorkville

*Motion (Funk, Maurice) to adopt Resolution 2026-11, MC.*

- h. Resolution 2026-12 Authorizing the Village President, Village Administrator, and/or Village Clerk to approve and execute pre-development reimbursement agreements for proposed developments within the Village of Yorkville

*Motion (Maurice, Funk) to adopt Resolution 2026-12, MC.*

- i. Resolution 2026-13 Approving changes to road and street functional classifications in the Union Grove Urban Area

*Motion (Funk, Maurice) to adopt Resolution 2026-13, MC.*

## 6. Reports

- a. Engineer's Report – No report

- b. Yorkville Stormwater Utility District Report – Steve Nelson

*The Racine County Board of Drainage Commissioners is meeting tomorrow evening.*

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

*The annual Roads Tour is scheduled for Saturday, April 4, 2026, at 7:00 a.m.*

- d. Village President's Report – No report

- e. Public Works Report – Michael McKinney

*The Public Works Manager was flushing hydrants today.*

- f. Clerk's Report – No report

- g. Administrator's Report – Michael McKinney

- *That the April 13 Village Board/Plan Commission meeting will have agenda items regarding a conditional use amendment for 2221 Raymond Avenue (CTH U) and reconsideration of conditions related to the conditional use recently approved for 16122 50<sup>th</sup> Road.*
- *That he is meeting with the Village Engineer on Thursday to discuss the status of the 67<sup>th</sup> Drive repaving project.*
- *That the Village Office was contacted about the condition of Rosendale Drive.*
- *That it is alleged that Village of Union Grove residents are using the Village of Yorkville's collection site.*

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

*Marco Celeste addressed the Village Board regarding what his next steps are now that he has been appointed to the Board of Review.*

**8. Adjournment**

*Motion (Funk, Maurice) to adjourn at 6:41 p.m., MC.*

Respectfully submitted,

Michael McKinney

*Administrator*

*Village Board Meetings are normally held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month. Schedules and agendas are available at [villageofyorkville.com](http://villageofyorkville.com).*