

**E-MAIL MEMORANDUM**

**TO:** Michael McKinney (Michael@villageofyorkville.com)  
Village of Yorkville Administrator

**FROM:** Shaun T. Maiter  
Assistant Development Services Superintendent

**SUBJECT:** Thomas Hribar Trust, Owner  
Mike Rivecca, Applicant  
Parcel Id. # 194032103002000  
2221 Raymond Avenue

April 13, 2026, Amendment to the conditional use permit approved on 4/14/25 to place fill in the floodplain for the purpose of constructing a washout station associated with the existing concrete batch plant.

**DATE:** April 8, 2026

Overview:

On April 14, 2025, the Village of Yorkville Board approved a conditional use permit to construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings. Condition #2 of the approval stated that the proposed washout station was to be located outside of the 100-year floodplain. It was brought to our attention, by the applicant, that the washout station was constructed in a location that required fill placed in the floodplain, which is the reason why this application is before the Village Board. The applicant hired an engineering firm to design the floodplain fill project so that it is in accordance with floodplain regulations. The engineering firm worked with Andrea Stern, Wisconsin Department of Natural Resources, to design plans of a cut and fill proposal creating a net zero volume of fill placed within the 100-year floodplain. The floodplain in question is flood fringe, and it was determined by the WI-DNR that the proposal would not require a hydraulic and hydrologic analysis, which is a engineering study that determines if the development will obstruct flow or cause any increase in the regional floodplain height. It is recommended that all conditions of the April 14, 2025, conditional use remain in effect, with the exception of Condition #2.

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Page 2 of 2

If the Village feels that the proposed use is appropriate approval is recommended subject to **\*\*DRAFT AMENDED CONDITIONS\*\***.

2. **Washout Station. A separate zoning permit for the washout station and floodplain fill shall be obtained from the Racine County Development Services Office, and the washout station and floodplain fill shall be constructed in accordance with the plans received by the Racine County Development Services Office on March 9, 2026.**

c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Eberle  
File