

# Village of Yorkville

925 15<sup>th</sup> Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123 Website: [www.villageofyorkville.com](http://www.villageofyorkville.com)

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## AGENDA

VILLAGE OF YORKVILLE  
JOINT VILLAGE BOARD/PLAN COMMISSION  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
MONDAY, APRIL 13, 2026  
6:00 P.M

**1. Call to Order**

**2. Roll Call**

**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. March 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
- f. Humane Officer's Report - report on activities and issues
- g. Scheduling the Village's 2026 Board of Review training on Monday, June 1, 2026
- h. Union Grove/Yorkville fire station/Well # 2 debt service payment in the amount of \$581,035.42
- i. Wastewater treatment plant debt service payment in the amount of \$455,068.78 (contingent upon approval by the Sewer and Water Commission)
- j. Mid City Corporation pay request # 6 for the Yorkville Water Utility District No. 1 Well #2 drilling and construction project in the amount of \$40,059.12 (contingent upon approval by the Sewer and Water Commission)
- k. Village of Union Grove invoice # 1744 in the amount of \$112,700.43 for Union Grove/Yorkville fire station construction-related expenses
- l. Invoices/pay applications recommended for payment by the Union Grove/Yorkville Fire Commission on April 8, 2026
  - i. Pruitt, Ekes & Geary payment in the amount of \$120.20 for invoice # 3698
  - ii. Gurtz Electric Co. payment in the amount of \$14,053.92 for pay application # 2
  - iii. Scherrer Construction payment in the amount of \$155,354.50 for pay application # 4
  - iv. Southport Engineered Systems payment in the amount of \$64,706.59 for pay application # 3
  - v. ECS Midwest, LLC payment in the amount of \$6,517.35 for invoice # 2144252
  - vi. Wendel payment in the amount of \$8,440.54 for invoice # 616501.01-22
  - vii. Wendel payment in the amount of \$38,636.75 for invoice # 616501A-9
  - viii. ECS Midwest, LLC payment in the amount of \$2,625.25 for invoice # 2120371
  - ix. ECS Midwest, LLC payment in the amount of \$8,206.13 for invoice # 2126336
  - x. ECS Midwest, LLC payment in the amount of \$7,468.61 for invoice # 2135553

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

- a. **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 105 Properties, LLC (with Kost Parts and Racing, LLC/Ryan and Kayla Kost as applicant/agent) for the parcel located at 2738 North Sylvania

Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-012) in the M-3 (Heavy Industrial) Zoning District to occupy a portion of the existing industrial building and site with an automotive recycling business known as “Kost Parts and Racing, LLC”

- b. Conditional use request submitted by 105 Properties, LLC (with Kost Parts and Racing, LLC/Ryan and Kayla Kost as applicant/agent) for the parcel located at 2738 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-001-012) in the M-3 (Heavy Industrial) Zoning District to occupy a portion of the existing industrial building and site with an automotive recycling business known as “Kost Parts and Racing, LLC”
- c. Resolution 2026-16 Approving a conditional use request to occupy a portion of the existing industrial building and site with an automotive recycling business known as “Kost Parts and Racing, LLC” at 2738 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-001-012); 105 Properties, LLC, Owner; Kost Parts and Racing, LLC/Ryan and Kayla Kost, Applicant/Agent
- d. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a conditional use amendment request submitted by Hribar Land Management, LLC (with Mike Rivecca/RivCrete Ready Mix as applicant/agent) for the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-03-002-000) in the M-3 (Heavy Industrial) and A-2 (General Farming and Residential II) Zoning Districts to place fill in the floodplain for the purpose of constructing a washout station associated with an existing concrete batch plant
- e. Conditional use amendment request submitted by Hribar Land Management, LLC (with Mike Rivecca/RivCrete Ready Mix as applicant/agent) for the parcel located at 2221 Raymond Avenue (CTH U) (Parcel ID # 194-03-21-03-002-000) in the M-3 (Heavy Industrial) and A-2 (General Farming and Residential II) Zoning Districts to place fill in the floodplain for the purpose of constructing a washout station associated with an existing concrete batch plant
- f. Resolution 2026-17 Approving a conditional use amendment request to place fill in the floodplain for the purpose of constructing a washout station associated with an existing concrete batch plant at 2221 Raymond Avenue (CTH U), Sec. 03, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-03-002-000); Hribar Land Management, LLC, Owner; Mike Rivecca/RivCrete Ready Mix, Applicant/Agent
- g. Request for reconsideration of certain conditions of Resolution 2026-04, approved on February 9, 2026, and entitled “Approving a conditional use request to operate a rural home-based business (currently operating without zoning approval) known as “Brand Construction, LLC” at 16122 50<sup>th</sup> 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”
- h. Amendment to certain conditions of Resolution 2026-04, approved on February 9, 2026, and entitled “Approving a conditional use request to operate a rural home-based business (currently operating without zoning approval) known as “Brand Construction, LLC” at 16122 50<sup>th</sup> 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”
- i. Yorkshire Highlands stewardship plan amendment
- j. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on proposed revisions to Sections 20-237, 20-257, 20-277, 20-297, 20-317, 20-337, 20-357, 20-377, 20-397, 20-407, 20-417, 20-437, 20-507, 20-677, and 20-1115 of the Racine County Zoning Code as adopted by the Village of Yorkville under Section 55-1(a) of the Village of Yorkville’s Municipal Code of Ordinances pertaining to permitted building heights in certain zoning districts and the method of measuring the height of an accessory structure
- k. Ordinance 2026-05 Amending Sections 20-237, 20-257, 20-277, 20-297, 20-317, 20-337, 20-357, 20-377, 20-397, 20-407, 20-417, 20-437, 20-507, 20-677, and 20-1115 of the Racine County Zoning Code as adopted by the Village of Yorkville under Section 55-1(a) of the Village of Yorkville’s Municipal Code of Ordinances pertaining to permitted building heights in certain zoning districts and the method of measuring the height of an accessory structure
- l. Ordinance 2026-03 Amending Section 50-91 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to heavy traffic prohibited; weight limitations; exemptions

- m. Resolution 2026-14 Establishing heavy traffic routes in the Village of Yorkville
- n. Final certified survey map amendment 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
- o. Resolution 2026-18 Approving a final certified survey map amendment 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
- p. 2403 South Colony Avenue (USH 45) cross access and easement declaration
- q. Agricultural lease for the vacant land located at 2403 South Colony Avenue (USH 45) (Parcel ID # 194-03-21-20-021-001)
- r. Proposed widening of 58<sup>th</sup> Road at approach to South Colony Avenue (USH 45)/proposed Union Grove High School access driveway to 58<sup>th</sup> Road
- s. 2025-2026 Class "B" beer license and "Class C" wine license application for Saffron Grill House, 904 South Sylvania Avenue (West Frontage Road) (Agent: Jaswinder Singh)
- t. Resolution 2026-19 Setting forth and adopting the relocation order of the Village of Yorkville affecting property located within the Village having a parcel ID number of 194-03-21-28-015-030, related to the planned reconstruction of 67<sup>th</sup> Drive
- u. Resolution 2026-20 Adopting a fire prevention inspection fee schedule for the Union Grove-Yorkville Fire Department
- v. Resolution 2026-21 Updating the fee schedule for fees established by Yorkville Village Board policy and various provisions of the Village of Yorkville Code of Ordinances
- w. Crack Filling Service crack filling proposal
- x. Westbrook Associated Engineers, Inc. 2026 bridge inspection services proposal

## 5. Reports

- a. Engineer's Report - report on activities and issues
- b. Yorkville Stormwater Utility District Report - report on activities and issues
- c. Roads/Public Works Committee Report - report on activities and issues
- d. Union Grove/Yorkville Fire Commission Report - report on activities and issues
- e. Village President's Report - report on activities and issues
- f. Public Works Report - report on activities and issues
- g. Clerk's Report - report on activities and issues
- h. Administrator's Report - report on activities and issues

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

## 7. Adjournment

Janine Carls  
Clerk

Posted: April 10, 2026

*A quorum of other elected or appointed bodies may be present at this meeting for informational purposes only. No action will be taken by those bodies at this meeting.*

*This building is handicap accessible. Requests from persons with disabilities who need assistance should be made to the Village Office, (262) 878-2123, with as much advance notice as possible.*