

# 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, JUNE 8, 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. May 26, 2026, Village Board meeting minutes
- b. Stormwater financial reports
- c. Village invoices
- d. Building Inspector's Report - report on building permits issued and other activity
- e. License and permit applications for the period of July 1, 2026, through June 30, 2027:
  1. Combination Class "B" beer and "Class B" liquor license
    - i. Apple Holler, 5006 South Sylvania Avenue (West Frontage Road) (Agent: Arthur D. Flannery)
    - ii. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) (Agent: Dena M. Payne)
    - iii. Ives Grove Golf Links, 14101 Washington Avenue (STH 20) (Agent: Peter J. Eitel)
    - iv. Racine County Agricultural Society, 19805 Durand Avenue (STH 11) (Agent: Jeffrey R. Busch)
    - v. Racine Instinctive Bowmen, 14403 50<sup>th</sup> Road (Agent: Jennifer L. Imhoff)
    - vi. Range Time, 14101 Washington Avenue (STH 20) (Agent: Ramiro P. Romo)
    - vii. Route 20, 14001 Washington Avenue (STH 20) (Agent: Raymond J. Stibeck)
    - viii. The 14K Kitchen, 13851 56<sup>th</sup> Road/2624 South Sylvania Avenue (West Frontage Road) (Agent: Kristin L. Beasley)
    - ix. TinCan Roadhouse, 20715 Durand Avenue (STH 11) (Agent: Tina M. Jahnke)
  2. Combination Class "A" beer and "Class A" liquor license
    - i. Country Mart, 1920 South Colony Avenue (STH 45) (Agent: Bhagvanbhai Ratada)
    - ii. Petro Stopping Centers, 717 South Sylvania Avenue (West Frontage Road) (Agent: Dena M. Payne)
    - iii. Refuel Pantry - Sturtevant, 611 South Sylvania Avenue (West Frontage Road), Suite A (Agent: Harinder Singh)
  3. Class "B" beer license
    - i. Cheese and Cheers Bistro, 611 South Sylvania Avenue (West Frontage Road), Suite B (Agent: Mellisa M. Jacobson)
    - ii. Country Rose Bakery and Café, 19319 Washington Avenue (STH 20) (Agent: Rita A. Zadurski)
    - iii. Safron Grill House, 904 S. Sylvania Avenue (West Frontage Road) (Agent: Jaswinder Singh)
  4. Cigarette, electronic vaping device, and tobacco product retail license

- i. Country Mart, 1920 South Colony Avenue (STH 45) (Agent: Bhagvanbhai Ratada)
  - ii. Ives Grove Golf Links, 14101 Washington Avenue (STH 20) (Agent: Peter Eitel)
  - iii. Petro Stopping Centers, 717 South Sylvania Avenue (West Frontage Road) (Agent: Dena Payne)
  - iv. Refuel Pantry - Sturtevant, 611 South Sylvania Avenue (West Frontage Road), Suite A (Agent: Harinder Singh)
- 5. Gaming machine license
  - i. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) (4 amusement)
  - ii. Cheese & Cheers Bistro, 611 South Sylvania Avenue (West Frontage Road) (5 video gaming + 2 amusement) (grant to be issued upon restaurant opening)
  - iii. Route 20, 14001 Washington Avenue (STH 20) (5 video gaming + 2 amusement)
  - iv. Saffron Grill House, 904 S Sylvania Ave (West Frontage Road) (3 amusement)
  - v. TinCan Roadhouse, 20715 Durand Avenue (STH 11) (5 video gaming + 2 amusement)
- 6. Dance hall license
  - i. Blue Badger Bar and Grill, 717 South Sylvania Avenue (West Frontage Road) - Class B
  - ii. Route 20, 14001 Washington Avenue (STH 20) - Class A
  - iii. TinCan Roadhouse, 20715 Durand Avenue (STH 11) - Class B
- 7. Shooting facility license
  - i. Wisconsin Sportsman's Association, Inc. (Gerald Werner), 16010 Durand Avenue (STH 11)
- 8. Hotel/motel license
  - i. Esmonds Motel (Konstantinos Gianakakis), 4900 South Colony Avenue (STH 45)
  - ii. Super 8 Sturtevant (Mohammad Sakib Hasan/Manchester Hospitality LLC), 910 South Sylvania Avenue (West Frontage Road)
- 9. Junk or auto salvage facility license
  - i. Gleason Truck and Equipment (Robert Gleason), 2118 North Sylvania Avenue (West Frontage Road)
- 10. Mobile Home Park License
  - i. Harvest View MHC, LLC (Jonathan Uretz/Ravinia Communities), 15941 Durand Avenue (STH 11)

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

- a. Extension request for a conditional use permit originally approved on September 8, 2025, to construct seven self-service storage buildings, two climate-controlled commercial buildings, and six commercial business suite located at 18917 Spring Street (CTH C), Sec. 20, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-20-040-000); Jon Erickson and Kay Erickson, Owner; Jon Erickson and Kay Erickson, Applicant/Agent
- b. Solar energy system review request submitted by Andrew and Tanya Fritchen (with Charles Smith/Current Electric Co. as applicant/agent) for the installation of a residential 14-panel, 294.27-square-foot, 4.48 kW ground mounted photovoltaic solar system on the parcel located at 18212 Spring Street (CTH C) (Parcel ID # 194-03-21-20-001-050) in the A-2 (General Farming and Residential II) Zoning District
- c. **Public Hearing** - The Village Board will hold a public hearing to hear public comment on an application submitted by Stericycle, Inc., for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2026, through June 30, 2027, to operate a regulated medical waste treatment facility utilizing Electro-Thermal Deactivation (shredding and thermal inactivation by use of low frequency radio waves) technology at 14035 Leetsbir Road and 14114 Leetsbir Road (Parcel ID #'s 194-03-21-24-002-130, 194-03-21-24-002-120, and 194-03-21-24-002-008) in the M-3 (Heavy Industrial) Zoning District
- d. Application submitted by Stericycle, Inc., 14035 Leetsbir Road and 14114 Leetsbir Road, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2026, through June 30, 2027
- e. Site plan application submitted by Thomas Hribar, Sr. Revocable Trust (with Mike Rivecca/RivCrete Ready Mix/Steve McGuire/McGuire Contractors, Inc. 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 construct an 1,800-square-foot building over an existing concrete batch plant

- f. Resolution 2026-25 Approving a site plan request to construct an 1,800-square-foot building over 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); Thomas Hribar, Sr. Revocable Trust, Owner; Mike Rivecca/RivCrete Ready Mix/Steve McGuire/McGuire Contractors, Inc., Applicant/Agent
- g. Request submitted by Randall Henderson for (1) a waiver of Section 38-111 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to the requirement that newly-installed driveways shall contain a culvert, to allow for the installation of a driveway without a culvert and (2) a waiver of Section 38-115 of the Code of Ordinances of the Village of Yorkville, County of Racine, State of Wisconsin, relating to the limitation on the number of driveway entrances, to allow for an application to obtain a permit for a second driveway entrance located at 15210 Ives Grove Road (Parcel ID # 194-03-21-11-033-000) in the A-2 (General Farming and Residential II) Zoning District
- h. Request for reconsideration of the denial of the request submitted by Megan & Matthew Kusek for an exemption from the Class B weight limit restriction on 1<sup>st</sup> Street
- i. Request submitted by Megan & Matthew Kusek for an exemption from the Class B weight limit restriction on 1<sup>st</sup> Street
- j. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on a rezoning request submitted by Justin and Amanda Thompson for the parcel located immediately to the west of 740 Log Cabin Drive (Parcel ID # 194-03-21-17-025-000) in the R-2 (Suburban Residential (Unsewered)) Zoning District to allow for the rezoning of this parcel from the R-2 (Suburban Residential (Unsewered)) Zoning District to the C-2 (Upland Resource Conservation) Zoning District
- k. Rezoning request submitted by Justin and Amanda Thompson for ±3.048 acres of land located immediately to the west of 740 Log Cabin Drive (Parcel ID # 194-03-21-17-025-000), in the NW¼ of the SW¼ of Sec. 17, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin, from the R-2 (Suburban Residential (Unsewered)) Zoning District to the C-2 (Upland Resource Conservation) Zoning District
- l. Plan Commission Resolution 2026-01 Recommending approval of an ordinance amending 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 relating to the proposed rezoning of ±3.048 acres of land located immediately to the west of 740 Log Cabin Drive (Parcel ID # 194-03-21-17-025-000), in the NW¼ of the SW¼ of Sec. 17, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin, from the R-2 (Suburban Residential (Unsewered)) Zoning District to the C-2 (Upland Resource Conservation) Zoning District; Justin and Amanda Thompson, Owner; Justin and Amanda Thompson, Applicant/Agent
- m. Ordinance 2026-06 Amending 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 relating to the proposed rezoning of ±3.048 acres of land located immediately to the west of 740 Log Cabin Drive (Parcel ID # 194-03-21-17-025-000), in the NW¼ of the SW¼ of Sec. 17, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin, from the R-2 (Suburban Residential (Unsewered)) Zoning District to the C-2 (Upland Resource Conservation) Zoning District; Justin and Amanda Thompson, Owner; Justin and Amanda Thompson, Applicant/Agent
- n. **Public Hearing** - The Village Board and Plan Commission will hold a joint public hearing to hear public comment on (1) a conditional use request submitted by Daniels Sturtevant WI, LLC (with Daniels Sharpsmart, Inc./David Tran as applicant/agent) for the parcel located at 1340 Grandview Parkway (Parcel ID # 194-03-21-13-029-070) in the M-3 (Heavy Industrial) Zoning District to occupy the entire existing industrial building at this address with a medical waste processing facility known as “Daniels Sharpsmart, Inc.” and (2) an application submitted by Daniels Sharpsmart, Inc., for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2026, through June 30, 2027, to operate a regulated medical waste treatment facility utilizing Autoclave (steam sterilization

treatment) technology at 1340 Grandview Parkway (Parcel ID # 194-03-21-13-029-070) in the M-3 (Heavy Industrial) Zoning District

- o. Conditional use request submitted by Daniels Sturtevant WI, LLC (with Daniels Sharpsmart, Inc./David Tran as applicant/agent) for the parcel located at 1340 Grandview Parkway (Parcel ID # 194-03-21-13-029-070) in the M-3 (Heavy Industrial) Zoning District to occupy the entire existing industrial building at this address with a medical waste processing facility known as “Daniels Sharpsmart, Inc.”
- p. Resolution 2026-26 Approving a conditional use request to occupy the entire existing industrial building at this address with a medical waste processing facility known as “Daniels Sharpsmart, Inc.” at 1340 Grandview Parkway, Sec. 13, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-13-029-070); Daniels Sturtevant WI, LLC, Owner; Daniels Sharpsmart, Inc./David Tran, Applicant/Agent
- q. Application submitted by Daniels Sharpsmart, Inc., 1340 Grandview Parkway, for a Solid Waste Disposal, Storage or Treatment Permit for the period of July 1, 2026, through June 30, 2027
- r. 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
- s. Racine County Board of Drainage Commissioners’ public hearing on proposed assessment of benefits and proposed assessment of costs for the Village of Union Grove
- t. 50<sup>th</sup> Road culvert replacement proposals
- u. South Raynor Avenue road damages/road bond establishment

## 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. Village President’s Report - report on activities and issues
- e. Public Works Report - report on activities and issues
- f. Clerk’s Report - report on activities and issues
- g. 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: June 5, 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.*