



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, July 13, 2026

1. Call to Order

Mike McKinney opened the meeting at 6:00 p.m.

2. Roll Call – Quorum Present

Village Board Members	Planning Commission Members	Staff Present
Doug Nelson* – Absent Cory Bartlett* – Present Rob Funk – Present Dan Maurice – Present Steve Nelson – Present	Aaron Alby – Present Tim DeGarmo – Present Barb Geschke – Present *Also serves on Plan Commission	Michael McKinney, Administrator Janine Carls, Clerk Nick Carriker, Public Works Tim Pruitt, Attorney Mark Eberle, Engineer

Also present: Gail Brand, Bob Brand, Robert Gleason, David Navin, Eric Ross, Logan Abbott, Gerald Werner, and an associate, and Jim Fox. Daniels Sharpshooters representatives: Jennifer Vaisnoras, Daniel Gleeson, David Tran, and Joe Hameister.

Appointment of Temporary Chair

Motion (Bartlett, Maurice) to appoint Steve Nelson as temporary chairperson, Motion Carried (MC).

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.

- June 22, 2026, Village Board meeting minutes
- Financial reports
- Village invoices
- Stormwater invoices
- Building Inspector's Report - report on building permits issued and other activity
- Code Enforcement Officer's Report - report on activities and issues
- Invoices/pay applications recommended for payment by the Union Grove/Yorkville Fire Commission on July 8, 2026
- Two Ski Services, Inc. invoice # 4472 for June 2026 roadside mowing

Motion (Funk, Maurice) to approve the Consent Agenda as presented, MC.

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

- Request submitted by Eric Ross for 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 located at 405 South Raynor Avenue (Parcel ID # 194-03-21-18-007-121) in the A-2 (General Farming and Residential II) Zoning District

McKinney explained that the applicant wishes to place the culvert further down the driveway to take advantage of the topography. Village Engineer, Mark Eberle, approved.

Motion (Funk, Bartlett) to approve the waiver request submitted by Eric Ross, MC.

- Request for an extension of the land disturbing construction activity permit granted to Wisconsin Sportsman's Association, Inc. for 16010 Durand Avenue (STH 11) (Parcel ID # 194-03-21-27-014-000)

Gerald Werner explained that project completion depends on dirt delivery, estimating that another 60,000 yards are needed. Pruitt noted if needed they could apply for another extension.

Motion (Maurice, Bartlett) to approve a 180-day extension for Wisconsin Sportsman's Association land disturbing construction activity permit, MC.

- c. Preliminary certified survey map request submitted by Cheryl Abbott (with Logan Abbott as applicant/agent) for the parcel located at 21221 Washington Avenue (STH 20) in the Town of Dover (Parcel ID # 006-03-20-12-002-000) 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 ±50.15-acre parcel (Pursuant to Wis. Stats. § 236.10 and § 62.23 related to the Village of Yorkville’s municipal extraterritorial plat approval jurisdiction authority)

The Board discussed drain tile language, noting that the required Yorkville language had been added below the signature lines. No action was taken; final review is scheduled for the joint Village Board and Plan Commission meeting on August 10, 2026.

During the discussion S. Nelson expressed interest in discussing adopting Dover’s drain tile language for future Village CSMs—specifically language that grants abutting parcels a right of entry to repair and maintain existing field drain tiles if the property owner fails to do so, at a future meeting. Pruitt agreed to research the matter further.

- d. **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 2118 North Sylvania, LLC (with Robert Gleason/Gleason Properties as applicant/agent) for the parcel located at 2232 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-019-000) in the M-3 (Heavy Industrial) Zoning District to occupy the existing industrial building and site with an industrial equipment dealership known as “ECA”

Robert Gleason stated that ECA is expanding and moving to a different building on this site. He also noted that WE Energies is planning to apply for a conditional use to occupy the space that ECA is vacating.

- e. Conditional use request submitted by 2118 North Sylvania, LLC (with Robert Gleason/Gleason Properties as applicant/agent) for the parcel located at 2232 North Sylvania Avenue (West Frontage Road) (Parcel ID # 194-03-21-01-019-000) in the M-3 (Heavy Industrial) Zoning District to occupy the existing industrial building and site with an industrial equipment dealership known as “ECA”

Motion (Geschke, DeGarmo) to approve the conditional use request submitted by 2118 North Sylvania for move of ECA to occupy existing industrial building, MC.

- f. Resolution 2026-28 Approving a conditional use request to occupy the existing industrial building and site with an industrial equipment dealership known as “ECA” at 2232 North Sylvania Avenue (West Frontage Road), Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-019-000); 2118 North Sylvania, LLC, Owner; Robert Gleason/Gleason Properties, Applicant/Agent

Motion (Maurice, Funk) to accept the recommendation of the Plan Commission and approve Resolution 2026-28, as presented, MC.

- g. 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.”

Jennifer Vaisnoras of Daniels Sharpsmart reported on measures taken to address local concerns, including moving all waste compacting inside the building and conducting daily perimeter checks. Carriker confirmed Daniels is making progress and maintaining open communication. Vaisnoras added that a local lab is handling sampling, and an engineer has been retained to analyze results, identify issues, and propose solutions. Adjacent property owner Dave Navin reported his concerns have been satisfactorily addressed. Pruitt noted the Board's authority to approve a limited-term CUP with the right to review, add, or modify conditions.

- h. 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

Motion (Alby, DeGarmo) to approve Resolution 2026-26 with a 90-day review, MC.

Motion (Maurice, Bartlett) to approve the recommendation of the Plan Commission and to approve the conditional use permit with a 90-day review, MC.

McKinney/Carls will add an agenda item to the next meeting to consider matching the Solid Waste Permit expiration to the CUP 90-day review.

i. 14117 Evans Lane culvert

Carriker inspected the site and noted erosion from heavy rain. Discussed having county repair this ditch by adding dirt and grass seed.

Motion (Funk, Maurice) to have the Village Administrator contact the county about repairing this ditch, MC.

j. 16122 50th Road conditional use update

Gail and Bob Brand reported securing electrical and plumbing permits. They are obtaining a new survey, have hired a mound system contractor, and are securing an HVAC permit. They stated that they met with the State Inspector on June 11th at their property and that the State Inspector agreed the office is commercial and the remainder of the building is private. They will forward email threads documenting this opinion. Board members thanked them and indicated an extension could be granted if steady progress continues. No action was taken.

k. Private event permit application submitted by Stephanie Valdovinos for a private team roping event and family-friendly recreational gathering, to be held at 5035 69th Drive, on Saturday, August 15, 2026

Carls noted that, by ordinance, no permit is required for the first event. Property owner was informed that a permit will be required should they hold a second event this year. No action was required or taken.

l. 16340 Braun Road tree removal

Discussed sharing the cost of tree removal with property owner as the Village Engineer upon visual inspection determined the tree to be right on the right-of-way dividing line. McKinney will obtain quotes for the Board to consider. No action taken.

m. 10th Avenue brush removal

McKinney stated that Todd Dombrowski of Two Skis reported that this stretch of right-of-way, which was not previously included in the area he mows in Yorkville, is overgrown. The Board agreed that brush removal should be considered but requested quotes from both Two Skis and Racine County before formally considering and approving the work. No action was taken. McKinney will obtain quotes.

n. Resolution 2026-29 Affirming the purchase of a portion of the property located on 67th Drive (Parcel ID No. 194-03-21-28-015-030) from Kevin and Kelley Wilks as Trustees of the K&K Wilks Trust

Motion (Bartlett, Funk) to approve Resolution 2026-29 affirming the purchase of a portion of the property located on 67th Drive, MC.

o. Resolution 2026-30 Approving and authorizing the Village's participation in the Remnant Defendants' Settlement Agreement and future settlements borne out of or otherwise related to the National Opioid Litigation

Motion (Bartlett, Funk) to approve Resolution 2026-30, MC.

p. Wisconsin Department of Natural Resources White River State Trail land use agreement

McKinney stated that the Wisconsin Department of Natural Resources White River State Trail land use agreement includes requested provisions authorizing contractors to remove trees and allowing contractors to retain any revenue from tree spoil or trestle removal salvage, which may help keep bids lower.

Motion (Maurice, Funk) to approve the agreement with the Wisconsin Department of Natural Resources, MC.

q. Union Grove/Yorkville Fire Department fire station appraisal/ownership

S. Nelson stated that the Village Attorney is checking on the deed and joint municipal agreement to confirm 50/50 ownership details. Board members agreed that the appraisal seemed low. Consensus was that the property, if listed for sale on the open market, would likely sell for more.

Motion (Maurice, Bartlett) to recommend that the Fire Commission list the old fire station with a realtor, MC.

r. 61st Drive road improvements

Eberle presented five estimates for the 61st Drive road and culvert project. Replacing in kind is the lowest option at \$485,941.50, the highest (\$1,013,411.50) involves a retaining wall and is not recommended. The remaining options involve layout improvement with estimates ranging from \$830,896.50 to \$859,941.50. Maurice noted that even the lowest estimate exceeds the Village's entire annual road budget. Discussion centered on concerns over the cost and the necessity of keeping the guardrail. To reduce costs, Alby suggested engineering a middle manhole to soften the curve, though Eberle did not think it would offer substantial savings. As a temporary measure to keep the road usable, Eberle proposed slip-lining the culvert with a smaller pipe and grouting it to buy some time. Bartlett summarized next steps: explore alternative designs, research emergency funding and grant options, obtain a quote for slip-lining, and place the item on the next meeting agenda. No action was taken.

5. Reports

a. Engineer's Report – Mark Eberle

Eberle expects to be going out for 67th Drive bids in a week. Working towards completion of CSM for Fire Station. Estimates for debrising work should be completed in late fall. Pre-construction roadway review is completed.

b. Yorkville Stormwater Utility District Report – No Report

c. Roads/Public Works Committee Report - No Report

d. Union Grove/Yorkville Fire Commission Report - No Report

e. Village President's Report - No Report

f. Public Works Report – Nick Carriker

MidCity topsoil and seeding has been completed at the Well #2 site.

g. Clerk's Report – Janine Carls

- *Noted that a request to obtain a permit to operate a Food Truck in Yorkville was received. Village ordinances do not include any permit requirements for Food Trucks so the applicant will be advised that they may operate as long as they are meeting State and County requirements.*
- *Expect a review of a Pond Permit application for David Neau on Durand Ave at the next Board meeting.*

h. Administrator's Report – Mike McKinney

- *Traffic is bypassing road barriers on 61st Drive. Jersey barriers are not recommended as they would also block emergency vehicles.*
- *On 63rd Drive at Hwy 20, a road plate covers another culvert failure. The County considers this 15-foot-deep culvert Yorkville's responsibility, with an unofficial repair estimate of \$60,000.00.*
- *Auditors will present the Annual Audit Report at the July 27 Village Board meeting.*

6. Public Comments, Questions and Suggestions

Jim Fox expressed his opinion that the Village of Union Grove should rezone the old fire station parcel from institutional to commercial before listing.

7. Adjournment

Motion (Maurice, Funk) to adjourn at 7:33 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.