



Village Board & Planning Commission Joint Meeting Minutes

Union Grove Municipal Center 925 15th Avenue

Monday, August 10, 2026

1. Call to Order

McKinney called the meeting to order 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 – Absent 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 Mark Eberle, Engineer

3. Appointment of a temporary Village Board chairperson

Motion (Bartlett, Maurice): Appoint Steve Nelson as temporary 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.

- July 27, 2026, Village Board meeting minutes
- Stormwater financial reports
- Village invoices
- Building Inspector's Report - report on building permits issued and other activity
- Code Enforcement Officer's Report - report on activities and issues

Motion (Maurice, Bartlett): Approve the Consent Agenda as printed. **MC.**

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

- Final 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)

McKinney stated that the CSM had not changed since the preliminary meeting but noted that the soil test for septic had been added to the packet.

- Resolution 2026-32 Approving a final certified survey map to allow for the division of the parcel located at 21221 Washington Avenue (STH 20) into a ±3.00-acre parcel and a ±50.15-acre parcel, Sec. 12, T3N, R20E, Town of Dover, County of Racine, State of Wisconsin (Parcel ID # 006-03-20-12-002-000); Cheryl Abbott, Owner; Logan Abbott, Applicant/Agent

Motion (Geschke, DeGarmo): Approve the final certified survey map requested by Cheryl Abbott. **MC.**

Motion (Bartlett, Maurice): Approve Resolution 2026-32 approving a final certified survey map. **MC.**

- Pond permit application submitted by David Neau for the property located at 15530 Durand Avenue (STH 11) (Parcel ID # 194-03-21-26-008-000) to permit modification of an existing pond on the property

McKinney presented the updated site plan and reviewed feedback regarding the manhole from the Racine County Highway Department and the Wisconsin Department of Transportation. Eberle reported that an inspection confirmed the work is routine maintenance, raising no engineering concerns.

Motion (Bartlett, Maurice): Approve the pond permit application submitted by David Neau. **MC.**

- d. Request #6 for a reduction of Irrevocable Standby Letter of Credit No. 1753 to secure obligations related to implementation of the Yorkshire Highlands subdivision development agreement

McKinney stated that this request is \$8,512.98 and reduces the letter of credit to \$65,643.67.

Motion (Maurice, Bartlett): Approve request #6 for a reduction of Irrevocable Standby Letter of Credit No. 1753. **MC.**

- e. Union Grove/Yorkville Fire Department fire station construction project access

Discussed concerns regarding the mountable curb cut into the median for emergency vehicles leaving the fire station and turning left. McKinney will speak to Michelle Filz to have this added to the next Fire Commission meeting agenda. No action taken.

- f. Temporary appointment to the Union Grove/Yorkville Fire Commission

McKinney stated that guidance from the WI League of Municipalities confirmed that the Board may appoint a temporary Fire Commission member as long as the member is a Village Board member.

Motion (Maurice, S. Nelson): Appoint Cory Bartlett to the Fire Commission temporarily. **MC.**

- g. J. Miller Electric, Inc. pay request # 6 (Final) for the Yorkville Sewer Utility District No. 1 lift station upgrade project

McKinney stated that this request will release the retainage in the amount of \$15,773.01. It will also require approval from the Sewer and Water Commission. Carriker confirmed that the work is complete.

Motion (Bartlett, Maurice): Approve the J. Miller Electric, Inc. pay request #6, pending sewer utility district approval. **MC.**

- h. Bids for the 2026 67th Drive paving and drainage program project

Bids were submitted by A.W. Oakes & Son and Asphalt Contractors, Inc., both exceeding original estimates. Asphalt Contractors submitted the lowest base bid at \$2,277,106.88, along with an alternate bid of \$95,842.26 for drain tile improvements.

The Board discussed whether to rebid the project in January or proceed as planned. Consensus was to move forward, as postponing would jeopardize grant funding.

Motion (Maurice, Bartlett): Approve the base bid (\$2,277,106.88) and the alternate bid (\$95,842.26) submitted by Asphalt Contractors. **MC.**

- i. 67th Drive new culvert installation request

McKinney reported a request regarding a vacant lot on 67th Drive where the owner intends to construct a driveway. To ensure proper alignment with new road grades from the upcoming 67th Drive project, the owner requested that the Village include the culvert installation within the project scope, subject to full property owner reimbursement. Eberle recommended approval. McKinney will draft a formal agreement requiring an up-front escrow deposit from the property owner prior to work commencing.

Motion (Maurice/Bartlett): Approve including the culvert installation for the parcel within the 67th Drive road project, contingent upon full reimbursement by the property owner. **MC.**

- j. Financing for the 2026 67th Drive paving and drainage program project

Discussed whether to finance this project over a 3-year, 5-year, or longer term. Consensus was to use revenue from the ATC annual payments to pay down the loan as quickly as possible.

Initial Motion: Moved by **Bartlett**, seconded by **Maurice**, to approve the financing for the 67th Drive paving and drainage program project over a 5-year term, with the goal of paying it off in less time.

Amendment: **Maurice** moved to amend the motion to change the financing term from 5 years to a 3-year term.

Acceptance: **Bartlett** (mover) and **Nelson** (second) accepted the friendly amendment.

Final Motion (Bartlett, Maurice): Approve the financing for the 67th Drive paving and drainage program project over a 3-year term, with the goal of paying it off in less time. **MC.**

k. 61st Drive road improvements

Mark Eberle presented two culvert repair/replacement options for 61st Drive. The Board discussed moving forward with a temporary repair to expedite reopening the road while a long-term solution is designed and financed. The option (7) to slip-line the failing culvert is estimated to cost \$35,000.00.

Motion (Maurice, Bartlett): Approve Option #7 to slip-line the culvert. **MC.**

l. 2027 road construction projects

The Board discussed priorities for 2027 road projects and reached consensus to seek estimates for 58th Road (from 59th Drive to just east of the canal) and North Raynor Avenue, both spanning under one mile each.

Additionally, Carriker reported a road hole covered by a plate on Grandview Pkwy. Per Board direction, Carriker will contact Racine County to request a repair using a slurry and asphalt patch.

Motion (Maurice, Bartlett): Direct Mark Eberle to provide cost estimates for the 58th Road and North Raynor Avenue projects. **MC.**

m. Ives Grove Golf Course stormwater retention basin maintenance

The Board discussed whether to proceed with brush removal at the Ives Grove Golf Course retention basin immediately or defer the work to the next budget year. Eberle recommended moving forward now, noting that heavy overgrowth prevented an accurate inspection this past spring. Debrushing this season will ensure a proper inspection of the basin next spring.

Motion (Maurice, Bartlett): Approve cleaning and maintenance of the Ives Grove Golf Course retention basin. **MC.**

6. Reports

- a. Engineer's Report: *None.*
- b. Yorkville Stormwater Utility District Report: *None.*
- c. Roads/Public Works Committee Report (Dan Maurice): *Maurice noted that the collection site needs gravel added to ensure snowplowing goes smoothly this winter. McKinney will look into this.*
- d. Village President's Report: *None.*
- e. Public Works Report (Nick Carriker): *Carriker noted the hole on Grandview PKWY addressed under 2027 road projects – nothing further to report.*
- f. Clerk's Report (Janine Carls): *Carls Noted that the August primary will be held tomorrow, August 11, 2026.*
- g. Administrator's Report (Mike McKinney): *McKinney noted receipt of a concern of odor coming from Daniels Sharpsmart that is being addressed.*

7. Public Comments, Questions and Suggestions: *None.*

8. Adjournment

Motion (Bartlett, Maurice): Adjourn at 7:41 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.