

Village of Yorkville
Village Board / Plan Commission

Monday, December 11, 2023 - 6:00 p.m.

925 15th Avenue, Union Grove
Community Room – 1st Floor

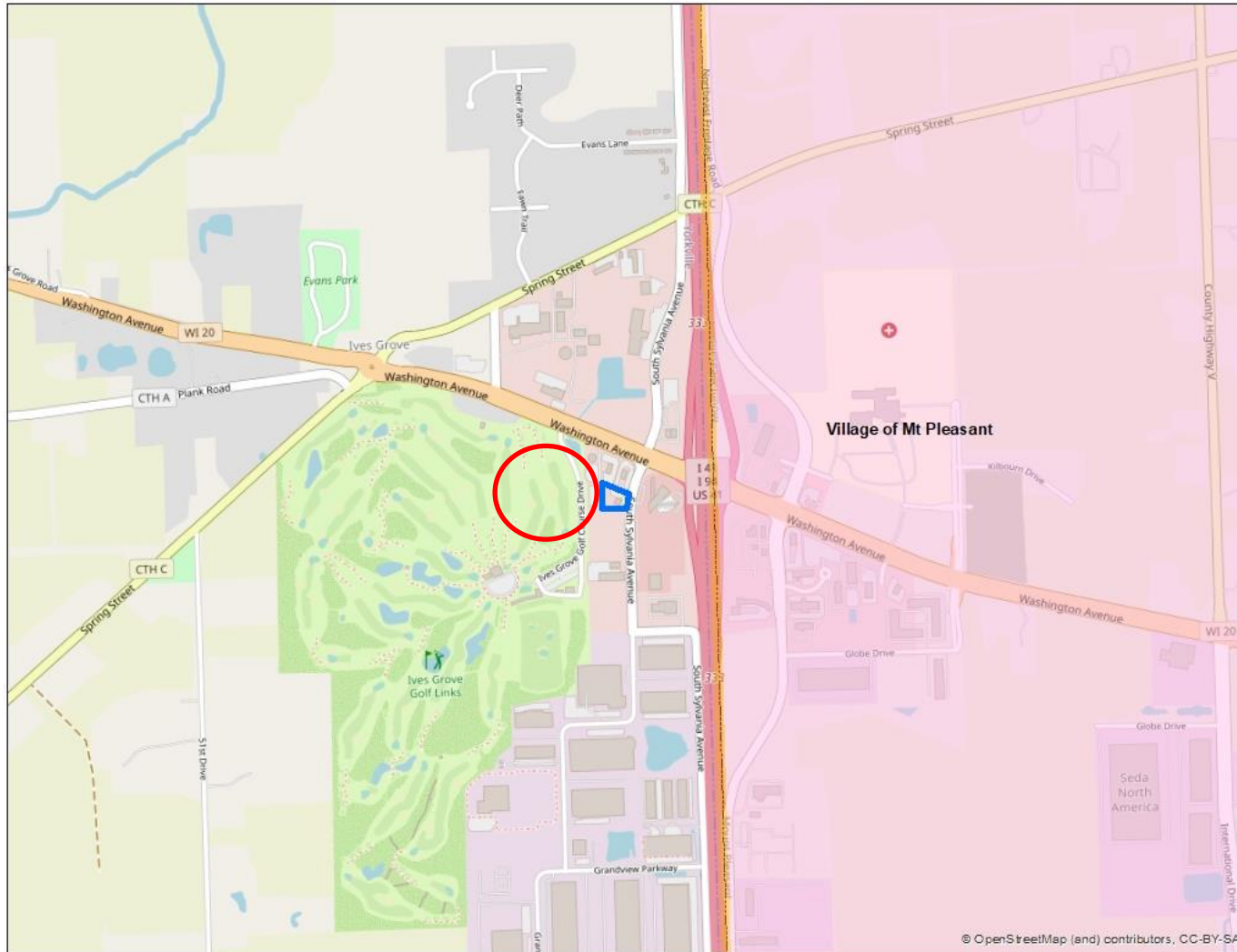
734 S Sylvania Avenue LLC, Owners

Biren Patel, Applicant

Site Address: 734 S Sylvania Avenue

B-3 Conditional Use permit to convert existing commercial building into a multi-tenant building and occupy a portion of the building with a tobacco and vape sales business

Location Map



SEC 13 – T3N – R21E

Village of Yorkville

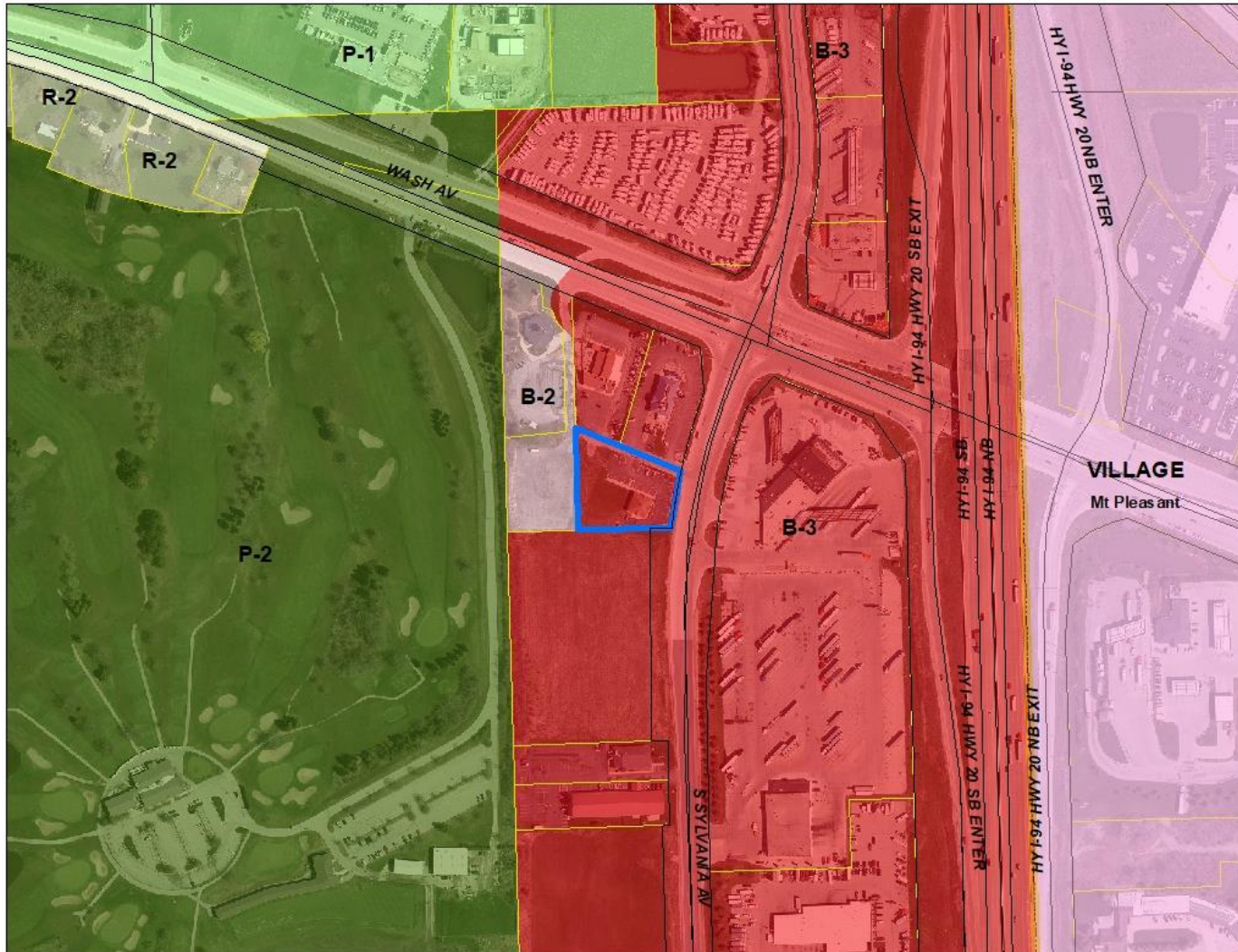
734 S Sylvania Avenue LLC, Owners

Biren Patel, Applicant

Site Address: 734 S Sylvania Avenue

B-3 Conditional Use permit to convert existing commercial building into a multi-tenant building and occupy a portion of the building with a tobacco and vape sales business

Zoning Map



SEC 13 – T3N – R21E

Village of Yorkville

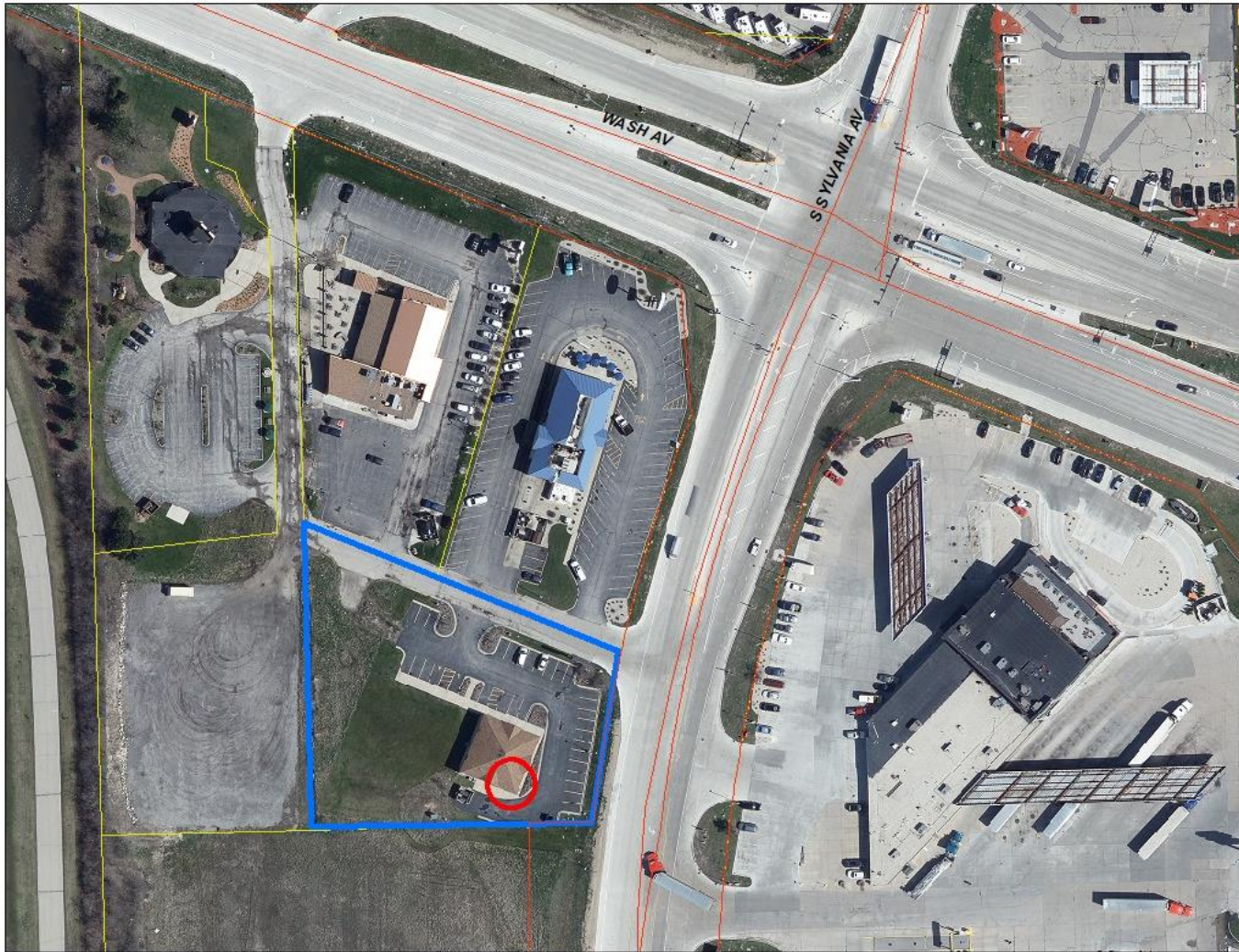
734 S Sylvania Avenue LLC, Owners

Biren Patel, Applicant

Site Address: 734 S Sylvania Avenue

B-3 Conditional Use permit to convert existing commercial building into a multi-tenant building and occupy a portion of the building with a tobacco and vape sales business

2022 Aerial



SEC 13 – T3N – R21E

Village of Yorkville



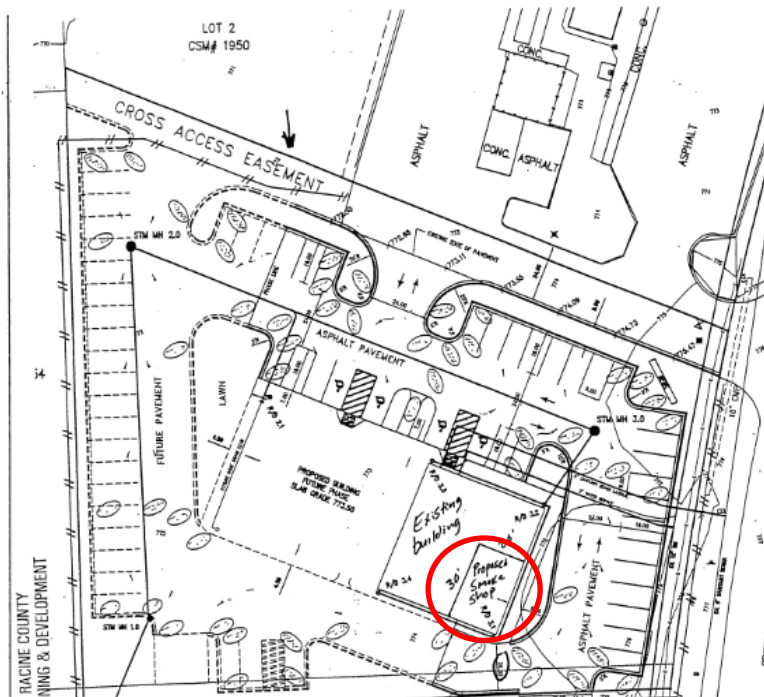
734 S Sylvania Avenue LLC, Owners

Biren Patel, Applicant

Site Address: 734 S Sylvania Avenue

B-3 Conditional Use permit to convert existing commercial building into a multi-tenant building and occupy a portion of the building with a tobacco and vape sales business

Site Plan



F:\BLOCKS\digger.jpg

GENERAL NOTES

ALL UNDER A WATER LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS SPECIFICATIONS FOR SOILS AND FOUNDATION CONSTRUCTION IN WISCONSIN EXCEPT WHERE INDICATED OTHERWISE AS 'STANDARD SPECIFICATIONS' EXCEPT WHERE INDICATED OTHERWISE AS 'STANDARD SPECIFICATIONS'

ALL GRADES AND FINISHES SHALL BE DETERMINED IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE EXISTING UTILITY SUBSTRUCTURE ACCORDINGLY REFERRED TO AS 'STATE SPECIFICATIONS'

CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION.

PROVIDE BEEF OF COVER OVER ALL SANITARY SEWER AND WATER LINES OR INSTALLATE PER CODE.

MAINTAIN HORIZONTAL SEPARATION OF UTILITY LINES AS RIGHT FEET. PROVIDE VERTICAL SEPARATION OF UTILITIES PER CODE.

CONTRACTOR TO REMOVE ALL WASTE MATERIAL FROM THE SITE ACCORDING TO SECTION 803.11 OF THE STATE SPECIFICATIONS.

ALL UTILITY CONSTRUCTION WITHIN THE WEST FRONTAGE ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF YORKVILLE SUBSTRUCTURE CONSTRUCTION TIER SYSTEM PLAN.

CONTRACTOR SHALL OBTAIN ROAD DEPARTMENT AND REVIEW TRAFFIC CONTROL WITH TOWN OF YORKVILLE.

UNDERGROUND CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

INSTALL ALL FENCES PER WISCONSIN SPECIFICATIONS AND/OR OTHER APPLICABLE CODES. ALL TYPICAL FENCES SHALL HAVE A MINIMUM OF 10' CLEARANCE FROM THE PROPERTY LINE. ALL TYPICAL FENCES SHALL BE 4' HIGH AND 4" DIA. WITH WOODEN RAIL TYPICAL.

ADDITIONAL UNDERGROUND CONTROL DEVICES SHALL BE PROVIDED BY THE OWNER, ENGINEER OR LANDSCAPER TO MEET FIELD CONDITIONS.

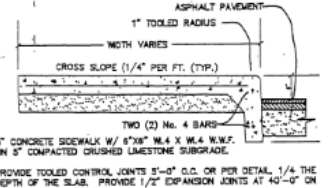
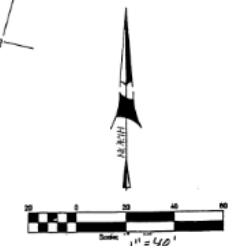
TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PARKING STREETS AT THE END OF EACH WORKING DAY.

CONTRACTOR TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION.

ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



RECEIVED MAR 17 2003

RECEIVED

STORM SEWER DESIGN

R/O 3.4 - R/O 3.1 = 48' - 0" STM @ 0.52%
R/O 3.1 - R/O 3.2 = 57' - 8" STM @ 0.52%
R/O 3.3 - R/O 3.2 = 42' - 8" STM @ 0.52%
R/O 3.2 - STM MH 3.0 = 38' - 8" STM @ 2.63%
STM MH 3.0 - BLIND CONNECTION = 123' - 10" STM @ 0.52%
R/O 2.2 - R/O 2.1 = 57' - 5" STM @ 0.52%
R/O 2.1 - BLIND CONNECTION = 34' - 6" STM @ 5.14%
BLIND CONNECTION - STM MH 2.0 = 72' - 10" STM @ 0.52%
STM MH 2.0 - STM MH 1.0 = 151' - 12" STM @ 0.52%
STM MH 1.0 - EX. STM MH "A" = 68' - 12" STM @ 1.04%

DOWN SPOUT RISERS TO BE INSTALLED AT THE LOCATIONS SHOWN ON THE ARCHITECTURAL PLAN.

STORM SEWER STRUCTURE INFORMATION

EX. STM MH "A"	STM MH 1.0	STM MH 2.0	BLIND CONNECTION	STM MH 3.0
RM 772.89	FL = 771.32	RM 771.30	IE. 10' (W) 766.89	RM 771.87
IE. 38' (E) 763.79	IE. 12' (S) 765.60	IE. 12' (S) 766.49	IE. 10' (W) 766.96	IE. 10' (W) 767.65
IE. 48' (W) 763.79	IE. 12' (N) 765.70	IE. 10' (E) 766.59	IE. 6' (E) 767.16	IE. 6' (E) 767.75
IE. 12' (N) 768.10				

ROOF DRAIN RISER INVERT ELEVATIONS	R/O 3.4	R/O 3.3	R/O 3.2	R/O 3.1	R/O 2.2	R/O 2.1
	IE. 768.30	IE. 768.01	IE. 768.75	IE. 769.08	IE. 769.30	IE. 769.00

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

UTILITY NOTE

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

- NOTES:**
- BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. ALL ELEVATIONS REFER TO THE CITY OF MILWAUKEE DATUM.
- LEGEND:**
- GUARD POST
 - BUSH
 - RP RAP
 - EX. SAN MANHOLE
 - EX. CATCH BASIN
 - HYDRANT
 - POWER POLE
 - LIGHT POLE
 - WM VALVE BOX
 - FOUND CHISEL OR STANDARD WORK
 - T — TELEPHONE LINE
 - G — GAS LINE
 - W — EX. 12" WATER W
 - E — ELECTRIC LINE
 - 691.2 — EXISTING SPOT OR EX. STORM MANHOLE
 - 675 — EX. CONTOUR
 - 675 — PROP. CONTOURS
 - // — SILT FENCE
 - INLET PROTECTION
 - TELEPHONE BOX

REVISIONS	BY	DATE	REVISIONS	BY	DATE

LAYER MANAGER	DATE	SCALE
CHUCKER ANDERSON	02/20/03	1" = 20'
DRAWN BY	DATE	DRAWING NAME
SCS	10/20/03	2003011.DWG
FILE NUMBER	DATE	REVISION
0101003	1/21/03	1

RECEIVED 19 2023

NM & B NIELSEN MADSEN & BARBER S.C. INC. CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1338 WASHINGTON AVE. RACINE, WI 53403
TELEPHONE (262)34-2588 FAX (262)34-5024 EMAIL NM&B@MHS.NET

SUBWAY RESTAURANT
SITE GRADING, DRAINAGE & UTILITY IMPROVEMENTS
RACINE COUNTY CERTIFIED SURVEY MAP NO. 2.150
TOWN OF YORKVILLE, RACINE COUNTY, WISCONSIN

SEC 13 - T3N - R21E
Village of Yorkville

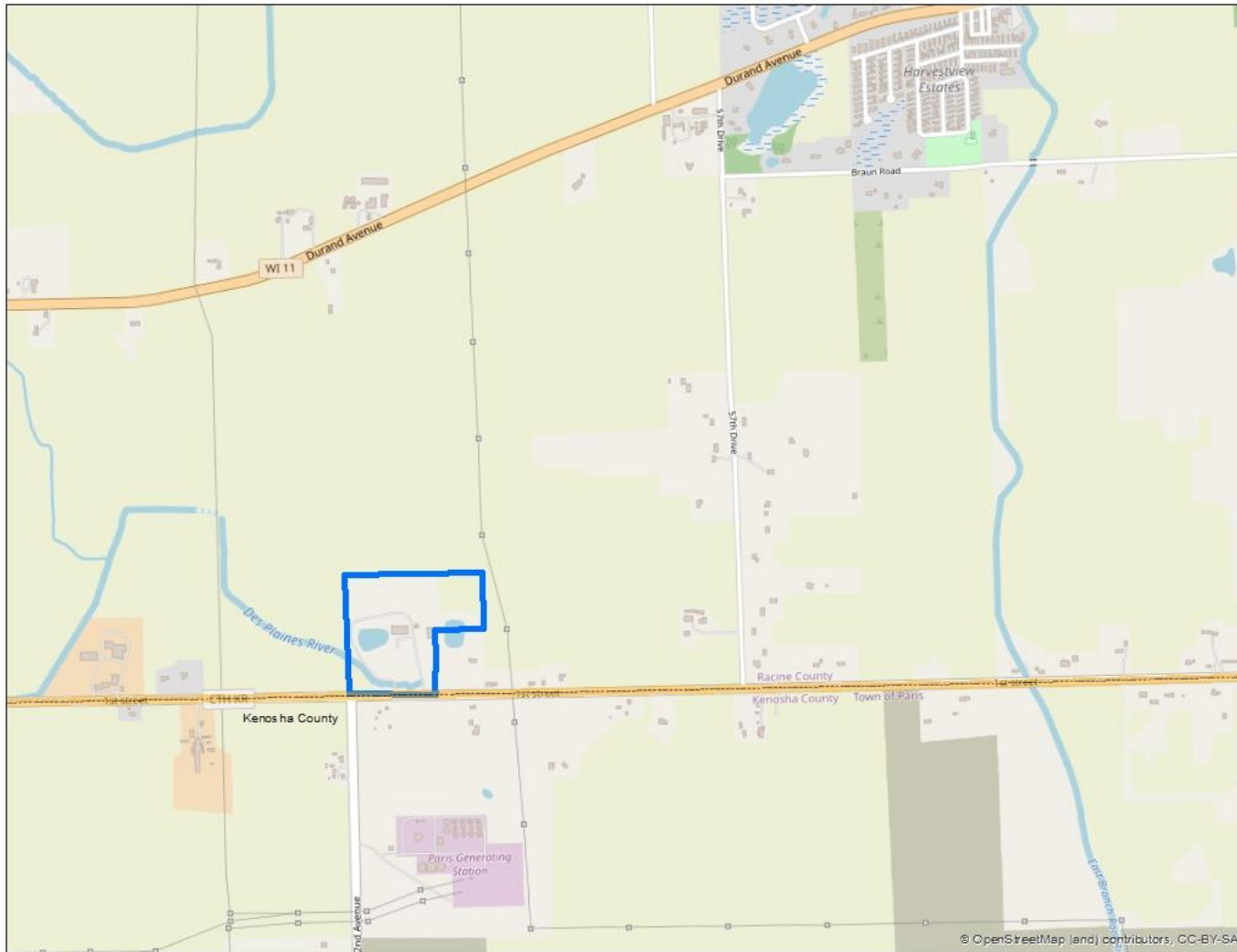
Pine Haven Enterprises LLC, Owners

Nick Willkomm, Agent

Site Address: 17108 CTH KR

M-3 & M-4 Conditional Use permit to continue non-metallic (clay) mining operation; including crushing and recycling of concrete and asphalt

Location Map



SEC 33 – T3N – R21E

Village of Yorkville



Pine Haven Enterprises LLC, Owners

Nick Willkomm, Agent

Site Address: 17108 CTH KR

M-3 & M-4 Conditional Use permit to continue non-metallic (clay) mining operation; including crushing and recycling of concrete and asphalt

Zoning Map



SEC 33 – T3N – R21E

Village of Yorkville

Pine Haven Enterprises LLC, Owners

Nick Willkomm, Agent

Site Address: 17108 CTH KR

M-3 & M-4 Conditional Use permit to continue non-metallic (clay) mining operation; including crushing and recycling of concrete and asphalt

2022 Aerial

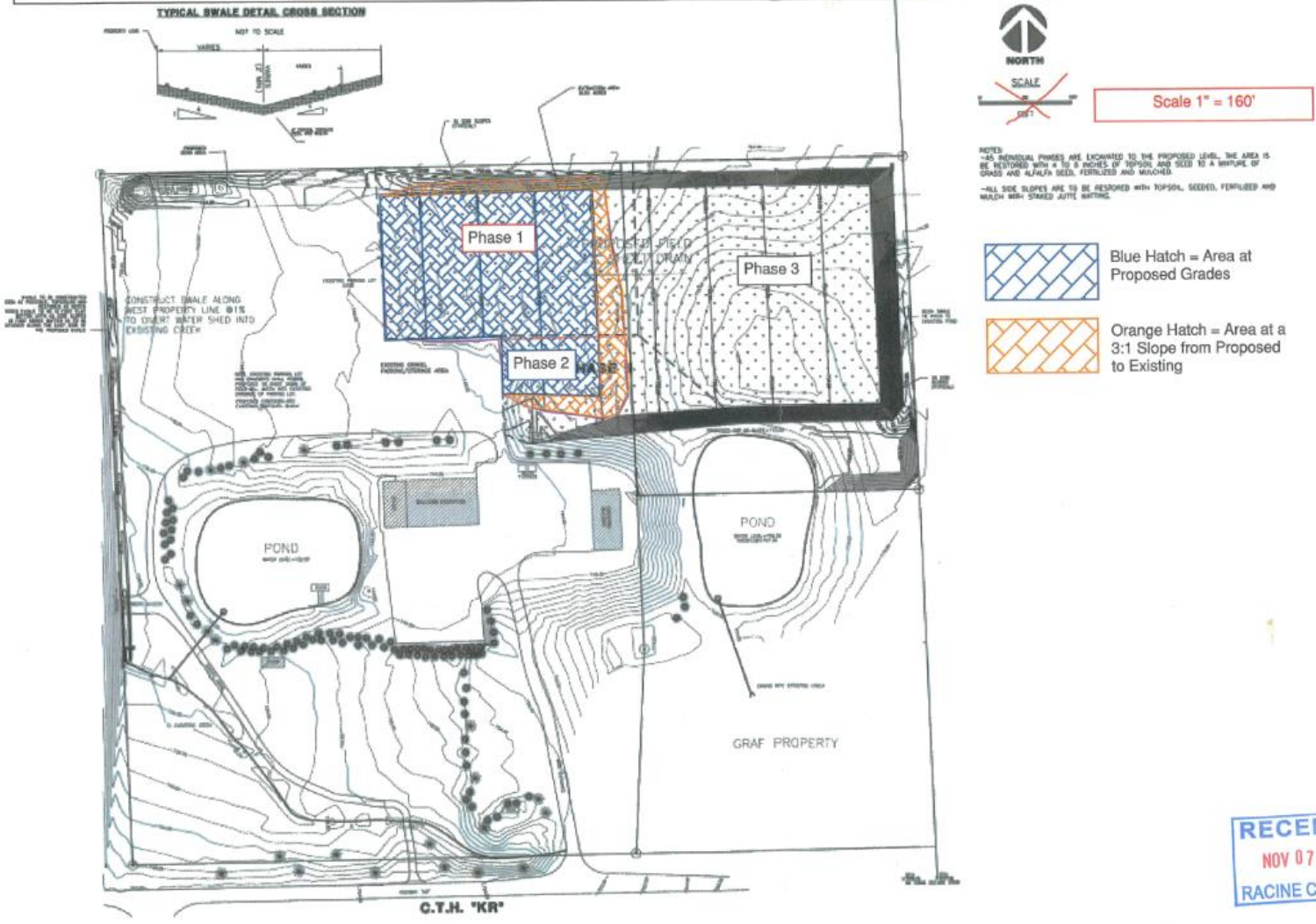


SEC 33 – T3N – R21E

Village of Yorkville



Willkomm Excavating Clay Extraction Progress September 13th, 2023



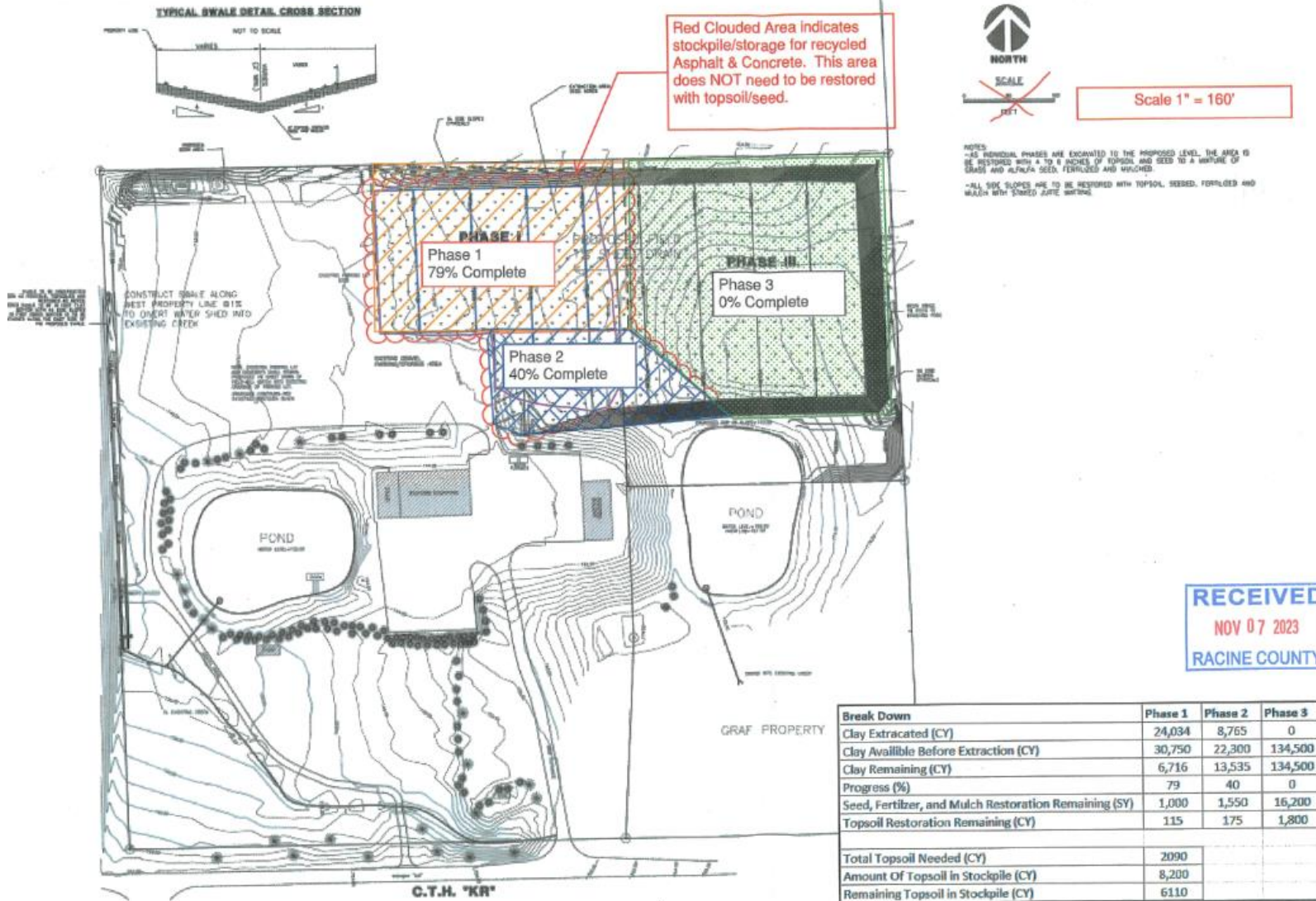
AMERICAN SURVEYING COMPANY, I	
12337 C.T.H. "K" YORKVILLE, WISCONSIN	
TEL: (262) 830-4774 FAX: (262) 830	
DRAWN BY: RLB	REVISIONS: DATE
CHECKED BY: RLB	
PILOT SCALE: 1" = 80'	
DATE: 04/22/2023	
JOB NO.: 2008024	

TOWN OF YORKVILLE
 PROJECT: SITE PLAN/GRADING PLAN

RECEIVED
 NOV 07 2023
 RACINE COUNTY

Sheet
 1
 of

Willkomm Excavating Clay Extraction Progress September 13th, 2023



SEC 33 – T3N – R21E

Village of Yorkville

Pine Haven Enterprises LLC, Owners
Nick Willkomm, Agent

Current
Operations



-  Mining Area (+/- 9.5 acres)
-  Active Mining (+/- 4.5 acres)
-  Parcels

Willkomm Site

Yorkville S33 T3N R21E

2022 Aerial / Racine County Development Services
Revised 11/22/2023 kf



1 inch = 200 feet

SEC 33 – T3N – R21E

Village of Yorkville

Willkomm Excavating & Grading

Clay extraction as of 9/13/23



SEC 33 – T3N – R21E

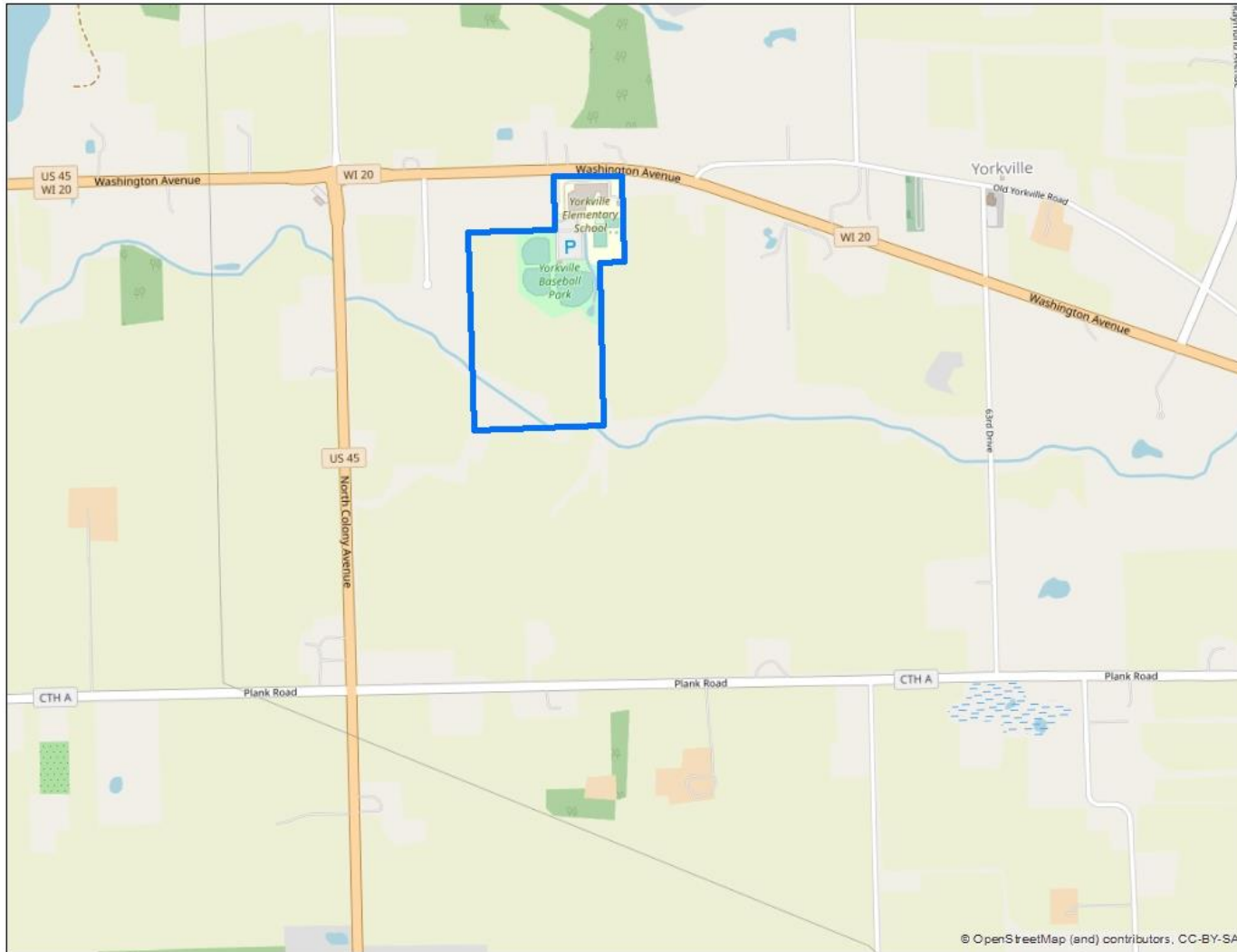
Village of Yorkville

**Yorkville Joint #2 School District, Owner
Dr. Mark Rollefson, Agent**

Site Address: 18621 Washington Avenue

A-2 Site Plan Review to construct a 1132sf receiving room addition, traffic circulation improvements, and pavement management

Location Map



SEC 8 – T3N – R21E

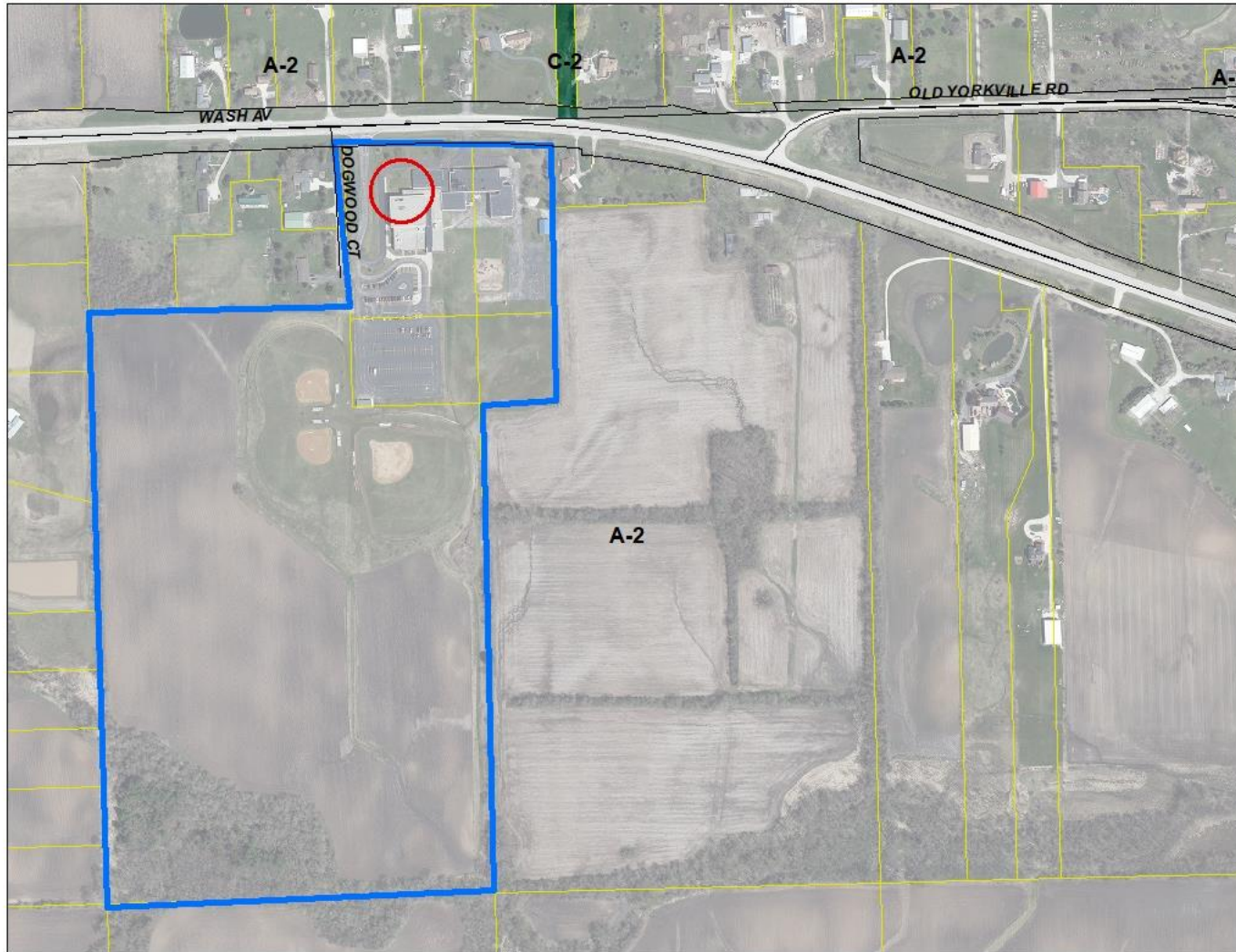
Village of Yorkville

Yorkville Joint #2 School District, Owner
Dr. Mark Rollefson, Agent

Site Address: 18621 Washington Avenue

A-2 Site Plan Review to construct a 1132sf receiving room addition, traffic circulation improvements, and pavement management

Zoning Map



SEC 8 – T3N – R21E

Village of Yorkville

Yorkville Joint #2 School District, Owner
Dr. Mark Rollefson, Agent

Site Address: 18621 Washington Avenue

A-2 Site Plan Review to construct a 1132sf receiving room addition, traffic circulation improvements, and pavement management

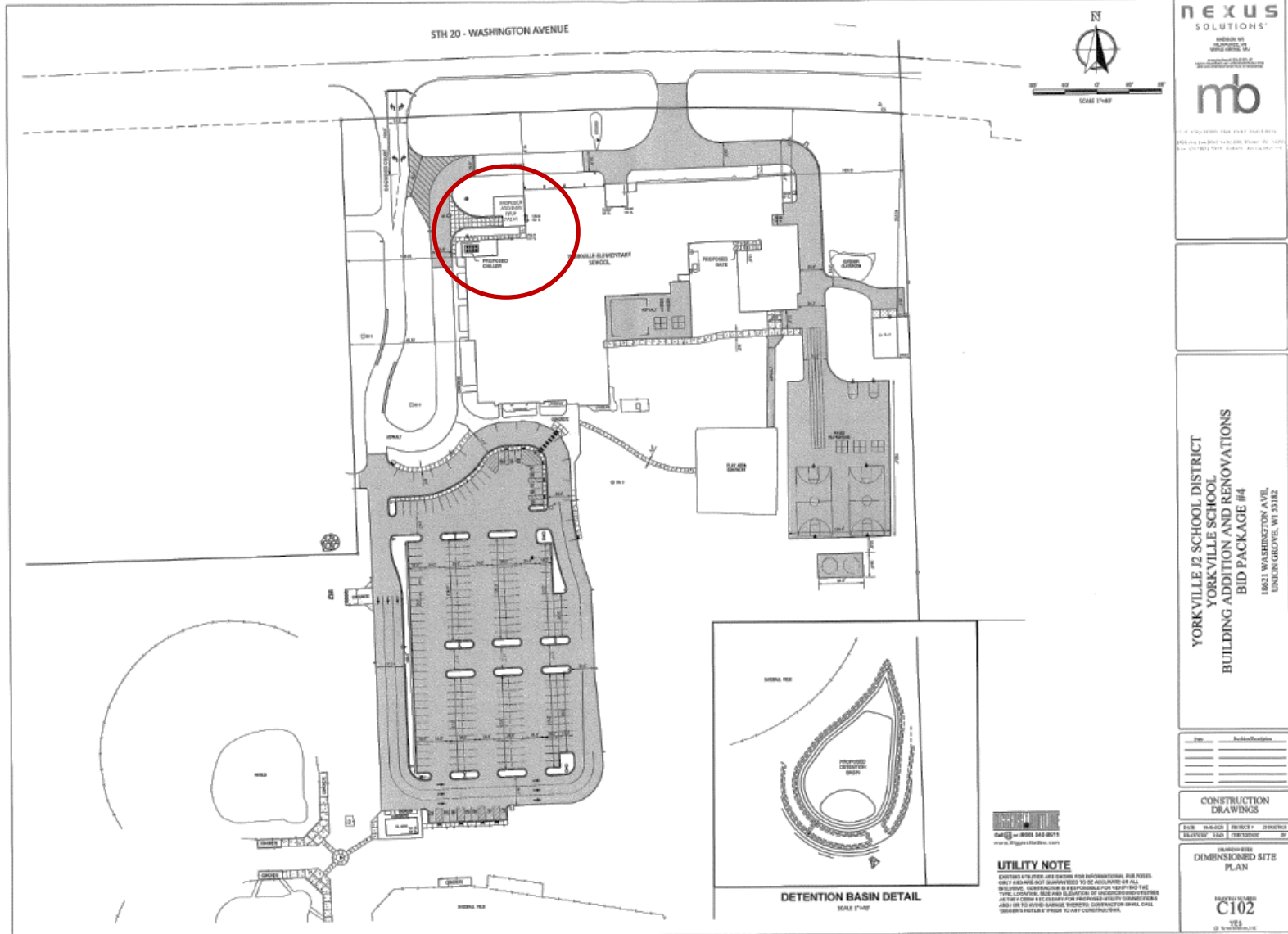
2022 Aerial
(partial)



SEC 8 – T3N – R21E

Village of Yorkville





nexus SOLUTIONS
 solutions in architecture & engineering
 18021 WASHINGTON AVE., SUITE 100
 UNION GROVE, WI 53182
 (262) 781-8800
 www.nexusmb.com

mb

DATE: 11/15/11
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 PROJECT NO: 11-001

**YORKVILLE J2 SCHOOL DISTRICT
 YORKVILLE SCHOOL
 BUILDING ADDITION AND RENOVATIONS
 BID PACKAGE #4**
 18021 WASHINGTON AVE.,
 UNION GROVE, WI 53182

REV	DESCRIPTION

CONSTRUCTION DRAWINGS

DATE: 11/15/11
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 PROJECT NO: 11-001

SCALE: AS SHOWN

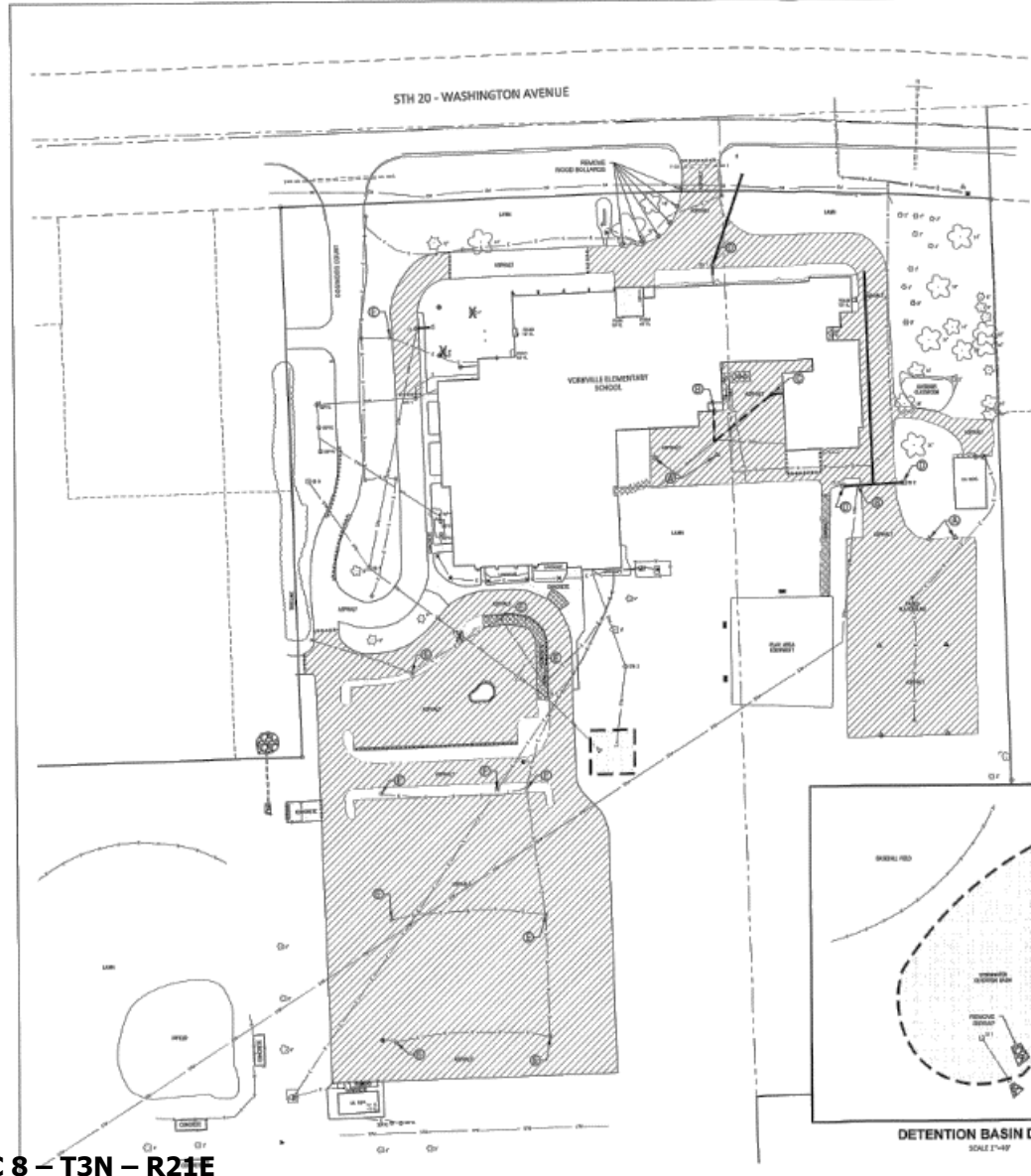
DIMENSIONED SITE PLAN

C102

VEL

SEC 8 – T3N – R21E

Village of Yorkville



DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED BY THE CONTRACTING AGENCY OF ALL STRUCTURES, SIGNS, WALLS, PLUMBING, POWER LINES, PAVEMENT, DRIVE, DRIVEWAY, ETC. TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION WORK.

SITE DEMOLITION LEGEND

- SAW CUT PAVEMENT (FULL DEPTH)
- /// PULVERIZE, RESHAPE, & RELAY ASPHALT PAVEMENT & BASE
- ██ PULVERIZE, RESHAPE, & RELAY ASPHALT PAVEMENT & BASE (ALTERNATE BID 1)
- ▨ REMOVE CONCRETE PAVEMENT & BASE
- DEMOLISH LANDSCAPE ISLAND & EXCAVATE TO REQUIRED SUBGRADE
- ⊞ REMOVE CONCRETE CURB & GUTTER
- REMOVE STORM SEWER & BACKFILL WITH COMPACTED GRANULAR MATERIAL
- - - REMOVE SANITARY SEWER & BACKFILL WITH COMPACTED GRANULAR MATERIAL
- CLEAR & GRUB AREA
- X CLEAR & GRUB ISOLATED TREES
- Ⓚ DEMOLISH BASKETBALL HOOPS, POSTS & FOUNDATIONS
- Ⓛ REMOVE SANITARY SEWER CLEANOUT & BACKFILL WITH COMPACTED GRANULAR MATERIAL
- Ⓜ REMOVE SANITARY SEWER MANHOLE & BACKFILL WITH COMPACTED GRANULAR MATERIAL
- Ⓨ REMOVE STORM SEWER, STRUCTURAL & BACKFILL WITH COMPACTED GRANULAR MATERIAL
- Ⓩ DEMOLISH LIGHT POLES & SALVAGE FIXTURES TO OWNER (SEE ELECTRICAL PLANS FOR DETAILS)
- Ⓟ ELECTRICAL HANDHOLE TO BE RELOCATED (SEE ELECTRICAL PLANS FOR DETAILS)
- Ⓠ BULKHEAD STORM SEWER

DETENTION BASIN DETAIL



UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, DIAMETER, AND CONDITION OF ALL UTILITIES AS THEY EXIST NEARBY TO ANY UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FOR THE DEMOLITION WORK.



nexus SOLUTIONS
 DESIGN | CONSTRUCTION | MANAGEMENT
mb
 311 N. WASHINGTON AVENUE
 YORKVILLE, WI 53102
 920.748.4100

YORKVILLE #2 SCHOOL DISTRICT
YORKVILLE SCHOOL
BUILDING ADDITION AND RENOVATIONS
BID PACKAGE #4
 18621 WASHINGTON AVE.
 LYNDEN GROVE, WI 53126

DATE	BY	REVISIONS

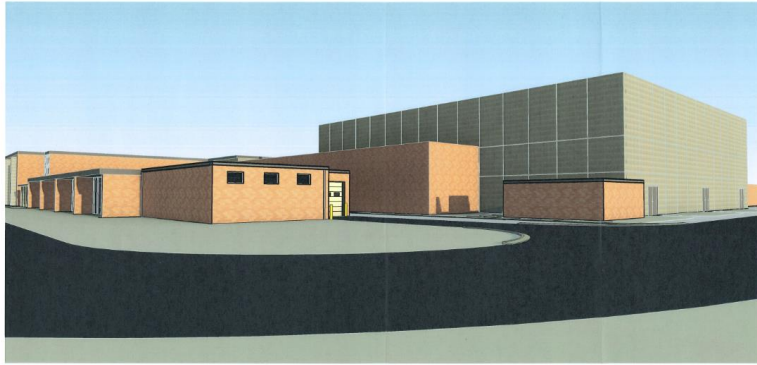
CONSTRUCTION DRAWINGS

DATE	BY	PROJECT	SHEET	DESCRIPTION

PROJECT # **C103**
 TITLE **DEMOLITION PLAN**
 DRAWN BY
 CHECKED BY
 DATE

SEC 8 – T3N – R21E

Village of Yorkville



PROPOSED RECEIVING ADDITION - FROM NORTH WEST CORNER

PROPOSED RECEIVING ADDITION - FROM WEST

Yorkville Elementary Addition & Remodeling

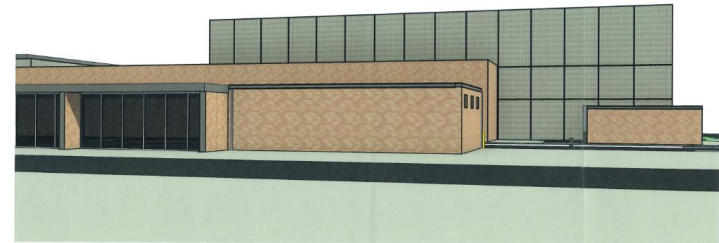
Yorkville Elementary Addition & Remodeling

© 2023 Nexus & Design Architects, Inc.

© 2023 Nexus & Design Architects, Inc.

10/02/2023

10/02/2023



PROPOSED RECEIVING ADDITION - FROM SOUTH WEST CORNER

PROPOSED RECEIVING ADDITION - FROM NORTH

Yorkville Elementary Addition & Remodeling

Yorkville Elementary Addition & Remodeling

© 2023 Nexus & Design Architects, Inc.

© 2023 Nexus & Design Architects, Inc.

10/02/2023

10/02/23

