ORDINANCE NO. 2019-03

VILLAGE OF YORKVILLE
RACINE COUNTY, WISCONSIN

AN ORDINANCE AMENDING THE ZONING MAP REFERENCED IN SECTION 20-212 OF THE RACINE COUNTY ZONING CODE, AS ADOPTED BY THE VILLAGE OF YORKVILLE UNDER SECTION 55-1 OF THE VILLAGE'S CODE OF ORDINANCES, BY APPROVING A REQUEST TO REZONE AN APPROXIMATELY 1.95-ACRE SECTION OF THE PARCEL LOCATED AT 18324 DURAND AVENUE (STH 11) (PARCEL ID # 194-03-21-32-002-000), WITHIN THE VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN, FROM THE A-2 (GENERAL FARMING AND RESIDENTIAL II) ZONING DISTRICT TO THE M-3 (HEAVY INDUSTRIAL) ZONING DISTRICT, AND TO AMEND SECTION 55-3 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF YORKVILLE PERTAINING TO A LISTING OF APPROVED AMENDMENTS TO THE VILLAGE'S ZONING MAP

THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:

1. The request to rezone an approximately 1.95-acre section of tax parcel ID # 194-03-21-32-002-000 from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District, located at 18324 Durand Avenue (STH 11), is approved for the following reasons:

    a. This rezoning will not adversely affect the surrounding property values and is consistent with the existing adjacent land use.

    b. The proposed M-3 zoning district appears to fit with adjacent uses, as the proposed ±1.95-acre parcel requested to be zoned M-3 Heavy Industrial District is adjacent to Grove Concrete and Supply, Inc, which is a heavy industrial use.

2. That Section 55-3(c) of the Code of Ordinance for the Village of Yorkville be, and hereby is, created to memorialize the approved zoning map amendment as follows:

    "c. The land comprising an approximately 1.95-acre section of tax parcel ID # 194-03-21-32-002-000 from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District, located at 18324 Durand Avenue (STH 11), within the Village of Yorkville, Racine County, Wisconsin, as depicted on Exhibit A."

3. That the Village Clerk shall cause the official Zoning Map of the Village of Yorkville to be revised to reflect the amendment to the zoning classification adopted herein.

4. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Yorkville, Racine County, Wisconsin, this 13th day of May, 2019.

VILLAGE OF YORKVILLE

Ayes: 5

Nays: Ø

Abstentions: Ø

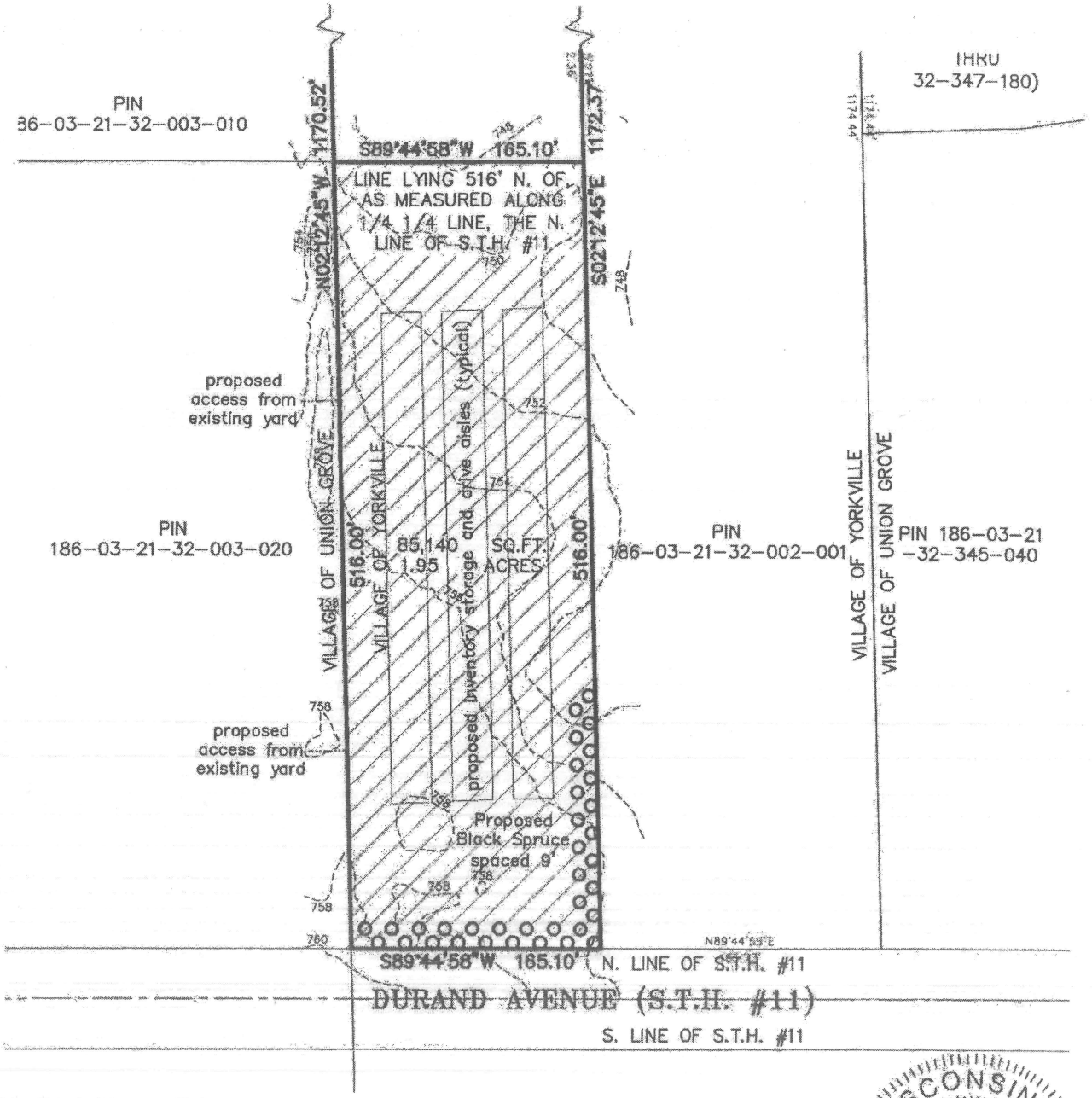
By: _____
Douglas Nelson, President

Attest: _____
Michael McKinney, Clerk-Treasurer

SITE PLAN

OF

THAT PART OF THE WEST 165 FEET IN WIDTH OFF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 21 EAST LYING NORTH OF STATE TRUNK HIGHWAY #11, AND LYING SOUTH OF A LINE 516 FEET NORTH OF THE NORTH LINE OF SAID HIGHWAY, ALL OF SAID LAND LYING AND BEING IN THE TOWN OF YORKVILLE, RACINE COUNTY, WISCONSIN.



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS, OR RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

UPDATED: 04/02/2019
DATE PREPARED: 03/14/2019

WISCONSIN
KEVIN C. LEWIS
S-2775
UNION GROVE WIS.
LAND SURVEYOR

PROJECT NUMBER 19626

SITE PLAN
VACANT LAND
18324 DURAND AVENUE (S.T.H. 11)
UNION GROVE, WISCONSIN

IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 HANDWARDT DRIVE WHEELING, ILLINOIS 60090 PH (847) 215-1133 | FAX (847) 215-1177
1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: PAUL MILLER — SCALE: 1" = 100'
FIELD CREW: N/A | FIELD WORK: N/A | DRAFTED BY: J.H. | CHECKED BY: KCL
FIRM NO. 184-001330

BY: KCL
WISCONSIN P.L.S. NO. S-2775
LICENSE EXPIRES JANUARY 31, 2020

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Exhibit A

Village of Yorkville
Notice of Newly Enacted Ordinance

Please take notice that, on Monday, May 13, 2019, the Village Board of the Village of Yorkville enacted Ordinance 2019-03, entitled "An Ordinance to amend the Zoning Map referenced in Section 20-212 of the Racine County Zoning Code, as adopted by the Village of Yorkville under Section 55-1 of the Village's Code of Ordinances, by approving a request to rezone an approximately 1.95-acre section of the parcel located at 18324 Durand Avenue (STH 11) (Parcel ID # 194-03-21-32-002-000), within the Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District, and to amend Section 55-3 of the Code of Ordinances for the Village of Yorkville pertaining to a listing of approved amendments to the Village's Zoning Map".

The full text of this ordinance may be obtained from the Village of Yorkville Clerk-Treasurer's Office, 925 15th Avenue, Union Grove, Wisconsin 53182, or through the Village's website at **www.villageofyorkville.com.** The phone number for the Clerk-Treasurer is (262) 878-2123.

Michael McKinney
Clerk-Treasurer