



I-94 Corridor Master Plan

Village of Yorkville, WI

Adopted on December 16, 2019

SEH 149602



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1 Background

The Village of Yorkville, previously Town of Yorkville established in 1850, incorporated as a Village in April 2018. The Town was given the opportunity to incorporate through special legislation related to planned development in a neighboring village across Interstate Highway 94 (I-94). The special legislation allowed for neighboring communities to incorporate regardless of whether or not they met state population density requirements for incorporation. On January 2, 2018, the Town of Yorkville adopted a resolution allowing for a referendum for incorporation to take place. On April 3, 2018, the referendum was held and the election results favored incorporation by a vote of 1,060 to 54.

The primary reason for incorporation was to allow the Village to have more control over their future vision and land use regulations in light of new planned industrial and manufacturing development in the neighboring Village of Mount Pleasant. Many neighboring communities, such as Yorkville, are being seen increasingly as attractive locations for development from manufacturing and industrial businesses wishing to establish themselves in the area's future supply chain. Undeveloped lands which allow development through land use regulations in these communities are prime locations for ancillary development. Planned industrial and manufacturing growth in the area would also provide Yorkville the potential opportunity to expand its currently business park or allow for other areas within its jurisdiction to become open for development to meet the demand for developable land.

The I-94 corridor, which runs along Yorkville's eastern border has seen development take place along it in recent years. This is a trend that is likely to continue, and to accommodate project increases in traffic, I-94 has been planned for expansion to eight lanes as part of the Wisconsin Department of Transportation (WisDOT) I-94 North-South Freeway Project. This project proposes expansion between College Avenue (City of Milwaukee) and State Highway 142 (Town of Paris). Construction began in 2018 and will continue through 2020.

The Village of Yorkville partnered with Short Elliott Hendrickson, Inc. (SEH) for the I-94 Corridor Master Plan (referred to in this document as the Corridor Plan). The purpose of the Corridor Plan is to establish a framework for the corridor to help guide its growth and development through the 2050 planning horizon. Having a long range plan in place for the corridor will:

- Ensure that uses throughout the corridor are appropriate for their context, considering factors such as proximity to the major I-94 transportation corridor, the existing GrandView Business Park, major development in nearby communities, the residential use of areas near the corridor, and sensitive environmental resources.
- Ensure zoning districts allow for planned uses along the I-94 corridor.
- Ensure that future developers and residents have a clear understanding of what types of land uses are allowed and encouraged throughout the corridor.
- Provide design standards that foster development with a quality and aesthetic that conforms to the vision of the community.
- Allow the Village to take the advantage of development opportunities to improve its tax base.
- Assist the Village in making informed decisions related to future transportation and utility infrastructure.

This Corridor Master Plan has been developed to serve as an amendment to the Village of Yorkville's Comprehensive Plan for the areas identified in this Plan.

2 Existing Conditions

2.1 Regional Context

The Village of Yorkville is located in south central Racine County. It is bordered by the Town of Raymond to the north, Village of Mount Pleasant on the east, Town of Dover to the west, and Town of Paris (Kenosha County) to the south. The Village of Union Grove is located in Yorkville's southwest corner, sharing nearly all of its border with the Village of Yorkville. The Village's primary road network includes a number of county, state, US, and Interstate highways. Most notably, I-94 runs the entire length of the Village's eastern border. Access to the Interstate from the Village is provided through three separate interchanges (State Highway 11, State Highway 20, and County Road KR)

I-94 is a transportation route with regional significance. It serves as an important link between larger nearby cities including Madison, Milwaukee, and Chicago, and connects to major cities in neighboring regions including Detroit, Fargo, and Minneapolis-Saint Paul. I-94 also connects these major cities to many smaller and mid-sized places that lie in between. In many cases, I-94 serves as a major economic driver, and several locations along the corridor have experienced significant growth and development in recent years, including places near Yorkville in Racine and Kenosha Counties.

Yorkville recognizes its own potential for controlled new development with its proximity and access to I-94 and current supply of undeveloped land. It also recognizes the importance of having a recommended land use plan for the I-94 corridor to help manage potential future development, ensuring that it takes place only in locations and types that fit the desires of the community.

2.2 Past Planning Efforts

In 2003, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Racine County released a report titled A Land Use Plan for Village of Union Grove and the Town of Yorkville: 2020. This was in response to a request from the Town of Yorkville for assistance in developing a recommended land use plan for the Town's future. The plan, was intended to serve as a guide for use by town officials in making better development decisions to promote public health, safety, and general welfare.

In 2009, Racine County adopted its Multijurisdictional Comprehensive Plan for Racine County: 2035, which it helped prepare in conjunction with SEWRPC and Racine County's 18 participating local government bodies. This included an updated Recommended Land Use Plan for the Town of Yorkville for 2035.

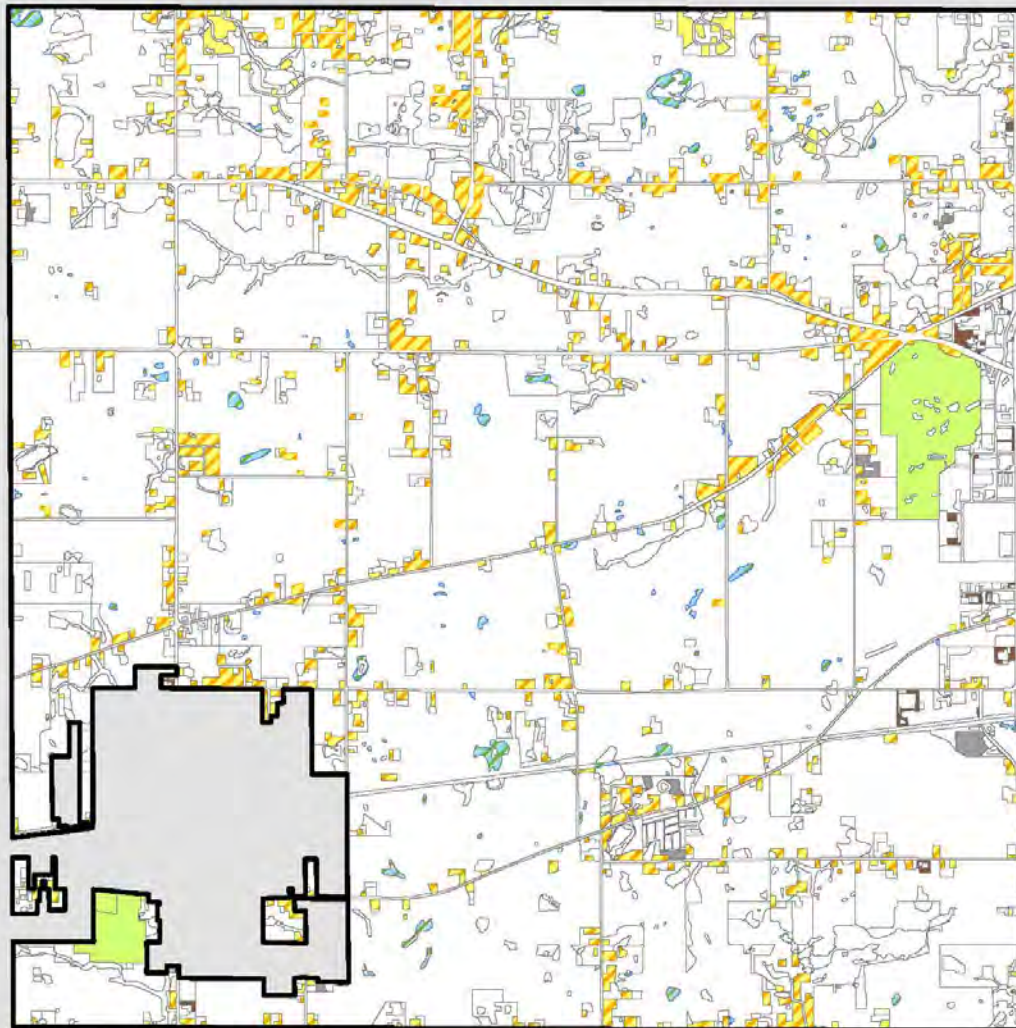
Wisconsin's Smart Growth Legislation requires that local government comprehensive plans be updated at least once every ten years. In response to this deadline and in light of its recent incorporation as a Village, Yorkville is currently in the process of writing and adopting its own Village-Wide Comprehensive Plan which will expand upon past planning efforts and include updated land use recommendations out to the 2050 planning horizon. Recent development pressures and growth of the I-94 corridor have also spurred Yorkville to develop an I-94 Corridor Master Plan alongside the development of its Comprehensive Plan, which will provide additional analysis for this critical corridor as planning recommendations are developed.

2.3 Existing Land Use and 2035 Recommended Land Use Plan

Currently, land use within the Village of Yorkville is predominantly agricultural by area, with rural residential and low density single family residential uses scattered throughout the Village, primarily along major transportation routes. Urban development, including industrial and commercial uses are concentrated in the Ives Grove area. GrandView Business Park, located just south of the Ives Grove Golf Course along the western I-94 Frontage Road, currently houses a number of industries, with little available land left for sale. Much of the commercial businesses within Yorkville are located north of GrandView Business Park along the Village's eastern edge. The Village also includes numerous areas with protected environmental and recreational resources, which are officially designated on its land use plan as Secondary Environmental Corridors, Isolated Natural Resource Areas, and Recreational Areas. In addition to streets and highways, Yorkville's transportation uses include the Canadian Pacific rail corridor and the Sylvania Airport.

The Yorkville 2035 Recommended Land Use Plan proposed a number of changes to land use for the Village in the future. This 2035 Land Use Plan, the Village's current land uses, and current Zoning Map was the platform on which changes are being recommended through this current planning process.

The following figure identifies existing land uses from 2010.



Village Boundary	Suburban-density Residential	Woodlands
Wetlands	Low-density Residential	Unused Lands
Public	Medium-density Residential	Agriculture/Other
Nonpublic	High-density Residential	

0 2,500 5,000 Feet



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Existing Land Use Village of Yorkville, WI

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2.4 Population and Demographics

According to the U.S. Census Bureau's American Community Survey 2017 five-year estimates¹, the Population of Yorkville is 3,036, an approximately 1% decrease since the last official census count in 2010. According to the Wisconsin Department of Administration's population projections², The Village's population will grow to 3,180 (4.7% increase) by 2020, and 3,265 (7.5% increase) by 2030. The population is approximately 51.7% female and 48.3% male. The median age is 46.6, compared to 40.1 for Racine County, 39.2 for Wisconsin.

In 2017, the Village had 1,192 housing units. In 2010, it had 1,216 total housing units, meaning the number of housing units has decreased by 0.28% annually. The projection for households in 2020 is 1,242 (1.38% annual increase) and the 2030 projection is 1,314 (0.75% annual increase). In 2017, 89.7% of all households were owner-occupied, 6.0% were renter-occupied, and 4.3% were vacant. Average household size was 2.63 for owner-occupied units and 2.79 for renter-occupied units. The median value of owner occupied homes was \$242,400.

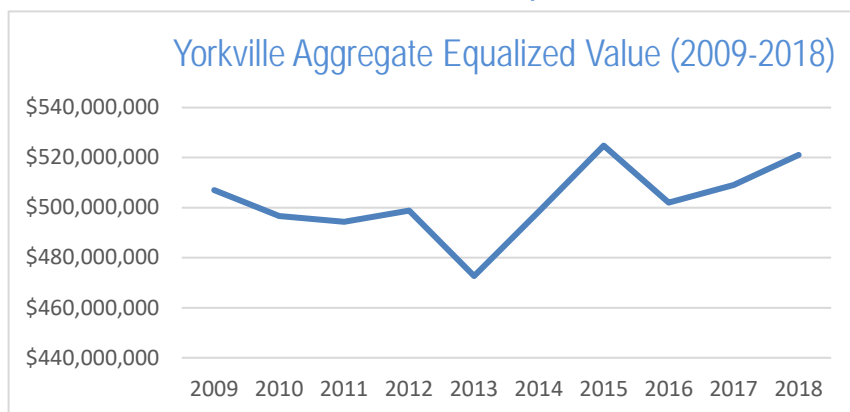
Median household income in Yorkville is \$79,453, compared to \$58,334 for Racine County, and \$56,759 for Wisconsin. Average household income in Yorkville is \$104,851, compared to \$75,049 for Racine County and \$74,372 for Wisconsin. Per capita income in Yorkville is \$39,600, compared to \$29,582 for Racine County and \$30,557 for Wisconsin.

In 2018, the five largest companies in the Village of Yorkville³ were:

1. Poclain Hydraulics Inc: 225 employees
2. Warren Industries Inc: 200 employees
3. JRS Distribution Co: 150 employees (*No longer in business.*)
4. Johnson Health Tech North America Inc: 90 employees
5. Cordstap USA: 70 employees

2.5 Municipal Growth in Net New Construction and Equalized Value

The Village of Yorkville has experienced a growth in its total equalized value in the past ten years. Between 2009 and 2018 real estate and personal property within the Village increased \$14 million, approximately a 3% increase⁴.



Source: WI Department of Revenue

¹ 2017 American Community Survey data is for the Town of Yorkville prior to its incorporation as a Village.

² The Wisconsin Department of Administration's population projections (year 2013) are for the Town of Yorkville prior to its incorporation as a Village.

³ Racine County Economic Development Corporation.

⁴ WI Department of Revenue

Looking at this growth in value by land use category, the largest percent of change occurred in the Manufacturing real estate class with a \$17.6 million gain (87%). Residential real estate grew by \$5 million (2%) while commercial grew by \$2.4 million (2%).

Yorkville Equalized Value by Land Use

Real Estate Classes	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Change between 2009-2018	
Residential	\$274,409,100	\$268,175,500	\$269,513,100	\$253,004,200	\$240,199,200	\$251,705,500	\$261,579,600	\$249,282,000	\$260,067,300	\$279,793,400	2.0%	\$5,384,300
Commercial	\$153,930,600	\$151,011,100	\$146,977,200	\$165,119,900	\$150,735,500	\$164,025,100	\$174,353,700	\$162,636,600	\$161,965,500	\$156,359,000	1.6%	\$2,428,400
Manufacturing	\$20,316,400	\$20,031,800	\$20,932,700	\$26,117,300	\$25,583,800	\$23,943,100	\$23,916,400	\$27,182,300	\$27,422,000	\$37,882,000	86.5%	\$17,565,600
Agricultural	\$3,172,800	\$3,127,900	\$3,307,200	\$3,241,100	\$3,105,100	\$3,058,100	\$3,096,600	\$3,127,500	\$3,178,800	\$3,247,800	2.4%	\$75,000
Undeveloped	\$682,000	\$634,600	\$683,500	\$691,300	\$628,300	\$628,200	\$625,300	\$647,500	\$647,800	\$641,900	-5.9%	-\$40,100
Forest	\$2,457,000	\$2,289,900	\$2,223,600	\$2,568,000	\$2,879,500	\$2,814,500	\$2,769,000	\$2,769,000	\$2,798,400	\$2,798,400	13.9%	\$341,400
Other	\$37,301,700	\$35,766,800	\$34,995,300	\$29,759,500	\$29,399,400	\$29,136,500	\$30,036,300	\$28,539,600	\$29,044,300	\$30,328,200	-18.7%	-\$6,973,500
Real Estate Totals	\$492,269,600	\$481,037,600	\$478,632,600	\$480,501,300	\$452,530,800	\$475,311,000	\$496,376,900	\$474,184,500	\$485,124,100	\$511,050,700	3.8%	\$18,781,100
Real Estate Percent Change	-	-2.3%	-0.5%	0.4%	-5.8%	5.0%	4.4%	-4.5%	2.3%	5.3%	-	-
Personal Property Total	\$14,764,600	\$15,581,100	\$15,763,500	\$18,381,600	\$20,146,000	\$23,290,900	\$28,420,700	\$27,794,300	\$23,886,700	\$10,070,700	-31.8%	-\$4,693,900
Personal Property Percent Change	-	5.5%	1.2%	16.6%	9.6%	15.6%	22.0%	-2.2%	-14.1%	-57.8%	-	-
Aggregate Equalized Value	\$507,034,200	\$496,618,700	\$494,396,100	\$498,882,900	\$472,676,800	\$498,601,900	\$524,797,600	\$501,978,800	\$509,010,800	\$521,121,400	2.8%	\$14,087,200
Aggregate Equalized Value Percent Change	-	-2.1%	-0.4%	0.9%	-5.3%	5.5%	5.3%	-4.3%	1.4%	2.4%	-	-

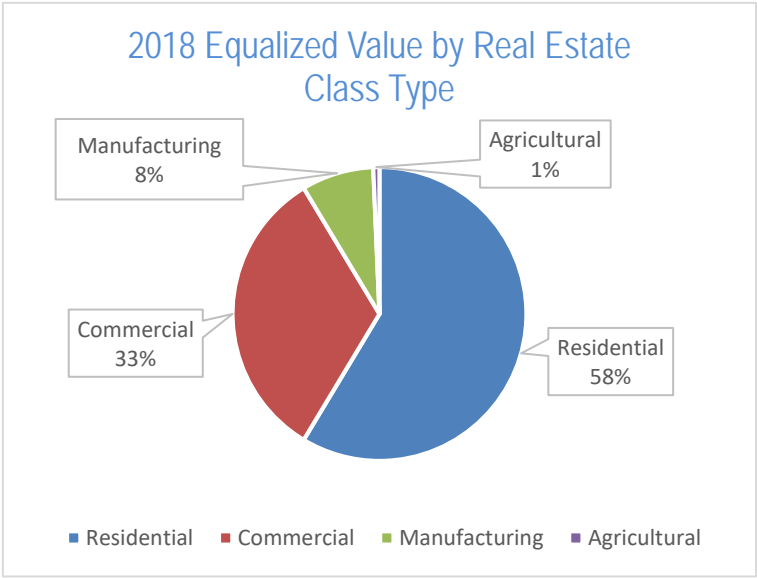
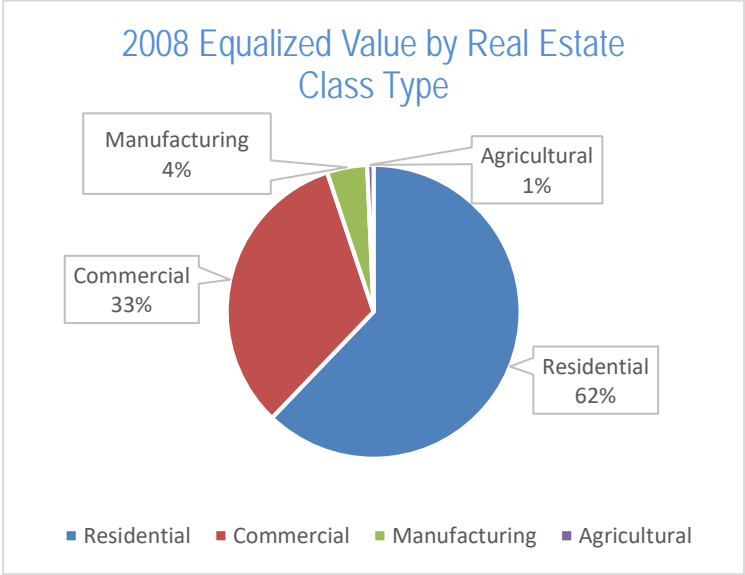
Source: WI Department of Revenue, Statement of Merged Equalized Values

The real estate portion of the Village of Yorkville's total equalized value is composed of several different land use types. The Residential class provides more than 50% of the total equalized value in the Village. Commercial provides approximately 30%. Between 2008 and 2018 Manufacturing rose from 4% of the total equalized value to 7%.

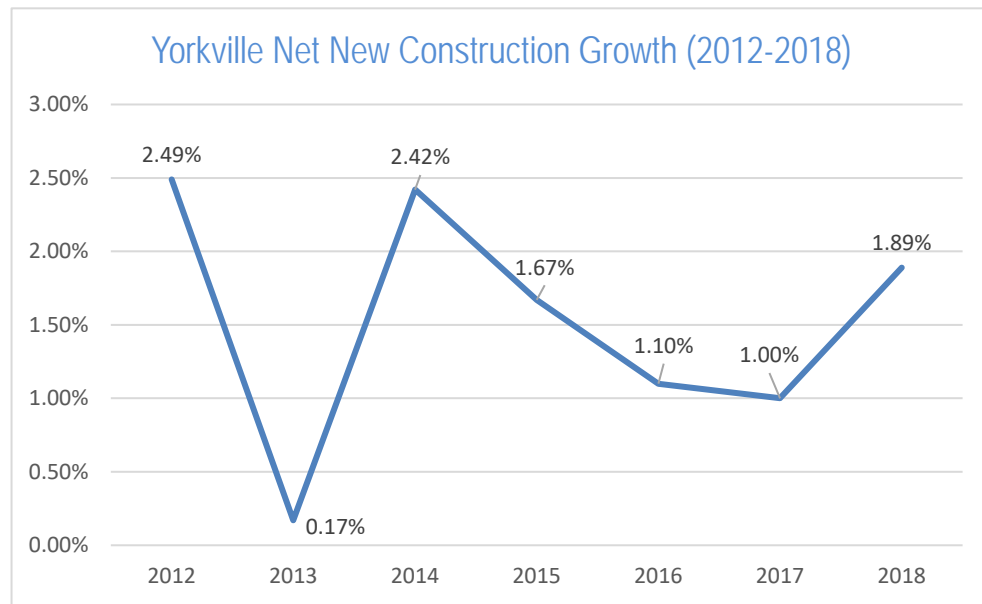
Yorkville Real Estate Value

Real Estate Classes	2008	Percent of Total Real Estate	2013	Percent of Total Real Estate	2018	Percent of Total Real Estate
Residential	\$279,164,800	57%	\$240,199,200	53%	\$279,793,400	55%
Commercial	\$146,994,600	30%	\$150,735,500	33%	\$156,359,000	31%
Manufacturing	\$19,856,900	4%	\$25,583,800	6%	\$37,882,000	7%
Agricultural	\$3,135,600	1%	\$3,105,100	1%	\$3,247,800	1%
Undeveloped	\$650,700	0%	\$628,300	0%	\$641,900	0%
Forest	\$2,046,600	0%	\$2,879,500	1%	\$2,798,400	1%
Other	\$38,756,100	8%	\$29,399,400	6%	\$30,328,200	6%
Real Estate Totals	\$490,605,300	-	\$452,530,800	-	\$511,050,700	-
Personal Property Total	\$15,620,000	-	\$20,146,000	-	\$10,070,700	-
Aggregate Equalized Value	\$506,225,300	-	\$472,676,800	-	\$521,121,400	-

Source: WI Department of Revenue, Statement of Changes in Equalized Values by Class & Item



One of the factors in the growth of the Village's equalized value is new construction. Over each of the last seven years, the Village of Yorkville has experienced growth in new construction. During six of the past seven years, net new construction was between 1% and 2% annually, with the exception of construction in 2013.



Source: WI Department of Revenue

Comparing net new construction to neighboring municipalities, Yorkville experienced higher than average growth in 2012, 2014, 2015, and 2018.

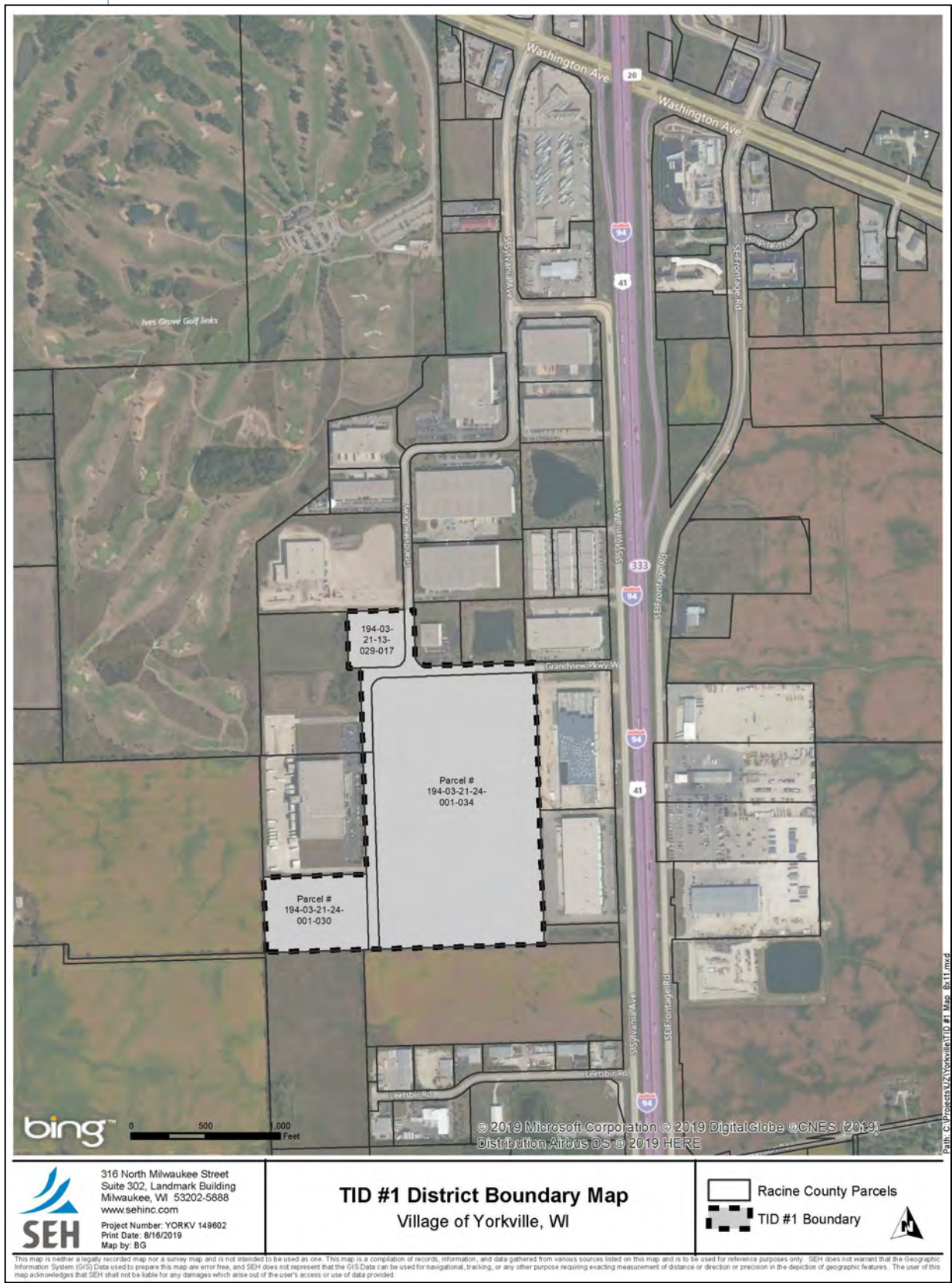
Net New Construction Growth for Yorkville and Neighboring Communities

Net New Construction	2012	2013	2014	2015	2016	2017	2018
Yorkville	2.49%	0.17%	2.42%	1.67%	1.10%	1.00%	1.89%
Town of Burlington, Racine Co	0.26%	0.37%	0.65%	1.24%	0.48%	0.61%	1.09%
City of Burlington, Racine Co	0.49%	0.52%	0.26%	1.44%	0.47%	2.03%	1.56%
Rochester, Racine Co	0.29%	0.52%	0.79%	1.46%	1.66%	1.40%	1.32%
Caledonia, Racine Co	0.43%	0.43%	1.04%	0.78%	0.48%	0.95%	0.91%
Union Grove, Racine Co	-0.23%	0.03%	0.73%	1.56%	0.83%	2.04%	0.35%
Raymond, Racine Co	0.44%	0.76%	1.07%	2.02%	1.55%	0.84%	1.24%
Paddock Lake, Kenosha Co	0.22%	0.33%	0.45%	0.57%	0.28%	0.37%	0.78%
Bristol, Kenosha Co	0.26%	0.90%	1.56%	1.62%	1.78%	2.36%	1.25%

Source: WI Department of Revenue

2.6 Tax Incremental Districts

The Village of Yorkville recently created a Tax Incremental Financing District (TID) located within the existing GrandView Business Park. The Joint Review Board adopted a resolution creating TID No. 1, on October 9, 2019. TID No. 1 has been established as an industrial district with the goal of providing infrastructure needed for new commercial and industrial development that will bring an increase in assessed valuation to benefit the entire Village. A map of the TID No. 1 boundaries follows.



2.7 Natural Features and Topography

The Village of Yorkville contains a number of natural and topographical features which should be considered with any potential new development. The corridor is home to several areas designated as Secondary Environmental Corridors and a substantial number of additional Isolated Natural Resource Areas. These areas are identified based on the presence of one or more specific natural elements, including:

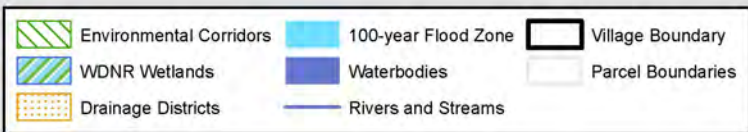
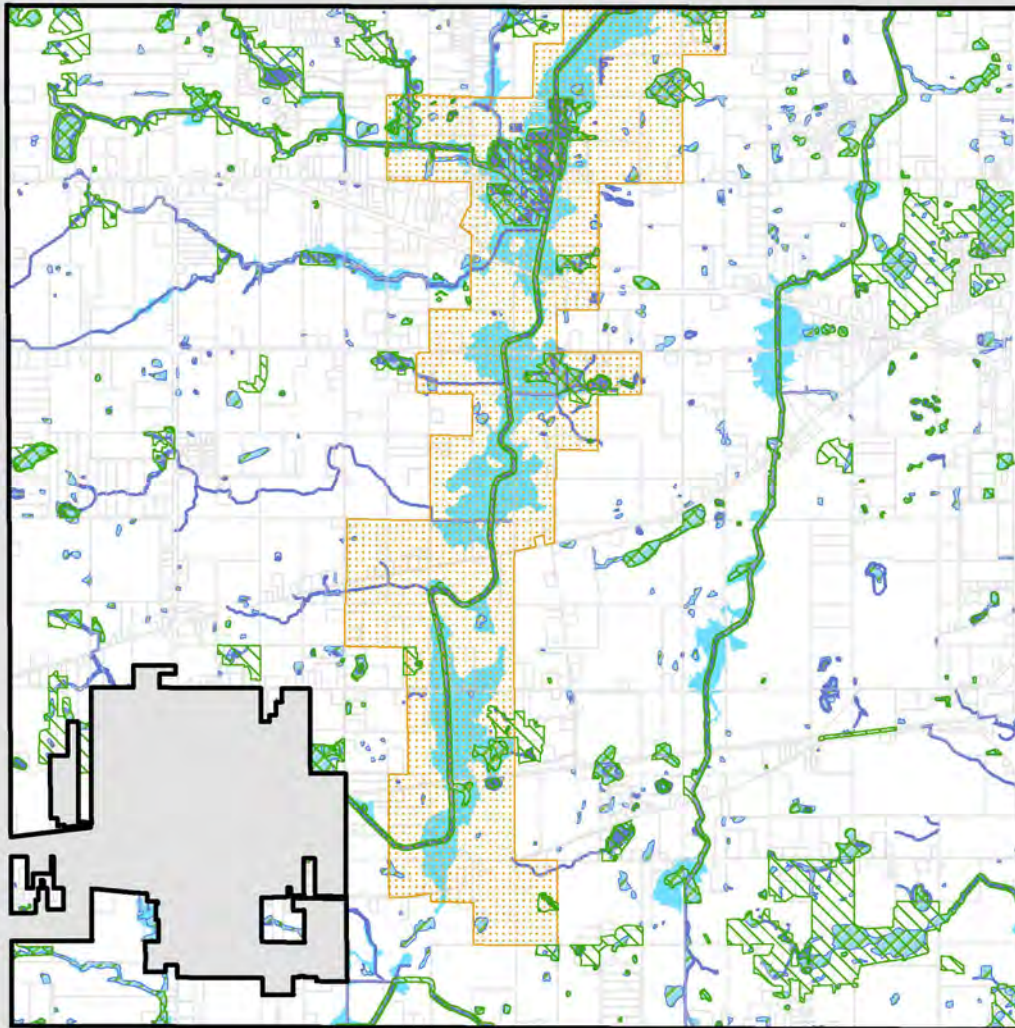
- Lakes, rivers, and streams (and their associated shorelands and floodplains)
- Wetlands
- Woodlands
- Prairies
- Wildlife habitat areas
- Areas of wet, poorly drained, and organic soils
- Areas of rugged terrain and high relief topography

While Primary Environmental Corridors are also designated within Racine County, none are present within the Village.

The East Branch of the Root River runs west of Yorkville's I-94 Corridor. As outlined in the Plan, *A Restoration Plan for the Root River Watershed* (SEWRPC 2013), protecting and improving the lands immediately around the river as an environmental corridor would provide important habitat, recreational areas and stormwater infrastructure. Development in Yorkville adjacent to the Root River will need to take into consideration the Root River Watershed Plan's recommendations related to land use, pollution abatement, and water quality management that are directly related to the Root River watershed including the following:

- Implementation of BMP's to reduce runoff pollution in the watershed (i.e., infiltration basins, green infrastructure);
- Erosion-control and reduction of pollution from rural runoff;
- Regulatory oversight of private-property wastewater treatment systems;
- Slowing and moderating water flow to the Root River; and
- Preservation and development of riparian buffers.

Aside from designated environmental corridors and natural resource areas, Yorkville contains many other wetland areas and areas within the 100-year flood plain. Where feasible, development should avoid impacts to all environmentally sensitive areas in order to preserve the Village's environmental health and natural aesthetic. Any future development will be dependent on new delineation of actual environmental features prior to development approvals.



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Feet



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Existing Natural Resources Village of Yorkville, WI

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2.8 Infrastructure

2.8.1 Sanitary Sewer

The Village of Yorkville's sanitary sewer system was established in 1965 with the construction of a wastewater treatment plant. The Yorkville Sewer Utility District No. 1 operates a 0.150 million gallon per day (MGD) annual average design flow wastewater treatment facility (WWTF) servicing an approximate population of 1,000. There are not significant industrial users in the service area, but the utility district does monitor local businesses and industry through local sewer use ordinance authority.

The WWTF operates as an activated sludge treatment process with a chemical addition for phosphorus removal. Major equipment upgrades are needed to take place in the next several years to achieve better ammonia nitrogen and phosphorus removal and to address short term growth within the I-94 corridor.

2.8.2 Water

The Village of Yorkville's water system has one well and one 750,000 gallon elevated storage tank. In 2018, the Water Utility had 34 commercial customers including the Ives Grove Golf Course which is the utility's largest customer. Outside the water utility service area, water is supplied by groundwater through private wells.

The Village's water infrastructure is in need of upgrades to the system. A new water treatment plant (WTP) will be considered in future years to treat iron, manganese, radium that is being drawn from the Village's existing well #1. A new well (well #2) will also be necessary as an additional source with higher quality water for and as to provide redundancy to the existing system for water customers. Well #2 would remain in the Lake Michigan basin and would support future development within the I-94 corridor.

2.8.3 Storm Sewer

Stormwater drainage in the Village of Yorkville occurs through roadside ditches and natural watercourses, as well as formal stormwater management facilities including curb and gutter storm sewer systems with catch basins, inlets, and detention, retention and infiltration basins. In addition to these systems new development is encouraged to capture stormwater on site and then slowly release it downstream. Existing farmland drainage districts should be maintained and expanded as future need warrants.

2.8.4 Transportation Network

Three interchanges providing access to I-94 exist within the Village of Yorkville. Sylvania Avenue and West Frontage Road provide access to properties adjacent to I-94 for nearly the entire length of the Village's eastern boundary, while GrandView Parkway provides additional access within the GrandView Business Park. Additional major routes within the I-94 Corridor Plan Study Area include State:

- Highway 11;
- State Highway 20;
- County Highway A;

- County Highway C; and
- County Highway KR.

These roads act as arterial roadways between I-94 and areas further west within the Village.

The Transportation Improvement Program (TIP) for Southeastern Wisconsin: 2019-2022 and VISION 2050 are both planning documents adopted by SEWRPC which relate to transportation network improvement projects in the Region. The 2019-2022 TIP does not include any major projects for the I-94 corridor in Yorkville. VISION 2050 document calls for future planning of transportation in the I-94 corridor area per the following:

- Proposed off-street bicycle path along the Canadian Pacific rail corridor
- Major Highways designated for on street bicycle facilities where feasible:
 - State Highway 11
 - State Highway 20
 - County Highway A
 - County Highway C
 - County Highway KR
- Widen I-94 for its entire length within the Village of Yorkville (expansion to 8 lanes)

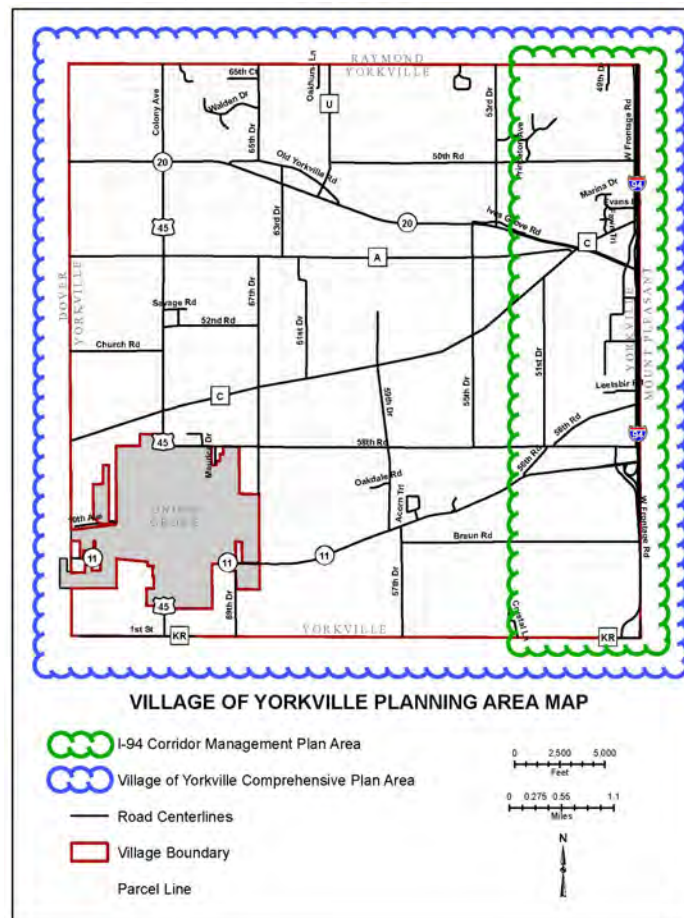
3 Future Land Use Planning and Future Transportation Needs

3.1 Process and Public Involvement

Defining the I-94 corridor was a critical factor in evaluating and determining the final recommendations of the Corridor Plan. The project utilized a broad geographical concept at the start of the process. Exact boundaries were initially not defined for the study area intentionally to keep all areas within the village open for discussion in terms of how they may be affected by land use decisions related to I-94. During the public involvement process, the boundaries of Yorkville's I-94 Corridor was discussed.

This Corridor Master Plan focuses land use decisions and recommendation on areas closer in proximity to I-94, primarily including the area between I-94 and the line created by extending 51st Street north and south to the Village border. This forms an area approximately 1 mile wide along the Village's eastern edge.

Initial Broad Geographic Representation of I-94 Corridor



Public involvement efforts played a key role in developing the Corridor Plan. As part of the planning process, The Village held one public information meeting and one public workshop. A Village-wide survey was also conducted to gain further input and ideas from Village residents and

stakeholders. Each of these public involvement efforts provided unique insights which helped to guide the development of the Corridor Plan.

3.1.1 Public Information Meeting – March 2019

The first Public Involvement Meeting for this study took place early in the study process, on March 14, 2019. The goal of the meeting was to introduce the study, lay out the project schedule and scope of the study, and gather initial input from Village community members and stakeholders. The meeting included two input exercises. General comment forms were also provided for additional questions and comments.

The first input exercise was a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis. For this exercise, meeting attendees were encouraged to identify existing strengths, weaknesses, opportunities, and threats near the I-94 corridor, and write their ideas on boards provided at the meeting. This was an important exercise for identifying the community's likes and dislikes, values the community would like to preserve, and areas to improve while planning for the future. The exercise was a success, with the community providing over 240 ideas. Major take-aways from the exercise include:



- Strengths: Rural character with homes and agriculture, great schools, GrandView Business Park
- Weaknesses: Drainage/flooding, infrastructure (roads, internet, water, sewer), services (grocery, hardware, drug store)
- Opportunities: Maintain rural residential character/identity, recreation (parks, trails), planned economic growth (I-94 development, business park, jobs), lower taxes
- Threats: Large scale development from large businesses, loss of character/rural areas to development, increasing need for services, higher taxes

The full results from PIM #1 including the SWOT Analysis are documented in Appendix B.

The second input exercise was the Corridor Development Pulse Exercise. This used maps and dot stickers to allow meeting attendees to point out areas where they thought new development should take place, as well as areas where they would not like to see new development. This exercise also provided a lot of community input, with hundreds of dot stickers being placed by participants. General themes identified from the results include:



- New development, if any, should be focused within the existing GrandView Business Park, or to the north or south of the business Park.
- Areas where new development should not take place include areas to the west of GrandView Business Park, including areas further away from the current business park/I-94 corridor.
- Keeping new development completely outside of the Village was not supported by any of the participants, but rather was opposed by some participants.



The full results from PIM #1 including the Corridor Development Pulse Exercise are documented in Appendix B.

3.1.2 Public Planning Workshop – May 2019

A Public Planning Workshop for the study took place on May 14, 2019. The workshop was open for anyone wishing to attend, including community members and stakeholders. Exhibits of draft Future/Recommended Land Use Plans and potential alternatives for future utilities were on display for attendees review and comment. Two exercises were conducted at this workshop to gather additional input on the draft Corridor Land Use Plan and the community's aesthetic preferences.

The first input exercise was a visual preference survey. A total of 86 images showing various buildings and development layouts were numbered and put on display. Meeting attendees were encouraged to rate each image on a scale of 1 (strongly negative/dislike) to 5 (strongly positive/like). This exercise was split into two parts; one included a group of photos to evaluate specifically for the I-94 corridor, while the other included a group of photos to evaluate for the Village as a whole. For the I-94 corridor, in general, scores were higher for more modern looking industrial buildings, single story buildings, and lower density development. Scores were generally lower for strip mall commercial, big box stores, mid-rise buildings, and higher density development.

The full results from the Public Planning Workshop including detailed results of the visual preference survey are documented in Appendix C.

Themes from 5/2019 Planning Workshop

- Visual Preference Survey: **Development Along I-94 Corridor**

Mode of 5 - Strongly Positive / Like
– Office Use Along the Corridor



Mode of 4 – Slightly Positive
– Office / Manufacturing, Rural, Maintaining Community



The second input exercise was a dot comment exercise, which was also divided into two parts to focus on both I-94 corridor specifically, and the Village as a whole. This was a more open-ended exercise for any additional comments or concerns related to the corridor. Meeting attendees were encouraged to place numbered dot stickers on maps provided by the study team, then write their comments next to their comment number on the comment forms provided. The comment form for the I-94 corridor exercise also included a question asking what types of land use the community would like to see along the corridor in the future, if any, and provided space to provide any additional comments. General themes from the responses received during the exercise include:

- Agricultural land uses received the most support from the community.
- Industrial, commercial, and mixed-use development received more support than residential development.
- Residential development should maintain large lots and rural character and be focused in location further from the I-94 corridor (e.g. Highway 20/Highway 45 intersection, east of Union Grove).
- Any commercial/industrial development should be focused near the I-94 corridor.
- Stormwater/drainage is a concern and should be properly addressed with new development.



The full results from the Public Planning Workshop including the detailed results from the dot comment exercise are included in Appendix C.

3.1.1.3 Village-Wide Community Survey

In March 2019 the Village of Yorkville requested community participation through a village-wide survey to help inform the I-94 Corridor Master Plan and 2050 Comprehensive Plan efforts.

A letter encouraging participation was mailed to Village property owners. The survey was also advertised at the March 14, 2019 Public Information Meeting. The Village included an article about the planning process and invited community participation in the survey in the April 1, 2019 Yorkville Newsletter. In total, 234 surveys were completed. Considering the Village's estimated population of 3,036 residents in 2017, approximately 8% completed the community survey. The survey was available between March 14th and April 16th, 2019. Community members were encouraged to complete the online version of the survey, however paper copies were available at Yorkville Village Hall and were mailed to those who requested one.

Survey results indicate that the majority of respondents would like the Village of Yorkville, over the next 30-years, to promote maintaining a friendly, small, safe community atmosphere; a good school system; promote public health, an active community and youth activities; support existing businesses; maintain and improve local roads; and protect natural areas, agricultural lands and groundwater.

One of the questions in the survey inquired about community preference for the type of development the Village of Yorkville should encourage in the next 30 years. Development types

which survey respondents indicated Yorkville “needs more of” include: Single Family Homes (49%, however 44% indicated keep at existing level).

Development types which survey respondents indicated Yorkville needs to “keep at existing level” include:

- Offices / Business Parks (55%, 32% indicated more needed);
- Retail / Shopping (50%, 34% indicated more needed);
- Neighborhood Services / Businesses (57%, 36% indicated more needed);
- Restaurants (50%, 43% indicated more needed);
- Entertainment / Attractions (56%, 30% indicated more needed);
- Hotels / Motels (53%, 24% indicated less needed); and
- Industry / Manufacturing (44%, 37% indicated more needed).

Development types which survey respondents indicated Yorkville “needs fewer of” include: Two Family Homes / Duplexes / Twin Homes – Owner or Renter Occupied (43%); Triplexes (58%); Multi-Family Apartments – 4+ units (61%); Manufactured Homes / Mobile Home Parks (62%); and Condominiums (39%).

Survey respondents, primarily Village of Yorkville residents were in favor of the Village controlling the location of new or additional development, which 73% of respondents indicating this as being “extremely important”.

The community survey also asked where respondents would like to see various types of development in the Village of Yorkville.

- “Within GrandView Business Park” was favored for:
 - Commercial Development (38%),
 - Offices (38%), and
 - Manufacturing / Industrial (36%).
- “South of GrandView Business Park” was preferred for:
 - Commercial Development (by only 22%) and
 - Manufacturing / Industrial (20%).
- “North of GrandView Business Park”:
 - Scored between 12% and 18% for all development types surveyed.
- “West of GrandView Business Park”:
 - Scored between 8% and 15% for all development types.
- “Other places outside the I-94 Corridor was preferred by survey respondents for:
 - Restaurants (22%) and
 - Grocery Stores (26%), while
 - Car Dealerships / Vehicle Services was preferred as “Do Not Encourage in the Village (43%), as was Retail (20%).

When surveyed about the importance of factors for new development,

- Extremely important factors include: traffic flow/circulation, and
- Very important factors include: architecture/building design; parking availability; walking/bike access; site landscaping; and signage.

The full results from the Community Survey are included in Appendix D.

3.1.4 Other Public Involvement Efforts

Numerous other forms of community engagement were employed in an attempt to involve as many stakeholders as possible during the planning process. In addition to the methods discussed previously, the Village routinely updated their website with project information to keep stakeholders as informed as possible. The study team also released a project newsletter after the first Public Involvement Meeting to provide an update on the project status, provide a link to the project on the Village website, provide a link to the Village-wide survey, and provide contact information for the study team for any additional questions or comments. The study team also maintained multiple threads of correspondence with individual stakeholders in order to help answer questions and provide information on an individual basis where needed.

3.2 I-94 Corridor Master Plan – Future Land Use Categories

The following land use categories were used for this Corridor Plan. These are also the categories used in the Village's current 2035 Village-Wide Recommended Land Use Plan, and were incorporated into the Corridor Plan to maintain consistency.

3.2.1 Agriculture, Rural Residential, and Open Land

This land use category consists of agricultural lands and other open lands, such as small wetlands and woodlands not included within an environmental corridor or isolated natural resource area.

This land use category also allows the development of lands with rural residential uses, provided a minimum density of at least three acres per dwelling unit is maintained. Rural residential development is encouraged to occur utilizing cluster development designs where feasible. Steep slopes, poorly drained soils and other physical constraints can be avoided by utilizing cluster development designs, preserving large blocks of high quality environmental corridors and productive farmlands. Rural density residential development is intended to reflect the overall density within the identified rural area of at least three acres per dwelling unit (and mapped with agriculture land uses).

3.2.2 Residential Land Uses

Residential land uses include the following:

- Rural Residential – as included in the above listed land use category, *Agricultural, Rural Residential, and Open Land*.
- Suburban Residential - defined as 1.5 to 2.9 acres per dwelling unit.
- Low Density Residential - 19,000 square feet to 1.49 acres per dwelling unit
- Medium Density Residential - 6,200 to 18,999 square feet per dwelling unit

Under the Racine County multi-jurisdictional land use plan, “urban” residential development is defined as residential development which occurs at densities of less than 1.5 acres per dwelling unit. In the Village of Yorkville, this includes both the *Low Density Residential* and *Medium Density Residential* land use categories.

3.2.3 Commercial

This land use category includes commercial, limited commercial, office park, and a limited amount of mixed-use development. The type and size of commercial and mixed-use

developments will need to be reviewed on a case-by-case basis by the Village of Yorkville to determine if the projects proposed are in the best interest of the community and consistent with the Village's long-term plan objectives and policies. It is anticipated that new commercial developments would be created to be complementary with existing adjacent land uses, and may include office, commercial services, and neighborhood shopping.

3.2.4 Industrial

The industrial land use category is general in that it includes light and heavy industrial uses. The type and size of industrial developments will need to be reviewed on a case-by-case basis by the Village of Yorkville to determine if the projects proposed are in the best interest of the community and consistent with long term plan objectives and policies. The Village anticipates that industrial land use within the Village's future sewer service area will include lighter industrial uses that will have a low demand for water and sewer capacity.

3.2.5 Streets and Highways

This land use category is composed of rights-of-way for roads, streets, and highways which provide for vehicular, bicycle, and pedestrian access to abutting land uses. In some areas utility and stormwater facilities will be located within this land use category.

3.2.6 Transportation, Communication, and Utilities

Land uses in this category include airports, railroad corridors, utility facilities such as a water and sanitary sewer system facilities, and electric and telecommunications facilities.

3.2.7 Governmental and Institutional

The Governmental and Institutional land use category includes government buildings and facilities as well as schools and church facilities.

3.2.8 Recreational

Land uses in this category include parks and other public recreational facilities.

3.2.9 Secondary Environmental Corridors and Isolated Natural Resource Areas

This category was included in the Village's 2035 Recommended Land Use Plan developed by SEWRPC, along with a Primary Environmental Corridor land use category. SEWRPC defines Primary Environmental Corridors as those areas that would be preserved in essentially natural open uses. This includes concentrations of important natural resources at least 400 acres in size, two miles long, and 200 feet in width. On the 2035 Recommended Land Use Map, SEWRPC did not identify any Primary Environmental Corridors in Yorkville.

Secondary Environmental Corridors are defined as being at least one mile long and 100 acres in area. Secondary Environmental Corridors within the Village of Yorkville are generally located along the perennial streams. Secondary environmental corridors should be considered for preservation as the process of urban and rural development proceeds based upon local needs and concerns. While such corridors may serve as an attractive setting for well-planned rural residential developments, they also can serve as economical drainage ways, stormwater detention basins, and provide needed open space in developing urban areas.

Isolated Natural Resource areas consist of smaller pockets of wetlands, woodlands, or surface water that are isolated from environmental corridors. They are areas with at least five acres in size. Isolated natural resource areas should be preserved in natural, open uses to the extent practicable. Lowland portions - areas that are floodplains and wetlands—are recommended not be filled and be kept free from future development.

It is recommended that the Village of Yorkville consider protection of areas in this land use category as local needs and conditions may warrant.

3.2.10 Surface Water

This land use category includes surface water resources such as streams and lakes and their associated wetlands and floodplains.

3.2.11 Urban Reserve

This category was included in the Village's 2035 Recommended Land Use Plan to designate lands within the Yorkville planned urban service area (for future utility planning) that, while envisioned for future urban use, may prove difficult to develop due to such constraints as limited highway access and the cost of providing sanitary sewer service. This category was designed to allow the Village the flexibility to consider various future land uses as specific development proposals were forwarded to local officials. Development of residential, commercial, industrial, recreational, governmental and institutional, transportation and utility land uses could all be accommodated in the urban reserve area if local officials determine that such uses are deemed appropriate to provide an overall benefit to the community.

The Corridor Plan recommends removing the Urban Reserve category entirely from the I-94 corridor. The Urban Reserve category, while useful in providing flexibility to developers and accounting for uncertainty in future utility expansion, does not provide a clear understanding of what future land use would look like in areas with this designation. Previous land use plans for the Village generally assumed that not all urban reserve areas would become developed over the long-term planning horizon, but the large areas of urban reserve would provide more flexibility for development types and locations. However, current development pressures have created the perception that most or all of the urban reserve areas could have the potential to be developed. In many instances, this would not conform to the existing rural character of Village, a Village asset that is highly valued by the community.

One goal of the Corridor Plan was to more clearly define allowable future land use in areas near the I-94 corridor. Reclassifying urban reserve areas to more clearly defined land use categories was an important part of this process. This has provided more certainty for the community regarding recommended future land uses and will allow them to make more informed decisions on issues such as transportation network and utility improvements over the next several decades.

3.3 Land Use Scenarios

Through the various public outreach activities and input exercises, the study team identified three areas where potential development and land use changes should receive extra consideration and obtain additional input. These areas were generally undeveloped with the potential for development, were in close proximity to other land uses requiring special consideration (such as the existing GrandView Business Park and neighboring suburban residential areas), and had previously included larger areas of the Urban Reserve land use designation. Different future land

use “scenarios” were examined for these areas to help the Village, the study team, and the Village stakeholders have a better understanding on what certain types of development might look like and what the results of certain land use decisions might be in these areas. Looking at these scenarios helped inform the study team regarding other land-use related decisions such as utility planning and transportation infrastructure improvements.

A map of the boundaries of the three land use scenarios is on the following page.

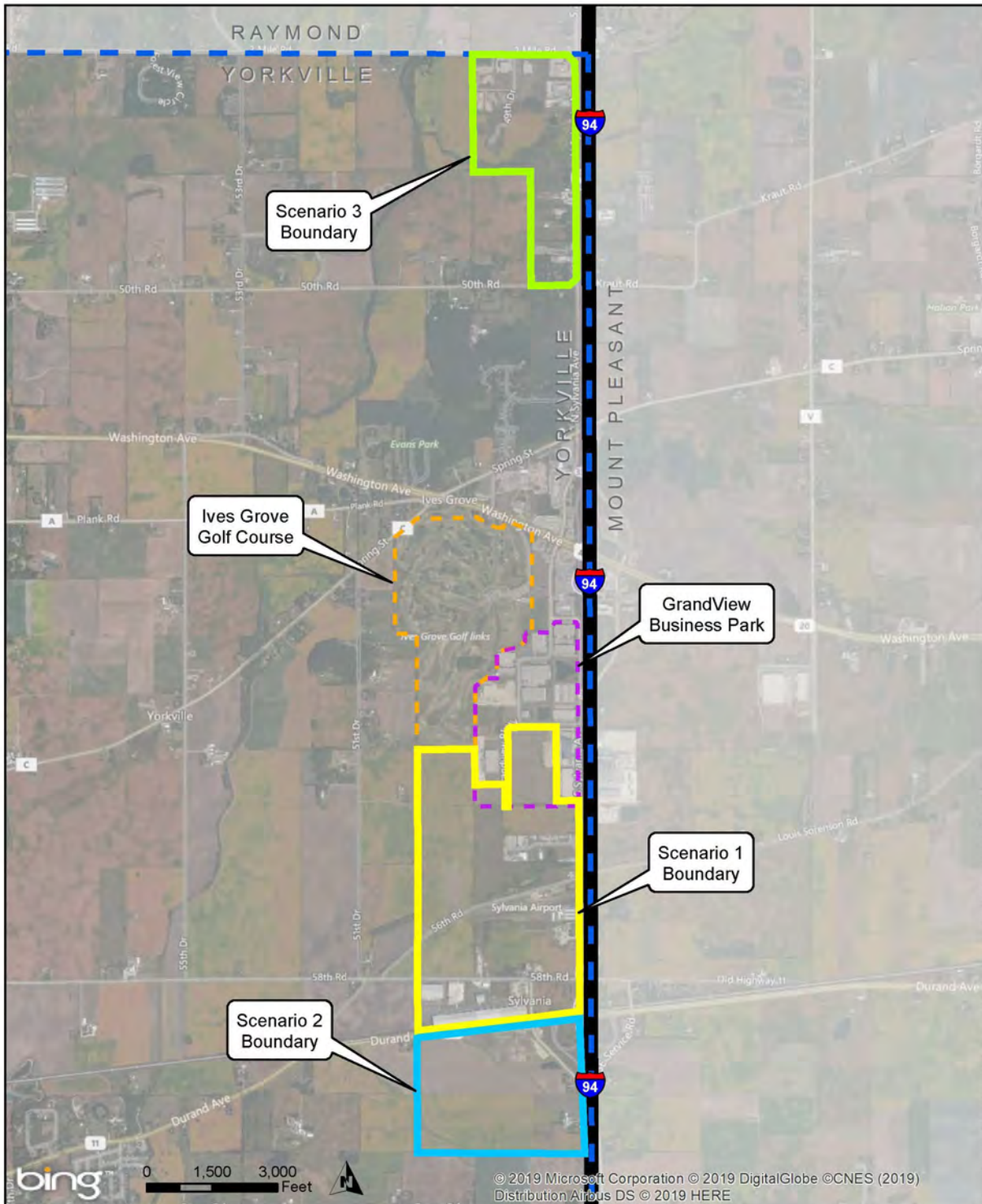
3.3.1 Future Land Use Scenario 1

Land Use Scenario 1 focused on the area immediately surrounding the GrandView Business Park. This area includes much of the Village’s current industrial land uses and was identified as one of the most preferable places for new industrial development. The area’s northern boundary runs through the existing GrandView Business Park to include much of its undeveloped area, and also runs west below the Ives Grove Golf Course to include a small amount of additional undeveloped area. The eastern boundary for this area is the western frontage road that runs along I-94. The southern boundary runs adjacent to the Canadian Pacific rail corridor to include the developed area between 58th Road and State Highway 11. The western boundary extends west to a line east of 51st Drive by 0.25 mile. The 0.25 mile strip of land between the Land Use Scenario 1 boundary and 51st street was assumed to be left as agricultural/rural residential use. The purpose of this was to maintain clear separation between rural residences (primarily west of 51st Street) and any future industrial development.

For Land Use Scenario 1, the study team looked at various mixes of industrial and commercial development. This included leaving the current Sylvania airport in its current locations, and extending the same types of industrial uses from the GrandView Business Park further south and west. The study team also looked at potential commercial use along major transportation corridors such as State Highway 11. With the communities expressed desire to keep new development near the I-94 corridor, The Highway 11 Corridor and the I-94 west frontage road were ideal locations for new commercial development.

3.3.2 Future Land Use Scenario 2

Land Use Scenario 2 focused on the area immediately south of the Land Use Scenario 1 area. This area previously included the largest continuous area of Urban Reserve area, though much of the area is currently used for agriculture. The study team looked at mirroring the Land Use Scenario 1 uses, with commercial uses located along Highway 11 and W Frontage Road, with more industrial land uses to the south. Thus, the northern and eastern boundaries were State Highway 11 and West Frontage Road respectively. The studies western boundary was an extension of Scenario 1’s boundary maintaining at least 0.25 mile of open space between potential new development and the majority of the Village’s rural residences. This same idea of a 0.25 mile strip of open space was also applied to this areas southern boundary, which runs east/west approximately 0.25 mile north of Braun Road.



SEH
316 North Milwaukee Street
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www.sehinc.com
Project Number: YORKV 149602
Print Date: 9/11/2019
Map by: BG

Land Use Scenario Boundaries Village of Yorkville, WI

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

The study team also looked at a scenario (Land Use Scenario 2a) in this area that would still include industrial and commercial development, but at lower densities than what were looked at for Land Use Scenario 1. The reason for this was to look at what potential new development might look like if utilities were not expanded to this area, and new transportation infrastructure was minimized as a potential cost saving strategy for the Village. Ultimately, this resulted in slight changes in the where the ideal locations for commercial and industrial development would be, but generally includes the same mix of these uses with larger lot sizes.

3.3.3 Future Land Use Scenario 3

Land Use Scenario 3 focused on the northeast corner of the Village. This area includes a number of existing commercial and industrial businesses along 2 Mile Road and W Frontage Road. The boundary follows 2 Mile Road on the north, West Frontage Road to the east, 50th Road to the south, and a number of existing commercial and industrial property boundaries to the west. The boundary for this scenario was drawn to include the existing businesses and the land currently owned by those businesses, but with no additional area included for development. This was done to encourage the expansion of these land uses closer to the existing GrandView Business Park as in Scenarios 1 and 2.

Land Use Scenario 3 looked at increasing density of commercial and industrial uses within the scenario boundary as an option for additional development. It also considered a less dense scenario (Land Use Scenario 3a) as an option that would maintain a majority of the existing property boundaries and require minimal utility improvements as a cost saving strategy.

3.3.4 Assessed Value Impacts

The Village will benefit from the increases in assessed valuation that will occur as development occurs within the I-94 Corridor. It is anticipated that at full buildout of an expanded GrandView Business Park (as in Scenario 1), an additional assessed valuation of \$110 million is estimated to occur. Scenarios 2 and 3, likewise will generate significant new assessed valuation as development of Yorkville's I-94 Corridor occurs.

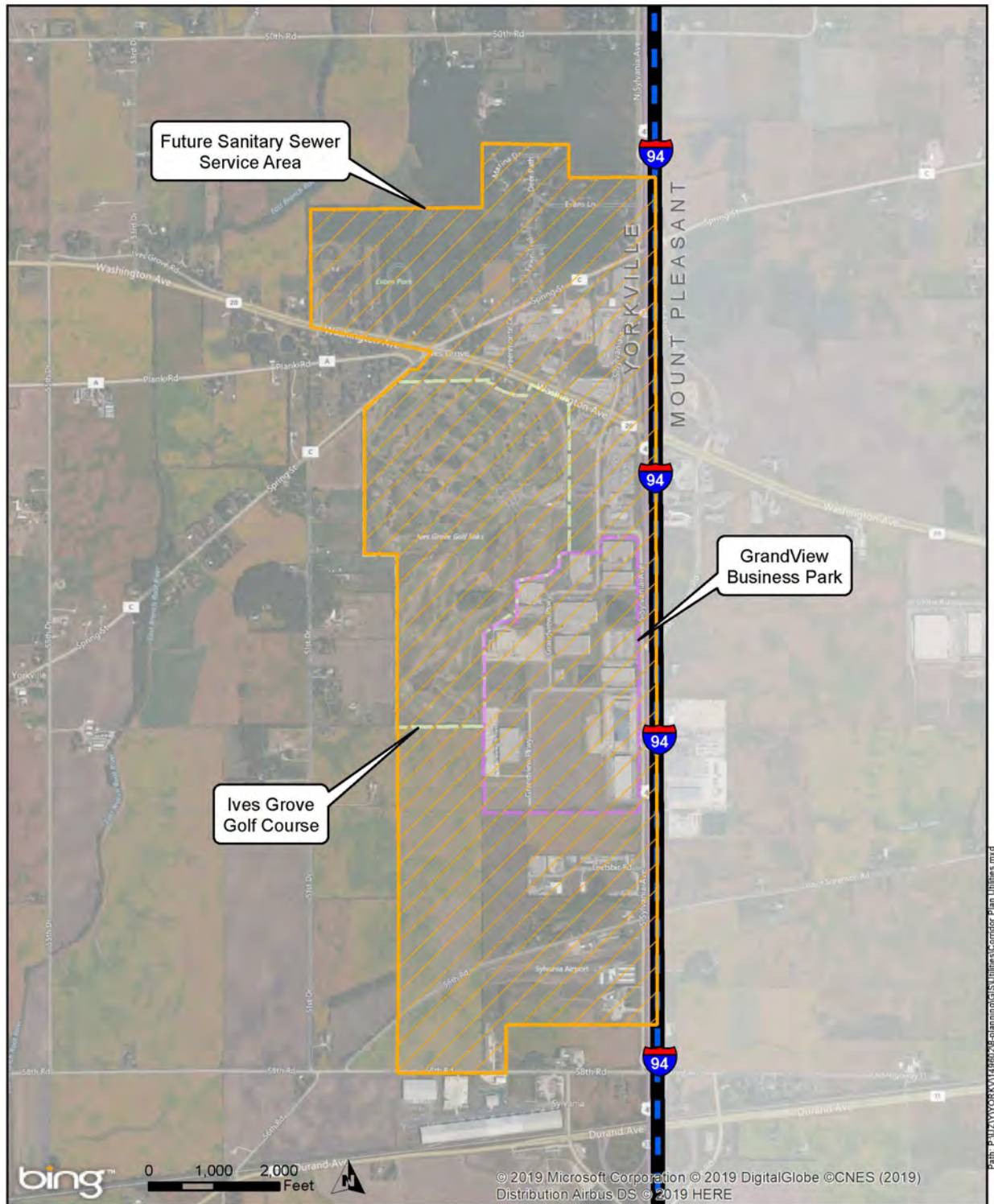
Future Valuations						
Scenario Number	Area	Municipal Water/Sanitary Sewer Service Available?	Acreage	Existing Valuation (2018)	Estimation of Future Valuation - Unsewered	Increase from 2018 Valuation
1	Grandview Extended	Yes	503	\$ 36,275,700	\$ 146,510,900	\$ 110,235,200
2a	Hwy 11 to Braun Rd - Unsewered Development	No	219	\$ 2,878,300	\$ 18,158,430	\$ 15,280,130
3a	50th Rd to 2 Mile Rd - Unsewered Development	No	206	\$ 11,237,700	\$ 16,653,310	\$ 5,415,610
NOTE: Value per Acre for Future Sewered Development: Industrial = \$400,000/ac; Commercial = \$600,000/ac						
Value per Acre for Unsewered Development: Industrial = \$70,000/ac; Commercial = \$100,000/ac						

However it should be noted that the development of any of the sites could drastically change the assessment of the Corridor. For example, the inclusion of a single \$5 million development would increase the value of the GrandView Business Park by more than 14 percent, and a \$10 million development would increase the value by 28 percent. Individual proposed projects should be vetted through the Village's development review process to ensure Village resources are available to meet the demands of proposed developments.

3.4 Sanitary Sewer Service Area

Sanitary sewer service area plans identify the outer boundary of the area within which sanitary sewers may be extended. These service area plans take into consideration avoiding environmental sensitive lands, maintaining and improving regional water quality, and providing municipal sanitary sewerage and water supply services in an efficient and effective manner.

Through this I-94 Corridor Master Plan, the Village of Yorkville is beginning the process of updating its current Sanitary Sewer Service Area to the area identified in the map that follows.



 <p>316 North Milwaukee Street Suite 302, Landmark Building Milwaukee, WI 53202-5888 www.sehinc.com</p> <p>Project Number: YORKV 149602 Print Date: 10/18/2019 Map by: BG</p>	<p align="center">Future Sanitary Sewer Service Area Village of Yorkville, WI</p>
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This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

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3.5 Future Transportation Network and Transportation Plan Compliance

As mentioned previously, WisDOT has planned the expansion of I-94 between College Avenue (City of Milwaukee) and State Highway 142 (Town of Paris) as part of the I-94 North-South Freeway Project. This project will expand I-94 from six to eight lanes and includes the section of I-94 that runs adjacent to Yorkville's eastern border. The purpose of the Interstate Highway expansion is to improve safety while reducing congestion and modernizing the important 35-mile transportation artery. Construction began in 2018 and will continue through 2020.

In 2009-2010, WisDOT developed the I-94 Frontage Roads Access Management Vision, which serves as an access management plan for frontage roads along I-94 in Racine and Kenosha Counties. The plan was most recently updated in 2017. The purpose of the I-94 Frontage Road Access Management Vision is to provide WisDOT and local units of government with a unified, long range, access management vision of the corridor. The plan's intent is to be used as a comprehensive and collaborative tool for the evaluation of future access requests as development and redevelopment occurs adjacent to frontage roads. The plan will also provide a guide to local officials to determine the optimum location for developments of differing type, scale, and traffic generation. Major recommendations from this plan in Yorkville include:

- A north/south local roadway west of S Sylvania Avenue between CTH KR and STH 11. This would include numerous potential east/west connections to S Sylvania Avenue as needed.
- Potential local roadway connections between 58th Road, Grandview Parkway and W Frontage Road north of STH 11.
- A north/south local roadway west of W Frontage Road between CTH C and 2 Mile Road. This would include numerous potential east/west connections to W Frontage Road and a potential connection to Deer Path as needed.
- Numerous private access points and traffic signals along W Frontage Road and S Sylvania Avenue as warranted.

SEWRPC adopted VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin in 2017. The transportation component of VISION 2050's recommendations include six major elements, including; public transit, bicycle and pedestrian, transportation systems management, travel demand management, arterial streets and highways, and freight transportation. The majority of these elements, as they pertain to Yorkville, focus primarily on the I-94 corridor, and include (but are not limited to) Roadway Facility Improvements (i.e. the current I-94 expansion project), a rapid transit line from STH 20 north along I-94, the park and ride near State Highway 20, intercity transit services along I-94, and numerous interstate transportation systems management measures. The plan also recommends facility improvements and on-street bicycle accommodations on many highways within Yorkville. The Plan notes that many of the plans recommendations are fiscally constrained, but additional funding would be necessary for the implementation of transit-related recommendations.

As new developments are proposed in the Village of Yorkville, the Village will take into consideration the goals of these state and regional plans and implement a multi-modal transportation network that balances local and regional objectives.

4 Zoning Districts and Allowable Uses

The 2050 Recommended Land Use Map for Yorkville's I-94 Corridor was developed with the Village's zoning ordinance in mind. Implementation of this plan will be done in part through the Village's zoning ordinance and zoning map as future development is proposed and approved through the Village's development review process.

The 2050 Recommended Land Use categories were designed to align with the zoning ordinance.

The Industrial land use category includes the M-1 Light Industrial Zoning District, the M-2 General Industrial Zoning District, M-3 Heavy Industrial Zoning District and M-4 Quarrying District. To understand the difference between the M-2 and M-3 Zoning Districts, following is a brief outline of allowable uses. See the Village of Yorkville's Zoning Ordinance for full details. All proposed future development is subject to approval through the Village's development review process and current municipal ordinances.

- The M-1 Light Industrial District outright permits: offices; research and testing laboratories; schools and training centers; cleaning, pressing and dyeing establishments; Commercial greenhouses; wholesalers and distributors; food locker plants and light industrial plants such as required for production of millwork, machine tools, paper containers, patterns, die castings, light metal fabrication and similar small industries.
- The M-2 General Industrial District outright permits: manufacturing, fabrication, packing, packaging, and assembly of products and foods (as defined by Sec. 20-756 of the Village's zoning ordinance); manufacturing and bottling of nonalcoholic beverages; painting; printing; and publishing.

The Commercial land use category includes the B-1 Neighborhood Business District, B-2 Community Business District, B-3 Commercial Service District, B-4 Planned Business District, and B-5 Highway Business District, as approved by the Village through the development review and ordinance permitting process.

The recommended residential land uses in the Agricultural, Rural Residential and Open Land category, aligns with the Village's R-1 Country Estate Zoning Districts which has a 5-acre minimum lot size, as the Rural Residential land use category is recommended to have a 3-acre minimum lot size.

The Suburban Residential land use category (1.5 to 3.0 acres per dwelling unit) doesn't specifically align with a particular Zoning District.

The Low Density Residential land use category (19,000 square feet to 1.49 acres per dwelling unit) aligns with the following Zoning Districts:

- R-2 Suburban Residential District (Unsewered) - One-family dwellings on lots not served by public sanitary sewer. 40,000 square feet minimum lot size.
- R-2S Suburban Residential District (Sewered – Large Lot) - One-family dwellings on lots served by public sanitary sewer. 40,000 square feet minimum lot size.
- R-3 Suburban Residential District (Sewered) - One-family dwellings on lots served by public sanitary sewer. 20,000 square feet minimum lot size.

- R-3A Suburban Residential District (Sewered) - One-family dwellings on lots served by public sanitary sewer) – 13,500 square feet minimum lot size.

The Medium Density Residential land use category (6,200 to 18,999 square feet per dwelling unit) aligns with the Village's following Zoning Districts:

- R-4 Urban Residential District I - One-family dwellings on lots served by public sanitary sewer. 10,000 square feet minimum lot size.
- R-5 Urban Residential District II - One-family dwellings on lots served by public sanitary sewer. 7,200 square feet minimum lot size.
- R-5A Urban Residential District III - One-family dwellings on lots served by public sanitary sewer. 10,000 square feet minimum lot size.
- R-6 Two-Family Residential District I - Two-family dwellings on lots served by public sanitary sewer. 10,000 square feet minimum lot size.
- R-6 Two-Family Residential District II - Two-family dwellings on lots served by public sanitary sewer. 20,000 square feet minimum lot size.
- R-7 Multifamily Residential District - Multifamily dwellings, not to exceed eight dwelling units per structure, on lots served by public sanitary sewer.
- R-8 Planned Residential District - Two-family dwellings, multi-family dwellings and clustered one-family lot developments, all served by a public sanitary sewer system. 4,000 square feet per row-house; 8,000 square feet for one-family dwellings.

5 Development Design Standards

The Village of Yorkville should consider establishing design standards in its Zoning Ordinance that will address and be an implementation tool for the design standards recommended in this I-94 Corridor Master Plan. The design standards would be used for new construction, additions, renovations, and adaptive reuse of any existing sites within the Corridor. Design standards would address consistent facades, minimum glass requirements, sign controls, minimized curb cuts along frontage roads, parking lot location and buffering, landscape and lighting plans, stormwater management plans, and parking requirements.

Through this project's outreach process and review of planning practices, the following design objectives are recommended to achieve the Village's vision for its I-94 Corridor:

- ➞ Establish welcoming entrances to the Village of Yorkville on major highway corridors with signage and property appearances.
- ➞ Create enhanced gateways to the GrandView Business Park with signage on the main transportation routes to the Business Park.



- ➔ Improve multi-modal transportation throughout the Corridor.

- ➔ Install wayfinding signs in the corridor to assist those traveling through the corridor with finding their destination. Wayfinding signs should focus on establishing main travel corridors to help keep unnecessary traffic off local rural and residential roads.



- ➔ Site buildings in a manner that does not detract from the scenic and visual quality of the community and that does not impair views from public roadways.



- ➔ Encourage building materials to be of complementary colors and to break up the apparent mass and add visual interest to the site.



- ➔ Accentuate pedestrian entrances, encourage a variety of building setbacks and rooflines and the use of awnings or roof overhangs at pedestrian entrances.

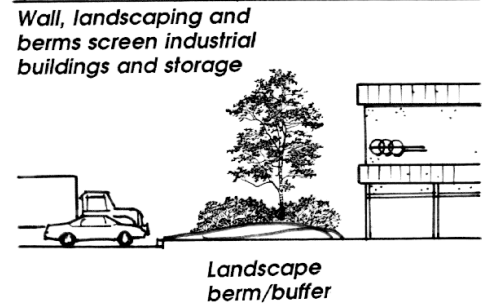
- ➔ Improve the on-site pedestrian environment through the use of sidewalks and lighting along sidewalks and in parking areas (for safety and crime prevention).

- ➔ Encourage shared signs, including freestanding, directional and wall signs for multiple-tenant developments.





- ➡ Screening should also occur of parking lots, storage yards, trash enclosures and mechanical equipment between different land uses (i.e., residential and industrial). Specific requirements should be included in the Village's Zoning Ordinance and may include trees, shrubs, berms, fencing, and specific setbacks for buildings, parking lots and storage yards.



- ➡ Establish lighting standards to avoid unnecessary light pollution between land uses (i.e., industrial, commercial and residential).
- ➡ Requirements for fencing should prohibit galvanized chain-link fencing along the I-94 frontage road and other primary corridor locations identified by the Village. More substantial and high-quality fencing should be encouraged, such as masonry, wood or ornamental metal fences. Where an opaque fence is required, require masonry or wood, and prohibit vinyl-slatted fence along rights-of-way.



- ➡ Require new developments to provide landscaping that adds to the visual appeal of the site, character of the neighborhood and provides shade or stormwater benefit.
- ➡ Integrate stormwater management solutions into street, site and building design. Best Management Practices (BMP's) include: stormwater planters; planted areas at curb extensions in parking lots, vegetated swales and raingardens, permeable pavers or porous pavement and stormwater cisterns that collect water to be used for irrigation.
- ➡ Require property owners to maintain existing buildings and infrastructure including landscapes, driveways, parking areas, sidewalks, exterior building facades, lighting, stormwater treatment facilities, fencing, and signs to ensure that the appearance of the Corridor continues to be well maintained and projects a positive image for businesses in the Village of Yorkville.



6 Recommendations and Implementation

The following sections describe the implementation steps necessary to achieve the Village's vision for the future of Yorkville's I-94 Corridor. Implementation will also require execution of zoning approaches, public infrastructure projects, and coordination / partnerships on development projects, and other techniques identified in this plan. Additionally, other recommended implementation actions outlined in previous chapters of this Plan should be referenced.

6.1 2050 Land Use Plan for Yorkville's I-94 Corridor

Through this planning process, the Village of Yorkville's I-94 Corridor 2050 Land Use Plan has been developed and is attached as Appendix A. The Village encourages and is planning for the following future development patterns:

- ➡ Additional industrial / manufacturing development within GrandView Business Park, served by existing municipal water and sewer systems. New development to buffer and screen existing residences and to establish traffic patterns that utilize the I-94 frontage road.
- ➡ Industrial / manufacturing development south of Highway 11.
- ➡ Commercial development south of Highway 11 and immediately west of the I-94 frontage road.
- ➡ Continued commercial / industrial / manufacturing development north of 50th Road.

6.2 Planning Objectives for Yorkville's I-94 Corridor

Future objectives for the Village of Yorkville's I-94 Corridor include:

- ➞ Preservation of prime agricultural lands in the Village and continue to support and strengthen the agricultural community.
- ➞ Encourage development in the I-94 corridor, prioritizing within GrandView Business Park, to utilize existing infrastructure.
- ➞ Encourage commercial and industrial / manufacturing development that will provide a benefit to the community, such as long-term employment, services to the community, supply chain benefits; or other methods the business can contribute to the Village of Yorkville's quality of life. Be mindful of the type and amounts of public services each development will require of the Village to ensure that the Village has the appropriate resources that will be required by the new development (i.e., fire, police, utilities).
- ➞ Require future developments to be designed and constructed in a manner that is compatible with adjacent land uses. This could include buffering, landscaping architectural design, site aesthetics, access, traffic circulation, setbacks, noise controls, etc.
- ➞ Ensure that new development is complying with WisDOT guidelines for future roadway network and access road objectives during the development review process.
- ➞ Work with new developments to adequately plan stormwater infrastructure to capture, temporarily store and infiltrate and slowly release rainwater from more frequently occurring larger rain events.
- ➞ Encourage residential development to occur west of the I-94 Corridor in conservation subdivisions, cluster developments or other subdivision layouts that are designed and contoured around important environmental resources.
- ➞ Preserve and protect environmental corridors.
- ➞ Continue to work with the Racine County Economic Development Corporation to manage, promote and/or develop Yorkville's I-94 Corridor in a manner that is consistent with this Plan and the Village's vision for the Corridor. Building public / private partnerships will be a key for implementation of this I-94 Corridor Master Plan.

6.3 Implementation Recommendations

The Village of Yorkville has been successful at slowly growing its economy and tax base. Continuation of this growth, in a controlled and planned manner will allow the Village to retain its rural characteristics and current level of services, while benefiting from the tax base, employment, and business opportunities that new development provides.

Following the adoption of this planning document as an amendment to the Village's existing Comprehensive Plan and the adoption of the village-wide 2050 Comprehensive Plan, municipal ordinances will need to be reviewed, updated, and made compatible with the vision and objectives of this Plan.

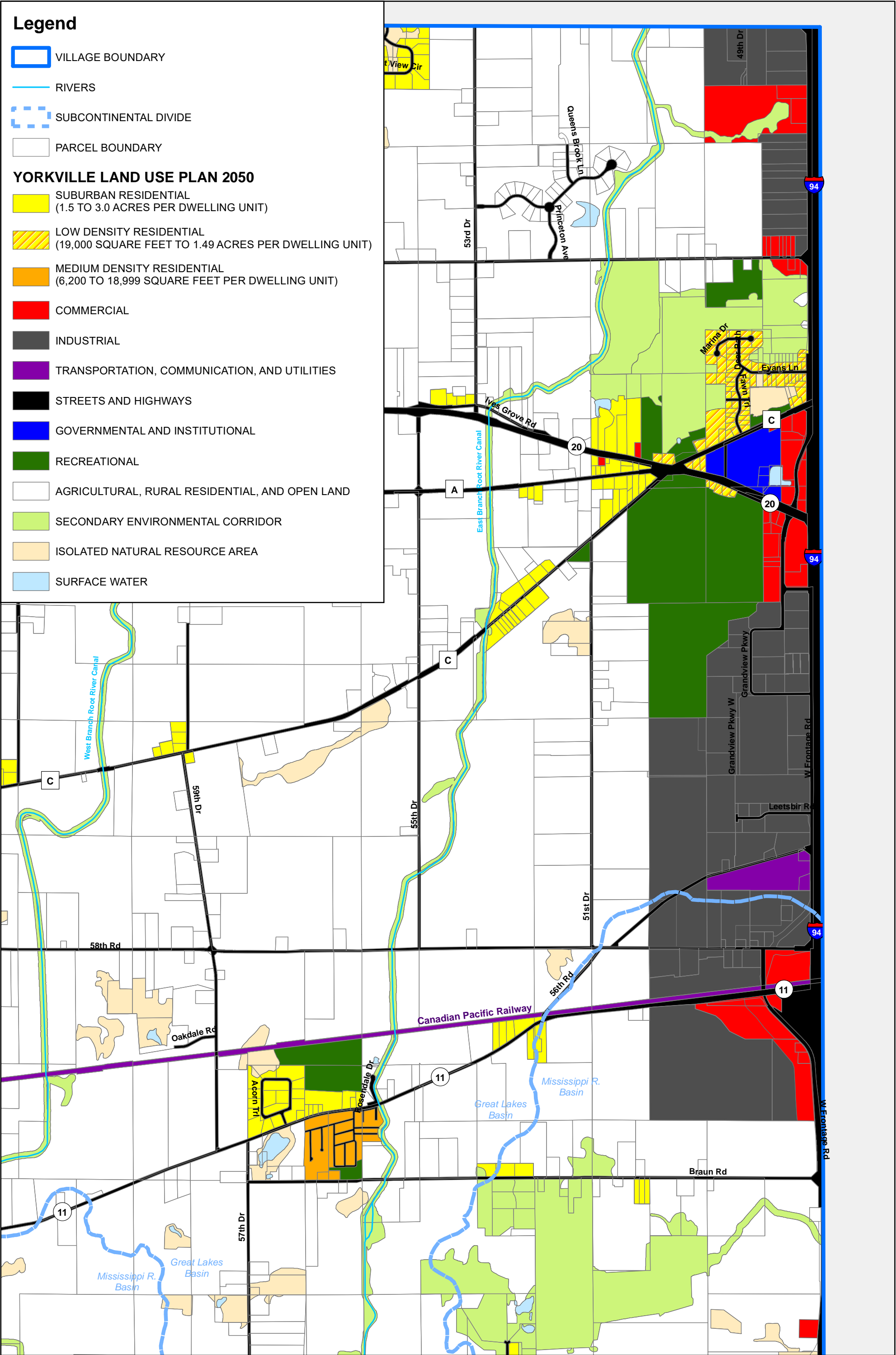
The Village of Yorkville will need to establish a financial plan to fund the implementation of this Corridor Plan. The Village of Yorkville's Tax Incremental Financing District (TID) No. 1 will be one tool for providing financing for infrastructure and other costs associated with the development of the GrandView Business Park. This and other mechanisms of financing will need to be reviewed by the Village on an annual basis to establish an implementation schedule for recommendations in this Plan.

Appendix A

I-94 Corridor 2050 Land Use Plan

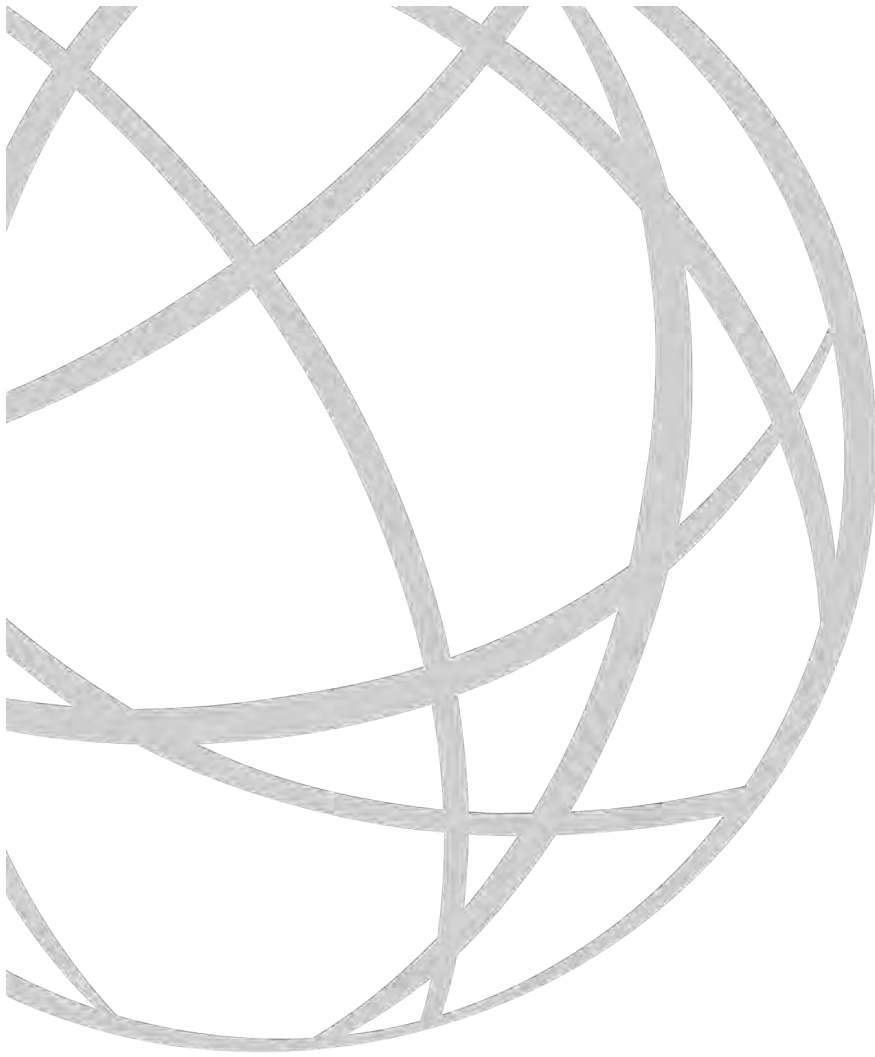
Legend

- VILLAGE BOUNDARY
- RIVERS
- SUBCONTINENTAL DIVIDE
- PARCEL BOUNDARY
- YORKVILLE LAND USE PLAN 2050
- SUBURBAN RESIDENTIAL
(1.5 TO 3.0 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER



Appendix B

Public Involvement Meeting Results



Results from March 14, 2019 Public Involvement Meeting Exercises

I-94 Corridor Master Plan & 2050 Comprehensive Plan

Village of Yorkville, WI

149602 | May 6, 2019



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Executive Summary

On March 14, 2019 the Village of Yorkville held a Public Involvement Meeting to inform the public about the process of creating an I-94 Corridor Master Plan and the Village's 2050 Comprehensive Plan and to seek community input regarding the I-94 Corridor and the Village as a whole.

SEH, with assistance from the Village of Yorkville Long Range Planning Committee members, sought information from the public through two engagement exercises:

- a Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis; and
- a I-94 Corridor Development Pulse Exercise.

Results from these exercises are contained within this report.

Approximately 225 individuals attended this event.

Themes from the SWOT Analysis

- Yorkville's Strengths
 - Rural Environment
 - Homes with Rural Character
 - Great Schools
 - Grandview Business Park
 - Agriculture
- Yorkville's Weaknesses
 - Drainage / Flooding
 - High Speed Internet
 - Road Maintenance
 - Availability of Local Services (Grocery, Hardware, Drug Store)
 - Water and Sewer Utilities
- Opportunities in Yorkville
 - Maintain Rural Character
 - More Playgrounds & Parks
 - Trails, Bike Lanes, Horse Trails
 - More Residential, but Low Density / Rural
 - Growth Near I-94 / Grandview
 - Lower Taxes with Growth
 - Jobs for Youth
 - Maintain Yorkville's Identity
- Threats facing Yorkville
 - Losing Rural / Semi-Rural Character with Development
 - Developing Farmlands
 - Developing Too Fast / Too Much Development
 - Population Growth
 - Too Much Traffic from Development
 - Need for More Police / Fire with Development
 - Increased Taxes (from either Paying for Infrastructure for New Development or from Not Growing Village's Tax Base)
 - Foxconn
 - Other Big Business Taking Over Land in Yorkville

SWOT Exercise: List of Public Comments

Strengths

- Garbage pickup
- World class collection site
- Water and sewer

- Rural environment/peaceful/pastoral setting/keep rural (14)
- Quiet residential
- 3-acre lots/large lots (3)
- Big houses
- No massive subdivisions
- Space for homes/nature
- Lots of land to play on
- Areas to grow community recreation i.e. bike trails
- Mix of business/recreation/entertainment

- Strong ag community (2)
- "Agriculture" (all same hand-writing) (8)

- Great schools/strong school community (11)
- Keep schools how they are (2)

- Highest median income in Racine County
- Keep taxes at current reasonable rates/affordable tax rate (3)

- Foxconn
- GrandView Business Park
- Plenty of room at GrandView
- Grow GrandView
- Keep development/industrial along I-94 (3)
- Growth of business Hwy 45 and C
- Desirable location for development between Chicago and Milwaukee
- Location

- Excellent Town Board/Village Board that cares about this Village (2)
- Community involvement
- Feel safe (2)

Weaknesses

- Water and wastewater utilities/sewer and water (4)
- Drainage/flooding (7)
- Culvert on Hwy 45
- Road maintenance (2)
- Our roads are really bumpy
- Crystal Ln resurfaced only ½ way
- KR resurface especially Racine side
- The frontage road between 2 mile and 50th is one of the ugliest in the state
- Traffic – heavy usage and high speeds
- Limit the commercial development to ½ mile west of I-94
- No more subdivision development (2)
- High speed internet (5)
- No grocery store/another grocery store (2)
- Hardware store
- More businesses in village
- Walgreens (on I-94) (2)
- School district lack of financial discipline
- Adequate schools
- Uninformed people
- Think things through before making concrete
- Stray bullets from gun range
- Get rid of the Sky Dive Plane

Opportunities

- Maintain rural character (5)
 - No subdivisions
 - No “pop-up” subdivisions – expand around Union Grove proper
 - Raise lot acreage requirement for new homes to 5+
 - Low-density subdivisions (1 acre min. lots)
 - Less is more
 - Expand residential side of community
 - Careful land use planning for residential development away from I-94
 - Controlled growth (2)
-
- Bike lanes and trails/paths/walking/horses (6)
 - Sidewalks
 - More natural areas – especially if new development (2)
 - ATV trails/routes
 - More playgrounds/parks for children (3)
 - Rec center (w/ ice rink) (2)
 - Exercise classes/public pool
 - Keep Ives Grove Golf Course
 - Develop Ives Grove Golf Course
 - Build a village center
 - More schools
-
- More Racine County development
 - Growth/development/businesses specifically at I-94/W Frontage Rd (8)
 - Corridor should not be M4
 - Growth within GrandView
 - Expand South of GrandView (2)
 - Business growth outside of I-94
 - More retail and restaurants (west of exit 333) (Taco Bell, Chick-fil-A, Jimmy Johns) (3)
 - Grocery Store (3)
 - Walgreens, some specifically for I-94/WIS 20 (5)
 - Starbucks
 - High end apartments
 - Maintain/raise property value
 - Lower taxes (w/controlled growth/through commercial) (4)

- Facilitate development through roads/utilities
 - Widen Hwy 20 through Yorkville
 - Pave roads that require attention
 - Develop Safe Roadways for tractors/farm equipment
 - Expand water/sewer to residential customers west of current service area
 - Hwy 20, 3, A sewer and water
 - Upgrade well and wastewater to 5-10 year plan
 - Windmill energy
 - High speed internet (2)
 - Cable TV
-
- Jobs/jobs for youth (2)
 - Make Yorkville THE place to live in Racine County
 - Yorkville Identity (Yorkville addresses and highway signs)
 - Opportunity for community voice
 - I'd like everyone to own a business
 - Everyone stays on their plot every year
 - Where is Amazon going to be?
 - Cows need somewhere to live
 - Grow Marijuana
 - Invest in industrial hemp (2)

Threats

- Losing rural/semi-rural/country character (w/ development) (9)
- Small-lot subdivisions
- Keep/don't lose 3-acre minimum (3)
- Keep residential/agriculture as in no commercial by MS
- Don't throw subdivisions in farm fields

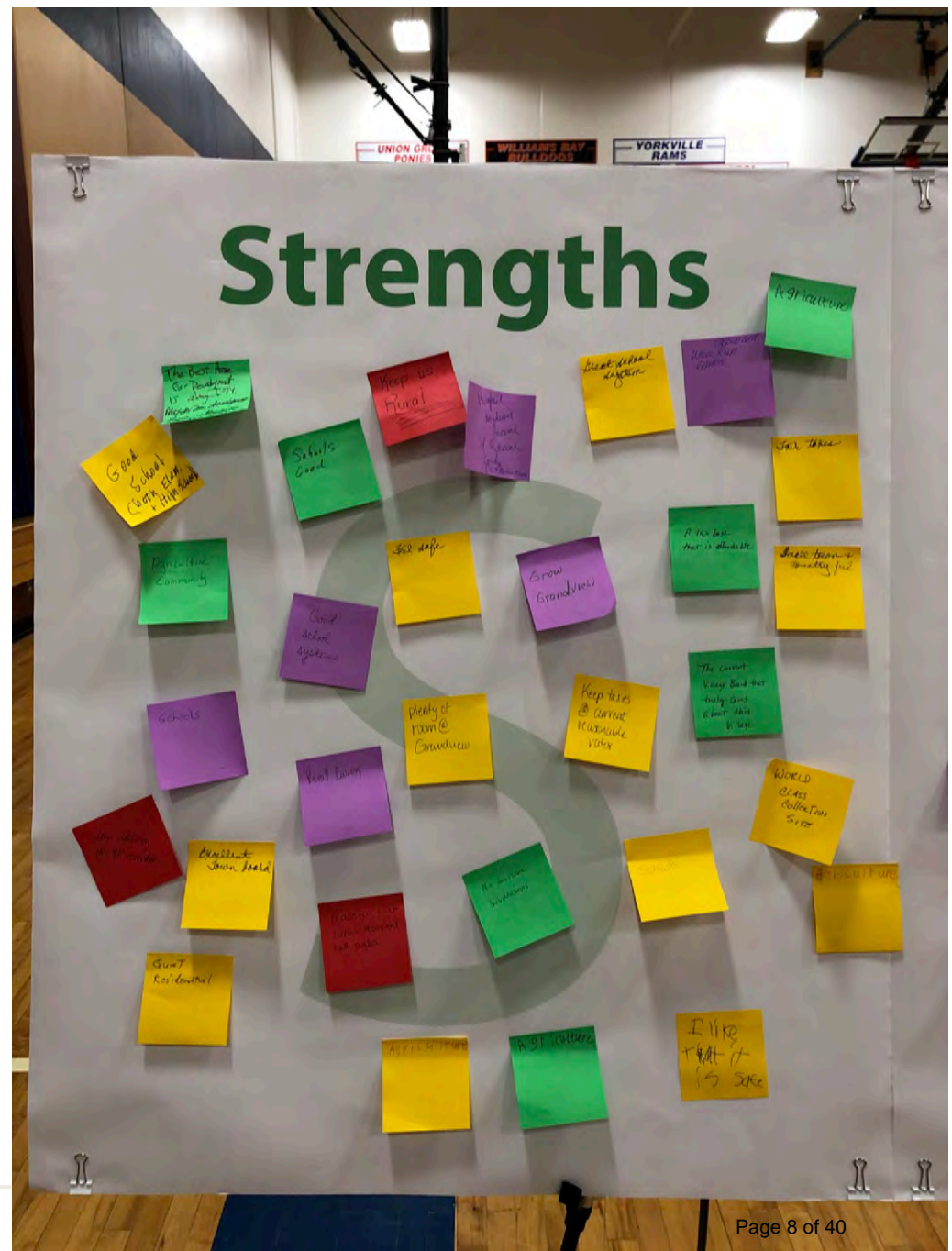
- Developing too fast (3)
- Too much development (3)
- Too much traffic (from development, safety concerns) (5)
- Need for more police/fire w/ development
- Don't develop on Braun Rd corridor
- Hwy 20 becoming a commercial corridor
- Development should be near (within 1/2 mile) of I-94/frontage road (2)
- Domino effect of neighbors selling land forcing others to
- What are the development pressures?

- Increase in crime
- Overcrowding of schools
- Loss of community
- Leave us green
- Housing shortage (resulting from Foxconn)
- Low income apt/housing/no apartments (2)
- No government subsidized housing
- Many people moving to area
- Village of Union Grove annexations

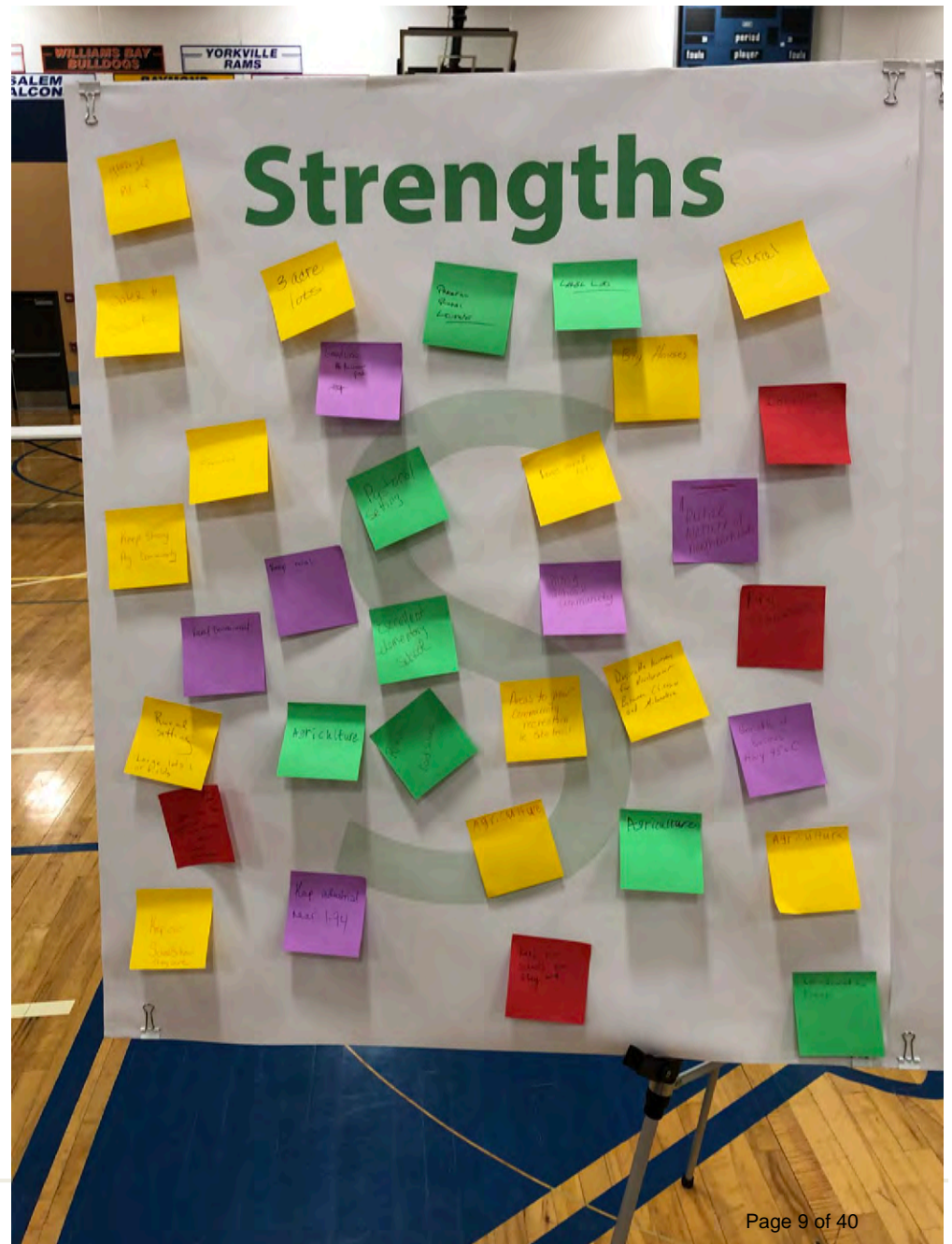
- High taxes (2)
- High taxes on someone else's wants/for spending on development and utilities (3)
- People cashing in at our expense (residents pay for utilities to make business properties valuable)
- High taxes without development

- Foxconn (3)

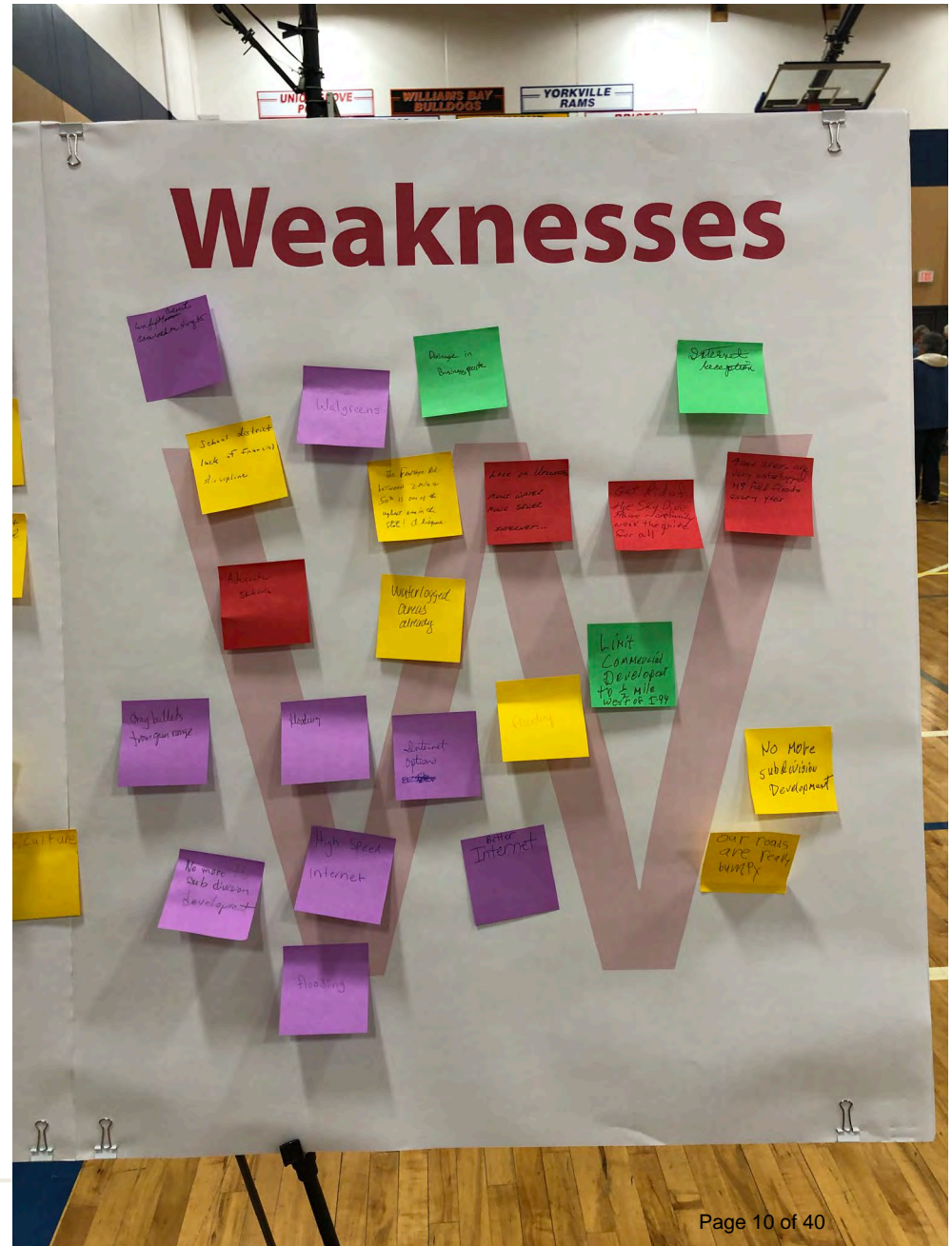
Strengths:



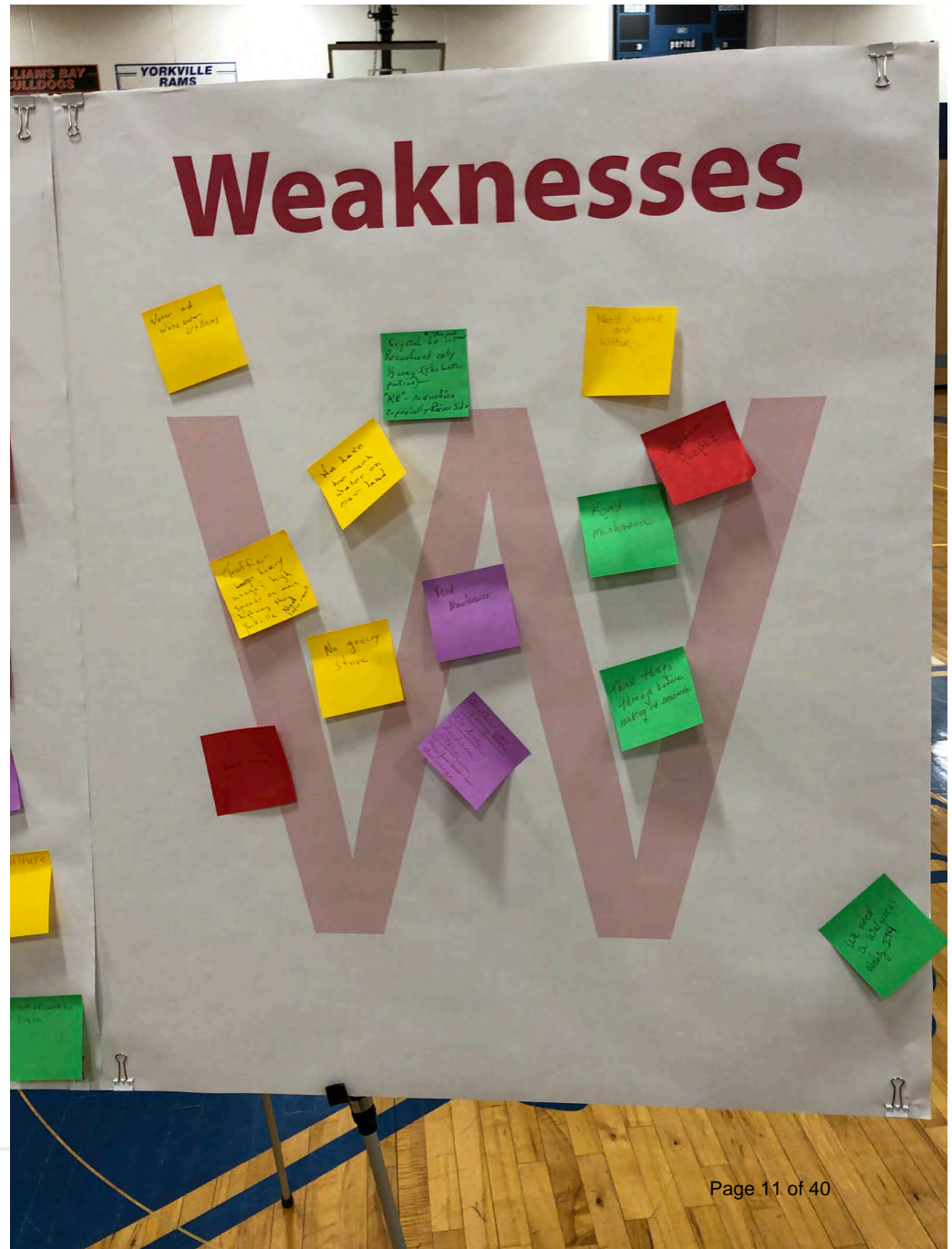
Strengths:



Weaknesses:



Weaknesses:



Opportunities:



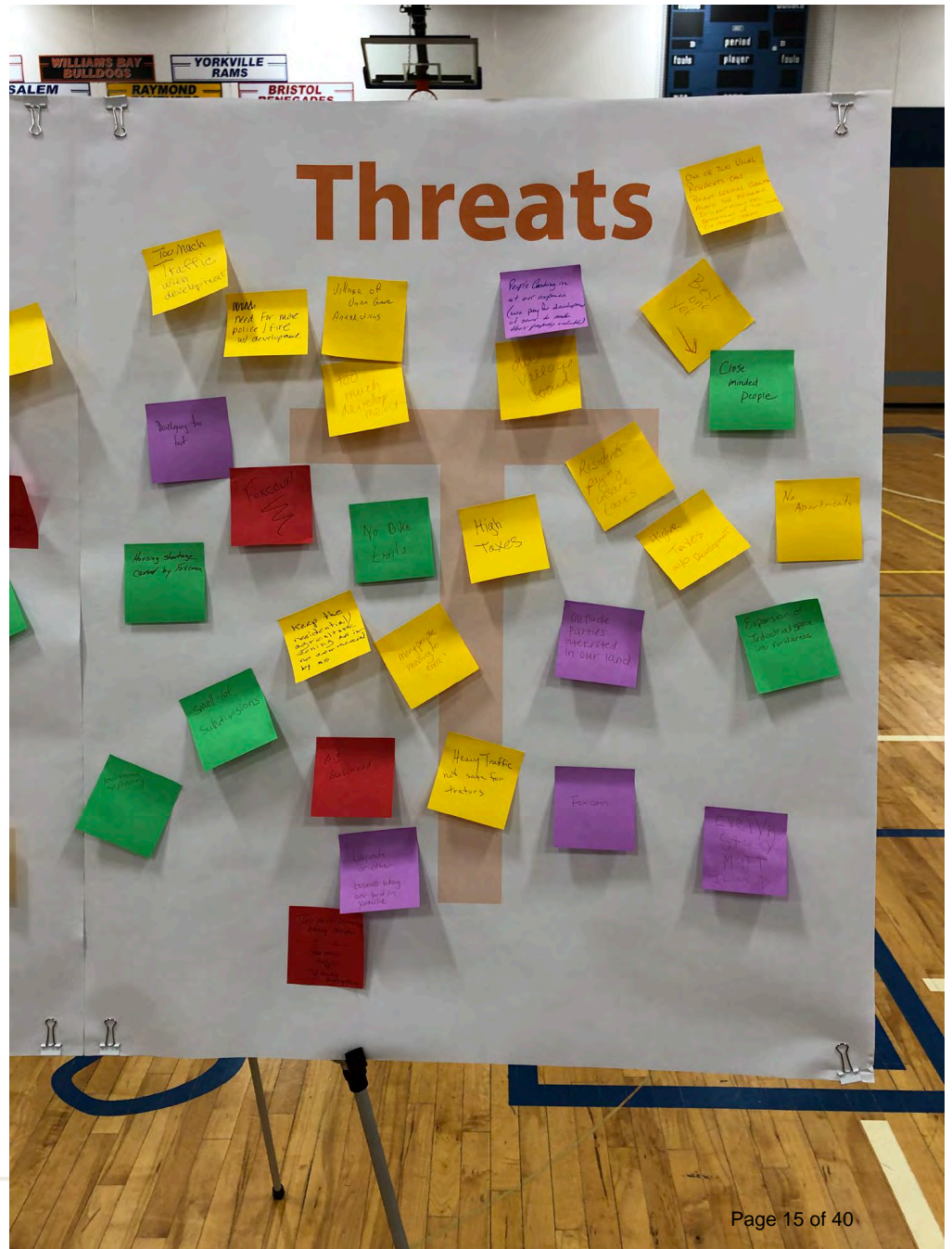
Opportunities:



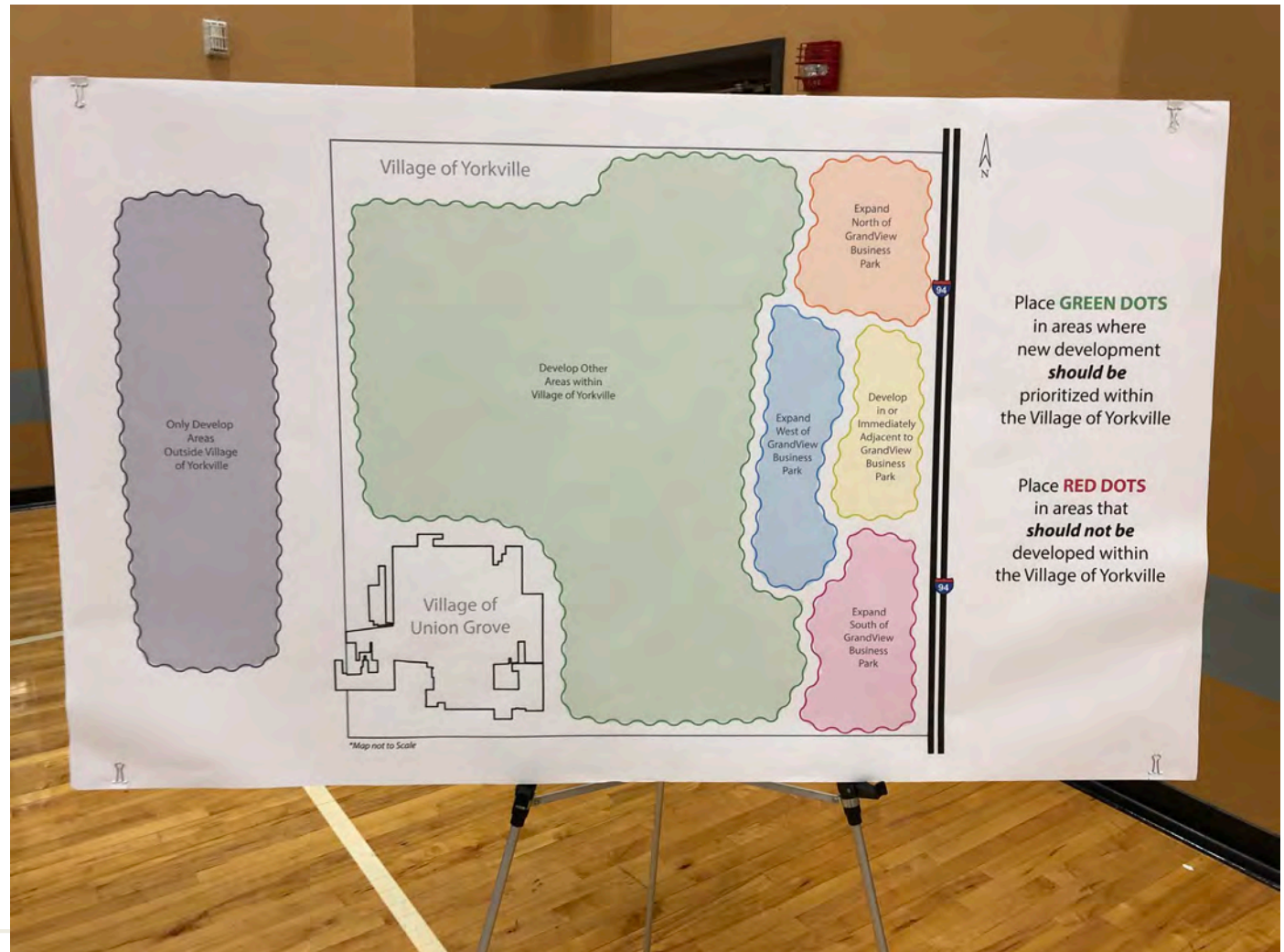
Threats:



Threats:



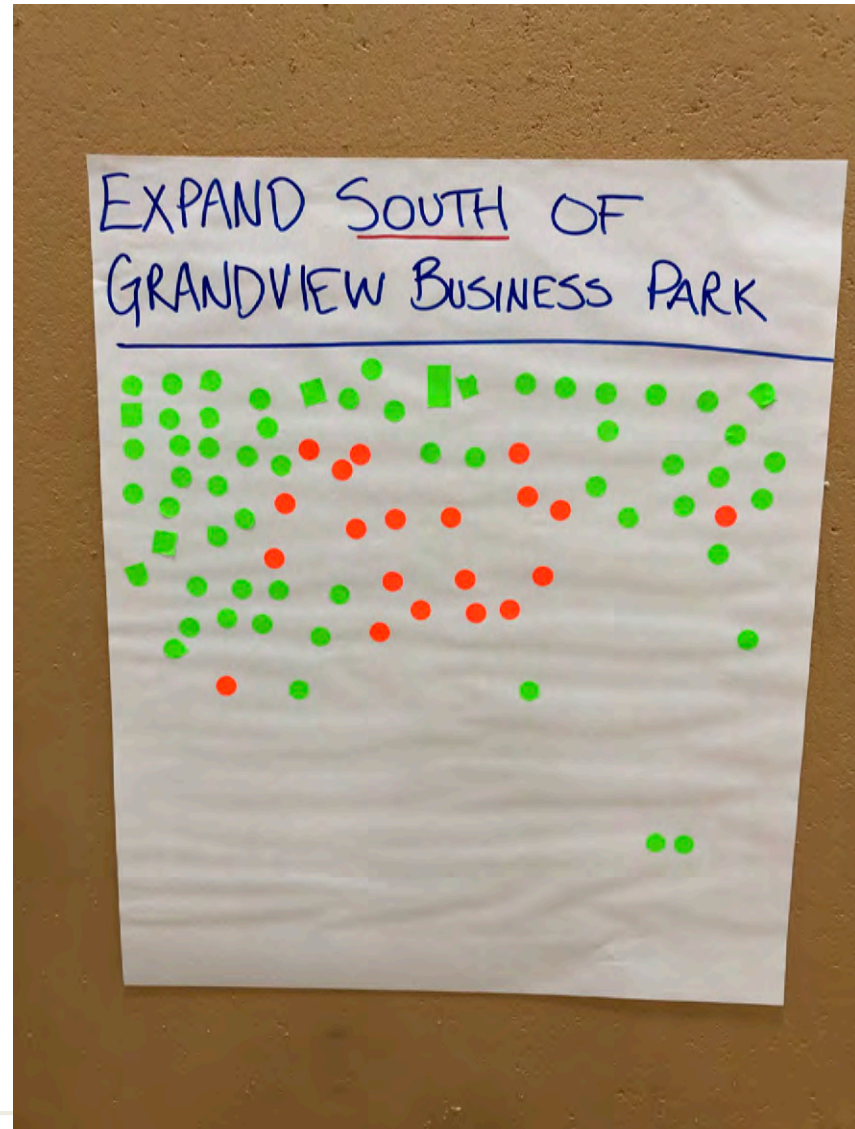
I-94 Corridor Development Pulse Exercise:



I-94 Corridor Development Pulse Exercise:



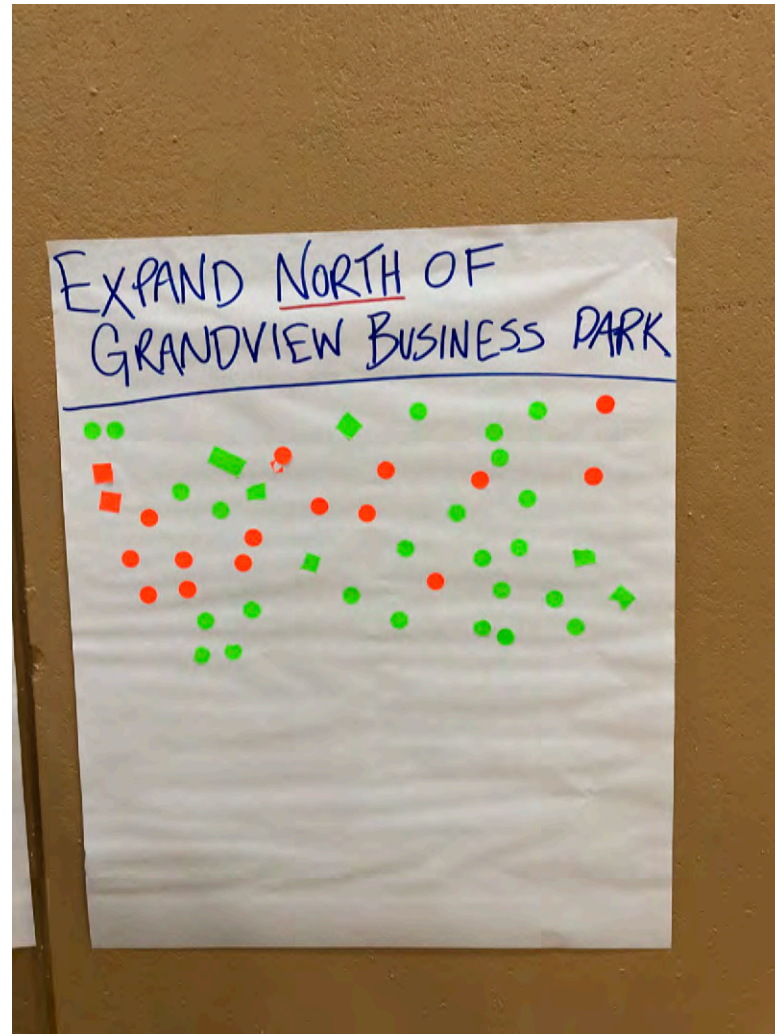
I-94 Corridor Development Pulse Exercise:



I-94 Corridor Development Pulse Exercise:



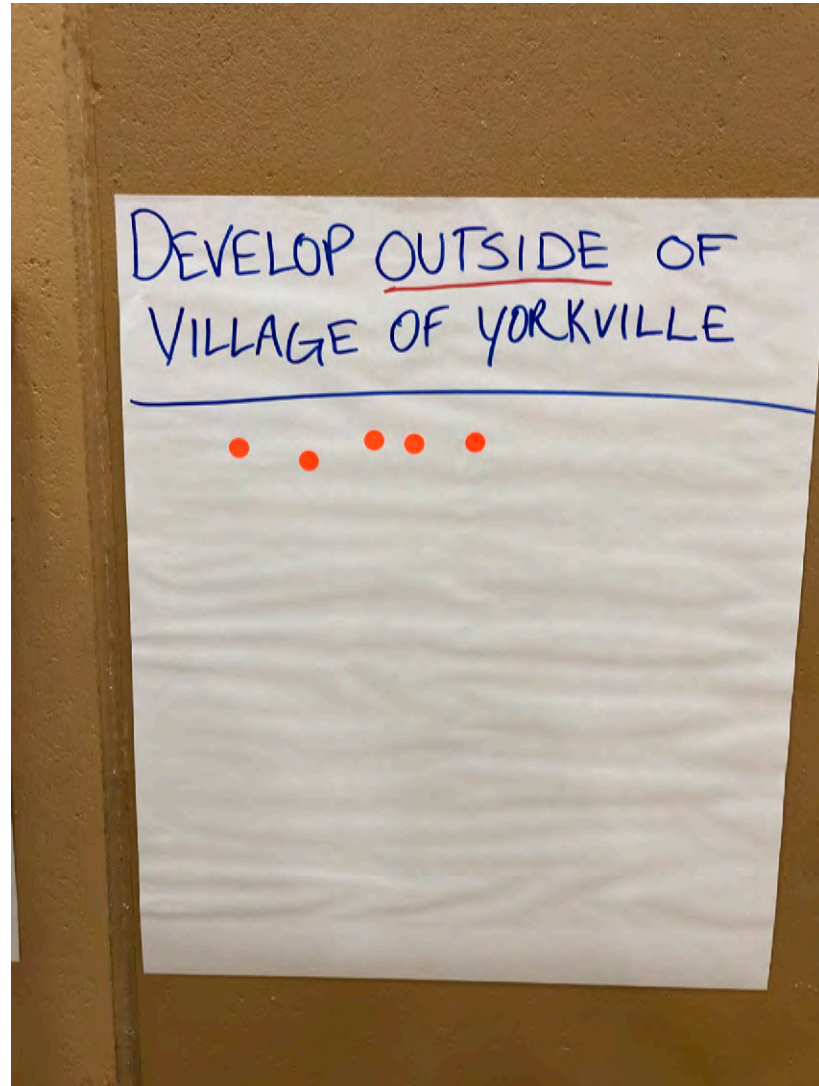
I-94 Corridor Development Pulse Exercise:



I-94 Corridor Development Pulse Exercise:



I-94 Corridor Development Pulse Exercise:



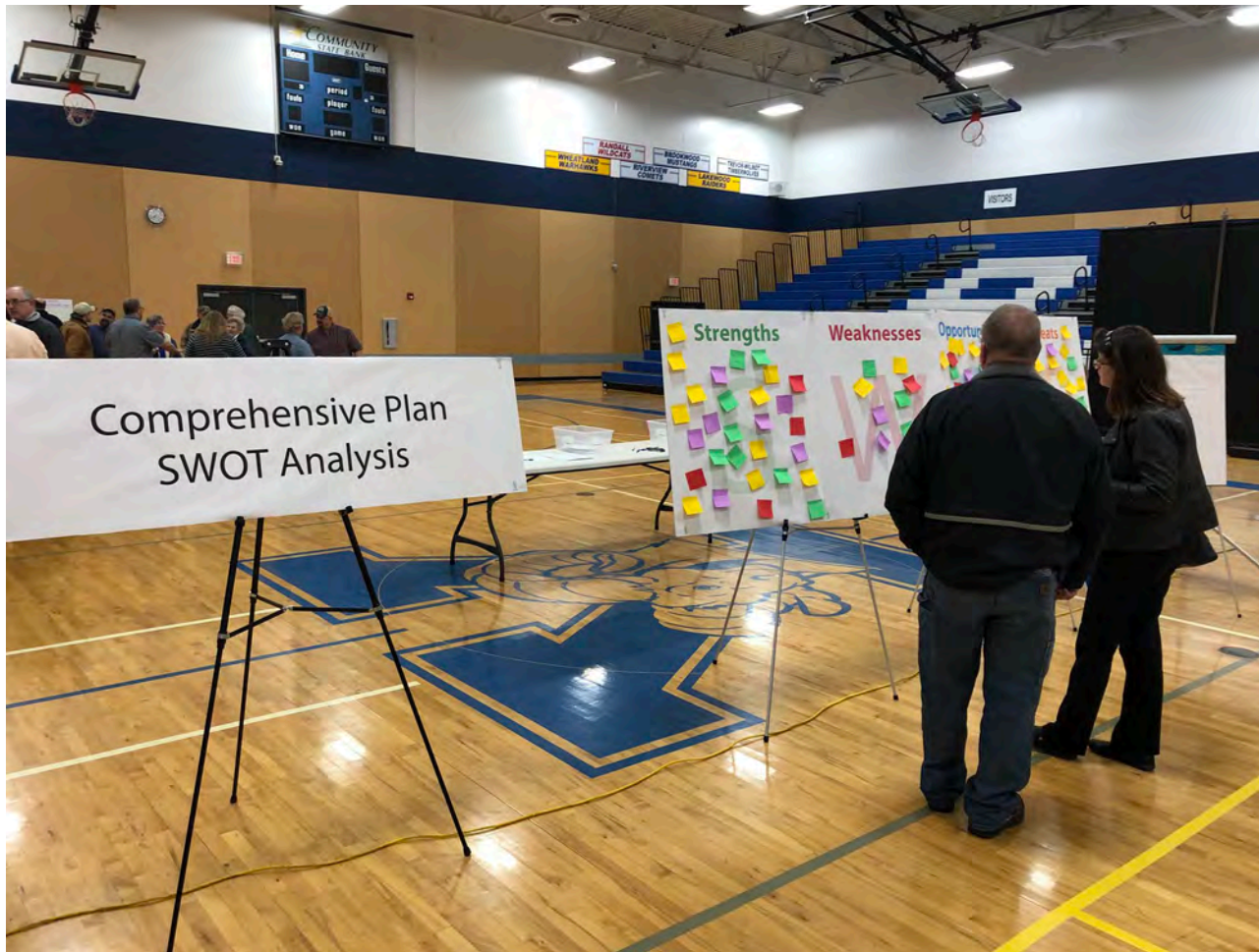
PIM 1 Pictures:



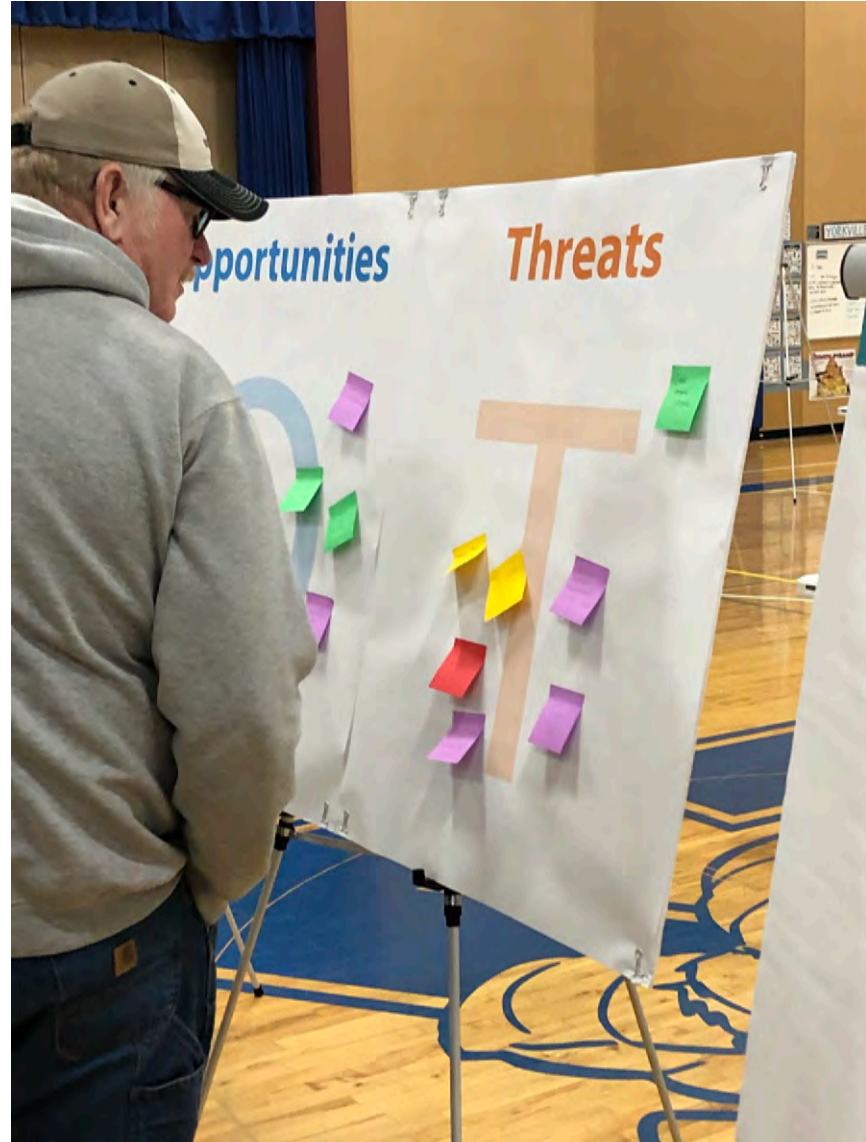
PIM 1 Pictures:



PIM 1 Pictures:



PIM 1 Pictures:



PIM 1 Pictures:



PIM 1 Pictures:



PIM 1 Pictures:



Additional Public Comments

Additional comments submitted by the public are enclosed on the following pages.



FW: I-94 Corridor Master Plan & 2050 Comprehensive Plan Michael McKinney to:
 03/11/2019 08:29 AM
 From: Michael McKinney <Michael@villageofyorkville.com>
 To:

1 Attachment



Letter to the Yorkville Village board.docx

FYI

Mike

From: Denise Pipol [<mailto:jdip@wi.net>]
Sent: Saturday, March 09, 2019 4:30 PM
To: Michael McKinney
Subject: I-94 Corridor Master Plan & 2050 Comprehensive Plan

Hello Michael,

I am attaching a letter re the I-94 master plan and our viewpoint on that, as we are unable to attend the meeting on March 14th. Can you please print this letter and submit it to the board for their meeting on Monday? We would appreciate that. Could you also respond to this email, so we know it was received? Thank you very much!

Sincerely,
 Jerry and Denise Pipol
 1011 51st Dr
 Union Grove
 262-878-2906

1011 51st Dr.

Union Grove, WI 53182

March 9, 2019

To the Members of the Yorkville Village board,

We are unfortunately unable to attend the meeting on March 14th re the I-94 Corridor Master Plan & 2050 Comprehensive Plan for Yorkville. We are writing to express our desire, to keep any new development along the west frontage road and not to bring any industrial, commercial or multifamily housing development further west. As we understand, this was the general consensus of Yorkville residents at the prior master plan meeting held last spring.

We did see the map that was constructed that you are planning to utilize to indicate where residents may or may not want development. We feel that putting red or green stickers on a map is a rather arbitrary way of assessing the wishes of your constituents. We also believe that this map, favors pinpointing development in the areas immediately west of the interstate, which is where we live, and find this prejudicial. However, one can only guess the location to develop or not develop, as there are no road signs, only “bubbles” on this map. We hope that you will not use this system to make your decision, and instead will listen (again) to the wishes of the residents. Especially now in light of the fluctuating plans of Foxconn, we hope you will be diligent in upholding your residents’ interests.

Respectfully,

Jerry and Denise Pipol

Do you have additional comments you would like to share pertaining to the Yorkville I-94 Corridor Master Plan and/or 2050 Comprehensive Plan? Please share your thoughts with us here:

Build and expand in Grandview. It's a great place
to develop. I would NOT recommend venturing
out (west) of the proposed south park for expansion

Thank you for your feedback!

Do you have additional comments you would like to share pertaining to the Yorkville I-94 Corridor Master Plan and/or 2050 Comprehensive Plan? Please share your thoughts with us here:

Build your Sanitary + water utilities
big enough To Handle the entire I-94
corridor a small update to present
facilities will not be adequate
Five years from now

Thank you for your feedback!

Do you have additional comments you would like to share pertaining to the Yorkville I-94 Corridor Master Plan and/or 2050 Comprehensive Plan? Please share your thoughts with us here:

We need broadband!
Stop accepting Racine sludge
20 & 11 need to be 4 lane
Develop along 20 & 11

Thank you for your feedback!

Do you have additional comments you would like to share pertaining to the Yorkville I-94 Corridor Master Plan and/or 2050 Comprehensive Plan? Please share your thoughts with us here:

- Keep Yorkville Rural
- Incorporate Conservation Areas
- Prairie Restoration
- Bike Trail (Rails-to-Trails) project move forward
- No subdivisions, minimum of 3 acres

Thank you for your feedback!

Do you have additional comments you would like to share pertaining to the Yorkville I-94 Corridor Master Plan and/or 2050 Comprehensive Plan? Please share your thoughts with us here:

Village leadership needs to be vigilant about keeping political agendas out of it! That speakers propaganda (resident) tonight was unnecessary!

- * No more subdivisions
- * 3+ acres required to build

Thank you for your feedback!

Do you have additional comments you would like to share pertaining to the Yorkville I-94 Corridor Master Plan and/or 2050 Comprehensive Plan? Please share your thoughts with us here:

ED + THERESA
MALEK FARM 5/R
AT INTERSECTION Hwy 45 + CTY A CORNER
213 S. COLONY AVE 53182 -
WE WOULD LIKE TO SEE IT COMBINATION
COMMERCIAL / BUSINESS / RESIDENTIAL
BEING THAT CLOSE TO UNION GROVE
SOUTHERN BORDER TO FARM HAS A
RESIDENTIAL EXISTING DEVELOPMENT
NOW SO IT WOULD MAKE SENSE
PLUS AT THE CORNER MIGHT SUIT A
COMMERCIAL PROP. PUCH TRIP OR OTHERWISE.

DON MALEK
ED MALEK
DIANE MALEK

Thank you for your feedback!

To: Darren Fortney/seh
Subject: Re: Village of Yorkville 2050 Comprehensive Plan

On Mar 20, 2019, at 2:43 PM, EMALEK1@wi.rr.com wrote:

Hi Darren,

I am Edward J. Malek Jr., we met at the Village of Yorkville Public Involvement meeting #1 on 3/14/2019. Thank you for talking with me.

The Yorkville farm property address is: 213 S Colony Ave. (SE corner of Hwy 45 & County Hwy A).

I would like give you some history and my thoughts regarding the farm. My Parents purchased the farm in 1978 and lived there until my Father's passing in 2018. The 68 acre farm is currently owned by the Edward & Theresa Malek Trust, which I am the Trustee. The farm is currently being farmed and will continued to be until it is sold at sometime in the future.

My thoughts in regard to the future of the Village of Yorkville is that community should be a blended mix of:

- * Agriculture
- * Single & multi family homes
- * Condos
- * Apartment Buildings
- * Senior homes
- * Retail
- * Commercial
- * Light Manufacturing
- * Industrial Parks
- * Parks

I believe that any community needs a combination of different uses to be successful.

As far as the Colony Ave farm, I would like to know what type of zoning would be scheduled for the property, so future perspective buyers would know what is being planned.

Thank you for your time,

Edward J Malek Jr.
Edward & Theresa Malek Trust – Trustee
5820 S Golden Rain Lane
New Berlin, WI 53151
414-254-3714
emalek1@wi.rr.com

Yorkville Town Board

925 15 Ave.

Union Grove, WI. 53182

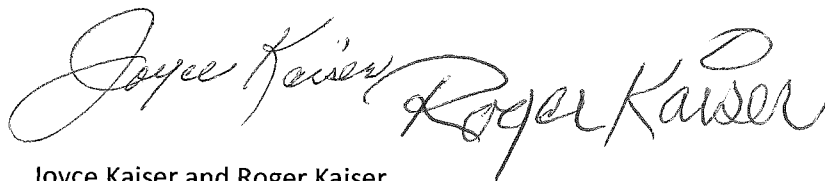
March 23, 2019

My husband and I were unable to attend the well-attended meeting at Yorkville School as we had just received word our daughter was taken to the hospital with cancer.

I do wish to give our opinion on this issue. We built our house 61 years ago. We have always been proud of our rural setting and wish it to stay that way. We would oppose building out of Grandview. We oppose "goodbye to our rural atmosphere".

We live across the road from the airport and have enjoyed that very much. We often have company who will sit in our front yard and watch the sky divers. We enjoy looking around at our open fields. Also we enjoy our home which my husband designed and we had built.

Josh Jamison stated, "Either get in its way and get run over or jump on board with it." Easy for him to say, living safely within the village. My family and I will be sitting in the way if this happens and get run over. It is our home and it is our choice to keep it our home.

Handwritten signatures of Joyce Kaiser and Roger Kaiser in cursive script.

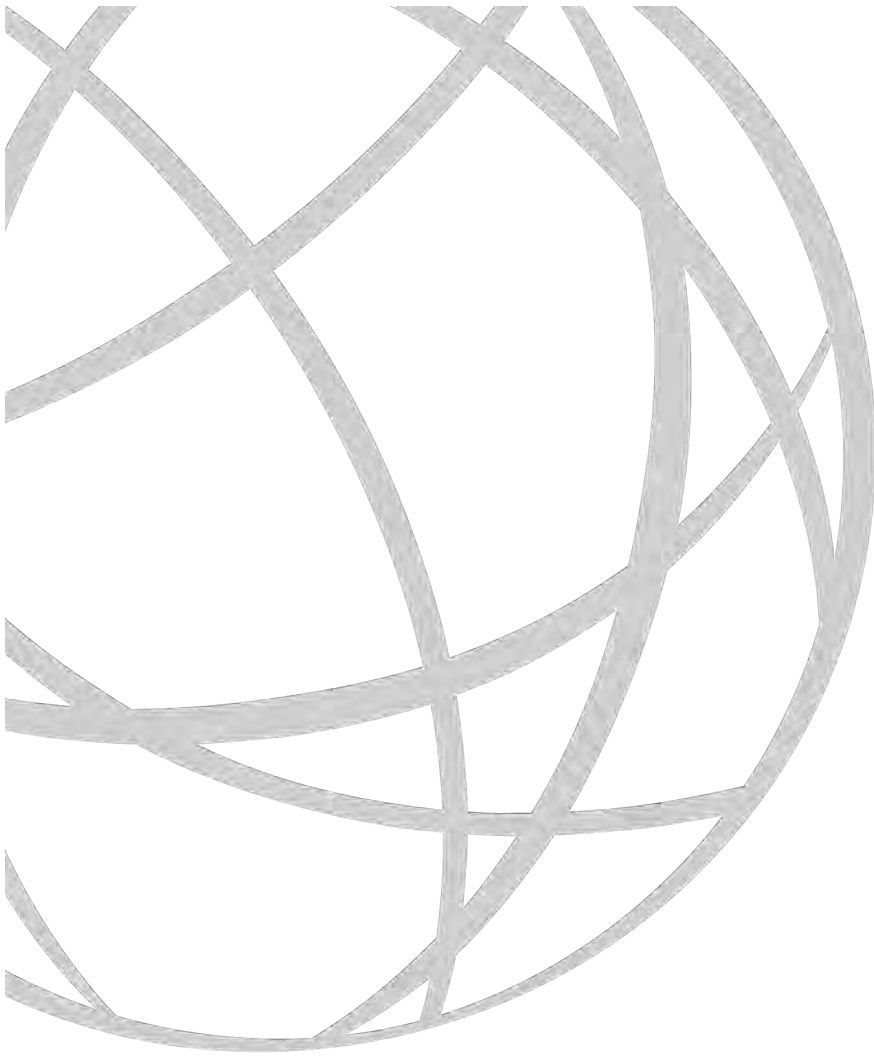
Joyce Kaiser and Roger Kaiser

14220 56 Road

Sturtevant, WI. 53177

Appendix C

Public Planning Workshop Results



Results from May 14, 2019 Planning Workshop Exercises

I-94 Corridor Master Plan & 2050 Comprehensive Plan

Village of Yorkville, WI

149602 | August 9, 2019



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Engineers | Architects | Planners | Scientists

Executive Summary

On May 14, 2019 the Village of Yorkville held a Planning Workshop to gather additional input from community members and stakeholders to review and comment on draft Future Land Use Maps and potential alternatives for future water and sanitary sewer utilities, as part of the development of the I-94 Corridor Master Plan and the Village's 2050 Comprehensive Plan.

SEH, with assistance from the Village of Yorkville Long Range Planning Committee members, sought information from the public through two engagement exercises:

- A visual preference survey; and
- a dot exercise for:
 - (1) the I-94 Corridor Master Plan
 - (2) the Village-wide 2050 Comprehensive Plan

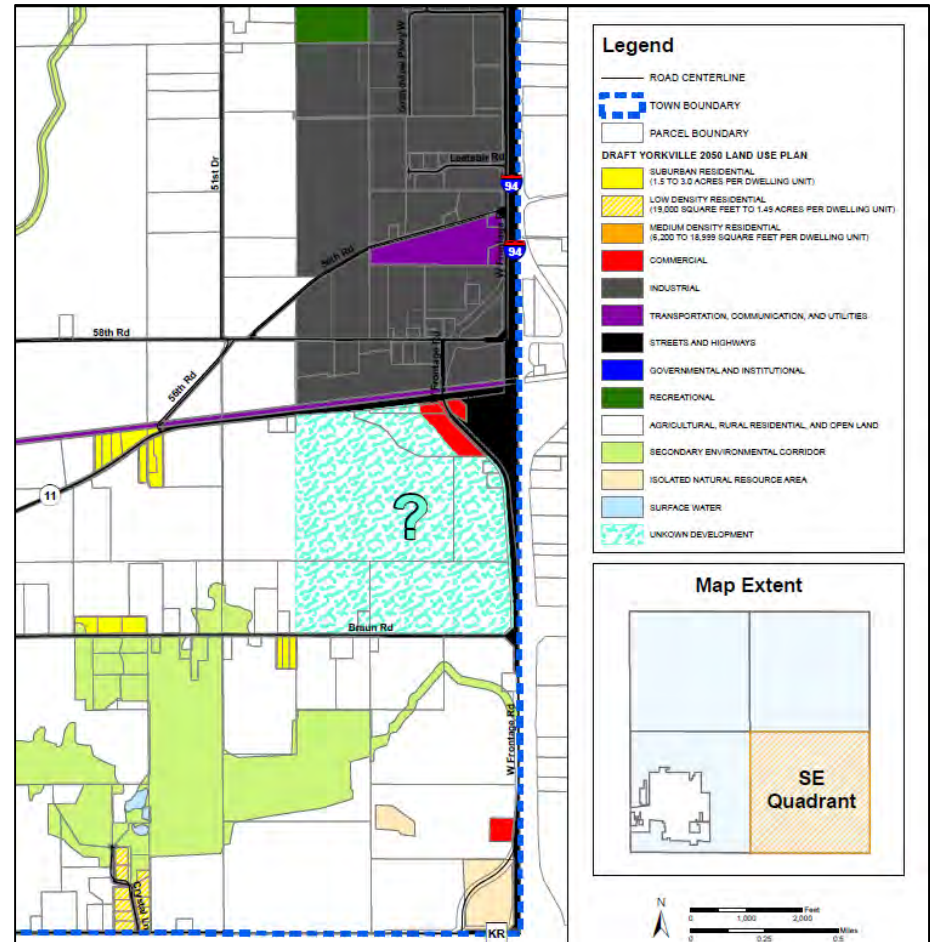
Results from these exercises are contained within this report.

Themes from 5/2019 Planning Workshop

Urban Reserve Question

Maintain Land in Agriculture:
15

Future Commercial or
Industrial Development
(including Urban Reserve):
20



Themes from 5/2019 Planning Workshop

- Visual Preference Survey: [Development Along I-94 Corridor](#)

Mode of 5 - Strongly Positive / Like

- Office Use Along the Corridor

Mode of 4 – Slightly Positive

- Office / Manufacturing, Rural, Maintaining Community



"Please score each image according to the preference scale shown below.
Write your score for each image in the space provided by each image number."

1	2	3	4	5
Strongly Negative/Dislike	Slightly Negative	Neutral	Slightly Positive	Strongly Positive/Like



Themes from 5/2019 Planning Workshop

- Visual Preference Survey: **Development Along I-94 Corridor**

Mode of 1 - Strongly Negative / Dislike

- Commercial development that is vehicle-oriented
- Design/maintenance standards



Village of Yorkville
May 14, 2019 Planning Workshop Exercises Results



Themes from 5/2019 Planning Workshop

- Visual Preference Survey: **Village Wide Development**

Mode of 5 - Strongly Positive / Like

- Agricultural, rural land uses

Mode of 4 – Slightly Positive

- Clustered rural homes, large lots



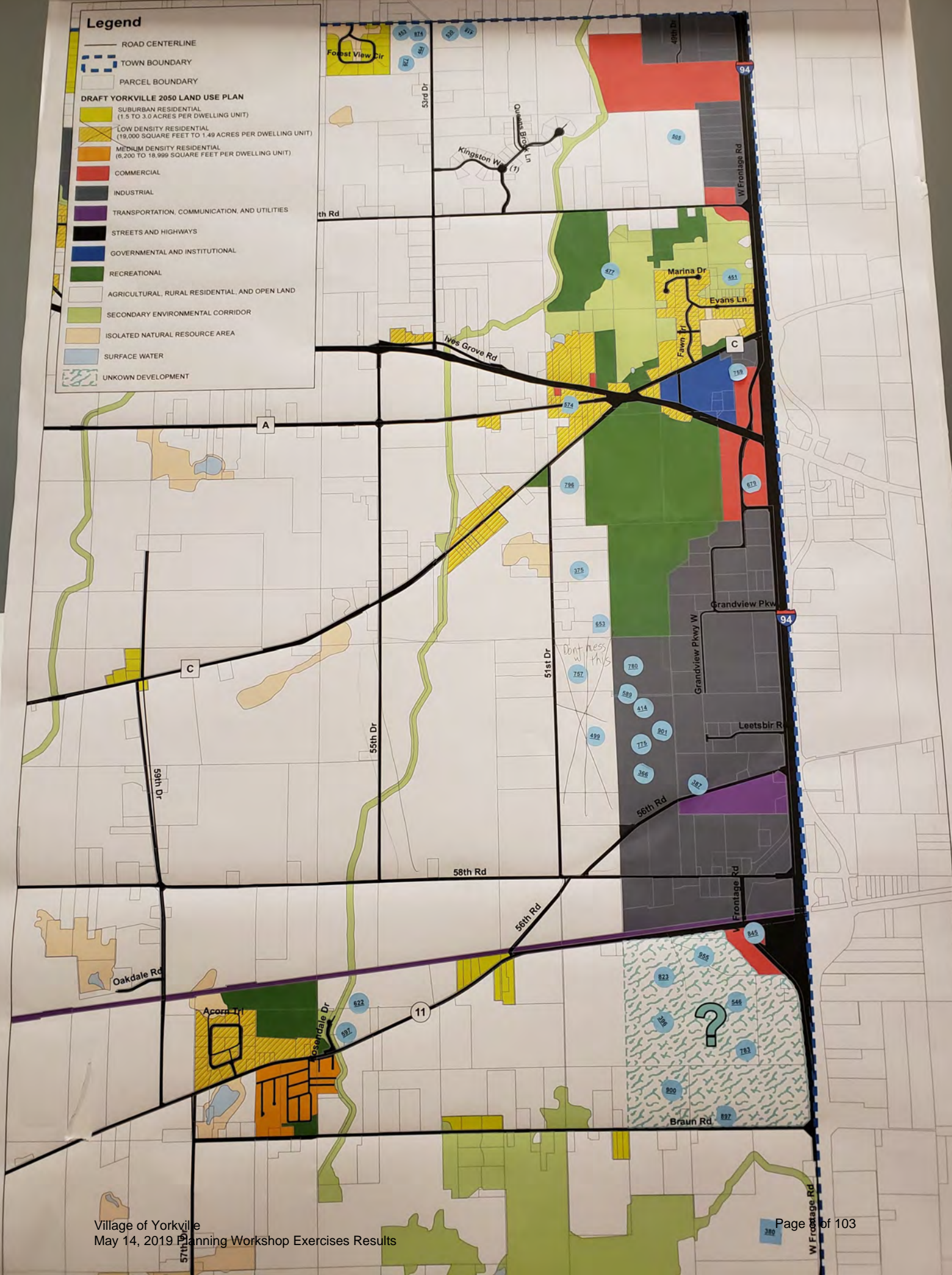
"Please score each image according to the preference scale shown below.
Write your score for each image in the space provided by each image number."

1	2	3	4	5
Strongly Negative/Dislike	Slightly Negative	Neutral	Slightly Positive	Strongly Positive/Like



Results from May 2019 Dot Exercise
pertaining to:

I-94 Corridor Master Plan



Legend

ROAD CENTERLINE

TOWN BOUNDARY

PARCEL BOUNDARY

DRAFT YORKVILLE 2050 LAND USE PLAN

SUBURBAN RESIDENTIAL
(1.5 TO 3.0 ACRES PER DWELLING UNIT)

LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)

MEDIUM DENSITY RESIDENTIAL
(8,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)

COMMERCIAL

INDUSTRIAL

TRANSPORTATION, COMMUNICATION, AND UTILITIES

STREETS AND HIGHWAYS

GOVERNMENTAL AND INSTITUTIONAL

RECREATIONAL

AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

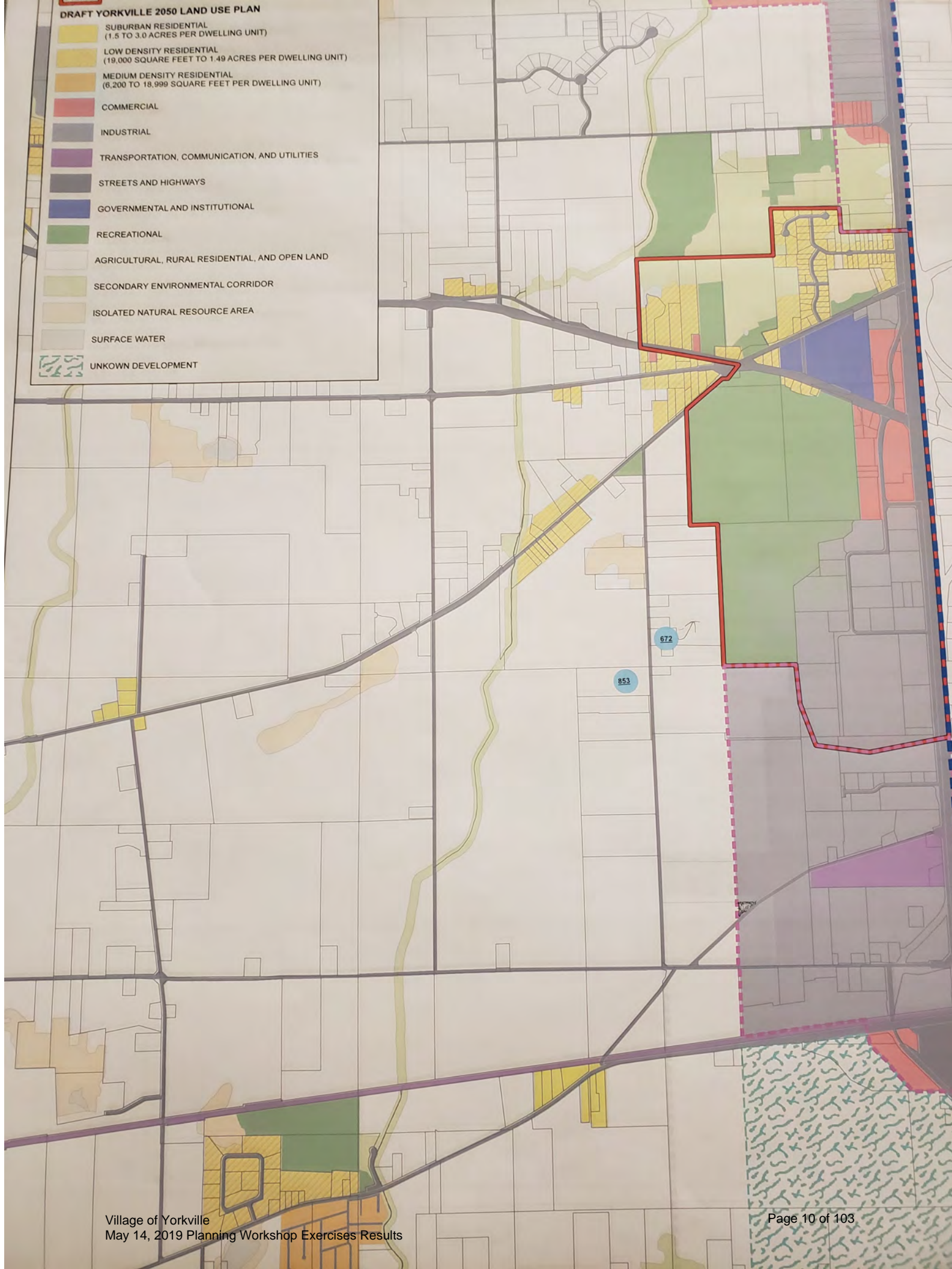
SURFACE WATER

UNKNOWN DEVELOPMENT

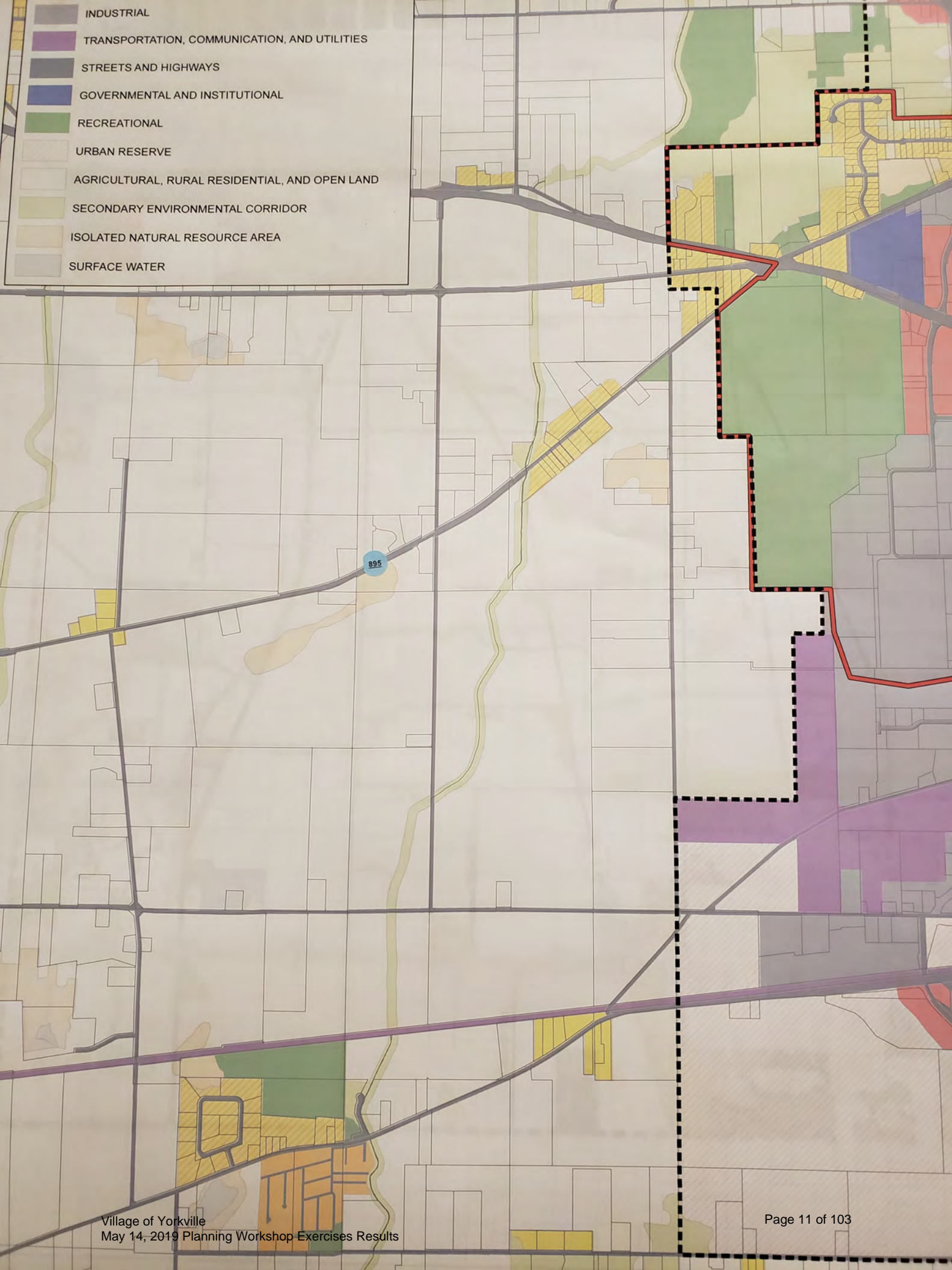


DRAFT YORKVILLE 2050 LAND USE PLAN

- SUBURBAN RESIDENTIAL
(1.5 TO 3.0 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- UNKNOWN DEVELOPMENT



- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- URBAN RESERVE
- AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER



I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Yorkville's 2035 Land Use Plan originally called for the area north of Braun Road to be "Urban Reserve" (highlighted in light blue). We would like your input on the future land use for this area for the Yorkville 2050 Land Use Plan. Circle one of the following:

- a) Leave as Urban Reserve
- b) Plan for Agriculture
- c) Plan for Retail/Commercial
- d) Plan for Mixed Use (combined housing/office/retail)

- ☒ e) Plan for Industrial/Office (similar to GrandView Business Park)
- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

380

INDUSTRIAL/OFFICE

Dot #

505

INDUSTRIAL/OFFICE

Dot #

546

INDUSTRIAL/OFFICE

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

823

FUTURE RETAIL/COMMERCIAL

Dot #

775

INDUSTRIAL

Dot #

499

AGRICULTURAL/RESIDENTIAL

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

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Yorkville Elementary School
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May 14, 2019

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Dot #

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

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Village Of Yorkville
Yorkville Elementary School
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May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

597

Leave as IS!

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

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Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- ☒ c) Plan for Retail/Commercial
- d) Plan for Mixed Use (combined housing/office/retail)

- e) Plan for Industrial/Office (similar to GrandView Business Park)
- f) Plan for Housing
- g) Unsure/no preference
- ☒ h) Other: Target

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
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May 14, 2019

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- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

Need more low cost housing (apartments) so youth don't have to move to Racine

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

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May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

622

Leave AS IS

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

Leave Rural / open alone
Do NOT change

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
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May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

387

This is our home! My husband designed it & we have lived there 60 years. It is our life. My grand children want it to be a part of theirs. We love rural Yorkville.

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

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Yorkville Elementary School
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- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

653

no development west of a line north and
south along 51st Drive

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

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Village Of Yorkville
Yorkville Elementary School
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May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

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Dot #

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
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May 14, 2019

- 1) Yorkville's 2035 Land Use Plan originally called for the area north of Braun Road to be "Urban Reserve" (highlighted in light blue). We would like your input on the future land use for this area for the Yorkville 2050 Land Use Plan. Circle one of the following:

- or* a) Leave as Urban Reserve *No* e) Plan for Industrial/Office (similar to GrandView Business Park)
No b) Plan for Agriculture *No* f) Plan for Housing
No c) Plan for Retail/Commercial g) Unsure/no preference
d) Plan for Mixed Use (combined housing/office/retail) h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

Keep all commerce/businesses along the freeway
Do not encroach

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
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May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

78

Stopping the Western Boundary
of Grand View to follow the
Western Edge of the Golf course
is good, leave a Buffer for
the Rest of the community.

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
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- | | |
|---|--|
| a) Leave as Urban Reserve | e) Plan for Industrial/Office (similar to GrandView Business Park) |
| b) Plan for Agriculture | f) Plan for Housing |
| <input checked="" type="checkbox"/> c) Plan for Retail/Commercial | g) Unsure/no preference |
| d) Plan for Mixed Use (combined housing/office/retail) | h) Other: _____ |

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

451

C - PLAN for RETAIL/COMMERCIAL

Dot #

Dot #

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I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

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Dot #

Dot #

Dot #

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I-94 Corridor Master Plan

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

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Dot #

783

LEAVE THIS AREA ALONE
WE ARE RURAL COMMUNITY

Dot #

Dot #

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I-94 Corridor Master Plan

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Village Of Yorkville
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- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

894

This gentleman had questions on land use + taxes
Rich Seeger

Dot #

790

This is being farmed
Entire area needs to be cleaned up

Dot #

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I-94 Corridor Master Plan

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Dot #

Dot #

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- g) Unsure/no preference
- h) Other: LEAVE AS IS

NO COMMERCIAL OR INDUSTRIAL

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

589

PLEASE LEAVE THE WAY IT IS NOW

BECAUSE IT WON'T STOP THERE

Dot #

Dot #

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I-94 Corridor Master Plan

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Village Of Yorkville
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- f) Plan for Housing
- g) Unsure/no preference
- h) Other:

*Do NOT expand the
Commercial-industrial area AT ALL.*

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

414

*We do not want to see any development -
ie - industrial, commercial or commercial
housing in Yorkville - period.
Please do not do this!*

Dot #

Dot #

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I-94 Corridor Master Plan

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- g) Unsure/no preference
- h) Other: _____

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Dot #

E

900

INDUSTRIAL-
WE HAVE A GIFT HORSE FOXCONN LETS
NOT LET THIS OPPORTUNITY PASS US UP.

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I94 WILL EXPAND I REALLY ON MY ELECTED
OFFICIALS TO ACT RESPONSIBLY ON LOOK AT
THE OVERALL PICTURE WHATS IN THE BEST
INTEREST OF THE VILLAGE NOT 3 PEOPLE.

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
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- | | |
|--|--|
| a) <input checked="" type="radio"/> Leave as Urban Reserve | e) Plan for Industrial/Office (similar to GrandView Business Park) |
| b) <input type="radio"/> Plan for Agriculture | f) <input type="radio"/> Plan for Housing |
| c) <input type="radio"/> Plan for Retail/Commercial | g) <input type="radio"/> Unsure/no preference |
| d) <input type="radio"/> Plan for Mixed Use (combined housing/office/retail) | h) <input type="radio"/> Other: _____ |

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Dot #

Dot #

Dot #

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- | | |
|--|--|
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Dot #

Dot #

Dot #

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I-94 Corridor Master Plan

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c) Plan for Retail/Commercial

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e) Plan for Industrial/Office (similar to GrandView Business Park)

f) Plan for Housing

g) Unsure/no preference

h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

874

Leave as is

Dot #

530

Leave as is

Dot #

736

Leave as is

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I-94 Corridor Master Plan

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May 14, 2019

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- a) ~~Leave as Urban Reserve~~
- b) Plan for Agriculture
- c) Plan for Retail/Commercial
- d) Plan for Mixed Use (combined housing/office/retail)

- e) Plan for Industrial/Office (similar to GrandView Business Park)
- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Yorkville's 2035 Land Use Plan originally called for the area north of Braun Road to be "Urban Reserve" (highlighted in light blue). We would like your input on the future land use for this area for the Yorkville 2050 Land Use Plan. Circle one of the following:

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- d) Plan for Mixed Use (combined housing/office/retail)

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

418

Leave as is

Dot #

453

Leave as is

Dot #

464

Leave as is

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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☐ c) Plan for Retail/Commercial

☐ d) Plan for Mixed Use (combined housing/office/retail)

☐ e) Plan for Industrial/Office (similar to GrandView Business Park)

☐ f) Plan for Housing

☐ g) Unsure/no preference

☐ h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

574

LEAVE AS RESIDENTIAL

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

955

No Development

Dot #

901

No Development

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Please keep buffer for 5th
Drive rock solid NO
matter what development
is offered

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Yorkville's 2035 Land Use Plan originally called for the area north of Braun Road to be "Urban Reserve" (highlighted in light blue). We would like your input on the future land use for this area for the Yorkville 2050 Land Use Plan. Circle one of the following:

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- e) Plan for Industrial/Office (similar to GrandView Business Park)
- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

restaurants

697

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Yorkville's 2035 Land Use Plan originally called for the area north of Braun Road to be "Urban Reserve" (highlighted in light blue). We would like your input on the future land use for this area for the Yorkville 2050 Land Use Plan. Circle one of the following:

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

Looks good. The right amount of development

Good job.

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

450

Restaurants / shopping

may be noted on map as 450

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

897

Please Keep Braun Rd Rural -

Keep A Buffer Like Star Drive

Dot #

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

577

I live on Acorn trail and noticed there is land for sale (2) parcels
I would like the Board to make sure that the Building restrictions
are enforced if these parcels are sold and permits are pulled for Building
Example size of House, man system, Modifying of wet lands Etc.

Dot #

845

it would be nice to have a gas station in this area

Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Grocery store + Drug Store

795

may be noted on map as 759

Dot #

Keep as natural area + develop ^{safe} trails
for walking, biking, riding

477

Dot #

Grocery store

679

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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- f) Plan for Housing
- g) Unsure/no preference
- h) Other: _____

- 2) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

396

NO DEVELOPMENT

Dot #

366

NO DEVELOPMENT / A6 !

Dot #

375

Leave 51st Drive Alone

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

796 — No gas stations
please do not create
any access to Grandview
from 51st Drive!

I-94 Corridor Master Plan

Input Form: I-94 Corridor Master Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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Dot #

Dot #

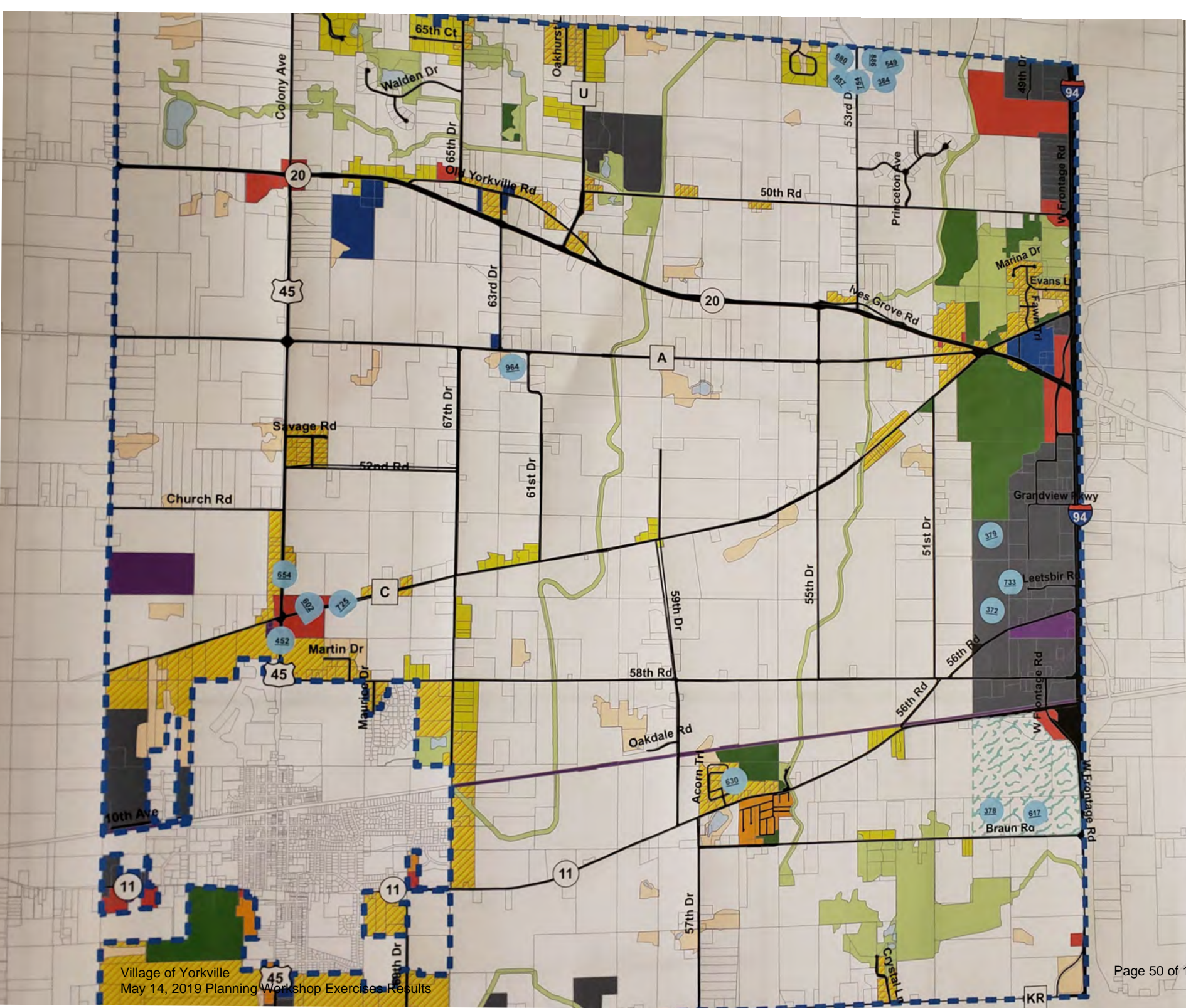
Dot #

- 3) Please provide any additional comments you have on the I-94 Corridor Master Plan below:

The new proposed input plan
is a great concept
growth to north and south.

Results from May 2019 Dot Exercise
pertaining to:

Village-Wide 2050 Comprehensive Plan



Legend

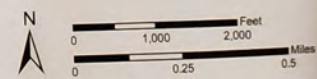
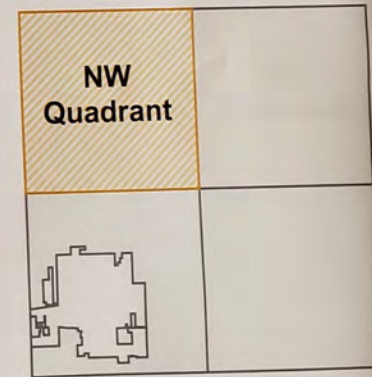
- ROAD CENTERLINE
- TOWN BOUNDARY
- PARCEL BOUNDARY
- DRAFT YORKVILLE 2019 ZONING BY-LAW**
- SUBURBAN RESIDENTIAL (1.5 TO 3.0 ACRES)
- LOW DENSITY (19,000 SQUARE METERS)
- MEDIUM DENSITY (6,200 TO 18,900 SQUARE METERS)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION
- STREETS AND PARKS
- GOVERNMENT
- RECREATION
- AGRICULTURE
- SECONDARY
- ISOLATED NATURAL
- SURFACE WATER
- UNKNOWN DENSITY



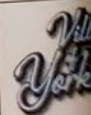
Legend

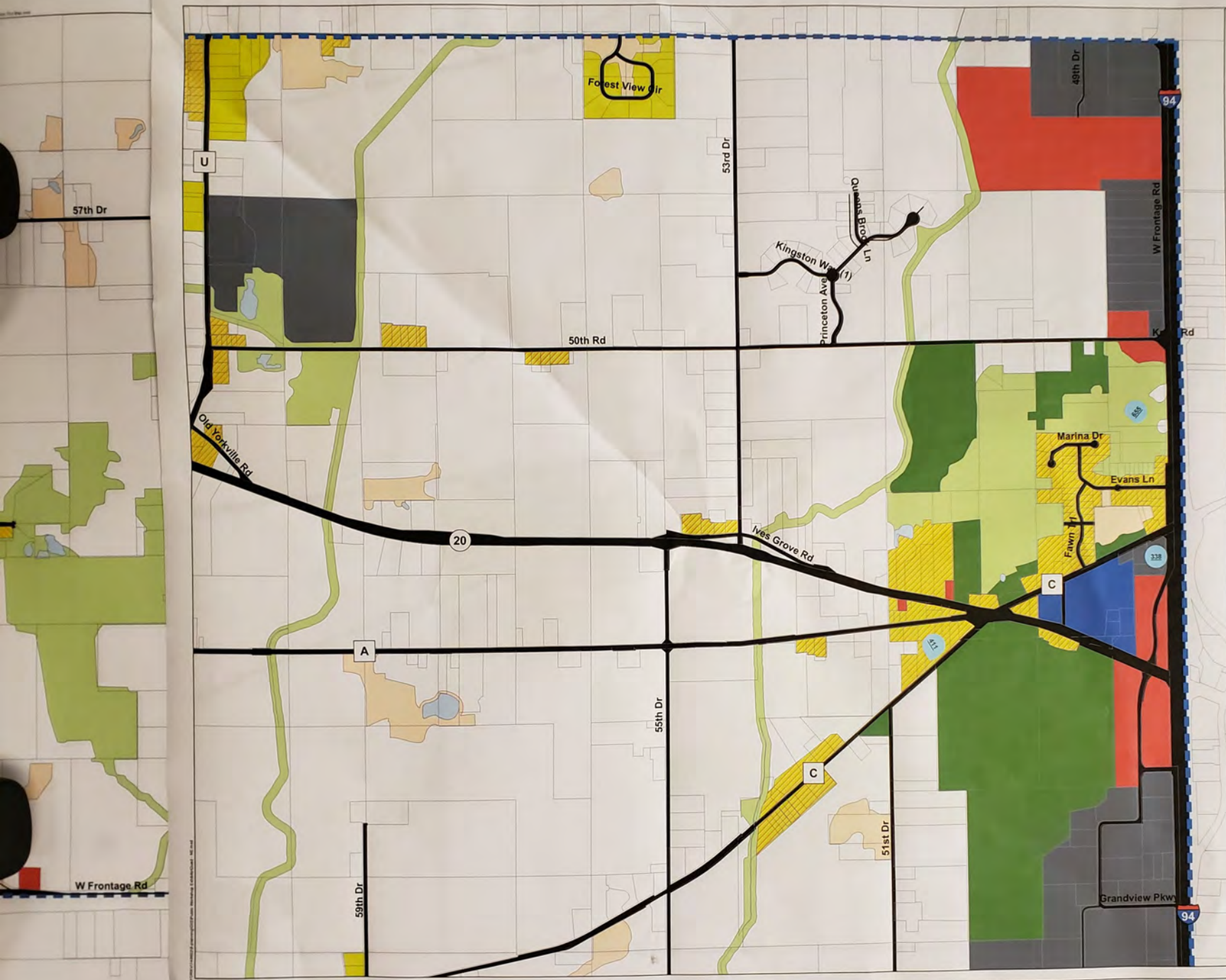
- ROAD CENTERLINE
 - TOWN BOUNDARY
 - PARCEL BOUNDARY
- DRAFT YORKVILLE 2050 LAND USE PLAN**
- SUBURBAN RESIDENTIAL (1.5 TO 3.0 ACRES PER DWELLING UNIT)
 - LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
 - MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
 - COMMERCIAL
 - INDUSTRIAL
 - TRANSPORTATION, COMMUNICATION, AND UTILITIES
 - STREETS AND HIGHWAYS
 - GOVERNMENTAL AND INSTITUTIONAL
 - RECREATIONAL
 - AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
 - SECONDARY ENVIRONMENTAL CORRIDOR
 - ISOLATED NATURAL RESOURCE AREA
 - SURFACE WATER
 - UNKNOWN DEVELOPMENT

Map Extent



2050 COMPREHENSIVE PLAN INPUT EXERCISE - NW QUADRANT

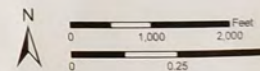
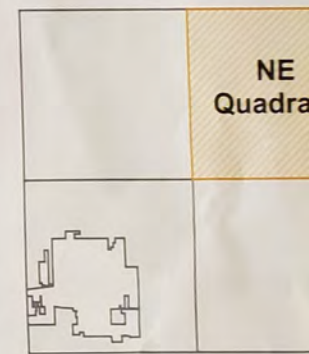




Legend

- ROAD CENTERLINE
- TOWN BOUNDARY
- PARCEL BOUNDARY
- DRAFT YORKVILLE 2050 LAND USE PLAN**
 - SUBURBAN RESIDENTIAL (1.5 TO 3.0 ACRES PER DWELLING UNIT)
 - LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
 - MEDIUM DENSITY RESIDENTIAL (5,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
 - COMMERCIAL
 - INDUSTRIAL
 - TRANSPORTATION, COMMUNICATION, AND UTILITIES
 - STREETS AND HIGHWAYS
 - GOVERNMENTAL AND INSTITUTIONAL
 - RECREATIONAL
 - AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN SPACE
 - SECONDARY ENVIRONMENTAL CORRIDOR
 - ISOLATED NATURAL RESOURCE AREA
 - SURFACE WATER
 - UNKNOWN DEVELOPMENT

Map Extent

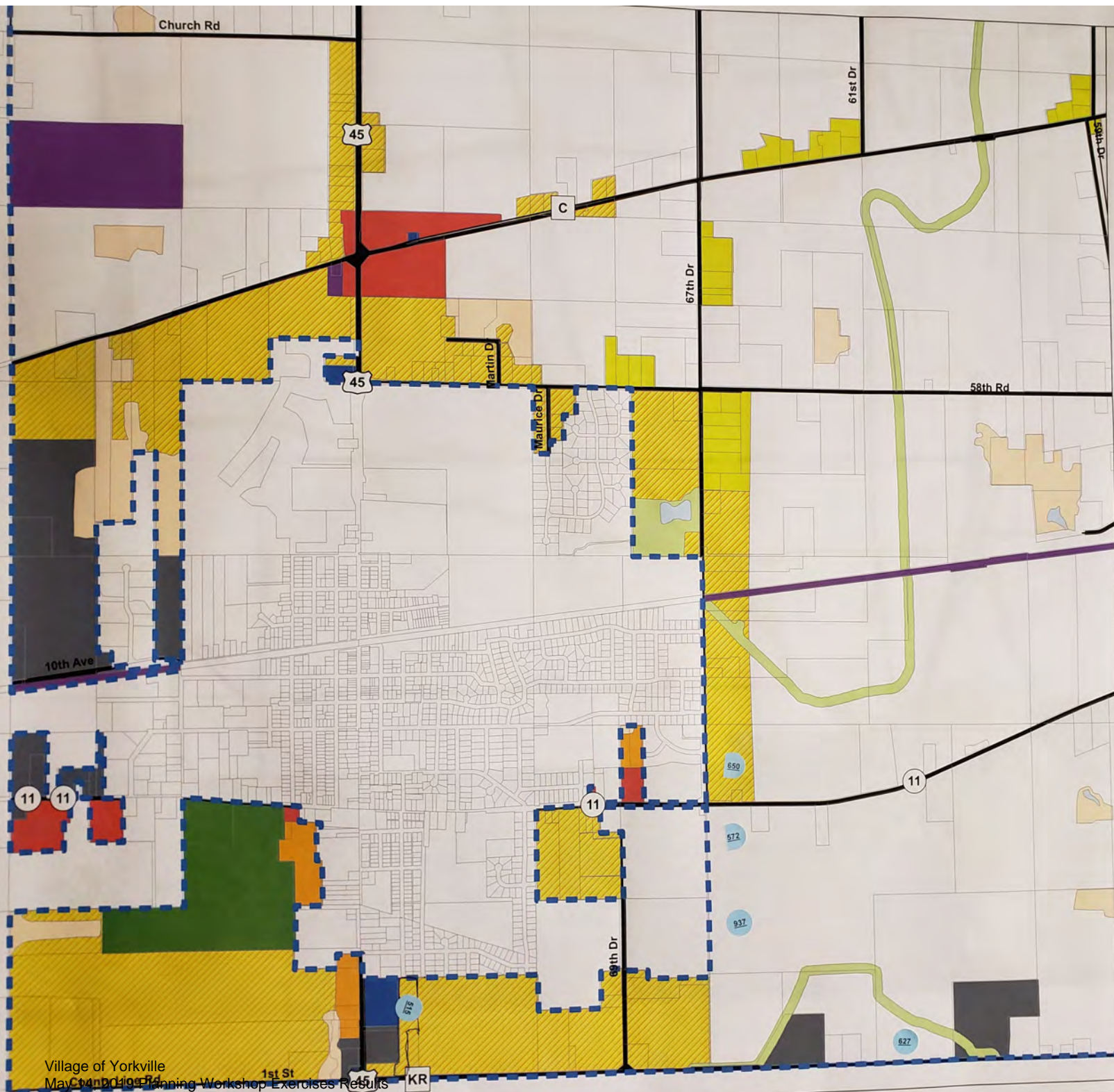


6808 Odessa Road, Suite 200
Madison, WI 53711
(608) 620-6199

Print Date: 5/10/2019
Map by: mfk
Projection: WGS84, RACINE COUNTY

2050 COMPREHENSIVE PLAN INPUT EXERCISE - NE QUADRANT

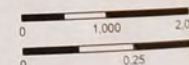
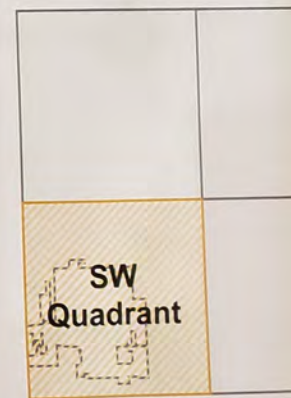
VILLAGE OF YORKVILLE, RACINE COUNTY, WI



Legend

- ROAD CENTERLINE
- TOWN BOUNDARY
- PARCEL BOUNDARY
- DRAFT YORKVILLE 2050 LAND USE PLAN**
- SUBURBAN RESIDENTIAL
(1.5 TO 3.0 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL, RURAL RESIDENTIAL, AND
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- UNKNOWN DEVELOPMENT

Map Extent

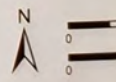
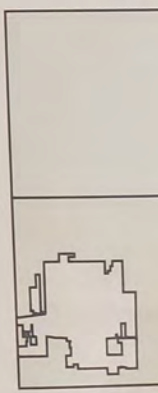




Legend

- ROAD CENTERLINE
- TOWN BOUNDARY
- PARCEL BOUNDARY
- DRAFT YORKVILLE 2050 LAND**
- SUBURBAN RESIDENTIAL (1.5 TO 3.0 ACRES PER LOT)
- LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 100,000 SQUARE FEET)
- MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMERCIAL
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL, RURAL
- SECONDARY ENVIRONMENTAL
- ISOLATED NATURAL RESOURCES
- SURFACE WATER
- UNKNOWN DEVELOPMENT

Map



Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

↓ single fam homes ok

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

only by 45 or INTERSTATE

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Keep Area &
Frontage restrictions
in place

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

YES WEST OF I94 BY 1 MILE

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

Hwy 11

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

378

INDUSTRIAL- DON'T LET THIS OPPORTUNITY
SLIDE BY BECAUSE A FEW NEIGHBORS ARE UPSET

noted on map as 378

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

yes B-3
Hwy C + 45 N + S on 45
E on C

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

654

continued commercial growth

Dot #

452

continued commercial growth

Dot #

602

continued commercial growth

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

338

Why, zoned M3 or isn't it.
Should be commercial

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

MUST HAVE AT LEAST
2 ACRES

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

KEEP IN GRAND VIEW

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

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Dot #

ISOLATED NR AREA ?

964

Note: 964 not on the map

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

ONLY SUBURBAN RESIDENTIAL WITH 3 ACRE MINIMUM LOT

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

ONLY ADJACENT TO UNION GROVE

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

532

PLEASE LEAVE THIS AREA AS AGED VERY LARGE LOT
RESIDENTIAL

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

PLEASE KEEP THIS A RURAL COMMUNITY !!!

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
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May 14, 2019

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- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

630

Need to Pave
Acorn Trail

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

411

3-acre parcels should be SR ~~SR~~ in this area, as a district?

655 - ~~what is green, not orange~~

what is difference between Secondary environmental corridor? isolated natural resource area?

Dot #

792- are there wetlands, at the site? typically wet in this area

734- gov'tl parcel should AG - if it's Kieth Vivian's piece

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

(with zoning)
Concern about how to handle two land use categories on one parcel

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

Keep Higher Density Homes Next To main Gorse
Pattern with them For Sewer + WATER

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

Keep close To T&E

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

617

Please keep Brown Rd Rural
Keep A Bobb-Like Stop Dr. Please

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

near existing subdivisions

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

along I94 corridor

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

515

UG Memorial Assoc Purchased the
~~adj~~ adjacent Property For Future Expensuring
Should be Identified as Government
and Institutional

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

In 3-5 acre parcels with single family homes only

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

In the existing Grandview park / I-94 corridor and near Union Grove development

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

930

Keep the rural nature of the SE Quadrant and 3-5 acre minimum for single family homes - no high/med density housing or condos!

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

NO

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

NO

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

372

DO NOT INCREASE ANY INDUSTRIAL
OR COMMERCIAL PROPERTIES

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns? *No*

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns? *No*

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

379

*Leave Yorkville as it is. A rural, single family housing (primarily) community.
Do not increase boundary for industry AT ALL!*

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

Keep near I-94

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

Keep near I-94

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

656

COMMERCIAL
COMMERCIAL

Dot #

572

Dot #

627

INDUSTRIA

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

YES

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

YES

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

937

LOW DENSITY RESIDENTIAL

Dot #

552

COMMERCIAL/RETAIL

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

733

Keep all I94 corridor development within
1/2 mile of I-94

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Could use something to define Yorkville. Right now we are just a spot inside U.G.

Could use more varied housing. The big lots are nice, but only rich can afford.

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Leave as is

549

Dot #

Leave as is

754

Dot #

Leave as is

384

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

948

Already an approved subdivision

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

unsure

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

un sure

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

680

Leave as is

Dot #

886

Leave as is

Dot #

957

Leave as is

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

964

What is this isolated nat. resource area?
Dan Golds worthy
dgold>52b@gmail.com

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

Everywhere w/ the minimum of 3 Acre Requirement

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

Yes, Bx Freeway

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

661

Grocery store Bx I 94

Note: 661 not on the map

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Keep Yorkville Stable without
urbanization + commercialism

Village-wide 2050 Comprehensive Plan

Input Form: Village-wide 2050 Comprehensive Plan

Village Of Yorkville
Yorkville Elementary School
18621 Washington Ave, Union Grove, WI 53182
May 14, 2019

- 1) Are there areas within the village where residential development should take place according to current residential land use patterns?

Should continue to have 3 acre min lots

- 2) Are there areas within the village where retail/commercial development should take place according to current commercial land use patterns?

yes- along the I-94 Grandview pkwy area

- 3) Dot Exercise - Place a numbered sticker on the map near the location for which you would like to comment. Write the sticker number in the box and your comment in the adjacent space:

Dot #

Dot #

Dot #

- 4) Please provide any additional comments you have on the Village-wide 2050 Comprehensive Plan below:

Controlled growth

PJS.

Existing, Future & Environmental Coordinator maps

- #072 - (Pergatory) Owner would prefer to be inside the Industrial land use & inside the Expanded San. Sewer service area.
- #953 - Owner would like to keep the existing land use from 2009 or 2035 land use the same!
- #483 - what is happening with the storm water planning for the new land use plan?
- #825 - what is happening with the current WWTP discharge pipe if the expanded utilities is approved. Will the existing drain tile be replaced or will a new WWTP site be chosen?
- #895 - Label the Main Roads so this map is easier for the public to read!

Results from May 2019 Visual Preference Survey

Visual Preference Survey Results

Village Of Yorkville I-94 Corridor Master Plan and Village-wide 2050 Comprehensive Plan Public Workshop – May 14, 2019

At the Public Workshop held May 14, 2019, the Village conducted a visual preference survey to help gauge what the community would want potential future development within the Village to look like. The survey was split into two categories to gauge the community's preference for development in two areas: development specifically along the I-94 corridor and Village-wide development. The results in this document show the average scores received for the images shown in the survey.



I-94 Corridor Master Plan

Visual Preference Survey Results

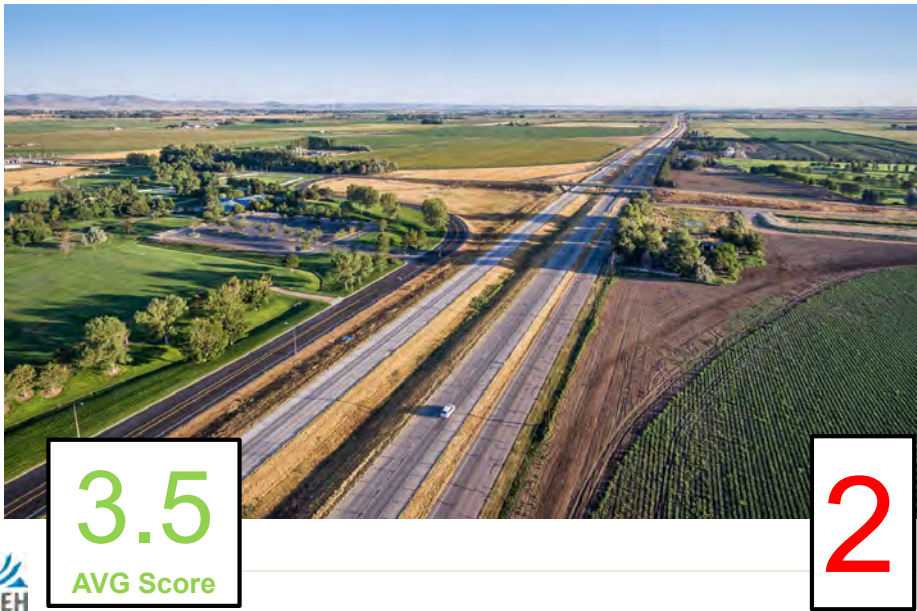
"Please score each image according to the preference scale shown below.
Write your score for each image in the space provided by each image number."

1	2	3	4	5
Strongly Negative/Dislike	Slightly Negative	Neutral	Slightly Positive	Strongly Positive/Like

I-94 Corridor Development Pattern



I-94 Corridor Development Pattern



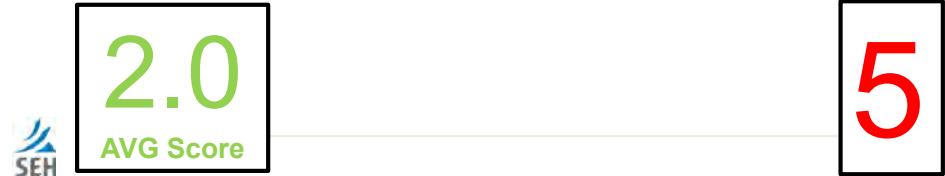
I-94 Corridor Development Pattern



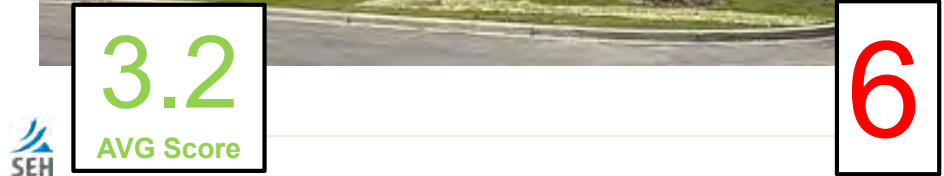
I-94 Corridor Development Pattern



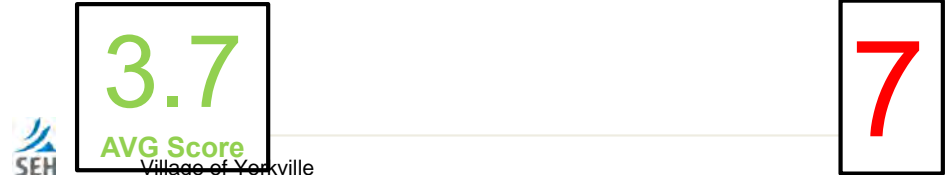
I-94 Corridor Development Pattern



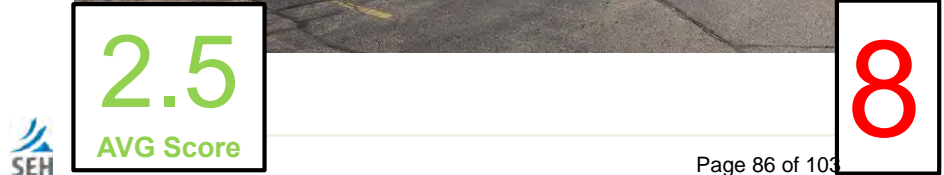
I-94 Corridor Development - Industrial



I-94 Corridor Development - Industrial



I-94 Corridor Development - Industrial



Visual Preference Survey - Industrial



2.6
AVG Score

9

I-94 Corridor Development - Industrial



3.5
AVG Score

10

Visual Preference Survey - Industrial



3.0
AVG Score

11

I-94 Corridor Development - Industrial



2.9
AVG Score

12

I-94 Corridor Development - Industrial



3.3

AVG Score

13

I-94 Corridor Development – Mixed Use



2.9

AVG Score

14

I-94 Corridor Development – Mixed Use



2.8

AVG Score

15

I-94 Corridor Development – Mixed Use



2.7

AVG Score

16

I-94 Corridor Development –
Retail/Commercial



2.3

AVG Score

17



I-94 Corridor Development –
Retail/Commercial



2.1

AVG Score

18



I-94 Corridor Development –
Retail/Commercial



1.4

AVG Score

19



I-94 Corridor Development –
Retail/Commercial



2.3

AVG Score

20



I-94 Corridor Development –
Retail/Commercial



I-94 Corridor Development –
Retail/Commercial



I-94 Corridor Development –
Retail/Commercial



I-94 Corridor Development –
Retail/Commercial



I-94 Corridor Development – Retail/Commercial



2.5
AVG Score

25

I-94 Corridor Development – Retail/Commercial



2.1
AVG Score

26

I-94 Corridor Development – Retail/Commercial



2.1
AVG Score

27

I-94 Corridor Development – Retail/Commercial



2.2
AVG Score

28

I-94 Corridor Development – Retail/Commercial



2.4

AVG Score

29

I-94 Corridor Development – Retail/Commercial



2.2

AVG Score

30

I-94 Corridor Development – Office

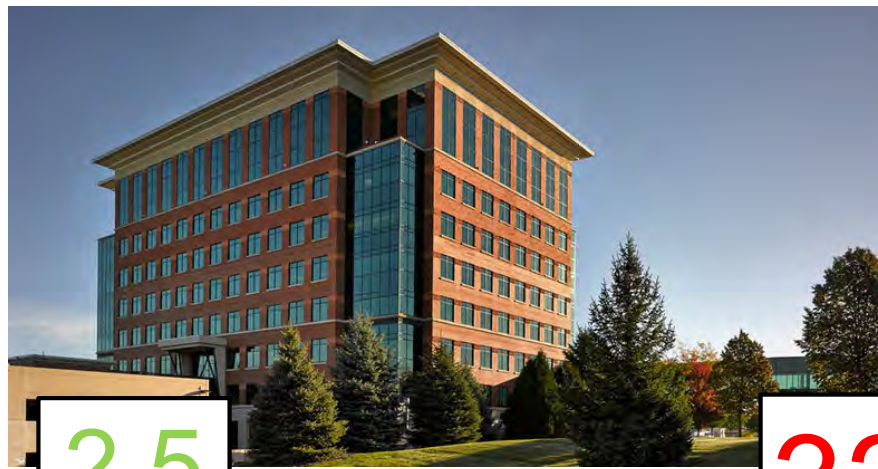


3.2

AVG Score

31

I-94 Corridor Development – Office



2.5

AVG Score

32

I-94 Corridor Development – Office



3.4
AVG Score

33

I-94 Corridor Development – Office



2.5
AVG Score

34

I-94 Corridor Development – Office



2.3
AVG Score

35

Village-wide 2050 Master Plan

Visual Preference Survey Results

"Please score each image according to the preference scale shown below.
Write your score for each image in the space provided by each image number."



Village-wide Development Patterns



2.5
AVG Score

50

Village-wide Development Patterns



B: Concept Plan 1



C: Concept Plan 2



2.8
AVG Score

51

Village-wide Development Patterns



3.5
AVG Score

52

Village-wide Development Patterns



1.4
AVG Score

53

Village-wide Development Patterns



2.0

AVG Score

54

Village-wide Development Patterns



1.6

AVG Score

55

Village-wide Development Patterns



4.3

AVG Score

56

Village-wide Development Patterns



2.8

AVG Score

57

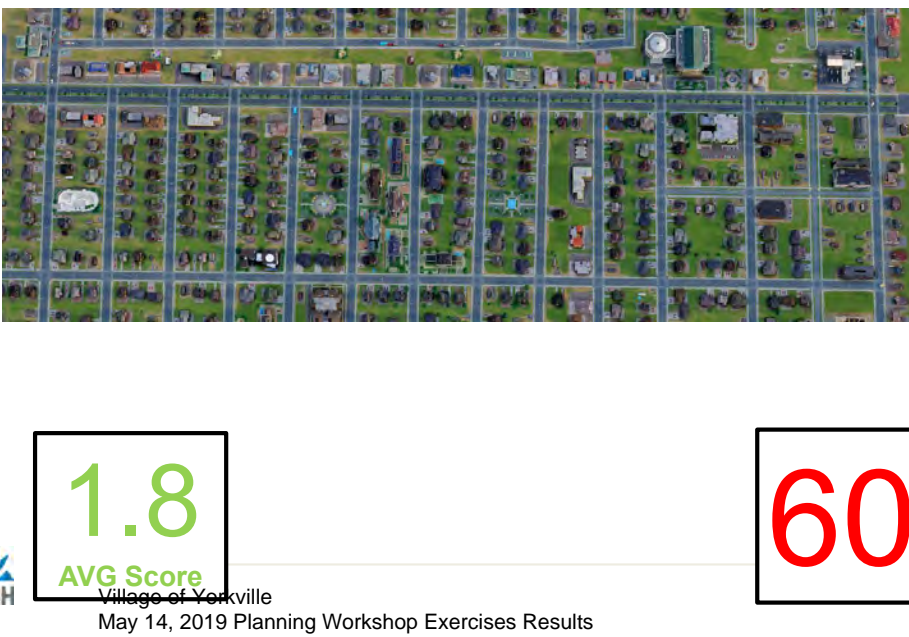
Village-wide Development Patterns



Village-wide Development Patterns



Village-wide Development Patterns



Village-wide Development Patterns



Village-wide - Housing



2.8

AVG Score

62



Village-wide - Housing



3.8

AVG Score

63



Village-wide - Housing



3.7

AVG Score

64



Village-wide - Housing



3.5

AVG Score

65



Village-wide - Housing



3.7
AVG Score

66

Village-wide - Housing



2.8
AVG Score

67

Village-wide - Housing



1.6
AVG Score

68

Village-wide - Housing



2.4
AVG Score

69

Village-wide - Housing



3.4

AVG Score

70

Village-wide - Housing



1.9

AVG Score

71

Visual Preference Survey – Residential



1.7

AVG Score

72

Village-wide - Housing



2.1

AVG Score

73

Village-wide - Housing



3.2
AVG Score

74

Village-wide - Housing



2.3
AVG Score

75

Village-wide - Housing



3.8
AVG Score

76

Village-wide - Housing



3.5
AVG Score

77

Village-wide - Housing



3.5

AVG Score

78

Village-wide - Housing



3.3

AVG Score

79

Village-wide - Housing



4.0

AVG Score

80

Village-wide - Housing



1.9

AVG Score

81

Village-wide - Housing



2.3
AVG Score

82

Village-wide - Retail



2.3
AVG Score

83

Village-wide - Retail



2.4
AVG Score

84

Village-wide - Retail



2.5
AVG Score

85

Village-wide - Retail



2.2
AVG Score

86

Appendix D

Village-Wide Community Survey Results



Results from Village of Yorkville 2019 Community Survey

I-94 Corridor Master Plan & 2050 Comprehensive Plan

Village of Yorkville, WI

149602 | May 6, 2019



Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists

Executive Summary

In March 2019 the Village of Yorkville requested public input as the Village began the process of creating an I-94 Corridor Master Plan and the Village's 2050 Comprehensive Plan. The two plans are being developed concurrently, yet incrementally and will be based on input gathered from the community.

- I-94 Corridor Master Plan. Planning process to review current development pressures, to identify community supported options for future growth, and to create preferred land use scenarios with fiscal impacts. An implementation strategy will be identified for the chosen scenario.
- 2050 Comprehensive Plan. Planning process to develop a complete update to the Village's Comprehensive Plan with a focus on identifying goals and a community vision for the Village for the next 30 years, prioritized in an Implementation Plan.

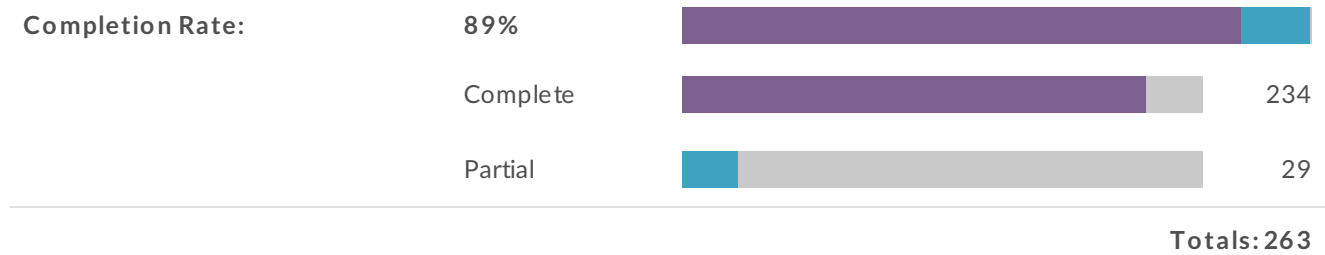
The Village of Yorkville requested community participation through this survey to help inform the I-94 Corridor Master Plan and 2050 Comprehensive Plan community building efforts. A letter encouraging participation was mailed to Village property owners. The survey was advertised at the March 14, 2019 Public Information Meeting. And the Village included an article about the planning process and invited community participation in the survey in the April 1, 2019 Yorkville Newsletter.

In total, 234 surveys were completed. Considering the Village's estimated population of 3,036 residents in 2017, approximately 8% completed the community survey. The survey was available between March 14th and April 16th, 2019. Community members were encouraged to complete the online version of the survey, however paper copies were available at Yorkville Village Hall and were mailed to those who requested a hard copy.

Survey results indicate that the majority of respondents would like the Village of Yorkville, over the next 30-years, to promote maintaining a friendly, small, safe community atmosphere; a good school system; promote public health, an active community and youth activities; support existing businesses; maintain and improve local roads; and protect natural areas, agricultural lands and groundwater.

Report for Yorkville Community Survey

Response Counts



1. Please rate the quality of the following in Yorkville:

	5 = Excellent	4 = Very Good	3 = Good	2 = Fair	1 = Poor	Unsure	Responses
Friendly Community Count Row %	90 35.2%	105 41.0%	42 16.4%	10 3.9%	3 1.2%	6 2.3%	256
Small Community Atmosphere Count Row %	134 52.3%	79 30.9%	33 12.9%	6 2.3%	0 0.0%	4 1.6%	256
Schools Count Row %	107 42.0%	90 35.3%	21 8.2%	12 4.7%	0 0.0%	25 9.8%	255
Village Government Count Row %	52 20.6%	91 36.0%	61 24.1%	25 9.9%	10 4.0%	14 5.5%	253
Safe Community / Feeling of Security Count Row %	99 39.0%	109 42.9%	37 14.6%	6 2.4%	1 0.4%	2 0.8%	254
Activities for Youth Count Row %	32 12.6%	64 25.2%	65 25.6%	31 12.2%	7 2.8%	55 21.7%	254
Child Care Facilities Count Row %	10 4.0%	22 8.7%	43 17.1%	21 8.3%	15 6.0%	141 56.0%	252
Community Events Count Row %	11 4.3%	59 23.3%	79 31.2%	44 17.4%	18 7.1%	42 16.6%	253
Internet Service Count Row %	15 5.9%	31 12.2%	42 16.5%	64 25.2%	87 34.3%	15 5.9%	254
Medical Facilities Count Row %	27 10.8%	35 14.1%	64 25.7%	42 16.9%	43 17.3%	38 15.3%	249
Housing Options - Owner Occupied Count Row %	42 16.7%	91 36.1%	70 27.8%	22 8.7%	7 2.8%	20 7.9%	252

	5 = Excellent	4 = Very Good	3 = Good	2 = Fair	1 = Poor	Unsure	Responses
Housing Options - Renter Occupied Count Row %	11 4.4%	23 9.1%	47 18.7%	35 13.9%	15 6.0%	121 48.0%	252
Senior Housing Options Count Row %	7 2.8%	11 4.4%	38 15.2%	30 12.0%	43 17.2%	121 48.4%	250
Opportunities for Quality Jobs Count Row %	16 6.4%	48 19.2%	72 28.8%	35 14.0%	28 11.2%	51 20.4%	250
Farming Opportunities Count Row %	71 28.1%	72 28.5%	50 19.8%	19 7.5%	4 1.6%	37 14.6%	253
Parks & Open Space Count Row %	33 13.1%	66 26.3%	81 32.3%	45 17.9%	15 6.0%	11 4.4%	251
Ground Water Quality Count Row %	46 18.3%	78 31.1%	63 25.1%	34 13.5%	9 3.6%	21 8.4%	251
Air Quality Count Row %	76 30.0%	95 37.5%	60 23.7%	11 4.3%	4 1.6%	7 2.8%	253
Overall Quality of Life in Yorkville Count Row %	82 32.5%	122 48.4%	40 15.9%	5 2.0%	0 0.0%	3 1.2%	252
Bathrooms in parks Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
Development Count Row %	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Development opportunities Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1

	5 = Excellent	4 = Very Good	3 = Good	2 = Fair	1 = Poor	Unsure	Responses
Development opportunities are limited Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1
Emergency Medical Response Time Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
Farmer's Market Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
Highway noise Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
If no development were to go West Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Obtainable Facilities close Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Quiet rural atmosphere - large household lot sizes. Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Roads Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2 100.0%	0 0.0%	2
Rural Atomosphere Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Sports Programs for kids Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
Taxes Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
Too much noise Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1

	5 = Excellent	4 = Very Good	3 = Good	2 = Fair	1 = Poor	Unsure	Responses
atv/utv trails							
Count	0	0	0	0	1	0	1
Row %	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	
sense of community							
Count	0	0	0	0	1	0	1
Row %	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	
Totals							
Total Responses							256

2. How important is it for the Village of Yorkville to promote the following in the next 30 years?

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Maintaining a Friendly Community Count Row %	133 54.1%	94 38.2%	17 6.9%	1 0.4%	1 0.4%	0 0.0%	246
Maintaining a Small Community Atmosphere Count Row %	136 55.3%	70 28.5%	25 10.2%	9 3.7%	5 2.0%	1 0.4%	246
Maintaining a Good School System Count Row %	160 65.0%	72 29.3%	8 3.3%	1 0.4%	4 1.6%	1 0.4%	246
Maintaining a Safe Community / Security Count Row %	181 73.6%	62 25.2%	3 1.2%	0 0.0%	0 0.0%	0 0.0%	246
Promoting Public Health & an Active Community Count Row %	78 31.8%	92 37.6%	63 25.7%	8 3.3%	4 1.6%	0 0.0%	245
Promoting Youth Activities Count Row %	58 23.7%	116 47.3%	61 24.9%	5 2.0%	3 1.2%	2 0.8%	245
Improving Sidewalk Network Count Row %	10 4.1%	21 8.6%	51 20.8%	62 25.3%	85 34.7%	16 6.5%	245

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Improving Trail Network Count Row %	38 15.6%	46 18.9%	78 32.0%	37 15.2%	36 14.8%	9 3.7%	244
Diversifying the Local Economy Count Row %	31 12.7%	58 23.8%	87 35.7%	31 12.7%	29 11.9%	8 3.3%	244
Encouraging New Businesses Count Row %	58 23.6%	65 26.4%	77 31.3%	19 7.7%	27 11.0%	0 0.0%	246
Supporting Existing Businesses Count Row %	90 36.7%	113 46.1%	37 15.1%	4 1.6%	1 0.4%	0 0.0%	245
Encouraging New Employment Opportunities Count Row %	60 24.8%	74 30.6%	67 27.7%	17 7.0%	24 9.9%	0 0.0%	242
Expanding Shopping Options Count Row %	30 12.3%	38 15.6%	69 28.3%	56 23.0%	50 20.5%	1 0.4%	244
Senior Citizen Services Count Row %	27 11.1%	84 34.6%	88 36.2%	13 5.3%	15 6.2%	16 6.6%	243
Enforcing Municipal Codes Count Row %	62 25.5%	86 35.4%	63 25.9%	14 5.8%	8 3.3%	10 4.1%	243

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Enforcing Development Standards Count Row %	84 34.7%	90 37.2%	45 18.6%	8 3.3%	6 2.5%	9 3.7%	242
Maintaining and Improving Local Roads Count Row %	96 39.5%	112 46.1%	30 12.3%	3 1.2%	1 0.4%	1 0.4%	243
Diversity of Housing Options Count Row %	17 7.0%	53 21.8%	67 27.6%	48 19.8%	52 21.4%	6 2.5%	243
Affordable Housing / Homes for Entry Level Workers Count Row %	9 3.7%	36 14.9%	74 30.6%	46 19.0%	77 31.8%	0 0.0%	242
Encouraging Sustainable Development Count Row %	41 16.9%	89 36.6%	56 23.0%	24 9.9%	29 11.9%	4 1.6%	243
Encouraging Conservancy Districts Count Row %	47 19.3%	77 31.7%	74 30.5%	20 8.2%	13 5.3%	12 4.9%	243
Protecting Natural Areas Count Row %	117 47.8%	79 32.2%	34 13.9%	6 2.4%	9 3.7%	0 0.0%	245
Protecting Agricultural Lands / Farming Areas Count Row %	131 53.5%	67 27.3%	33 13.5%	9 3.7%	5 2.0%	0 0.0%	245

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Protecting Groundwater Count Row %	173 71.2%	55 22.6%	12 4.9%	2 0.8%	1 0.4%	0 0.0%	243
Business development opportunities Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Community events Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Completing the Rails2Trails program Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Development Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Do not allow new subdivisions to enter the community. New household lots should not be smaller than 6 acres to preserve rural atmosphere. No medium density lots and especially no low income housing or condos. Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Grocery and drugstore options Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Improving flooding Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
KEEP GROWTH/NEW BUSINESS NEAR I-94 Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Keep Area Rural Count Row %	2 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	2
Keeping Yorkvil Rural Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Keeping taxes low. Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Maintain 3 acres minimum Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Maintain better communications between town board and Yorkville (all) citizens Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Maintaining large lot sizes Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Managing Growth effectively Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
No more subdivisions Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Protecting Existing Housing Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Relations with Union Grove Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
The village is going to grow along I-94, village should get on the bandwagon to seize some of these opportunities for gaining tax base. Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
promoting bike/hiking trail Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
protect existing housing Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Totals Total Responses							246

3. What type of development should Yorkville encourage in the next 30 years?

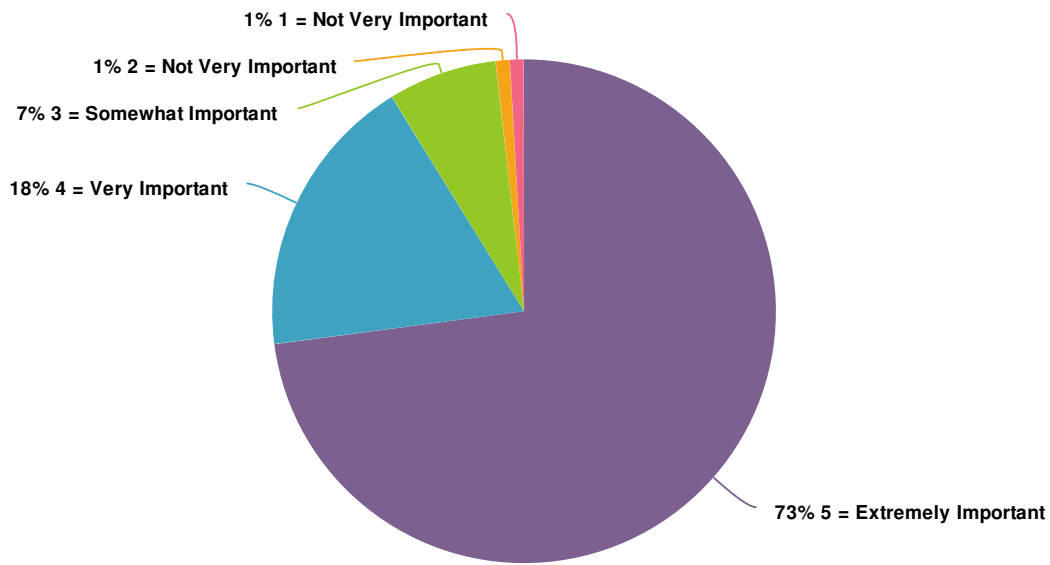
	Need More Of	Keep at Existing Level	Need Fewer Of	Unsure	Responses
Offices / Business Parks Count Row %	76 31.8%	132 55.2%	28 11.7%	3 1.3%	239
Retail / Shopping Count Row %	82 33.9%	122 50.4%	36 14.9%	2 0.8%	242
Neighborhood Services / Businesses Count Row %	87 36.4%	137 57.3%	12 5.0%	3 1.3%	239
Restaurants Count Row %	105 43.4%	120 49.6%	13 5.4%	4 1.7%	242
Entertainment / Attractions Count Row %	73 30.3%	135 56.0%	27 11.2%	6 2.5%	241
Hotels / Motels Count Row %	47 19.4%	128 52.9%	59 24.4%	8 3.3%	242
Industry / Manufacturing Count Row %	89 36.8%	107 44.2%	39 16.1%	7 2.9%	242
Single Family Homes Count Row %	118 49.0%	108 44.8%	10 4.1%	5 2.1%	241
Two Family Homes / Duplexes / Twin Homes (Owner or Renter Occupied) Count Row %	37 15.4%	89 36.9%	104 43.2%	11 4.6%	241
Triplexes Count Row %	16 6.6%	68 28.2%	139 57.7%	18 7.5%	241
Multi-Family Apartments (4+ units) Count Row %	27 11.2%	57 23.6%	147 60.7%	11 4.5%	242
Manufactured Homes / Mobile Home Parks Count Row %	5 2.1%	78 32.4%	149 61.8%	9 3.7%	241

	Need More Of	Keep at Existing Level	Need Fewer Of	Unsure	Responses
Condominiums					
Count	59	77	93	12	241
Row %	24.5%	32.0%	38.6%	5.0%	
Owner Occupied Options					
Count	105	96	21	19	241
Row %	43.6%	39.8%	8.7%	7.9%	
Rental Housing Options					
Count	34	100	91	15	240
Row %	14.2%	41.7%	37.9%	6.3%	
Senior Housing Options					
Count	93	107	17	24	241
Row %	38.6%	44.4%	7.1%	10.0%	
Clusters of Homes Separated by Open Space					
Count	88	98	43	11	240
Row %	36.7%	40.8%	17.9%	4.6%	
Larger Residential Lots					
Count	90	127	20	4	241
Row %	37.3%	52.7%	8.3%	1.7%	
Traditional Lot-Block Housing					
Count	32	84	105	21	242
Row %	13.2%	34.7%	43.4%	8.7%	
Sidewalks in Residential Neighborhoods					
Count	41	91	96	12	240
Row %	17.1%	37.9%	40.0%	5.0%	
ATV/UTV Trails					
Count	2	0	0	0	2
Row %	100.0%	0.0%	0.0%	0.0%	
Excercise pool facility					
Count	1	0	0	0	1
Row %	100.0%	0.0%	0.0%	0.0%	
Grandview buisness park					
Count	1	0	0	0	1
Row %	100.0%	0.0%	0.0%	0.0%	
Grocery and drugstore options					
Count	1	0	0	0	1
Row %	100.0%	0.0%	0.0%	0.0%	

	Need More Of	Keep at Existing Level	Need Fewer Of	Unsure	Responses
KEEP OFFICE/BUS. PARKS/INDUSTRY/MANU. near I94 Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Keep 3 minimum lot size/5 acre conservation subdivision Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1
Leave it as is Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Less Agriculture Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Less subdivisions Count Row %	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
Office buildings, warehouses, manufacturing Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Quality upscale homes on 3 or more acres Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Rails to Trails thru Yorkville Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Sports Facilities Multi-Plex Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Subdivisions Count Row %	0 0.0%	0 0.0%	1 100.0%	0 0.0%	1
Support local businesses that meet their demands both in housing and manufacturing Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Tax breaks. Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Need More Of	Keep at Existing Level	Need Fewer Of	Unsure	Responses
farmland					
Count	1	0	0	0	1
Row %	100.0%	0.0%	0.0%	0.0%	
Totals					
Total Responses					242

4. Is it important for the Village of Yorkville to control the location of new or additional development?



Value		Percent	Responses
5 = Extremely Important	<div><div style="width: 73.0%;"></div></div>	73.0%	168
4 = Very Important	<div><div style="width: 18.3%;"></div></div>	18.3%	42
3 = Somewhat Important	<div><div style="width: 7.0%;"></div></div>	7.0%	16
2 = Not Very Important	<div><div style="width: 0.9%;"></div></div>	0.9%	2
1 = Not Very Important	<div><div style="width: 0.9%;"></div></div>	0.9%	2
Totals: 230			

5. How important are these factors for new development?

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Traffic Flow / Circulation Count Row %	126 53.4%	80 33.9%	29 12.3%	1 0.4%	0 0.0%	0 0.0%	236
Architecture / Building Design Count Row %	71 29.7%	82 34.3%	72 30.1%	12 5.0%	0 0.0%	2 0.8%	239
Parking Availability Count Row %	58 24.4%	89 37.4%	77 32.4%	9 3.8%	2 0.8%	3 1.3%	238
Walking / Bike Access Count Row %	48 20.0%	51 21.3%	87 36.3%	35 14.6%	17 7.1%	2 0.8%	240
Site Landscaping Count Row %	63 26.3%	76 31.7%	90 37.5%	8 3.3%	2 0.8%	1 0.4%	240
Signage Count Row %	45 19.0%	65 27.4%	92 38.8%	22 9.3%	8 3.4%	5 2.1%	237
ATV/UTV trails Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Berms are not landscaping Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Controlled growth Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Controlled upscale growth. Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Do not force sewer hook up for existing homes with large amounts of frontage -- as land owners on corners with frontage on 2 roads and only one home allowed on that corner Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
How important is stabilization Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Keep new development along I94 Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Leave yorkville as is Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
No berms. They are a misplaced pile of dirt. Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1

	5 = Extremely Important	4 = Very Important	3 = Somewhat Important	2 = Not Very Important	1 = Not Very Important	Unsure	Responses
Proximity to similar types of development Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Stormwater Management Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Tax Benefits Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
To accommodate new business in our area Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
dont want new development Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
waste containment Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
water & waste Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Totals Total Responses							240

6. Where would you like to see the following types of development in the Village of Yorkville? (select all that apply)

	Within Grand View Business Park	North of Grand View Business Park	South of Grand View Business Park	West of Grand View Business Park	Other places outside of the I-94 Corridor	Do Not Encourage in the Village	Total Checks
Commercial Development Checks Row Check %	165 37.8%	71 16.3%	94 21.6%	44 10.1%	29 6.7%	33 7.6%	436
Offices Checks Row Check %	154 37.7%	62 15.2%	81 19.9%	42 10.3%	38 9.3%	31 7.6%	408
Retail Development Checks Row Check %	66 18.5%	59 16.6%	61 17.1%	40 11.2%	58 16.3%	72 20.2%	356
Restaurants Checks Row Check %	65 17.2%	66 17.5%	68 18.0%	51 13.5%	82 21.8%	45 11.9%	377
Grocery Stores Checks Row Check %	25 8.1%	41 13.3%	40 12.9%	46 14.9%	81 26.2%	76 24.6%	309
Car Dealerships / Vehicle Services Checks Row Check %	32 11.0%	34 11.7%	37 12.8%	22 7.6%	41 14.1%	124 42.8%	290
Manufacturing / Industrial Checks Row Check %	144 35.9%	62 15.5%	82 20.4%	38 9.5%	22 5.5%	53 13.2%	401
Drug store Checks Row Check %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Northwoods League Baseball Team/Stadium Checks Row Check %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1

	Within Grand View Business Park	North of Grand View Business Park	South of Grand View Business Park	West of Grand View Business Park	Other places outside of the I-94 Corridor	Do Not Encourage in the Village	Total Checks
Pharmacy Checks Row Check %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1
Senior Housing Projects Checks Row Check %	0 0.0%	1 50.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2
Walgreens Checks Row Check %	0 0.0%	1 50.0%	0 0.0%	1 50.0%	0 0.0%	0 0.0%	2
Bike & Horse Trails Checks Row Check %	0 0.0%	0 0.0%	1 33.3%	1 33.3%	1 33.3%	0 0.0%	3
Redevelop Airport Checks Row Check %	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Entertainment / Sports complex Checks Row Check %	0 0.0%	0 0.0%	0 0.0%	1 50.0%	1 50.0%	0 0.0%	2
Parks & Recreation Checks Row Check %	0 0.0%	0 0.0%	0 0.0%	1 50.0%	1 50.0%	0 0.0%	2
Pharmacy and Drug Stores Checks Row Check %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1
Within Proximity of similar types of businesses Checks Row Check %	0 0.0%	0 0.0%	0 0.0%	1 50.0%	1 50.0%	0 0.0%	2

	Within Grand View Business Park	North of Grand View Business Park	South of Grand View Business Park	West of Grand View Business Park	Other places outside of the I- 94 Corridor	Do Not Encourage in the Village	Total Checks
banks							
Checks	0	0	0	1	1	0	2
Row Check %	0.0%	0.0%	0.0%	50.0%	50.0%	0.0%	
bar/tavern							
Checks	0	0	0	1	1	0	2
Row Check %	0.0%	0.0%	0.0%	50.0%	50.0%	0.0%	
could use a gas station at Colony Av/STH 20 round about							
Checks	0	0	0	1	1	0	2
Row Check %	0.0%	0.0%	0.0%	50.0%	50.0%	0.0%	
The Hwy 20 corridor would be good for retail, grocery, drug store, and restaurants							
Checks	0	0	0	0	1	0	1
Row Check %	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	
Vehicle Services (someone starting a repair business)							
Checks	0	0	0	0	1	0	1
Row Check %	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	
atv/utv trails							
Checks	0	0	0	0	1	0	1
Row Check %	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	
health clinics							
Checks	0	0	0	0	1	0	1
Row Check %	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	
CAFOs							
Checks	0	0	0	0	0	1	1
Row Check %	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	
Car Dealerships							
Checks	0	0	0	0	0	1	1
Row Check %	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	

	Within Grand View Business Park	North of Grand View Business Park	South of Grand View Business Park	West of Grand View Business Park	Other places outside of the I- 94 Corridor	Do Not Encourage in the Village	Total Checks
Fast food restaurants Checks Row Check %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Sludge Dump Ag Checks Row Check %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Total Checks Checks % of Total Checks	651 25.0%	400 15.3%	465 17.8%	293 11.2%	362 13.9%	438 16.8%	2609 100.0%

7. If you could change one thing in the Village of Yorkville, what would it be?



ResponseID	Response
9	Don't disrupt the homes that are already established in the village. Mainly, do not do what Mount Pleasant did to the homeowners on what is now Foxconn's land.
11	Improve flooding and road conditions Improve emergency medical response times
13	More grocery options
16	More diverse housing options
18	fix the water/sewer issue in grandview.
19	58th Road could be improved for increased traffic. No alternate route when Hwy 11 is blocked or during improvements.
23	Drainage issues
25	Development of the hwy 20 corridor starting at I94 with basic shopping needs like groceries, drug stores and restaurants.
26	Quit trying to change just because Foxconn is coming we dont need to change our farmland into a sea of housing and factories.
27	Never infringe on the land I bought for a reason.
28	how recycling is done, use the large containers that everything goes in and gets picked up by a lift on the garbage truck not by a person.
29	i would like a chipotle and or a indoor sky diving park.
32	Smaller lots.

ResponseID	Response
34	planned subdivisions rather than homes just along roads
35	We need an indoor ice rink to support more kids playing hockey!
38	I would like it to remain the same
39	Not sure, moved to the area about 8 months ago
40	Sewer and water. because of chemicals and ferziler from farmers, golf course, and industial parks our water is terrible in the hwy 20, C, and A area. Older homes will be needing to update septic systems so having access to sewer would greatly help.
41	I would love for there to be a grocery store and pharmacy and more retail and restaurant development of the Highway 20 corridor
42	We moved here for the small rural feel, to get away from close houses and businesses. We live on Braun Road which is now slated as "urban reserve". This means moving and if we move then we move out of Yorkville. So I would change the need of the Village to want to "build upon" Foxconn as far as wanting more business. I want to live in a peaceful quiet community.
48	No more housing developments
49	We would add a village square with a few shops.
52	The focus is only in the school district. Focus more on the expansion of home development and more on business development . Good schools and the tax base will come with a solid home ownership and a good business community . Be aggressive with development
53	More local business such as grocery store and convenience stores. More restaurants
56	Encourage people to have an open mind about the development of the I94 corridor. Nothing more than a 1/2 mile west from I94. I would propose a one time tax or payment to town to develop this area for the better of our future. Invest now in the future of yorkville to insure low taxes for years to come.
57	I feel the traffic in front of Yorkville Elementary School should be diverted. The large number of trucks pose a safety hazard to the students, the parents transporting them and the residents who live in this area.
59	Better roads and keep large trucks off side roads.
61	Ban the light pollution noticeable throughout the community. Some residents have bright "street lights" on their property which take away from the rural feel of the community
62	bike/hiking trails. Already have the abandoned RR tracks. Just need to finish it. More recreational areas
64	Highway noise is extremely loud at times. It would be nice to have a sound wall to minimize the traffic noise. Since the highway is expanding, there will even be more traffic on the roads-- the noise can really affect the enjoyment of living near the freeway in Yorkville. It's nice access, but the freeway noise should be controlled.

ResponseID	Response
66	Increased recreation. Would like to see Bike/hike trail pushed through. I hear there is funding but need railroad or land owners to agree. It would be something for all ages.
68	Grocery Option nearer UG other than just PW.
70	No changes needed
72	Exceecise/community pool facility
75	code stating you need 3 acres and 300 feet of road to build a house is excessive. 2 acres and 200 feet still keeps the rural feel but allows for more building locations
76	Better local roads
77	Senior living options
79	taxes. We pay a lot of taxes for VERY few services.
81	Slower speeds on some outlying streets. More 45 mph
86	Improve the roads.
89	Get rid of McDonalds.
90	More development in the I94 corridor. This should allow taxes to go up at a more moderate rate, unlike this year.
91	Large truck and construction equipment traffic. Its loud and ever present lately
92	Remove the fear from outside developers purchasing our neighbors farmland and putting pressure on the town board to develop subdivisions for their own personal profit. This destroys the rural atmosphere and causes a domino effect. I do not want to live here if my neighbors quiet farmland turns into a subdivision. We do not need to be pressured to prvide housing for potential Foxconn employees.
95	Lived in Yorkville my entire life. I cannot think of anything I would change other than to be able to have the Village have enough money to make our all our Village Roads maintained in very good condition!
96	Controlling growth in a way that ensures that the School is able to sustain or grow to support our community which also includes some additional options for housing that is affordable to families with school age children.
97	We need a couple neighborhoods that allow families to purchase affordable homes, raise kids and sell to their home to younger families in the future. Our home prices are too extreme high/low with nothing in the mid \$300's for families looking to send their kids to Yorkville school.
99	Improve roads and infrastructure.

ResponseID	Response
103	Think there is a happy medium of CONTROLLED growth and small town community. We need businesses for our tax base but keep that in the business park or DIRECTLY off the interstate. 1.5 miles is too far in
104	NA
105	I would like to see an overhead enclosed bridge by Yorkville School that crosses over Highway 20.
106	Block off the noise from the interstate
108	Keep the farm land.
109	Bike trail on old railway line in the Village north of Hwy 11.
110	Rural road quality
112	Build a business partnership with as high speed internet provider that provides service to all VOY residents.
116	There would no further threats to our semi-rural way of living.
118	The desire by village government to change the quiet country way of life that we wanted when we moved here.
123	keep the small town feel !!
127	More options for retail stores, Less light pollution from dealerships C & 45, enforcement of conditional use after construction.
129	bike trails/walking paths not on road
130	Bring development and services to the corners off of I-94 And HWY 11! We need more options for retail, gas stations, restaurants and commercial access just off the highway especially on Durand/ S. Sylvania Ave. and I-94. Would like to see a boom in economy and job growth.
132	Better roads and honest politicians.
134	NOTHING! I moved to Yorkville because this is the lifestyle I wanted for my family. We have easy enough access to everything our community needs. I think if there would be any change it would be better internet service.
136	Access to city sewer on my road
137	Nothing 😊
140	More protected farm and wetlands
141	like it the way it is
145	Water and sewer available along west frontage.

ResponseID	Response
146	The village board!
147	allow development.
148	It is important to have measured development approach that will retain the rural / farming culture of our area, yet embrace new and creative development trends. Differentiating Yorkville from surrounding communities will enhance our ability to attract the type of development that is stable for long term revenue as well as pleasing for residence.
149	The board has members who don't have time to do the job properly. You cannot have a day job, farm, have a young family and be on the board and do a good job at all of them.
151	A more technological outlook such as one would find in Silicon Valley.
152	Finish the bike trail
153	Leave it as is. That is why we are here.
154	Improve roads.
155	Have a village board that protects and honors the wishes of their constituents and not that of potential developers that will only destroy one of the few remaining rural environments.
156	The storm water utility would take on multi parcel major tile issues with engineering and shared assessments to fix drainage issues.
158	nothing
160	lower taxes
161	No additional development.
163	Get rid of the skydive plan
164	More sports for kids.
166	Road condition
168	nothing
170	We are new to the area and may not have done all of our research but it would be really great to have some opportunities for the kids such as dance or taekwondo that could be taken through the school system or a community center so we didn't necessarily have to go into Racine or outside of the community to find these opportunities. Also a Walgreens or CVS that is open late right in town would be awesome for parents.
171	It is sweet to ask children to observe how government works, but they don't have experience or investment to make decisions. They make supercharged emotional arguments parroting social media, teachers and their parents (who already have their say).
172	improve roads

ResponseID	Response
175	Better roads.
176	lower residential property taxes (by having more commercial)
178	The proposed (and what happened to it?) bike trail following the old rr tracks should be completed, connecting Union Grove to the area east of I94. If possible, how about a connecting bicycle path towards Hwy. 20, from the Hwy. 11 area. Also, we could use more bar/tavern/restaurants.
180	Better internet and TV access
183	Keeping business close to I-94 and working to keep the small town feel
184	People in Yorkville should not be able to dictate to the town what other land owners can or cannot do with their generation after generation owned farmland who may want to promote progress in ways other than farming. By promoting future progress it may insure a better lifestyle for future generations to come, which is the American way, people helping people. To close our village to progress that surrounds us shows other communities that we simply do not care about them or their needs. A bad example!
185	I would like to see the village board take strong consideration to development that would support the needs of the surrounding area as Foxconn develops its employee base and the need for housing and supporting businesses. Yorkville cannot stay locked in the past but should change as the future dictates. It is a shame to see small landowners (3 acres or less) try and prevent larger landowners from selling their property to insure a future for their families that farming may be unable to provide. These small landowners have no right to tell farmers what they can and cannot do with their land just because they like living next to a cornfield.
186	That the village government would listen to the people most affected by the decisions being made in the village.
187	STOP DEVELOPING. Keep what farm land, farm owners and farms in general IN TACT. Retail, restaurants, big business, and huge changes will push any and all farming out of this area. Try to keep the farmer in mind.
191	It works for me as is.
194	Less subdivisions
198	Redevelop (master plan) the entire +/- 50 acres west of I-94 between Washington Ave and Spring St. Encourage the park and ride to be relocated as well as the RV Park and Red Dot Storage. Build a new office building in coordination with the county to house the county services currently on that site and a small office for the village of Yorkville. Master plan the rest to be mixed use similar to Drexel Town Square. Dedicate zones nearby to be higher density housing, office, etc. Make this Main Street Yorkville. This is the village's best asset and will allow development, increased tax base/revenue, higher density housing opportunities and jobs, but will also keep the development where it belongs (close to I-94) which is clearly important to most residents who attended the community session last month.

ResponseID Response

199	One small change that I would like to see is the widening of HWY20 in front of Yorkville School to include turning lanes, so traffic doesn't get so backed up. I don't know why that wasn't done when they road was redone years ago, but it wasn't and it needs to be. I've heard talk about, in the future, wanting to make HWY20 a 4-lane highway and that is NOT something I support. The only time I see a problem with traffic flow on 20 is during school drop off and pick up during the school year (and possibly when there are sports games/tourneys on the weekends). I support growth of the Village of Yorkville within the I94 Corridor (less than a mile west of the interstate). I understand there needs to be business growth in order for our community to be strong. I DO NOT support change that alters the small-town feel of our community.
205	better roads
206	Better access to internet and utilities
208	That they really listen to what community members want.
209	Extend water and sewer west along highway 20
210	More responsive Village Board
211	Only one? My daughter couldn't find affordable entry level housing when she wanted to move out. She ended up in Racine.
212	The complete village board and planning commission. We need Term Limits for all board and planning commission members!
213	Honestly can't think of anything at this time. I love it here.
214	More grocery stores and restaursant options.
216	Holding developers accountable for what they sign up for in a Subdivision. This has been a major struggle for homeowners when items are documented but not held accountable and then it becomes the responsibility of the homeowners.
217	No more school referendums! Stay within your budget!
218	Lowng taxes
221	Slow down the growth. This is a quiet farm community and it is being ruined by business, office growth and residential housing.
222	More expansive Sewer.
224	More trails or walkways to use for hiking, biking or other out door recreation. We have such a beautiful landscapes (and could use a few parks). It remains difficult to access and enjoy the area other than from ones car. You cannot walk safely through most of the Village due to traffic with no alternative walkways.
225	Get rid of the noise created by the airport Send the skydive plane home to Ill.
227	More commercial development.

ResponseID Response

230	Have people listen. When our leaders speak!
232	Less subdivisions
233	Control school costs so no new referendums needed in the future. Better planning with the budget.
235	Add more conservation subdivisions. Encourage a grocery store to locate nearby. Bike/nature trails.
236	Keep controls on housing to keep only high-end, larger homes. NO low-income, no multi-family, no apartments.
238	Improved roads and access (our neighborhood road is in terrible condition (Deer Haven)
240	Availability of internet access and cable services. A cable line was placed on our property about 5 yrs ago and and nothing has happened since. I was told Yorkville isn't interested in providing additional services. The only services available are satellite (very expensive) and RFI (which is overloaded).
241	More restaurants close by.
242	create a atv/utv/multi use trail network. term limits for village board and committee members
244	Better roads
245	Improve the two parks - add playground equipment, bathrooms and shelters Add bike and hiking trails
247	Somehow moderate / control / rethink the extremely heavy traffic on main roads like Hyw. 20 (we happen to live on it.) Not only is the volume (literally) of traffic increasing, but the truck traffic is out of control. There are times where "trains" of dump trucks pass at 65 or 70 miles an hour. This may be the one thing that would drive us out of this "rural" area.
251	I love Yorkville that's why I chose this location. You can be in the middle of everything, yet in the middle of nowhere. What would I like to see not changed? Keeping that middle of nowhere feeling.
252	We need a grocery store or two.
253	Safer Roads
257	Listen to Residents concerns about development. The only development pressure is what we put on ourselves!
258	There should be extremely tight limits on development
259	Either slow down commercial traffic on Washington road or zone it commercial
260	That it wasn't so close to the Foxconn project.

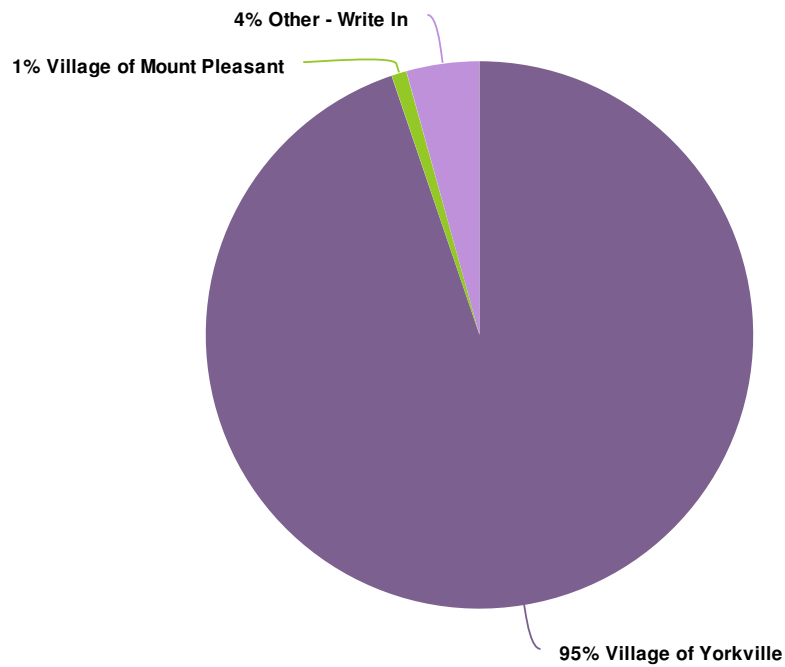
ResponseID Response

265	We need to eliminate the "town constable" and use that money towards maintaining a communication director/person for the town. I nominate Carrie Berg for this position.
266	The village has done a much better job of communicating with residents but needs to do a more better on website (meeting minutes, who's running it, etc).
267	Open involvement in the committees to people outside of the "inner circle".
270	More areas to enjoy healthy outdoors activities.
276	Encourage and accept commercial development
279	I wish Yorkville school started classes earlier.
280	Nothing.
281	I would like for us to have a village hall. I would also like to see more road maintenance done every year.
282	Improve water and water waste infrastructure
283	water drainage ewample union grove housing development or undustiul parks not concerned about water run off into farm land canals were made for farming not development nobody seems to careif our crops are destroyed
285	A central location for the village hall
288	Slow well thought out growth
289	Trails; outdoor, natural rec
290	The non-stop road construction that never gets finished. Our yard has been torn up, front and back, for a year for the round-about work. We've lived here for 4-1/2 years, and have fought road construction the entire time.
292	There is going to be developement along the west frontage road corridor, look at it as an opportunity for commercial and industrial expansion for the village.
295	We like the current rural character of Yorkville, it is the reason we moved here from a city.
296	More code restrictions in subdivisions. Don't zone subdivisions agricultural/ redsidental.
298	Village government should listen to the people who put them in office. We live here for the quiet country life, not for industry and traffic.
299	Better access to municipal water and sewer service.

ResponseID Response

302	Lower the acreage requirements for residential homes within subdivisions and outside subdivisions. The more homes allowed within a subdivision the better. It keeps homes concentrated in certain areas. People do not want to maintain 3 acres outside a subdivision for the most part they would be happy with somewhere around 2 acres. 3 acres leaves a lot of open space that just needs to be maintained.
303	Update/remodel older portion of the school. Grocery stores, Walgreens.

8. In what municipality do you reside?

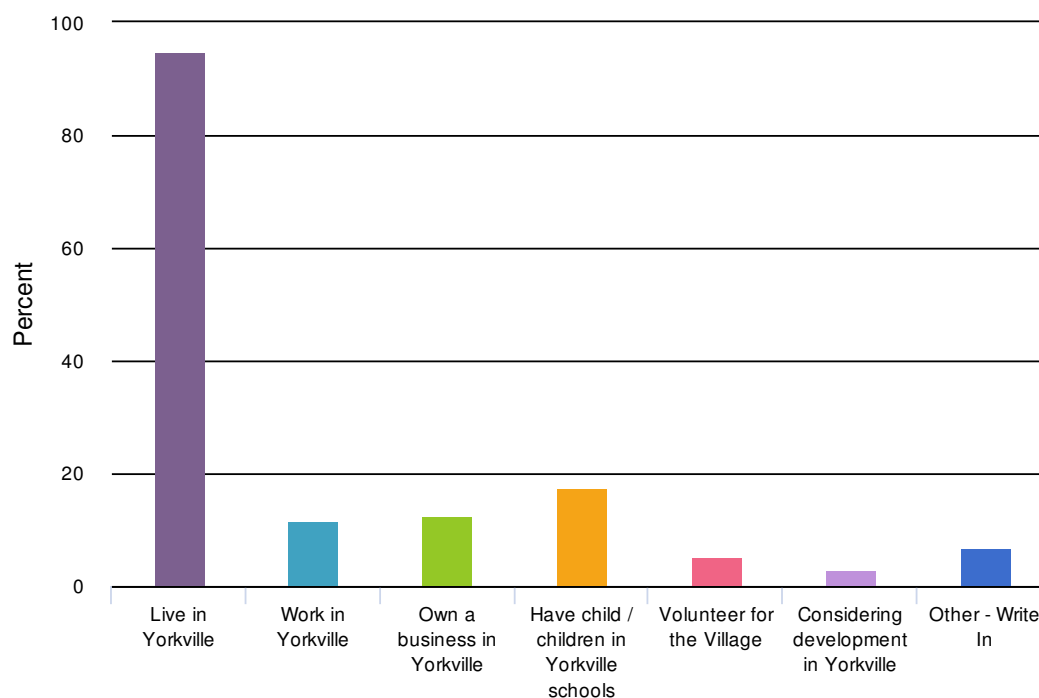


Value		Percent	Responses
Village of Yorkville	<div></div>	94.8%	219
Village of Mount Pleasant	<div></div>	0.9%	2
Other - Write In	<div></div>	4.3%	10

Totals: 231

Other - Write In	Count
Racine	2
Brighton	1
Farm in Family Trust do not live in Racine County	1
Franksville	1
Harvest View/Fonks	1
Live in Yorkville	1
Muskgeo	1
Yorkville Township	1
rochester	1
Totals	10

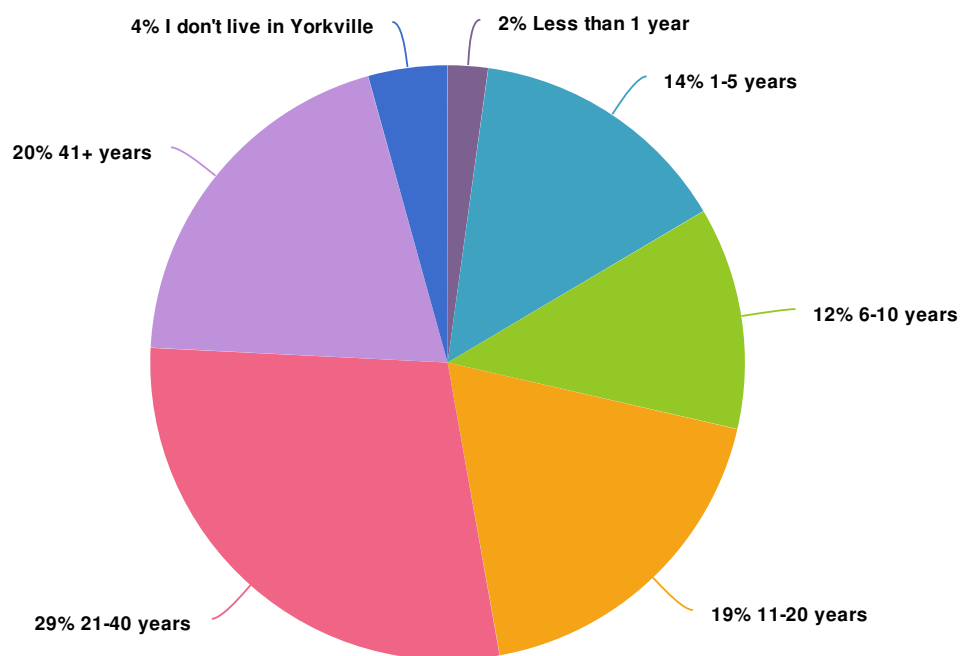
9. Please check all that apply:



Value		Percent	Responses
Live in Yorkville		94.8%	219
Work in Yorkville		11.7%	27
Own a business in Yorkville		12.6%	29
Have child / children in Yorkville schools		17.3%	40
Volunteer for the Village		5.2%	12
Considering development in Yorkville		3.0%	7
Other - Write In		6.9%	16

Other - Write In	Count
Retired	2
Considering relocating to Yorkville	1
Farm in family trust do not live or work in Yorkville	1
Farming in Yorkville	1
Grandchildren in Yorkville School.	1
Lots	1
Own land in Yorkville	1
Own property in Yorkville	1
Shop and spend in Yorkville	1
grandchildren in school	1
grandkids in Yorkville school	1
had children attend the school	1
own a residential lot	1
own farmland	1
want to retire in Yorkville	1
Totals	16

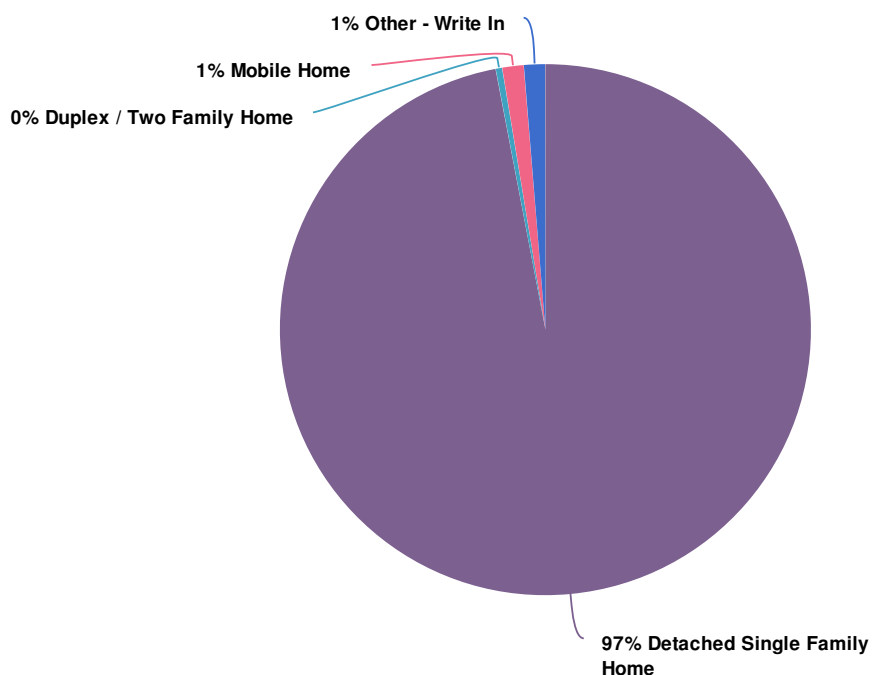
10. How long have you lived in Yorkville?



Value		Percent	Responses
Less than 1 year	<div><div></div></div>	2.2%	5
1-5 years	<div><div></div></div>	14.3%	33
6-10 years	<div><div></div></div>	12.1%	28
11-20 years	<div><div></div></div>	18.6%	43
21-40 years	<div><div></div></div>	28.6%	66
41+ years	<div><div></div></div>	19.9%	46
I don't live in Yorkville	<div><div></div></div>	4.3%	10

Totals: 231

11. Housing: Which type best applies to you?

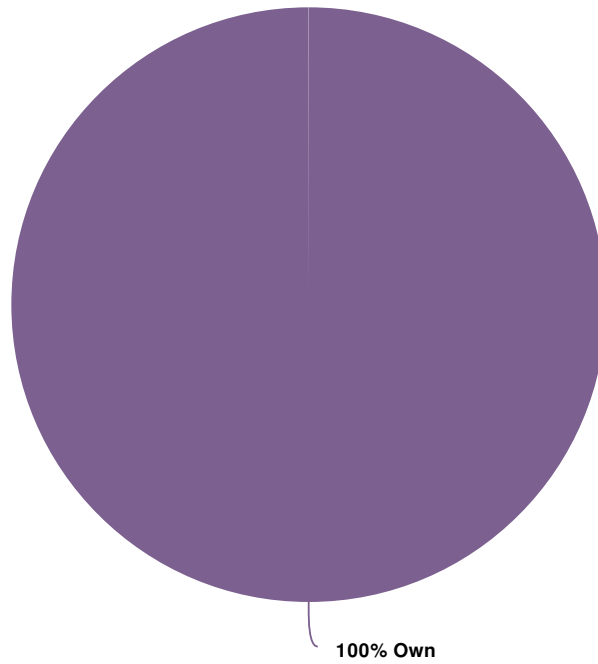


Value		Percent	Responses
Detached Single Family Home	<div></div>	97.0%	225
Duplex / Two Family Home	<div></div>	0.4%	1
Mobile Home	<div></div>	1.3%	3
Other - Write In	<div></div>	1.3%	3

Totals: 232

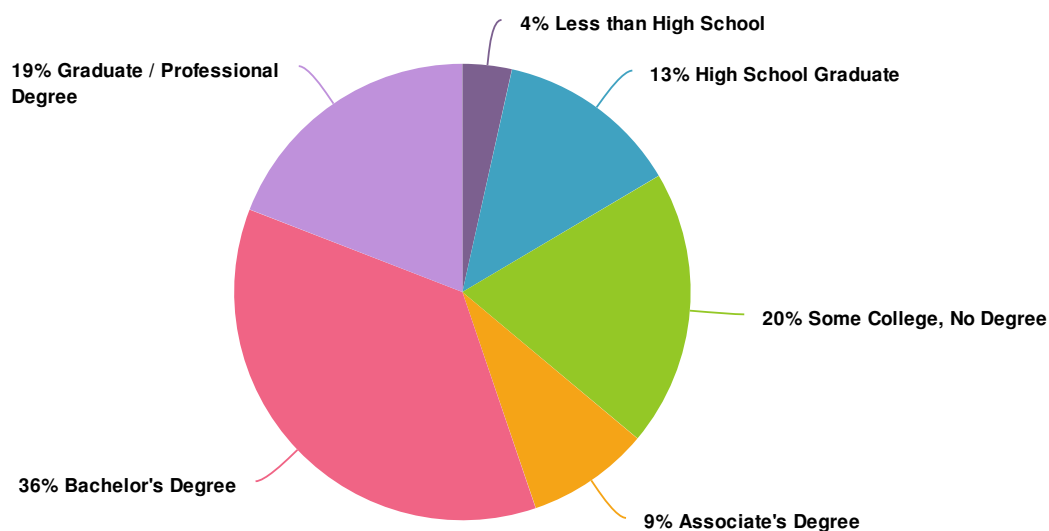
Other - Write In	Count
Farm	1
Farm 68 acres	1
Single Family home with Father In-Law Suite	1
Totals	3

12. Your home: Do you?



Value		Percent	Responses
Own	<div></div>	100.0%	229
			Totals: 229

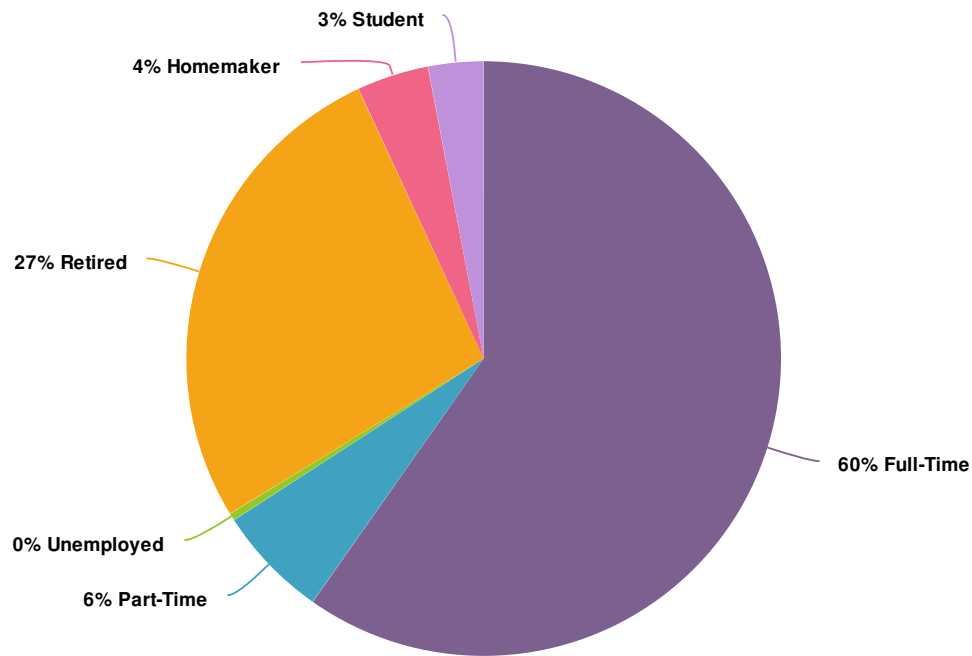
13. Level of Education: Which best applies to you?



Value		Percent	Responses
Less than High School	<div><div></div></div>	3.5%	8
High School Graduate	<div><div></div></div>	13.0%	30
Some College, No Degree	<div><div></div></div>	19.6%	45
Associate's Degree	<div><div></div></div>	8.7%	20
Bachelor's Degree	<div><div></div></div>	36.1%	83
Graduate / Professional Degree	<div><div></div></div>	19.1%	44

Totals: 230

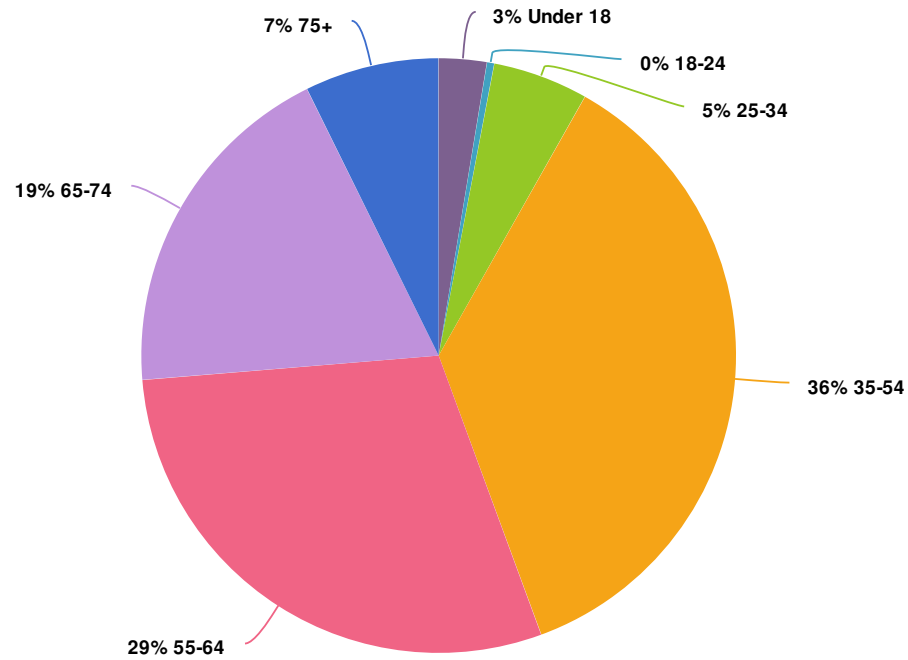
14. Employment Situation: Which best applies to you?



Value		Percent	Responses
Full-Time	<div><div style="width: 59.7%;"></div></div>	59.7%	138
Part-Time	<div><div style="width: 6.1%;"></div></div>	6.1%	14
Unemployed	<div><div style="width: 0.4%;"></div></div>	0.4%	1
Retired	<div><div style="width: 26.8%;"></div></div>	26.8%	62
Homemaker	<div><div style="width: 3.9%;"></div></div>	3.9%	9
Student	<div><div style="width: 3.0%;"></div></div>	3.0%	7

Totals: 231

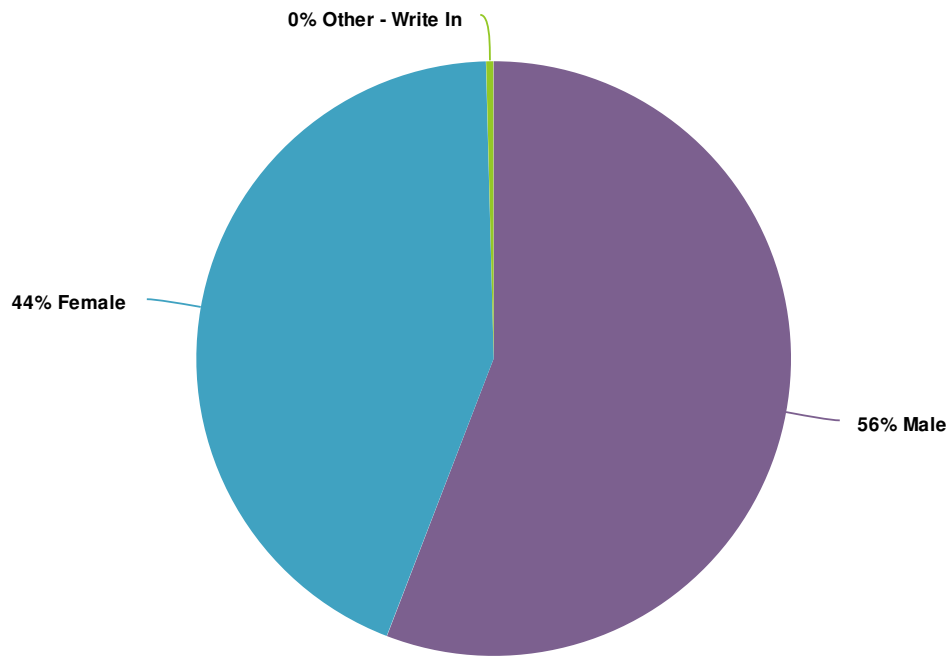
15. What age range are you in?



Value		Percent	Responses
Under 18	<div><div></div></div>	2.6%	6
18-24	<div><div></div></div>	0.4%	1
25-34	<div><div></div></div>	5.2%	12
35-54	<div><div></div></div>	36.2%	84
55-64	<div><div></div></div>	29.3%	68
65-74	<div><div></div></div>	19.0%	44
75+	<div><div></div></div>	7.3%	17

Totals: 232

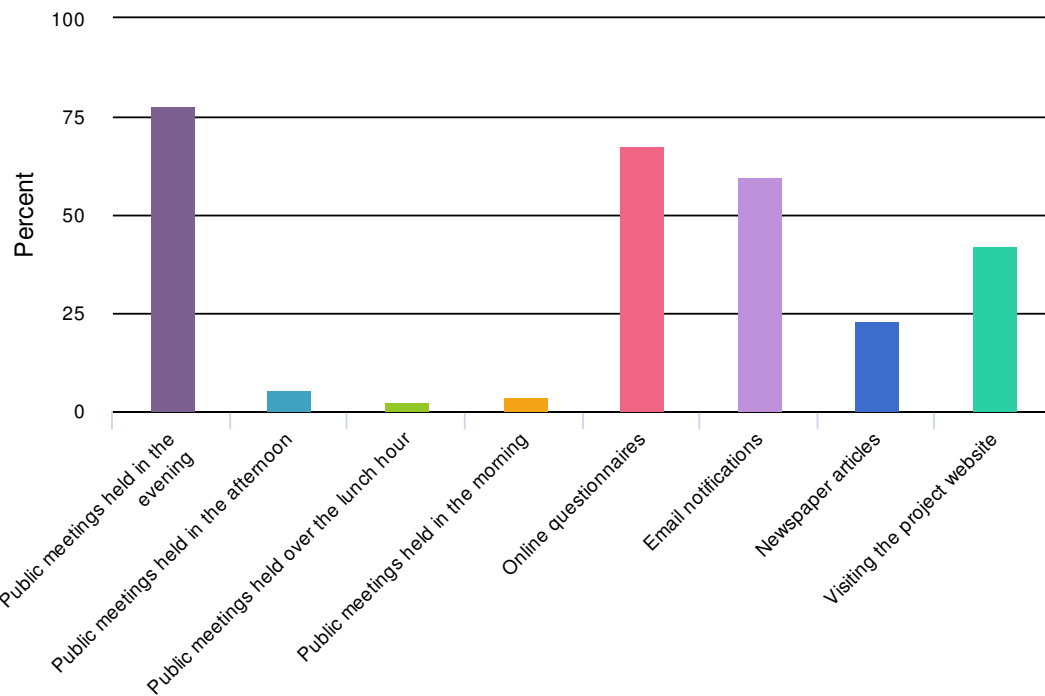
16. What is your gender?











Value		Percent	Responses
Male	<div><div style="width: 55.8%;"></div></div>	55.8%	129
Female	<div><div style="width: 43.7%;"></div></div>	43.7%	101
Other - Write In	<div><div style="width: 0.4%;"></div></div>	0.4%	1
Totals: 231			

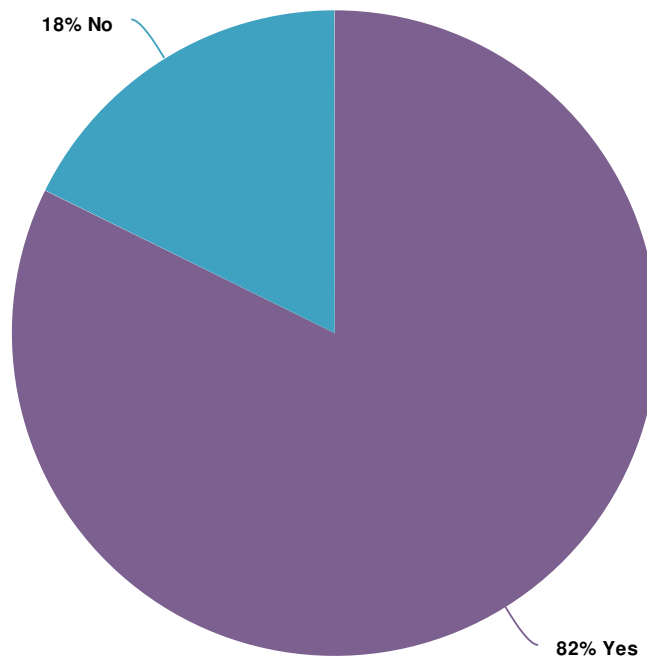
Other - Write In	Count
Totals	0

17. How would you like to participate in this process?



		Percent	Responses
		77.6%	177
		5.7%	13
		2.2%	5
		3.5%	8
		67.5%	154
		59.6%	136
		23.2%	53
		42.1%	96

18. Would you like to receive additional information from the Village of Yorkville by email?



Value		Percent	Responses
Yes	<div><div></div></div>	82.3%	167
No	<div><div></div></div>	17.7%	36
Totals: 203			

Appendix E

Village of Yorkville Plan Adoption Documents

**PLAN COMMISSION
RESOLUTION NO. 2019-02**

**VILLAGE OF YORKVILLE
RACINE COUNTY, WISCONSIN**

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE VILLAGE OF
YORKVILLE'S LAND USE MAP AND MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR
RACINE COUNTY: 2035 AS IT PERTAINS TO THE I-94 CORRIDOR AND
PROPOSED I-94 CORRIDOR MASTER PLAN**

**THE VILLAGE PLAN COMMISSION OF THE VILLAGE OF YORKVILLE, RACINE COUNTY,
WISCONSIN, RESOLVES AS FOLLOWS:**

WHEREAS, on April 3, 2018, an incorporation referendum was held in the Town of Yorkville ("Town") pursuant to Section 66.0203(10) of the Wisconsin Statutes, which section was created pursuant to 2017 Wisconsin Act 58; and

WHEREAS, a majority of the votes cast in that referendum election were in favor of the Town incorporating as a Village; and

WHEREAS, on April 9, 2018, the Clerk certified the referendum results and on April 18, 2018, the Secretary of the Wisconsin Department of Administration issued a Certificate of Incorporation recognizing Yorkville's legal status as the Village of Yorkville ("Village"); and

WHEREAS, on June 22, 2009, the Town approved an ordinance adopting the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as the Town's comprehensive plan which now constitutes the Village of Yorkville's Comprehensive Plan pursuant to Wis. Stat. Section 66.0213(2); and

WHEREAS, Village of Yorkville is amending the existing Comprehensive Plan to take into consideration current economic trends and village infrastructure conditions and has developed the proposed "I-94 Corridor Master Plan" which includes recommended future land uses for the I-94 Corridor, future development recommendations, and a revised Sanitary Sewer Service Area within this corridor (south of 50th Road and north of 58th Road); and

WHEREAS, the Village Board and Plan Commission have duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4) of the Wisconsin Statutes and the public participation plan for comprehensive plan amendments adopted by the Village Board; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and that the comprehensive plan, with the proposed amendment, is internally consistent.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Village of Yorkville Plan Commission hereby recommends approval of the above amendment to the Multi-Jurisdictional Comprehensive Plan for Racine County as it pertains to the Village of Yorkville; and

BE IT FURTHER RESOLVED, that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan amendment.

This Resolution was adopted by the Yorkville Village Plan Commission on December 16, 2019.


**VILLAGE OF YORKVILLE
PLAN COMMISSION**

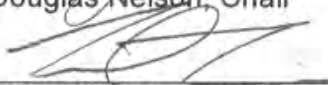
Ayes: 4

Nays: 0

Abstentions: 0

Absences: 1

By: 
Douglas Nelson, Chair

Attest: 
Michael McKinney, Secretary

ORDINANCE NO. 2019-07

**VILLAGE OF YORKVILLE
RACINE COUNTY, WISCONSIN**

**AN ORDINANCE TO ADOPT AN AMENDMENT TO THE VILLAGE OF YORKVILLE'S
LAND USE MAP AND MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR
RACINE COUNTY: 2035 AS IT PERTAINS TO THE I-94 CORRIDOR AND
PROPOSED I-94 CORRIDOR MASTER PLAN**

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

1. That on April 3, 2018, an incorporation referendum was held in the Town of Yorkville ("Town") pursuant to Section 66.0203(10) of the Wisconsin Statutes, which section was created pursuant to 2017 Wisconsin Act 58.
2. That a majority of the votes cast in that referendum election were in favor of the Town incorporating as a Village.
3. That on April 9, 2018, the Clerk certified the referendum results and on April 18, 2018, the Secretary of the Wisconsin Department of Administration issued a Certificate of Incorporation recognizing Yorkville's legal status as the Village of Yorkville ("Village").
4. That on June 22, 2009, the Town approved an ordinance adopting the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as the Town's comprehensive plan which now constitutes the Village of Yorkville's Comprehensive Plan pursuant to Wis. Stat. Section 66.0213(2).
5. That the Village of Yorkville is amending the existing Comprehensive Plan to take into consideration current economic trends and village infrastructure conditions and has developed the proposed "I-94 Corridor Master Plan" which includes recommended future land uses for the I-94 Corridor, future development recommendations, and a revised Sanitary Sewer Service Area within this corridor (south of 50th Rd and north of 58th Rd).
6. That the Village Board and Plan Commission have duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4) of the Wisconsin Statutes and the public participation plan for comprehensive plan amendments adopted by the Village Board.
7. That pursuant to sections 62.23(2) and (3) and sections 61.35 of the Wisconsin Statutes, the Village of Yorkville is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

8. That the Plan Commission, by a majority vote of the entire Commission at a meeting held on December 16, 2019 recommended to the Village Board the adoption of the I-94 Corridor Master Plan, including recommended future land uses for the I-94 Corridor and Sanitary Sewer Service Area, as an amendment to the Village's Comprehensive Plan,.
9. The Village Board of the Village of Yorkville, upon the recommendation of the Plan Commission and by the enactment of this ordinance, formally adopt the document entitled, "Village of Yorkville I-94 Corridor Master Plan" as an amendment to the comprehensive plan adopted on June 22, 2009, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.
10. The Village Clerk is directed to send a copy of this ordinance to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.
11. This Ordinance shall take effect upon the passage by a majority vote of the full membership of the Village Board and publication or posting as required by law.

Adopted by the Village Board of the Village of Yorkville, Racine County, Wisconsin, this 16th day of December, 2019.

Ayes: 5

Nays: 0

Abstentions: 0

Absences: 0

VILLAGE OF YORKVILLE

By: _____

Douglas Nelson, President

Attest: _____

Michael McKinney, Clerk-Treasurer

Village of Yorkville
Notice of Newly Enacted Ordinances

Please take notice that, on Monday, December 16, 2019, the Village Board of the Village of Yorkville enacted the following ordinances:

- Ordinance 2019-07, entitled "An Ordinance to adopt an amendment to the Village of Yorkville's land use map and Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as it pertains to the I-94 Corridor and proposed I-94 Corridor Master Plan".
- Ordinance 2019-08, entitled "An Ordinance to amend Section 10-221 and to repeal Section 10-222 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, relating to Electrical Work". This ordinance adopts the provisions of Chapter SPS 316 (Electrical) of the Administrative Code of the State of Wisconsin.

The full text of these ordinances 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



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