

RESOLUTION NO. 2021-34

VILLAGE OF YORKVILLE
RACINE COUNTY, WISCONSIN

A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP TO ALLOW FOR THE DIVISION OF THE PARCEL LOCATED AT 5104 CRYSTAL LANE INTO A 6.73-ACRE PARCEL AND A 3.97-ACRE PARCEL, SEC. 35, T3N, R21E, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN (PARCEL ID # 194-03-21-35-029-013); JAMES A. & JOLENE P. VERWEY REVOCABLE TRUST, OWNER; JAMES VERWEY, APPLICANT/AGENT

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

WHEREAS, Applicant/Agent submitted a final certified survey map request to allow for the division of the parcel located at 5104 Crystal Lane into a 6.73-acre parcel and a 3.97-acre parcel, in Sec. 35, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-35-029-013); and

WHEREAS, the Village of Yorkville Plan Commission recommended approval of this request, subject to the conditions attached hereto as Exhibit A and the waivers attached hereto as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Yorkville, that the requested final certified survey map set forth above is hereby approved subject to the same conditions and waivers imposed by the Village of Yorkville Plan Commission.

This Resolution was adopted by the Yorkville Village Board on October 11, 2021.

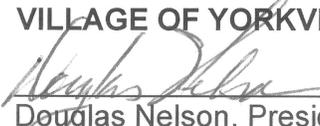
Ayes: 5

Nays: Ø

Abstentions: Ø

Absences: Ø

VILLAGE OF YORKVILLE

By: 
Douglas Nelson, President

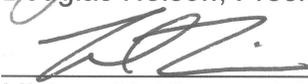
Attest: 
Michael McKinney, Administrator/Clerk

EXHIBIT A - CONDITIONS

James A. & Jolene P. Verwey Revocable Trust, Owner

James Verwey, Applicant/Agent

1. **Reimburse Village Costs.** Applicant shall reimburse the Village for all costs incurred by the Village for review of this request, including but not limited to engineering, legal and planning review.

EXHIBIT B - WAIVERS

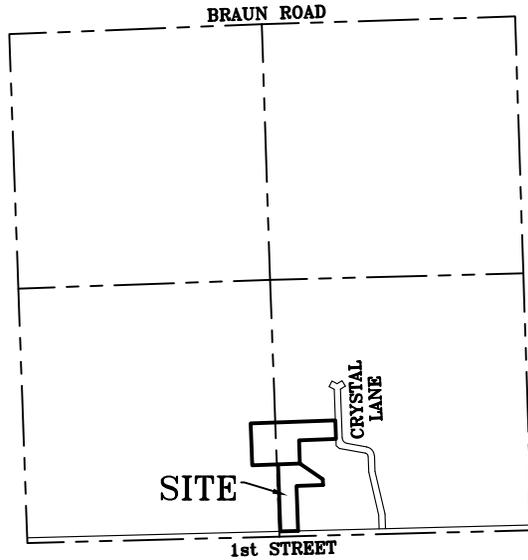
James A. & Jolene P. Verwey Revocable Trust, Owner
James Verwey, Applicant/Agent

1. "28-82(d) - Where a minor subdivision is traversed by a public or private drainage tile line, the location of the drainage tile line must be shown on the face of the Certified Survey Map and an easement provided to the Village with respect to said drain tile as specified by the village board. In addition, the owner shall reconstruct, relocate or replace any tile line which may be disturbed by the development of a lot created by a minor subdivision so as to provide for the continued operation of such tile line as before development of such lot. The lot owner shall be responsible for the future maintenance, operation, and replacement of all private storm/surface water facilities, including drain tiles whether previously mapped or subsequently discovered." **According to the applicant, a drain tile is located on Lot 1 running approximately parallel to the Crystal Lane right-of-way; this tile was not included on the CSM since that lot is already developed and no changes are planned there.**
2. "28-84(b)(1) - Shape. Lots shall be approximately rectangular, with the exception of lots located on a curved street or on a cul-de-sac turnabout." **There are two property line corners that do not meet at a right angle (both for Lot 2). Lot 1 is six-sided, while Lot 2 is seven-sided.**
3. "28-84(d)(2) - A lot created by certified survey map and not served by public sanitary sewer shall have an area of not less than three acres, exclusive of areas dedicated for public rights-of-way, and at least 300 feet of frontage on a public street or at the setback line as measured from side lot line to side lot line." **Lot 1 has 194.26' of road frontage, while Lot 2 has 184.20' of road frontage.**
4. "28-84(d)(2) - The ratio of the length of the side of a residential lot to the frontage on the public street shall not be greater than 2.5:1." **The ratios for Lot 1 are 1.99 (south) and 4.56 (north), for an average ratio of 3.28. The ratios for Lot 2 are 2.54 (east) and 3.79 (west), for an average ratio of 3.17.**
5. "28-84(e) - Side lot lines shall be at approximate right angles to straight street lines or radial to curved street lines on which the lots face." **Only one lot line (on Lot 2) is not at an approximate right angle; in that case, the lot line could just as well be considered a rear lot line as a side lot line.**
6. "28-226(12) - The location of known drain tiles." **According to the applicant, a drain tile is located on Lot 1 running approximately parallel to the Crystal Lane right-of-way; this tile was not included on the CSM since that lot is already developed and no changes are planned there.**

RACINE COUNTY CERTIFIED SURVEY MAP # _____

OF
 BEING A RESUBDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1875, IN THE
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF
 SOUTHWEST QUARTER OF SECTION 35, TOWN 3 NORTH, RANGE 21 EAST, IN THE VILLAGE
 OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

LOCATION SKETCH
 SW 1/4 35-03-21



OWNER:
 JAMES AND JOLENE P VERWEY
 5104 CRYSTAL LANE
 STURTEVANT, WI 53177

I, KEVIN C. LEWIS, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE
 PREPARED THIS CERTIFIED SURVEY MAP; AS DIRECTED TO MAKE SAID SURVEY, DIVISION AND MAP
 BY THE OWNERS JAMES AND JOLENE VERWEY; THE BOUNDARIES OF WHICH ARE DESCRIBED AS
 FOLLOWS:

PARCEL 1 OF CSM 1875, VOLUME 5, PAGE 705 PER DOCUMENT 1549545, IN THE SOUTHWEST
 QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF
 SECTION 35, TOWN 3 NORTH, RANGE 21 EAST, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE,
 STATE OF WISCONSIN.

THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF S. 236.34 OF THE WISCONSIN STATE STATUTES
 AND THE VILLAGE OF YORKVILLE ORDINANCES. PER 236.21(1)(D)

SURVEYOR
 DATED THIS ____ DAY OF _____, A.D. 2021.

 KEVIN C. LEWIS
 WISCONSIN REGISTERED LAND SURVEYOR S-2775

REVISED: 10/06/21
 REVISED: 09/15/21
 REVISED: 08/11/21
 REVISED: 07/02/21
 PREPARED: 06/30/21

PROJECT NUMBER
 21379

CERTIFIED SURVEY MAP
VERWEY PROPERTY
5104 CRYSTAL LANE
YORKVILLE, WISCONSIN

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

PREPARED FOR: JAMES VERWEY	SCALE: N/A
FIELD CREW: D.J.	FIELD WORK: 07/07/21
DRAFTED BY: S.R.M.	CHECKED BY:

RACINE COUNTY CERTIFIED SURVEY MAP # _____

BEING A RESUBDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1875, IN THE
 OF
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF
 SOUTHWEST QUARTER OF SECTION 35, TOWN 3 NORTH, RANGE 21 EAST, IN THE VILLAGE
 OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO THIS PLAT TO BE
 SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS PLAT. WE ALSO
 CERTIFY THAT THIS CERTIFY SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE
 VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN FOR APPROVAL.

OWNER _____ OWNER _____
 JAMES VERWEY JOLENE VERWEY

STATE WISCONSIN }
 SS
 RACINE COUNTY }

THE ABOVE NAMED JAMES VERWEY AND JOLENE VERWEY, KNOWN TO ME TO BE THE PERSONS
 WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME,
 PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____
 NOTARY PUBLIC
 PRINT NAME HERE _____

VILLAGE OF YORKVILLE PLANNING COMMISSION APPROVAL
 THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF YORKVILLE PLANNING COMMISSION
 ON THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT _____ VILLAGE CLERK _____
 PRINT NAME HERE _____ PRINT NAME HERE _____

VILLAGE OF YORKVILLE VILLAGE BOARD APPROVAL:
 THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF YORKVILLE VILLAGE BOARD ON
 THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT _____ VILLAGE CLERK _____
 PRINT NAME HERE _____ PRINT NAME HERE _____

OWNER:
 JAMES AND JOLENE P VERWEY
 5104 CRYSTAL LANE
 STURTEVANT, WI 53177

REVISED: 10/06/21
 REVISED: 09/15/21
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	VERWEY PROPERTY
	5104 CRYSTAL LANE
	YORKVILLE, WISCONSIN

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PREPARED FOR: JAMES VERWEY		SCALE: N/A	
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