
E-MAIL MEMORANDUM

TO: Michael McKinney (michael@villageofyorkville.com)
Village of Yorkville Administrator/Clerk

FROM: Shaun T. Maiter
Development Services Specialist

SUBJECT: Arch Stanton, LLC, Owner
Brian Lilly, Applicant
Parcel ID 194032124005000
±40-acres – Proposed Land Division for Industrial Use

November 8, 2021, Rezoning Request for the above referenced parcel from A-2, General Farming and Residential District II to M-3, Heavy Industrial District.

DATE: November 1, 2021

Overview:

The subject ±76.02-acre site is currently zoned A-2, General Farming and Residential District II. The applicant is proposing a land division that would split the eastern ±40-acres from the parent parcel. The 2050 Village of Yorkville I-94 Corridor Land Use Plan recommends “Industrial” for the proposed ±40-acre parcel. At this time, the applicant is requesting to rezone the east ±40-acres of the parent parcel from A-2, General Farming and Residential District II to M-3, Heavy Industrial District. The purpose of this rezoning is for a proposed land division, which would allow the ±40-acre parcel to eventually accommodate an industrial type use which would ultimately become incorporated into the Grandview Industrial Park. Per section 20-986(d) of the Racine County Code of Ordinances, as applicable to the Village of Yorkville, a minimum of 33 feet of all lots must abut upon a public street, or other means of access that was in existence prior to the adoption of this ordinance and which has been approved by the town. As proposed, the lot creation would require variance approval from the Village of Yorkville Board of Appeals. It would be the recommendation of this office that prior to a new lot being created, a new road constructed to Village standards be installed so the requirements of section 20-986(d) are met, however, if municipal sewer is not available, the minimum lot size requirement would be 150 feet of lot width and 40,000 square feet in area.

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If the Village feels that this request is appropriate, approval is recommended as:

1. This rezoning will not adversely affect the surrounding property values and is consistent with the uses found in the I-94 corridor in the Village of Yorkville.
 2. The proposed M-3 zoning district appears to fit with surrounding uses, as the proposed ±40-acres that are being requested to be rezoned M-3, Heavy Industrial District is directly west of the Grandview Industrial Park.
- c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Madsen
File