

November 16, 2020

Mr. Jarmen Czuta via email and delivery  
Development Services Zoning Administrator  
Racine County Land Information  
14200 Washington Avenue  
Sturtevant, WI 53177

Re: Zoning & Conditional Use application  
15 Lot Subdivision on 50<sup>th</sup> Road, Village of Yorkville

Dear Jarmen:

We hope this finds you working safely as we head into the holiday season. It has been a trying and interesting year. I appreciate all your help as we pull together the multiple requirements for entitling this project.

Submitted at this time on behalf of TNG27, LLC, the developer of this site is:

**ZONING:**

- 1) Zoning Exhibit – We are requesting rezoning from A-2 to C-2 on 2 parcels owned by Diversified Land Developers, LLC. 12 copies per your application.
- 2) Application for Zoning
- 3) Letter of Agency Status from Dan Neider, the managing member of Diversified Land Developers, LLC. In view of C19 issues, Dan has sent an email granting this permission. He will be following up via USPS with a signature and Letter of Agency Status as attached.
- 4) Address's for the properties located within 300 feet of the property.
- 5) Review Fee

**CONDITIONAL USE:**

- 1) Preliminary Plat – 12 copies
- 2) Application for Conditional Use.
- 3) Review Fee
- 4) This letter as Cover Letter

We submitted the Concept Plan to the Village of Yorkville for their consideration and on September 14, 2020 the Joint Plan Commission and Village Board approved the concept plan.

The parcels are currently being farmed and are zoned A-2.

The attached plan consists of three parcels for a total of 87.47 acres located off 50<sup>th</sup> Road. Under the current Conservation Subdivision Ordinance, we have met the current ordinance of 1 lot per 5 acres by creating 14 lots with 1 (one) added Bonus Lot for a total of 15 lots created for the purpose of residential housing.

The lots will be served by well and septic. The septic fields are marked on the plat and were tested by Steve Johnson of North Cape Tile. The approval of the Preliminary Plat and POWTS will be submitted very soon under separate cover.

The open space on the plan is a total of 60.76 acres which exceeds the Village's requirement of 64% or 56.11 acres. Our intension is to leave the open space that is accessible along the Canal for walking paths & open natural resource areas. The land on the north and east area of the site will be left in Agriculture and has a 20' access set aside for farm equipment. They will be managed by a Homeowners Association.

Please let me know what else I can provide, or you need.

We look forward to the discussion and recommendations on this project.

Respectfully Submitted,

*Nancy Washburn*

Nancy Washburn  
Land Development Administration, LLC  
As Agent for  
TNG27, LLC

Cc: Michael McKinney – Village of Yorkville