

RESOLUTION NO. 2022-44

VILLAGE OF YORKVILLE
RACINE COUNTY, WISCONSIN

A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP TO ALLOW FOR THE DIVISION OF THE PARCEL LOCATED AT 2730 SOUTH SYLVANIA AVENUE (WEST FRONTAGE ROAD) INTO A 9.40-ACRE PARCEL AND A 16.10-ACRE PARCEL, SEC. 24, T3N, R21E, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN (PARCEL ID # 194-03-21-24-021-001); 2730 SYLVANIA AVE, LLC, OWNER; ROBERT GLEASON, 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 2730 South Sylvania Avenue (West Frontage Road) into a 9.40-acre parcel and a 16.10-acre parcel, in Sec. 24, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-24-021-001); 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.

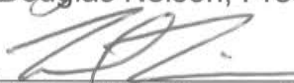
This Resolution was adopted by the Yorkville Village Board on December 12, 2022.

VILLAGE OF YORKVILLE

Ayes: 5

By: 
Douglas Nelson, President

Nays: Ø

Attest: 
Michael McKinney, Administrator/Clerk

Abstentions: Ø

Absences: Ø

EXHIBIT A - CONDITIONS
2730 Sylvania Ave, LLC, Owner
Robert Gleason, 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

2730 Sylvania Ave, LLC, Owner
Robert Gleason, Applicant/Agent

1. "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." **Lot 2 is seven-sided.**
2. "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 2 has 209.50 feet of road frontage.**
3. "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." **Both lots have side lot lines that are not radial to the curved street lines on which the lots face.**
4. "28-226(6) - Soil boring locations on sites to be served with a private on-site wastewater treatment system." **Neither lot has soil boring locations indicated.**

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING ALL OF PARCEL 1, AND PART OF PARCELS 2, AND 3 OF CERTIFIED SURVEY MAP 1149,
 LOCATED IN THE SE. 1/4 OF THE SE. 1/4 OF SECTION 24, T.3N., R.21E.
 VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.



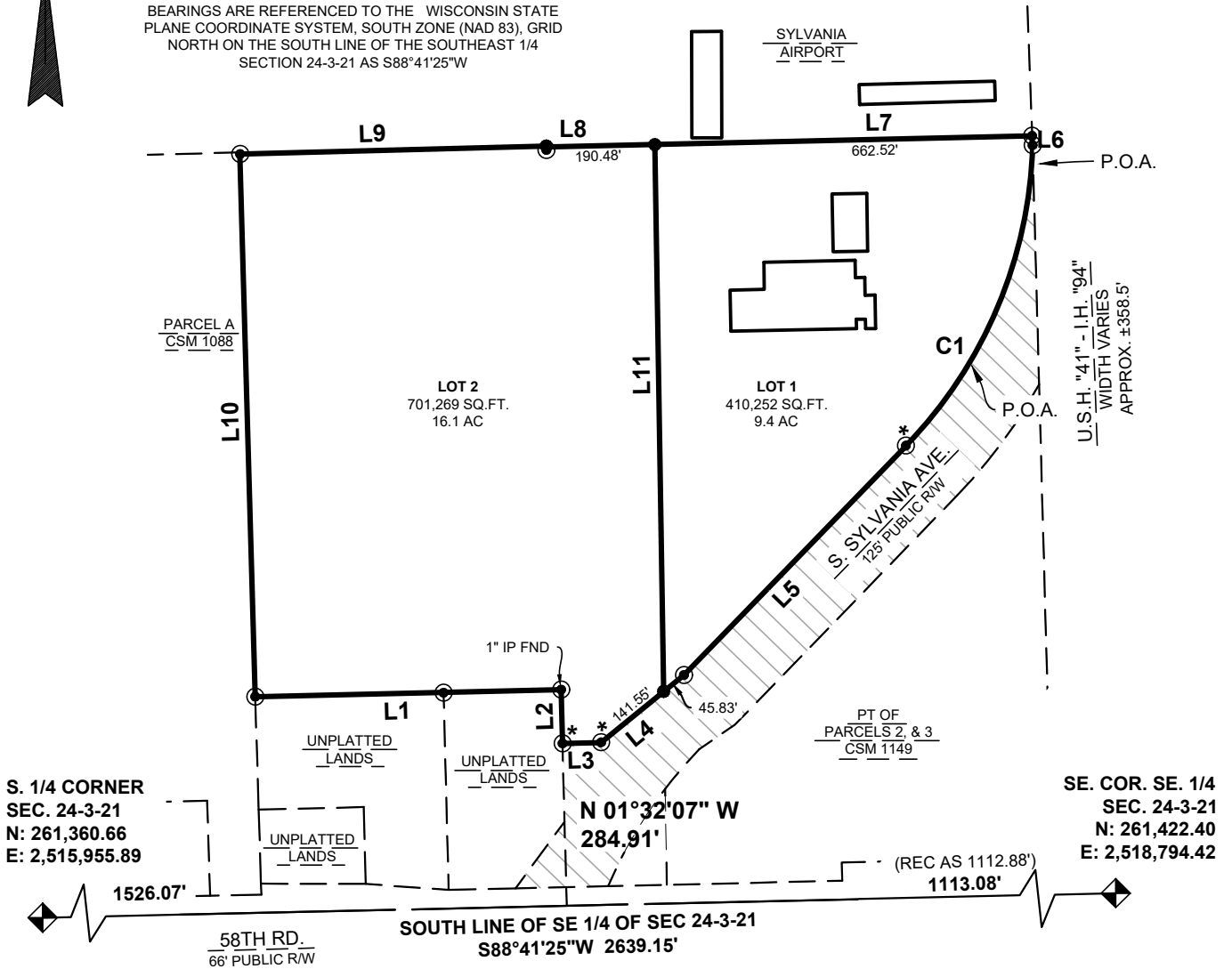
SCALE: 1" = 300'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
 PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID
 NORTH ON THE SOUTH LINE OF THE SOUTHEAST 1/4
 SECTION 24-3-21 AS S88°41'25"W

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KAKINDRED@SEHINC.COM

SURVEY FOR:
 BOB GLEASON
 3114 PHILLIPS AVE.
 RACINE, WI 53403
 (262) 939-1611
 GLEASONPROP@GMAIL.COM



- LEGEND**
- CONCRETE MONUMENT W/ BRASS CAP
 - 3/4" REBAR MONUMENT FOUND (UNLESS OTHERWISE STATED)
 - 3/4" CAPPED REBAR FOUND
 - 11/16" REBAR 1.5LBS./LIN.FT. SET
 - RIGHT OF WAY TAKING PER DOC #2477111, RACINE COUNTY REG. OF DEEDS
 - P.O.A. - POINT OF ACCESS

BOUNDARY CURVE DATA					
CURVE	RADIUS	LENGTH	CH DISTANCE	CH DIRECTION	DELTA
C1	790.00'	585.93'	572.59'	S 22°49'08" W	042°29'42"
REC AS	RADIUS	LENGTH	CH DISTANCE	CH DIRECTION	DELTA
-	-	579.61'	566.70'	N 24°30'56" E	-

BOUNDARY LINE DATA				
SEGMENT	LENGTH	DIRECTION	REC. AS LENGTH	REC. AS DIRECTION
L1	536.84'	S 88°41'36" W	537.02'	S 88°41'39" W
L2	94.50	N 01°32'07" W	-	N 01°31'57" W
L3	67.95	S 88°28'07" W	67.86'	S 89°51'48" W
L4	187.38	S 50°49'00" W	187.45'	S 52°14'50" W
L5	560.39	S 44°05'22" W	560.26'	N 45°05'22" E
L6	16.33	S 02°06'34" E	-	-
L7	853.00	N 88°41'21" E	852.90'	N 88°42'06" E
L8	1.37	S 01°32'15" E	-	S 01°31'57" E
L9	537.96	N 88°31'54" E	537.82'	N 88°34'07" E
L10	953.02	N 01°36'46" W	953.23'	N 01°34'48" W
L11	960.52	N 00°55'20" W	960.52'	N 00°55'20" W

DATED 1-11-2022
 REVISED 1-31-2022
 REVISED 10-12-2022
 REVISED 11-10-2022



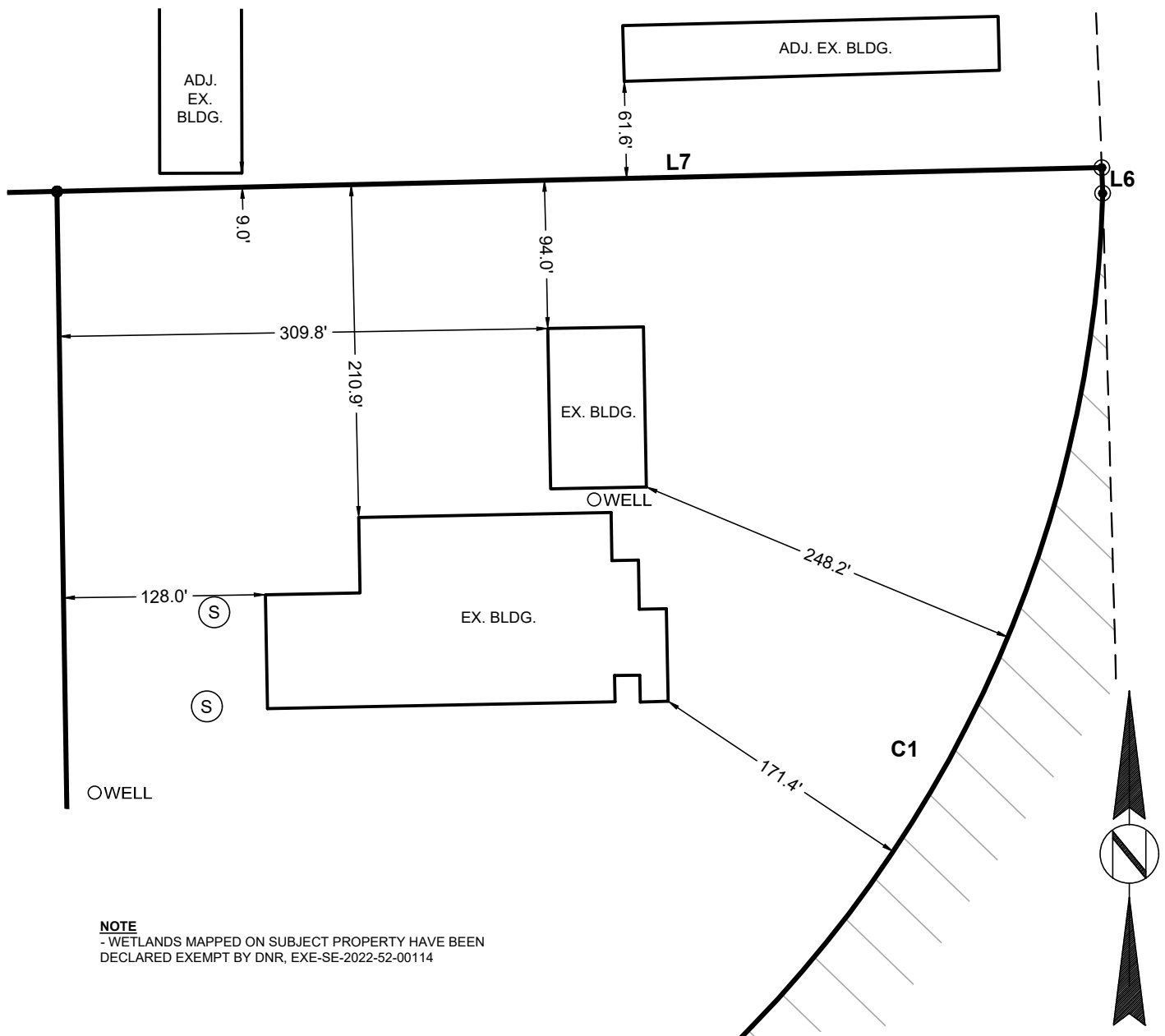
RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING ALL OF PARCEL 1, AND PART OF PARCELS 2, AND 3 OF CERTIFIED SURVEY MAP 1149,
 LOCATED IN THE SE. 1/4 OF THE SE. 1/4 OF SECTION 24, T.3N., R.21E.
 VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

**BUILDING
 DETAIL**

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KKINDRED@SEHINC.COM

SURVEY FOR:
 BOB GLEASON
 3114 PHILLIPS AVE.
 RACINE, WI 53403
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 GLEASONPROP@GMAIL.COM



NOTE
 - WETLANDS MAPPED ON SUBJECT PROPERTY HAVE BEEN
 DECLARED EXEMPT BY DNR, EXE-SE-2022-52-00114

LEGEND

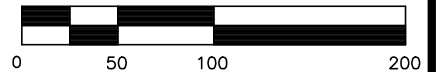
- - 3/4" REBAR MONUMENT FOUND (UNLESS OTHERWISE STATED)
- - 11/16" REBAR 1.5LBS./LIN.FT. SET
- ⊙ - SANITARY MANHOLE

OWELL - WELL



- RIGHT OF WAY TAKING PER DOC #2477111,
 RACINE COUNTY REG. OF DEEDS

SCALE: 1" = 100'



DATED 1-11-2022
 REVISED 1-31-2022
 REVISED 10-12-2022
 REVISED 11-10-2022

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING ALL OF PARCEL 1, AND PART OF PARCELS 2, AND 3 OF CERTIFIED SURVEY MAP 1149,
LOCATED IN THE SE. 1/4 OF THE SE. 1/4 OF SECTION 24, T.3N., R.21E.
VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;
That I have surveyed, divided and mapped all of Parcel 1, and part of Parcels 2, and 3 of Certified Survey Map 1149, Located in the Southeast 1/4 of the Southeast 1/4, Section 24, Township 3 North, Range 21 East, Village of Yorkville, Racine County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 24; thence South 88°41'25" West, along the South line of said Southeast 1/4 of Section 24, a distance of 1113.08 feet; thence North 01°32'07" West, 284.91 feet to the point of beginning; thence North 01°32'07" West, 94.50 feet; thence South 88°41'36" West, 536.84 feet to a point on the West line of Parcel 3 of Certified Survey Map 1149; thence North 01°36'46" West, along said West line of Parcel 3, a distance of 953.02 feet to the Northwest corner of said Parcel 3; thence North 88°31'54" East along the North line of said Parcel 3, a distance of 537.96 feet; thence South 01°32'15" East, 1.37 feet; thence North 88°41'21" East, a distance of 853.00 feet to the Northeast corner of aforementioned Parcel 3; thence South 02°06'34" East, 16.33 feet; thence following a curve to the Right, whose radius is 790.00 feet, and whose chord bears South 22°49'08" West, a distance of 572.59 feet; thence South 44°05'22" West, 560.39 feet; thence South 50°49'00" West, 187.38 feet; thence South 88°28'07" West, a distance of 67.95 feet to the Point of Beginning.

Said lands contain 1,111,521 square feet, 25.5 acres.

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and The Village of Yorkville in surveying, dividing and mapping the same.

Dated this 11th day of January, 2022.
Revised this 31st day of January, 2022.
Revised this 12th day of October, 2022.
Revised this 10th day of November, 2022.

Keith A Kindred, PLS 2082

NOTE:

- 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 LINES 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.



RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING ALL OF PARCEL 1, AND PART OF PARCELS 2, AND 3 OF CERTIFIED SURVEY MAP 1149,
LOCATED IN THE SE. 1/4 OF THE SE. 1/4 OF SECTION 24, T.3N., R.21E.
VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

2730 Sylvania Ave LLC, in care of Bob Gleason, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Yorkville

Date: _____ Signed: _____
Bob Gleason
Member

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Bob Gleason to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



DATED 1-11-2022
REVISED 1-31-2022
REVISED 10-12-2022
REVISED 11-10-2022

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VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of
the laws of the State of _____ mortgagee of the above described land, does hereby consent
to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above
certificate of 2730 Sylvania Ave LLC, in care of Bob Gleason.

IN WITNESS WHEREOF, said _____ has caused these
presents to be signed by _____, its _____, and
countersigned by _____, its _____ at
_____, _____, and its corporate seal to be hereunto affixed this _____
day of _____, 20 _____.

STATE OF _____)
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20
_____, the above named _____,

_____,
and _____, _____ of the above named, to me known to be the persons who
executed the foregoing instrument, and to me known to be such _____
and _____ of said corporation, and acknowledged that they executed the
foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____,

My commission expires _____.



DATED 1-11-2022
REVISED 1-31-2022
REVISED 10-12-2022
REVISED 11-10-2022

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VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

VILLAGE OF YORKVILLE PLANNING COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF YORKVILLE PLANNING
COMMISSION ON THIS _____ DAY OF, 2022.

VILLAGE PRESIDENT _____

DOUGLAS NELSON

VILLAGE CLERK _____

MICHAEL MCKINNEY

VILLAGE OF YORKVILLE BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF YORKVILLE PLANNING
COMMISSION ON THIS _____ DAY OF, 2022.

VILLAGE PRESIDENT _____

DOUGLAS NELSON

VILLAGE CLERK _____

MICHAEL MCKINNEY



DATED 1-11-2022
REVISED 1-31-2022
REVISED 10-12-2022
REVISED 11-10-2022