

**ORDINANCE NO. 2019-03**

**VILLAGE OF YORKVILLE  
RACINE COUNTY, WISCONSIN**

**AN ORDINANCE AMENDING THE ZONING MAP REFERENCED IN SECTION 20-212 OF THE RACINE COUNTY ZONING CODE, AS ADOPTED BY THE VILLAGE OF YORKVILLE UNDER SECTION 55-1 OF THE VILLAGE'S CODE OF ORDINANCES, BY APPROVING A REQUEST TO REZONE AN APPROXIMATELY 1.95-ACRE SECTION OF THE PARCEL LOCATED AT 18324 DURAND AVENUE (STH 11) (PARCEL ID # 194-03-21-32-002-000), WITHIN THE VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN, FROM THE A-2 (GENERAL FARMING AND RESIDENTIAL II) ZONING DISTRICT TO THE M-3 (HEAVY INDUSTRIAL) ZONING DISTRICT, AND TO AMEND SECTION 55-3 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF YORKVILLE PERTAINING TO A LISTING OF APPROVED AMENDMENTS TO THE VILLAGE'S ZONING MAP**

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

1. The request to rezone an approximately 1.95-acre section of tax parcel ID # 194-03-21-32-002-000 from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District, located at 18324 Durand Avenue (STH 11), is approved for the following reasons:

- a. This rezoning will not adversely affect the surrounding property values and is consistent with the existing adjacent land use.
- b. The proposed M-3 zoning district appears to fit with adjacent uses, as the proposed  $\pm$ 1.95-acre parcel requested to be zoned M-3 Heavy Industrial District is adjacent to Grove Concrete and Supply, Inc, which is a heavy industrial use.

2. That Section 55-3(c) of the Code of Ordinance for the Village of Yorkville be, and hereby is, created to memorialize the approved zoning map amendment as follows:

- "c. The land comprising an approximately 1.95-acre section of tax parcel ID # 194-03-21-32-002-000 from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District, located at 18324 Durand Avenue (STH 11), within the Village of Yorkville, Racine County, Wisconsin, as depicted on Exhibit A."

3. That the Village Clerk shall cause the official Zoning Map of the Village of Yorkville to be revised to reflect the amendment to the zoning classification adopted herein.

4. That this ordinance shall take effect upon the day after posting or publication in accordance with ordinance and applicable law.

Adopted by the Village Board of the Village of Yorkville, Racine County, Wisconsin, this 13<sup>th</sup> day of May, 2019.

Ayes: 5

Nays: 0

Abstentions: 0

**VILLAGE OF YORKVILLE**

By:

Douglas A. Nelson  
Douglas Nelson, President

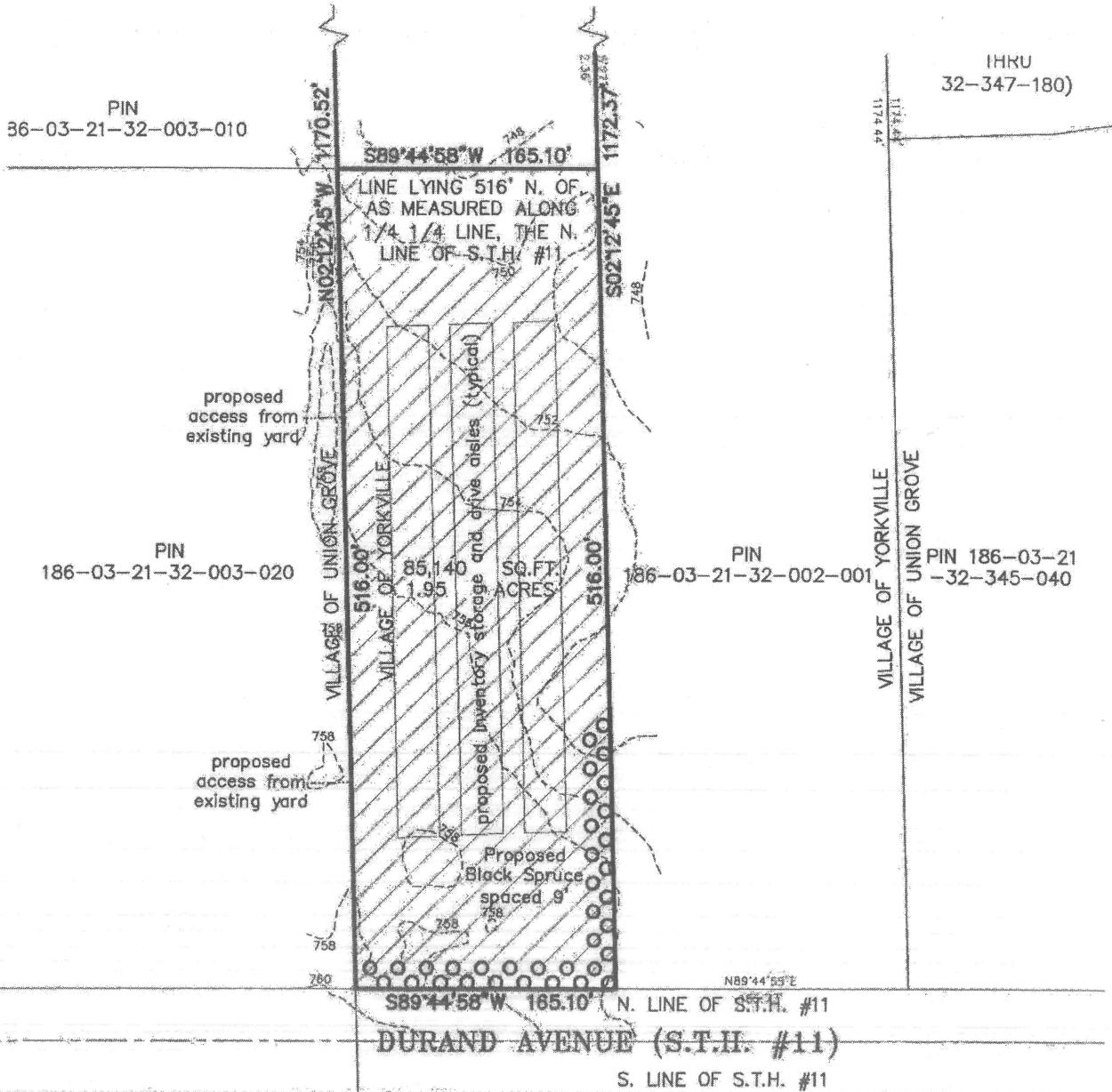
Attest:

Michael McKinney  
Michael McKinney, Clerk-Treasurer

# SITE PLAN

OF

THAT PART OF THE WEST 165 FEET IN WIDTH OFF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 21 EAST LYING NORTH OF STATE TRUNK HIGHWAY #11, AND LYING SOUTH OF A LINE 516 FEET NORTH OF THE NORTH LINE OF SAID HIGHWAY, ALL OF SAID LAND LYING AND BEING IN THE TOWN OF YORKVILLE, RACINE COUNTY, WISCONSIN.



ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.  
NO DIMENSIONS TO BE ASSUMED FROM SCALING.  
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT  
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.  
REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS, OR  
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

UPDATED: 04/02/2019  
DATE PREPARED: 03/14/2019



PROJECT NUMBER  
19626

**SITE PLAN**  
**VACANT LAND**  
**18324 DURAND AVENUE (S.T.H. 11)**  
**UNION GROVE, WISCONSIN**

**IG CONSULTING, INC.**

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
300 WARDEN 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: PAUL MILLER

SCALE: 1" = 100'

FIELD CREW: N/A

FIELD WORK: N/A

DRAWN BY: J.H.

CHECKED BY: K.L.

BY:

WISCONSIN P.L.S. NO. S-2775  
LICENSE EXPIRES JANUARY 31, 2020

200 WEIGHT AS BUILT © 2019 IG CONSULTING, INC.  
G:\Q\19\19626\Survey\19626200.dwg

**Exhibit A**

Notice is hereby given that the Village of Yorkville Plan Commission and Village Board will hold a public hearing at 6:00 p.m. on Monday, May 13, 2019, at the Union Grove Municipal Center, 925 15<sup>th</sup> Avenue, Union Grove, WI, on the following requests. This location is handicap accessible. If you have other special needs, contact the Village of Yorkville Clerk at 262-878-2123.

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Miller Real Estate LLC, Owner  
18426 Durand Ave., PO Box 363,  
Union Grove, WI 53182  
Paul J. Miller Jr., Applicant

Request to rezone ±1.95-acres from A-2 General Farming and Residential District II to M-3 Heavy Industrial District; NE¼ of Sec. 32, T3N, R21E, Village of Yorkville, Racine County, WI. The purpose of this rezoning is for the expansion of outdoor storage for Grove Concrete's product inventory.

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Miller Real Estate LLC, Owner  
18426 Durand Ave., PO Box 363,  
Union Grove, WI 53182  
Paul J. Miller Jr., Applicant

Request a conditional use to expand outdoor storage for Grove Concrete's product inventory; 18324 Durand Ave., Sec. 32, T3N, R21E, Village of Yorkville, Racine County, WI.

Applicants are subject to Article VI, Division 29, M-3 Heavy Industrial District; Section 20-1226, Uses Permitted Conditionally; Sec. 20-1339 Highway Oriented Uses, Chapter 20, Zoning, Racine County Code of Ordinances as applicable to the Village of Yorkville.

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The above petitions are on file at Racine County Development Services, 14200 Washington Ave., Sturtevant, WI. The files are open to public view, 8:00 a.m. to 12:00 p.m. & 12:30 p.m. to 4:30 p.m., Mon. through Fri.

Dates: Apr. 26, 2019 & May. 3, 2019

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Julie A. Anderson  
Public Works & Development Services Director  
Yorkville Zoning Administrator

**Village of Yorkville**  
**Notice of Newly Enacted Ordinance**

Please take notice that, on Monday, May 13, 2019, the Village Board of the Village of Yorkville enacted Ordinance 2019-03, entitled "An Ordinance to amend the Zoning Map referenced in Section 20-212 of the Racine County Zoning Code, as adopted by the Village of Yorkville under Section 55-1 of the Village's Code of Ordinances, by approving a request to rezone an approximately 1.95-acre section of the parcel located at 18324 Durand Avenue (STH 11) (Parcel ID # 194-03-21-32-002-000), within the Village of Yorkville, Racine County, Wisconsin, from the A-2 (General Farming and Residential II) Zoning District to the M-3 (Heavy Industrial) Zoning District, and to amend Section 55-3 of the Code of Ordinances for the Village of Yorkville pertaining to a listing of approved amendments to the Village's Zoning Map".

The full text of this ordinance may be obtained from the Village of Yorkville Clerk-Treasurer's Office, 925 15<sup>th</sup> Avenue, Union Grove, Wisconsin 53182, or through the Village's website at [www.villageofyorkville.com](http://www.villageofyorkville.com). The phone number for the Clerk-Treasurer is (262) 878-2123.

Michael McKinney  
*Clerk-Treasurer*

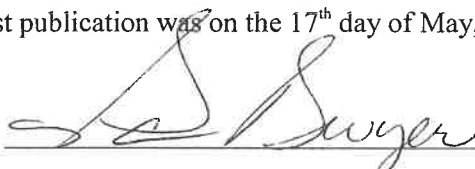
# Affidavit of Printing State of Wisconsin

County of Racine

City of Union Grove

Southern Lakes Newspapers, LLC, certifies that it is the publisher of the Westine Report; that such paper is a secular newspaper of general circulation in said county; that it is printed and published in the village/city, county and state aforesaid. It hereby further certifies that a notice, of which the attached notice is a true copy, has been legally published in said newspaper 1 time(s) for 1 consecutive weeks(s); That the first publication was on the 17<sup>th</sup> day of May, 2019; The last publication was on the 17<sup>th</sup> day of May, 2019.

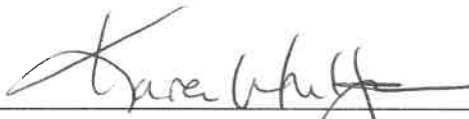
Signed



By Pam Dwyer, for Southern Lakes Newspapers, LLC

Subscribed and sworn to before me this

17<sup>th</sup> day of May



Notary Public, State of Wisconsin

My commission expires

1/20/2022

KAREN WHITTINGTON  
Notary Public  
State of Wisconsin

## VILLAGE OF YORKVILLE Notice of Newly Enacted Ordinance

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Michael McKinney  
Clerk-Treasurer

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