

**PLAN COMMISSION
RESOLUTION NO. 2024-01**

**VILLAGE OF YORKVILLE
RACINE COUNTY, WISCONSIN**

**A RESOLUTION OF THE PLAN COMMISSION OF THE VILLAGE OF YORKVILLE
RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE RACINE
COUNTY CODE OF ORDINANCES AS ADOPTED BY THE VILLAGE OF
YORKVILLE UNDER SECTION 55-1(A) OF THE CODE OF ORDINANCES OF THE
VILLAGE OF YORKVILLE RELATING TO THE PROPOSED REZONING OF ±24.11
ACRES OF LAND LOCATED AT 14922 WASHINGTON AVENUE (STH 20) (PARCEL
ID # 194-03-21-12-053-010), IN THE W½ OF THE SW¼ OF SEC. 12, T3N, R21E,
VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN, FROM THE R-3
(SUBURBAN RESIDENTIAL - SEWERED) ZONING DISTRICT TO THE A-2
(GENERAL FARMING AND RESIDENTIAL II) ZONING DISTRICT; ED ZUREY AND
LINDA KELLY, OWNER; DYLAN ARNTZEN, APPLICANT/AGENT**

**THE VILLAGE PLAN COMMISSION OF THE VILLAGE OF YORKVILLE,
RACINE COUNTY, WISCONSIN, RESOLVES AS FOLLOWS:**

RECITALS

WHEREAS, the Village of Yorkville, pursuant to Wisconsin Statutes §§ 62.23 and 61.35, created a Village Plan Commission; and

WHEREAS, Ed Zurey and Linda Kelly (“Owner”) and Dylan Arntzen (“Applicant/Agent”) have applied to rezone ±24.11 acres of land located at 14922 Washington Avenue (STH 20) (Parcel ID # 194-03-21-12-053-010), in the W½ of the SW¼ of Sec. 12, T3N, R21E, Village of Yorkville, Racine County, Wisconsin, from the R-3 (Suburban Residential - Sewered) Zoning District to the A-2 (General Farming and Residential II) Zoning District; and

WHEREAS, the property to be rezoned is shown and legally described on the Owner’s and Applicant/Agent’s survey document, as prepared by IG Consulting, Inc., consisting of one page, with a last revision date of November 22, 2023, which is incorporated herein by reference as though fully set forth herein.

WHEREAS, on January 8, 2024, a duly noticed public hearing as to the proposed rezoning of the land identified above was held; and

NOW THEREFORE IT IS RESOLVED that the Village of Yorkville Plan Commission finds that the proposed rezoning of the above-described land from the R-3 (Suburban Residential - Sewered) Zoning District to the A-2 (General Farming and Residential II) Zoning District is appropriate for the following reasons:

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 A-2 (General Farming and Residential II) Zoning District appears to fit with surrounding uses, as the ±24.11 acres that are proposed to be zoned A-2 (General Farming and Residential II) Zoning District are in close proximity to other similar uses.
3. The proposed rezoning is in compliance with the Suburban Residential, Secondary Environmental Corridor, and Agricultural, Rural Residential, and Open Land designations for the subject property in the Village's adopted comprehensive plan and land use map as contained in the document entitled "2020-2050 Village of Yorkville Comprehensive Plan."

This Resolution was adopted by the Village of Yorkville Plan Commission on January 8, 2024.

**VILLAGE OF YORKVILLE
PLAN COMMISSION**

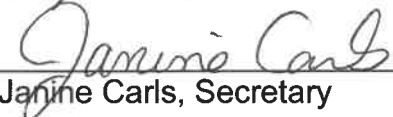
Ayes: 4

Nays: 0

Abstentions: 0

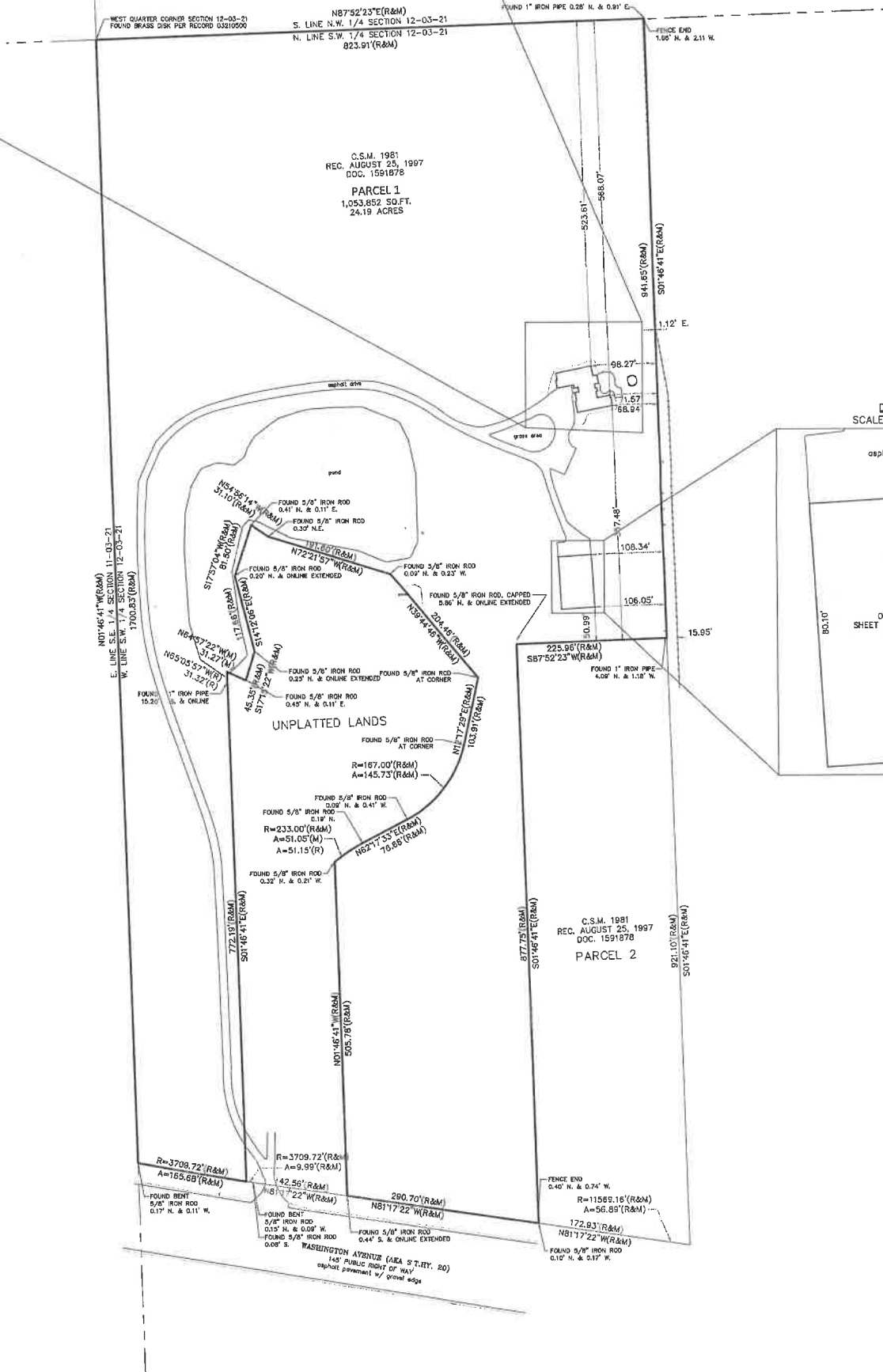
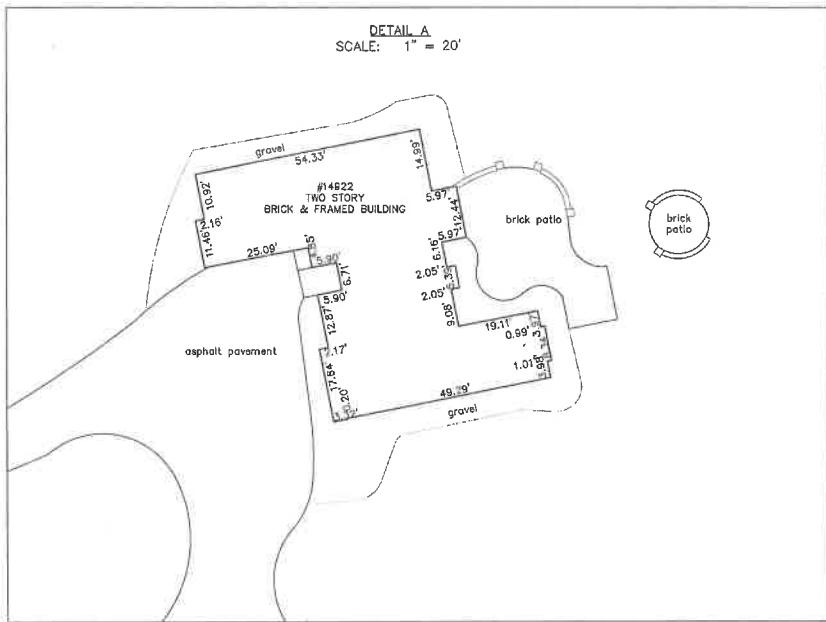
Absences: 1

By: 
Douglas Nelson, Chair

Attest: 
Janine Carls, Secretary

PLAT OF SURVEY

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1981, BEING A DIVISION OF PART OF THE NORTHWEST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 31 EAST, IN THE TOWN OF YORKVILLE, RACINE COUNTY, WISCONSIN.



BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM WISCONSIN SOUTH ZONE
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.

PROJECT NUMBER
23952

PLAT OF SURVEY
RESIDENCE
14922 WASHINGTON AVENUE
YORKVILLE, WISCONSIN

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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: LINDA KELLY & ED ZUREY
FIELD CREW: D.J. & C.W. FIELD WORK: 11/07/23 DRAFTED BY: C.W. CHECKED BY: J.H.

SCALE: 1" = 100'
FIRM NO. 184-001330

STATE OF WISCONSIN
COUNTY OF RACINE
S.S.
I HEREBY CERTIFY THAT THE LANDS DEPICTED
HEREON HAVE BEEN SURVEYED UNDER MY
DIRECTION, THAT THIS SURVEY COMPLIES WITH
CHAPTER A-57 OF THE WISCONSIN ADMINISTRATIVE
CODE, AND THAT THE SURVEY IS CORRECT TO THE
BEST OF MY KNOWLEDGE AND BELIEF.
UNION GROVE, WIS. 11/22 A.D. 2023.
BY: *[Signature]*
WISCONSIN PROFESSIONAL LAND SURVEYOR #S-2775
LICENSE EXPIRES JANUARY 31, 2024



RECEIVED
DEC 11 2023
RACINE COUNTY