

VILLAGE OF YORKVILLE

CERTIFIED SURVEY MAP WAIVER APPLICATION

The undersigned hereby requests waiver(s) of Village of Yorkville certified survey map requirements, pursuant to Chapter 28, Article VIII of the Village of Yorkville Code of Ordinances, and submits the following in support of their request:

APPLICANT:

NAME Anthony & Christa Fox
ADDRESS 1020 61st Drive
Union Grove, WI 53182
E-MAIL ynotgreen@gmail.com
PHONE 262-497-9519

SUBJECT SITE INFORMATION:

PROPERTY OWNER (if different from applicant) same
PARCEL NUMBER(S) 194-03-21-16-017-010
PARCEL ADDRESS(ES) 1020 61st Drive, Union Grove, WI 53182
DESCRIPTION OF WAIVER(S) REQUESTED Waiver to create a 2 lot parcel on the subject property
Requirement is mandated due to the creation of a bedroom in a second building on the subject property

SUBDIVIDER INFORMATION:

SURVEYOR NAME Kevin C. Lewis, PE, PLS
SURVEYOR PHONE/E-MAIL 262-878-6200 kevin@igconsulting.net

PLEASE ADDRESS THE FOLLOWING REVIEW FACTORS RELATED TO THIS REQUEST:

1. Whether the request for a waiver or modification, if granted, would be consistent with the general intent of the chapter.

Granting the waiver would be consistent with the general intent of limiting development of single family residences to larger parcels with adequate spacing. The request of the waiver is to allow for a bedroom to be constructed within an existing building on the property for the owner's family's use.

2. Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.

There are no surrounding property owners that would be adversely impacted, the surrounding property is an agricultural parcel that is currently farmed by the owner's family.

3. Whether the request for waiver or modification, if granted, would benefit the subdivider's project in a way that is not consistent with the village's interests.

Waiving the requirement does not benefit the property owner as they will not be creating a lot that could be sold.

4. Whether the subdivider is in full compliance with other applicable ordinances and agreements with the village.

All open items have been addressed and would be resolved as part of this waiver.

5. Whether, instead of granting the request for a waiver or modification, the chapter itself should be changed to accommodate the kind of situation presented by the subdivider.

We do not see a benefit in changing the code to accommodate a unique circumstance such as this.

6. Whether the conditions upon which the request for a modification or waiver is based are unique to the situation or property for which the modification or waiver is sought and are not applicable generally to other situations or property.

The current situation is unique in that the owner is seeking to provide for a family member to be able to live on the property. They are not seeking to create a new lot to be sold. There is adequate land to create 2 lots, but the owner has no interest in having a second, non family member living near the current single family dwelling.

7. Whether the request for modification or waiver, if granted, would be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The waiver would not be detrimental to the public safety, health or injurious to the neighborhood. The current well and septic system can support the additional bedroom and there are no homes near the property.

By signing this application, the undersigned understands that submission of this waiver request does not ensure that approval of the request in all or part will be granted by the Village Board or Plan Commission.

APPLICANT SIGNATURE: Anthony J. Top DATE: 02/26/24

TO BE COMPLETED BY VILLAGE STAFF

Date Application Received: 2/28/2024 Application Received By: [Signature]

Waivers Requested:

- More than three lots
- Insufficient lot size
- Insufficient street frontage
- No soil testing sites on north lot
- Excess of lots allowed within seven-year period
- Depth-to-width ratio more than 2.5:1
- No public street access
- No wetland delineation
- Not rectangular in shape
- Other

Date Application Forwarded to Village Engineer and Attorney for Review: 3/4/2024

Date of Preliminary Certified Survey Map Review by Village Board and Plan Commission: _____

Date of Final Certified Survey Map Approval by Village Board and Plan Commission: _____

Approval Resolution #: _____