

**ORDINANCE NO. 2024-01**

**VILLAGE OF YORKVILLE  
RACINE COUNTY, WISCONSIN**

**AN ORDINANCE TO AMEND 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 W<sup>1</sup>/<sub>2</sub> OF THE SW<sup>1</sup>/<sub>4</sub> 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 BOARD OF THE VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN, DO ORDAIN AS FOLLOWS:**

- A. 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 W<sup>1</sup>/<sub>2</sub> of the SW<sup>1</sup>/<sub>4</sub> 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.
- B. 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.
- C. On January 8, 2024, a duly noticed public hearing as to the proposed rezoning of the land identified above was held.
- D. On January 8, 2024, a Village of Yorkville Plan Commission recommendation in favor of the proposed rezoning was received.
- E. This request to rezone the above-described land is approved 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."
  4. The Village of Yorkville Plan Commission has recommended approval of the rezoning request.
- F. That in order to update the zoning map of the Racine County Zoning Code as adopted by the Village of Yorkville under Section 55-1(a) of the Code of Ordinances of the Village of Yorkville, the Village Board needs to adopt an ordinance.
- G. The Village Clerk shall cause the official Zoning Map of the Village of Yorkville to be amended to reflect the revision to the zoning classification adopted herein.
- H. This ordinance shall take effect upon adoption and publication as required by law.

Adopted by the Village Board of the Village of Yorkville, Racine County, Wisconsin, this 8<sup>th</sup> day of January, 2024.

**VILLAGE OF YORKVILLE**

Ayes: 5

By: /s/ Douglas Nelson  
Douglas Nelson, President

Nays: 0

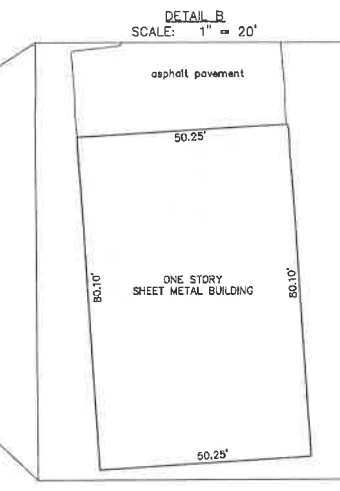
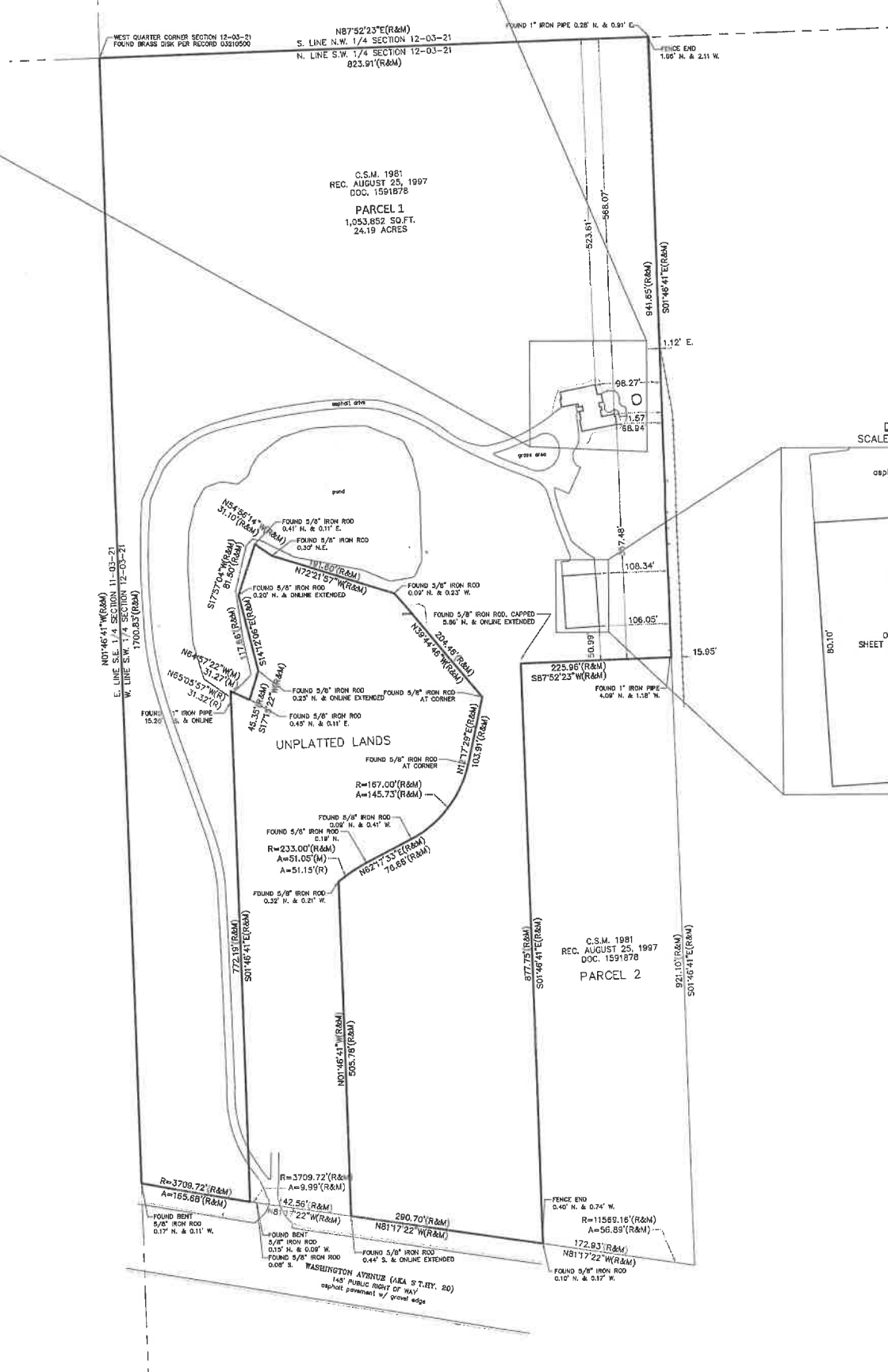
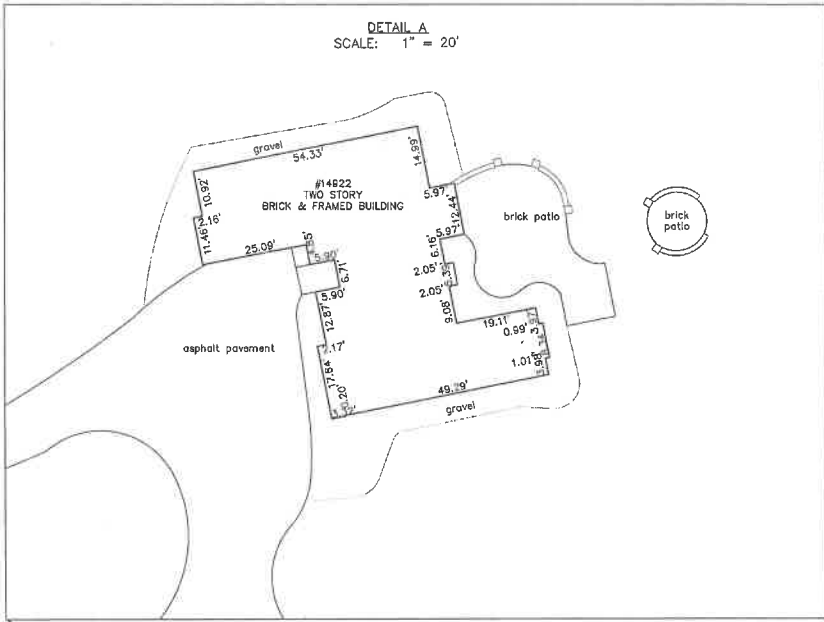
Attest: /s/ Janine Carls  
Janine Carls, Clerk

Abstentions: 0

Absences: 0

# PLAT OF SURVEY

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



NORTH

LEGEND

(R) RECORD  
 (M) MEASURED  
 R= RADIUS  
 A= ARC LENGTH  
 + WOOD POST  
 --- FENCE, WIRE

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  
 23052

PLAT OF SURVEY  
 RESIDENCE  
 14922 WASHINGTON AVENUE  
 YORKVILLE, WISCONSIN

**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 SCALE: 1" = 100'  
 FIELD CREW: D.J. & C.W. FIELD WORK: 11/07/23 DRAFTED BY: C.W. CHECKED BY: J.H.  
 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: *Kevin C. Lewis*  
 WISCONSIN PROFESSIONAL LAND SURVEYOR #S-2775  
 LICENSE EXPIRES JANUARY 31, 2024



RECEIVED  
 DEC 11 2023  
 RACINE COUNTY

**Village of Yorkville**  
**Notice of Newly Enacted Ordinances**

Please take notice that, on Monday, January 8, 2024, the Village Board of the Village of Yorkville adopted the following ordinances:

- Ordinance 2024-01, entitled "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".
- Ordinance 2024-02, entitled "An Ordinance amending Sections 54-275, 54-279(g), 54-279(w) and 54-280 of the Code of Ordinances of the Village of Yorkville, Racine County, Wisconsin, to (1) clarify the authority of the Board as to stormwater facilities, operations and activities implemented by the Racine County Board of Drainage Commissioners, (2) revise the definitions of Equivalent Runoff Unit and Stormwater System, and (3) expand the scope of utility rates and charges to include work done within the Yorkville Raymond Drainage District by the Racine County Board of Drainage Commissioners".

These ordinances take effect upon publication of this notice. The full text of these ordinances may be obtained from the Village of Yorkville Clerk'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 is (262) 878-2123.

Janine Carls  
*Clerk*

# Affidavit of Printing State of Wisconsin

County of Racine

City/Village 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 week(s); That the first publication was on the 11<sup>th</sup> day of January, 2024; The last publication was on the 11<sup>th</sup> day of January, 2024.

Signed *Amy Naber*

By Amy Naber, for Southern Lakes Newspapers, LLC

Subscribed and sworn to before me this

11 day of January 2024

*Karen Whittington*

Notary Public, State of Wisconsin

My commission expires 11/26/26



## NOTICE OF NEWLY ENACTED ORDINANCES Village of Yorkville

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Janine Carls  
Clerk

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