

ORDINANCE NO. 2024-10

**VILLAGE OF YORKVILLE
RACINE COUNTY, STATE OF WISCONSIN**

AN ORDINANCE TO AMEND SECTIONS 10-98 AND 28-88 OF THE CODE OF ORDINANCES OF THE VILLAGE OF YORKVILLE, RACINE COUNTY, STATE OF WISCONSIN, RELATING TO THE MINIMUM FLOOR AREAS AND FOUNDATION REQUIREMENTS FOR SINGLE FAMILY DWELLINGS AND TWO-FAMILY DWELLINGS AND MANUFACTURED DWELLINGS, MANUFACTURED HOMES, AND MODULAR HOMES

WHEREAS, the Village of Yorkville Long-Range Planning Committee (“LRPC”) reviewed and discussed various materials related to the minimum square footage for single family dwellings and two-family dwellings, as well as this draft ordinance, on April 9, 2024, and June 11, 2024; and

WHEREAS, the LRPC is comprised of residents of the Village as well as officials of the Village and is tasked with reviewing ordinances that impact the long-term plans and growth in the Village; and

WHEREAS, the LRPC approved a motion at their meeting on June 11, 2024, to forward this draft ordinance to the Village Plan Commission and Village Board for their consideration; and

WHEREAS, a joint public hearing was held before the Village Plan Commission and Village Board to receive public input on this draft ordinance on August 12, 2024; and

WHEREAS, the Village Plan Commission and Village Board reviewed this draft ordinance on August 12, 2024.

THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, RACINE COUNTY, STATE OF WISCONSIN ORDAINS AS FOLLOWS:

1. That Section 10-98 of the Code of Ordinances for the Village of Yorkville, Racine County, State of Wisconsin be, and hereby is, amended to read as follows:

“Sec. 10-98. Minimum floor areas and foundation requirements for dwellings.

Sections 28-88 and 55-1(a): 20-1020 of Exhibit A are incorporated herein by reference as though fully set forth.”

2. That Section 28-88 of the Code of Ordinances for the Village of Yorkville, Racine County, State of Wisconsin be, and hereby is, amended to read as follows:

“Sec. 28-88. Single-family and two-family dwelling requirements.

No single-family or two-family dwelling shall be erected or installed in any zoning district where single family dwellings or two-family dwellings are shown as permitted or conditional uses unless it meets all of the following:

(a) Floor area for single-family and two-family dwelling units.

- (1) *Single Family Dwelling Units.* The floor area of all one-floor single family dwelling units, exclusive of attics, open porches, basements, crawl spaces, sheds, decks, garages, and other appurtenances, shall not be less than 1,400 square feet. For structures with multiple floors, the total square footage of all the floors combined, exclusive of attics, open porches, basements, crawl spaces, sheds, decks, garages, and other appurtenances, shall not be less than 1,400 square feet with a minimum of 1,000 square feet on the first floor.
 - (2) *Two Family Dwelling Units.* For two family dwelling units, the total square footage of all the floors combined, exclusive of attics, open porches, basements, crawl spaces, sheds, decks, garages, and other appurtenances, shall not be less than 1,400 square feet per family, with a minimum of 1,000 square feet per family on the first floor.
 - (3) *Measurement for Split Level Structures.* In measuring square footage for a split-level residence, all areas without a living area beneath shall be used in computing the first-floor area.
- (b) *Foundation requirements for dwellings.* All dwellings must be set on an enclosed foundation in accordance with Subchapters III, IV and V of Wis. Admin. Code Ch. SPS 321 or is set on a comparable enclosed foundation system approved by the building inspector. The building inspector may require a plan certified by a registered architect or registered professional engineer to be submitted in order to ascertain that a proposed comparable foundation system provides proper support for the home structure.
 - (c) *Utility connection.* All dwellings must be properly connected to utilities.
 - (d) *Manufactured dwellings, manufactured homes, and modular homes.* Manufactured dwellings, manufactured homes, and modular homes that are installed in accordance with the manufacturer's instructions or a plan certified by a registered architect or registered professional engineer so as to ensure proper support for the home, are permitted in any district where single family dwellings or two-family dwellings are shown as permitted or conditional uses.”
3. 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, State of Wisconsin, this 12th day of August, 2024.

VILLAGE OF YORKVILLE

Ayes: 4

By: /s/ Douglas Nelson
Douglas Nelson, President

Nays: 0

Attest: /s/ Janine Carls
Janine Carls, Clerk

Abstentions: 0

Absences: 1

**NOTICE OF PUBLIC HEARING
VILLAGE OF YORKVILLE**

PUBLIC NOTICE IS HEREBY GIVEN that the Village Board and Plan Commission of the Village of Yorkville, Racine County, Wisconsin, shall hold a joint public hearing at 6:00 p.m. on Monday, August 12, 2024, in the Yorkville Village Board Room, located in the Union Grove Municipal Center, 925 15th Avenue, Union Grove, Wisconsin, regarding proposed revisions to Chapters 10 and 28, of the Village of Yorkville's Municipal Code of Ordinances and Chapter 20 of the Racine County Zoning Code as adopted by the Village of Yorkville under Section 55-1(a) of the Village of Yorkville's Municipal Code of Ordinances pertaining to single-family and two-family dwelling requirements. All interested parties will be heard.

A copy of these proposed ordinances will be available for public inspection prior to the public hearing, beginning on Thursday, July 20, 2024, and for at least two weeks thereafter during regular office hours, at the Village of Yorkville Clerk's office, 925 15th Avenue, Union Grove, Wisconsin 53182, weekdays from 8:00 a.m. to 4:30 p.m., before consideration and possible adoption by the Village Board. If you have any questions regarding this scheduled public hearing or these proposed ordinances, please contact Michael McKinney, Village Administrator, at (262) 878-2123; the e-mail for the Village Administrator is michael@villageofyorkville.com.

Dated this 25th day of July and this 1st day of August, 2024.

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 2 time(s) for 2 consecutive weeks(s); That the first publication was on the 20th day of June, 2024; The last publication was on the 27th day of June, 2024.

Signed 

By Amy Naber, for Southern Lakes Newspapers, LLC

Subscribed and sworn to before me this
27 day of June 2024


Notary Public, State of Wisconsin

My commission expires 4/20/26



NOTICE OF PUBLIC HEARING
VILLAGE OF YORKVILLE

PUBLIC NOTICE IS HEREBY GIVEN that the Village Board and Plan Commission of the Village of Yorkville, Racine County, Wisconsin, shall hold a joint public hearing at 6:00 p.m. on Monday, July 8, 2024, in the Yorkville Village Board Room, located in the Union Grove Municipal Center, 925 15th Avenue, Union Grove, Wisconsin, regarding proposed revisions to Chapters 10, 28, and 55 of the Village of Yorkville's Municipal Code of Ordinances pertaining to single-family and two-family dwelling requirements. All interested parties will be heard.

A copy of these proposed ordinances will be available for public inspection prior to the public hearing, beginning on Thursday, June 20, 2024, and for at least two weeks thereafter during regular office hours, at the Village of Yorkville Clerk's office, 925 15th Avenue, Union Grove, Wisconsin 53182, weekdays from 8:00 a.m. to 4:30 p.m., before consideration and possible adoption by the Village Board. If you have any questions regarding this scheduled public hearing or these proposed ordinances, please contact Michael McKinney, Village Administrator, at (262) 878-2123; the e-mail for the Village Administrator is michael@villageofyorkville.com.

Janine Carls
Clerk

(Published in Westine Report
June 20 & 27, 2024
WNAXLP - 457378)

Village of Yorkville Notice of Newly Enacted Ordinances

Please take notice that, on Monday, August 12, 2024, the Village Board of the Village of Yorkville adopted the following ordinances:

- Ordinance 2024-09, entitled "An Ordinance amending Sections 20-1020 (3) and (4) of the Code of Ordinances of the Village of Yorkville, Racine County, State of Wisconsin, relating to the minimum square footage for single family dwellings and two-family dwellings".
- Ordinance 2024-10, entitled "An Ordinance amending Sections 10-98 and 28-88 of the Code of Ordinances of the Village of Yorkville, Racine County, State of Wisconsin, relating to the minimum floor areas and foundation requirements for single family dwellings and two-family dwellings and manufactured dwellings, manufactured homes, and modular homes".
- Ordinance 2024-13, 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 ±4.955 acres of land located at 14918 Washington Avenue (STH 20) (Parcel ID # 194-03-21-12-060-006), in the W½ of the SW¼ of Sec. 12, T3N, R21E, Village of Yorkville, Racine County, State of Wisconsin, from the R-3 (Suburban Residential - Sewered) Zoning District to the A-2 (General Farming and Residential II) Zoning District; Joshua Kramsky, Owner; Joshua Kramsky, Applicant/Agent".
- Ordinance 2024-14, entitled "An Ordinance amending Sections 20-1, 20-1008, and 20-1115 of 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, Racine County, State of Wisconsin, relating to storage pods, storage containers, polystructures, and polyshelters".
- Ordinance 2024-15, entitled "An Ordinance creating Section 10-148 of the Code of Ordinances of the Village of Yorkville, Racine County, State of Wisconsin, relating to storage pods, storage containers, polystructures, and polyshelters and reserving Sections 10-149 – 10-180 for future use".

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 15th Avenue, Union Grove, Wisconsin 53182, or through the Village's website at 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 29th day of August, 2024; The last publication was on the 29th day of August, 2024.

Signed *Amy Naber*

By Amy Naber, for Southern Lakes Newspapers, LLC

Subscribed and sworn to before me this

29 day of August 2024.

Karen Whittington

Notary Public, State of Wisconsin

My commission expires 4/20/26



NOTICE OF NEWLY ENACTED ORDINANCES Village of Yorkville

Please take notice that, on Monday, August 12, 2024, the Village Board of the Village of Yorkville adopted the following ordinances:

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Janine Carls
Clerk

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