

**ORDINANCE NO. 2024-13**

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

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

- A. Joshua Kramsky (“Owner” and “Applicant/Agent”) has applied to rezone ±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, 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 American Surveying Company, Inc., consisting of one page, with a last revision date of August 19, 2015, which is incorporated herein by reference as though fully set forth herein.
- C. On August 12, 2024, a duly noticed public hearing as to the proposed rezoning of the land identified above was held.
- D. On August 12, 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 ±4.955 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 designation 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.

This Ordinance was adopted by the Village Board of the Village of Yorkville, Racine County, State of Wisconsin, this 12<sup>th</sup> day of August, 2024.

**VILLAGE OF YORKVILLE**

Ayes: 4

By: /s/ Douglas Nelson  
Douglas Nelson, President

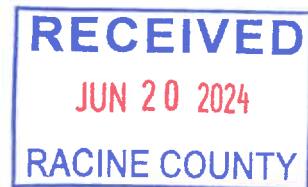
Nays: 0

Attest: /s/ Janine Carls  
Janine Carls, Clerk

Abstentions: 0

Absences: 1





**EXHIBIT A  
(LEGAL DESCRIPTION)**

**All the property in Racine County, Wisconsin:**

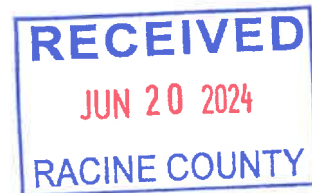
**Parcel A: PART OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 21 EAST IN THE TOWN OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A STANDARD RACINE COUNTY MONUMENT WITH A BRASS CAP MARKING THE WEST ¼ CORNER OF SAID SECTION 12; RUN THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 895.19 FEET ON THE WEST LINE OF SAID SECTION; THENCE NORTH 88 DEGREES 13 MINUTES 19 SECONDS EAST 99.06 FEET TO A POINT 5 FEET WESTERLY OF AN EXISTING POND; THENCE SOUTH 37 DEGREES 02 MINUTES 03 SECONDS EAST 68.37 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 57 SECONDS EAST 57.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 25 DEGREES 18 MINUTES 50 SECONDS EAST 305.55 FEET TO A POINT ON A CURVE OF NORTHWESTERLY CONVEXITY WHOSE RADIUS IS 233.00 FEET AND WHOSE CHORD BEARS NORTH 56 DEGREES 00 MINUTES 56 SECONDS EAST 51.05 FEET; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE 51.16 FEET; THENCE NORTH 62 DEGREES 17 MINUTES 29 SECONDS EAST 76.66 FEET TO A POINT ON A CURVE OF SOUTHEASTERLY CONVEXITY WHOSE RADIUS IS 167.00 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 17 MINUTES 29 SECONDS EAST 141.15 FEET; THENCE NORTHEASTERLY 145.73 FEET ON THE ARC OF SAID CURVE TO ITS POINT OF TANGENCY; THENCE NORTH 12 DEGREES 17 MINUTES 29 SECONDS EAST 103.91 FEET; THENCE NORTH 39 DEGREES 44 MINUTES 46 SECONDS WEST 210 FEET, MORE OR LESS, TO THE WATER'S EDGE OF AN EXISTING POND; RUN THENCE NORTHWESTERLY AND SOUTHERLY ALONG THE WATER'S EDGE OF SAID POND TO A POINT LOCATED NORTH 25 DEGREES 18 MINUTES 50 SECONDS WEST 5 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; RUN THENCE SOUTH 25 DEGREES 18 MINUTES 50 SECONDS EAST TO THE POINT OF BEGINNING.**

**Parcel B: PART OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 21 EAST, IN THE TOWN OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A STANDARD RACINE COUNTY MONUMENT WITH A BRASS CAP MARKING THE WEST ¼ CORNER OF SAID SECTION 12; RUN THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 895.19 FEET ON THE WEST LINE OF SAID SECTION; THENCE NORTH 88 DEGREES 13 MINUTES 19 SECONDS EAST 99.06 FEET TO A POINT 5 FEET WESTERLY OF AN EXISTING POND; THENCE SOUTH 37 DEGREES 02 MINUTES 03 SECONDS EAST 68.37 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 57 SECONDS EAST 26.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 772.59 FEET TO A POINT ON A CURVE IN THE NORTH LINE OF S.T.H. #20 WHOSE RADIUS IS 3709.72 FEET AND WHOSE CHORDS BEARS SOUTH 81 DEGREES 13 MINUTES 53 SECONDS EAST 9.79 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE 9.79;**

**THENCE SOUTH 81 DEGREES 18 MINUTES 26 SECONDS EAST 142.75 FEET ON THE NORTH LINE OF S.T.H. #20; THENCE NORTH 01 DEGREES 46 MINUTES 41 SECONDS WEST 506.13 FEET; THENCE NORTH 25 DEGREES 18 MINUTES 50 SECONDS WEST 310.55 FEET MORE OR LESS, TO THE WATER'S EDGE OF AN EXISTING POND; THENCE NORTHWESTERLY ALONG THE SHORE OF SAID POND TO A POINT LOCATED NORTH 01 DEGREES 46 MINUTES 41 SECONDS WEST 5 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST TO THE POINT OF BEGINNING.**

**RESERVING, HOWEVER, A RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES AND FOR SEWER AND UTILITIES ACROSS PARCEL 2 DESIGNATED ROADWAY ON A PROPOSED SUBDIVISION FOR REEVES AND VOGEL PREPARED BY NIELSEN, MADSEN AND BARBER, JOB NO. 81001, DATED APRIL 7, 1982, AND IN ADDITION THERETO RESERVING FOR INGRESS AND EGRESS PURPOSES AND FOR SEWER AND UTILITIES PURPOSES A RIGHT OF WAY OF SUFFICIENT WIDTH ACROSS PARCEL 2 FROM SAID ROADWAY TO LOTS 1, 2, 15 AND 16 ON THE AFORESAID PROPOSED SUBDIVISION SURVEY.**

**PROPERTY ADDRESS 14918 WASHINGTON AVE., UNION GROVE, WI 53182**



Notice is hereby given that the Village of Yorkville Board will hold a public hearing at 6:00 p.m. on Monday, August 12, 2024, 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.

Joshua and Elizabeth Kramsky, Owners  
14918 Washington Avenue  
Union Grove, WI 53182

Requests to rezone ±4.96-acres from R-3, Suburban Residential District (Sewered), to A-2, General Farming and Residential District II; SW¼ of Sec. 12, T3N, R21E, Village of Yorkville, Racine County, WI. The purpose of this rezoning is to accommodate a conditional use permit application to possibly allow two (2) dump trucks to be stored within an existing pole barn.

Joshua and Elizabeth Kramsky, Owners  
14918 Washington Avenue  
Union Grove, WI 53182

Requests a conditional use to park two (2) dump trucks within an existing pole barn, 14918 Washington Avenue, Sec. 12, T3N, R21E, Village of Yorkville, Racine County, WI.

Applicants are subject to Article VI, Division 24, A-2, General Farming and Residential District II and Section 20-1226 Uses Permitted Conditionally, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.

The above petitions are on file at Racine County Development Services, 14200 Washington Ave., Sturtevant, WI. The file can be inspected via email upon request to [RCPUBLICWORKS@Racinecounty.com](mailto:RCPUBLICWORKS@Racinecounty.com) from 8:00 a.m. to 12:00 p.m. & 12:30 p.m. to 4:30 p.m., Mon. through Fri.

Dates: Jul. 25, 2024 & Aug. 1, 2024



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Roley Behm  
Public Works & Development Services Director  
Yorkville Zoning Administrator

## **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 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 29<sup>th</sup> day of August, 2024; The last publication was on the 29<sup>th</sup> 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

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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".

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Janine Carls  
Clerk

(Published in Westine Report  
Aug. 29, 2024  
WNAXLP - 460639)