

**PLAN COMMISSION  
RESOLUTION NO. 2022-02**

**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 REZONING OF ±40.22978 ACRES OF LAND FROM THE A-2 (GENERAL FARMING AND RESIDENTIAL II) ZONING DISTRICT TO THE M-2 (GENERAL INDUSTRIAL) ZONING DISTRICT, PART OF THE N½ OF THE NW¼ OF SEC. 24, T3N, R21E, FOR THE PARCEL LOCATED AT 2025 51<sup>ST</sup> DRIVE (PARCEL ID # 194-03-21-24-005-000); ARCH STANTON LLC, OWNER; BRIAN LILLY, APPLICANT**

**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**, Arch Stanton LLC (“Applicant”) has applied to rezone the easternmost ±40.22978 acres from the A-2 (General Farming and Residential II) Zoning District to the M-2 (General Industrial) Zoning District; part of the N½ of the NW¼ of Sec. 24, T3N, R21E, for the parcel located at 2025 51<sup>st</sup> Drive (Parcel ID # 194-03-21-24-005-000). The property to be rezoned is shown and legally described on the Applicant’s survey document, as prepared by The Sigma Group, consisting of one page, with a last revision date of December 29, 2021, which is incorporated herein by reference as though fully set forth herein; and

**WHEREAS**, on November 8, 2021, a duly noticed public hearing as to the proposed rezoning of the land identified above was held; and

**WHEREAS**, the Village, after consultation with the Applicant and Village staff, is recommending the use of a conditional rezoning approach to enable the development process to continue pending the receipt of final approvals that will be needed by the ultimate developer.

**NOW THEREFORE IT IS RESOLVED** that the Village of Yorkville Plan Commission finds that the proposed rezoning of the above-described land from the A-2 (General Farming and Residential II) Zoning District to the M-2 (General Industrial) 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 M-2 zoning district appears to fit with surrounding uses, as the proposed ±40.22978 acres that are being requested to be rezoned M-2 (General Industrial) Zoning District are directly west of the Grandview Business Park.
3. The proposed rezoning is in compliance with the Industrial 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."

**BE IT FURTHER RESOLVED** that the Plan Commission does hereby recommend that the Village Board enact an Ordinance conditionally approving the requested rezoning and conditionally amending the Village zoning map for the Village, subject to the following conditions:

1. **Subject to Acceptance.** Subject to the Applicant acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Owner and Applicant will therefore need to re-commence the application process.
2. **Time to Satisfy Conditions.** Subject to the Owner and Applicant satisfying all aforementioned conditions by April 11, 2023, unless extended by the Village Board.
3. **Conditional Use Permit.** Subject to the applicant receiving approval from the Village for a Conditional Use Permit ("CUP") and agreeing to comply with all conditions of the CUP approval.
4. **Sewer District and Water District Boundary Alteration and Annexation.** Subject to the alteration of the boundaries of Water Utility District No. 1 of the Village of Yorkville and Sewer Utility District No. 1 of the Village of Yorkville annexing the rezoned portion of the above-described parcel into both Districts, and further subject to satisfying any and all conditions that are imposed by the Village in approving (if approved) the boundary alterations and annexations, and further subject to recording all boundary alteration and annexation resolutions as approved by the Village (if approved) in the office of the Racine County Register of Deeds.
5. **Right-of-Way Dedication and Road Construction.** Subject to the dedication of road right-of-way, in dimensions and location deemed acceptable to the Village, connecting the rezoned portion of the above-described parcel to West Grandview Parkway, and further subject to the construction and dedication of a roadway to

Village standards connecting the rezoned portion of the above-described parcel to West Grandview Parkway.

This Resolution was adopted by the Village of Yorkville Plan Commission on April 11, 2022.

**VILLAGE OF YORKVILLE  
PLAN COMMISSION**

Ayes: 5

By: /s/ Douglas Nelson  
Douglas Nelson, Chair

Nays: 0

Attest: /s/ Michael McKinney  
Michael McKinney, Secretary

Abstentions: 0

Absences: 0