

**PLAN COMMISSION
RESOLUTION NO. 2024-01**

**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 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

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, 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 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; and

WHEREAS, 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.

WHEREAS, on January 8, 2024, a duly noticed public hearing as to the proposed rezoning of the land identified above was held; and

NOW THEREFORE IT IS RESOLVED that the Village of Yorkville Plan Commission finds that the proposed rezoning of the above-described land from the R-3 (Suburban Residential - Sewered) Zoning District to the A-2 (General Farming and Residential II) 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 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."

This Resolution was adopted by the Village of Yorkville Plan Commission on January 8, 2024.

**VILLAGE OF YORKVILLE
PLAN COMMISSION**

Ayes: 4

Nays: 0

Abstentions: 0

Absences: 1

By: /s/ Douglas Nelson
Douglas Nelson, Chair

Attest: /s/ Janine Carls
Janine Carls, Secretary

