

**RESOLUTION NO. 2021-34**

**VILLAGE OF YORKVILLE  
RACINE COUNTY, WISCONSIN**

**A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP TO ALLOW FOR THE DIVISION OF THE PARCEL LOCATED AT 5104 CRYSTAL LANE INTO A 6.73-ACRE PARCEL AND A 3.97-ACRE PARCEL, SEC. 35, T3N, R21E, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN (PARCEL ID # 194-03-21-35-029-013); JAMES A. & JOLENE P. VERWEY REVOCABLE TRUST, OWNER; JAMES VERWEY, APPLICANT/AGENT**

**THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN, RESOLVES AS FOLLOWS:**

**WHEREAS**, Applicant/Agent submitted a final certified survey map request to allow for the division of the parcel located at 5104 Crystal Lane into a 6.73-acre parcel and a 3.97-acre parcel, in Sec. 35, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID # 194-03-21-35-029-013); and

**WHEREAS**, the Village of Yorkville Plan Commission recommended approval of this request, subject to the conditions attached hereto as Exhibit A and the waivers attached hereto as Exhibit B; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Yorkville, that the requested final certified survey map set forth above is hereby approved subject to the same conditions and waivers imposed by the Village of Yorkville Plan Commission.

This Resolution was adopted by the Yorkville Village Board on October 11, 2021.

**VILLAGE OF YORKVILLE**

Ayes: 5

By: /s/ Douglas Nelson  
Douglas Nelson, President

Nays: 0

Attest: /s/ Michael McKinney  
Michael McKinney, Administrator/Clerk

Abstentions: 0

Absences: 0

**EXHIBIT A - CONDITIONS**

James A. & Jolene P. Verwey Revocable Trust, Owner  
James Verwey, Applicant/Agent

1. **Reimburse Village Costs.** Applicant shall reimburse the Village for all costs incurred by the Village for review of this request, including but not limited to engineering, legal and planning review.

## EXHIBIT B - WAIVERS

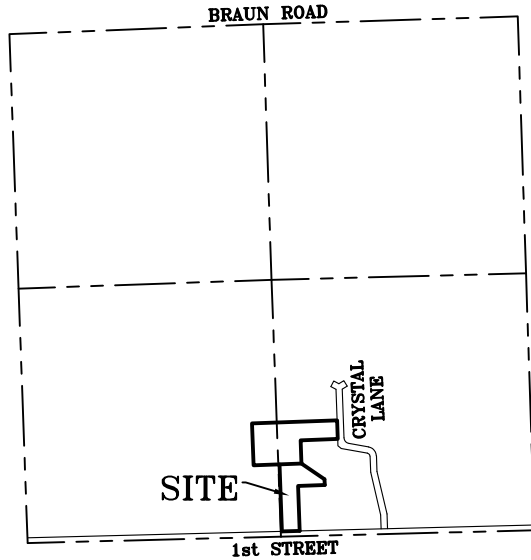
James A. & Jolene P. Verwey Revocable Trust, Owner  
James Verwey, Applicant/Agent

1. "28-82(d) - Where a minor subdivision is traversed by a public or private drainage tile line, the location of the drainage tile line must be shown on the face of the Certified Survey Map and an easement provided to the Village with respect to said drain tile as specified by the village board. In addition, the owner shall reconstruct, relocate or replace any tile line which may be disturbed by the development of a lot created by a minor subdivision so as to provide for the continued operation of such tile line as before development of such lot. The lot owner shall be responsible for the future maintenance, operation, and replacement of all private storm/surface water facilities, including drain tiles whether previously mapped or subsequently discovered." **According to the applicant, a drain tile is located on Lot 1 running approximately parallel to the Crystal Lane right-of-way; this tile was not included on the CSM since that lot is already developed and no changes are planned there.**
2. "28-84(b)(1) - Shape. Lots shall be approximately rectangular, with the exception of lots located on a curved street or on a cul-de-sac turnabout." **There are two property line corners that do not meet at a right angle (both for Lot 2). Lot 1 is six-sided, while Lot 2 is seven-sided.**
3. "28-84(d)(2) - A lot created by certified survey map and not served by public sanitary sewer shall have an area of not less than three acres, exclusive of areas dedicated for public rights-of-way, and at least 300 feet of frontage on a public street or at the setback line as measured from side lot line to side lot line." **Lot 1 has 194.26' of road frontage, while Lot 2 has 184.20' of road frontage.**
4. "28-84(d)(2) - The ratio of the length of the side of a residential lot to the frontage on the public street shall not be greater than 2.5:1." **The ratios for Lot 1 are 1.99 (south) and 4.56 (north), for an average ratio of 3.28. The ratios for Lot 2 are 2.54 (east) and 3.79 (west), for an average ratio of 3.17.**
5. "28-84(e) - Side lot lines shall be at approximate right angles to straight street lines or radial to curved street lines on which the lots face." **Only one lot line (on Lot 2) is not at an approximate right angle; in that case, the lot line could just as well be considered a rear lot line as a side lot line.**
6. "28-226(12) - The location of known drain tiles." **According to the applicant, a drain tile is located on Lot 1 running approximately parallel to the Crystal Lane right-of-way; this tile was not included on the CSM since that lot is already developed and no changes are planned there.**

# RACINE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

OF  
 BEING A RESUBDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1875, IN THE  
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF  
 SOUTHWEST QUARTER OF SECTION 35, TOWN 3 NORTH, RANGE 21 EAST, IN THE VILLAGE  
 OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

LOCATION SKETCH  
 SW 1/4 35-03-21



OWNER:  
 JAMES AND JOLENE P VERWEY  
 5104 CRYSTAL LANE  
 STURTEVANT, WI 53177

I, KEVIN C. LEWIS, WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE  
 PREPARED THIS CERTIFIED SURVEY MAP; AS DIRECTED TO MAKE SAID SURVEY, DIVISION AND MAP  
 BY THE OWNERS JAMES AND JOLENE VERWEY; THE BOUNDARIES OF WHICH ARE DESCRIBED AS  
 FOLLOWS:

PARCEL 1 OF CSM 1875, VOLUME 5, PAGE 705 PER DOCUMENT 1549545, IN THE SOUTHWEST  
 QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF  
 SECTION 35, TOWN 3 NORTH, RANGE 21 EAST, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE,  
 STATE OF WISCONSIN.

THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF S. 236.34 OF THE WISCONSIN STATE STATUTES  
 AND THE VILLAGE OF YORKVILLE ORDINANCES. PER 236.21(1)(D)

SURVEYOR  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

\_\_\_\_\_  
 KEVIN C. LEWIS  
 WISCONSIN REGISTERED LAND SURVEYOR S-2775

REVISED: 10/06/21  
 REVISED: 09/15/21  
 REVISED: 08/11/21  
 REVISED: 07/02/21  
 PREPARED: 06/30/21

PROJECT NUMBER  
 21379

**CERTIFIED SURVEY MAP**  
**VERWEY PROPERTY**  
**5104 CRYSTAL LANE**  
**YORKVILLE, WISCONSIN**

**IG CONSULTING, INC.**

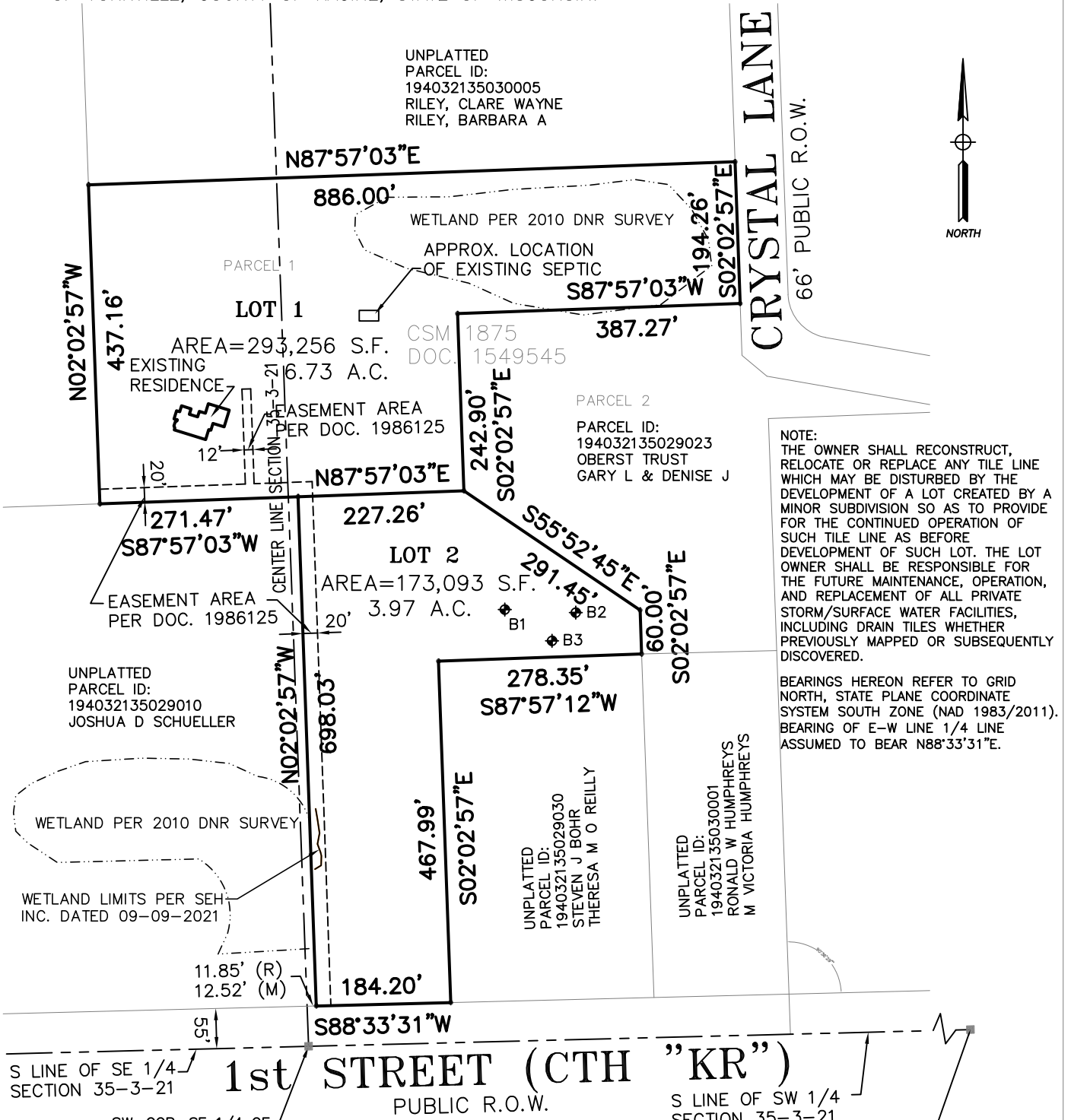
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177  
 1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: JAMES VERWEY		SCALE: N/A	
FIELD CREW: D.J.	FIELD WORK: 07/07/21	DRAFTED BY: S.R.M.	CHECKED BY:

FIRM NO. 184-001330

# RACINE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

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OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.



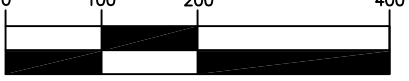
**NOTE:**  
THE OWNER SHALL RECONSTRUCT, RELOCATE OR REPLACE ANY TILE LINE WHICH MAY BE DISTURBED BY THE DEVELOPMENT OF A LOT CREATED BY A MINOR SUBDIVISION SO AS TO PROVIDE FOR THE CONTINUED OPERATION OF SUCH TILE LINE AS BEFORE DEVELOPMENT OF SUCH LOT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE FUTURE MAINTENANCE, OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OR SUBSEQUENTLY DISCOVERED.

BEARINGS HEREON REFER TO GRID NORTH, STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 1983/2011). BEARING OF E-W LINE 1/4 LINE ASSUMED TO BEAR N88°33'31"E.

**LEGEND**

- (M) RECORD
- (R) MEASURED
- FOUND MONUMENT
- FOUND OLD IRON PIPE
- SET IRON PIPE 1" OUTSIDE DIAMETER AND AT LEAST 18" LONG, WEIGHING NOT LESS THAN 1.13 POUNDS PER LINEAL FOOT.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

REVISED: 10/06/21  
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REVISED: 07/02/21  
PREPARED: 06/30/2021

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.

**CERTIFIED SURVEY MAP**  
**VERWEY PROPERTY**  
**5104 CRYSTAL LANE**  
**YORKVILLE, WISCONSIN**

**IG CONSULTING, INC.**  
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1129 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 878-6200 | ig@igconsulting.net

PREPARED FOR: JAMES VERWEY SCALE: 1"=200'  
FIELD CREW: D.J. FIELD WORK: 07/07/21 DRAFTED BY: S.R.M. CHECKED BY:

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 OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO THIS PLAT TO BE  
 SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS PLAT. WE ALSO  
 CERTIFY THAT THIS CERTIFY SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE  
 VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN FOR APPROVAL.

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_  
 JAMES VERWEY JOLENE VERWEY

STATE WISCONSIN }  
 } SS  
 RACINE COUNTY }

THE ABOVE NAMED JAMES VERWEY AND JOLENE VERWEY, KNOWN TO ME TO BE THE PERSONS  
 WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME,  
 PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 PRINT NAME HERE \_\_\_\_\_

VILLAGE OF YORKVILLE PLANNING COMMISSION APPROVAL  
 THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF YORKVILLE PLANNING COMMISSION  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE PRESIDENT \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_  
 PRINT NAME HERE \_\_\_\_\_ PRINT NAME HERE \_\_\_\_\_

VILLAGE OF YORKVILLE VILLAGE BOARD APPROVAL:  
 THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF YORKVILLE VILLAGE BOARD ON  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VILLAGE PRESIDENT \_\_\_\_\_ VILLAGE CLERK \_\_\_\_\_  
 PRINT NAME HERE \_\_\_\_\_ PRINT NAME HERE \_\_\_\_\_

**OWNER:**  
 JAMES AND JOLENE P VERWEY  
 5104 CRYSTAL LANE  
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