

**RESOLUTION NO. 2022-35**

**VILLAGE OF YORKVILLE  
RACINE COUNTY, WISCONSIN**

**A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP TO ALLOW FOR THE COMBINATION OF THE PARCELS LOCATED AT 2502 NORTH SYLVANIA AVENUE (WEST FRONTAGE ROAD) AND 2626 49<sup>TH</sup> DRIVE, AND THE REDIVISION OF THE COMBINED PARCEL INTO A 30.0383-ACRE PARCEL TO THE WEST AND A 32.0203-ACRE PARCEL TO THE EAST, SEC. 01, T3N, R21E, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN (PARCEL ID #'S 194-03-21-01-003-000 AND 194-03-21-01-002-000); 2502 SYLVANIA, LLC AND TCTS, LLC, OWNERS; DRAGAN RADETA, 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 combination of the parcels located at 2502 North Sylvania Avenue (West Frontage Road) and 2626 49<sup>th</sup> Drive, and the redivision of the combined parcel into a 30.0383-acre parcel to the west and a 32.0203-acre parcel to the east, in Sec. 01, T3N, R21E, Village of Yorkville, Racine County, Wisconsin (Parcel ID #'s 194-03-21-01-003-000 and 194-03-21-01-002-000); 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 10, 2022.

**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**

2502 Sylvania, LLC and TCTS, LLC, Owners

Dragan Radeta, 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

2502 Sylvania, LLC and TCTS, LLC, Owners  
Dragan Radeta, Applicant/Agent

1. "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." **Lot 1 is eight-sided.**
2. "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 2 has 76.00' of road frontage.**
3. "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." **Neither lot meets this requirement.**
4. "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." **Both lots have side lot lines that are parallel to each lot's street-facing lot line.**
5. "28-226(6) - Soil boring locations on sites to be served with a private on-site wastewater treatment system." **Lot 1 has no soil boring locations indicated.**

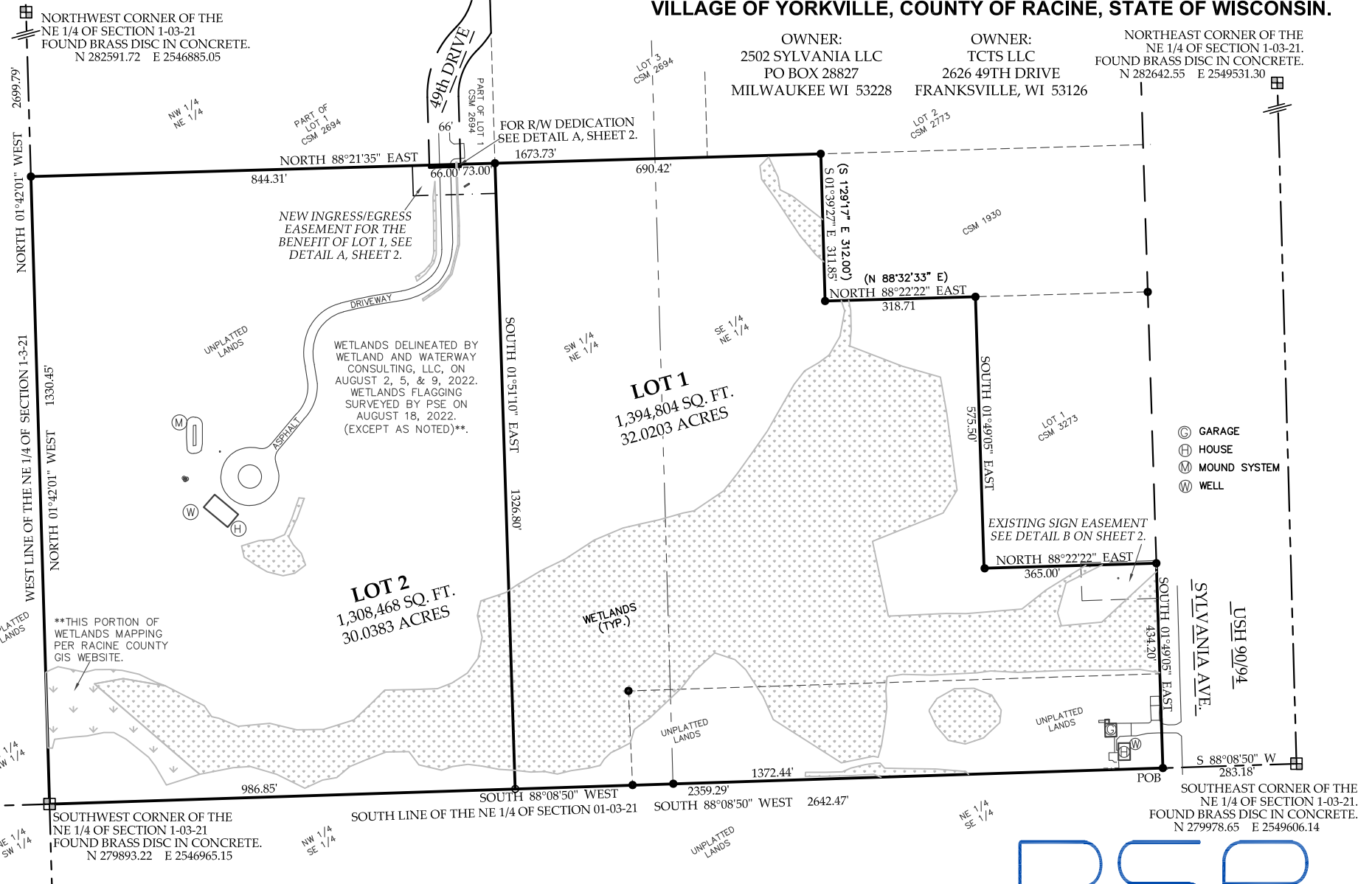
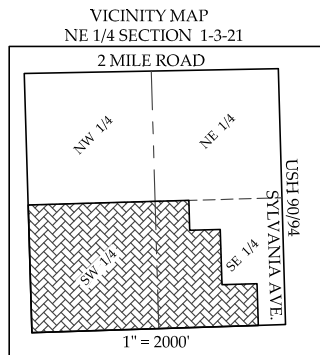
**CERTIFIED SURVEY MAP # \_\_\_\_\_**

**THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST,  
VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.**

**PRELIMINARY**



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD27) THE SOUTH LINE OF NE 1/4 OF SECTION 1-3-21 BEARS SOUTH 88°08'50" WEST.



OWNER:  
2502 SYLVANIA LLC  
PO BOX 28827  
MILWAUKEE WI 53228

OWNER:  
TCTS LLC  
2626 49TH DRIVE  
FRANKSVILLE, WI 53126

NORTHEAST CORNER OF THE  
NE 1/4 OF SECTION 1-03-21.  
FOUND BRASS DISC IN CONCRETE.  
N 282642.55 E 2549531.30

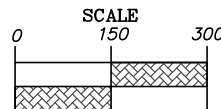
NORTHWEST CORNER OF THE  
NE 1/4 OF SECTION 1-03-21  
FOUND BRASS DISC IN CONCRETE.  
N 282591.72 E 2546885.05

SOUTHWEST CORNER OF THE  
NE 1/4 OF SECTION 1-03-21  
FOUND BRASS DISC IN CONCRETE.  
N 279893.22 E 2546965.15

SOUTHEAST CORNER OF THE  
NE 1/4 OF SECTION 1-03-21.  
FOUND BRASS DISC IN CONCRETE.  
N 279978.65 E 2549606.14

**LEGEND**

- 1" IRON PIPE FOUND
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)



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 AS BEFORE DEVELOPMENT OF SUCH LOT. THE OWNER SHALL BE RESPONSIBLE FOR THE FUTURE MAINTENANCE, OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OF SUBSEQUENTLY DISCOVERED.

**PSE**

122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com

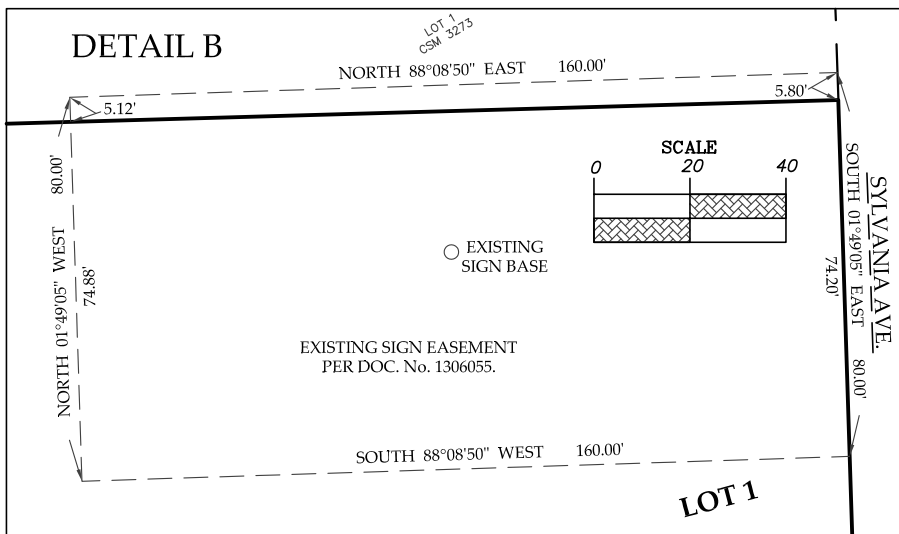
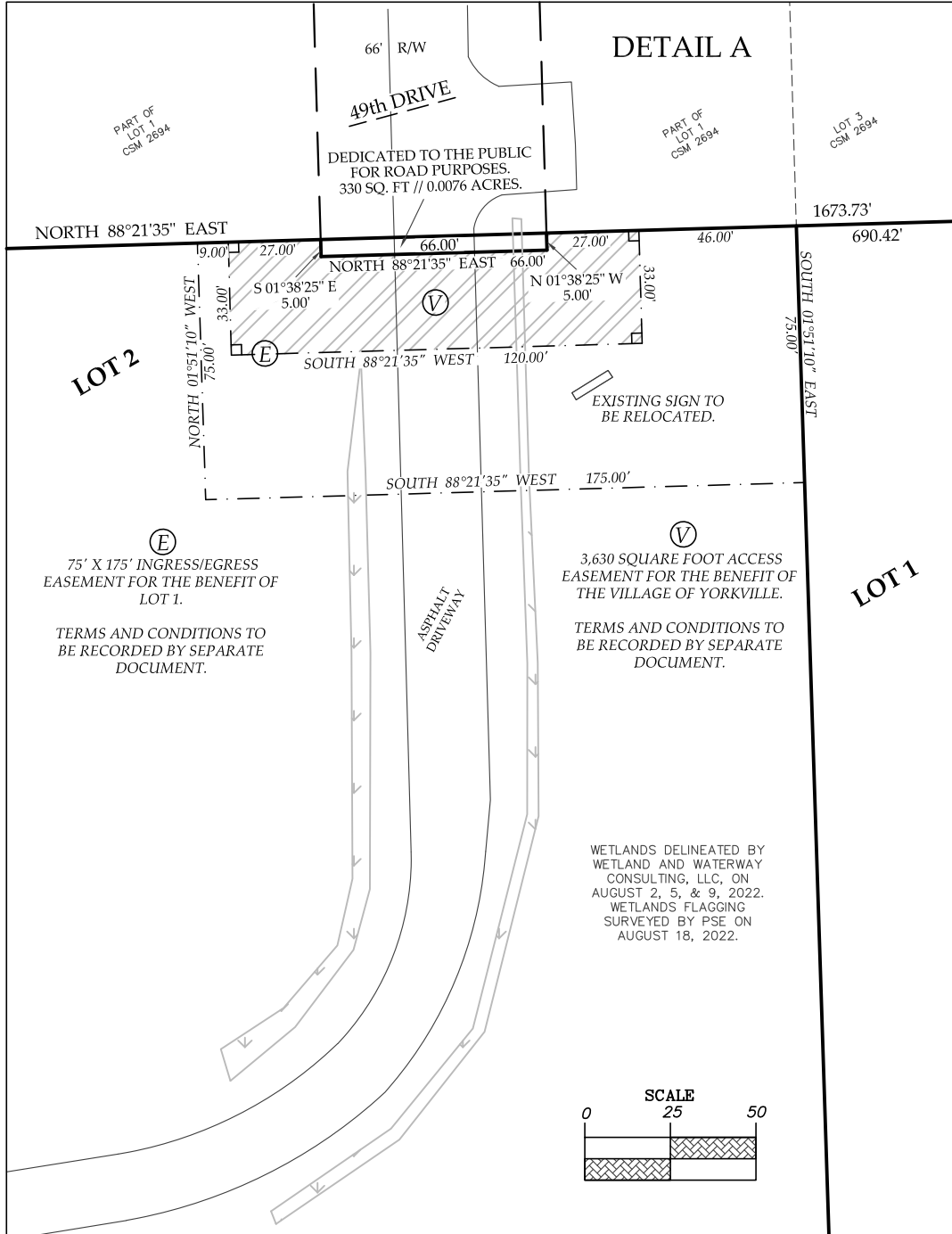
FN: DR-23-21

Date: 2/02/22

SURVEYED BY JOSEPH W. DAVID  
MAPPED BY J. SCOTT HENKEL, PLS

REVISED OCTOBER 5, 2022  
REVISED SEPTEMBER 9, 2022  
REVISED APRIL 13, 2022  
REVISED MARCH 2, 2022

**CERTIFIED SURVEY MAP #**  
**THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE**  
**NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST,**  
**VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.**



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FN: DR-23-21

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**CERTIFIED SURVEY MAP # \_\_\_\_\_**  
**THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE**  
**NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST,**  
**VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, 2502 SYLVANIA LLC, OWNER OF LOT 1; AND TCTS LLC, OWNER OF LOT 2:

THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1;  
THENCE SOUTH 88°08'50" WEST, 283.18 FEET, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 TO THE WEST LINE OF SYLVANIA AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE SOUTH 88°08'50" WEST, 2359.29 FEET, ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4;  
THENCE NORTH 01°42'01" WEST, 1330.45 FEET, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 2694;  
THENCE NORTH 88°21'35" EAST, 1673.73 FEET, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP 2694 AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF CERTIFIED SURVEY MAP 1930;  
THENCE SOUTH 01°39'27" EAST, 311.85 FEET, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP 1930;  
THENCE NORTH 88°22'22" EAST, 318.71 FEET, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP 1930 TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 3273;  
THENCE SOUTH 01°49'05" EAST, 575.50 FEET, ALONG THE WEST LINE OF SAID LOT 1;  
THENCE NORTH 88°22'22" EAST, 365.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 TO SAID WEST LINE OF SYLVANIA AVENUE;  
THENCE SOUTH 01°49'05" EAST, 434.20 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 2,703,602 SQUARE FEET // 62.0662 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF YORKVILLE SUBDIVISION ORDINANCE.

\_\_\_\_\_  
J. SCOTT HENKEL, PLS 2495

**OWNER'S CERTIFICATE**

AS OWNER, 2502 SYLVANIA LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, AND THE VILLAGE OF YORKVILLE LAND DIVISION ORDINANCE.

\_\_\_\_\_  
DRAGAN RADETA

STATE OF WISCONSIN

:SS

\_\_\_\_\_ COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_,  
TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: \_\_\_\_\_

**PSE**

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AS OWNER, TCTS LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, AND THE VILLAGE OF YORKVILLE LAND DIVISION ORDINANCE.

\_\_\_\_\_

STATE OF WISCONSIN  
\_\_\_\_\_ COUNTY :SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_,  
TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: \_\_\_\_\_

**VILLAGE OF YORKVILLE PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF YORKVILLE PLAN COMMISSION ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
DOUGLAS NELSON, CHAIRMAN MICHAEL McKINNEY, VILLAGE CLERK

**VILLAGE OF YORKVILLE VILLAGE BOARD APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF YORKVILLE VILLAGE BOARD ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
DOUGLAS NELSON, VILLAGE PRESIDENT MICHAEL McKINNEY, VILLAGE CLERK



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262.346.7800 kparish@parishse.com

FN: DR-23-21 Date: 2/02/22