

RESOLUTION NO. 2025-08

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

A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP TO ALLOW FOR THE DIVISION OF THE PARCEL LOCATED AT 2404 59TH DRIVE INTO A 3.00-ACRE PARCEL AND A 56.71-ACRE PARCEL, SEC. 22, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-21-22-009-000); STEPHEN NELSON AND SUSAN NELSON, OWNER; LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC/RITCHIE WENZEL, APPLICANT/AGENT

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

WHEREAS, Applicant/Agent submitted a final certified survey map request to allow for the division of the parcel located at 2404 59th Drive into a 3.00-acre parcel and a 56.71-acre parcel, in Sec. 22, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-22-009-000); 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 Village Board of the Village of Yorkville, County of Racine, State of Wisconsin, this 10th day of March, 2025.

VILLAGE OF YORKVILLE

Ayes: 4

By: /s/ Douglas Nelson
Douglas Nelson, President

Nays: 0

Attest: /s/ Janine Carls
Janine Carls, Clerk

Abstentions: 1

Absences: 0

EXHIBIT A - CONDITIONS

Stephen Nelson and Susan Nelson, Owner

Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel, 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

Stephen Nelson and Susan Nelson, Owner

Lynch & Associates Engineering Consultants, LLC/Ritchie Wenzel, Applicant/Agent

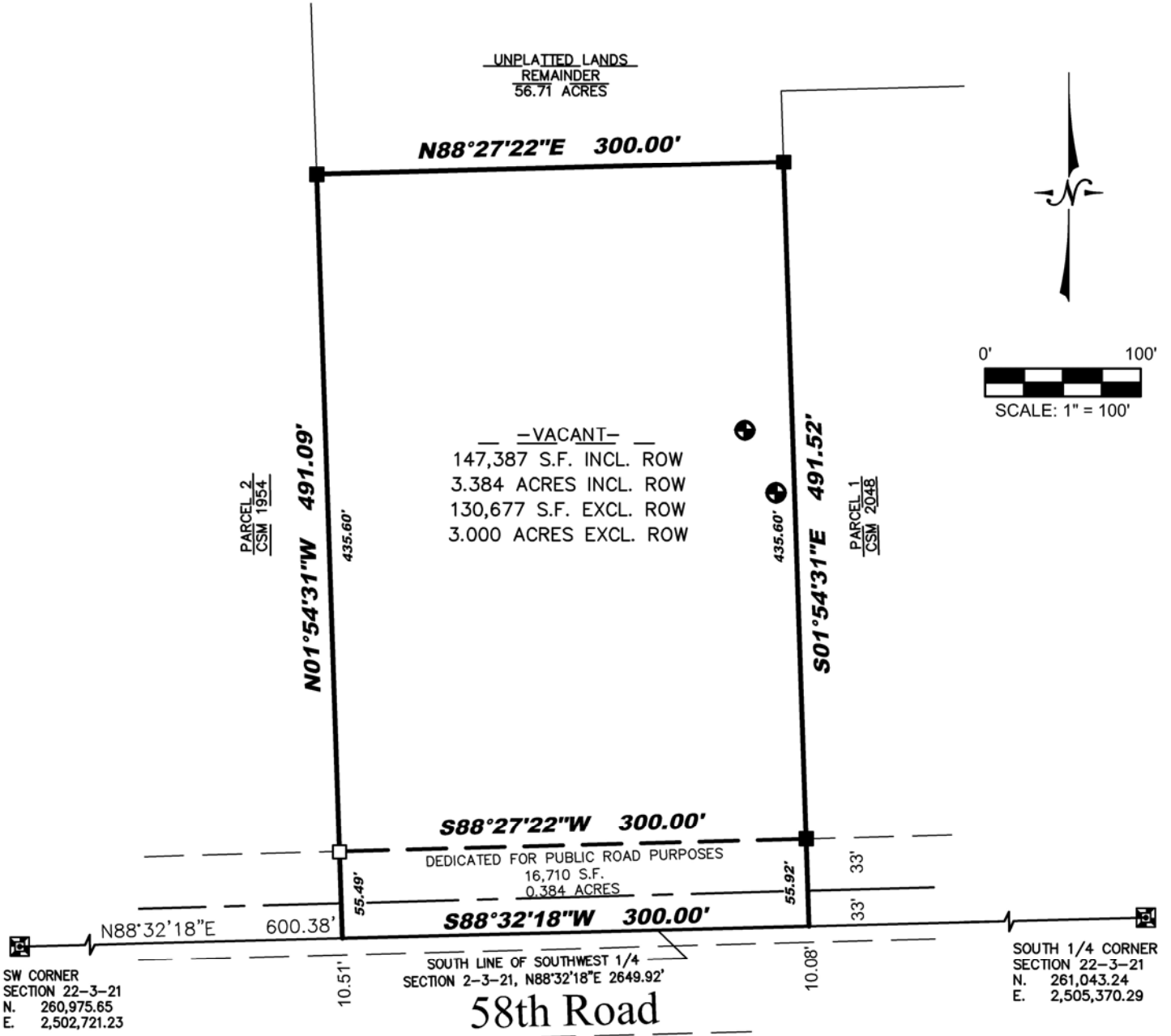
1. **No waivers required.**

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

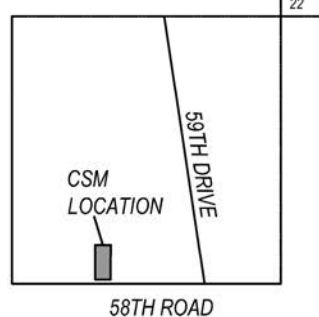
SURVEYOR:
 RITCHIE P. WENZEL
 5482 S. WESTRIDGE DR.
 NEW BERLIN, WI 53151
 Phone: (262) 402-5040
 Email: rwenzel@lynch-engineering.com
 Job #24.5116

OWNER/SUBDIVIDER:
 Stephen and Susan Nelson
 2401 59th Drive
 Union Grove, WI 53182



VICINITY MAP

SW 1/4 22-3-21
 NOT TO SCALE



"NOTE: PER THE LAND DIVISION ORDINANCE OF THE VILLAGE OF YORKVILLE, 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."

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC
 5482 S. WESTRIDGE DRIVE
 NEW BERLIN, WI 53151
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53105
 (262) 402-5040

Legend:

- Found Racine County Monument w/ Brass Cap
- Found 3/4" Iron Rod
- Set 3/4"x18" Iron Rod Weighing 1.18 lbs/Ft
- Soil Boring

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD-83), with the South line of the Southwest 1/4 of Section 22-3-21, having an assumed bearing of $N88^{\circ}32'18''E$.

REVISED: 03/04/2025
 02/18/2025
 01/10/2025
 SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I RITCHIE P. WENZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22; THENCE NORTH 88°32'18" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 600.38 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 1954, AND THE POINT OF BEGINNING; THENCE NORTH 01°54'31" WEST, (RECORDED AS S 01°54'19" EAST), ALONG THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1954, A DISTANCE OF 491.09 FEET; THENCE NORTH 88°27'22" EAST, 300.00 FEET TO THE WEST LINE OF CERTIFIED SURVEY MAP NO. 2048; THENCE SOUTH 01°54'31" EAST, (RECORDED AS SOUTH 01°54'19" EAST), ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 2048, A DISTANCE OF 491.52 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE SOUTH 88°32'18" WEST, ALONG SAID SOUTH LINE, 300.00 FEET TO THE POINT OF BEGINNING.

THE GROSS AREA OF SAID PARCEL CONTAINING 147,387 SQUARE FEET OR 3.384 ACRES OF LAND MORE OR LESS.

DEDICATING THE SOUTHERLY PORTION AS SHOWN, FOR PUBLIC ROAD PURPOSES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF STEPHEN AND SUSAN NELSON, OWNERS OF SAID LAND. THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF LAND SURVEYED AND LAND DIVISION MADE THEREOF. THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF S. 236.34 OF THE WISCONSIN STATUTES AND THE PLATTING ORDINANCE OF RACINE COUNTY AND THE VILLAGE OF YORKVILLE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

RITCHIE P. WENZEL PLS
PROFESSIONAL LAND SURVEYOR S-4027



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