

RESOLUTION NO. 2026-18

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

A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP AMENDMENT TO ALLOW FOR THE DIVISION OF THE PARCEL LOCATED AT 2403 SOUTH COLONY AVENUE (USH 45) INTO A 3.735-ACRE PARCEL AND A 10.601-ACRE PARCEL, SEC. 20, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-21-20-021-001); VILLAGE OF YORKVILLE, OWNER; MICHAEL MCKINNEY/NIELSEN MADSEN + BARBER, 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 amendment request to allow for the division of the parcel located at 2403 South Colony Avenue (USH 45) into a 3.735-acre parcel and a 10.601-acre parcel, in Sec. 20, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-20-021-001); 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 amendment 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 13th day of April, 2026.

VILLAGE OF YORKVILLE

Ayes: 5

By: /s/ Douglas Nelson
Douglas Nelson, President

Nays: 0

Attest: /s/ Janine Carls
Janine Carls, Clerk

Abstentions: 0

Absences: 0

EXHIBIT A - CONDITIONS

Village of Yorkville, Owner

Michael McKinney/Nielsen Madsen + Barber, Applicant/Agent

1. **Cross-Access Easement Agreement Required.** A cross-access easement agreement addressing the cross-access easement depicted on Lot 1 of the approved certified survey map amendment and providing access between South Colony Avenue (USH 45) and Lot 2 of the same certified survey map amendment shall be approved by the Village Board and recorded with the Racine County Register of Deeds upon execution and recording of this final certified survey map amendment with the Racine County Register of Deeds.

EXHIBIT B - WAIVERS

Village of Yorkville, Owner

Michael McKinney/Nielsen Madsen + Barber, Applicant/Agent

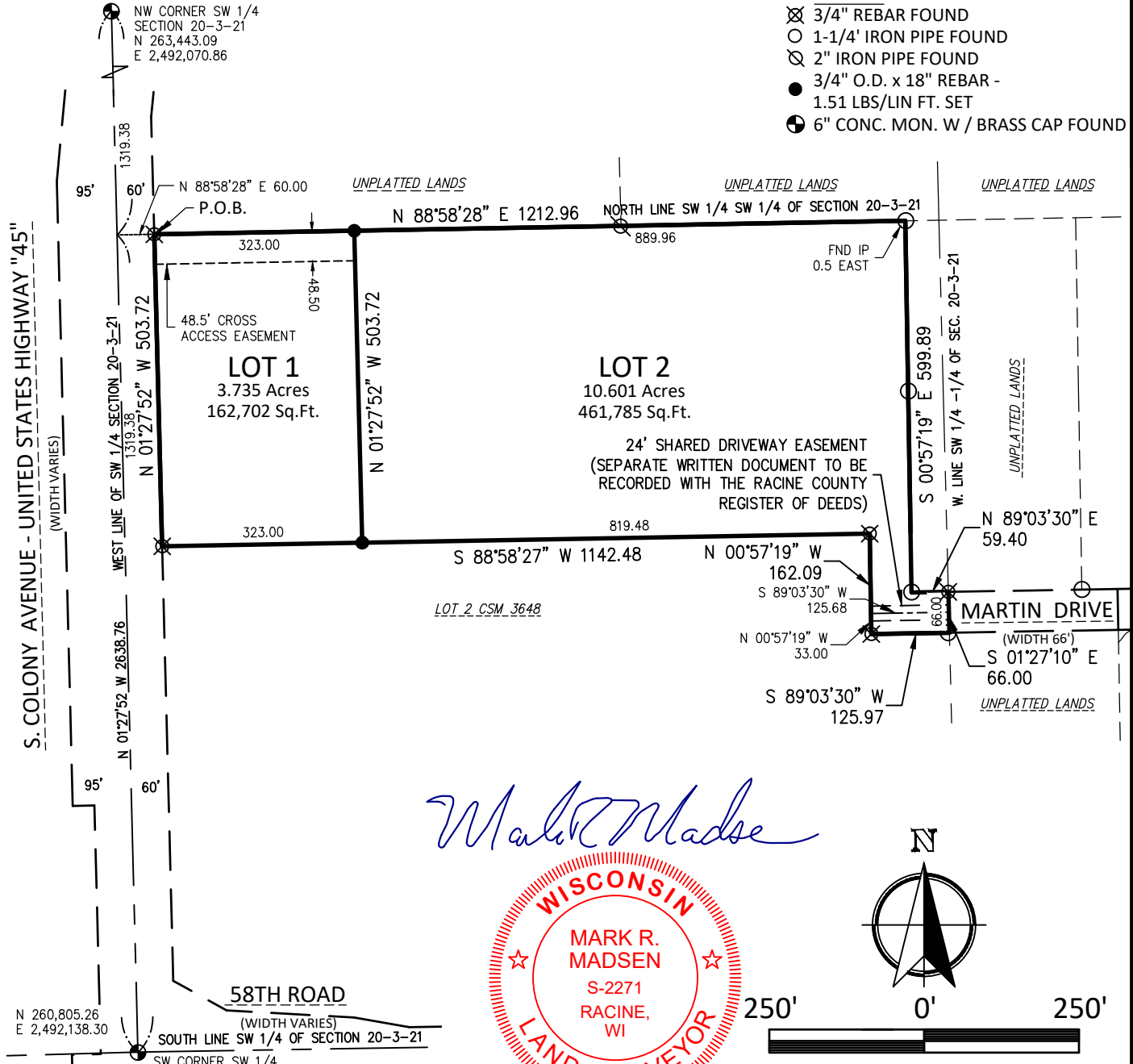
1. 28-84(b)(1) – “Shape. Lots shall be approximately rectangular, with the exception of lots located on a curved street or on a cul-de-sac turnabout.” **Lot 2 is eight-sided.**
2. 28-84(d)(2) – “A lot created by certified survey map and not served by public sanitary sewer shall have an area of not less 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 only has 66 feet of road frontage (on Martin Drive).**
3. 28-225(b) – “If any lots in the certified survey map are not served by municipal sanitary sewer, soil and site evaluations shall be submitted for approval to the county code administration office and/or the department of commerce according to the procedure and standards established under the applicable rules of Wis. Admin. Code ch. SPS 383.” **Lot 2 does not have soil and site evaluations prepared.**

CERTIFIED SURVEY MAP NO. _____

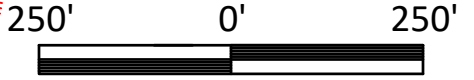
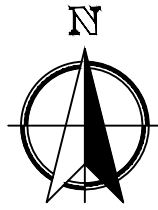
A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 3648 BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

LEGEND:

- ⊗ 3/4" REBAR FOUND
- 1-1/4' IRON PIPE FOUND
- ⊗ 2" IRON PIPE FOUND
- 3/4" O.D. x 18" REBAR - 1.51 LBS/LIN FT. SET
- ⊙ 6" CONC. MON. W / BRASS CAP FOUND

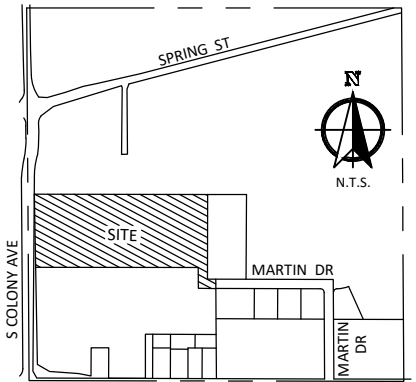


Mark R. Madsen



SCALE 1"=250'

LOCATION MAP



NOTES:
ZONING OF PARCELS: B-3

OWNER/LAND SPLITTER: VILLAGE OF YORKVILLE
ADDRESS: 925 15th AVENUE, UNION GROVE, WI 53182

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011. THE WEST LINE OF THE SW 1/4 OF SECTION 20-3-21 IS ASSUMED TO BEAR N 01°27'52" W.

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.

mb Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbcsc.net

CERTIFIED SURVEY MAP NO. _____

A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 3648 BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of The Village of Yorkville;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Article VI - Certified Survey Map, Chapter 395 - Land Division and Development Control Ordinance of the Village of Yorkville Code;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Village of Yorkville; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Lot 1 of Certified Survey Map No. 3648, recorded in the office of the Register of Deeds for Racine County, Wisconsin on August 5, 2025, as Document No. 2706815 being part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 3 North, Range 21 East of the Fourth Principal Meridian, in the Village of Yorkville, County of Racine, State of Wisconsin.
Containing 624,487 square feet or 14.336 acres.

April 6, 2026



Mark R. Madsen, P.L.S. No. 2271
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd, Suite 200, Racine WI 53406
(262) 634-5588



Nielsen Madsen + Barber

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This Instrument was drafted by Mark R. Madsen April 6, 2026

2024.0002.11.DWG
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

A RE-DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 3648 BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNERS' CERTIFICATE

I, Doug Nelson, Village President and Janine Carls, Village Clerk, hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village of Yorkville.

IN WITNESS WHEREOF the said _____ has caused these presents to be signed by _____ at _____ Wisconsin on this _____ day of _____ 2026.

Doug Nelson, President
Village of Yorkville

Janine Carls, Clerk
Village of Yorkville

STATE OF _____)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

VILLAGE BOARD APPROVAL

APPROVED as a Certified Survey Map this _____ day of _____, 2026.

Douglas Nelson, President
Village of Yorkville

Janine Carls, Clerk
Village of Yorkville

PLANNING COMMISSION APPROVAL

This Certified Survey Map was hereby approved by the Planning Commission of the Village of Yorkville on the _____ day of _____, 2026.

Douglas Nelson, Chairperson
Village of Yorkville

Janine Carls, Clerk
Village of Yorkville



Mark R. Madsen



Nielsen Madsen + Barber

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