

RESOLUTION NO. 2026-32

**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 21221 WASHINGTON AVENUE (STH 20) INTO A ±3.00-ACRE PARCEL AND A ±50.15-ACRE PARCEL, SEC. 12, T3N, R20E, TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 006-03-20-12-002-000); CHERYL ABBOTT, OWNER; LOGAN ABBOTT, 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 21221 Washington Avenue (STH 20) into a ±3.00-acre parcel and a ±50.15-acre parcel, in Sec. 12, T3N, R20E, Town of Dover, County of Racine, State of Wisconsin (Parcel ID # 006-03-20-12-002-000); 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 Village Board of the Village of Yorkville, County of Racine, State of Wisconsin, this 10th day of August, 2026.

VILLAGE OF YORKVILLE

Ayes: 3

By: /s/ Douglas Nelson
Douglas Nelson, President

Nays: 0

Attest: /s/ Janine Carls
Janine Carls, Clerk

Abstentions: 0

Absences: 2

EXHIBIT A - CONDITIONS

Cheryl Abbott, Owner
Logan Abbott, 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
Cheryl Abbott, Owner
Logan Abbott, Applicant/Agent

1. **None.**

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DOVER, COUNTY OF RACINE AND STATE OF WISCONSIN.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 89°25'27" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION, 300.00 FEET; THENCE SOUTH 01°25'17" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SECTION, 50.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "20" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 89°30'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 250.00 FEET; THENCE SOUTH 01°25'17" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SECTION, 523.00 FEET; THENCE SOUTH 89°30'39" WEST 250.00 FEET; THENCE NORTH 01°25'17" WEST 523.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, THOMAS L. SATTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT, AT THE DIRECTION OF CHERYL ANN ABBOTT, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THE DIVISION THEREOF, AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE TOWN OF DOVER LAND DIVISION ORDINANCE.

OWNER'S CERTIFICATE

AS OWNER, CHERYL ANN ABBOTT, DOES HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF DOVER FOR APPROVAL AND THE VILLAGE OF YORKVILLE FOR EXTRATERRITORIAL APPROVAL.

CHERYL ANN ABBOTT

DATED THIS _____ DAY OF _____, 2026.

STATE OF WISCONSIN)
COUNTY OF RACINE) SS

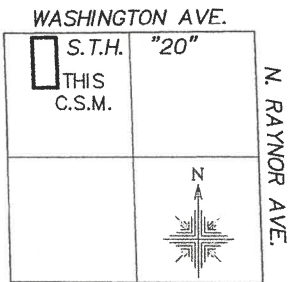
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED CHERYL ANN ABBOTT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

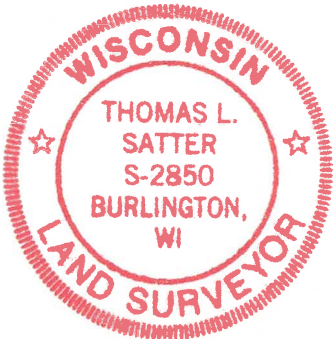
MY COMMISSION EXPIRES: _____

LOCATION MAP

SCALE: 1" = 2000'



**NORTHEAST 1/4 OF
SECTION 12-3-20**

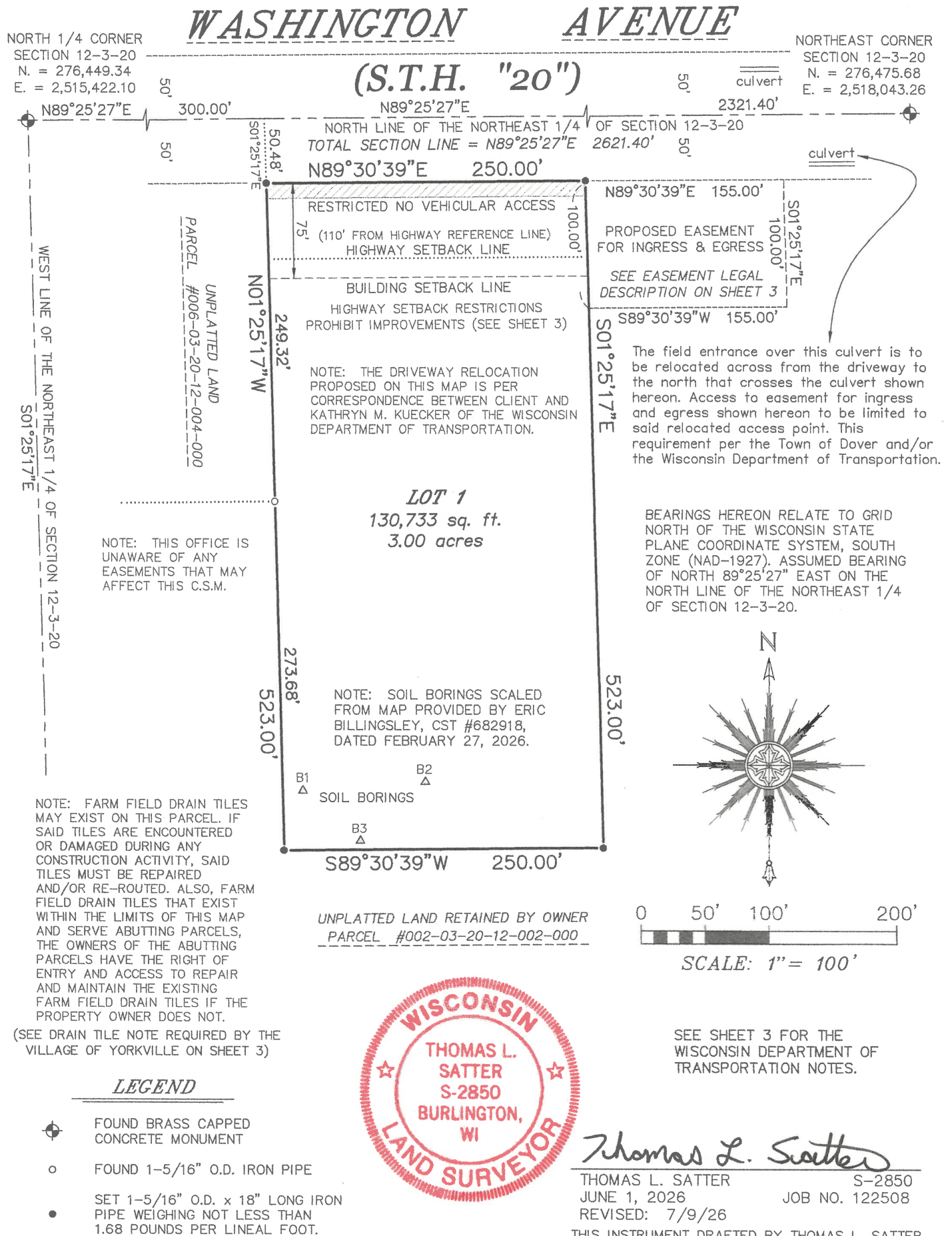


Thomas L. Satter

THOMAS L. SATTER S-2850
JUNE 1, 2026 JOB NO. 122508
REVISED: 7/9/26
THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DOVER, COUNTY OF RACINE AND STATE OF WISCONSIN.

PREPARED BY: SATTER SURVEYING LLC
272 ORIGIN STREET
BURLINGTON, WI 53105



RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DOVER, COUNTY OF RACINE AND STATE OF WISCONSIN.

LEGAL DESCRIPTION FOR EASEMENT FOR INGRESS AND EGRESS

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 89°25'27" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION, 300.00 FEET; THENCE SOUTH 01°25'17" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SECTION, 50.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "20"; THENCE NORTH 89°30'39" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 250.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 89°30'39" EAST, ALONG SAID RIGHT-OF-WAY LINE, 155.00 FEET; THENCE SOUTH 01°25'17" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SECTION, 100.00 FEET; THENCE SOUTH 89°30'39" WEST 155.00 FEET; THENCE NORTH 01°25'17" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SECTION, 100.00 FEET TO THE POINT OF BEGINNING.

WISCONSIN DEPARTMENT OF TRANSPORTATION NOTES

NOTE: "NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE FOR S.T.H. "20". IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT."

NOTE: "THIS LOT MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY."

NOTE: THIS LOT IS HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO S.T.H. "20" EXCEPT BY THE EASEMENT AS SHOWN; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293 OF THE WISCONSIN STATUTES.

VILLAGE OF YORKVILLE EXTRATERRITORIAL APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE OF YORKVILLE VILLAGE BOARD ON THIS _____ DAY OF _____, 2026.

DOUGLAS NELSON, VILLAGE PRESIDENT

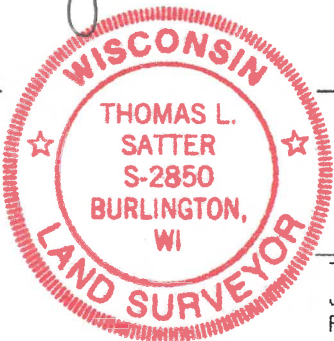
JANINE CARLS, VILLAGE CLERK

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.

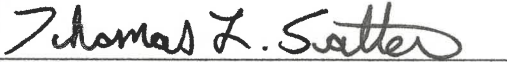
TOWN OF DOVER TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF DOVER TOWN BOARD ON THIS 27th DAY OF August, 2026.


SAM STRATTON, TOWN CHAIRMAN




CAMILLE GEROU, TOWN CLERK


THOMAS L. SATTER S-2850
JUNE 1, 2026 JOB NO. 122508
REVISED: 7/9/26

THIS INSTRUMENT DRAFTED BY THOMAS L. SATTER