



# FUTURE PLANNING

## COMPREHENSIVE PLAN UPDATE

Foxconn’s plans to build a substantial manufacturing campus in the Village of Mount Pleasant have prompted unprecedented interest in development in Racine County, including in the Town of Yorkville. The Town Board is taking a number of proactive steps to ensure Yorkville is sufficiently prepared for this development.

### INCORPORATION

We have announced plans to incorporate the Town into a Village, which will **better position Yorkville to benefit from the development happening around us and protect the interests of our residents**. Residents will have an opportunity to vote on this change as part of a referendum on the upcoming April 3 ballot. We will be sharing more about this process in the coming weeks and months.

### COMPREHENSIVE PLAN

We are in the process of updating our comprehensive plan, which will **assist our long-term planning efforts and provide our residents with control over what happens to our land**. The plan will help ensure future development occurs in an orderly way that is consistent with the Town’s long-term vision.

### COMPREHENSIVE PLAN

#### ✓ WHAT IS IT?

A comprehensive plan is a local community’s long-term (20-year) vision to guide its future growth and development. It is intended to influence policy decisions in a variety of areas: housing, transportation, infrastructure/ utilities, drainage, environmental, economic development and recreation.

Yorkville’s existing comprehensive plan provides guidance through 2035, but was approved prior to Foxconn’s arrival and is now out of date because it doesn’t account for the immediate and long-term potential land use changes in and around Yorkville.

#### ✗ WHAT IS IT NOT?

The comprehensive plan is not a regulatory tool — it does not change zoning designations. A comprehensive plan is also not permanent and can be updated, as needed, to reflect changing community vision and priorities.

### WHY NOW?

Town officials have been considering these actions for several years, however, the **recent announcement by Foxconn creates a unique opportunity for our Town**.

Racine County, the City of Racine and Mount Pleasant are **collaborating to ensure that the new Foxconn campus has sufficient water supply**, which includes diversion of water to that campus from Lake Michigan. The Yorkville Town Board is also participating in this collaboration, which requires that we update our comprehensive plan to show what land use updates are proposed within the diversion area. **Participating in the water diversion application with our neighbors enables us to complete this process faster and with less expense than if we did it on our own.**

### NEXT STEPS

Meetings will be held at the Union Grove Municipal Center (925 15<sup>th</sup> Avenue, Union Grove).

#### January 17

Joint Public Hearing  
– Plan Commission  
& Town Board  
(*Opportunity for public testimony*)

#### January 22

Meeting to act on the Comprehensive Plan Amendment

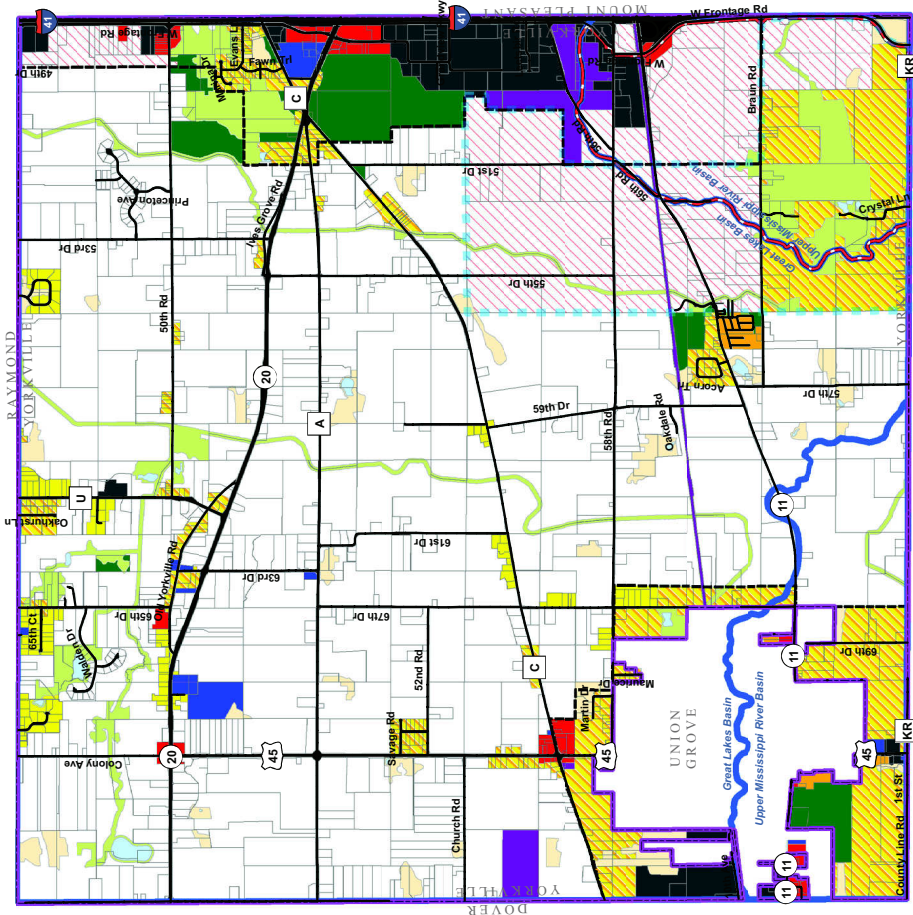
#### February 22

**March – TBD**  
Public Information Meetings regarding Incorporation

#### April 3

Election Day – Referendum on Incorporation

# YORKVILLE, WISCONSIN YEAR 2035 MASTER PLAN\*



## WHAT IS URBAN RESERVE?

The Town of Yorkville contains certain lands which, while envisioned for future urban uses, may prove difficult to develop due to such constraints as limited highway access and the cost of providing sanitary sewer service. Recognizing such constraints, and further recognizing that not all such lands will be needed for urban development during the planning period, local officials for Yorkville determined that these areas should be identified on the County and local land use plan maps as "urban reserve." This will allow the Town the flexibility to consider various future land uses as specific development proposals are forwarded to local officials. Regardless of the specific types of urban development that might be accommodated in these areas, the plan recommends that development should occur only with the provision of public sanitary sewer service.

## WHAT IS LOW DENSITY RESIDENTIAL?

Lot sizes in Low Density Residential are between 19,000 square feet to 1.49 acres per dwelling unit. Housing options could include smaller homes on smaller lots. Specific development plans would come before the Plan Commission and the Town Board for approval and there would be an opportunity for public input.

\*Updated January 17, 2018