



June 14, 2022

Racine County General
14200 Washington Avenue
Sturtevant, WI 53177-1253

RE: Racine County Zoning Permit and Site Plan Approval Report
Property generally located at 2025 51st Drive, Yorkville, WI

To Whom it May Concern:

In connection with the Zoning Permit application and Site Plan Approval request for the above referenced property, we submit the following project information for your consideration:

A. Existing and Proposed Land Use

- Existing: Vacant land, zoned M-2
- Proposed: Construction of two speculative industrial buildings

B. Existing and Proposed structure(s) type and color

- Existing: Vacant
- Proposed: Building 1 is a single story, rear-loaded, industrial building measuring 325,500 s.f.
Building 2 is a single story, rear-loaded, industrial building measuring 256,500 s.f.

Both buildings will be constructed of structural steel and load bearing precast wall panels. The buildings feature precast reveals and be painted in an earth tone color scheme that complements the other buildings in the Grandview business park. The corner office entrances will have canopies and aluminum and glass storefronts.

C. Number of Employees

As these buildings are being constructed on a speculative basis, the employee counts are unknown at this time. Employee counts will be dictated by the prospective tenants. The proposed design includes approx. 644 car parking spaces

D. Hours/Days of operation

Hours and days of operation count will be dictated by prospective tenants. These speculative buildings are being constructed without a specific tenant at the time of this petition.



E. Construction start and completion time schedule

Subject to receipt of all local, county and state approvals, it is our intention to begin construction in the fall of 2022 and complete these buildings in third quarter of 2023.

F. Sewered or unsewered development

Both speculative buildings will rely on municipal sewer for sanitary waste services.

Thank you for your consideration of our application. We look forward to working with Racine County and the Village of Yorkville on another successful project.

Sincerely,
Industrial VI Enterprises, LLC (Hillwood)

Don Schoenheider
Executive Vice President

cc: Brian Lilly
Chris Carr – Sigma
TJ OBrien - Hillwood