



Kerry LeSage  
EJ Equipment  
6949 N 3000E Rd.  
Manteno, IL 60950

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6949 N 3000E Rd.  
Manteno, IL 60950  
[Kerry@EJEquipment.com](mailto:Kerry@EJEquipment.com) : (815)592-6096

April 9<sup>th</sup>, 2024

Racine County Development Services  
14200 Washington Avenue  
Sturtevant, WI 53177  
(262)886-8440

Re: Proposed Use of Parcel 19403-21-01-002-001

To the Racine County Development Committee:

I am writing to report on the proposed use of 2626 Sylvania, Sturtevant, WI. 53117. Parcel # 19403-21-01-002-001.

**Who We Are:**

EJ Equipment is a small, private, woman owned business that services truck vehicles, provides mechanical service, and offers parts and equipment for sale. EJ currently employs 88 personnel and anticipates hiring 8 employees for this location. We presently have 3 locations in Illinois (Addison, Manteno, and Troy). The Sturtevant location would be EJ's flagship entry into Wisconsin.

**Proposed Use:**

The property would be used to store parts/ inventory inside the facility. The portion with the garage/bays would become service/maintenance bays for trucks. The lot would park trucks that service is in process; and for display.

**Improvements:**

**Interior:** The layout/ floorplan will stay the same as the site plan. Only addition, would be a "caged" area in the garage to store parts and inventory.

**Exterior Structure and Surrounding Lot:** There will be no additional improvements to the structure of the building or property. Trucks will be parked in the assigned truck parking spots, and employees/ guests have dedicated parking. See Exhibit A

**Operations:**

EJ will hire 8 full time employees and operating hours are Mon-Fri 7:00am to 4:30pm

If you have any questions; please reach out to Marie Paff, Director of Corporate Operations.

[Marie@EJEquipment.com](mailto:Marie@EJEquipment.com) (224)471-9561 or myself.

Sincerely,

A handwritten signature in black ink that reads 'Kerry LeSage'.

Kerry LeSage, President  
[Kerry@EJEquipment.com](mailto:Kerry@EJEquipment.com)  
(815)592-6096

Enclosed: Exhibit A

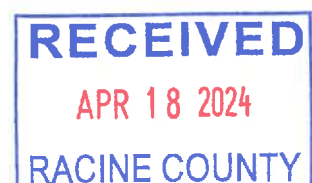
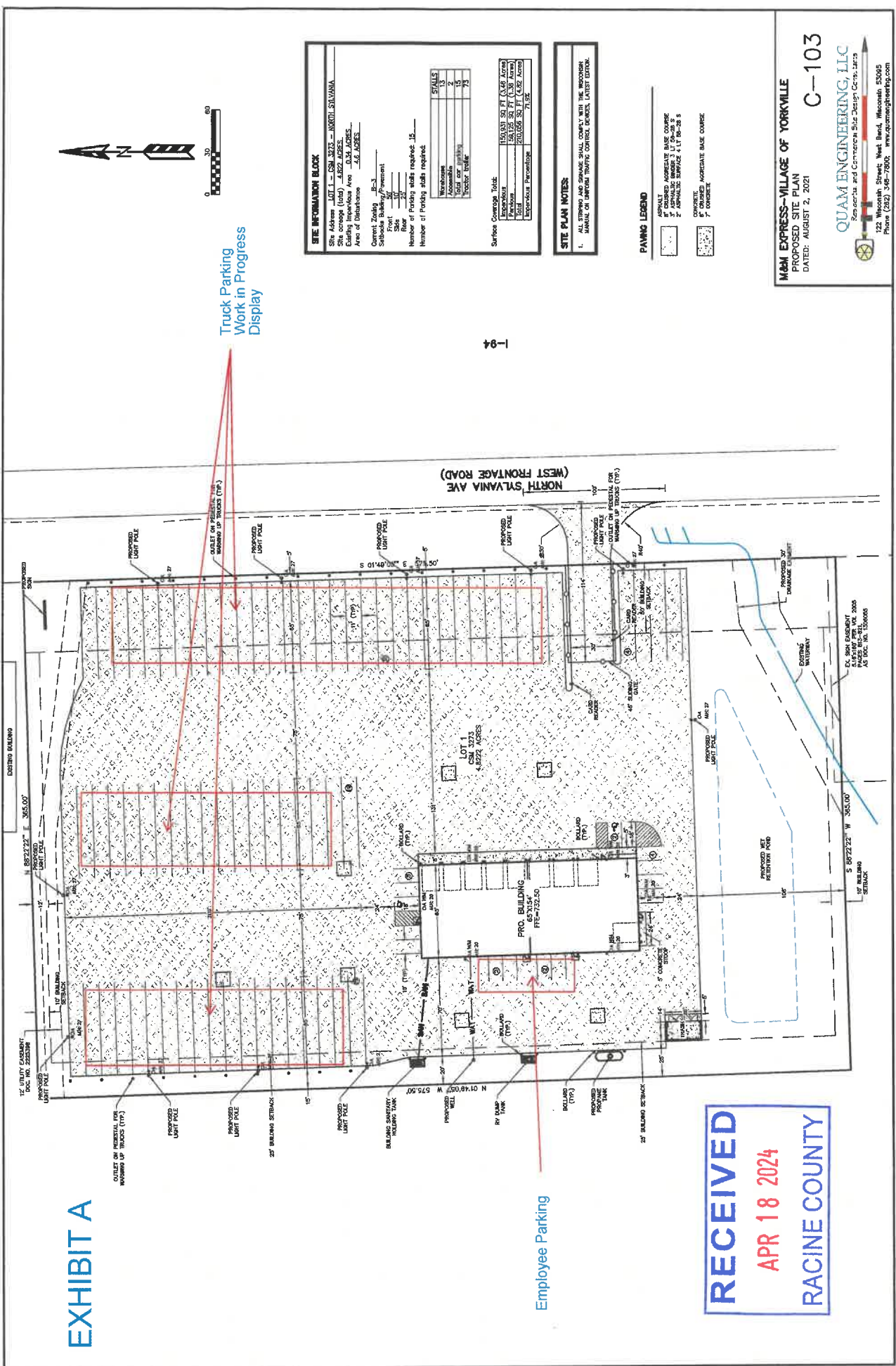


EXHIBIT A



Truck Parking  
Work in Progress  
Display

Employee Parking

**SITE INFORMATION BLOCK**

Site Address: LOT 1 - CS# 3023 - NORTH SYLVANIA  
 Site Contage (Ac): 4.822 ACRES  
 Existing Impervious Area: 1.3 ACRES  
 Area of Disturbance: 1.3 ACRES

Current Zoning: J-3  
 Subdivision: None  
 Front: 100'  
 Sides: 100'  
 Rear: 100'

Number of Parking stalls required: 15

Number of Parking stalls required: 15

STALLS	
Warehouse	13
Office	1
Other	1
Total	15
Truck Trailer	75

Surface Coverage Table

Impervious	15,031.50 FT <sup>2</sup> (0.34 ACRES)
Permeable	20,686.50 FT <sup>2</sup> (0.47 ACRES)
Total	35,718.00 FT <sup>2</sup> (0.82 ACRES)
Impervious Percentage	42.3%

**SITE PLAN NOTES**

1. ALL STREETS AND DRIVEWAYS SHALL COMPLY WITH THE WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

**PAVING LEGEND**

[Symbol]	ASPHALT
[Symbol]	6" CHISELED AGGREGATE BASE COURSE
[Symbol]	6" UNCHISELED AGGREGATE BASE COURSE
[Symbol]	ASPHALTIC EMPANSE 4" LT 60-28-5
[Symbol]	CONCRETE
[Symbol]	6" CHISELED AGGREGATE BASE COURSE
[Symbol]	7" CONCRETE

**MAIN EXPRESS-VILLAGE OF YORKVILLE**  
 PROPOSED SITE PLAN  
 DATED: AUGUST 2, 2021

C-103

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design, Civil, Survey

122 Wisconsin Street, West Bend, Wisconsin 53095  
 Phone (262) 346-7800, www.quamengineering.com

RECEIVED  
 APR 18 2024  
 RACINE COUNTY

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