



November 13, 2024  
Village of Yorkville  
Racine County Development Services  
14200 Washington Ave, Sturtevant, WI 53177

Re: DML8 – Automated Vehicle Inspection (AVI) Unit  
1925 Grandview Pkwy, Sturtevant, WI 53177

This letter provides a summary of the proposed construction project for a 1,500-square-foot Automated Vehicle Inspection (AVI) building within the parking lot of the existing delivery station, DML8. The property is in an existing industrial park zoned M-3. The facility is designed to house automated inspection equipment, enabling efficient, contactless inspections for delivery vans to diagnose a variety of vehicle maintenance needs without requiring on-site personnel.

### Project Overview

- **Facility Use:** The building will serve as an automated inspection point for delivery vans. Vehicles will enter on one side, proceed through the inspection process, and exit on the other, maintaining a continuous flow without stopping.
- **Automation:** This AVI facility will be fully automated, requiring no employees except for equipment maintenance.

### Operational Details

- **Current Site Operations:** The delivery station currently operates 24/7, and this new facility will support inspections primarily between 3 p.m. and 10 p.m., aligning with the return schedule of the delivery vans.

### Structural and Site Details

- **Construction:** The new structure will be 1,500 square feet, featuring painted metal panels on metal structural members, matched to the architectural style of the principal building on site.
- **Mechanical and Electrical Work:** Primarily an electrical project, the facility will include electric heating to maintain equipment operation temperatures. No plumbing work is proposed as part of this project.
- **Minor Site Adjustments:** The project includes minimal site work and re-striping to accommodate the new facility, ensuring organized and safe vehicle entry and exit points.

### Construction Timeline

- **Start Date:** Construction is anticipated to begin around June 1<sup>st</sup>, 2025 and is expected to last approximately four months. A general contractor has not been selected at this time and can be provided once bidding process is complete. This schedule aims to minimize disruption to ongoing site activities and ensure timely completion of the AVI facility.

We are available to provide further details or answer any questions regarding this construction project.

Thank you,  
Jeff Owens  
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