

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123 Website: www.villageofyorkville.com

March 27, 2025

Re: Conditional use request submitted by 2118 North Sylvania LLC for 2232 North Sylvania Avenue (West Frontage Road)

The purpose of this letter is to notify you of a request submitted by 2118 North Sylvania LLC (with Robert Gleason as applicant/agent) for 2232 North Sylvania Avenue (West Frontage Road) Parcel ID # 194-03-21-01-019-000 in the M-3 (Heavy Industrial) Zoning District. The applicant proposes to amend a July 10, 2023 conditional use approval to include a 1,972 square foot addition to Industrial Building.

The Yorkville Village Board and Plan Commission will hold a public hearing to hear any public comments regarding this application at a joint meeting at 6:00 p.m. on Monday, April 14, 2025, in the Village Board Room at the Union Grove Municipal Center, 925 15th Avenue, Union Grove. All interested parties will be heard. The Yorkville Village Board and Plan Commission may consider action on this application at the conclusion of the public hearing.

Any questions regarding this application should be directed to the Racine County Development Services office, (262) 886-8440, from 8:00 a.m. to 12:00 p.m. and 12:30 p.m. to 4:30 p.m., Monday through Friday. Additional application information can be found on the Village's website:

<https://villageofyorkville.com/government/government-upcoming-development-activity/>
or <https://villageofyorkville.com> → Government → Development Proposals and Public Hearings.

Sincerely,

Janine Carls
Clerk



Public Works & Development Services

14200 Washington Avenue
Sturtevant, WI 53177
262-886-8440
fax: 262-886-8480

E-MAIL MEMORANDUM

TO: Michael McKinney (Michael@villageofyorkville.com)
Village of Yorkville Administrator

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: 2118 North Sylvania, LLC, Owner
Robert Gleason, Applicant
Parcel Id. # 194032101019000
2232 N. Sylvania Avenue

April 14, 2025, Conditional Use Amendment request to include a 1,972 square foot addition to an industrial building.

DATE: April 3, 2025

Overview:

The subject ±11.89-acre parcel is located at 2232 N. Sylvania Avenue. The property is M-3, Heavy Industrial District. The property is serviced by Private Onsite Wastewater Treatment System (holding tank) and private well. On July 10, 2023, the Village of Yorkville Board approved a conditional use permit to construct two ±10,000 square foot industrial buildings. The Village of Yorkville Board subsequently granted an extension to the conditional use permit on April 8, 2024. At this time, the applicant is requesting to amend the conditional use permit to include a 1,972 square foot addition to an industrial building. If approved, the applicant will be required to amend zoning permit 2024-194-064 to reflect the addition onto the industrial building, which is currently under construction. If the amendment is approved, all previous conditions will remain in effect. The applicant will still be required to submit an exterior lighting plan, parking plan, and landscaping plan to be approved by the Village of Yorkville Board prior to any tenant occupying the site. In addition, any future tenant must at a minimum obtain site plan review approval from the Village of Yorkville Board prior to occupying the site.

c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Eberle
File

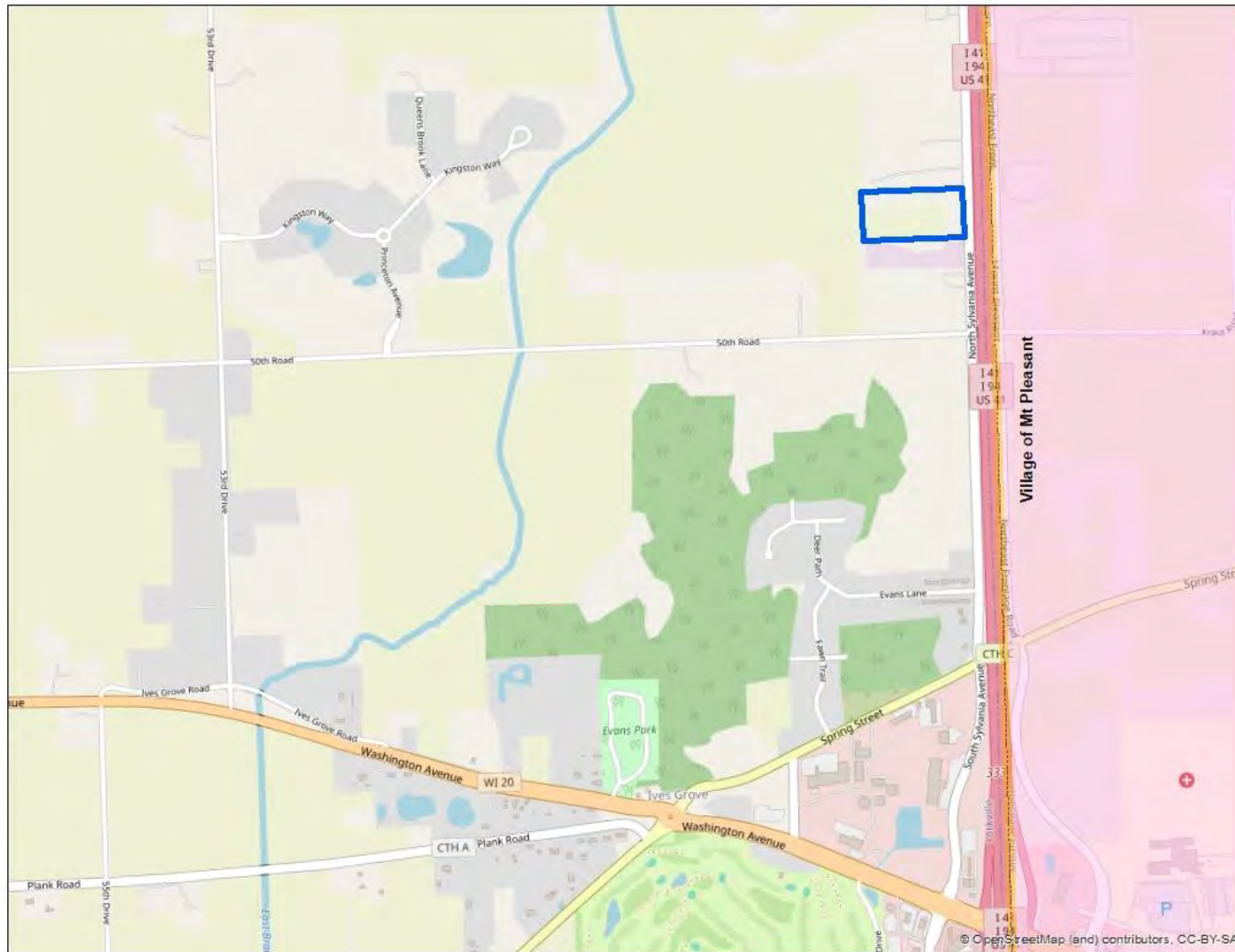
2118 North Sylvania LLC, Owner

Robert Gleason, Applicant

Site Address: 2232 N Sylvania Avenue

M-3 Site Plan Review to amend July 10, 2023 Conditional Use approval to include a 1,972 sf addition to industrial building

Location Map



SEC 01 — T3N — R21E

Village of Yorkville

2118 North Sylvania LLC, Owner
Robert Gleason, Applicant
Site Address: 2232 N Sylvania Avenue
M-3 Site Plan Review to amend July 10, 2023 Conditional Use approval to include a 1,972 sf addition to industrial building

2024 Aerial Floodplains



SEC 01 — T3N — R21E

Village of Yorkville



2118 North Sylvania LLC, Owner

Robert Gleason, Applicant

Site Address: 2232 N Sylvania Avenue

M-3 Site Plan Review to amend July 10, 2023 Conditional Use approval to include a 1,972 sf addition to industrial building

Zoning Map

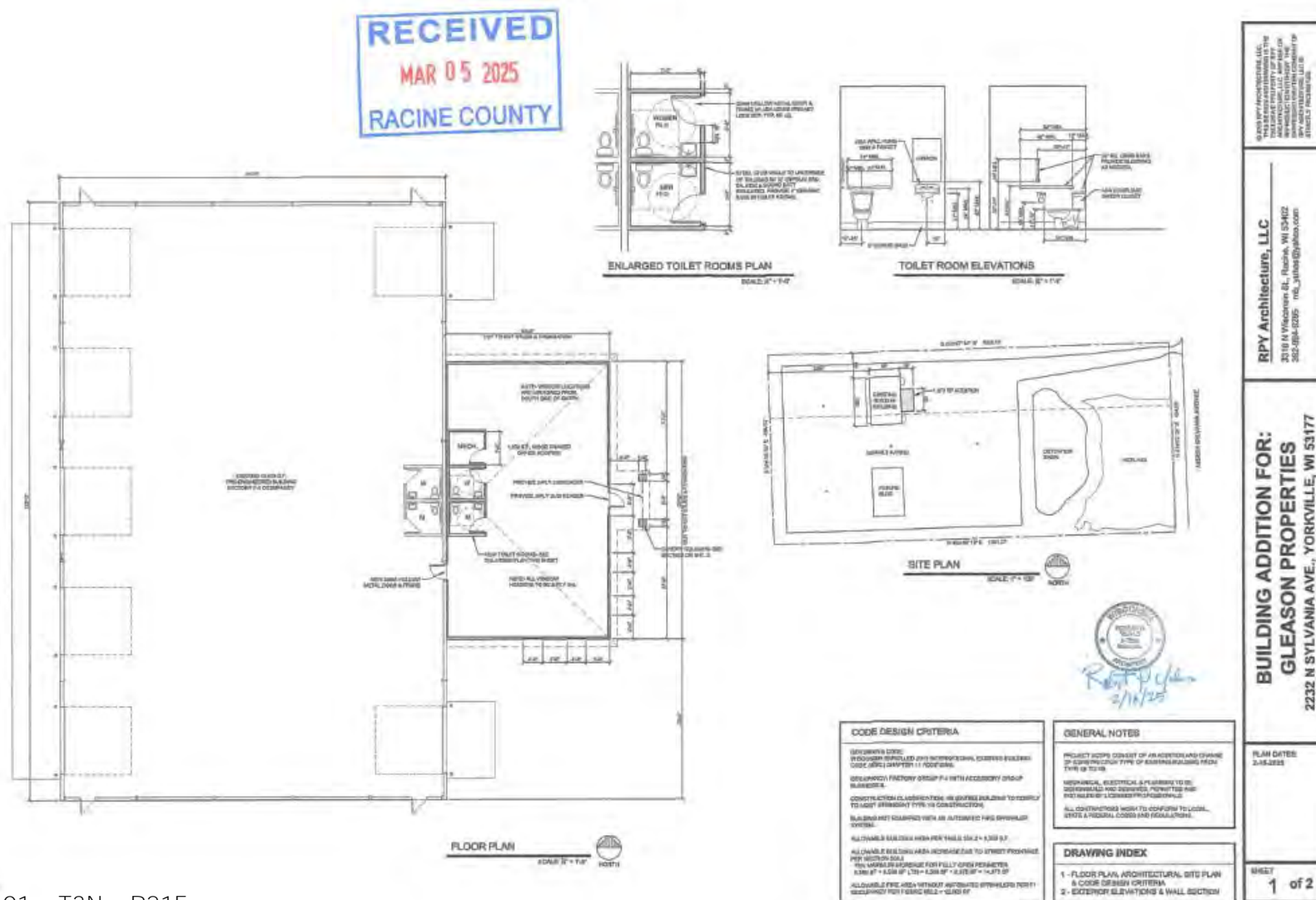


SEC 01 - T3N - R21E

Village of Yorkville

M-3 Site Plan Review to amend July 10, 2023 Conditional Use approval to include a 1,972 sf addition to industrial building

Floor Plan



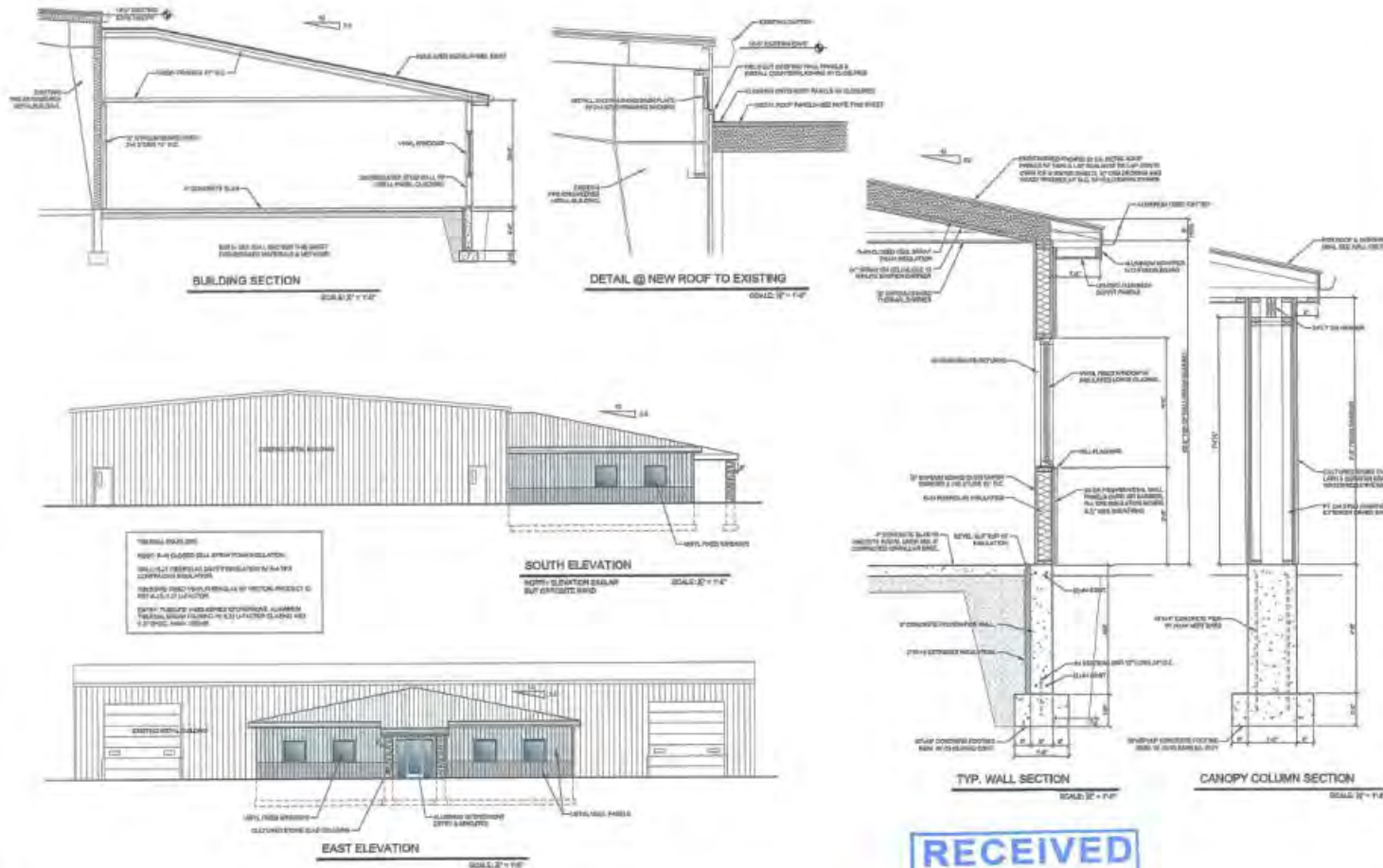
SEC 01 - T3N - R21E

Village of Yorkville

2118 North Sylvania LLC, Owner
 Robert Gleason, Applicant
 Site Address: 2232 N Sylvania Avenue

Building Elevations

M-3 Site Plan Review to amend July 10, 2023 Conditional Use approval to include a 1,972 sf addition to industrial building



RPV Architecture, LLC
 3519 N Wisconsin St., Racine, WI 53402
 262-494-4285 rpv_arch@rpvllc.com

**BUILDING ADDITION FOR:
 GLEASON PROPERTIES**
 2232 N SYLVANIA AVE., YORKVILLE, WI 53177

PLAN DATE:
 2-18-2023

SHEET
 2 of 2

SEC 01 – T3N – R21E

Village of Yorkville

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: 2118 North Sylvania LLC

Applicant/Agent: Robert Gleason

Municipality: Village of Yorkville

Zoning district(s): M-3

TO THE VILLAGE OF YORKVILLE PLAN COMMISSION:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Amend July 10, 2023 Conditional Use Approval to include
a 1,972 square foot addition to Industrial Building

AT (site address): 2232 N. Sylvania Ave

Subdivision: —

Lot(s): —

Block: —

Parcel # 194032101019000

Section(s) 01

T 03 N R 21 E

If served by municipal sewer, check here: —

Sanitary permit #: 658023

Attached are:

☒ zoning permit application (original) ☒

☒ 12 SETS:
drawn-to-scale site plan that is based
on a survey (10 of the 12 should be
sized or folded to 8.5" x 11")
☐ letter of agent status

hearing/review fee (Fees are non-refundable, and
re-publication/amendment fees will be charged where
applicable.)

3 SETS: landscaping/lighting plan

12 SETS: report/cover letter and operations plan
abutting property owners' names and mailing addresses
other

print name: Robert Gleason

e-mail address: gleasonprop@gmail

address: 3114 Phillips Ave

telephone #: 262-939-1611

Racine WI 53403

signed: Robert A. Gleason

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

<u>N/A</u>	The property is	all / partially	located in the	<u>N/A</u>	shoreland area.
<u>N/A</u>	The project is	all / partially	located in the	<u>N/A</u>	shoreland area.
<u>N/A</u>	The property is	all / partially	located in the	<u>N/A</u>	floodplain.
<u>N/A</u>	The project is	all / partially	located in the	<u>N/A</u>	floodplain.
<input checked="" type="checkbox"/>	The property is	all <u>partially</u>	located in the wetland.		
<input checked="" type="checkbox"/>	The project is	all / partially	located in the wetland.		

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Article VI Division 29 M-3 Heavy Industrial District

Shoreland contract: yes — no ☒

Public hearing date: N/A

Site plan review meeting date: April 14, 2025

Submittal received by: STM

Date petition filed: 3-5-2025

cash ☐ or check # 5010

amount received: \$ 75.00

March 4, 2025

Attn: Shaun Maiter
Racine County Public Works
14200 Washington Ave
Sturtevant, WI 53177

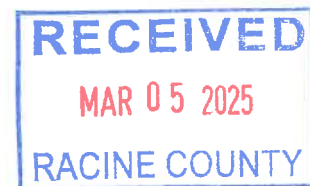
Subject: Amendment to Conditional Use Permit Application - 2232 N Sylvania Ave

Please consider the attached Conditional Use Application as an amendment to the original application for the new building project at 2232 N Sylvania Ave.

This addition of approximately 1972 sq ft will be used as an office space. Future tenants will utilize this space for their office needs and functions. The estimated project cost is \$100,000.

Thank you,

Robert Gleason





Tony Evers, Governor
Dan Hereth, Secretary

3/26/2025

ROBERT YUHAS
RPY ARCHITECTURE, LLC
3316 N WISCONSIN ST
RACINE, WISCONSIN 53402

Identification Numbers

Plan Review No.: CB-032500381-PRB

Application No.: DIS-022507365

Site ID No.: SIT-133239

Please refer to all identification numbers in each correspondence with the Department.

CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 03/26/2026

CODE APPLIES: 02/18/2025

MUNICIPALITY:

VILLAGE OF YORKVILLE, RACINE COUNTY

SITE:

SPEC BUILDING ADDITION
2232 N SYLVANIA AVE
RACINE, WI 53177

FOR:

2232 N SYLVANIA AVE

Building Name: Gleason Spec Building **Object Type:** Building **Major Occupancy:** F-1 - Factory Moderate-Hazard

Class of Construction: VB - Combustible Unprotected Construction **Building Review Type:** Addition

Plan Type: Full/Complete Building **Total Floor Area in Sq Ft:** 11,972 **Sprinklered Type:** None **Occupancy:** B - Business

Allowable Area Determined By: Unseparated Use **Structural Components Included in Review:** None **Alteration Level:** None

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

SUBMIT:

- SPS 361.30(3) - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be submitted on the DSDPS website. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.
- SPS 361.30(3) - Submit, prior to installation, one set of properly signed and sealed truss plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A truss plan submittal may be made on the DSDPS website. Note as per SPS 302.31(1)(d)4. the fee for a structural component submitted after installation shall be an additional \$250 plus a \$100 submittal fee.

KEY ITEM(S):

- SPS 361.31(2) - For new buildings, building additions, and building alterations in an existing building, the Department is NOT requiring lighting plans to be submitted for review and conditional approval. However, the owner is reminded that proper plans and calculations, demonstrating compliance with the general lighting requirements as contained in the IECC; and emergency illumination requirements as addressed in the IBC, are to be on-site and made available to a Dept. representative upon request.
- SPS 361.31 - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

REMINDERS:

- IBC 602.5 - Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.
- IBC 506.3 - Every building shall adjoin or have access to a public way to receive an area increase due to frontage exposure.
- IBC 508.1/IBC 508.2/IBC 508.3/IBC 508.4 - Provide mixed use provisions for accessory, nonseparated and separated occupancies. Note that accessory occupancy is limited to 10% per floor; as this has been exceeded, the building is mixed use F1 and B. With respect to area limitation, the use of F1 is still more restrictive so the proposed total area is OK.
- SPS 361.36(1)(a) & (b) - The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready for occupancy within those three years.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

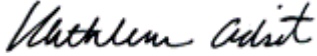
This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. Compliance statements shall be filed online at <https://esla.wi.gov/PortalCommunityLogin>.

Inquiries concerning this correspondence may be made to me at the contact information listed below, or at the address on this letterhead.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Adsit".

Kathleen Adsit

Building System Consultant - Senior

Division of Industry Services

Phone: 262-521-5187

Email: kathleen.adsit@wisconsin.gov

cc:

JOHN GIBBS, DIS INSPECTOR, 414-852-3694, JOHN.GIBBS@WISCONSIN.GOV

JANINE CARLS, MUNICIPAL CLERK, 262-878-2123, JANINE@VILLAGEOFYORKVILLE.COM

ROBERT GLEASON, GLEASON PROPERTIES, 262-456-2705, GLEASONPROPERTIESRACINE@GMAIL.COM