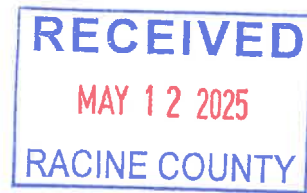


2432 Sylvania, LLC
PO BOX 28827,
Milwaukee, WI 53228
Dragan Radeta as applicant
dragan@mmexpresswi.com
Cell: 414-460-3488



-ENCLOSURES-

May 12, 2025

Town of Yorkville
Plan Commission
925 15th Ave.
Union grove, WI 53182

Dear Plan Commission,

Please accept conceptual plan for 2432 Sylvania, LLC. The details are as follows:

Site location: 2432 N. Sylvania Ave, Yorkville, WI 53177

Property Owner: 2432 Sylvania, LLC

Existing land use: A-2 zoning, change to M-3

Proposed land use: Freight yard, Sales, service and maintenance for Trucks, Trailers. Outside parking/storage for trucks, trailers, RV's or any other equipment that we can lease to other people.

Existing structures: NONE

Proposed structure: (1) 9,999 +/- square foot commercial steel framed 2 tenant building with a height of approximately 24 feet. The building will be constructed with insulated steel panels.

- A trash enclosure
- An automated entry gate system at the main entrance
- A sign at the front property line identifying the business at the site.

- An engineered storm water retention basin
- A parking lot
- Post lights for parking

Sewered/unsewered: The property is in unsewered area so new well and new holding tank will be installed for this building.

Construction: Construction start Summer 2025
Construction finish Fall 2026

Days and hours of operation: Office staff:
Monday through Saturday 6:00 AM to 10 PM

Maintenance staff:
Monday through Saturday 6:00 AM to 11 PM
With 24 hours access for emergency service

Drivers:
24 Hours access

Parking plan: Quam Engineering, LLC firm will work with town of Yorkville and Racine county to put together storm water management plan. The wetland delineation has been completed on 8-9-2022 both town and county will have a copy of delineation.

If you have any questions, you may contact me at (414) 460-3488 or dragan@mmexpresswi.com

Thank you for your consideration in reviewing this information.

Respectfully,

Dragan Radeta