

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182
Phone: (262) 878-2123 Website: www.villageofyorkville.com

May 21, 2025

Re: Rezoning and conditional use requests submitted by 2432 Sylvania, LLC for 2432 North Sylvania Avenue (West Frontage Road)

The purpose of this letter is to notify you of requests submitted by 2432 Sylvania LLC (with Dragan Radeta as Applicant/Agent) for rezoning and conditional use approval for the parcel located at 2432 North Sylvania Avenue (Parcel ID # 194-03-21-01-012-000) currently in the A-2 (General Farming and Residential) Zoning District.

The applicant proposes to rezone this parcel from the A-2 (General Farming and Residential) District to the M-3 (Heavy Industrial) Zoning District, and to construct a 9,999 square foot industrial building and yard, to be utilized for warehousing, freight loading, maintenance, and the sale of semi tractors, trailers, and equipment.

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, June 9, 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 office of Racine County Development Services, (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
262-265-5130
janine@villageofyorkville.com