

Village of Yorkville
Village Board / Plan Commission

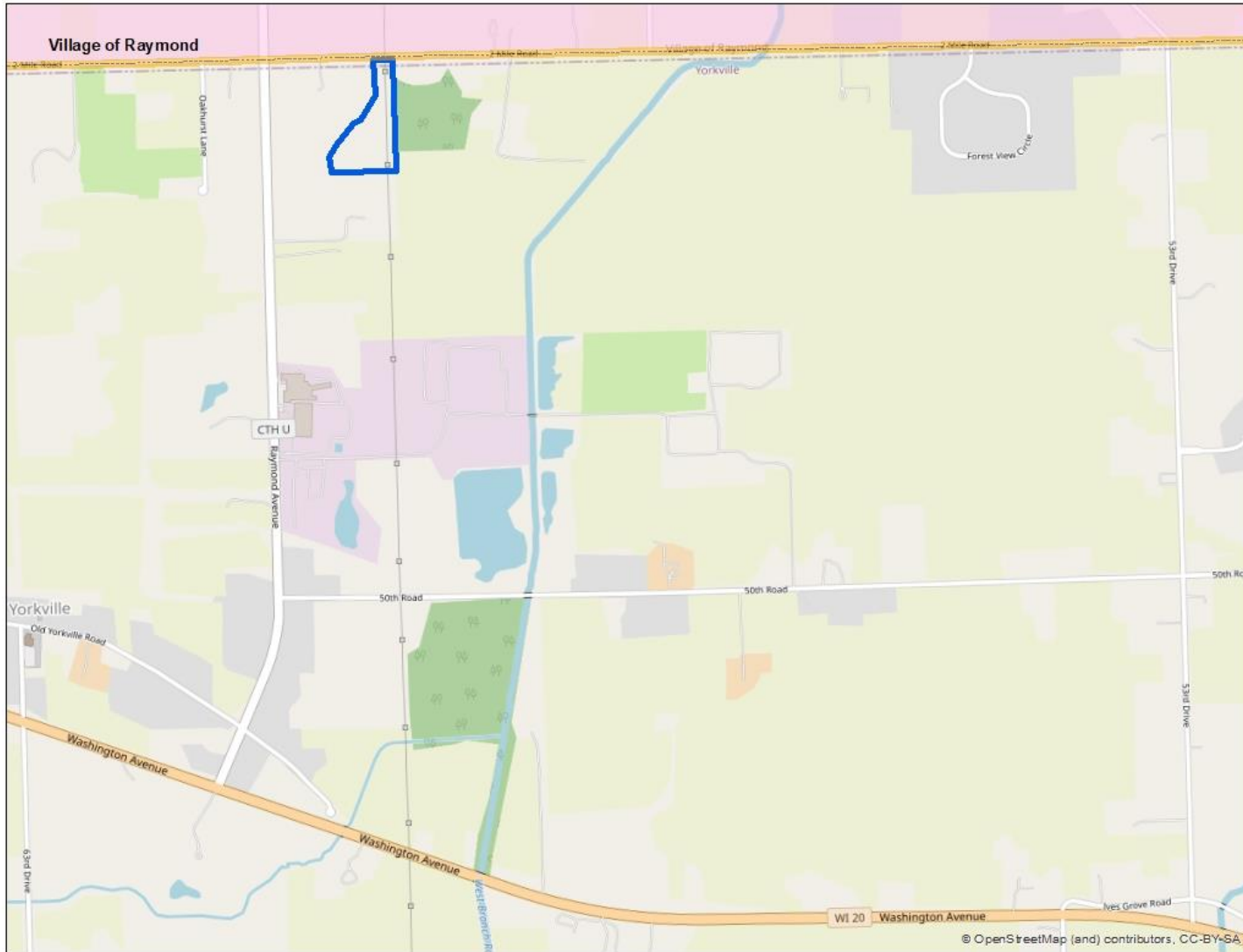
Monday, May 13, 2024 - 6:00 p.m.

925 15th Avenue, Union Grove
Community Room – 1st Floor

Primitivo Reynoso, Owner
Site Address: 17019 2 Mile Road

Location Map

A-2 Conditional Use for storage of landscaping vehicles & equipment associated with a landscaping business known as "Tivo's Landscaping"; includes one dump truck to be stored within an existing barn



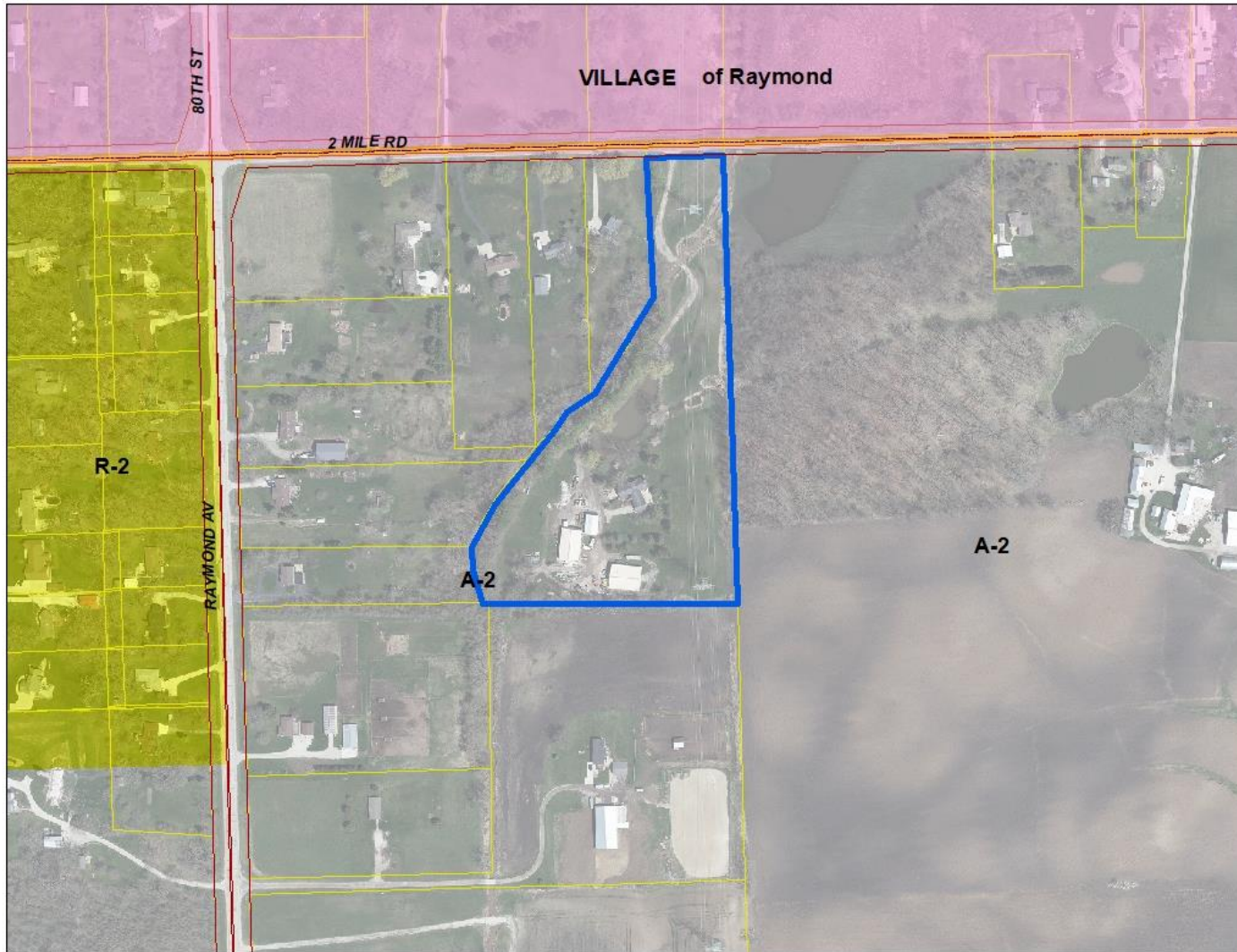
SEC 4 – T3N – R21E

Village of Yorkville

Primitivo Reynoso, Owner
Site Address: 17019 2 Mile Road

Zoning

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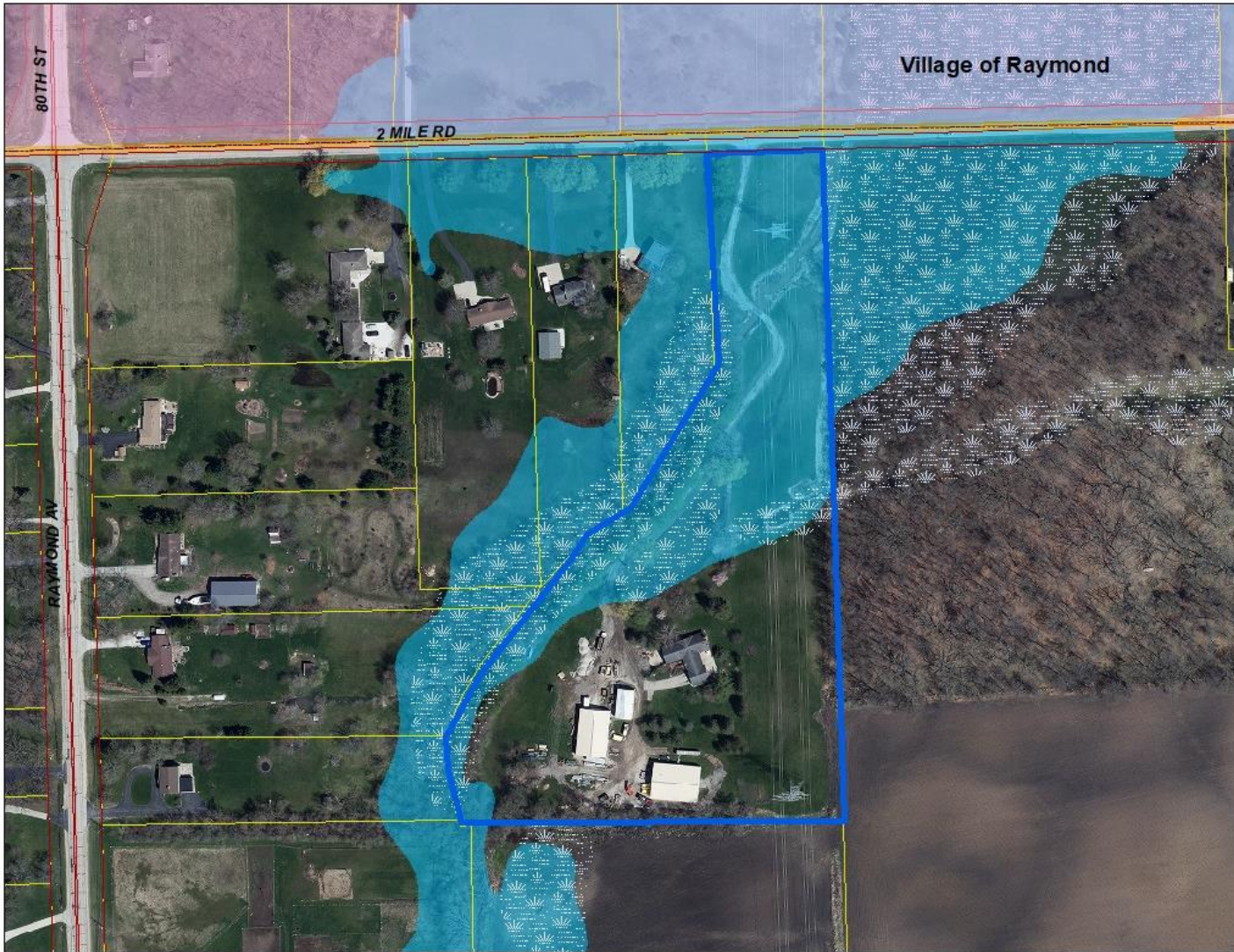
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**2022 Aerial
Floodplain
Wetlands**



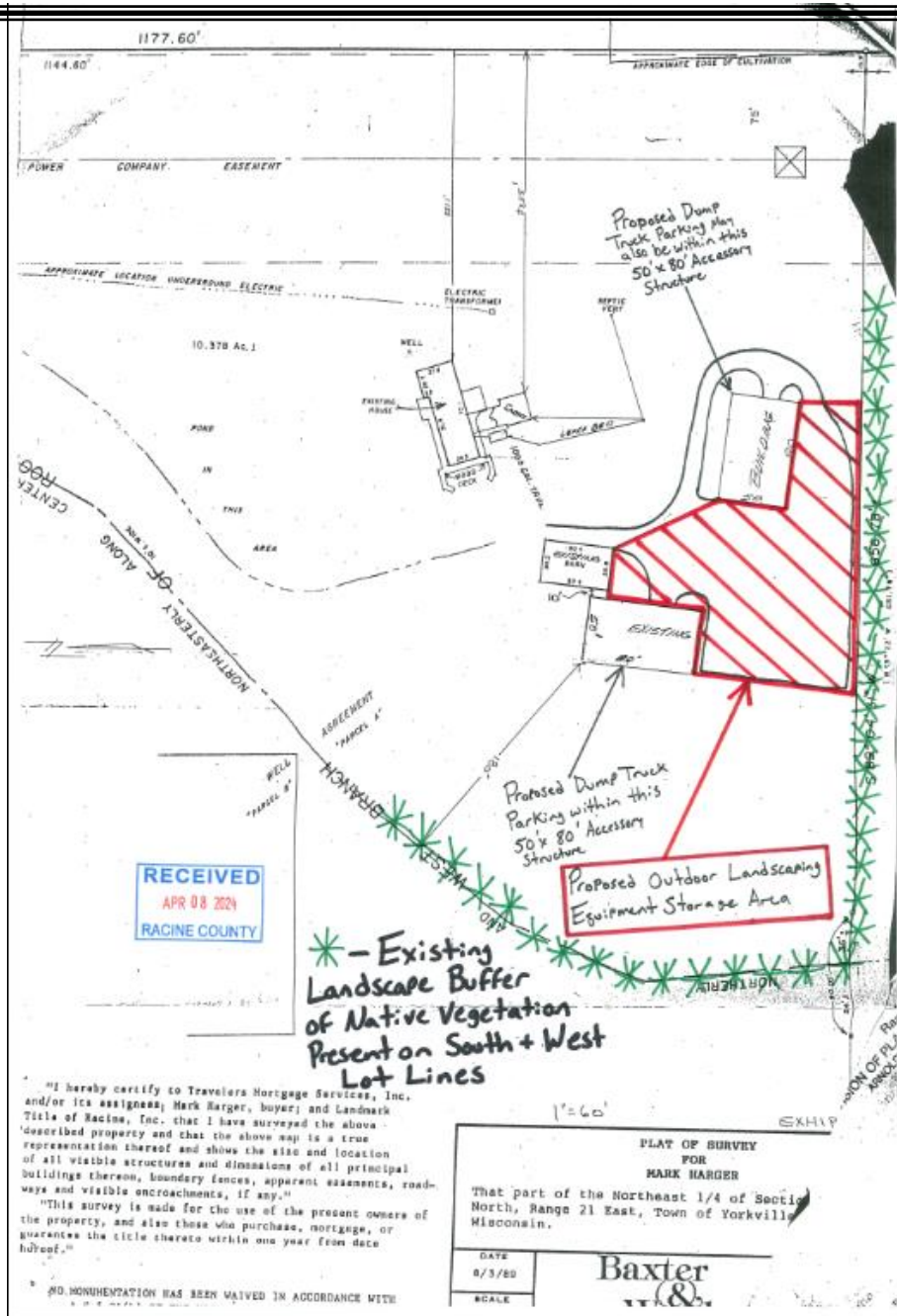
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Proposed



SEC 4 – T3N – R21E
Village of Yorkville

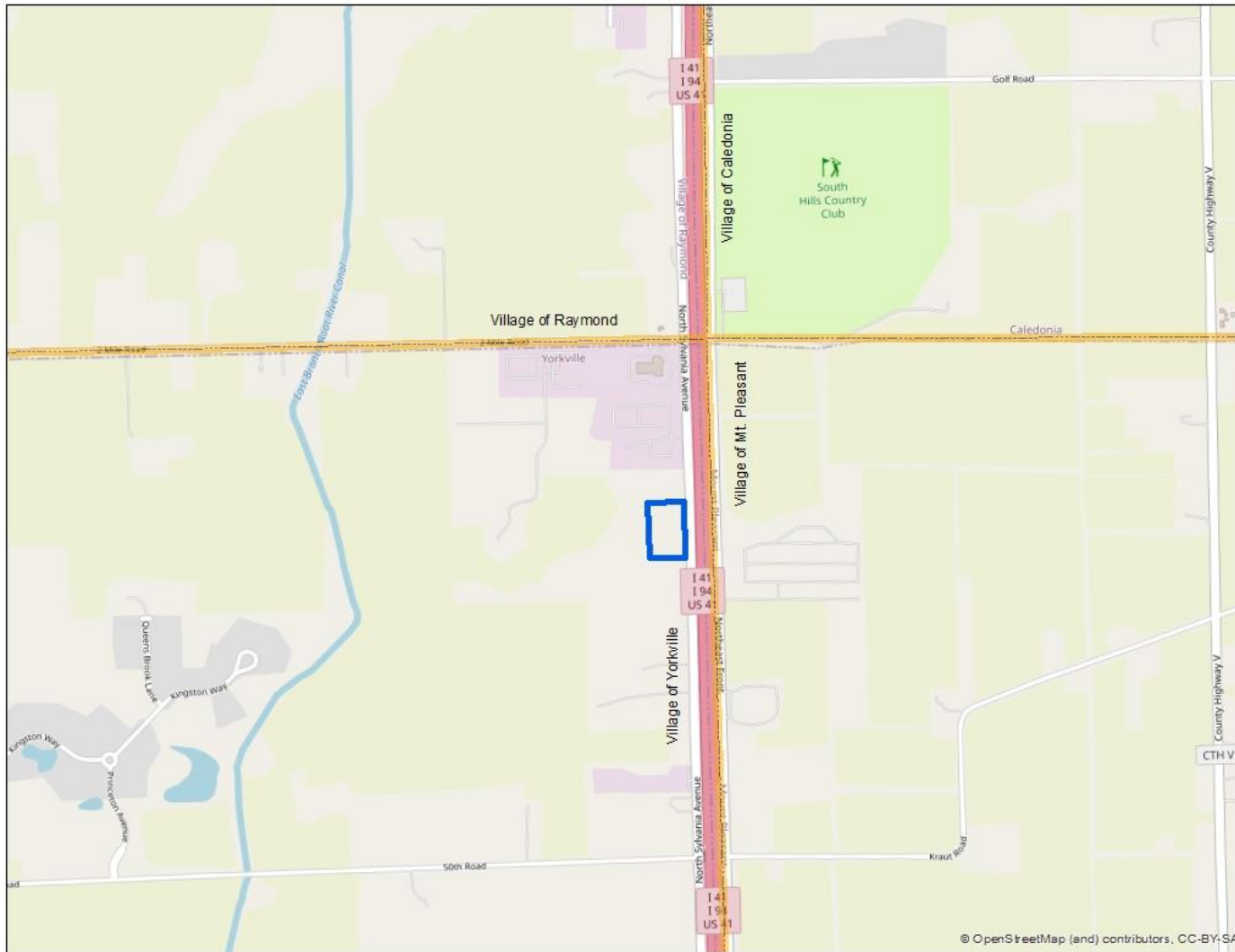


2626 Sylvania LLC (Dragan Radeta), Owner
Kerry LeSage (EJ Equipment), Applicant

Site Address: 2626 North Sylvania Avenue

B-3 Site Plan Review to occupy an existing commercial building and site with a truck and truck parts, sales, and service business known as EJ Equipment

Location Map



SEC 1 – T3N – R21E

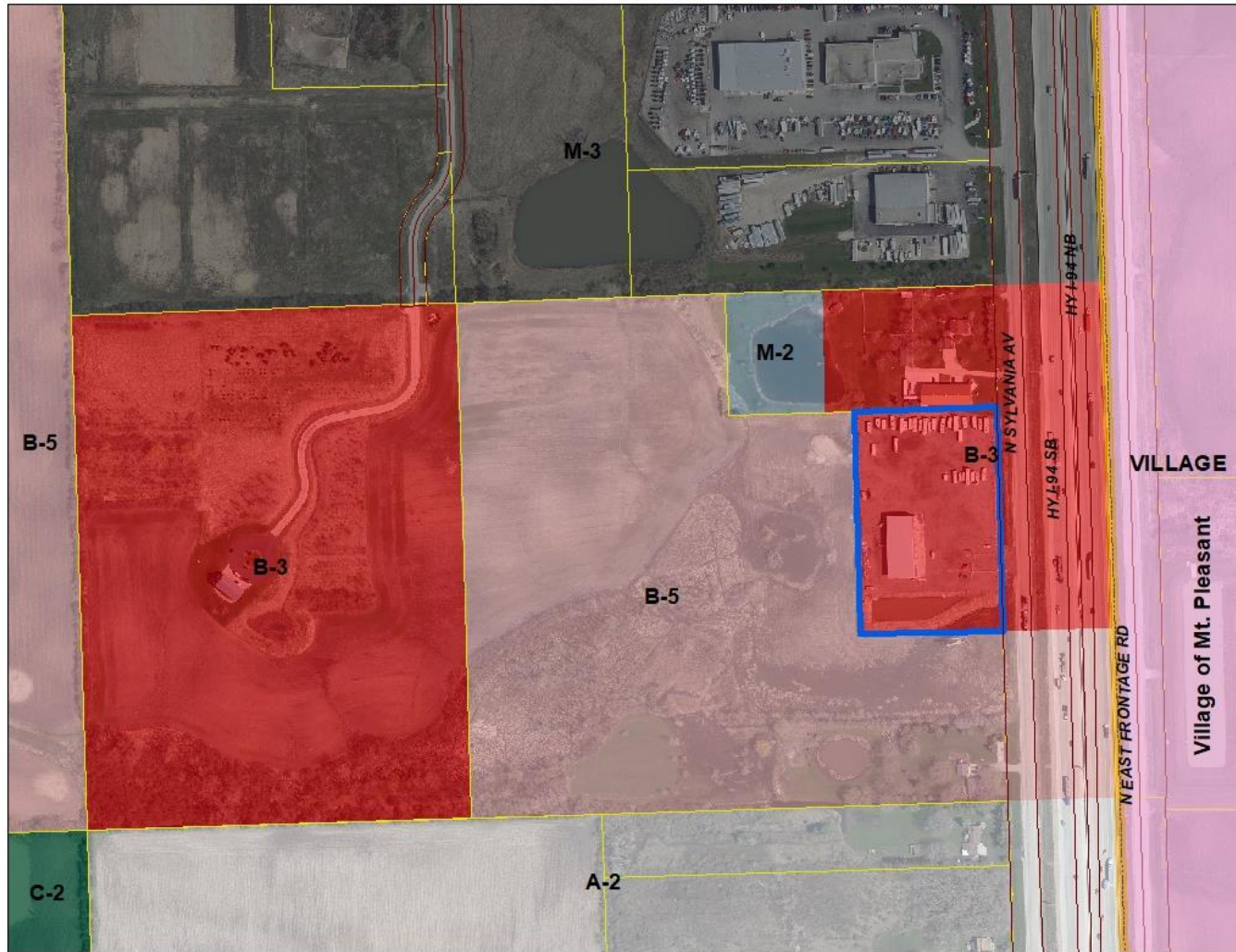
Village of Yorkville

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Zoning



SEC 1 – T3N – R21E

Village of Yorkville



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2022 Aerial



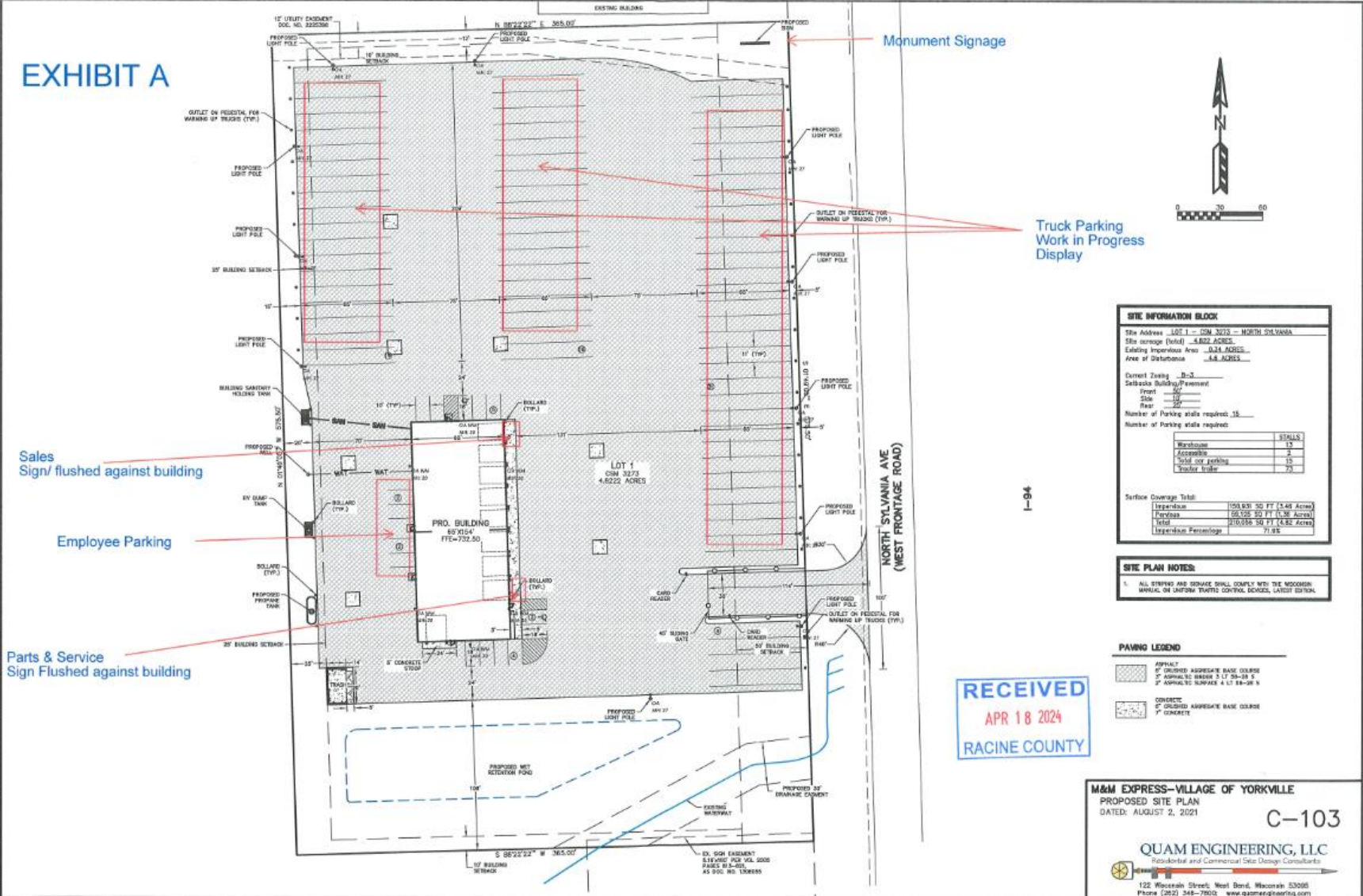
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Village of Yorkville



QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800 \SA-28-18\SA28BASE.DWG

EXHIBIT A



I-94

Monument Signage

Truck Parking Work in Progress Display

Sales Sign/flushed against building

Employee Parking

Parts & Service Sign Flushed against building



SITE INFORMATION BLOCK

Site Address: LOT 1 - CON 3273 - NORTH SYLVANIA
 Site acreage (total): 4.8223 ACRES
 Existing Impervious Area: 0.414 ACRES
 Area of Disturbance: 4.8 ACRES

Current Zoning: R-3
 Setback Building/Facade:
 Front: 20'
 Side: 10'
 Rear: 20'

Number of Parking stalls required: 15
 Number of Parking stalls required:

Warehouse	13
Accessible	2
Total (not parking)	15
Trailer trailer	73

Surface Coverage Total:

Impervious	105,631 SQ FT (3.48 Acres)
Permeable	156,726 SQ FT (4.56 Acres)
Total	262,357 SQ FT (7.62 Acres)
Impervious Percentage	71.9%

SITE PLAN NOTES:

- ALL STRIPES AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

	ASPHALT
	6" CRUSHED AGGREGATE BASE COURSE
	4" CRUSHED AGGREGATE BASE COURSE
	2" CRUSHED AGGREGATE BASE COURSE
	CONCRETE

RECEIVED
 APR 18 2024
 RACINE COUNTY

M&M EXPRESS-VILLAGE OF YORKVILLE
 PROPOSED SITE PLAN
 DATED: AUGUST 2, 2021
C-103

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

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