

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER SZCZERBA INVESTMENTS LLC
Mailing Address 4353 SHIANNE ST
KANSASVILLE WI 53139
 City State Zip

APPLICANT BOWER DESIGN + CONSTRUCTION
Mailing Address 1818 S. COLONY AVE
UNION GROVE WI 53182
 City State Zip

Phone 262-770-9792

Phone 262-534-2926

Email casino257@gmail.com

Email kay@boweredesignandconstruction.com

Parcel Id. # 0010-0320-36-040-010

Site Address 4353 SHIANNE ST.

Municipality TOWN OF DEVER Section(s) 30 Town 3 North, Range 20 East
 Lot 1,2,3 Block - Subdivision Name EVERGREEN COMMERCE PARK CSM # -

Proposed Construction/Use To construct a 72' x 10.2' addition to an existing industrial building.

New	Principal Bldg.	<input checked="" type="checkbox"/>	Size (32' x 10.2')	(- x -)	(- x -)
Addition	Accessory	<input checked="" type="checkbox"/>	Area (sq ft) (1926.4 SF)	(-)	(-)
Alteration	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	<u>26'-10"</u>	100-Yr. Floodplain Elev. <u>-</u>
Conversion	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	<u>16'-0"</u>	Flood Protection Elev. <u>-</u>
Temporary	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	<u>21.41'</u>	

Contractor <u>BOWER DESIGN + CONST.</u>	Est. Value w/Labor \$ <u>86,000⁰⁰</u>	ZONING DISTRICT <u>M-3</u>
Existing Nonconforming? <u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map) <u>-</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-1 st (<u>Shianno</u>) <u>65.8'</u> <u>yes</u>
Mitigation or Buffer Needed? <u>-</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Street-2 nd (<u>STH II</u>) <u>27.3'</u> <u>yes</u>
Structure in Floodplain? (per map) <u>-</u>	*Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Side-1 st <u>±410'</u> <u>yes</u>
*Structure's Fair Market Value \$ <u>N/A</u>	Cumulative % <u>-</u>	Side-2 nd <u>-</u> <u>-</u>
*>50% of Fair Market Value? <u>N/A</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Shore <u>-</u> <u>-</u>
Structure in Wetland? (per map) <u>-</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rear <u>49'</u> <u>yes</u>
Substandard Lot? <u>-</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Acc. Structures <u>-</u>
BOA Variance Needed? <u>-</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>-</u>
Conditional Use <u>Site Plan</u> Needed? <u>yes</u>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date of Approval <u>-</u>
Shoreland Contract Needed? <u>-</u>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date of Approval <u>-</u>
Additional Zoning Permit Stipulations Listed on Back of this Form? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "Yes," see back)		

The applicant hereby acknowledges receipt of notice contained herein and certifies that submitted information/ attachments are true and correct to the best of the knowledge and belief of the signer, and that all construction/ use will be done in accordance with the Zoning Ordinance, applicable stipulations, and Wisconsin laws.

BOA/Conditional Use/ Site Plan Pd: \$ 200.00 Signature of Owner /Applicant/Agent [Signature] Date 6/3/22
 CC Date/Check#/Cash 10/19/21

Shoreland Contract Fee Pd: \$ _____ Print Name(s) Chris Bower

Zoning Permit Fee Pd: \$ 400.00 Notes (revisions, extensions, etc.) _____

Other: _____ Pd: \$ _____ Staff Initials [Signature]

✓ if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 00001110 - 110 - 040010

Owner: SZCZERBA INVESTMENTS LLC

Applicant/Agent: BOWER DESIGN + CONSTRUCTION

Town: DUFFER

Zoning district(s): M-3

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

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

To construct a 32' x 40.2' addition to an existing industrial building

AT (site address): 4353 SHIANNE ST

Subdivision: EVERGREEN COMMERCE PARK

Lot(s): 1, 2 + 3 Block: -

Parcel # 006-03-20-36-040-010

Section(s) 34 T 3 N R 20 E

If served by municipal sewer, check here: -

Sanitary permit #: 315732

Attached are:

[X] zoning permit application

[X] 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")

[X] letter of agent status

[X] hearing/review fee (Fees are non-refundable, & republication/amendment fees will be charged where applicable.)

[X] 3 SETS: landscaping/lighting plan

[X] 12 SETS: report/cover letter & operations plan

[X] abutting property owners' names & mailing addresses other

print name: CHRIS BOWER BOWER DESIGN + CONSTRUCTION

e-mail address: kay@bowerdesignandconstruction.com

address: 1818 S. COLONY AVE UNION GROVE, WI 53182

telephone #: 262-534-2926

signed: [Signature]

STAFF USE ONLY:

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

N/A The property is all / partially located in the shoreland area.
The project is all / partially located in the shoreland area.
The property is all / partially located in the floodplain.
The project is all / partially located in the floodplain.
The property is all / partially located in the wetland.
The project is all / partially located in the wetland.

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

Art VI Div 29 M-3, Heavy Industrial District.

Shoreland contract: yes no [X]

Public hearing date: N/A

Site plan review meeting date: June 20, 2022

Submittal received by: [Signature]

Date petition filed: 6/19/22

cash or check # 110197

amount received: \$ 200.00



1818 S. COLONY AVE, UNION GROVE, WI 53182 • PHONE: 262.534.2926 • FAX: 262.534.7131

June 8, 2022

Racine County Planning Commission
14200 Washington Ave,
Sturtevant, WI 53177

RE: CMM TRUCKING BUILDING ADDITION

Existing Property Use: Commercial Trucking Company

Proposed Use: Heated Storage Space

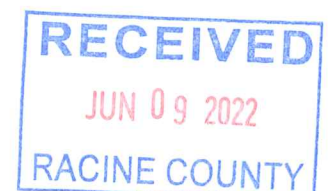
Proposed Structure: 32'-0" x 60'-0" x 16'-0" Addition

CMM Trucking is a growing local business. They are looking to expand their current building to give them some more clean space in their current building. The have a need for increased storage space will allow them to separate items are more sensitive to dirt and debris. The business will continue to operate in the current capacity of their previous conditional use approve, including hours of operation. The property is currently served by a holding tank. Building color and materials will match current building. If project is approved, the project is slated to start mid-summer and be completed by fall. Thank you for your time and consideration for this project.

Sincerely,

A handwritten signature in black ink, consisting of two overlapping loops followed by a long horizontal stroke.

Chris Bower
Bower Design & Construction

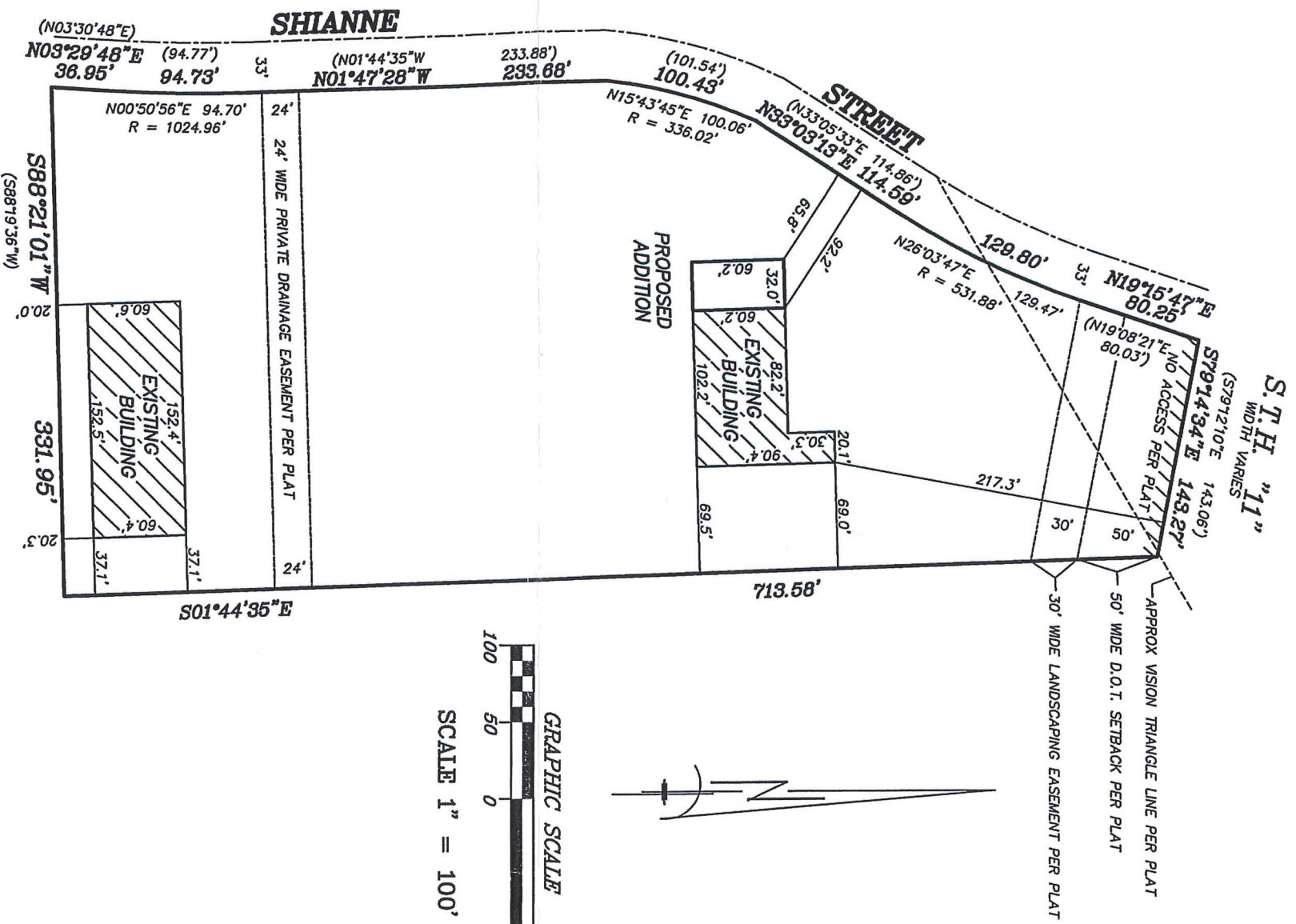


PLAT OF SURVEY

-OF-

LOTS 1, 2, AND 3 EVERGREEN COMMERCE PARK, BEING A REDIVISION OF PARCELS NO. 1, NO. 2 AND NO. 3 OF CERTIFIED SURVEY MAP NO. 1916, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 20 EAST, LOCATED IN THE TOWN OF DOVER, COUNTY OF RACINE, STATE OF WISCONSIN.
 SURVEY FOR: BOWER DESIGN

SURVEY ADDRESS: 4353 SHIANNE ST.



S.T.H. "11"
 WIDTH VARIES



BEARINGS RELATE TO THE EAST LINE OF EVERGREEN COMMERCE PARK. ASSUMED BEARING S01°44'35"E. REFER TO A CURRENT TITLE REPORT FOR EASEMENTS OR RESTRICTIONS THAT COULD AFFECT THE USE OF THIS SITE.

Chris Bower
CHRIS BOWER

MONUMENTATION BY WRITTEN AGREEMENT WITH THE ABOVE NAMED CLIENT HAS BEEN WAIVED IN ACCORDANCE WITH A-E 7.01(2) OF THE WISCONSIN ADMINISTRATIVE CODE.

"I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any."
 This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."



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 JUN 09 2022
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THIS IS NOT AN ORIGINAL PRINT
 UNLESS THIS SEAL IS RED.

B.W. SURVEYING, INC.

LAND SURVEYS
 MAPPING AND PLANNING

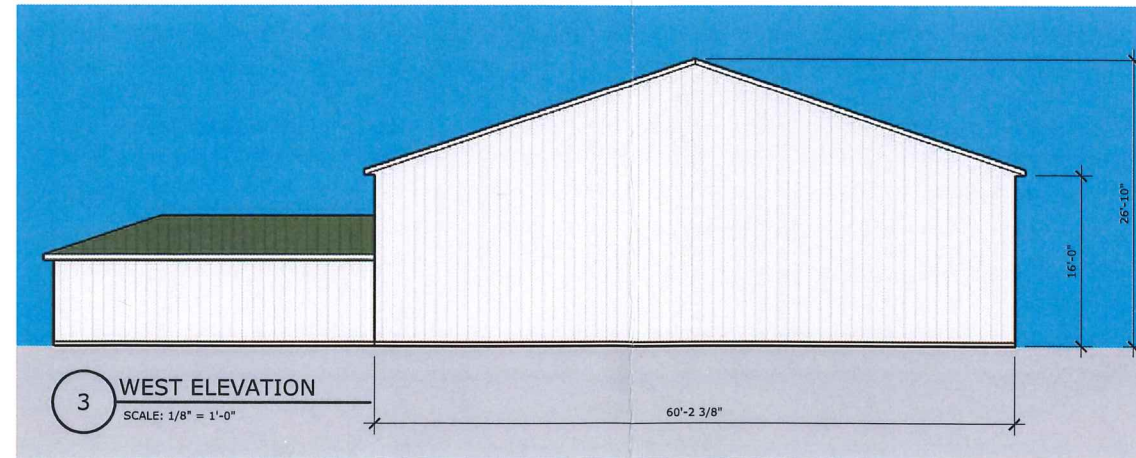
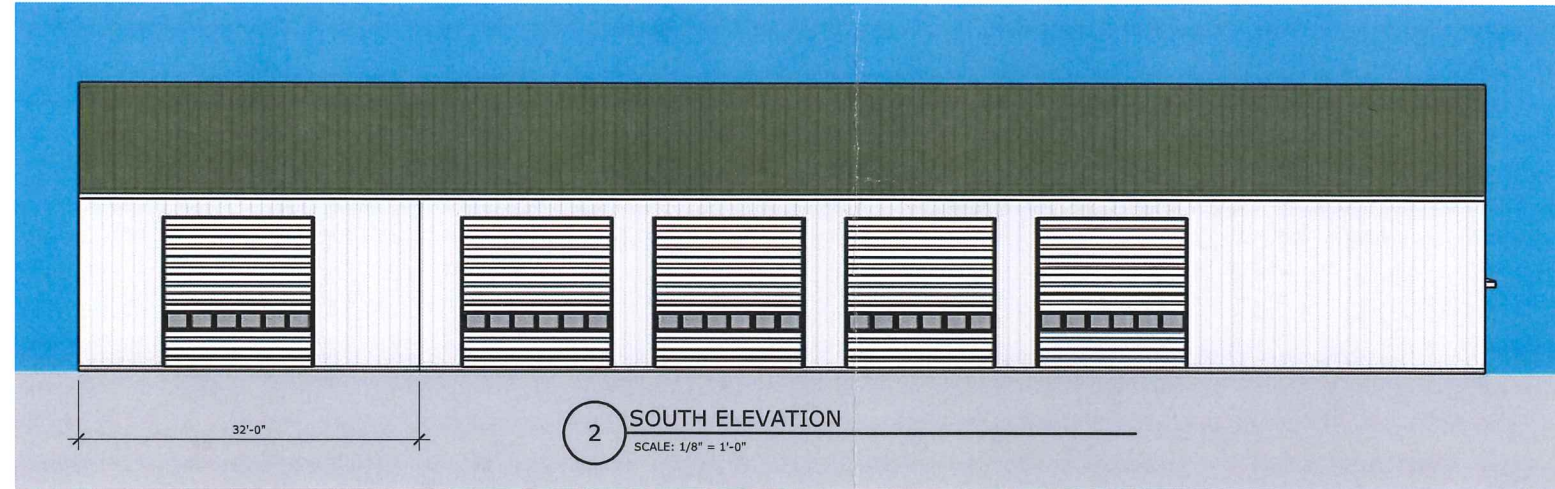
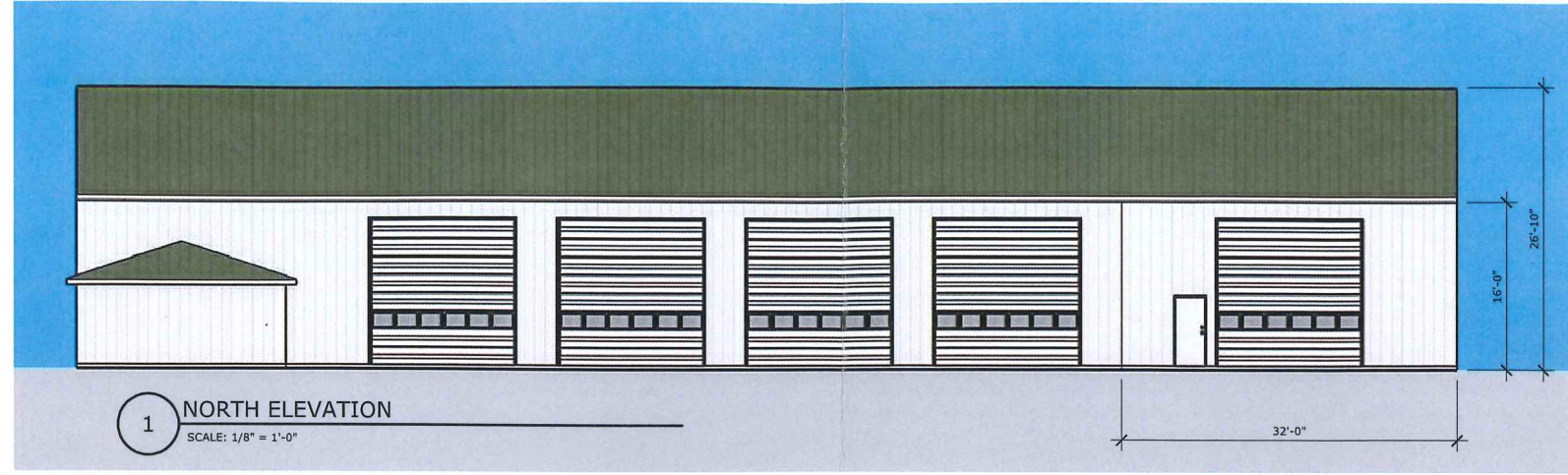
412 N. PINE STREET
 BURLINGTON, WI 53105
 (262)-767-0225

ROBERT J. WETZEL
 S-1778
 BURLINGTON, WI
 JANUARY 5, 2021
 DATE

10288
 JOB NUMBER



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REVISIONS:

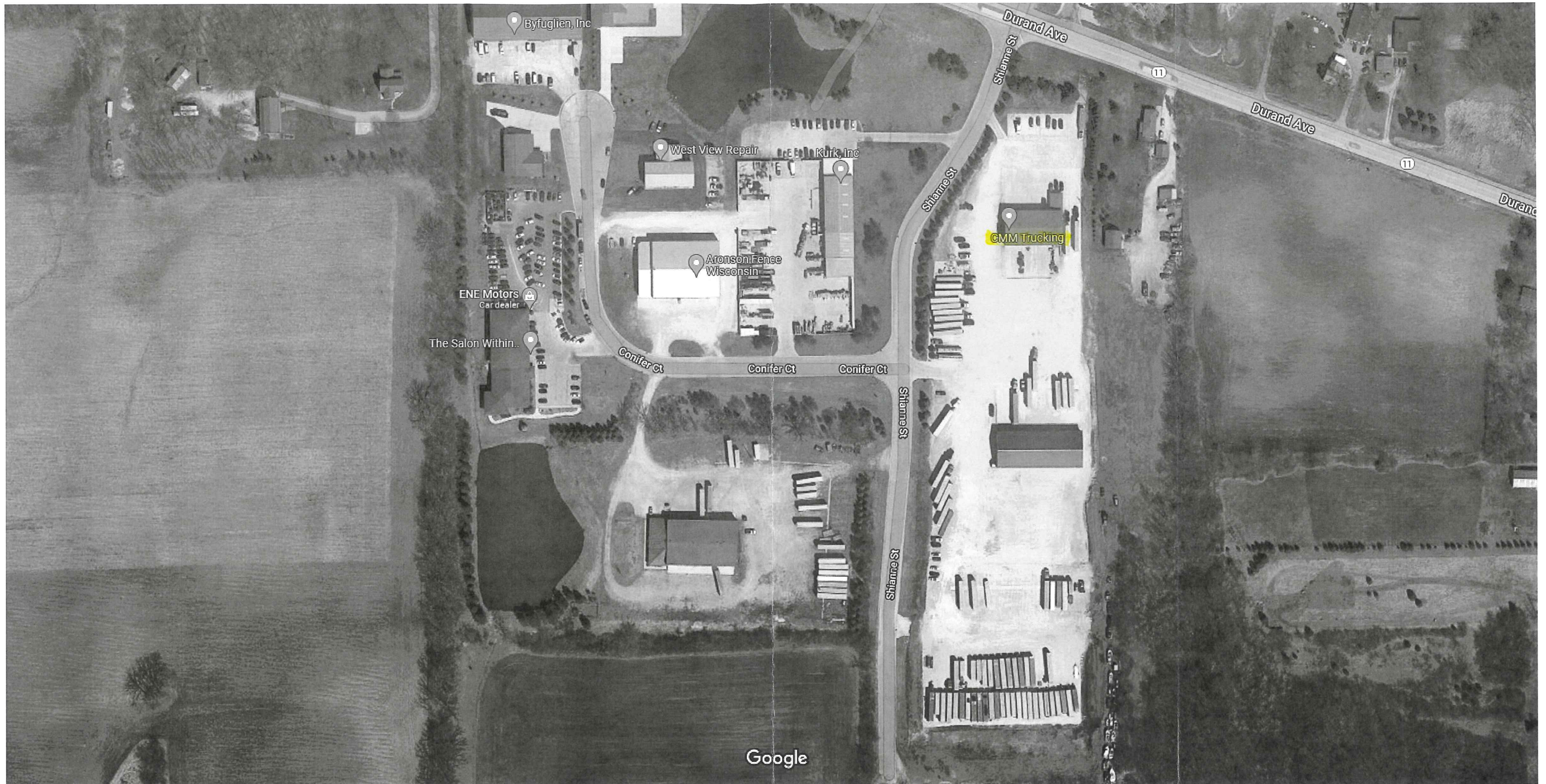
Owner: SZCZEBRA INVESTMENTS LLC
 Project: ADDITION
 Location: 4353 SHIANNNE ST., UNION GROVE
 Project Manager: CHRIS BOWER

Drawn By: C. BOWER
 Date: 06/08/2022
 Revised By:
 Date Revised:

A Tradition of Building Excellence
 1818 S. Colony Ave.
 Union Grove, WI 53182
 262.534.2926



Job No.: 22312-PC-CMM TRUCKING
 Checked By:
 Approved By:
 Sheet No.: 1



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