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**Date: 9/25/2024**

Racine County Planning & Zoning  
Jarmen Czuta  
Assistant Superintendent Development Services  
14200 Washington Ave.  
Sturtevant, WI 53177

Dear Village of Yorkville Village Board and Planning Commission,

I am writing to submit a land use and development proposal for Meredith Holdings LLC, located at 19215 Spring St in Union Grove. This cover letter provides an overview of the existing and proposed uses, structures, and additional relevant details for your consideration.

**B. Existing Land Use**

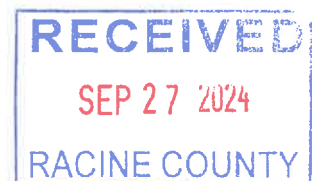
The property was previously used by Martin Ford as a car dealership and service center.

**C. Proposed Land Use**

The proposed new use will serve primarily as the corporate headquarters for Meredith Culligan, as well as for parts storage and support for their service team. Additionally, there will be a small retail operation for salt pickup and water jug fill-up.

**D. Existing Structure(s)**

- **Type:** Masonry walls with a flat roof on the service center and a gabled roof on the office section.
- **Color:** The existing main building features earth tones with vertical metal siding.
- **Condition:** The building is in great condition and has been well-maintained.



#### **E. Proposed Structure(s)**

- **Type:** A new masonry addition will be built to match the style of the existing building.
- **Color:** The color scheme will remain unchanged, with white accents and signage on the gables and detailed accent signage at the eyebrow area.
- **Dimensions/Specifications:** The addition will measure 43' x 22' x 8'.

#### **F. Number of Employees**

- **Part-Time Employees:** 20
- **Full-Time Employees:** 2

#### **G. Hours and Days of Operation**

- **Hours of Operation:** 8:00 AM - 4:00 PM
- **Days of Operation:** Monday–Friday

#### **H. Construction Start & Completion Timeline**

- **Estimated Construction Start Date:** Fall 2024
- **Estimated Construction Completion Date:** Spring 2025

#### **I. Sewer and Water Information**

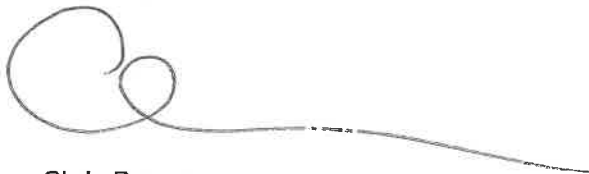
- **Development Type:** The site will continue using the existing private well and holding tank.

We believe that this proposed development will bring significant benefits to the Village of Yorkville, including economic growth, job creation, and enhancement of the community. We are committed to working closely with your department to ensure that the project complies with all regulatory and environmental standards.

Please find attached all necessary forms, plans, and supporting documentation for your review. Should you need any further information or clarification, feel free to contact me at 262-939-4108 or [chris@bowerdesignandconstruction.com](mailto:chris@bowerdesignandconstruction.com).

Thank you for your time and consideration. We look forward to the opportunity to work with you.

Sincerely,



Chris Bower  
Managing Member  
Bower Design & Construction