STAFF USE ONLY: BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word 'all' or 'partially'. The property is all / partially located in the shoreland area. The property is all / partially located in the floodplain. The property is all / partially located in the floodplain. The property 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): Article II Division 18 B-3 Connectial Service District and Service District and Service District and Service District and Service Public hearing date: Total 18, 2024 Submittal received by: Tice Date petition filed: Ture 18, 2024	CONDITION	NAL USE / SITE PI	REVIEW APPLICATION	PH ITEM #	# 3 Racine County, Wisconsin
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 occupy and existing, building and site with a size, etc.) AT (site address): 29208 Plank Rd. Burlington WI. 53105 Subdivision:	Owner:M	filostan Investments LL	-	Applicant/Agent:	
The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.) To occupy an existing building and site with a Used vehicle sales business: AT (site address): 29208 Plank Rd. Burlington WI. 53105 Subdivision: Lot(s): Block: Block: Section(s) Z3 T3 N R/9 E It served by municipal sewer, check here: N/A Sanitary permit #: Attached are: Vaning permit application hearing/review fee (Fees are non-refundable, & republication/amendment fees will be charged where applicable on a survey (10 of the 12 should be sized or folded to 8.6° x 11") Setts: report/cover letter & operations plan abutting property owners' names & mailing addresses other email address: amiliostan@gmail.com settler of agent status print name: Anthony Milostan e-mail address: amiliostan@gmail.com stars F USE ONLY: BASED ON CURRENT MAPPING, check applicable statement(s) below & underfine or circle the word 'all' or 'partially'. The property is all / partially located in the heart project is all / partially located in the heart project is all / partially located in the heart project is all / partially located in the heart project is all / partially located in the heart project is all / partially located in the wetland. 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): Acticle TD Division 18 B-3 Communicated Strucke District and Section of the project is all / partially located in the wetland. 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): Acticle TD Division 18 B-3 Communicated Strucke District and Section 19 Acticle TD Located In the Wetland.	Town:	Burlington		Zoning district(s):	B-3
Subdivision: Parcel # 002031923037000 Section(s) Z 3 T 3 N R 7 E	The undersi	gned requests a cond	tional use / site plan revie	w permit to (specify us	e, project, structure, size, etc.)
Parcel # 002031923037000 Section(s) Z3 T3 N R 19 E If served by municipal sewer, check here: MA Sanitary permit #: Attached are: Zoning permit application hearing/review fee (Fees are non-refundable, & republication/amendment fees will be charged where applicable.) 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" x11") Sized or folded to 8.5" x11") Anthony Milostan e-mail address: amilostan@gmail.com STAFF USE ONLY: BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word 'all' or 'partially'. The property is all / partially located in the shoreland area. The property is all / partially located in the more all / partially located in the located in the more all / partially located in the more all / partially located in the more all / partially located in the located in	AT (site add	fress):29208 Plank	Rd. Berlington WI, 53105		
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Attached are: Zoning permit application	Parcel #	002031923037000		Section(s)_	73 T3N R19E
zoning permit application Land	If served by	municipal sewer, cher	ck here: <u>NIA</u> Sai	nitary permit #:	Signitus (may — us ante a mis an page sau a money a trappe a manahalibrit saug sidak hake din sau a masikan aga
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The project is all / partially located in the	BASEI The pr	OON CURRENT MAPPI coperty is all / partially coject is all / partially	located in thelocated in the		shoreland area. shoreland area.
Article II Division 18 B-3 Commercial Service District and Section 20-1339 Hishway - oriented uses Shoreland contract: yes no Public hearing date: July 15, 2024 Site plan review meeting date: N/A	The pr	oject is all / partially operty is all / partially	located in thelocated in the wetland.		
Public hearing date: July 15, 2024 Site plan review meeting date: N/A	Artich	e II Division ection 20-13	18 B-3 Comme		-
Submittal received by: 500 Date petition filed: 500 Date petition filed	Public heari	ing date:	15.2024	Site plan review meeti	ing date: N/A
	cash or check #: //33			Date petition filed:	

05/14/2003/cm

L'OS/FORMS CU app

APPLICATION FOR ZON G PERMIT RACINE COUNTY, WISCONSIN (Rev. 02/22)	PERMIT NO DATE PERMIT ISSUED		
OWNER Milostan Investments LLC (Anthony Milostan)	APPLICANT Anthony Milostan		
Mailing Address 7321 368th Ave	Mailing Address 7321 368th Ave		
Burlington WI 53105	Burlington WI 53105		
City State Zip	City State Zip		
Phone 262-960-0396	Phone 262-960-0396		
Email amilostan@gmail.com	Email amilostan@gmail.com		
Parcel Id. #002031923037000	Site Address 29208 Plank Rd, Burlington, WI 53105		
· ·	(s) Z 3 Town 3 North, Range 19 East		
Lot BlockSubdivision Name	CSM #		
Proposed Construction/Use To occopy	an existing building and		
site with a used	an existing building and Jehicle sales business		
New Principal Bldg. Size (Sacradu Karta Warley		
Addition Accessory Area (sq fi	ft.) and Site 100-Yr. Floodplain Elev.		
Alteration Deck Peak Ht. (ft.) and 5:16 100-Yr. Floodplain Elev.		
Conversion Sign Eave Ht. (ft.) Flood Protection Elev.		
	HtAvg. (ft.)		
LUMBER CONTRACTOR CONT	w/Labor\$ W/A ZONING DISTRICT B3		
Existing Nonconforming? N/A Yes	No Yard Setbacks Proposed OK?		
Structure in Shoreland? (per map) Yes	No Street-1 st		
Mitigation or Buffer Needed? Yes	No_Street-2 ^{ad} () ((3))		
Structure in Floodplain? (per map) *Yes	No Side-1*		
*Structure's Fair Market Value \$ Cumulati	ve % Side-2***		
*>50% of Fair Market Value? N/A Yes	No Shore Residit		
Structure in Wetland? (per map) Yes	No Side-1 st ve % Side-2 ^{sd} No Shore No Rear No Rear		
Substandard Lot? Yes 🗸	No. Total Acc. Structures		
BOA Variance Needed? Yes			
Conditional Use/Site Plan Needed? Yes	No Date of Approval		
Shoreland Contract Needed? Yes	No Date of Approval		
Additional Zoning Permit Stipulations Listed on Back of	of this Form? Yes No (If "Yes," see back)		
The applicant hereby acknowledges receipt of notice co			
attachments are true and correct to the best of the know	1 3 1		
use will be done in accordance with the Zoning Ordinal	applicable stipulations, and Wisconsin Jaws.		
BOA/Conditional Use/Site Plan Pd: \$475.6 a	C/14/24 &		
CU Daile/Uneck#/Cash	attire of Owner / Applicant/Agent Date 6		
Shoreland Contract Fee Pd: \$	In thony Milostan		
CC Date/Check#/Cash	nt Name(s)		
	es (revisions, extensions, etc.)		
Other: Pd: \$	7/ 1.1		
	1 2		
✓ □ if shoreland erosion review fee is included above Zor			
White about a marchly to appear to the property of the control of	all Modes due represe americano estretario estreta consensa		

18th File, July 15th meeting

29208 Plank Rd, Burlington, WI 53105

Conditional Use Permit Application

Existing and proposed land use:

The property is currently zoned:

DIVISION 18. - B-3 COMMERCIAL SERVICE DISTRICT

The proposed use for the property is Automotive sales, which is listed under the permitted use.

Auto Repair to the public will not be offered, there will not be a full-service in-house facility. Which will help limit noise from the property as well. There will be a Motor Vehicle Dealer Service Agreement with a local Auto servicing business which is also required by the Wisconsin Department of Transportation to move forward with obtaining an Auto dealers license.

Existing and proposed structures:

There is no intent for any future structures to be built on the property.

The current structure is made up half of a tan/beige metal 40'x70' pole barn garage with the other half being 20'x68' tan/beige office and garage space that is sided with an asphalt shingled roof. Roughly 4200 total sq/ft.

Number of employees:

This will be a small family owned and operated style business, it will be operated by myself and my wife. There is no current plan of having employees, if things do change in the future, I would then estimate that number to a total of 1-3 "hired" employees.

Hours/days of operation:

For operating days and times, we are listing more days/hours than we plan to be open, which will help us adjust and figure out which works best. A few days that are listed will more than likely become "By appointment" style during the open times.

Monday-Friday 9am-7pm. Saturday 9am-7pm. Sunday Closed

The property is in the unsewered area and is currently going through the motions of having the non-code compliant septic system replaced with a new system.

We are hoping to move forward on the conditional use permit approval with the occupancy/business license being contingent of the septic system being finished.

29208 Plank Rd, Burlington, WI 53105

Abutting property owners' names and addresses

North Neighbor: 29144 Plank Rd, Burlington, WI 53105

Jeffrey J Molinski Annie B Molinski

East Neighbor: 29202 Plank Rd, Burlington, WI 53105

Charles W Meinke
Colleen E Meinke

South Neighbor: 29147 Plank Rd, Burlington, WI 53105

Naber Aloysius B

Ann-Marie

South Neighbor: 29333 Plank Rd, Burlington, WI 53105

Naber Trust Dated December 18,2017

West Neighbor: 29310 Plank Rd, Burlington, WI 53105

Gonsky Family Trust



AMBIT LAND SURVEYING 8120-312th Avenue Wheatland, WI. 53105-8934 Licensed Professionals in both Illinois & Wisconsin

PLAT OF SURVEY

PHONE: FAX:

262-537-4874 262-537-4221

EMAIL: ambitpls@gmail.com

Part of the Northeast Ouartsr of Section 23, Township 3 North, Range 19 East of the 4th Principal Meridian and more particularly described as follows: Begin (COMMENCE) at a concrete monument at the North Ouarter corner of said Section 23, THENCE South 0 degrees 13 minutes 41 seconds East along the North-South Ouarter Section line of Section 23, 1297.97 feet; THENCE North 89 degrees 46 minutes 19 seconds East at right angles to the North-South Quarter Section line of Section 23, 152.18 feet to a point on the north line of County Trunk Highway "A" and the PLACE OF BEGINNINGg of parcel of land hereinafter described; THENCE North 6 degrees 21 minutes 13 seconds West at right angles to County Highway "A" 168.71 feet; THENCE North 83 degrees 38 minutes 47 seconds East 208.71 feet to a point in County Highway "A" 208.71 feet; THENCE South 6 degrees 21 minutes 13 seconds East 208.71 feet to a point in County Highway "A"; THENCE South 83 degrees 38 minutes 47 seconds East 208.71 feet to a point in County Highway "A"; THENCE South 83 degrees 38 minutes 47 seconds West along County Highway "A" 208.71 feet; THENCE North 6 degrees 21 minutes 13 seconds West 40.00 feet to the PLACE OF BEGINNING. Subject to rights of public over Southerly 40.00 feet for County Highway "A". Said lands lying and being in the Town of Burlington, County of Racine, State of Wisconsin.

Parcel Identification No.: 002-03-19-23-037-000



ORTHOMETRIC HEIGHT (GROUND ELEVATION) IS DETERMINED FROM USING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS), THE VERTICAL DATUM BASIS IS NAVD88 AND THE GEOID MODEL IS GEOID 12B CONUS.

1 inch = 30 feetSCALE: ORDERED BY: A. Milostan

2 4 1 2 3

JOB NO.: ___



Fieldwork completed on and date of certification: June 12, 2024

I hereby certify that I have surveyed the above described property and the above plot is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroadments, if any.

This survey is made for the exclusive use of the present owners of the property and also those who purchase, mortgage or guarantee the title thereto within ONE YEAR fram the date hereof. Dated at Wheatland, Wisconsin this 17th day of June 2024.

Mal a. Bolanda

Mark A. Bolender Wisconsin Professional Land Surveyor S-1784

AMBIT LAND SURVEYING 8120-312th Avenue Wheatland, WI. 53105-8934 Licensed Professionals in both Illinois & Wisconsin

PLAT OF SURVEY

PHONE: 262-537-4874

262-537-4221

Part of the Northeast Quarter of Section 23, Township 3 North, Range 19 East of the 4th Principal Meridian and more particularly described as follows: Begin (COMMENCE) at a concrete monument at the North Quarter corner of said Section 23, THENCE South 0 degrees 13 minutes 41 seconds East along the North-South Quarter Section line of Section 23, 1297.97 feet; THENCE North 89 degrees 46 minutes 19 seconds East at right angles to the North-South Quarter Section line of Section 23, 1152.18 feet to a point on the north line of County Trunk Highway "A" and the PLACE OF BEGINNINGg of parcel of land hereinafter described; THENCE North 6 degrees 21 minutes 13 seconds West at right angles to County Highway "A" 168.71 feet; THENCE North 83 degrees 38 minutes 47 seconds East parallel with County Highway "A" 208.71 feet; THENCE South 6 degrees 21 minutes 13 seconds East 208.71 feet to a point in County Highway "A"; THENCE South 6 degrees 38 minutes 47 seconds West along County Highway "A"; 189.71 feet; THENCE North 6 degrees 21 minutes 13 seconds West 40.00 feet to the PLACE OF BEGINNING. Subject to rights of public over Southerly 40.00 feet for County Highway "A". Said lands lying and being in the Town of Burlington, County of Racine, State of Wisconsin. EMAIL: ambitpls@gmail.com

Parcel Identification No.: 002-03-19-23-037-000



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41SCONSIA A MARK A BOLENDER S-1784 WHEATLAND WI LAND SURVEYOR Fieldwork completed on and date of certification:

June 12, 2024

This survey is made for the exclusive use of the present owners of the pro and also those who purchase, mortgage or guarantee the title thereto within YFRF from the date bereaf. Dated at Wheatland, Wisconsin this 17th day of

1 a. Bole

Mark A. Bolender n Professional Land Surveyor S-1784

SCALE:

1 inch = 30 feet

A. Milostan ORDERED BY:

24123 JOB NO.:_