



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

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

**OWNER** Milostan Investments LLC (Anthony Milostan)  
**Mailing Address** 7321 368th Ave  
 Burlington WI 53105  
 City State Zip  
**Phone** 262-960-0396  
**Email** amilostan@gmail.com

**APPLICANT** Anthony Milostan  
**Mailing Address** 7321 368th Ave  
 Burlington WI 53105  
 City State Zip  
**Phone** 262-960-0396  
**Email** amilostan@gmail.com

**Parcel Id. #** 002031923037000 **Site Address** 29208 Plank Rd, Burlington, WI 53105

**Municipality** Town of Burlington **Section(s)** 23 **Town** 3 **North, Range** 19 **East**

**Lot** \_\_\_\_\_ **Block** \_\_\_\_\_ **Subdivision Name** \_\_\_\_\_ **CSM #** \_\_\_\_\_

**Proposed Construction/Use** To occupy an existing building and site with a used vehicle sales business

**New**  **Principal Bldg.** \_\_\_\_\_ **Size (** \_\_\_\_\_ **x** \_\_\_\_\_ **occupy Existing)** (Building)  
**Addition** \_\_\_\_\_ **Accessory** \_\_\_\_\_ **Area (sq ft)** ( \_\_\_\_\_ )  
**Alteration** \_\_\_\_\_ **Deck** \_\_\_\_\_ **Peak Ht. (ft.)** and Site 100-Yr. Floodplain Elev. \_\_\_\_\_  
**Conversion** \_\_\_\_\_ **Sign** \_\_\_\_\_ **Eave Ht. (ft.)** Flood Protection Elev. \_\_\_\_\_  
**Temporary** \_\_\_\_\_ **Other** occupancy \_\_\_\_\_ **Building Ht.-Avg. (ft.)** \_\_\_\_\_

**Contractor** N/A **Est. Value w/Labor \$** N/A **ZONING DISTRICT** B3  
**Existing Nonconforming?** N/A  **Yes** \_\_\_\_\_ **No** \_\_\_\_\_ **Yard Setbacks** **Proposed** **OK?**  
**Structure in Shoreland? (per map)** **Yes** \_\_\_\_\_ **No**  **Street-1<sup>st</sup>** \_\_\_\_\_  
**Mitigation or Buffer Needed?** **Yes** \_\_\_\_\_ **No**  **Street-2<sup>nd</sup>** \_\_\_\_\_  
**Structure in Floodplain? (per map)** \*Yes \_\_\_\_\_ **No**  **Side-1<sup>st</sup>** \_\_\_\_\_  
**\*Structure's Fair Market Value \$** \_\_\_\_\_ **Cumulative %** \_\_\_\_\_ **Side-2<sup>nd</sup>** \_\_\_\_\_  
**\*>50% of Fair Market Value?** N/A  **Yes** \_\_\_\_\_ **No** \_\_\_\_\_ **Shore** \_\_\_\_\_  
**Structure in Wetland? (per map)** **Yes** \_\_\_\_\_ **No**  **Rear** \_\_\_\_\_  
**Substandard Lot?** **Yes**  **No** \_\_\_\_\_ **Total Acc. Structures** \_\_\_\_\_  
**BOA Variance Needed?** **Yes** \_\_\_\_\_ **No**  **Date of Approval** \_\_\_\_\_  
**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 this Form?** **Yes** \_\_\_\_\_ **No**  (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: \$ 475.00 \_\_\_\_\_ **Signature of Owner /Applicant/Agent** \_\_\_\_\_ **Date** 6/14/24  
**CC Date/Check#/Cash** 133 \_\_\_\_\_ **Print Name(s)** Anthony Milostan  
**Shoreland Contract Fee** Pd: \$ \_\_\_\_\_  
**CC Date/Check#/Cash** \_\_\_\_\_ **Notes (revisions, extensions, etc.)** \_\_\_\_\_  
**Zoning Permit Fee** Pd: \$ 150.00 \_\_\_\_\_  
**CC Date/Check#/Cash** \_\_\_\_\_  
**Other:** Pd: \$ \_\_\_\_\_ **Staff Initials** JC

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 0020319-23-037000

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.

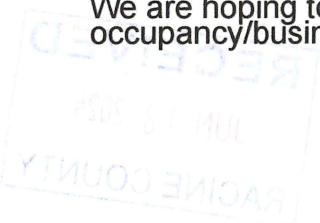
### **Hours/days of operation:**

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

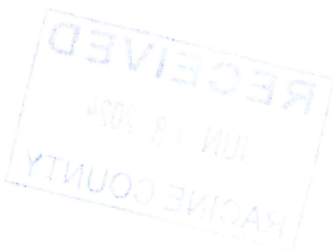
Ann-Marie

**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

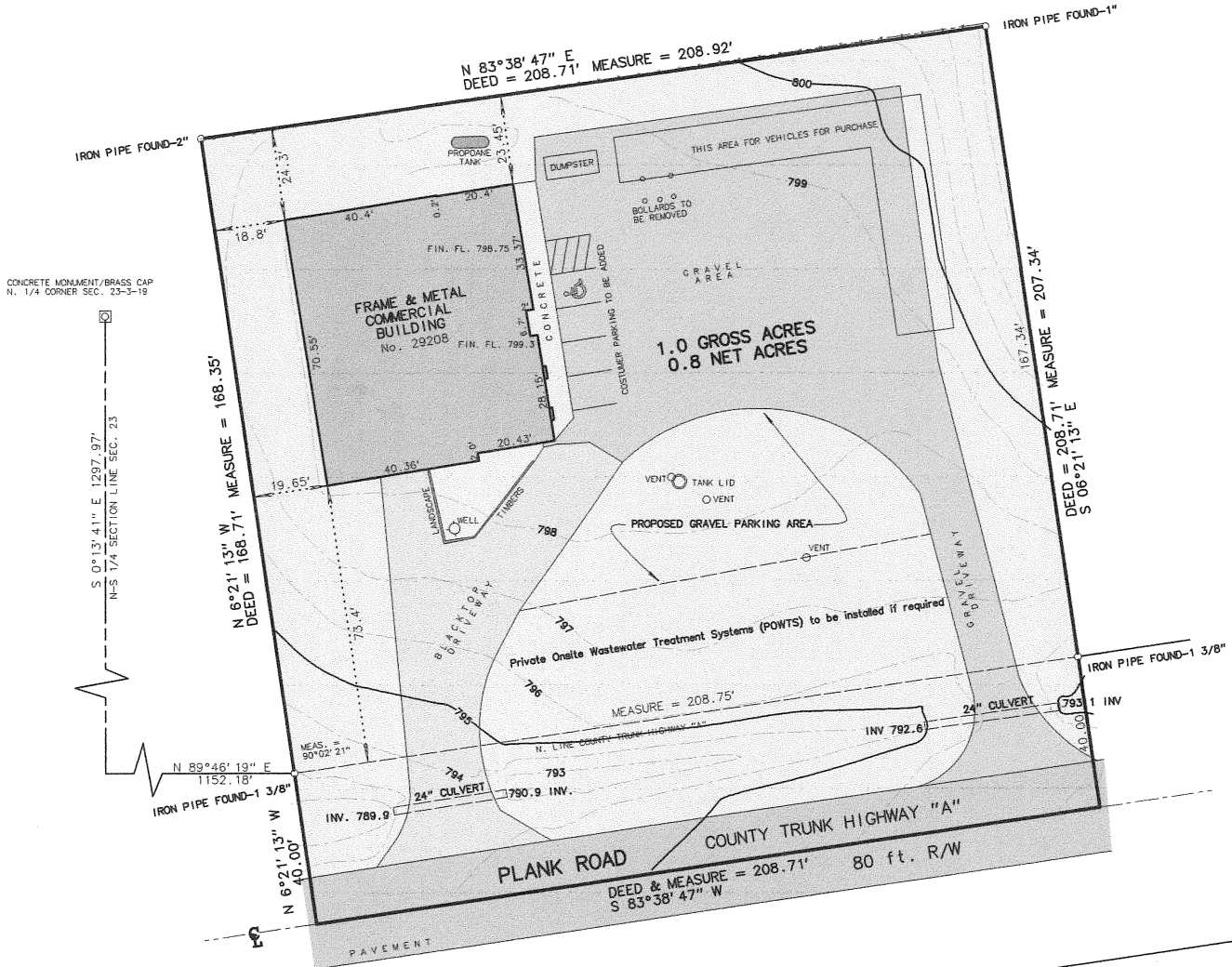


# PLAT OF SURVEY

OF

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 BEGINNING 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 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 GEOID12B CONUS.



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

I hereby certify that I have surveyed the above described property and the above plat 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 encroachments, 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 from the date hereof.

Dated at Wheatland, Wisconsin this 17th day of June 2024.



Mark A. Bolender  
 Mark A. Bolender  
 Wisconsin Professional Land Surveyor S-1784

SCALE: 1 inch = 30 feet  
 ORDERED BY: A. Milostan  
 JOB NO.: 2 4 1 2 3

# PLAT OF SURVEY

PHONE: 262-537-4874

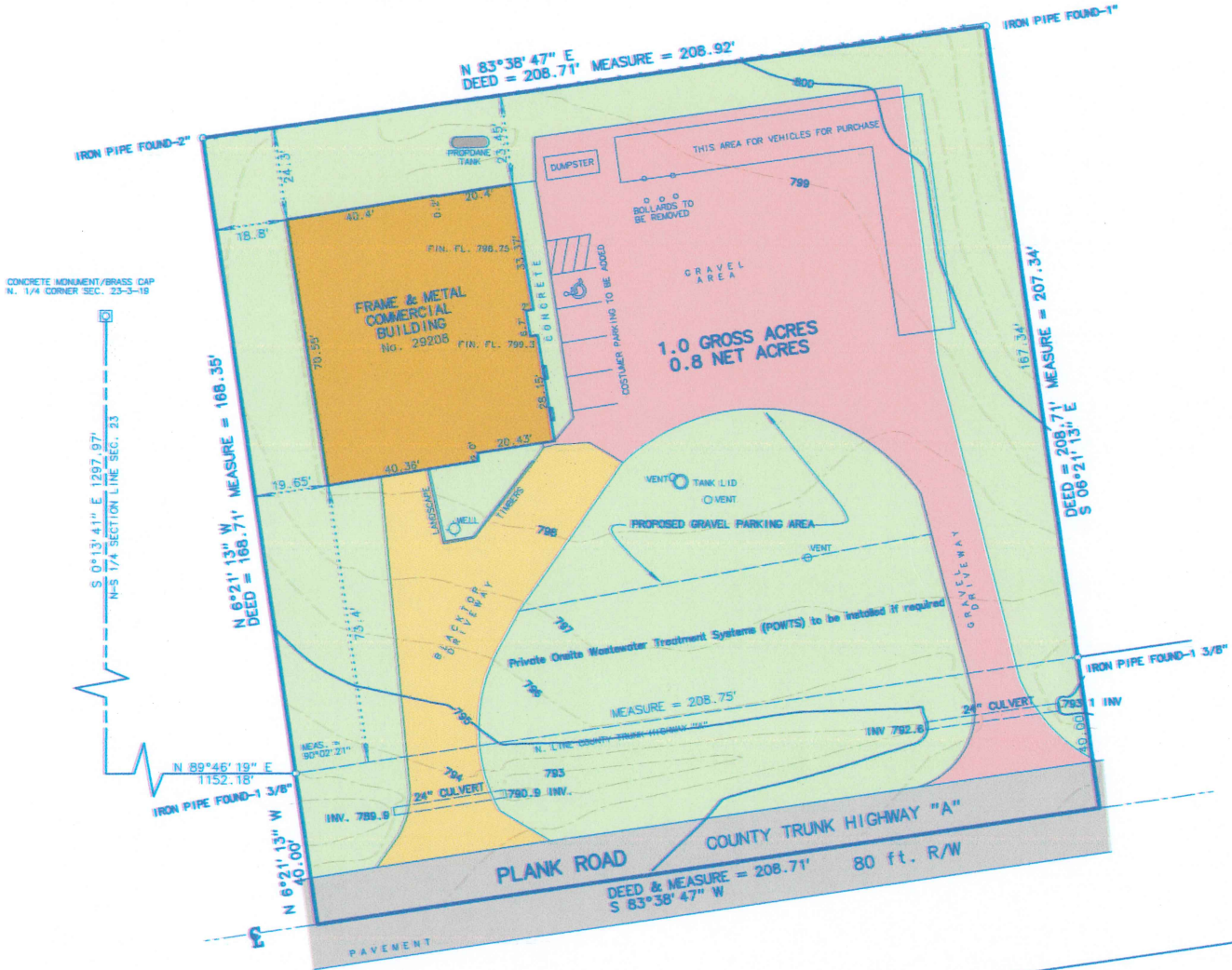
FAX: 262-537-4221

EMAIL: ambitpls@gmail.com

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CONCRETE MONUMENT/BRASS CAP  
 N. 1/4 CORNER SEC. 23-3-19

S 0°13'41" E 1297.97'  
 N-S 1/4 SECTION LINE SEC. 23

N 89°46'19" E  
 1152.18'

IRON PIPE FOUND-1 3/8"

N 6°21'13" W  
 40.00'

PAVEMENT

PLANK ROAD

COUNTY TRUNK HIGHWAY "A"

DEED & MEASURE = 208.71'  
 S 83°38'47" W

80 ft. R/W

DEED = 208.71'  
 S 06°21'13" E



REC'D  
 JUN 18 2024  
 RACINE COUNTY

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 VERTICAL DATUM BASIS IS NAVD83 AND THE GEOID MODEL IS  
 GEOID12B CONUS.



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