

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER 105 Properties, LLC
Mailing Address: _____
City _____ State _____ Zip _____

APPLICANT Kost Parts and Racing, LLC
Mailing Address: _____
City _____ State _____ Zip _____

Phone _____
Email _____

Phone _____
Email _____

Parcel Id. # 194032101001012 Site Address 2738 N Sylvania Ave
Municipality Yorkville Section(s) 01 Town 03 North, Range 21 East
Lot 2 Block — Subdivision Name — CSM # 2773

Proposed Construction/Use Occupy a portion of existing industrial building and site to operate an automotive recycling business known as Kost Parts and Racing LLC

New Principal Bldg. _____ Size (Existing) (_____) (_____)
Addition _____ Accessory _____ Area (sq ft) (_____) (_____)
Alteration _____ Deck _____ Peak Ht. (ft.) _____ 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 M-3
Existing Nonconforming? N/A Yes _____ No _____ Yard Setbacks Proposed OK?
Structure in Shoreland? (per map) Yes _____ No Street-1st _____
Mitigation or Buffer Needed? Yes _____ No Street-2nd Existing _____
Structure in Floodplain? (per map) *Yes _____ No Side-1st _____
*Structure's Fair Market Value \$ N/A Cumulative % _____ Side-2nd _____
*>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: \$ 500.00
CC Date/Check#/Cash 1002
Shoreland Contract Fee Pd: \$ _____
CC Date/Check#/Cash _____
Zoning Permit Fee Pd: \$ 265.00
CC Date/Check#/Cash _____
Other: Pd: \$ _____

Signature of Owner/Applicant/Agent _____ Date 2/23/26
Print Name(s) Ryan Kost
Notes (revisions, extensions, etc.) _____

(Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator

PN 1940321-01-001012

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here _____ and complete #1-6 below:

- 1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
- 2) If zoning permit is for an accessory structure without plumbing, check here _____ and go to #4 below.
- 3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? Yes* _____ No _____ N/A _____
- 3b) If a dwelling, will the addition/alteration change the number of bedrooms? Yes* _____ No _____ N/A _____
*If "Yes" above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.
- 4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes _____ No _____
If "Yes," provide variance approval date: _____
- 5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load and/or County sanitary approval granted? Yes _____ No _____
- 6) Comments _____

POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site <http://dnr.wi.gov/wetlands/locating.html> for more information.

ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

- _____ Proposed structure is for owner residential use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.
- _____ All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.
- _____ Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.
- _____ All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.
- _____ A hard surface material must be placed beneath the deck to prevent soil erosion.
- _____ All existing yard grade elevations will remain unchanged.
- _____ Firmly anchor, no floor < _____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ _____'

