
February 23, 2026

Village of Yorkville

Department of City Development
14200 Washington Ave
Sturtevant, WI 53177

Re: Conditional Use/Occupancy Permit

Ladies and Gentlemen:

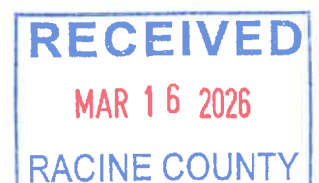
My spouse and I, Ryan and Kayla Kost, have started a small business, Kost Parts and Racing LLC d.b.a. "KP&R LLC" (the "Company") and are submitting an application for a Conditional Use Permit (the "CUP") and other related materials for the Company to operate in the existing building on the property currently zoned M-3 Heavy Industrial. This letter provides an overview of the Property and the Company's intended operations on the Property.

Current Use of the Property

The Property contains an approximately 17,582 sq ft building (white and blue exterior) that is currently occupied by G&S Truck Service, Inc, who provide semi truck detail and semi trailer repair services.

Proposed Additional Use of the Property

No modifications will need to be done to the existing structure or land to support the operation of the Company. The applicant desires to lease a room within the existing building on the Property for the Company to operate a small automotive recycling business. The operations will consist mostly of dismantling vehicles and storing and selling the salvageable parts. Sales will be done primarily online (eBay), this is not intended to be a public storefront. Some vehicles awaiting recycling may be stored on-site on the west side (back) of the building, not within view from the road. The building itself will



occlude the view from the road and there is a fence line that encloses the storage area.

Employees and Hours of Operation

The Company will consist of no employees to start, Ryan and Kayla Kost will be maintaining operations. The Company's typical work hours will be from 6:00am to 3:30pm during the weekdays. An occasional Saturday may be required depending on demand.

Construction/Sewer Development


No changes needed to current structure or development.

Sincerely,

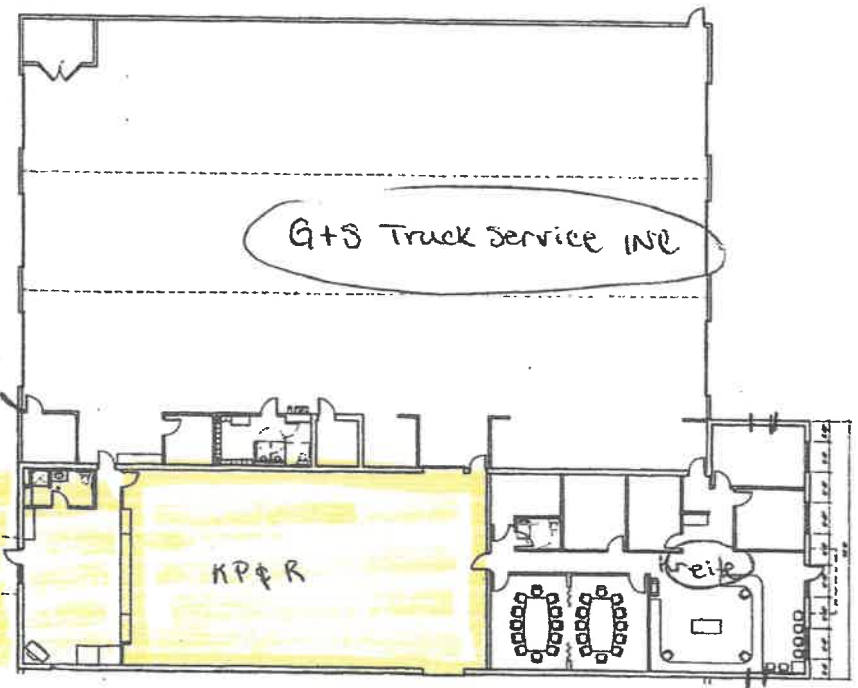
A handwritten signature in cursive script that reads "Ryan Kost".

Ryan Kost

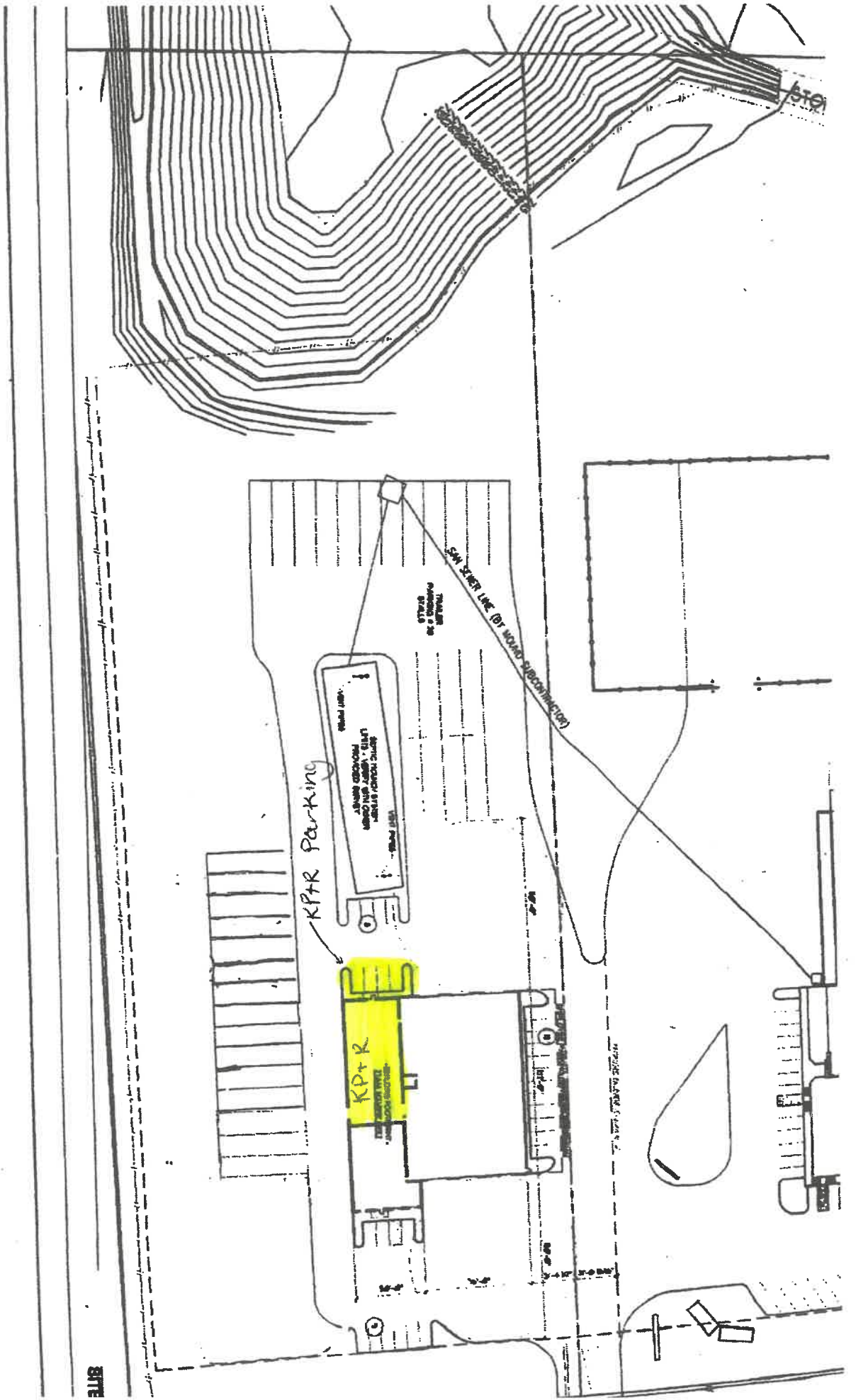
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| Project | BADGER TRAILER & EQUIPMENT CORP. TWO MILE RD. YORKVILLE, WI | PERSPECTIVE DESIGN, INC. 100 W. WISCONSIN ST. MILWAUKEE, WI 53233 |  | Drawing Title PROPOSED FLOOR PLAN | SCALE | DATE |
| | | | | | Author | DATE |
| | | | | | | |

PROPOSED FLOOR PLAN
DATE: 11/10/10
REV: 1



SITE



KPR Parking

KPR

SUN SHIELD LINE (BT MOULD SUBSTITUTION)

STAIRS
to 2nd floor
LEVEL

STAIRS
to 2nd floor
LEVEL

STAIRS
to 2nd floor
LEVEL