

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Payne & Dolan, Inc.

Applicant/Agent: Payne & Dolan, Inc.

Town: Waterford

Zoning district(s): M-4 Quarrying District

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.)

Renewal of an existing CUP for sand & gravel extraction and related accessory uses for the Honey Creek

Aggregate Site (No changes to the conditions of the existing CUP are requested) and reclamation.

AT (site address): 34422 High Drive, East Troy, WI 53120

Subdivision: _____ Lot(s): _____ Block: _____

Parcel # 01604193-1001000, -1005000, -10110020, -1013000, -1014000 Section(s) 31 T 4 N 19 E

If served by municipal sewer, check here: _____ Sanitary permit #: _____

Attached are:

- zoning permit application
- hearing/review fee (Fees are non-refundable, & re-publication/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" x 11")
- letter of agent status
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses
- other

print name: Clint Weninger

e-mail address: cweninger@payneanddolan.com

address: Payne & Dolan, Inc

telephone #: (262) 524 - 1258

N3 W23650 Badinger Road

Waukesha, WI 53187

signed: 

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- N/A The property is all / partially located in the N/A shoreland area.
- The project is all / partially located in the shoreland area.
- The property is all / partially located in the floodplain.
- The project 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):

Art VI Div 20 M-4 Quarrying Dist; sec 20-1228 Mineral Extraction; Chap. 12.5 Non-metallic Mining Reclamation

Shoreland contract: yes no X

Site plan review meeting date: N/A

Public hearing date: June 15, 2020

Date petition filed: 5/18/2020

Submittal received by: SHWR

amount received: \$ 475.00

cash or check #. 749430

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 11/11)

PERMIT NO. _____

DATE PERMIT ISSUED _____

OWNER Payne & Dolan, Inc.

Mailing _____

Address N3 W23650 Badinger Rd

APPLICANT Payne & Dolan, Inc.

Mailing _____

Address N3 W23650 Badinger Rd

Waukesha WI 53187

City State Zip

Phone (H) _____ (W) (262) 524 - 1700

Waukesha WI 53187

City State Zip

Phone (H) _____ (W) (262) 524 - 1700

Parcel Id. # 01604193-1001000, -1005000, -10110020, -1013000, -1014000

Site Address 34422 High Drive, East Troy, WI 53120

Municipality Town of Waterford Section(s) 31, Town 4 North, Range 19 East

Lot Block Subdivision Name _____ CSM #

Proposed Construction/Use Renewal of an existing CUP for sand & gravel extraction and related accessory uses for the Honey Creek Aggregate Site (No changes to the conditions of the existing CUP are requested) and reclamation.

New _____	Principal Bldg. _____	Size (_____ x _____) (_____ x _____) (_____ x _____)
Addition _____	Accessory _____	Area (sq ft) (_____)
Alteration _____	Deck _____	# of Units/Stories _____ Building Ht.-Avg. (ft.) _____
Conversion _____	Sign _____	Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. _____
Temporary _____	Other <u>N/A</u>	Eave Ht. (ft.) _____ Flood Protection Elev. _____

Contractor _____ Est. Value w/Labor \$ _____ ZONING DISTRICT M-4

Existing Nonconforming? N/A * Yes _____ No X Yard Setbacks Proposed _____ OK? _____

*Structure's Fair Mkt Value \$ N/A Cumulative % _____ Street-1st _____

*>50% of Fair Market Value? N/A Yes _____ No _____ Street-2nd _____

Structure in Shoreland? (per map) Yes _____ No X Side-1st _____

Structure in Floodplain? (per map) Yes _____ No X Side-2nd _____

Structure in Wetland? (per map) Yes _____ No X Rear _____

Substandard Lot? Yes _____ No X Shore _____

Abutting Lot-Same Owner/Closely Related? Yes X No _____ Total Acc. Structures _____

BOA Variance Needed? Yes _____ No X --Date of Approval _____

Conditional Use/Site Plan Needed? Yes X No _____ --Date of Approval _____

Shoreland Contract Needed? Yes _____ No X --Date of Approval _____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes _____ No X (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 Cash/Check # 749420 Pd: \$ 475.00 Signature of Individual/Corporation Pres. or Sec./Partner - Date 5/14/2020

Shoreland Contract Fee Cash/Check # _____ Pd: \$ _____ Brian Endres

Zoning Permit Fee Cash/Check # _____ Pd: \$ _____ Print Name(s)

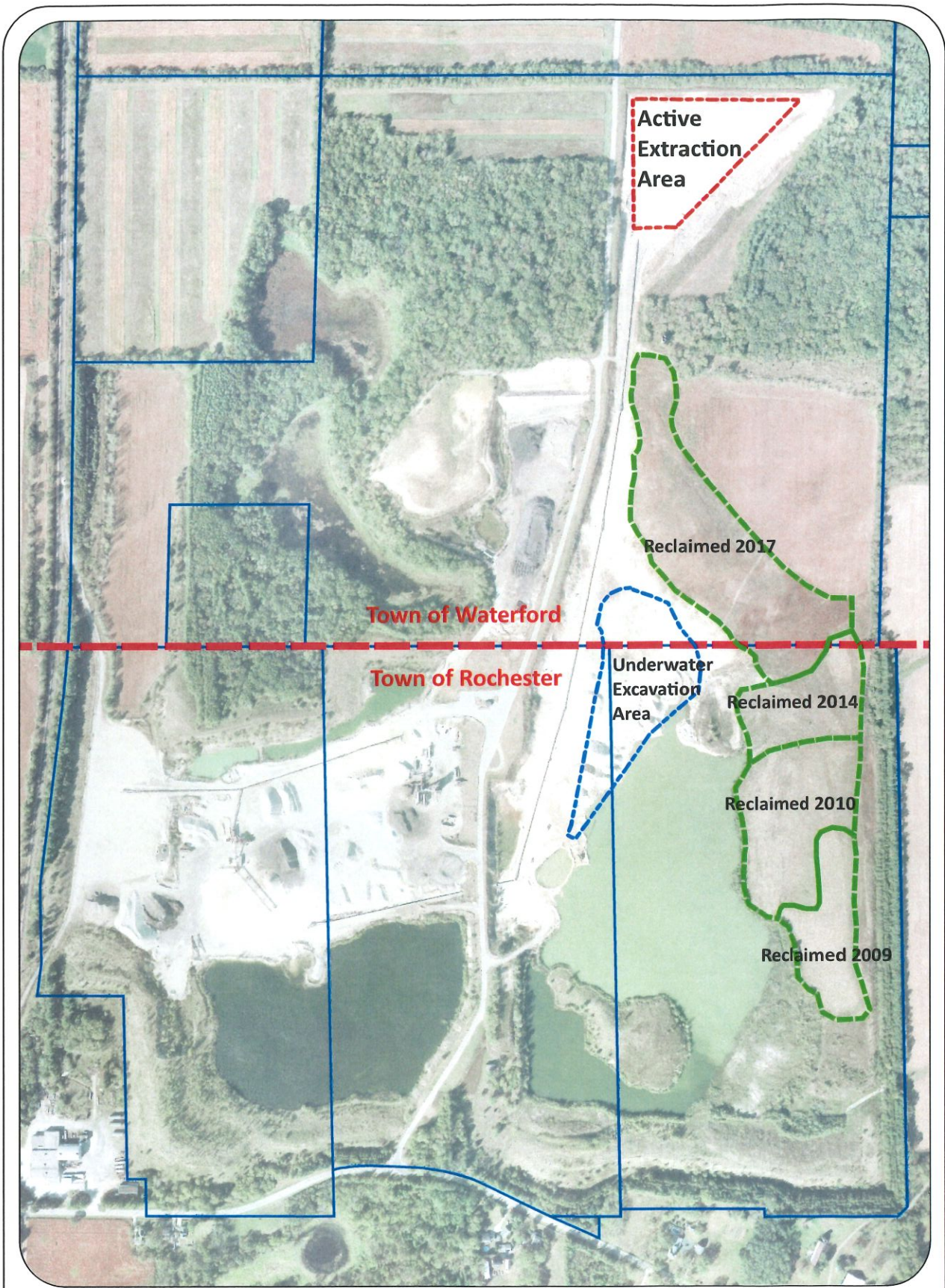
Other: _____ Pd: \$ _____ Notes (revisions, extensions, etc.)

Other: _____ Pd: \$ _____ (Staff Initials)

if shoreland erosion review fee is included above Zoning Administrator

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 01004191 - 11 - 0010000



Payne & Dolan - Honey Creek Agg. Site

2020 CUP Renewal
Aerial Date: 9/2017

Legend

-  Payne & Dolan Tax Parcels
-  Reclaimed Areas
-  Municipal Boundary

RECEIVED



MAY 18 2020

0 250 500 Feet

RACINE COUNTY

RECLAMATION PLAN SUBMITTED FOR COMPLIANCE WITH AUTOMATIC RECLAMATION PERMIT RECEIVED PURSUANT TO CH. NR 135.18 AND 135.19 WISCONSIN ADMINISTRATIVE CODE

SUBMITTED JULY 2002

DETAILS OF THE METHODS & SEQUENCING FOR MINERAL EXTRACTION & SITE RECLAMATION PLAN TOWN OF WATERFORD WISCONSIN TOWN OF ROCHESTER WISCONSIN

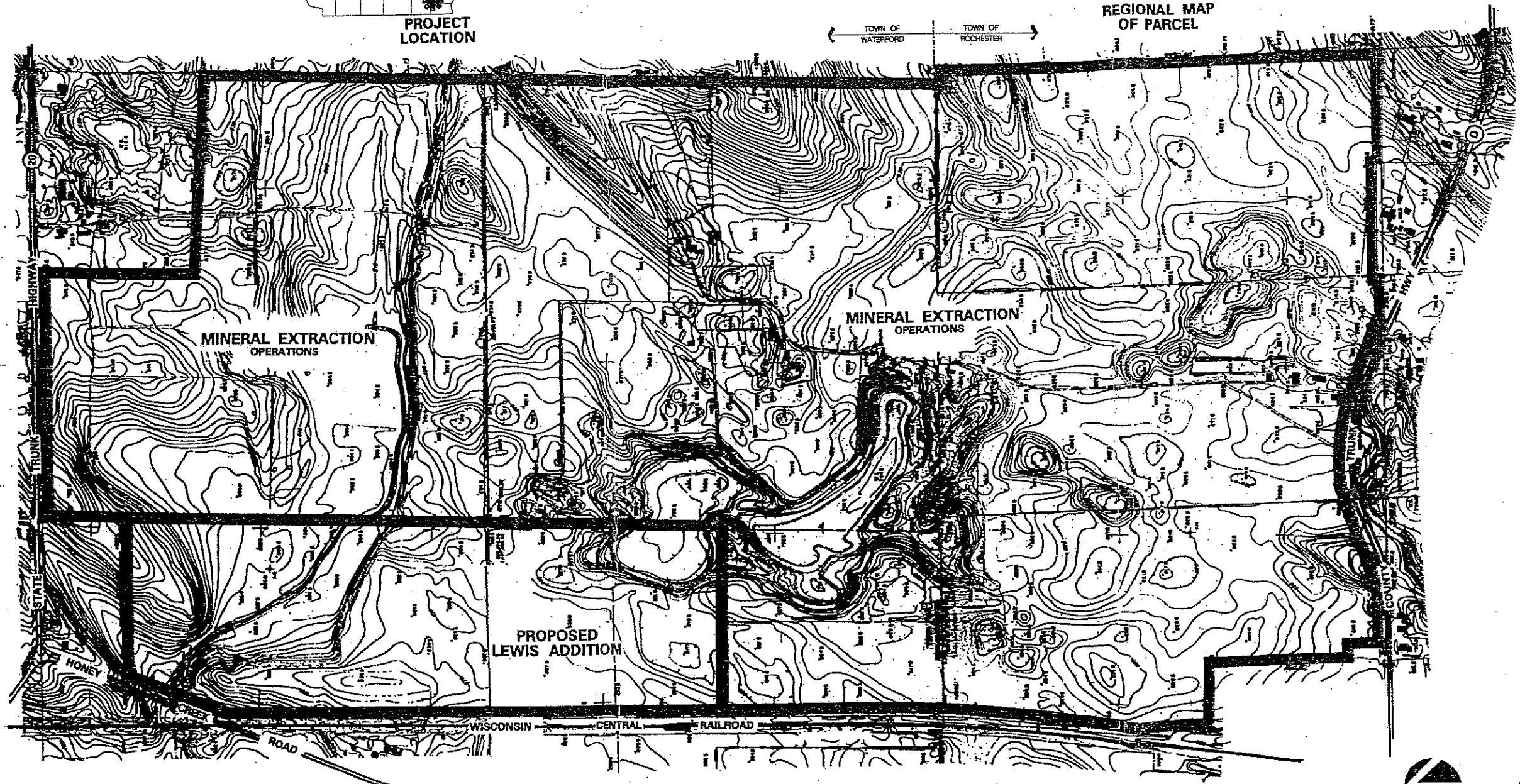
Maps A-D & J received by the Rochester zoning Administrator on March 2, 2010.



PROJECT LOCATION



REGIONAL MAP OF PARCEL



GRAEF ANHALT SCHLOEMER and Associates Inc.

REVISED: 5 NOV 97

PAYNE & DOLAN N3 W23650 BADINGER ROAD WAUKESHA, WISCONSIN 53187 414-524-1700

INDEX OF EXHIBITS: A PLAT OF EXISTING SITE, B PARCEL SEQUENCING PLAN, C SITE RECLAMATION PLAN

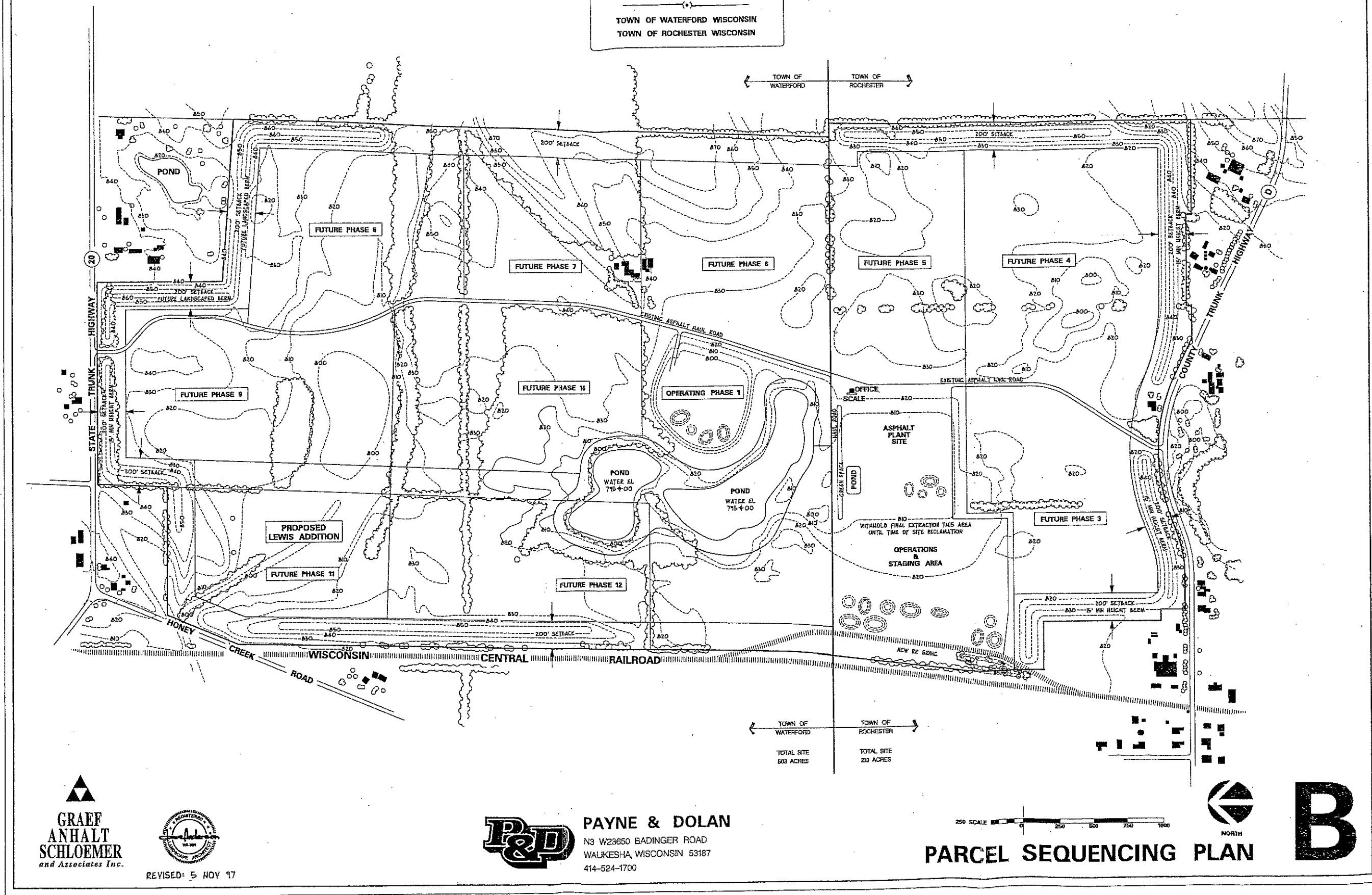
PLAT OF EXISTING SITE APPROXIMATE DATE OF MAP: 1985



A

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN

TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



GRAEF ANHALT SCHLOEMER
and Associates Inc.



REVISED: 5 NOV 97



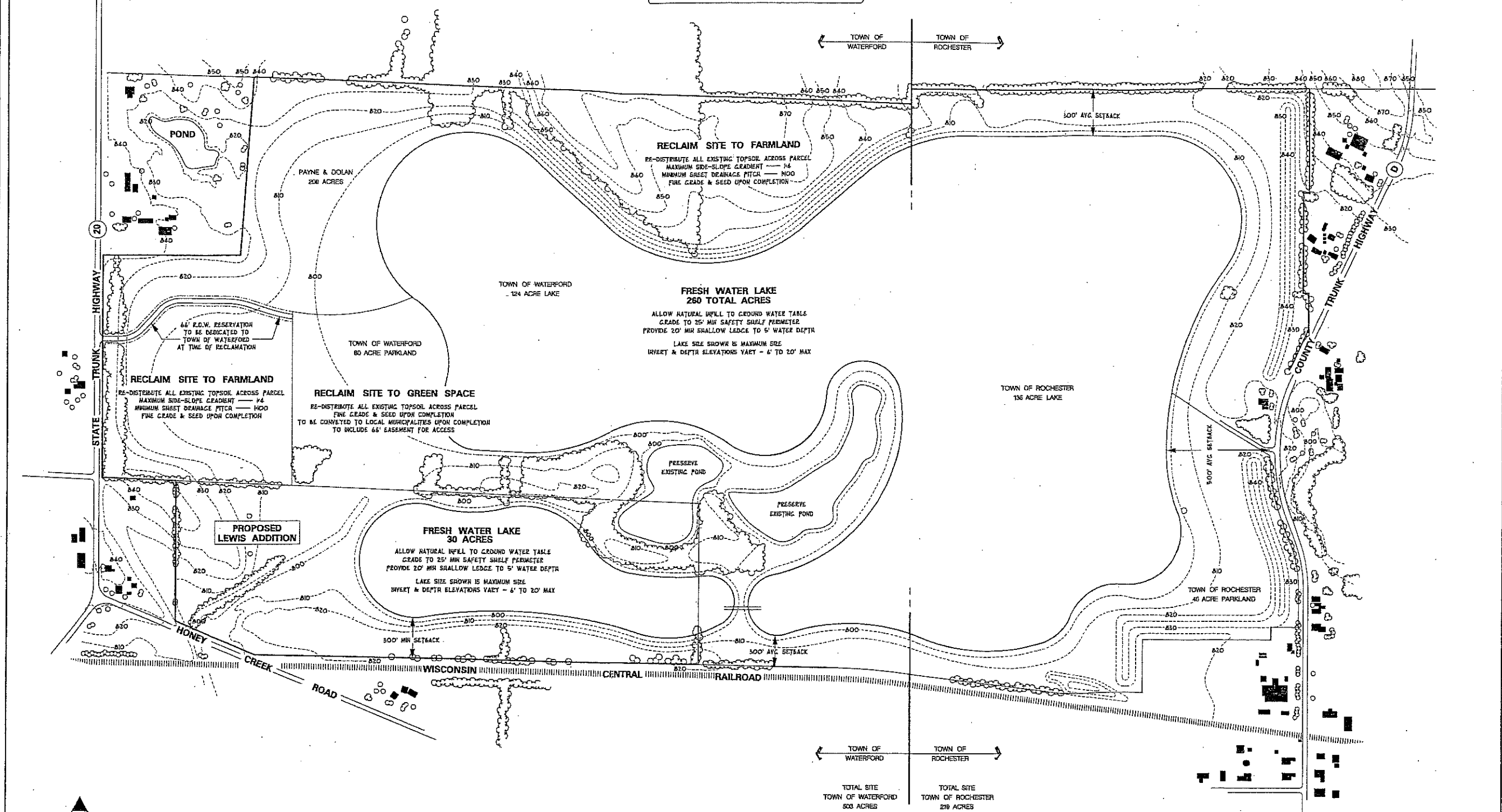
PAYNE & DOLAN
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WAUKESHA, WISCONSIN 53187
414-524-1700

PARCEL SEQUENCING PLAN

B

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN

TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



TOWN OF WATERFORD TOWN OF ROCHESTER

TOTAL SITE TOWN OF WATERFORD 503 ACRES
TOTAL SITE TOWN OF ROCHESTER 219 ACRES

GRAEF ANHALT SCHLOEMER
and Associates Inc.



REVISED: 5 NOV 97



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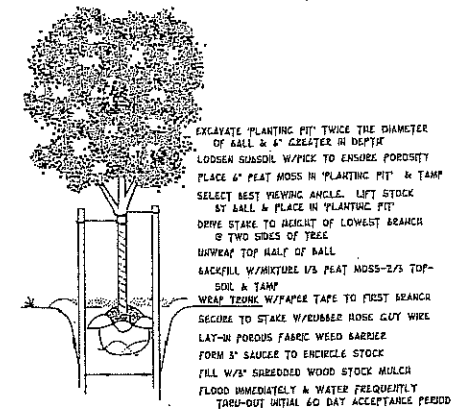


SITE RECLAMATION PLAN

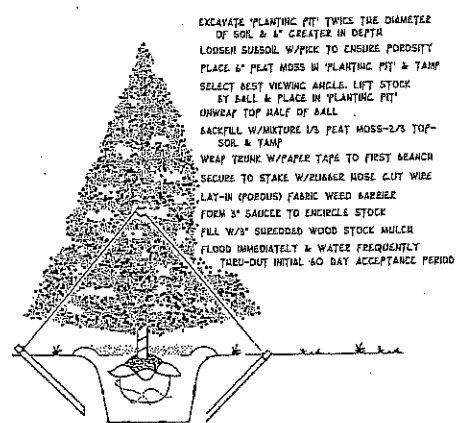


DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN

TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



2 TREE PLANTING DETAIL
BARE ROOT STOCK MAY BE PLANTED IN 1/4 YD TOPSOIL PIT

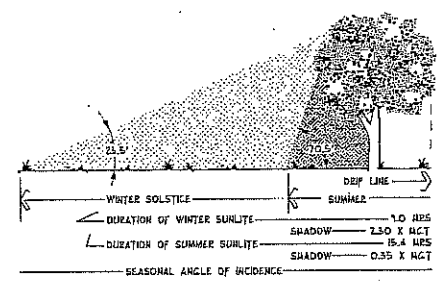


3 EVERGREEN PLANTING DETAIL
BARE ROOT STOCK MAY BE PLANTED IN 1/4 YD TOPSOIL PIT

CALL BEFORE YOU DIG

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF UNDERGROUND FACILITIES AT LEAST 3 FULL WORKING DAYS BEFORE YOU DIG

1-800-242-8511



GEOGRAPHICAL LOCATION OF SITE: 42.50° NORTH LATITUDE, 88.60° WEST LONGITUDE

DURATION OF ANNUAL GROWING SEASON: 176 DAYS

AVERAGE WARMEST DAY: 30 JULY — +28° F

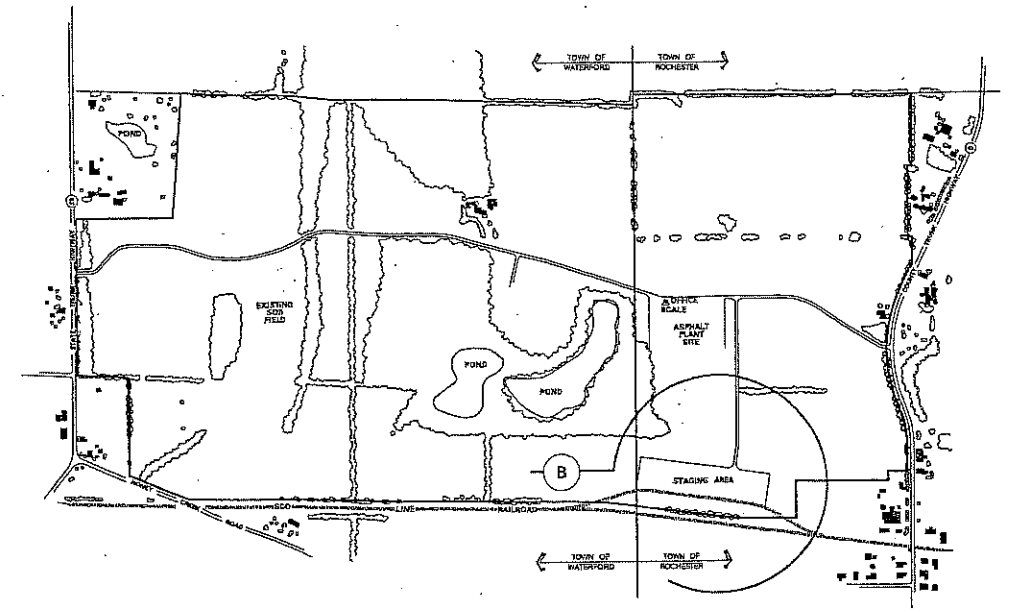
AVERAGE COLDEST DAY: 18 JAN — +1° F

ANNUAL PRECIPITATION: 75.0 MM

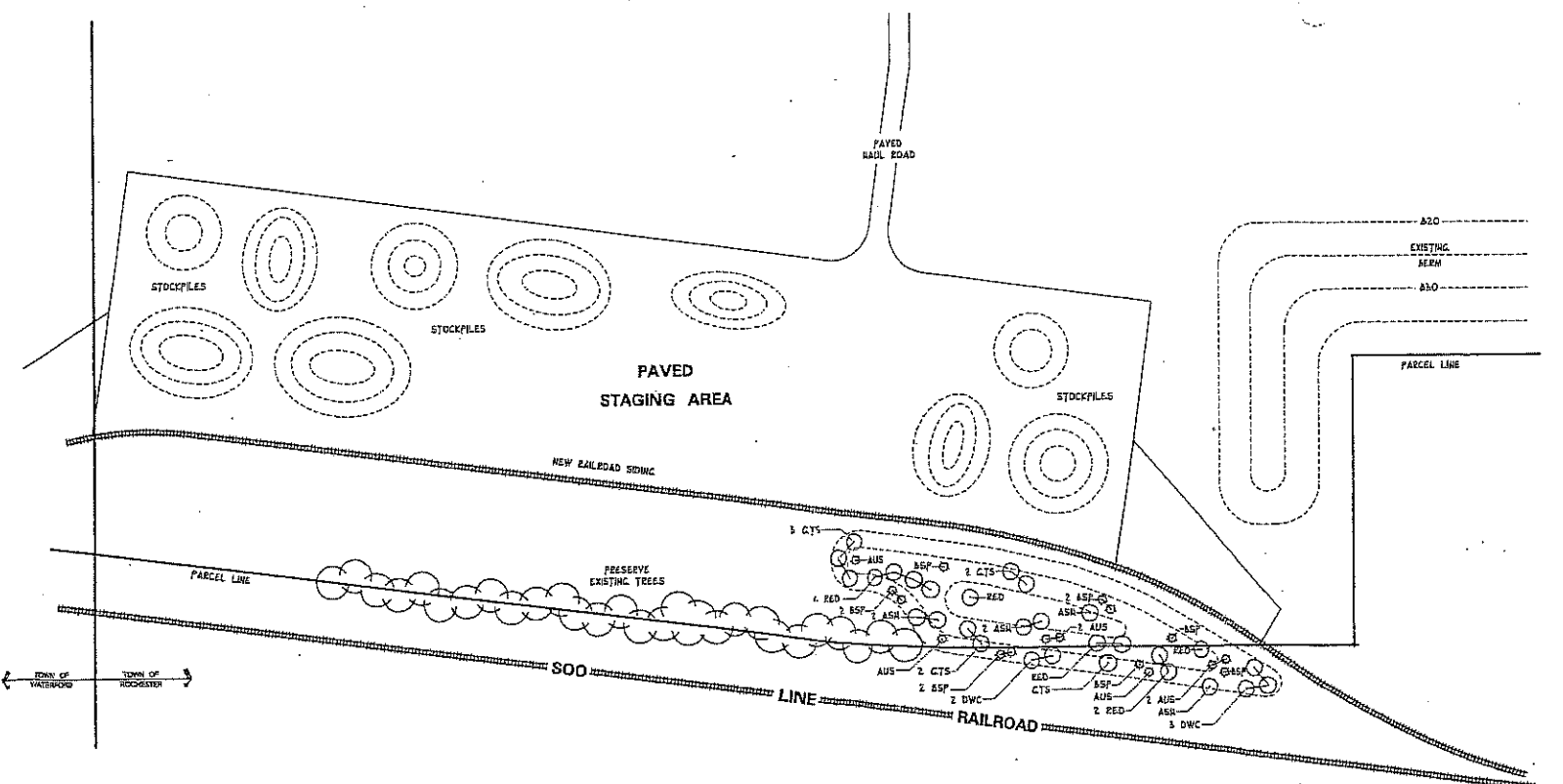
AVERAGE SUNSHINE PER DAY: 56%

OVERALL AVERAGE TEMPERATURE: 45° F

1 CLIMATOLOGICAL DATA OF SITE
WATERFORD/ROCHESTER, WISCONSIN



A SITE PLAN
REFER TO SHEET 5 FOR SITE PLAN



B ENLARGED LANDSCAPED BERM PLAN
CONSTRUCT BERM PER BERM PLAN & CROSS-SECTIONS

PLANT MATERIAL SCHEDULE

QUANTITY	STATIC USE	SCIENTIFIC NAME	COMMON NAME	MIN SIZE	SYMBOL
8	•	CLEDONIA TRIACANTHOS WIERMS (PATENT 161)	SKYLINE LOCUST	2" CAL	CTS
6	•	FRAXINUS PENNSYLVANICA LANCEOLATA	GREEN ASH	2" CAL	ASH
10	•	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	2" CAL	RED
5	•	MALUS WYMAN	DON WYMAN CEAS	2" CAL	DWC
7	•	PIRUS NIGRA	AUSTRIAN PINE	5' HGT	AUS
10	•	PICEA PUCEANS (CLAUCA) 'MORSEMAN'	ALOE SPRUCE	5' HGT	ISP



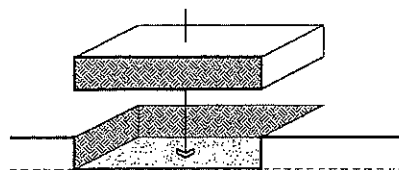
5 JUN 97



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WAUKESHA, WISCONSIN 53187
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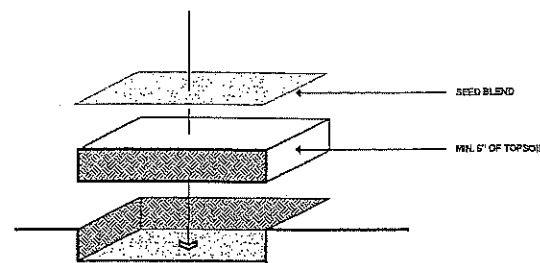


LANDSCAPED BERM DETAILS



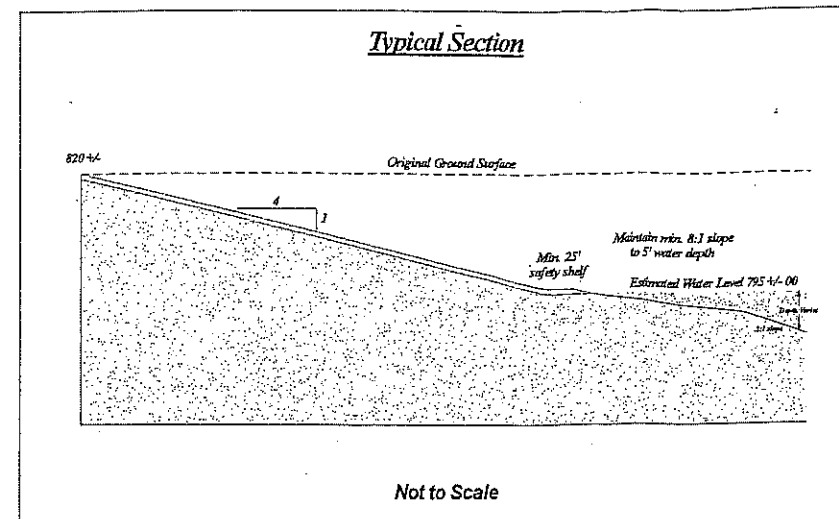
- RETAIN EXISTING TOPSOIL & SUBSOIL FOR DISTRIBUTION DURING RECLAMATION
- MINIMUM 6" OF SUBSOIL AND 6" OF TOPSOIL ON RECLAIMED SLOPES
- STORE TOPSOIL & SUBSOIL IN TEMPORARY BERMS DURING MINERAL EXTRACTION
- EXISTING TOPSOIL & SUBSOIL SHALL BE SPREAD BY GRADING CONTRACTOR
- PROJECT MANAGER SHALL APPROVE FINISHED GRADE & UNIFORM SLOPES PRIOR TO THE SOWING OF SEED

PRESERVATION OF TOPSOIL & SUBSOIL



- ENOUGH TOPSOIL WILL BE STOCKPILED ON SITE FOR RECLAMATION
- MINIMUM OF 6" OF TOPSOIL ON RECLAIMED SLOPES
- PROJECT MANAGER SHALL APPROVE FINISHED GRADE & UNIFORM SLOPES PRIOR TO THE SOWING OF SEED
- ALL SEEDING WILL BE DONE IN ACCORDANCE WITH THE STATE OF WISCONSIN DOT STANDARD SPECIFICATIONS FOR SEEDING AND MULCHING, SECTIONS 630 AND 627
- SEEDING TO BE COMPLETED WITHIN 30 DAYS OF FINAL TOPSOIL GRADING

SEED OPERATIONS



DETAILS

I. PURPOSE AND SCOPE

The purpose of this reclamation plan is to describe the activities to reclaim the site to a condition whereby future land use is feasible after the completion of mineral extraction activities. Implementation of this reclamation plan shall be completed within one (1) year after the cessation of site operations.

The proposed land use for the reclaimed site upon reclamation is returning the parcel to agricultural/farmland operations and green space. The ultimate land development and end use (beyond grading, revegetation and other requirements detailed in this plan) are subject to future land use requirements.

No end use development proposals (besides those listed above) shall be implemented prior to the submission of detailed end-use development plans pursuant to then applicable town and county ordinance requirements, and the granting of detailed zoning and land use approvals in accordance with such applicable ordinance requirements.

II. PROPOSED EARTHWORK AND RECLAMATION

The topsoil and other overburden materials covering the nonmetallic mineral deposit are removed and stockpiled separately for future reclamation. After the nonmetallic minerals are removed, the topsoil and other overburden materials will be placed over the area where the minerals were excavated, graded to conform with the surrounding land and seeded. The existing topsoil and overburden are re-distributed across the parcel and fine graded to present a uniform appearance. Reclaimed slopes will be seeded upon completion of the fine grading.

The reclamation plan has been designed to maintain pre-mine drainage patterns to the greatest extent possible and to improve upon existing conditions where possible. Payne & Dolan will perform the necessary grading to achieve the final topography and drainage patterns as outlined in the attached reclamation plan view.

III. REVEGETATION PLAN

After the overburden materials have been placed over reclaimed slopes, the stockpiled topsoil will be spread over the reclaimed slopes, fine graded, seeded and mulched. Seeding activities will be carried out in accordance with accepted seeding specifications provided in the reclamation plan.

Prepared soil will be seeded at any time during the growing season when soil conditions are suitable but no longer than 30 days after the final grading of reclaimed slopes. Seeding activities should not be carried out immediately following rain, when the ground is too dry, or during windy periods.

All seeding and mulching will be done in accordance with the State of Wisconsin Department of Transportation Standard Specifications for Seeding and Mulching, Sections 630 and 627.

IV. EROSION CONTROL AND POST OPERATIONAL MAINTENANCE

Erosion control measures will be implemented as necessary to minimize off-site erosion until such time as permanent placement and shaping of overburden and topsoil and seeding is possible. Best Management Practices (BMPs) such as check dams, straw bales, silt fence, surface water diversions, energy dissipators, mulch or artificial surface cover, cover crop of vegetation, buffer areas, or other appropriate measures will be taken as necessary. All erosion and sediment control practices will be periodically checked for stability and operation on a regular basis.

Follow-up inspections of all reclaimed or otherwise stabilized surfaces along with all erosion and sediment control practices will be conducted on a monthly basis to ensure their stability until such time as the vegetation required to support the post-mining land use has been successfully established and the financial assurance has been released.

Seeded areas will be reseeded and fertilized as necessary to establish and maintain a dense self-sustaining vegetative cover over reclaimed slopes. Erosion and sediment control measures will be repaired or replaced as necessary. Other preventative measures not mentioned in this reclamation plan will be taken as necessary to minimize off-site erosion.

V. COSTS OF RECLAMATION

Reclamation is an on-going process during the nonmetallic mineral extraction process, with a majority of the reclamation being completed during active mineral extraction. Final reclamation will consist of reclaiming the processing and stockpiling area upon completion of the mineral extraction activities.

The estimated reclamation costs shall approximate the actual costs of reclamation including but not limited to grading and shaping overburden over previously mined areas as shown on the reclamation plan, distribution and placement of topsoil, necessary erosion control measures, seeding, mulching, inspections and maintenance.

The estimated reclamation costs for this site are \$93,750.

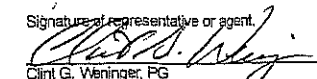
VI. ASSESSING SUCCESSFUL RECLAMATION

Payne & Dolan will assess successful reclamation with the approved reclamation plan using the following methods:

1. The available overburden and topsoil have been graded to the contours as shown on the reclamation plan, and have been fine graded, seeded and mulched.
2. Adequate vegetation has been established to stabilize reclaimed surfaces. Adequate revegetation will be determined by utilizing the guidelines outlined in the Wisconsin Technical Note-AGRONOMY-W-1, Guidelines for Herbaceous Stand Evaluation, dated May 15, 1991 or by percent cover will be determined as total cover (expressed as a percentage) as measured by the canopy (vertical projection of plant parts) and will be recorded by species. Revegetation will be measured over the entire revegetated site at no less than 10 randomly placed square foot quadrants for each 10 acre area.

VII. CERTIFICATION OF RECLAMATION PLAN

I hereby certify, as a duly authorized representative or agent, that the reclamation at this nonmetallic mining site will be carried out in accordance with the approved reclamation plan submitted by Payne & Dolan, Inc. I also certify that the information contained herein is true and accurate and complies with the local and statewide nonmetallic mining reclamation standards established in NR 135, Wisconsin Administrative Code.

Signature of representative or agent:

 Clint G. Weninger, PG
 Payne & Dolan, Inc.

Date signed:
 7/17/02



DRAWN AND PREPARED FOR PAYNE & DOLAN, INC. BY:
 CLINT WENINGER, P.E.
 CONSTRUCTION RESOURCES MANAGEMENT, INC.
 P.O. BOX 1822
 WAUKESHA, WI 53187

RECLAMATION MEASURES

PAYNE AND DOLAN, INC.
 N3 W23650 Badinger Road
 P.O. Box 781
 Waukesha, WI 53187
 Phone: 262.524.1700



NOTES:
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Nonmetallic Mining Reclamation
Honey Creek Aggregate Site
Towns of Rochester & Waterford, Racine County, Wisconsin

PROJECT:

BY DATE	REVISION

DATE:	July-11-2002
DRAWN BY:	CSW
DESIGNED BY:	01004-002-01
SIGNATURE:	As shown

