

APPLICATION FOR ZONING PERMIT  
 RACINE COUNTY, WISCONSIN (REV. 11/20)

PH ITEM # 1

PERMIT NO. \_\_\_\_\_

DATE PERMIT ISSUED \_\_\_\_\_

OWNER Baumeister Trust dated 4-21-2001  
 Mailing Address 5065 Warren Rd.

APPLICANT REESMAN Excavating & Grading  
 Mailing Address 28815 Bushnell RD

Burlington WI. 53105  
 City State Zip

Burlington WI 53105  
 City State Zip

Phone (H) 262-763-3411 (W) \_\_\_\_\_

Phone (H) \_\_\_\_\_ (W) 262-539-2124

Parcel Id. # 00202191901100 00202191802700 Site Address 5057 Warren Rd.

Municipality Town of Burlington Section(s) 18 & 19 Town 2 North, Range 19 East

Lot - Block - Subdivision Name N/A CSM # -

Proposed Construction/Use To continue a nonmetallic mining (sand & gravel) extraction operation, including crushing, washing, & recycling

New _____	Principal Bldg. _____	Size (____ x ____)	(____ x ____)	(____ x ____)
Addition _____	Accessory _____	Area (sq ft) ( <u>per</u> )	( <u>Submitted</u> )	( <u>Plans</u> )
Alteration _____	Deck _____	# of Units/Stories <u>1</u>	Building Ht.-Avg. (ft.) <u>1</u>	
Conversion _____	Sign _____	Peak Ht. (ft.) _____	100-Yr. Floodplain Elev. _____	
Temporary _____	Other <u>mining</u>	Eave Ht. (ft.) _____	Flood Protection Elev. _____	

Contractor <u>Applicant</u>	Est. Value w/Labor \$ <u>N/A</u>	ZONING DISTRICT <u>M-4</u>
Existing Nonconforming? <u>N/A</u>	* Yes _____ No <u>X</u>	Yard Setbacks Proposed _____ OK? _____
*Structure's Fair Mrkt Value \$ <u>N/A</u>	Cumulative % _____	Street-1 <sup>st</sup> <u>5</u>
*>50% of Fair Market Value? <u>N/A</u> <u>X</u>	Yes _____ No _____	Street-2 <sup>nd</sup> <u>Existing</u> <u>Site</u>
Structure in Shoreland? (per map) _____	Yes _____ No <u>X</u>	Side-1 <sup>st</sup> _____
Structure in Floodplain? (per map) _____	Yes _____ No <u>X</u>	Side-2 <sup>nd</sup> <u>Per Submitted</u>
Structure in Wetland? (per map) _____	Yes _____ No <u>X</u>	Rear <u>Plans</u>
Substandard Lot? _____	Yes _____ No <u>X</u>	Shore _____
Abutting Lot-Same Owner/Closely Related? _____	Yes <u>X</u> No _____	Total Acc. Structures _____
BOA Variance Needed? _____	Yes _____ No <u>X</u>	Date of Approval _____
Conditional Use/Site Plan Needed? _____	Yes <u>X</u> No _____	Date of Approval _____
Shoreland Contract Needed? _____	Yes _____ No <u>X</u>	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 Pd: \$ 475.00 [Signature] 5-13-2021  
 Cash/Check/CC Date # 140074 Signature of Owner /Applicant Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ John Reesman  
 Cash/Check/CC Date # \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ \_\_\_\_\_  
 Cash/Check/CC Date # \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ SMMR  
 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 0070219-19-011001  
 100110-61-612021

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Baumcister Trust dated 4-21-2001

Applicant/Agent: Reesman Excavating & Grading

Town: Burlington

Zoning district(s): m-4

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 continue a nonmetallic mining (sand & gravel) extraction operation, including crushing, washing, & recycling.

AT (site address): 5057 Warren Rd.

Subdivision: - Lot(s): - Block: -

Parcel # 002021919011001 & 002021918027000 Section(s) 18 & 19 T 2 N R 19 E

If served by municipal sewer, check here: - Sanitary permit #: N/A

Attached are:

- zoning permit application
- 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
- hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 3 SETS: landscaping/lighting plan
- 12 SETS: report/cover letter & operations plan
- abutting property owners' names & mailing addresses other

Print name: John Reesman

e-mail address: John@reesmans.com

Address: 28815 Bushnell Rd.

telephone #: 262-539-2124

Burlington WI 53105

signed: [Signature]

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

14-VI Div 20 M-4 Quarrying District; sec 20-1278 Mineral Extraction & Ch 12.5 Nonmetallic Mining Reclamation

Shoreland contract: yes - no X

Public hearing date: June 21, 2001

Site plan review meeting date: N/A

Submission received by: SMR

Date petition filed: 5/25/01

cash or (check #) 140074

amount received: \$ 475.00

# Baumeister Aggregate Site-Plan of Operations

## Narrative Supplement.

1. **Property Owner:** Baumeister Trust dated August 21, 2001, 5065 Warren Road, Burlington, WI 53105
2. **Applicant/Operator:** The operator will be Reesman's Excavating and Grading Inc., 28815 Bushnell Road, Burlington WI 53105
3. **Site Location:** The site address is 5057 Warren Road. The area of operation is directly east of the MGA Research driveway. Located in the NW ¼, SW1/4 of the NW ¼ Section 19 and SW1/4 of the SW1/4 Section 18.
4. **Proposed Use:** The proposed use is M-4 Non-Metallic Mining of Sand and Gravel. Operation will include crushing of gravel, washing of sand/stone and recycling of material. The southern portion of the site which has not been mined is currently agricultural use. The intended post mining use is also agriculture.
5. **Activities/Operations:** Activities on the site will include stripping of topsoil and clay ahead of extraction operations. Grading of slopes and replacement of clay and topsoil on areas that have been cut to grade per the restoration plan. Crushing of gravel with mobile crushing equipment on an intermittent basis. Washing of sand and stone with mobile washing equipment. There will be two fifty foot by fifty foot wash ponds that are 6 feet deep. These ponds will be clay lined and water will be recycled. The proposed pond on the reclamation plan will be used to acquire make up water for the wash ponds. There will be load out onto trucks and scaling of trucks.
6. **Depth of Proposed Excavations:** The typical existing elevation of the area remaining to be mined is 870, the proposed floor will have an elevation 830. Thus on average 40 feet of material is being removed from existing grade.
7. **Site intensity:** It is anticipated that 150,000 ton of material will leave the site per year. Based on operating 40 weeks a year this equates to 3,750 ton per week or 35 loads per day. It is anticipated that material will leave the site at a consistent rate.

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8. **Hours of Operation:** Requested hours of operation are 6:00 a.m. to 6:00 p.m. Monday thru Friday. Saturday hours will be 6:00 a.m. to 12:00 p.m. No Holidays and no Sundays.
9. **Proposed number of Employees:** During the development and restoration phases there will be 4-5 employees operating heavy equipment. On an intermittent basis a custom crushing operation will produce material with 4-5 employees daily. Load out operations will be intermittent with variable levels of intensity. Load out would include a loader operator, a scale operator, and a variable number of trucks leaving the site with material.
10. **Equipment to be used:** Stripping and reclamation activities will be performed with grading equipment to include Scrapers, dozers, track excavators, and articulated trucks. Material Processing equipment will include Primary crusher, secondary crusher, screen plant, wash plant, related conveyors and Wheel loaders. Restoration activities will include landscaping/Ag equipment such as tractors, disc, and drill seeders.

11. **Waste Management:** Solid waste will be disposed of in an on-site garbage dumpster or removed from the site daily by employees. It is not anticipated to produce large amounts of solid waste. Sanitation will be provided by the use of a portable sanitary unit which will be pumped on a regular basis by the provider.
  12. **Construction Sequence:** The project will proceed from its current limit moving straight south. An operational area and stockpiling area will be maintained on the floor and move south as material is processed from the bank. As the operation moves south reclamation will take place on the north end of the site following the operation to the south. Typically, areas of 4-6 acres at a time will be stripped of topsoil and clay. Simultaneously this clay and topsoil material will be placed on previously mined areas to facilitate restoration behind the operation. We intend to complete the project over a 10 year timeframe. The duration will be impacted by economic conditions and the general rate of construction in the area.
  13. **Buildings:** There will be a portable office trailer next to the scale. No buildings will be erected.
  14. **Sewerage Needs for the project:** None
  15. **Water Supply:** None required. The washing operation will utilize two 50 x 50 by 6 feet deep clay lined cells. Once these cells are full, the water will be recycled during the operation of the wash plant.
  16. **Vehicular Traffic:** The project is served by an access road along MGA Research. The access road meets Warren Road just west of County Highway P. A significant portion of the truck traffic will be directed south on County Highway P. Trucking traffic to and from the site will be restricted to County and State Highways.
  17. **Landscaping, Screening Buffers:** The site will be restored and planted with hay on the floor and perimeter slopes. The existing topography creates natural buffer berms along the south and east side of the property. The current operation is not visible from Warren Road or County P, this will continue to be the case. The north side is buffered by tree lines. The lower elevation of the operation relative to the perimeter and tree lines will act as a sound buffer to reduce sound levels coming from the operation.
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18. **No Explosives:** There will not be any use of explosives in this operation. The deposits are natural sand and gravel in a loose state.
  19. **Dust Control:** A water truck will be on site to apply water and control dust as needed. The material washing operation continually applies water to the material being produced.
  20. **Noise Levels:** Heavy equipment on site will meet sound level standards of the Original Equipment Manufacturer and as regulated by OSHA and MSHA. Both agencies require sound levels below 85 decibels.
  21. **Environmental/Storm Water:** The site will maintain current drainage patterns. All surface water is directed to the center of the site where it will infiltrate into the sand floor. Upon reclamation surface water will be directed to the proposed pond in the center of the site. The site will meet the DNR definition and requirements for "Internally Drained" for coverage under DNR General Permit for Non-Metallic Mining. The site will also comply with DNR requirements for "Physical Controls", "Storm Water Treatment Best Management Practices", Annual Facility Site Compliance Inspections" and Process water monitoring/testing for oil & grease.

**22. Wells:** Prior to commencing operations operator shall contact all property owners with a well within 1,000 feet of the CUP area within 30 days of approvals and shall offer to perform a well test to establish water levels and water quality to establish a baseline so that any future changes to the well can be measured. If any property owner elects to proceed with a test, operator shall have a licensed well tester perform the test within 30 days of such request.

Any damages to private wells located within 1,000 feet of the CUP area, caused by gravel pit operations shall be compensated by the operator.

Any claim for damages shall be presented to the operator in writing with a sworn certification, detailing the facts, test and data establishing operator liability, estimate of damage, and request for payment.

The operator shall have the right to inspect the well system to determine whether in its own good faith judgement, the damage was caused by gravel pit operations.

Note: the above letter is the same as submitted two years ago, no additions / deletions.

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**Additional Information Requested:**

- 1. Analysis of the cost to reclaim current open acreage, with time and materials that correspond to the governing reclamation plan. How long to complete current reclamation needs?**  
See attached Proposal.

**2. What is the remaining life of the site?** The remaining life of the site is expected to be between 6 and 9 years, depending on markets and projects.

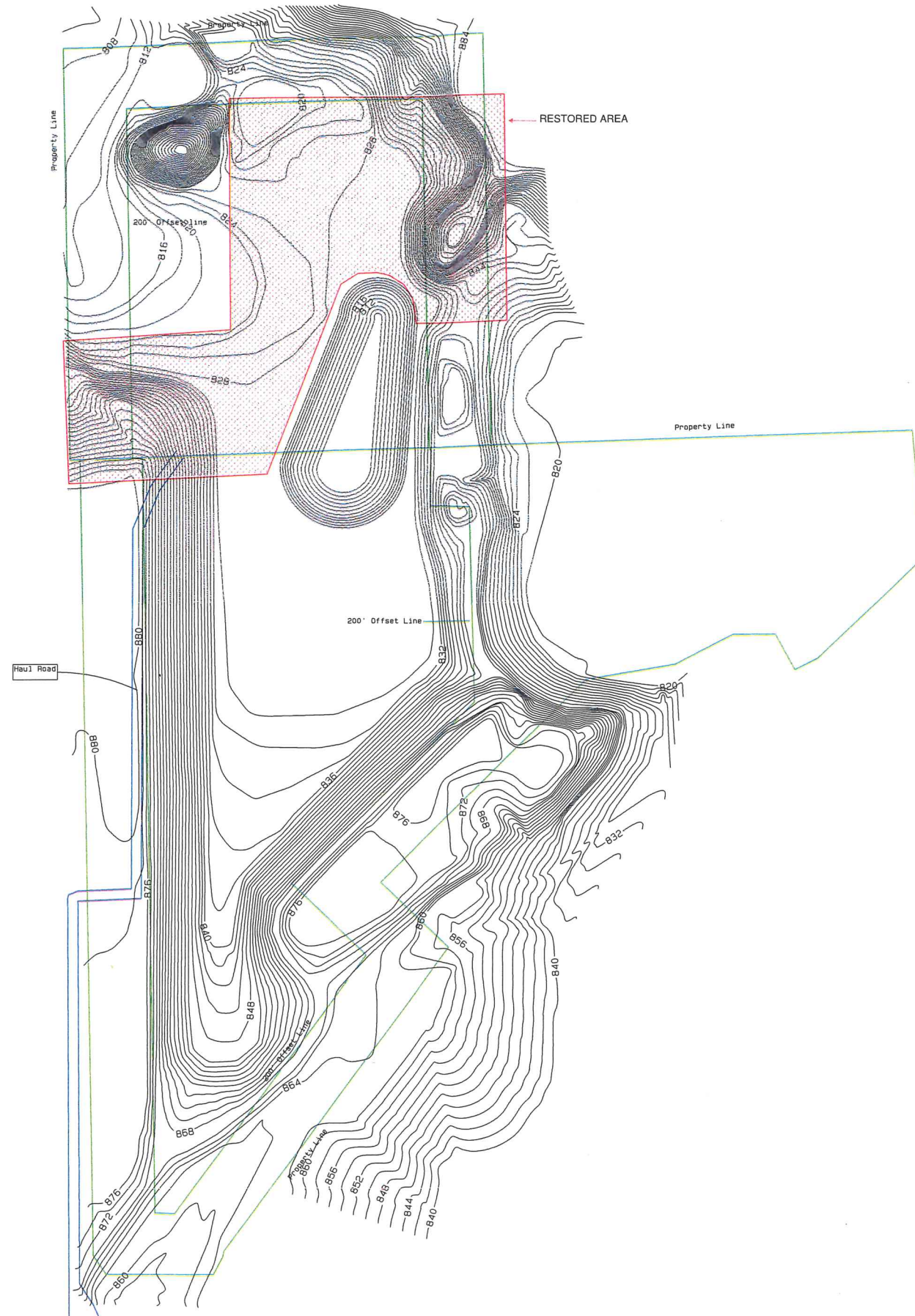
**3. What are the current elevations of pit including bottom of pit elevation tied to MSLD?** The current floor elevations are included with a current topo map. Elevations from North to south on unrestored floor range from 823 to 832.

**4. What volumes of usable stockpiled topsoil onsite? Will additional topsoil or substitute materials need to be imported to complete current restoration needs?** The current Topsoil volumes in stockpiles total 30,989 C.Y. The current unrestored area equals 22.5 Acres. Current topsoil inventories would place 10" of topsoil on unrestored acreage. If the 5 acre pond is constructed, current area would receive 12" of topsoil.

RECEIVED

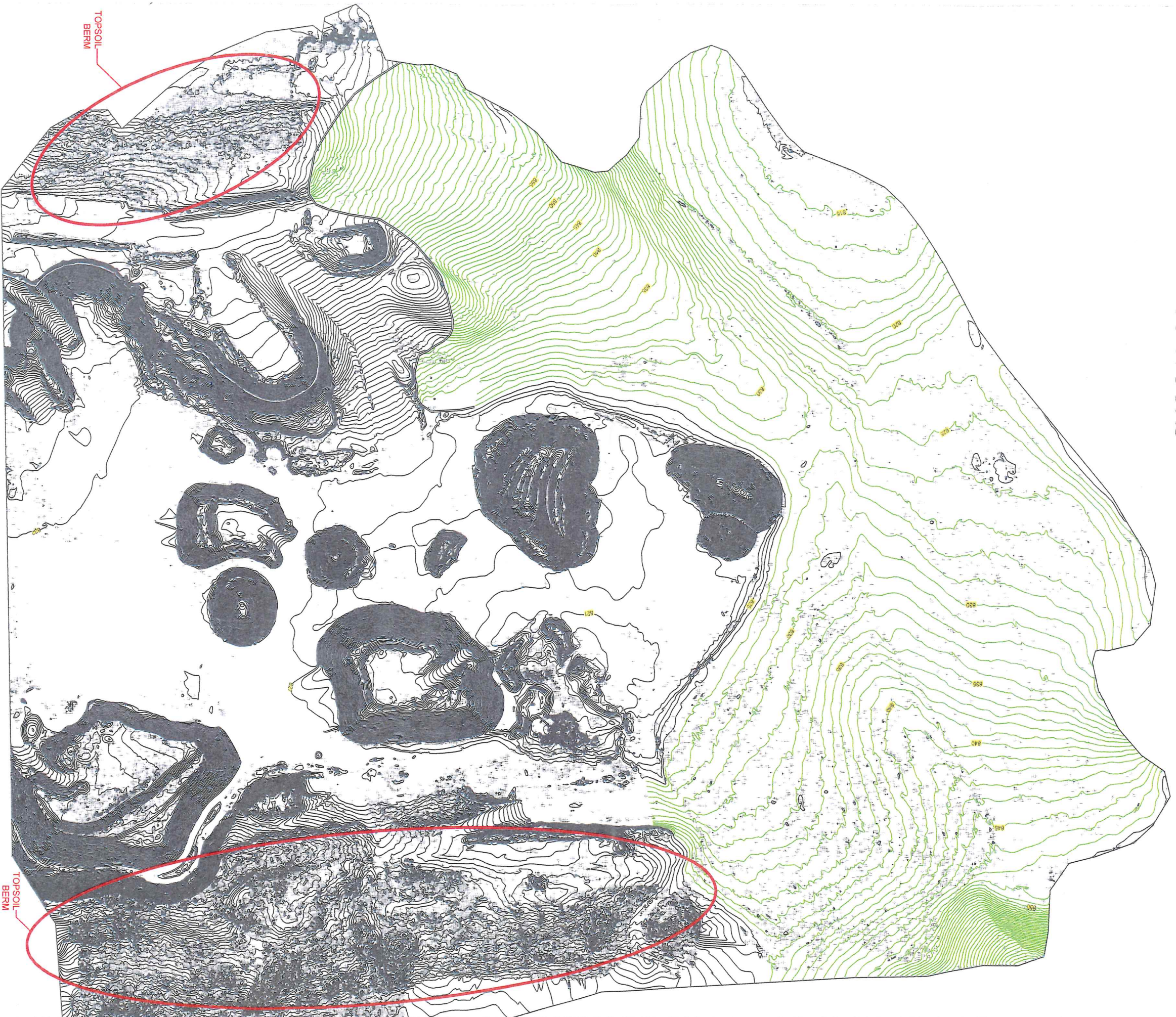
MAY 25 2021

RACINE COUNTY



Proposed Grading Plan	
Baumeister Property Town of Burlington	

BAUWEISTER PIT 5/24/2021  
REESMANS  
GREEN = RESTORED CONTOURS



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