

Owner: Park View Sand & Gravel

Applicant/Agent: Robert Eppay A to Z Aggregate

Town: Waterford

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 non-metallic (sand & gravel) extraction operation deeper than the water table, including crushing, washing, concrete/asphalt recycling & reclamation.

AT (site address): 31844 CTH D

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

Parcel # 016041934015000 Section(s) 34 T 4 N R 19 E

If served by municipal sewer, check here: Sanitary permit #: 204775 (170031903021000)

Attached are:

- zoning permit application AZ
- 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") Oakes
- letter of agent status Oakes-rec. AZ cover letter

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

print name: Robert Eppay
address: 30021 52nd St.
Salem WI 53168

e-mail address: trantohventures@gmail.com
telephone #: 262-321-9900

signed: Robert C. Eppay

STAFF USE ONLY:

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

<u>N/A</u>	The property is	all / partially	located in the	<u>N/A</u>	shoreland area.
<u>N/A</u>	The project is	all / partially	located in the	<u>N/A</u>	shoreland area.
<u>N/A</u>	The property is	all / partially	located in the	<u>N/A</u>	floodplain.
<u>N/A</u>	The project is	all / partially	located in the	<u>N/A</u>	floodplain.
<u>N/A</u>	The property is	all / partially	located in the wetland.	<u>N/A</u>	
<u>N/A</u>	The project is	all / partially	located in the wetland.	<u>N/A</u>	

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):

Art VI Div 20 M-4 Quarrying District & sec-1228 Mineral Extraction, Ch 70 Zoning & Ch. 12.5 Non-Metallic Mining reclamation

Shoreland contract: yes _____ no X
Public hearing date: N/A
Submittal received by: [Signature]
cash or check #: 1045

Site plan review meeting date: June 21, 2021
Date petition filed: 6/8/21
amount received: \$ 200.00

OWNER Parkview Sand & Gravel
Mailing Address 2000 Oakes Rd.

APPLICANT Robert Epping
Mailing Address 30621 52nd St.

Racine WI 53406
City State Zip

Salem WI 53108
City State Zip

Phone (H) _____ (W) _____

Phone (H) 262-321-9900 (W) _____

Parcel Id. # 012041974 015000

Site Address 31844 CTH D

Municipality Waterford Section(s) 34 Town 4 North, Range 19 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use To continue a non-metallic (sand & gravel) extraction operation deeper than the water table, including crushing, washing, concrete & asphalt recycling & reclamation.

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

Contractor Applicant Est. Value w/Labor \$ N/A ZONING DISTRICT M-4

Existing Nonconforming? <u>N/A</u>	* Yes _____ No <u>X</u>	Yard Setbacks <u>Proposed</u>	<u>OK?</u>
*Structure's Fair Mrkt Value \$ <u>N/A</u>	Cumulative % _____	Street-1 st _____	_____
*>50% of Fair Market Value? <u>N/A X</u>	Yes _____ No _____	Street-2 nd _____	_____
Structure in Shoreland? (per map) _____	Yes _____ No <u>X</u>	Side-1 st _____	<u>see</u>
Structure in Floodplain? (per map) _____	Yes _____ No <u>X</u>	Side-2 nd _____	<u>attached</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 _____	_____
30A Variance Needed? _____	Yes _____ No <u>X</u>	Date of Approval _____	_____
Conditional Use <u>Site Plan Needed?</u>	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.

30A/Conditional Use <u>Site Plan</u>	Pd: \$ <u>200.00</u>	<u>Robert C. Epping</u>	<u>6/21/21</u>
Cash/Check/CC Date # <u>1045</u>		Signature of Owner /Applicant	Date
Shoreland Contract Fee	Pd: \$ _____	<u>Robert C. Epping</u>	
Cash/Check/CC Date # _____		Print Name(s)	
Zoning Permit Fee	Pd: \$ _____	Notes (revisions, extensions, etc.)	
Cash/Check/CC Date # _____			
Other:	Pd: \$ _____		<u>JMR</u>

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

A TO Z AGGREGATES SOLUTIONS
30621 52nd Salem, WI. 53168
P. 262-321-9900 F. 262-537-2237
trentonventures@gmail.com

To: Racine County – Public Works & Development Services – Sarah Reed

From: Taun Parkers & Robert Epping

Date: June 7th 2021

Subject: Conditional Use & Zoning Permit for A to Z Aggregates Solutions

This letter serves as intent to review & renew the previously approved conditional use & zoning permit at 31844 Washington Ave. Rochester, WI. There have been no changes in proposed use from the June 2019 submittal. We would like to continue the operations which includes sand & gravel extraction, crushing and washing, and concrete and asphalt recycling.

A to Z Aggregates is the Agent/Operator. The owner of Parkview Sand and Gravel is Dan Oakes. Parkview has completed the additional information that was requested in regards to the Financial Assurance and is included on a separate letter. Parkview has also included the operational plan and restoration plan – both representing what we have previously submitted. Parkview has included the review fee. A to Z Aggregates has completed the conditional use application and zoning permit application.

Sincerely,

Taun P. Parkers

Robert C. Epping

RECEIVED
JUN 08 2021
RACINE COUNTY



EARTHWORK • UTILITIES • SITE DEVELOPMENT • ENVIRONMENTAL SERVICES

2000 Oakes Road. Racine, Wisconsin 53406

Phone: (262) 886-4474 • Fax: (262) 886-1897

May 18th, 2017

To: Sarah Reed
Racine County Development Services Specialist
Public Works and Development Services
14200 Washington Avenue
Sturtevant, WI 53177

RE: Site Plan Review, 31844 Washington Ave, Section 34, Town 4 North, Range 19 East, Town of Waterford. (Parcel ID 0160419334015000)

In response to the additional information request received May 17, 2021.

- 1.) Analysis/itemization of the cost of reclamation for the current open acreage, with time and materials (citing Department of Transportation bid items with acreage and quantities), that corresponds to your governing reclamation plan. How long to complete current reclamation needs? Please provide map outlining current stages of reclamation completed on site.

The current open acreage is approximately 20 acres. Open acreage when completed will be restored using topsoil (on-site), seed, and mulch. The approximate cost for restoration is \$40,000. See attached current site plan with outline of open acreage.

- 2.) What is the remaining life of the pit?

The remaining life of the pit is approximately 20 years.

- 3.) What are the current elevations of the pit including bottom of pit elevation tied to MSLD? (Please include on map)

The current elevation of the floor of the pit is approximately 818.00' +/- . See attached current site plan.

- 4.) What volume of usable stockpiled topsoil is on site? Will additional topsoil or approved topsoil substitute material need to be brought in to completed current reclamation needs and what is that anticipated volume?

There is approximately 61,000 cubic yards of topsoil stockpiled on site. The anticipated volume needed is 32,000 cubic yards. No additional topsoil import will be needed to complete current reclamation needs.

Sincerely,

Daniel Oakes,
President, A.W. Oakes & Son
President, Top Flight LLC.

c: S. Reed, Development Services Specialist

RECEIVED

JUN 08 2021

RACINE COUNTY



AERIAL IMAGERY DATED 12-20-2020



RECEIVED

JUN 08 2021

RACINE COUNTY

SITE:
PARKVIEW SAND AND GRAVEL
ROCHESTER, WI

PREPARED BY:
A.W. OAKES & SON
2000 OAKES ROAD
RACINE, WISCONSIN 53404
OFFICE (262) 886-4474 / FAX (262) 886-1897
www.awoakes.com



DRAWN BY:	MWIK
CHECKED BY:	DO/TE
SCALE:	1"=200'
DATE:	6-7-2021
PROJECT NO:	

NO#	REVISIONS DESCRIPTION	DATE



Call 811 or (800) 242-8511
www.DiggersHotline.com