

COM ITEM #4

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Asphalt Contractors Inc

Applicant/Agent: Asphalt Contractors Inc

Town: Burlington

Zoning district(s): M-7

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.)

Request approval to Construct an insulated liquid asphalt storage tank to supply the asphalt plant on the site.

AT (site address): 34215 W Market St Burlington Wisc

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

Parcel # 007071904007070 Section(s) 6 T 2 N R 19 E

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

Attached are:

- zoning permit application (checked)
hearing/review fee (checked)
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") (checked)
letter of agent status (N/A)
3 SETS: landscaping/lighting plan (N/A)
12 SETS: report/cover letter & operations plan (checked)
abutting property owners' names & mailing addresses other (checked)

print name: Robert Kardus e-mail address: rak@asphaltinc.com

address: 1701 Main St telephone #: 262-878-4678

Union Grove Wisc 53182

signed: R. Kardus

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

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

Shoreland contract: yes no (checked)

Public hearing date: N/A

Site plan review meeting date: June 21, 2021

Submittal received by: SMR

Date petition filed: 6/18/21

cash or check #: 055984

amount received: \$ 700.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Asphalt Contractors Inc
 Mailing _____
 Address 1701 Main Street

APPLICANT Asphalt Contractors Inc
 Mailing _____
 Address 1701 Main Street

Union Grove WI 53182
 City State Zip

Union Grove WI 53182
 City State Zip

Phone (H) 262-878-4678 (W) 262-878-4678

Phone (H) 262-878-4678 (W) 262-878-4678

Parcel Id. # 007071904007070

Site Address 34215 W. Market St Burlington

Municipality Town of Burlington Section(s) 6 Town 2 North, Range 19 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use Construct an insulated liquid asphalt storage tank to supply the asphalt plant on site

New Principal Bldg. _____ Size (100' x Diameter) (_____ x _____)
 Addition Accessory _____ Area (sq ft) (± 7,877.49) (_____)
 Alteration _____ Deck _____ # of Units/Stories 1 / 1 Building Ht. Avg. (ft.) 48
 Conversion _____ Sign _____ Peak Ht. (ft.) 48' 100-Yr. Floodplain Elev. _____
 Temporary _____ Other _____ Eave Ht. (ft.) 48" Flood Protection Elev. _____

Contractor Asphalt Contractors Est. Value w/Labor \$ 550,000 ZONING DISTRICT M-7

Existing Nonconforming? <u>N/A</u> <input checked="" type="checkbox"/>	* Yes _____ No _____	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$ <u>N/A</u>	Cumulative % _____	Street-1 st	_____	_____
*>50% of Fair Market Value? <u>N/A</u> <input checked="" type="checkbox"/>	Yes _____ No _____	Street-2 nd	_____	_____
Structure in Shoreland? (per map) _____	Yes _____ No <input checked="" type="checkbox"/>	Side-1 st	<u>see</u>	_____
Structure in Floodplain? (per map) _____	Yes _____ No <input checked="" type="checkbox"/>	Side-2 nd	<u>submitted</u>	_____
Structure in Wetland? (per map) _____	Yes _____ No <input checked="" type="checkbox"/>	Rear	<u>plans</u>	_____
Substandard Lot? _____	Yes _____ No <input checked="" type="checkbox"/>	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related? _____	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures	_____	_____
BOA Variance Needed? _____	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval	_____	_____
Conditional Use <u>Site Plan</u> Needed? _____	Yes <input checked="" type="checkbox"/> No _____	Date of Approval	_____	_____
Shoreland Contract Needed? _____	Yes _____ No <input checked="" type="checkbox"/>	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: \$ 700.00

Shoreland Contract Fee Pd: \$ _____
 CC Date/Check/Cash # _____

Zoning Permit Fee Pd: \$ _____
 CC Date/Check/Cash # _____

Other: Pd: \$ _____

R. Kordus
 Signature of Owner/Applicant Date _____
ROBERT KORDUS
 Print Name(s)

Notes (revisions, extensions, etc.) _____

 (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 0070719-04-007070

All Mail to:
1701 Main St.
Union Grove, WI 53182



Grading-Paving-Sealing-Striping
Asphaltinc.com

Contact Info:
(262) 878-4678
Fax (262) 878- 5411
aci@asphaltinc.com

Attn: Racine County Economic Development & Land Use Planning Committee

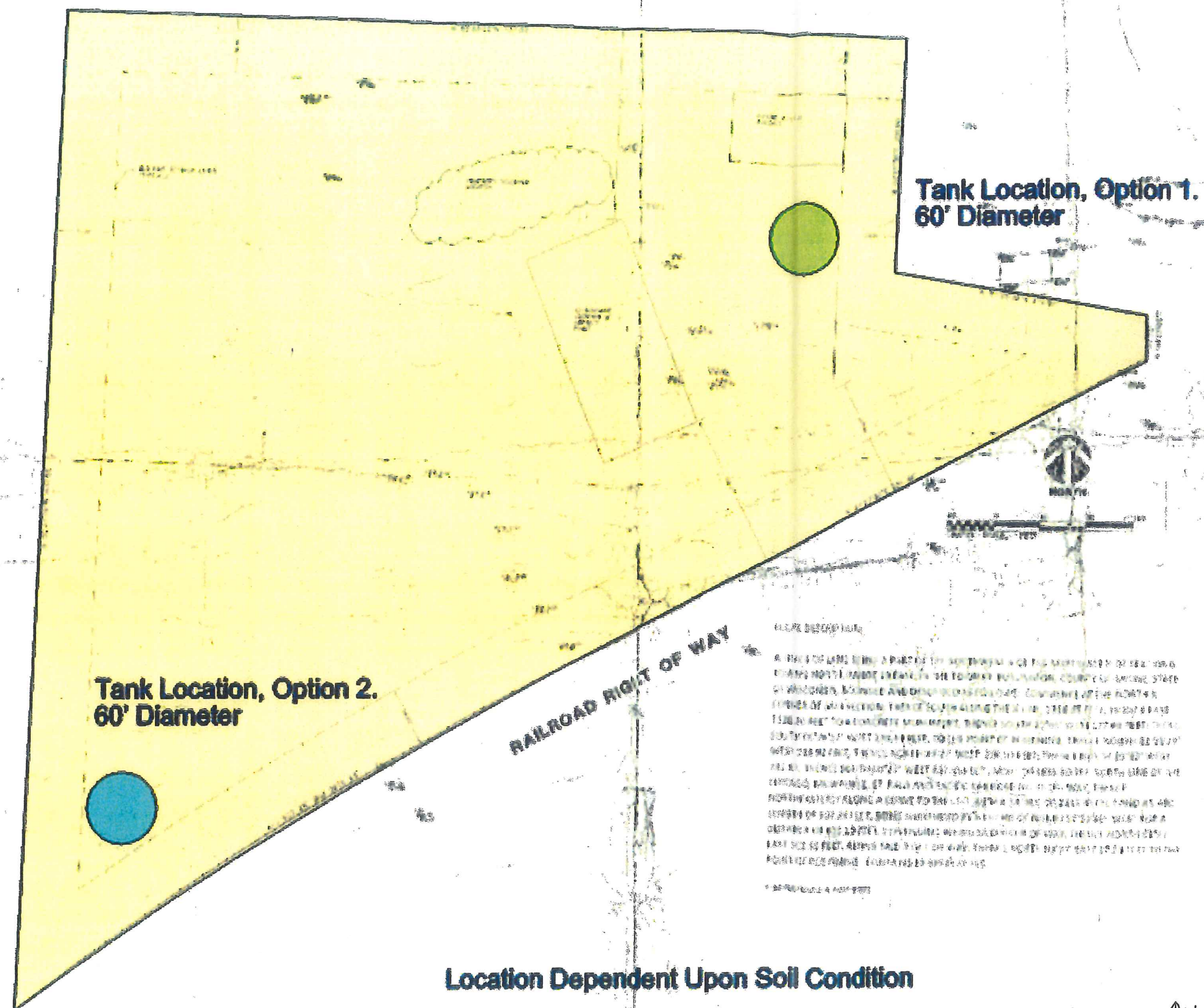
Asphalt Contractors is requesting approval of the site plan at the property where the existing asphalt plant operates to erect a new liquid asphalt storage tank that is 48 feet high and 60 feet in diameter. There will be no change in the number of employees or trucking access. The hours of operation will remain the same. Construction would begin in the winter of 2021 and finish in 2022.

We ask for approval of Option 1 or 2 location which will be selected later by soil conditions and operation layout.

RECEIVED

JUN 08 2021

RACINE COUNTY



Tank Location, Option 1.
60' Diameter

Tank Location, Option 2.
60' Diameter

RAILROAD RIGHT OF WAY

ALSO REFER TO THE PLAN OF THE TOWN OF BURLINGTON FOR THE LOCATION OF THE TANKS. THE TANKS SHALL BE LOCATED ON THE WEST SIDE OF THE RAILROAD RIGHT OF WAY. THE TANKS SHALL BE CONCRETE TANKS WITH A 60' DIAMETER AND A DEPTH OF 10'. THE TANKS SHALL BE LOCATED AT THE CORNER OF THE TANK LOT AND THE RAILROAD RIGHT OF WAY. THE TANKS SHALL BE LOCATED AT THE CORNER OF THE TANK LOT AND THE RAILROAD RIGHT OF WAY. THE TANKS SHALL BE LOCATED AT THE CORNER OF THE TANK LOT AND THE RAILROAD RIGHT OF WAY.

Location Dependent Upon Soil Condition

↑N Approx
1" = 100'

AMERICAN SURVEYING COMPANY, INC.

DATE: 10/10/2011
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

TOWN OF BURLINGTON

SITE PLAN

PREPARED FOR ASPHALT CONTRACTORS

Sheet
1
of
1



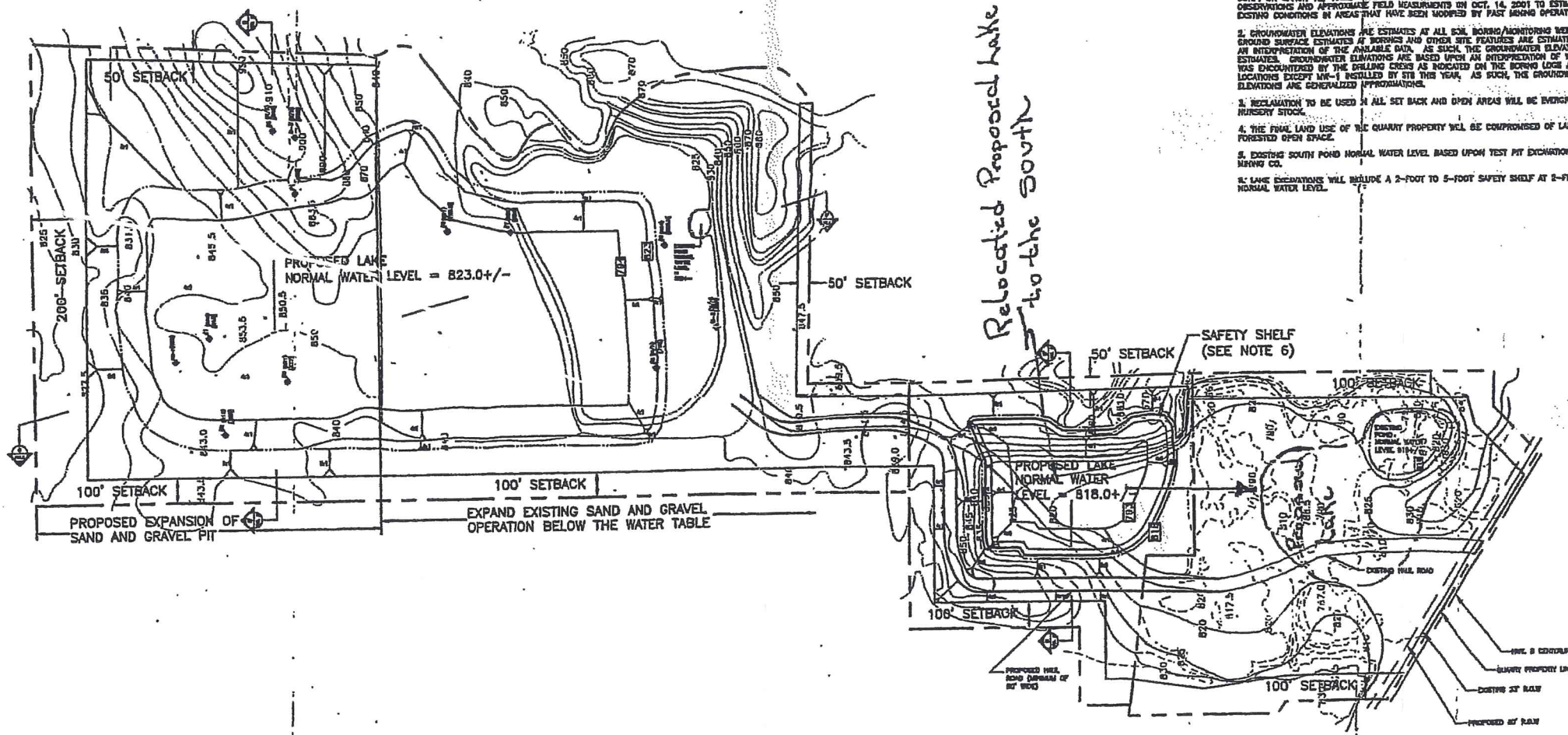
Asphalt Contractors, Inc
1701 Main St.

Tank Locations
Option 1 & 2

Robert Kordus
262-878-4678

RECEIVED
JUN 08 2021
RACINE COUNTY

RECEIVED
DEC 17 2001
RACINE COUNTY
PLANNING & DEVELOPMENT



- LEGEND**
- (GWL) APPROXIMATE GROUNDWATER ELEVATION [SEE NOTE 2]
 - (BOL) BOTTOM OF SOIL BORING
 - EXISTING CONTOUR ELEVATION
 - - - PROPOSED CONTOUR ELEVATION
 - ◆ MK-1 SOIL BORING AND MONITORING WELL TAKEN OCT. 2001
 - ◆ SOIL BORING - TAKEN NOV. 1988
 - ◆ SOIL BORING - TAKEN 01/19/00
 - ◇ CROSS SECTION DESIGNATION
 - ▽ CUT SLOPE
 - - - PROPERTY LINE
 - - - PROPOSED EDGE OF WATER LINE
 - - - ORIGINAL CONTOUR ELEVATION (PRIOR TO 1980)
 - ESTIMATED EXISTING CONTOUR ELEVATION

- NOTES**
1. EXISTING TOPOGRAPHY OBTAINED FROM A SURVEY PERFORMED BY J.S. ZIMMERMAN ENGINEERING CORP. ON MARCH 12, 1982. THIS TOPOGRAPHY WAS SUPPLEMENTED BY VISUAL FIELD OBSERVATIONS AND APPROXIMATE FIELD MEASUREMENTS ON OCT. 14, 2001 TO ESTIMATE THE EXISTING CONDITIONS IN AREAS THAT HAVE BEEN MODIFIED BY PAST BORING OPERATIONS.
 2. GROUNDWATER ELEVATIONS ARE ESTIMATED AT ALL SOIL BORING/MONITORING WELL LOCATIONS. GROUND SURFACE ELEVATIONS OF BORINGS AND OTHER SITE FEATURES ARE ESTIMATED BASED UPON AN INTERPRETATION OF THE AVAILABLE DATA. AS SUCH, THE GROUNDWATER ELEVATIONS ARE ALSO ESTIMATED. GROUNDWATER ELEVATIONS ARE BASED UPON AN INTERPRETATION OF WHICH WATER WAS ENCOUNTERED BY THE DRILLING CROSS AS INDICATED ON THE BORING LOGS AT ALL LOCATIONS EXCEPT MK-1 INSTALLED BY STB THIS YEAR. AS SUCH, THE GROUNDWATER ELEVATIONS ARE GENERALIZED APPROXIMATIONS.
 3. RECLAMATION TO BE USED IN ALL SET BACK AND OPEN AREAS WILL BE EVERGREEN TREES AND NURSERY STOCK.
 4. THE FINAL LAND USE OF THE QUARRY PROPERTY WILL BE COMPOSED OF LAKES AND FORESTED OPEN SPACE.
 5. EXISTING SOUTH POND NORMAL WATER LEVEL BASED UPON TEST PIT EXCAVATIONS BY ELLIOTT MENING CO.
 6. LAKE EXCAVATIONS WILL INCLUDE A 2-FOOT TO 5-FOOT SAFETY SHELF AT 2-FEET BELOW THE NORMAL WATER LEVEL.

DATE OF ISSUE	DATE OF REV.	BY	REASON FOR CHANGE
10/11/01			
10/11/01			
10/11/01			
12/07/01			

PROPOSED SITE PLAN
PACK VIEW SAND AND GRAVEL -
ROCHESTER AND WATERFORD, WISCONSIN

RECEIVED
JUN 07 2017
RACINE COUNTY

RECEIVED
MAY 22 2019
RACINE COUNTY



STB PROJECT NUMBER	33325
STB PROJECT FILE	TOPC_33325/2009/01.dwg
SCALE	1"=200'
SHEET NUMBER	FIGURE 6