

REZONING APPLICATION

Racine County, Wisconsin

Owner: TTT REAL ESTATE LLC / ROBERT EPPING
Address: SITE: 6910 MCHENRY ST BURLINGTON WI
MAILING: 30621 52ND ST. SALEM, WI. 53168
Telephone #: 262-321-9900
Fax #: N/A
E-mail: TRENTONVENTURES@GMAIL.COM
Date petition filed: 8/30/21

Applicant/agent: TTT REAL ESTATE / ROBERT EPPING
Address: MAILING: 30621 52ND ST. SALEM, WI. 53168
Telephone #: 262-321-9900
Fax #: N/A
E-mail: TRENTONVENTURES@GMAIL.COM
Hearing date: OCTOBER 18th 2021

TO THE RACINE COUNTY BOARD OF SUPERVISORS:

Please take notice that the undersigned hereby petitions the Economic Development & Land Use Planning Committee to consider a request to REZONE the land described in the attachment

FROM A2 (8.19 acres) DISTRICT
TO M4 (5.09 acres) (A2 3.10 acres remaining) DISTRICT
Town of BURLINGTON # of Acres 5.09 1/4 Section SE Section 7 T 2 N R 19 E
Parcel # 002-02-19-07-017-000
Location/site address 6910 MCHENRY ST. BURLINGTON WI

Attached are

- X Survey or plot plan, prepared by a Wisconsin registered land surveyor, that identifies property ownership with dimensions (12 copies: 10 of the 12 copies should be individually folded to approximately 8.5" x 11")
X Legal description of land to be rezoned, prepared by a Wisconsin registered land surveyor
X Names & addresses of land owners within 300 feet of the boundary of the area requested to be rezoned (include across the street, highway, &/or Interstate)
X Hearing & publication fees as set by the adopted fee schedule, payable to Racine County Planning (Fees are non-refundable. Re-publication/amendment fees will be charged where applicable.)
X Report of existing & future land usage / Proposed development plan
X Letter of Agent Status

Robert C. C... signature

The completed petition with all required attachments must be submitted to: Racine County Development Services, 14200 Washington Avenue, Sturtevant, WI 53177; phone: 262-886-8440; fax: 262-886-8480; hours: 8:00 a.m. to 12:00 noon & 12:30 p.m. to 4:30 p.m., Monday through Friday. This is the minimal required information that must be submitted to have a rezoning application processed. Additional information might be requested if the Department, the Committee, &/or the Town feel that such additional information is necessary to adequately evaluate the application.

credit card/cash/check #: 1270 amount received: \$ 600.00

The Economic Development & Land Use Planning Committee public hearings are generally held the 3rd Monday of each month. They start at 6:00 p.m. & are held in the Ives Grove Office Complex Auditorium, 14200 Washington Avenue (just west of the Sheriff's Patrol Station on Highway 20). Parking is available in the visitor parking lot on the north side of the building.

STAFF USE ONLY:

Recommend:

- () approval
() denial

ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE

Recommend:

- () approval
() denial

RECEIVED
AUG 30 2021
RACINE COUNTY

APPLICATION FOR ZONING PERMIT

PERMIT NO. _____

RACINE COUNTY, WISCONSIN (Rev. 11/20)

DATE PERMIT ISSUED _____

OWNER TTT REAL ESTATE / ROBERT EPPING

APPLICANT ROBERT EPPING

Mailing

Mailing

Address 30621 52ND ST

Address 30621 52ND ST

SALEM WI 53168

SALEM WI 53168

City State Zip

City State Zip

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

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

Parcel Id. # 002-02-19-07-017-000

Site Address 6910 MCHENRY ST. BURLINGTON, WI. 53168

Municipality TOWN OF BURLINGTON Section(s) 7 Town 2 North, Range 19 East

Lot NA Block NA Subdivision Name NA CSM #

Proposed Construction/Use REZONE PARCEL FROM A2 TO M4/A2. REMOVE THE PRIMARY ENVIRONMENTAL CORRIDOR

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

Contractor Est. Value w/Labor \$ ZONING DISTRICT Existing Nonconforming? N/A * Yes No Yard Setbacks Proposed OK? *Structure's Fair Mrkt Value \$ Cumulative % Street-1st * >50% of Fair Market Value? N/A Yes No Street-2nd Structure in Shoreland? (per map) Yes No Side-1st Structure in Floodplain? (per map) Yes No Side-2nd Structure in Wetland? (per map) Yes No Rear Substandard Lot? Yes No Shore Abutting Lot-Same Owner/Closely Related? Yes No Total Acc. Structures BOA Variance Needed? Yes No Date of Approval Conditional Use/Site Plan Needed? Yes No Date of Approval Shoreland Contract Needed? Yes No 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: \$ Signature of Owner/Applicant Date 8.20.21

Shoreland Contract Fee Pd: \$ Print Name(s) Robert Epping

Zoning Permit Fee Pd: \$ Notes (revisions, extensions, etc.)

Other: Pd: \$

if shoreland erosion review fee is included above Zoning Administrator

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

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PR

LAND USE PLAN AMENDMENT APPLICATION

Racine County, Wisconsin

Owner: TTT REAL ESTATE / ROBERT EPPING
Address: SITE ADDRESS: 6910 MCHENRY ST
BURLINGTON, WI. 53105
Telephone #: 262-321-9900
Fax #: N/A
E-mail: TRENTONVENTURES@GMAIL.COM
Date petition filed: 8/30/21

Applicant/agent: ROBERT EPPING
Address: MAILING: 30621 52ND ST. SALEM, WI 53168
Telephone #: 262-321-9900
Fax #: N/A
E-mail: TRENTONVENTURES@GMAIL.COM
Hearing date: OCTOBER 18TH 2021

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests to amend the

RECOMMENDED LAND USE PLAN FOR RACINE COUNTY PLANNING AREA 2035

FROM PRIMARY ENVIRONMENTAL CORRIDOR

TO (5.09 ACRES)
EXTRACTIVE

Municipality TOWN OF BURLINGTON # of Acres 5.09 1/4 Section SE Section 7 T 2 N R 19 E

Parcel # 002-02-19-07-017-000

Location/site address 6910 MCHENRY ST.

Briefly explain reasoning for Land Use Plan Amendment

REZONE FROM A2 TO M4 TO INCORPORATE INTO THE EXISTING SURROUNDING M4 AND INCLUDE IN EXISTING MINERAL EXTRACTION AND OPERATIONS.

Attachments:

- Town/Village Land Use Plan Map
cover letter
hearing/review fee (all fees are NON-REFUNDABLE)
letter of agent status

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Staff Use Only: (Checks payable to Racine County Planning)

Staff Initials smr/lem Cash or Check # 1270 Fee \$ 000.00

TTT REAL ESTATE, LLC
30621 52ND ST. SALEM, WI. 53168
262-321-9900 – TRENTONVENTURES@GMAIL.COM

Racine County
730 Wisconsin Ave.
Racine, WI 53403

Re-Zoning: 00202190701700

Legal Description of Land:

of the SE 1/4

THAT PART OF THE NE ¼ OF THE SE ¼ OF SECTION 7, TOWN 2 NORTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SAID SECTION 7; THENCE S 01°10'56" E 1318.35' TO THE SE CORNER OF THE NE ¼ OF SAID SE ¼; THENCE S 88°15'13" W 638.10' ALONG THE SOUTH LINE OF SAID SE ¼ TO THE POINT OF BEGINNING;
THENCE CONTINUING S 88°15'13" W 680.29' ALONG THE SOUTH LINE OF SAID SE ¼ TO THE SW CORNER OF THE NE ¼ OF SAID SE 1/4; THENCE N 01°10'31" W 326.62'; THENCE N 88°15'13" E 676.84'; THENCE S 01°46'47" E 326.60'; WHICH IS THE POINT OF BEGINNING, SAID PARCEL CONTAINING 5.09 ACRES +/-

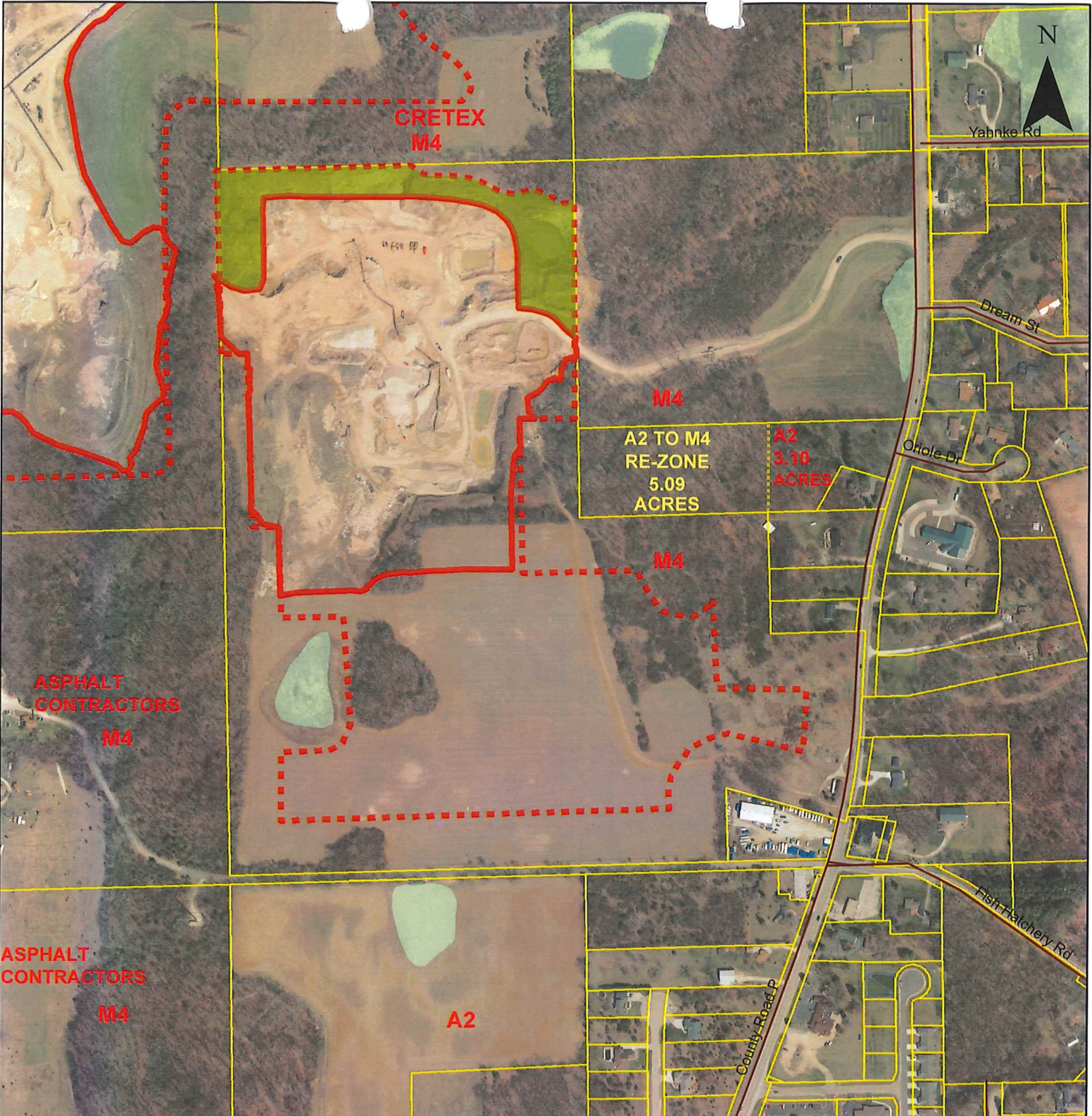
Agent Letter:

TTT Real Estate is the current owner/operator of Hillside Aggregates. We are looking re-zone the above parcel (8.19 acres) from A2 zoning to both M4 and A2 zoning. The M4 would be 5.09 acres and the A2 would be 3.10 acres. We are also requesting to remove the existing primary environmental corridor on this parcel.

Report of Existing and Future Land Use:

- This A2 parcel is currently surrounded by 3 sides of M4 zoning and mineral extraction
- This parcel is adjacent to the TTT operations
- Future land use is to include this part of the parcel for mining consistent with extraction on adjoining parcels
- Allowing extraction on this parcel allows maximizing the utilization of the existing resource at this location
- Nature of operations is going to be the same. Not adding different operations – just changing the location of extraction. Continuing existing scope of operations.
- Have been operating this site for 7 years with no issues/complaints.
- We are doing over 20 acres of reforestation on Hillside operations
- This rezone will have no new impact on property owners





Hillside Aggregates

Burlington-S7 T2N R19E

1 inch = 500 feet

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- Parcels
- Mining Area ±69 Acres
- Active Mining ±32 Acres
- Reclaimed ±6 Acres
- Wetland

REZONE EXHIBIT



SURVEY DATE: 08/26/2021
SURVEY MADE FOR:
TV MATERIALS
30621 52ND ST.
SALEM, WI 53168

V2G
123 WOLF RUN SUITE 4
MUKWONAGO, WI 53146
(262) 376-5097

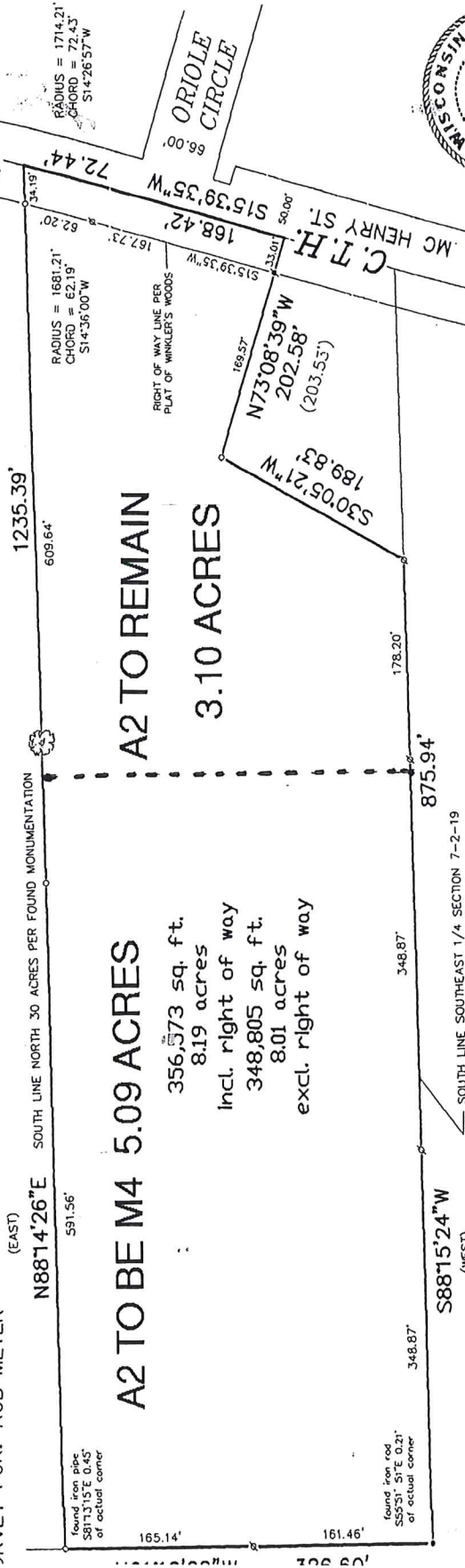
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RACINE COUNTY

PLAT OF SURVEY

-OF-

1/4 PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 19 EAST
 BOUND AS FOLLOWS, TO-WIT: BEGIN 80 RODS NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 7; RUN THENCE
 NORTH 20 RODS; THENCE WEST 80 RODS; THENCE SOUTH 20 RODS; THENCE EAST 80 RODS TO THE PLACE OF
 BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING EAST OF THE HIGHWAY KNOWN AS BURLINGTON AND
 CHERRY ROAD HERETOFORE CONVEYED BY LEOPOLD REINHARDT TO CHRISTOPH WINKLER, ALSO EXCEPTING THEREFROM
 THAT PART THEREOF HERETOFORE CONVEYED BY LILLIAN MEYER TO ROBERT W. MEYER, BY DEED DATED SEPTEMBER 28,
 1945 AND RECORDED IN VOLUME 472 OF DEEDS ON PAGES 641-642 OF THE RACINE COUNTY REGISTRY.

CONVEYED TO:
 SURVEY FOR: ROBERT MEYER



A2 TO BE M4 5.09 ACRES
 356,573 sq. ft.
 8.19 acres
 Incl. right of way
 348,805 sq. ft.
 8.01 acres
 excl. right of way

A2 TO REMAIN
 3.10 ACRES

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof. I have also shown thereon the location of all principal buildings, boundaries, boundary fences, apparent easements, roadways and encroachments, if any.

This survey is made for the use of the present owners of the property and those who purchase mortgages thereon. It guarantees the same for one year from date hereof.



B.W. SURVEYING, INC.
 LAND SURVEYS
 MAPPING AND PLANNING
 412 N. PINE STREET
 BURLINGTON, WI 53105
 (262)-767-0225

- LEGEND**
- ◆ FOUND RACINE COUNTY STANDARD MONUMENT
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - ⊗ SET IRON PIPE
 - ⚡ SET P.K. NAIL
 - () RECORDED AS

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

SCALE
 1" = 100'



THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED.

Robert J. Wetzel
 ROBERT J. WETZEL S-1778
 APRIL 16, 2007 DATE
 7499 JOB NUMBER

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 AUG 30 2021
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PARCEL ID: 002 02-19-07-017-000
 6910 Mathews St.