

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

PH item 3

PERMIT NO. \_\_\_\_\_  
DATE PERMIT ISSUED \_\_\_\_\_

OWNER TTT Real Estate LLC.  
Mailing Address 30621 52nd St

APPLICANT Robert Epping - Hillside Aggregates  
Mailing Address 30621 52nd St

Salem WI 53168  
City State Zip  
Phone (H) 262-321-9900 (W) \_\_\_\_\_

Salem WI 53168  
City State Zip  
Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

Parcel Id. # 062021907011000 Site Address 7126 McHenry St.

Municipality Burlington Section(s) 7 Town 2 North, Range 19 East

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_ CSM # \_\_\_\_\_

Proposed Construction/Use to expand and continue non-metallic (sand & gravel) extraction operations including gravel crushing, washing & recycling of concrete and asphalt and reclamation plan

New	Principal Bldg.	Size (____ x ____)	(____ x ____)	(____ x ____)
Addition	Accessory	Area (sq ft)	( <u>See</u> )	( <u>Submitted</u> )
Alteration	Deck	# of Units/Stories	<u>5</u> / _____	Building Ht.-Avg. (ft.) <u>5</u>
Conversion	Sign	Peak Ht. (ft.)	_____	100-Yr. Floodplain Elev. _____
Temporary	Other <u>NMM</u>	Eave Ht. (ft.)	_____	Flood Protection Elev. _____

Contractor N/A Est. Value w/Labor \$ N/A ZONING DISTRICT M4

Existing Nonconforming?	<u>N/A</u>	* Yes _____ No <u>X</u>	Yard Setbacks	Proposed	OK?
*Structure's Fair Mkt Value \$	<u>N/A</u>	Cumulative %	Street-1 <sup>st</sup>	_____	_____
*>50% of Fair Market Value?	<u>N/A X</u>	Yes _____ No _____	Street-2 <sup>nd</sup>	_____	_____
Structure in Shoreland? (per map)	Yes _____ No <u>X</u>	Yes _____ No <u>X</u>	Side-1 <sup>st</sup>	_____	_____
Structure in Floodplain? (per map)	Yes _____ No <u>X</u>	Yes _____ No <u>X</u>	Side-2 <sup>nd</sup>	_____	_____
Structure in Wetland? (per map)	Yes _____ No <u>X</u>	Yes _____ No <u>X</u>	Rear	_____	_____
Substandard Lot?	Yes _____ No <u>X</u>	Yes _____ No <u>X</u>	Shore	_____	_____
Abutting Lot-Same Owner/Closely Related?	Yes <u>X</u> No _____	Yes <u>X</u> No _____	Total Acc. Structures	_____	_____
BOA Variance Needed?	Yes _____ No <u>X</u>	Yes _____ No <u>X</u>	Date of Approval	_____	_____
Conditional Use/ <u>Site Plan Needed?</u>	Yes <u>X</u> No _____	Yes _____ No <u>X</u>	Date of Approval	_____	_____
Shoreland Contract Needed?	Yes _____ No <u>X</u>	Yes _____ No <u>X</u>	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: \$ \_\_\_\_\_  
Cash/Check/CC Date # \_\_\_\_\_  
Robert C. Epping Signature of Owner / Applicant 9.13.21 Date

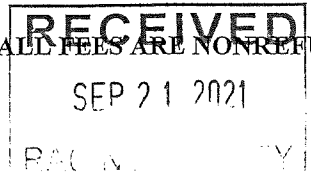
Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
Cash/Check/CC Date # \_\_\_\_\_  
ROBERT EPPING Print Name(s)

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

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_

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



PN

Owner: TTT Real Estate LLC (Hillside Aggregates) Applicant/Agent: Robert Epping

Town: Burlington Zoning district(s): M4

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 expand and continue a non-metallic (sand and gravel) extraction operation including crushing, washing, and recycling of concrete and asphalt and reclamation plan.

AT (site address): 1126 McHenry St. Burlington WI 53108

Subdivision: N/A Lot(s): N/A Block: N/A

Parcel # 002021907011000 - 017000 - 019000 Section(s) 7 T 2 N R 19 E

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

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: Robert C Epping  
address: 30621 52nd St. Salem WI 53108

e-mail address: trentonventures@gmail.com  
telephone #: 262.321.9900

signed: Robert C Epping

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.
- The project is all / partially located in the N/A 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):

Article VI Division 30, M4 Quarry District; Section 20-1228 Mineral Extraction and Chapter 12.5 Non-Metallic Mining Reclamation

Shoreland contract: yes \_\_\_\_\_ no X  
Public hearing date: NOVEMBER 18, 2021  
Submittal received by: ERN  
cash or check # 12916

Site plan review meeting date: \_\_\_\_\_  
Date petition filed: SEPTEMBER 21, 2021  
amount received: \$ 475.00

Hillside Aggregates / TTT Real Estate  
30621 52<sup>nd</sup> Salem, WI. 53168  
P. 262-321-9900  
[trentonventures@gmail.com](mailto:trentonventures@gmail.com)

To: Racine County – Public Works & Development Services

From: Taun Parkers & Robert Epping

Date: September 21<sup>st</sup> 2021

Subject: Hillside Aggregates: Conditional Use & Zoning Permit

This letter serves as intent to review & renew the previously approved conditional use & zoning permit at 7126 McHenry St Burlington, WI. Pending approval for the previously submitted request to rezone an adjacent parcel, we are requesting to change the mining line and the setback as shown on the attached updated operation/restoration plan. The updates on the plan include the following:

- Newly reclaimed area
- Removing the setback on the M4 and R2 zoned property and add landscape berms for aesthetics from the road
- Relocated mining line (pending approval of re-zoned parcel) with a future reclaimed slope
- Reclaimed area by planting trees and updated elevations.

Nature of operations do not change – not adding different operations just changing the location of extraction. Existing scope of operations will remain.

The approximate remaining life of this site is about 10-15 years. We plan to continue operations and restore according to the attached map. As of 2021, 15 acres are now restored. Since 2019, 6 were reclaimed and now 9 additional have been restored. In 2021, we continued with the replantation of trees as shown on the plan.

Reclamation Cost Breakdown:

- 35 open acres
  - 26,390 yards of soil to be spread x \$5.00 yard = \$131,950
  - 35 acres to seed x \$500 an acre = \$17,500
  - Stockpiled topsoil on site. For future restoration, we will use topsoil from the operations to restore future areas. No topsoil will need to be brought in.
- Total: \$149,450.00

Our current bond is \$92,000. Upon approval of the conditional use renewal / zoning permit, we will request a bond increase of \$57,450 just as we did for Spring Valley and Pine Lake Materials.

We will be attending the meeting on October 18<sup>th</sup> 2021

Sincerely,

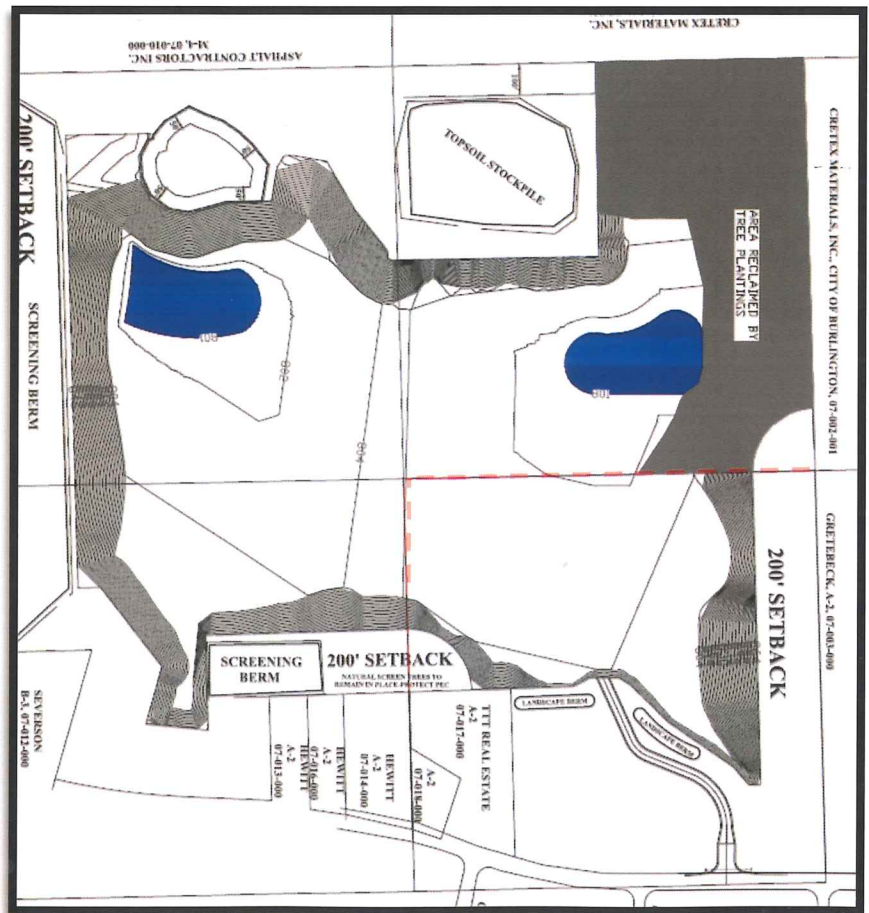
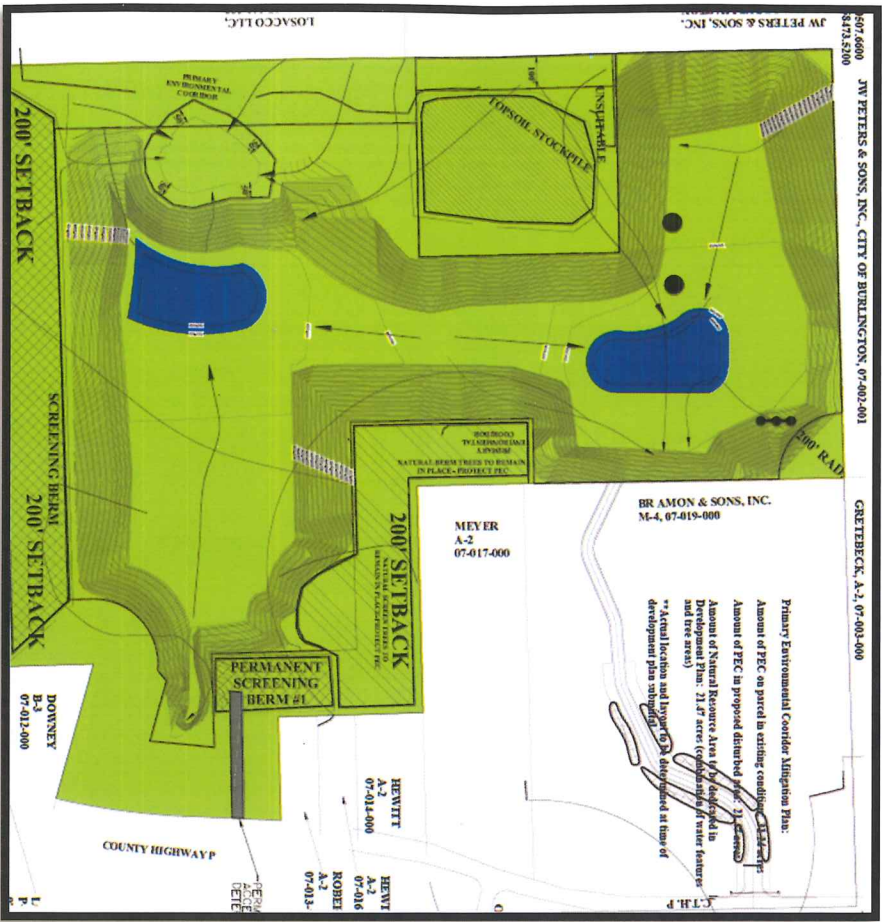
*Taun P. Parkers & Robert C. Epping*



# SIDE BY SIDE COMPARISON

2019 APPROVED PLAN

2021 PROPOSED CHANGES



**RECEIVED**  
SEP 21 2021  
RACINE COUNTY



CRETEX MATERIALS, INC., CITY OF BURLINGTON, 07-002-001

GRETEBECK, A-2, 07-003-000

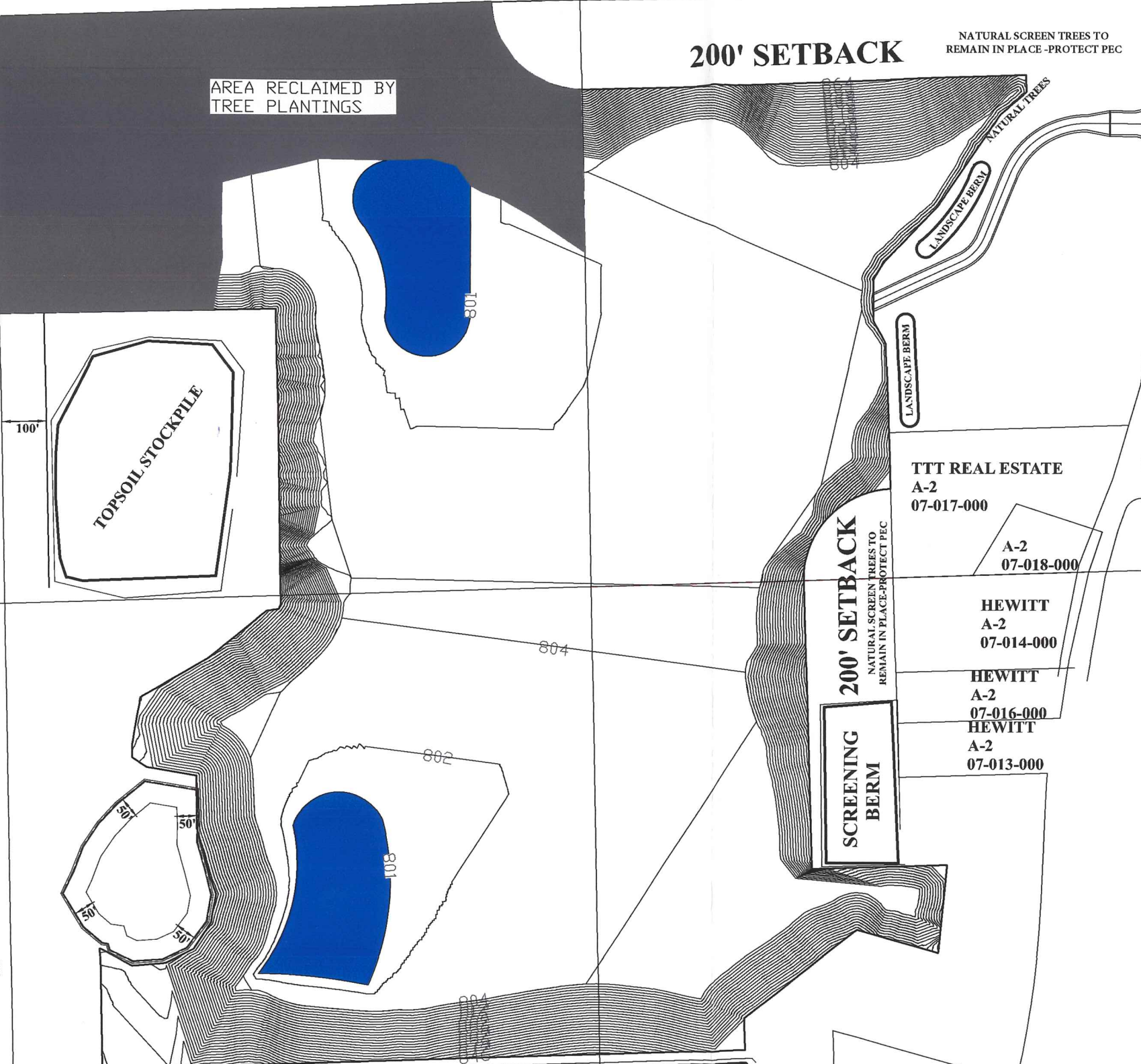
YAHNKE ROAD

200' SETBACK

NATURAL SCREEN TREES TO REMAIN IN PLACE - PROTECT PEC

AREA RECLAIMED BY TREE PLANTINGS

CRETEX MATERIALS, INC.  
CITY OF BURLINGTON  
07-009-000



1. WATER FEATURE  
(LOCATIONS AND SIZES TO BE DETERMINED) TO MEET WDNR & TOWN STANDARDS

2. ALL SLOPES TO BE 3:1 OR FLATTER AND STABILIZED WITH SEED, FERTILIZER AND MULCH.

RECEIVED  
SEP 21 2021  
RACINE COUNTY

# RECLAMATION PLAN

DATE: 09/14/2021  
FOR:  
NAME 1 AND  
NAME 2  
ADDRESS 1  
CITY, STATE ZIP  
V<sup>2</sup>G  
SURVEYING, LLC  
123 WOLF RUN SUITE 4  
MILWAUKEE, WI 53149  
(262) 387-6567

ASPHALT CONTRACTORS  
INC,  
M-4,  
18-015-000

ASPHALT CONTRACTORS INC.  
M-4, 07-010-000