

Owner: Richard Beck & Scherff Rev. Trust

Applicant/Agent: ROBERT EPPING / TV Materials

Town: Waterford

Zoning district(s): TOWN OF WATERFORD / 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.) re-establish and expand a nonmetallic mineral extraction and processing (sand + gravel) operation, including a reclamation plan, under new operator.

AT (site address): 3612 BUENA PARK RD. BURLINGTON, WI. 53105

Subdivision: _____ Lot(s): _____ Block: _____
Parcel # 0112041934008020 & 0112041934010000 Section(s) 34 T 4 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 EPPING e-mail address: trentonventures@gmail.com

address: MAILING: 30621 52ND ST SALEM, WI. 53168 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".

<u>N/A</u>	The property is	<u>all / partially</u>	located in the	_____	RECEIVED SEP 19 2022 RACINE COUNTY	shoreland area.
	The project is	<u>all / partially</u>	located in the	_____		shoreland area.
	The property is	<u>all / partially</u>	located in the	_____		floodplain.
	The project is	<u>all / partially</u>	located in the	_____		floodplain.
	The property is	<u>all / partially</u>	located in the wetland.	_____		
<u>↓</u>	The project is	<u>all / partially</u>	located in the wetland.	_____		

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

Article VI Div. 30 M4 Quarry District; Section 20.1278 mineral extraction and Chapter 12.5 non-metallic mining reclamation

Shoreland contract: yes _____ no

Public hearing date: October 17, 2022

Submittal received by: EJS

cash or check #: 1733

Site plan review meeting date: _____

Date petition filed: 9.19.2022

amount received: \$ 475⁰⁰

APPLICATION FOR ZONING PERMIT
RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER RICHARD BECK & SCHRYFF REV. TRUST
 Mailing _____
 Address MULTIPLE OWNERS

APPLICANT ROBERT EPPING / TV MATERIALS
 Mailing _____
 Address 30621 52ND ST

City _____ State _____ Zip _____

SALEM WI 53168
 City State Zip

Phone _____

Phone 262-321-9900

Email _____

Email TRENTONVENTURES@GMAIL.COM

Parcel Id. # 016041934008020 & 016041934010000

Site Address 3612 BUENA PARK RD. BURLINGTON, WI 53105

Municipality TOWN OF WATERFORD Section(s) 34 Town 4 North, Range 19 East

Lot _____ Block _____ Subdivision Name _____ CSM # _____

Proposed Construction/Use re-establish and expand a nonmetallic mineral extraction and processing (sand & gravel) operation, including a reclamation plan, under new operator.

New _____	Principal Bldg. _____	Size (____ x ____)	(____ x ____)	(____ x ____)
Addition <input checked="" type="checkbox"/>	Accessory _____	Area (sq ft) (<u>PER</u>)	(<u>SUBMITTED</u>)	(<u>PLANS</u>)
Alteration <input checked="" type="checkbox"/>	Deck _____	Peak Ht. (ft.) _____	100-Yr. Floodplain Elev. <u>N/A</u>	
Conversion _____	Sign _____	Eave Ht. (ft.) _____	Flood Protection Elev. <u>N/A</u>	
Temporary _____	Other <u>NMM</u>	Building Ht.-Avg. (ft.) _____		

Contractor applicant Est. Value w/Labor \$ _____ ZONING DISTRICT M-4

Existing Nonconforming? <u>N/A</u>	Yes _____ No <input checked="" type="checkbox"/>	Yard Setbacks Proposed <u>OK?</u>
Structure in Shoreland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Street-1 st _____
Mitigation or Buffer Needed?	Yes _____ No <input checked="" type="checkbox"/>	Street-2 nd _____
Structure in Floodplain? (per map)	*Yes _____ No <input checked="" type="checkbox"/>	Side-1 st <u>PRY SUBMITTED PLANS</u>
*Structure's Fair Market Value \$ _____	Cumulative % _____	Side-2 nd _____
*>50% of Fair Market Value? <u>N/A</u>	Yes _____ No _____	Shore _____
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Rear _____
Substandard Lot?	Yes _____ No _____	Total Acc. Structures _____
BOA Variance Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval _____
<u>Conditional Use</u> Site Plan 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: \$ 475⁰⁰ Signature of Owner /Applicant/Agent Robert C. Epping Date 9.10.22
 CC Date/Check#/Cash 1733

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

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

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)

PIN * 016041934008020
 016041934010000

TV MATERIALS INC.
30621 52nd Salem, WI. 53168
P. 262-321-9900
trentonventures@gmail.com

To: Racine County – Public Works & Development Services

From: Robert Epping, Trent Epping, Taun Parkers

Meeting Date: Monday, October 17th 2022

Subject: Former Beck Gravel Pit & Expansion: Conditional Use & Zoning Permit

This letter serves as intent to review and reimplement the previously approved conditional use and zoning permit on Buena Park Rd. in the Town of Waterford which is currently known as the Beck Pit. We are proposing to take over the abandoned operations & extend in the adjacent M4 parcel. Both M4 parcels are currently owned by Rick Beck & Joyce Bennett/Rebecca Bruck respectively. The owners have signed approving the operations and conditional use/zoning permit.

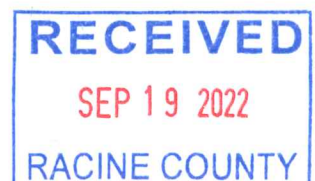
- Lifetime: The estimated lifetime of the pit is 10-15 years.
- Future Land Use: Restore to Agricultural (to be similar to adjacent parcels) with a possible future land use to change to residential
- Operations/Reclamation: There will be 3 phases. Staging phase/phase 1, phase 2 and phase 3.
See maps for visual.
 - Staging phase/phase 1 is the opened area which remains during the operating life. We will address current sloping issues and install of landscape berms.
 - Phase 2 & 3
 - Reclamation
- Truck Traffic: Use the existing truck access entrance on Buena Park Road.
- Hours of Operation: 6:00am-5:00pm Monday thru Friday. Saturday Hours may be 7am – 1:00pm. The 6am start will allow first round of trucks to be through the local area before the bus routes and reduce congestion.

Reclamation Cost Breakdown:

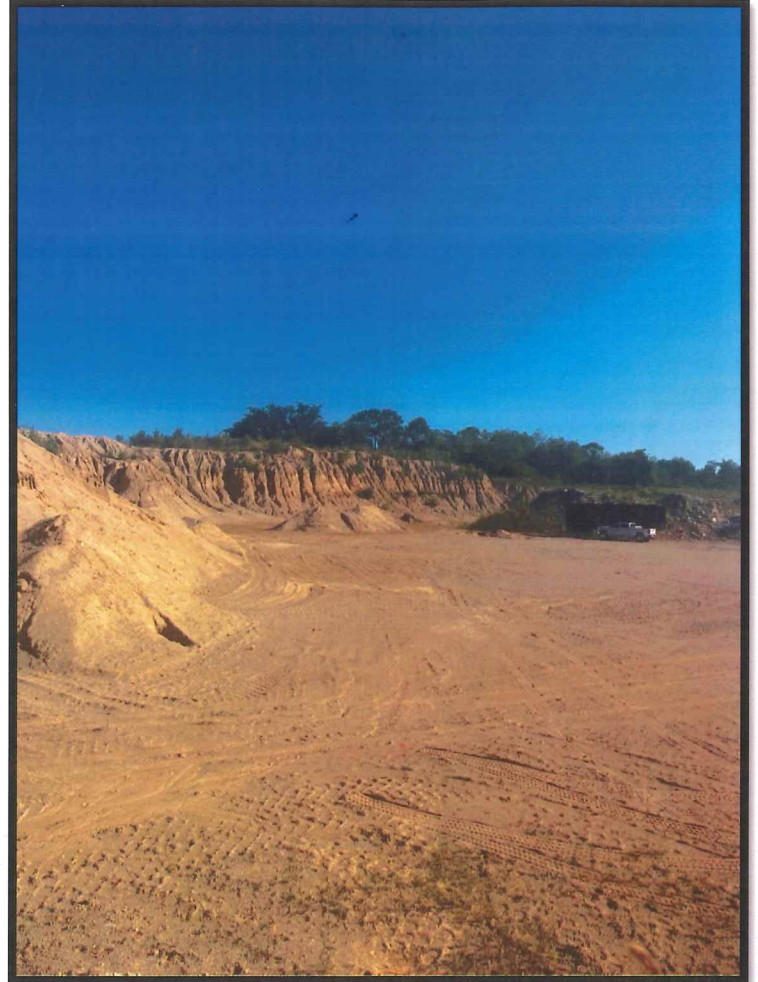
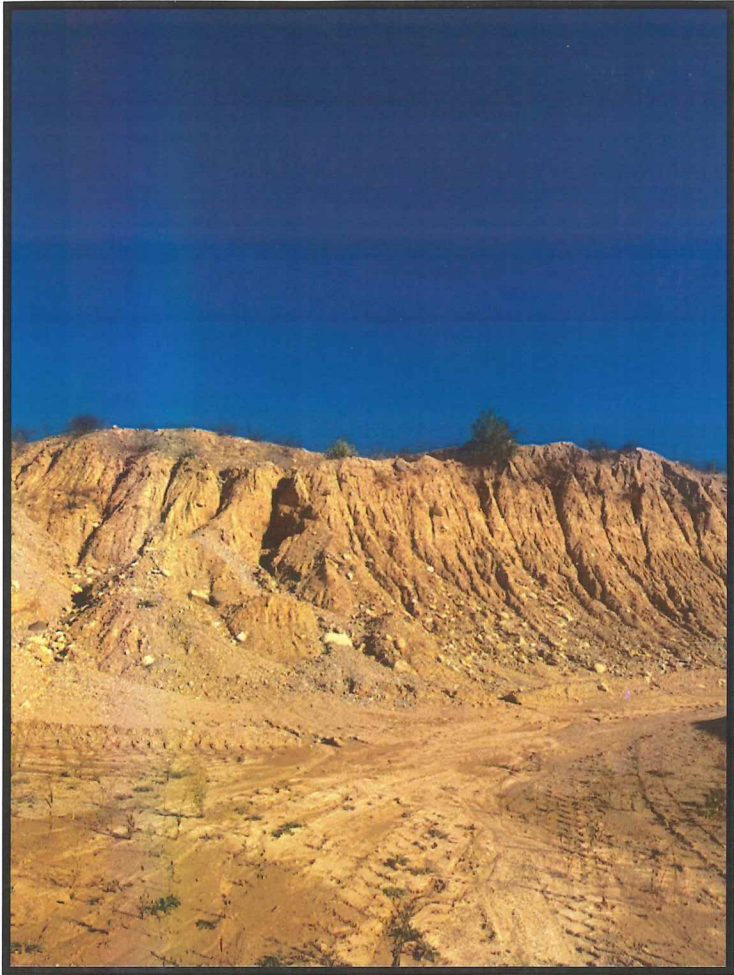
- 12.4 acres including phase 1
- 11,000 sq. yds. to shape subgrade and grade with stockpile materials \$29,700.00
- Seedbed preparation and seeding per acre \$24,800.00
- Mobilization x \$403 per acre = \$4,997.20
- Total: \$ 59,497.20

Respectfully,

Robert Epping, Trent Epping & Taun Parkers














CURRENT CONDITION FROM PREVIOUS OPERATOR
SEPTEMBER 2022



Proposing to sloping, grading and seeding in the interim for safety and esthetics

RECEIVED
SEP 19 2022
RACINE COUNTY

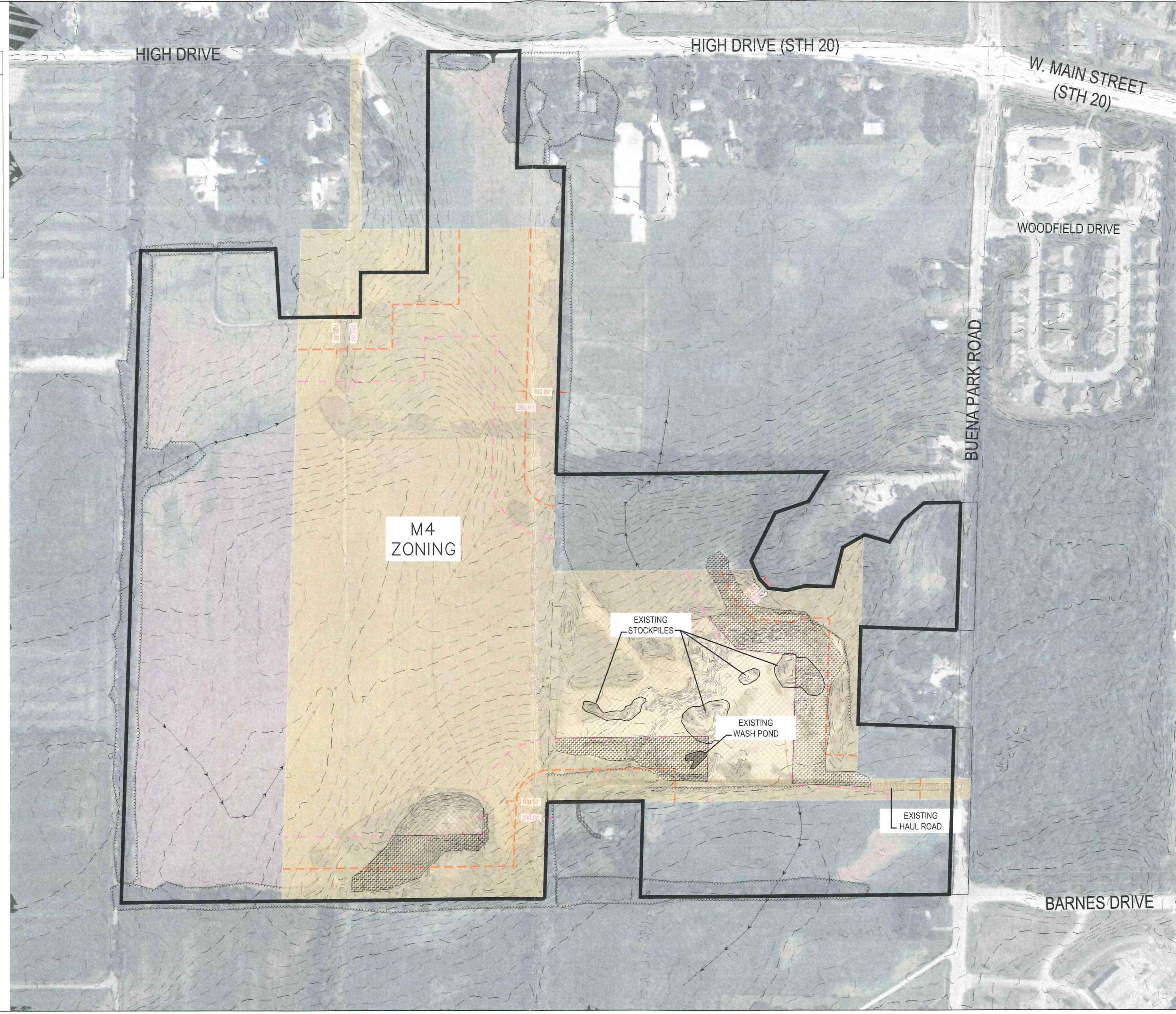
LEGEND

-  EXISTING GRAVEL SURFACE
-  EXISTING DISTURBED AREA WITHIN EXCAVATION LIMITS
-  EXISTING DISTURBED AREA WITHIN CURRENT SETBACK LIMITS
-  EXISTING BRUSH/TREE LINE
-  100-FT SETBACK
-  200-FT SETBACK
-  PROPERTY BOUNDARY
-  EXISTING FLOW PATHS
-  STAGING/PHASE 1 BOUNDARY
-  PHASE 2 BOUNDARY
-  PHASE 3 BOUNDARY

RECEIVED

SEP 19 2022

RACINE COUNTY



1224 S. Pine Street
Burlington, Wisconsin
53105
kapurinc.com

PROJECT:
TV MATERIALS RECLAMATION PLAN

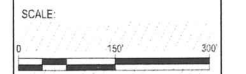
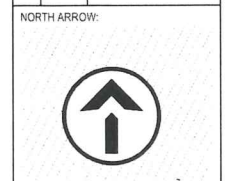
LOCATION:
**TOWN OF WATERFORD
COUNTY OF RACINE**

CLIENT:
TRENTON VENTURES

RELEASE:
FOR REVIEW

REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY



SHEET:
EXISTING CONDITIONS

PROJECT MANAGER: GLG
PROJECT NUMBER: 22-0793
DATE: 08/19/2022

SHEET NUMBER:
1.0

REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY



LEGEND

	EXISTING GRAVEL SURFACE
	EXISTING DISTURBED AREA WITHIN EXCAVATION LIMITS
	EXISTING DISTURBED AREA WITHIN CURRENT SETBACK LIMITS
	EXISTING BRUSH/TREE LINE
	100-FT SETBACK
	200-FT SETBACK
	PROPERTY BOUNDARY
	EXISTING FLOW PATHS
	STAGING/PHASE 1 BOUNDARY
	PHASE 2 BOUNDARY
	PHASE 3 BOUNDARY

STAGING/PHASE 1

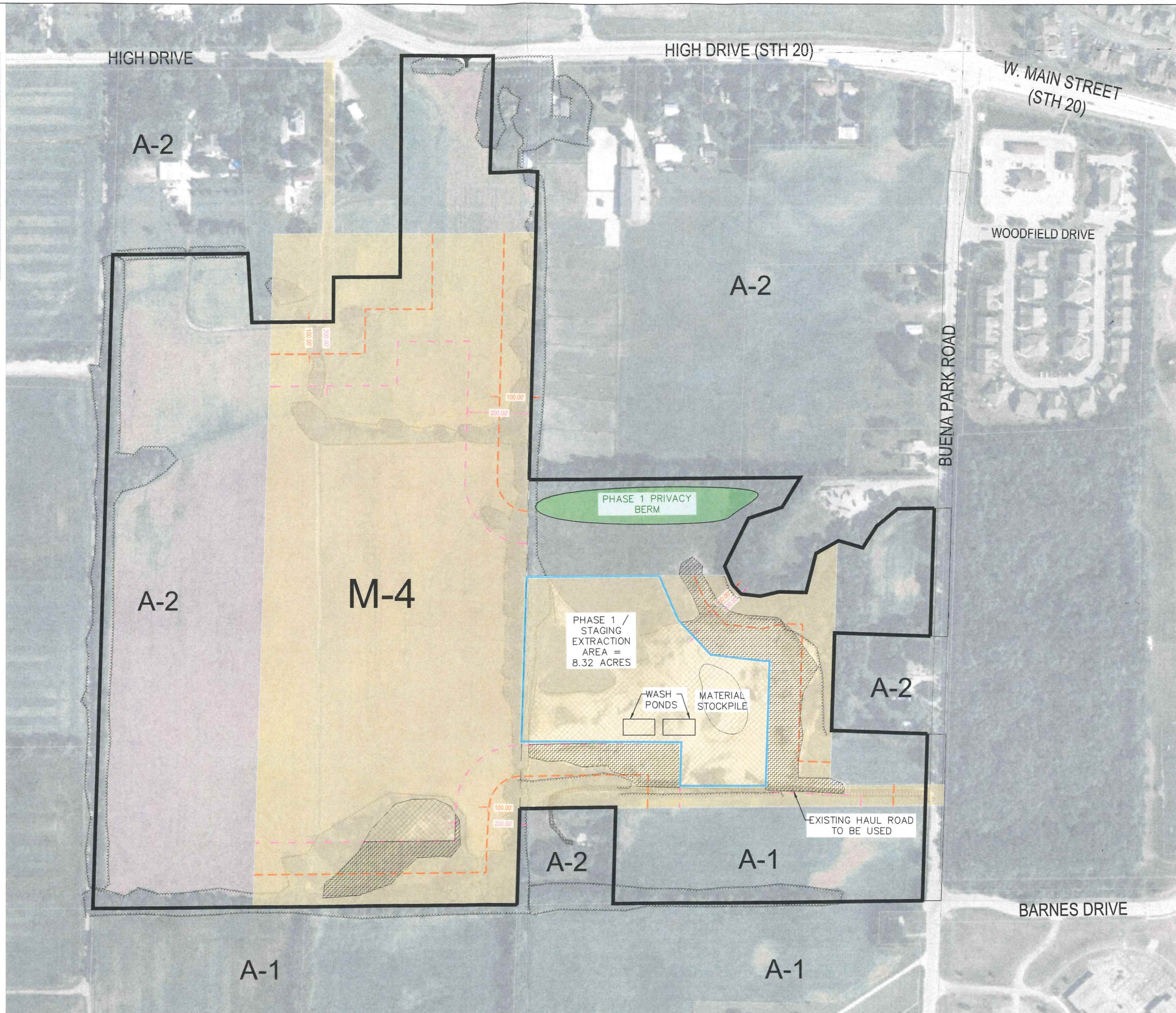
GRADE OFF, TOPSOIL, AND SEED DISTURBED AREAS WITHIN CURRENT SETBACKS.

GRADING OF 3:1 PRIVACY BERM ALONG NORTH LOT LINE WILL BE COMPLETED. TOPSOIL AND OVERBURDEN FROM VEGETATED / UNMINED AREA WILL BE UTILIZED TO CREATE THE BERM.

STEEP SLOPES WITHIN THE 200-FT SETBACK FROM THE PREVIOUS MINING OPERATION WILL BE SOFTENED AND VEGETATED. MINING WILL CONTINUE WITHIN THE PHASE 1 EXTRACTION AREA. THE EXISTING HAUL ROAD WILL BE UTILIZED.

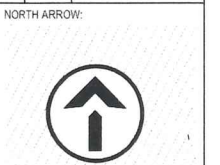
MATERIAL STOCKPILES AND EQUIPMENT STAGING WILL REMAIN IN THE STAGING/PHASE 1 AREA THROUGH EXTRACTION IN PHASE 2 AND PHASE 3.

WASH POND SIZE AND LOCATION MAY VARY.

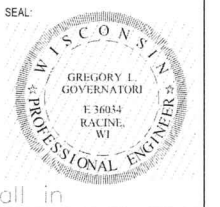


REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY



LEGEND

	EXISTING GRAVEL SURFACE
	EXISTING DISTURBED AREA WITHIN EXCAVATION LIMITS
	EXISTING DISTURBED AREA WITHIN CURRENT SETBACK LIMITS
	EXISTING BRUSH/TREE LINE
	100-FT SETBACK
	200-FT SETBACK
	PROPERTY BOUNDARY
	EXISTING FLOW PATHS
	STAGING/PHASE 1 BOUNDARY
	PHASE 2 BOUNDARY
	PHASE 3 BOUNDARY

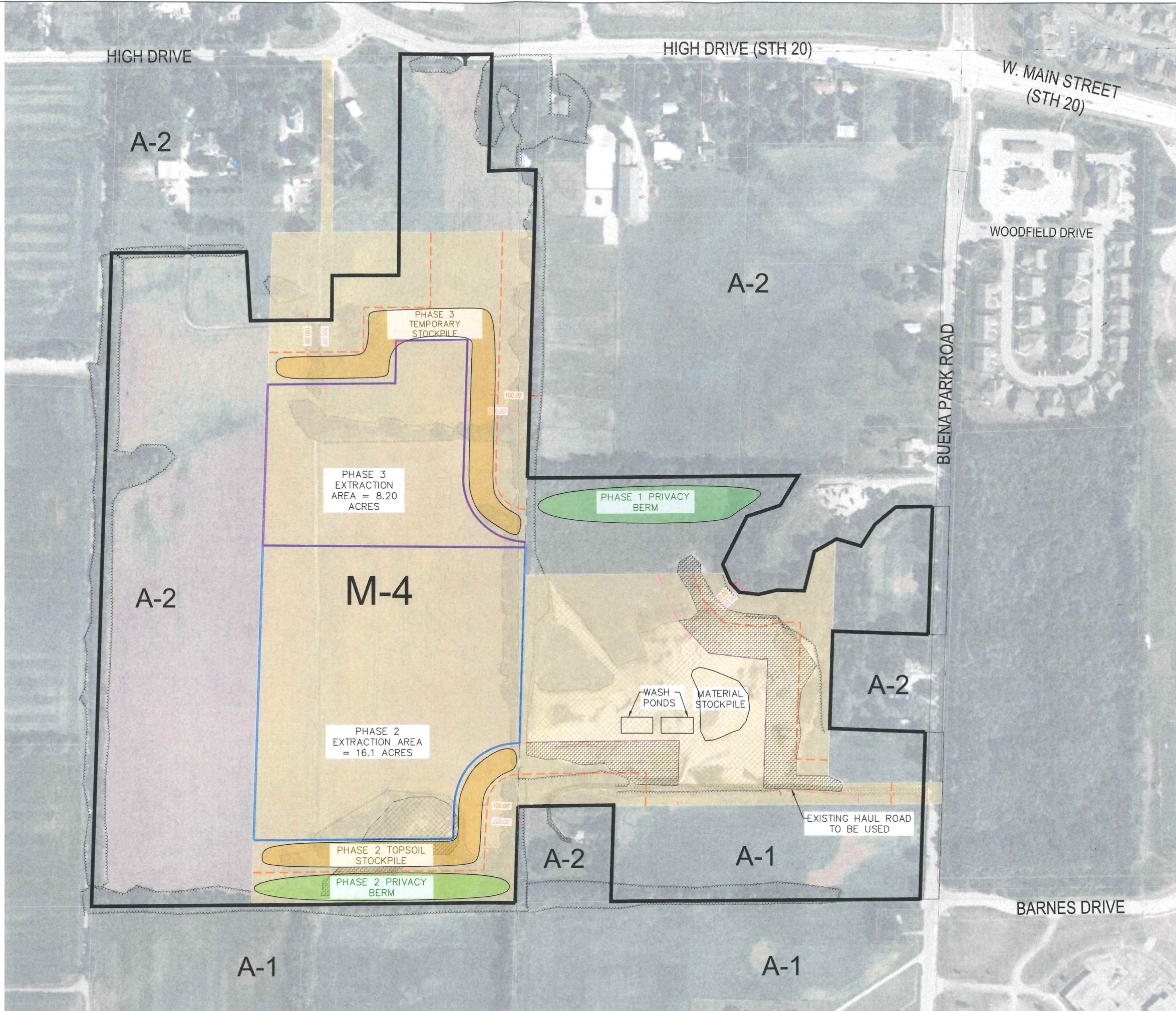
AS PHASING CONTINUES STORM WATER WILL REMAIN ONSITE

PHASE 2

GRADING OF PRIVACY BERM ALONG SOUTH LOT LINE WILL BE COMPLETED. TOPSOIL AND OVERBURDEN FROM PHASE 2 EXTRACTION AREA WILL BE UTILIZED TO CREATE THE BERM. REMAINING OVERBURDEN MATERIAL WILL BE STOCKPILED ADJACENT TO THE PRIVACY BERM. PHASE 2 WILL BE GRADED ACCORDING TO RECLAMATION PLAN AND VEGETATED. STAGING AND MATERIAL STORAGE WILL CONTINUE IN STAGING/PHASE 1 AREA.

PHASE 3

STAGING/PHASE 1 WILL CONTINUE TO BE USED FOR MATERIAL STORAGE AND WASH PONDS THROUGH OUT PHASE 3 EXCAVATION. OVERBURDEN FROM PHASE 3 WILL BE STORED IN TEMPORARY STOCKPILE TO THE NORTH UNTIL NEEDED FOR RECLAMATION.



FILENAME: D:\racine-co\waterford-town\priv\220703_Expanding_Reclamation\Drawings\Engineering_Design.dwg

RECLAMATION OF EXTRACTED AREAS WILL PROGRESS WITH PHASING PLAN TO REDUCE DISTURBED AREAS.

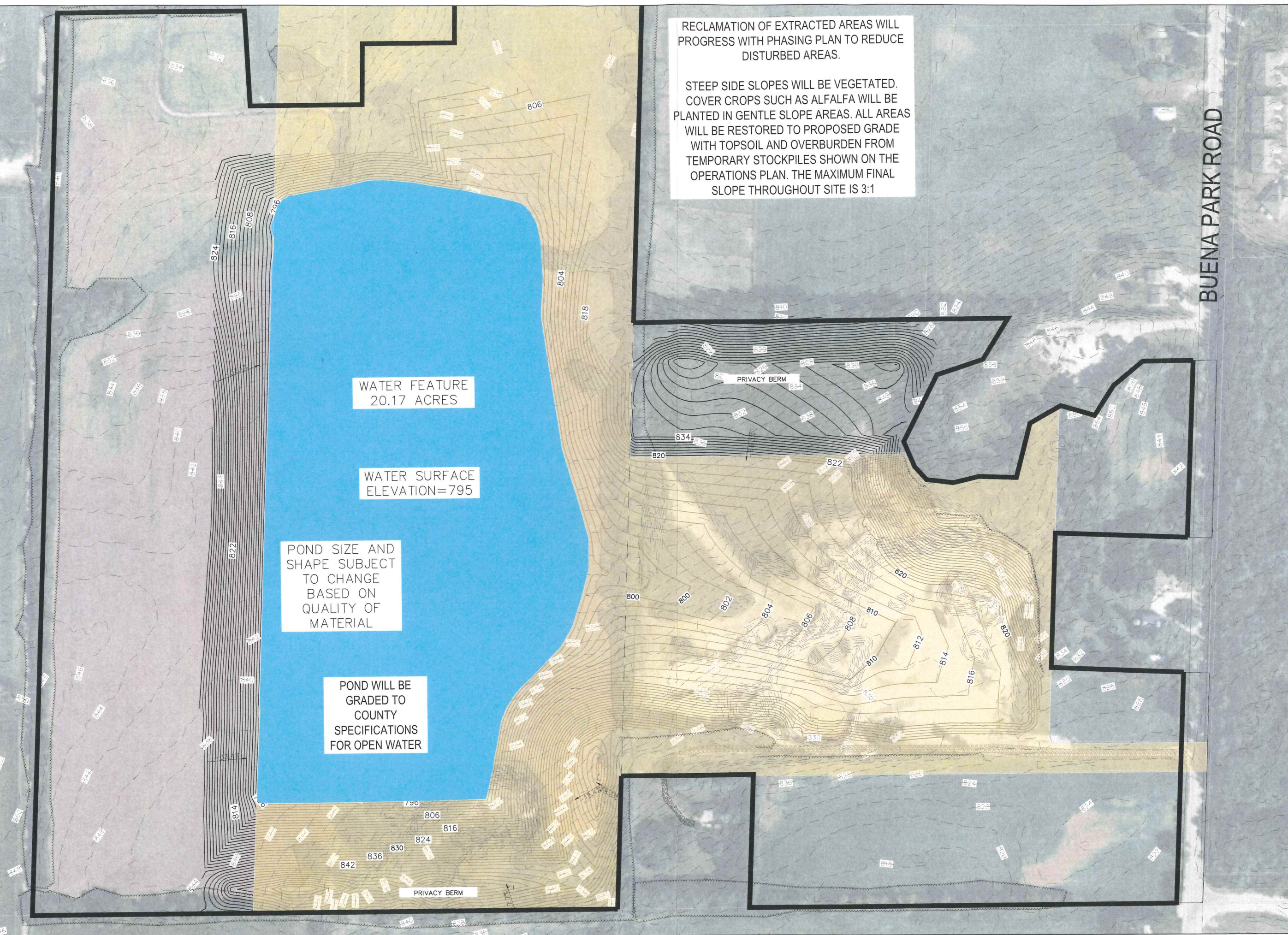
STEEP SIDE SLOPES WILL BE VEGETATED. COVER CROPS SUCH AS ALFALFA WILL BE PLANTED IN GENTLE SLOPE AREAS. ALL AREAS WILL BE RESTORED TO PROPOSED GRADE WITH TOPSOIL AND OVERBURDEN FROM TEMPORARY STOCKPILES SHOWN ON THE OPERATIONS PLAN. THE MAXIMUM FINAL SLOPE THROUGHOUT SITE IS 3:1

WATER FEATURE
20.17 ACRES

WATER SURFACE
ELEVATION=795

POND SIZE AND
SHAPE SUBJECT
TO CHANGE
BASED ON
QUALITY OF
MATERIAL

POND WILL BE
GRADED TO
COUNTY
SPECIFICATIONS
FOR OPEN WATER



1224 S. Pine Street
Burlington, Wisconsin
53105
kapurinc.com

PROJECT:
**TV MATERIALS
RECLAMATION PLAN**

LOCATION:
**TOWN OF
WATERFORD
COUNTY OF RACINE**

CLIENT:
**TRENTON
VENTURES**

RELEASE:
FOR REVIEW

REVISIONS:

#	DATE	DESCRIPTION



SCALE:
0 100' 200'

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY



SHEET:
RECLAMATION PLAN

PROJECT MANAGER: GLG
PROJECT NUMBER: 22 0703
DATE: 08/19/2022

SHEET NUMBER:
3.0