

PH ITEM # 2

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: TRENTON VENTURES LLC

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.)

CONTINUE SAND AND GRAVEL EXTRACTION OPERATIONS INCLUDING WASHING & READY MIX OPERATIONS

AT (site address): 29331 DURAND AVE BURLINGTON, WI. 53105

Subdivision: Lot(s): Block:

Parcel # 002031935002000 & 002031935002010 Section(s) 35 T 3 N R 19 E

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

Attached are:

- X zoning permit application
X hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
X 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")
X letter of agent status
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: 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".

Form with checkboxes for property location (shoreland area, floodplain, wetland) and a RECEIVED stamp dated NOV 16 2022 from RACINE COUNTY.

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

Article II Division 30 M-4 Quarrying District, Section 20-1228 Mineral Extraction and Chapter 12.5 Nonmetallic Mining Reclamation

Shoreland contract: yes no X

Public hearing date: December 19, 2022

Submittal received by: ERS

cash or check # 1812

Site plan review meeting date: N/A

Date petition filed: November 16, 2022

amount received: \$ 475.00

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

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

OWNER TRENTON VENTURES / ROBERT EPPING  
 Mailing Address 30621 52ND ST

APPLICANT ROBERT EPPING  
 Mailing Address 30621 52ND ST

SALEM WI 53168  
 City State Zip

SALEM WI 53168  
 City State Zip

Phone 262-321-9900

Phone 262-321-9900

Email TRENTONVENTURES@GMAIL.COM

Email TRENTONVENTURES@GMAIL.COM

Parcel Id. # 002031935002000 & 002031935002010

Site Address 29331 DURAND AVE

Municipality BURLINGTON Section(s) 35 Town 3 North, Range 19 East

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

Proposed Construction/Use CONTINUE SAND & GRAVEL EXTRACTION OPERATIONS INCLUDING WASHING & READY MIX OPERATIONS

New _____	Principal Bldg. _____	Size ( _____ x _____ ) ( _____ x _____ ) ( _____ x _____ )
Addition _____	Accessory _____	Area (sq ft) ( <u>pay</u> ) ( <u>submitted</u> ) ( <u>plans</u> )
Alteration _____	Deck _____	Peak Ht. (ft.) _____ 100-Yr. Floodplain Elev. <u>S</u>
Conversion _____	Sign _____	Eave Ht. (ft.) _____ Flood Protection Elev. <u>S</u>
Temporary _____	Other <u>MINING</u>	Building Ht.-Avg. (ft.) _____

Contractor <u>N/A</u>	Est. Value w/Labor \$ <u>N/A</u>	<b>ZONING DISTRICT</b> <u>M4</u>
Existing Nonconforming? <u>N/A</u>	Yes _____ No <u>X</u>	<u>Yard Setbacks</u> <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map) _____	Yes _____ No <u>X</u>	<u>Street-1<sup>st</sup></u> _____
Mitigation or Buffer Needed? _____	Yes _____ No <u>X</u>	<u>Street-2<sup>nd</sup></u> _____
Structure in Floodplain? (per map) _____	*Yes _____ No <u>X</u>	<u>Side-1<sup>st</sup></u> _____
*Structure's Fair Market Value \$ _____	Cumulative % _____	<u>Side-2<sup>nd</sup></u> _____
*>50% of Fair Market Value? <u>N/A</u>	Yes _____ No _____	<u>Shore</u> _____
Structure in Wetland? (per map) _____	Yes _____ No <u>X</u>	<u>Rear</u> _____
Substandard Lot? _____	Yes _____ No <u>X</u>	<u>Total Acc. Structures</u> _____
BOA Variance Needed? _____	Yes _____ No <u>X</u>	<u>Date of Approval</u> _____
<u>Conditional Use Site Plan</u> Needed? _____	Yes <u>X</u> No _____	<u>Date of Approval</u> _____
Shoreland Contract Needed? _____	Yes _____ No <u>X</u>	<u>Date of Approval</u> _____

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.

BOA Conditional Use Site Plan Pd: \$ 475<sup>00</sup>  
 CC Date/Check#/Cash 1812

Robert C. Epping 11/4/22  
 Signature of Owner / Applicant / Agent Date

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

Robert C. Epping  
 Print Name(s)

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

Notes (revisions, extensions, etc.) \_\_\_\_\_

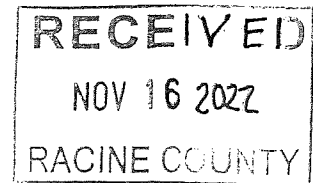
Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_

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)

\* 002.03.19.35.002.000  
 PIN 002.03.19.35.002.010

Trenton Ventures / Pine Lake Materials  
30621 52<sup>nd</sup> Salem, WI. 53168  
P. 262-321-9900 F. 262-537-2237  
[trentonventures@gmail.com](mailto:trentonventures@gmail.com)



To: Racine County – Public Works & Development Services

From: Taun Parkers & Robert Epping

Date: November 2022

Subject: Conditional Use & Zoning Permit

This letter serves as intent to review & renew the previously approved conditional use & zoning permit at 29331 Durand Ave. Burlington, WI. Attached are previously approved operational plan and restoration plan. The approximate remaining life of this site is about 10 years as it currently in an intermittent stage as we are supplying stockpiled materials for ready mix operations. The next stage would be to resume washing material. Then we would begin final restoration for the next end use of the property. No changes have been made since the last approval.

Hours of Operation (same as previously indicated on conditional use):

- Quarry Operation for Gravel 6:00am – 4:00pm Monday thru Friday
- Concrete Batch Plant 6:00am – 6:00pm Monday thru Friday & 6:00am – 3:00pm on Saturdays

Number of Employees

- One part time employee to fill Ready Mix bins as needed

Equipment & Structures

- No new structures. Existing dwelling, barn/shop.
- Scale House / Truck Scale
- Concrete Batch Plant
- Wheel Loader to Supply Concrete Batch Plant

Reclamation Cost Breakdown:

- Push 52,300 cubic yards to slope x \$1.00 per cubic yard= \$52,300.00
  - Spread Top Soil 15,238 cubic yards x \$5.00 cubic yard = \$76,190.00
  - Seed 19.7 Acres x \$500 an acre = \$9,850.00
- Total: \$138,340.00 - this is the current bond amount that is on file with Racine County.

Please let us know if you have any questions before the December 2022 meeting.

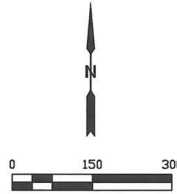
Sincerely,

*Taun P. Parkers & Robert C. Epping*

# RESTORATION PLAN PINE LAKE PIT

**NOTES:**

1. CURRENT BOTTOM OF PIT ELEVATION = 795.0
2. RESTORATION AREA = 11.4 ACRES
3. MATERIAL STOCKPILE AREA 8.3 ACRES TOPSOIL ONLY NO SIGNIFICANT GRADING NESSECARY
4. TOPSOIL STOCKPILE = 15238 CY WILL COVER 32.4 ACRES AT 3.5" OF TOPSOIL.
5. RESTORATION SLOPES 3:1
6. 52300 CY OF STOCKPILE SPOIL TO BE USED TO CREATE RESTORATION SIDE SLOPES



**RECEIVED**  
NOV 16 2022  
RACINE COUNTY

SURVEY DATE: 10/06/2020  
SURVEY MADE FOR:  
TRENTON VENTURES  
31261 52ND ST.  
SALEM, WI 53168





**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
602 S. PINE STREET  
BURLINGTON, WI 53105  
PHONE: 262.787.2747 FAX: 262.787.2750  
www.kapurengineers.com

PROJECT:  
**TRENTON VENTURES PIT**

LOCATION:  
**TOWN OF BURLINGTON, RACINE COUNTY, WI**

CLIENT:  
**TRENTON VENTURES**

RELEASE:  
**REVIEW SET**

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1"=240'



SEAL:

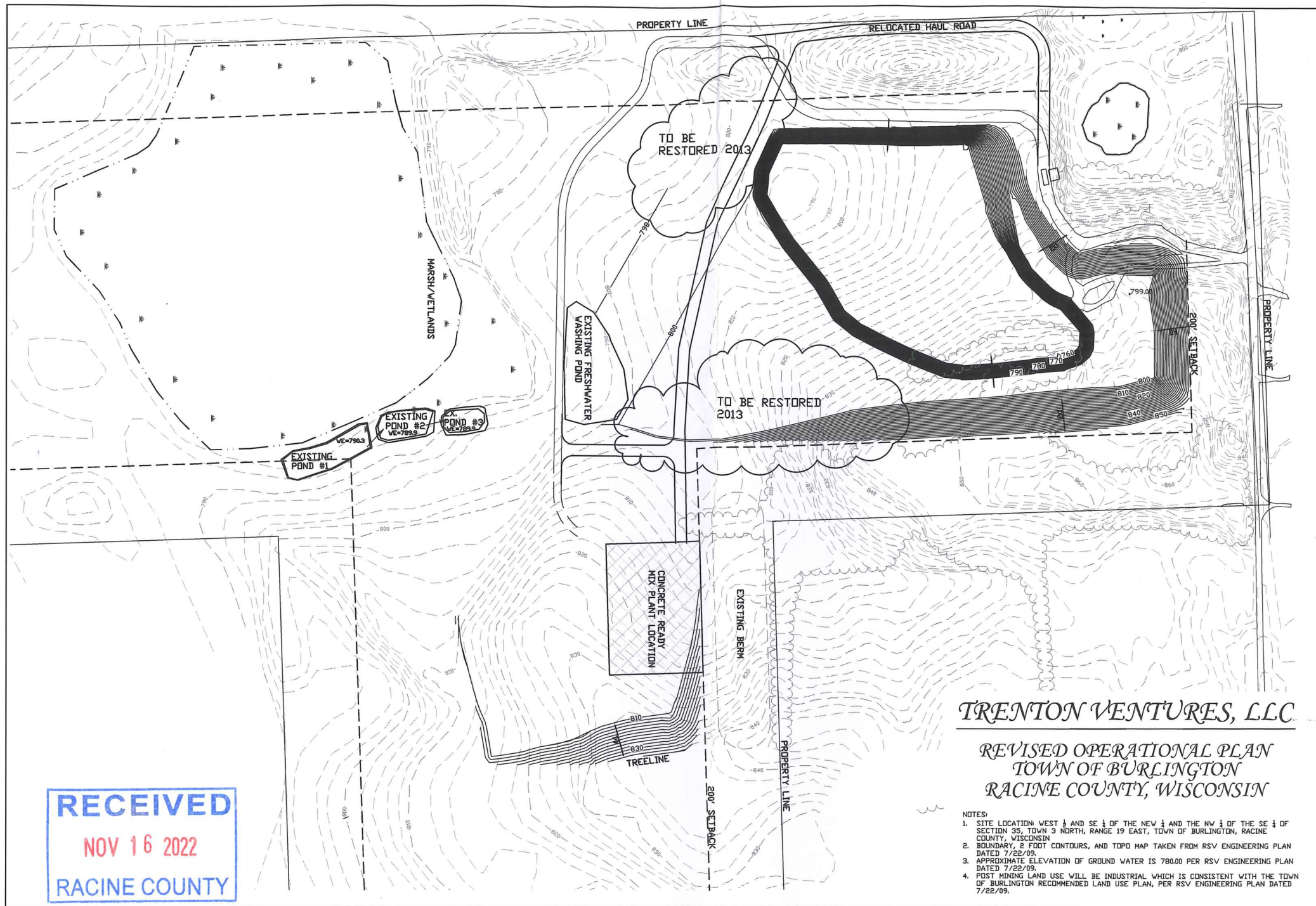
as shown, not to scale.

SHEET:  
**OPERATIONAL PLAN**

PROJECT MANAGER: PVH  
PROJECT NUMBER: 12.0049  
DESIGNED BY: PVH  
DRAWN BY: PVH  
CHECKED BY: PVH  
DATE: JULY 27, 2012

SHEET NUMBER:

**C-1**



**RECEIVED**  
NOV 16 2022  
RACINE COUNTY

**TRENTON VENTURES, LLC**  
**REVISED OPERATIONAL PLAN**  
**TOWN OF BURLINGTON**  
**RACINE COUNTY, WISCONSIN**

- NOTES:
1. SITE LOCATION WEST 1/4 AND SE 1/4 OF THE NEW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 19 EAST, TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN
  2. BOUNDARY, 2 FOOT CONTOURS, AND TOPD MAP TAKEN FROM RSV ENGINEERING PLAN DATED 7/22/09.
  3. APPROXIMATE ELEVATION OF GROUND WATER IS 780.00 PER RSV ENGINEERING PLAN DATED 7/22/09.
  4. POST MINING LAND USE WILL BE INDUSTRIAL WHICH IS CONSISTENT WITH THE TOWN OF BURLINGTON RECOMMENDED LAND USE PLAN, PER RSV ENGINEERING PLAN DATED 7/22/09.