

Owner: Clearwater Acres, LLP

Applicant/Agent: Payne+Dolan, Inc.

Town: Waterford

Zoning district(s): M-4 Quarrying District

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 continue a nonmetallic mineral extraction (sand & gravel) operation including, earthmoving, crushing, washing, sorting, sizing, & stockpiling, transportation and reclamation

AT (site address): 6745 Northwest Circle, Waterford, WI 53185

Subdivision: NIA Lot(s): - Block: - Parcel # 016041917001000-016041917007000-016041917008000 Section(s) 16 & 17 T 4 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 X 3 SETS: landscaping/lighting plan X 12 SETS: report/cover letter & operations plan X abutting property owners' names & mailing addresses X other

print name: Bryanna Bucholtz, Payne+Dolan

e-mail address: bbucholtz@walbecgroup.com

address: N3 W23650 Badinger Road

telephone #: (262) 366-5124

Waukesha, WI 53188

signed: Bryanna Bucholtz

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- NIA The property is all / partially located in the shoreland area. The project is all / partially located in the shoreland area. The property is all / partially located in the floodplain. The project is all / partially located in the floodplain. X The property is all / partially located in the wetland. The project is all / partially located in the wetland.

RECEIVED JAN 23 2023

The applicant is subject to the following Racine County Ordinance provisions (specify article/section): Article VI DIVISION 30 M-4 Quarrying District; Section 20-1228 Mineral Extraction and Chapter 12.5 Non-Metallic Mining Reclamation RACINE COUNTY

Shoreland contract: yes no X

Public hearing date: NIA

Site plan review meeting date: February 20, 2023

Submittal received by: EJS

Date petition filed: January 23, 2023

cash or check # TL 3074

amount received: \$ 20000

APPLICATION FOR ZONING PERMIT
 RACINE COUNTY, WISCONSIN (Rev. 07/22)

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Clearwater Acres, LLP
 Mailing _____
 Address 421 N Milwaukee Street

APPLICANT Payne+Dolan, Inc.
 Mailing _____
 Address N3 W23650 Badinger Road

Waterford WI 53185
 City State Zip

Waukesha WI 53188
 City State Zip

Phone _____

Phone (262) 366-5124

Email _____

Email bbucholtz@walbecgroup.com

Parcel Id. # 0116041911003000 - 002000

Site Address 6745 Northwest Circle, Waterford, WI 53185

Municipality Town of Waterford Section(s) 16 & 17 Town 4 North, Range 19 East

Lot - Block - Subdivision Name NIA CSM # -

Proposed Construction/Use to continue a nonmetallic mineral extraction (sand & gravel) operation including, earthmoving, crushing, washing, sorting, sizing, stockpiling, transportation and reclamation.

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

Contractor Applicant Est. Value w/Labor \$ NIA ZONING DISTRICT M-4

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

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: \$ 200⁰⁰

CC Date/Check#/Cash 7/6/2014 Signature of Owner /Applicant/Agent _____ Date _____

Shoreland Contract Fee Pd: \$ _____
 CC Date/Check#/Cash _____ 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 NON-REFUNDABLE (OVER)

RECEIVED
 JAN 29 2009
 RACINE COUNTY

PIN 01160419-17-001000

January 19th, 2023

Mr. Brian Jensen
Racine County Public Works and Development
14200 Washington Avenue
Sturtevant, WI 53177-1253

**Site Plan Review – CUP Renewal
Clearwater Acres Aggregate Site, Town of Waterford**

Dear Mr. Jensen:

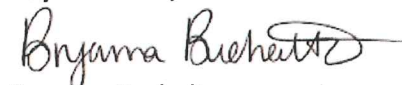
Payne+Dolan, Inc. is requesting a site plan review and two-year extension of the existing conditional use permit for the Clearwater Aggregate Site located in the Town of Waterford. It is Payne+Dolan's intent to continue to operate this site in compliance with the conditions and requirements as previously approved. We are not requesting any changes to the permit at this time.

Payne+Dolan is requesting to be on the February 20th Racine County Economic Development and Land Use Planning Committee meeting. A representative will be attending to address any questions the board may have.

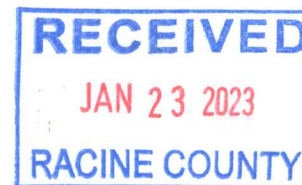
Thank you for your time and effort in this request. We appreciate the continued opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at (262) 366-5124.

Sincerely,

Payne+Dolan, Inc.



Bryanna Bucholtz
Land Resources Administrator



**Payne+Dolan – Clearwater Acres Aggregate Site
Site Plan Review – January, 2023**

History

- Land Use Amendment, Rezoning and Conditional Use Permit approval by Racine County Economic Development and Land Use Planning Committee on April 17th, 2017.
- Approved recommendation and conditions by the Town of Waterford Board on May 8th, 2017.
- Mineral extraction began in December of 2019 with first crushing and processing set and product load-out beginning in 2020.

Site Operation Updates

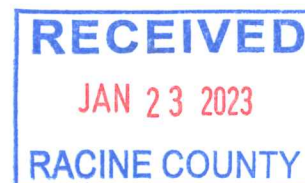
- Construction of the Highway 83/Northwest Circle intersection, Northwest Circle improvements and paving of the site entrance road were completed in 2019.
- Approximately 29.5 acres have been stripped of topsoil and overburden for operations/stockpile area and mineral extraction. (See attached map)
- Mineral extraction is occurring both above and below the water table.

Upcoming Operations

- 29.5 acres are currently open.
- Crushing plant is planned to be on site in 2023.
- Planning on stripping approximately 5 acres in 2023.

Other Information

- There is approximately 15+/- years of material remaining at the site depending on market conditions.
- There is a sufficient amount of overburden and topsoil on site to reclaim the site to the conditions shown on the reclamation plan.



May 2019



July 2019



October 2018



December 2019



Spring 2017



Summer 2022



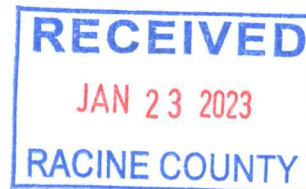
Estimated Reclamation Costs

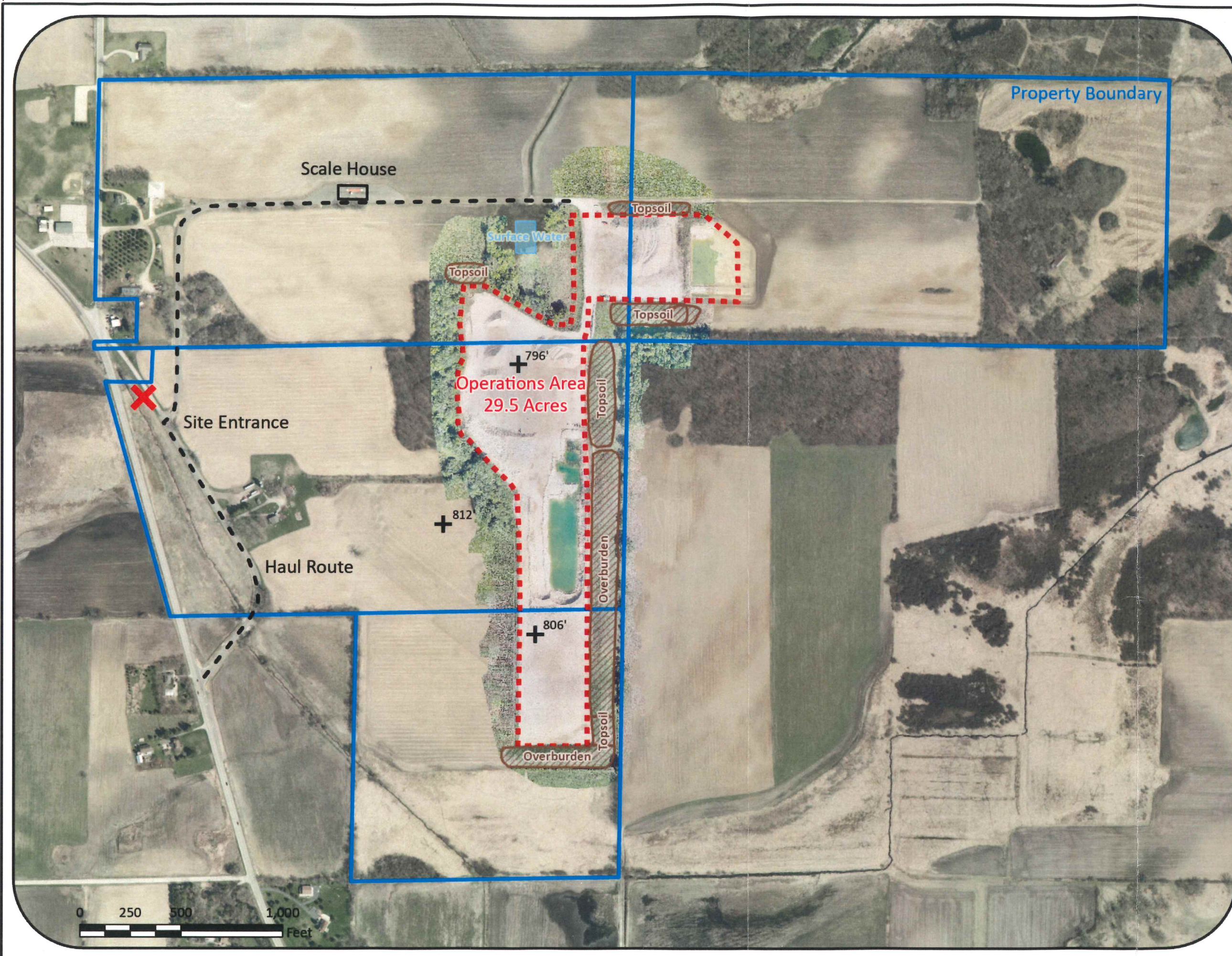
Clearwater Aggregate Site
Highway 83, Town of Waterford
Racine County

Activities	Amount	Cost Unit	Cost/Unit	Total
Mobilization	1.00	Lump Sum	\$3,000	\$3,000
Excavation, Grading & Backfilling (1)	29.50	Acre	\$3,200	\$94,400
Grade Subsoil & Topsoil (2)	29.50	Acre	\$1,600	\$47,200
Seed, Fertilize & Mulch to DOT standard (3)	1.00	Acre	\$1,900	\$1,900
Misc Clean-Up / Fence and Gate Removal	1.00	Lump Sum	\$10,000	\$10,000
			Total	\$156,500

Notes

- 1) Excavation, grading & backfilling are for areas that are open and need reclamation
- 2) Grade subsoil & topsoil is for areas that are partially reclaimed and need finished grade work
- 3) Only miscellaneous areas would require seed, fertilize and mulch.



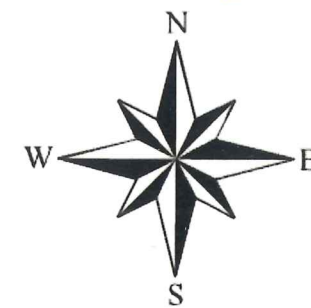


Payne & Dolan - Clearwater Aggregate Site

Site Plan

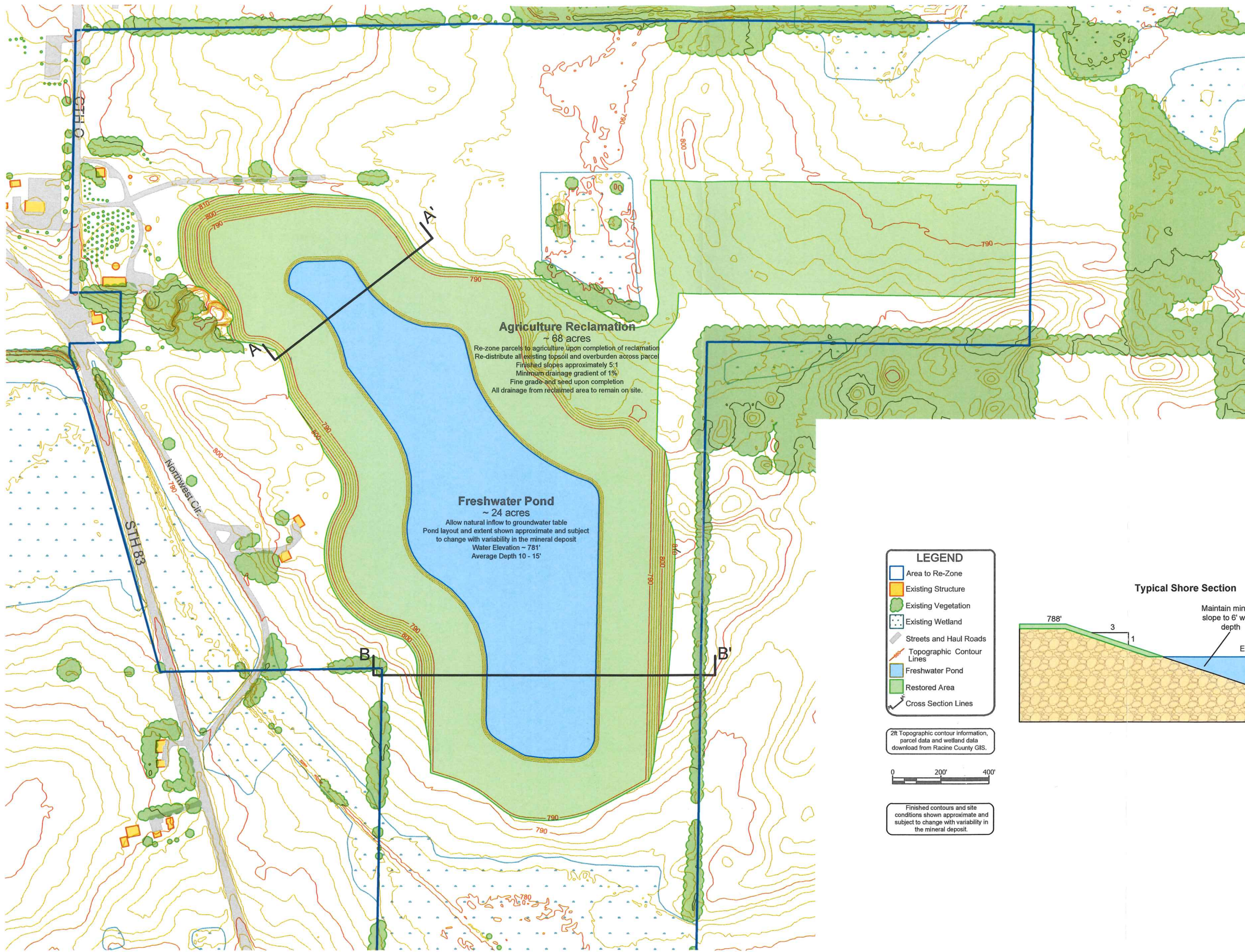
2023 Site Plan Review

Aerial Date: September 2022



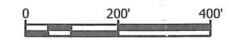
RECEIVED
 JAN 23 2023
 RACINE COUNTY



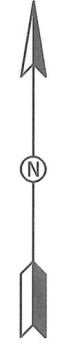
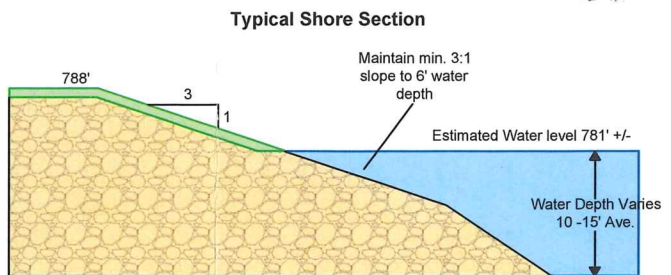


- LEGEND**
- Area to Re-Zone
 - Existing Structure
 - Existing Vegetation
 - Existing Wetland
 - Streets and Haul Roads
 - Topographic Contour Lines
 - Freshwater Pond
 - Restored Area
 - Cross Section Lines

2ft Topographic contour information, parcel data and wetland data download from Racine County GIS.



Finished contours and site conditions shown approximate and subject to change with variability in the mineral deposit.



Payne & Dolan, Inc.
 N3 W23650 Badinger Rd
 Waukesha, WI 53187

NOTES:

PROJECT:
Nonmetallic Mineral Extraction and Reclamation
Clearwater Acres LLP
 Town of Waterford, Racine County, Wisconsin

BY	DATE	REVISION

DATE: 10/10/2016	DRAWN BY: EJC	DRAWING #:	SCALE:
---------------------	------------------	------------	--------

5

RECLAMATION PLAN