

APPLICATION FOR ZONING PERMIT

RACINE COUNTY, WISCONSIN (Rev. 02/22)

PERMIT NO. _____ COM ITEM #4

DATE PERMIT ISSUED _____

OWNER TTT Real Estate LLC
HILLSIDE AGGREGATES

APPLICANT ROBERT EPPING

Mailing Address 30621 52ND ST

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 office@tvmaterialsinc.com

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Parcel Id. # 002021907011000, 019000 & 017000

Site Address 7126 McHenry St

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

Lot - Block - Subdivision Name - CSM # -

Proposed Construction/Use Renew/continue non-metallic (sand & gravel) extraction operations including gravel crushing, washing & recycling of concrete & asphalt

New Principal Bldg. Size (x) (x) (x)
Addition Accessory Area (sq ft) (see) (submitted) (plans)
Alteration Deck Peak Ht. (ft.) 100-Yr. Floodplain Elev.
Conversion Sign Eave Ht. (ft.) Flood Protection Elev.
Temporary Other NMM Building Ht.-Avg. (ft.)

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

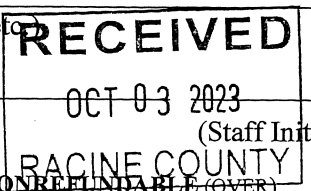
BOA/Conditional Use/Site Plan Pd: \$ 200⁰⁰ Robert Epping 10/3/23
CC Date/Check#/Cash _____ Signature of Owner / Applicant/Agent Date

Shoreland Contract Fee Pd: \$ _____ Robert Epping
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 NONREFUNDABLE (OVER)



PIN 0020219 - 07 - 011000

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

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.)
Renew/continue non-metallic (sand and gravel) extraction operations including gravel crushing, washing & recycling of
concrete and asphalt.

AT (site address): 7126 McHenry St . Burlington, WI 53105

Subdivision: n/a Lot(s): n/a Block: n/a

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

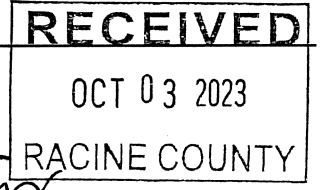
If served by municipal sewer, check here: n/a Sanitary permit #: n/a

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 e-mail address: office@tvmaterialsinc.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".

- 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.
- 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 M-4 Quarry District, Sec 20-1228 Mineral Extraction
Chapter 12.5 Nonmetallic Mining Reclamation

Shoreland contract: yes _____ no X

Public hearing date: _____ Site plan review meeting date: 10/16/2023

Submittal received by: [Signature] Date petition filed: 10/3/2023

cash _____ or check #: _____ amount received: \$ 200.00

Hillside Aggregates
30621 52nd Salem, WI. 53168
P. 262-321-9900
office@tvmaterialsinc.com

To: Racine County – Public Works & Development Services

From: Taun Parkers & Robert Epping

Date: September 2023

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 that was last approved October 2021.

The approximate remaining life of this site is about 10-15 years. We plan to continue operations and restore according to the attached map. In 2022 and 2023 we restored 10 additional acres and opened 10 acres. As of 2023, the total restored acres is 25 acres.

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 \$149,450.00 which is sufficient in covering the reclamation costs.

We will be attending the meeting on October 16th 2023.

Sincerely,

Taun P. Parkers & Robert C. Epping



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

GRETEBECK, A-2, 07-003-000

YAHNKE ROAD

200' SETBACK

AREA RECLAIMED BY TREE PLANTINGS

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

DREAM STREET

100'

TOPSOIL STOCKPILE

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.

ORIOLE CIRCLE

TTT REAL ESTATE
A-2
07-017-000

200' SETBACK
NATURAL SCREEN TREES TO
REMAIN IN PLACE-PROTECT PEC

A-2
07-018-000

HEWITT
A-2
07-014-000

HEWITT
A-2
07-016-000

HEWITT
A-2
07-013-000

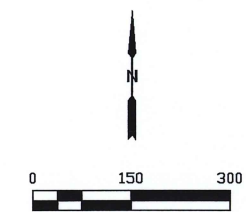
ASPHALT CONTRACTORS INC.
M-4, 07-010-000

50'

802

801

804



200' SETBACK

SCREENING BERM

SEVERSON
B-3, 07-012-000

RECLAMATION PLAN

DATE: 09/14/2021
FOR:
NAME 1 AND
NAME 2
ADDRESS 1
CITY, STATE ZIP
V2G
SURVEYING, LLC
121 WOLF RUN SUITE 4
MUKWONGO, WI 53149
(262) 897-6667

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