

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

PH ITEM #1

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER Payne & Dolan, Inc.
 Mailing Address N3 W23650 Badinger Road

APPLICANT Same as Owner
 Mailing Address _____

Waukesha WI 53188
 City State Zip

City State Zip

Phone (262) 366-5124

Phone _____

Email bbucholtz@walbecgroup.com

Email _____

Parcel Id. # 016041931-005-000/001-000
010-020/013-000/014-000

Site Address 34422 High Drive, East Troy, WI 53120

Municipality Waterford Section(s) 31 Town 4 North, Range 19 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use To continue a non-metallic (sand + gravel) extraction operation + related accessory uses + reclamation (Honey Creek Site)

New	Principal Bldg.	Size (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition	Accessory	Area (sq ft) (<u>EXISTING MINING SITE</u>) (<u>—</u>) (<u>—</u>)
Alteration	Deck	Peak Ht. (ft.) <u>—</u> 100-Yr. Floodplain Elev. <u>—</u>
Conversion	Sign	Eave Ht. (ft.) <u>—</u> Flood Protection Elev. <u>—</u>
Temporary	Other <u>NUM Op.</u>	Building Ht.-Avg. (ft.) <u>—</u>

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

Existing Nonconforming?	N/A <u>X</u>	Yes <u>—</u> No <u>—</u>	Yard Setbacks	Proposed <u>—</u> OK? <u>—</u>
Structure in Shoreland? (per map)	<u>—</u>	Yes <u>—</u> No <u>X</u>	Street-1 st	<u>—</u>
Mitigation or Buffer Needed?	<u>—</u>	Yes <u>—</u> No <u>X</u>	Street-2 nd	<u>EXISTING</u>
Structure in Floodplain? (per map)	<u>—</u>	*Yes <u>—</u> No <u>X</u>	Side-1 st	<u>MINING</u>
*Structure's Fair Market Value \$	<u>—</u>	Cumulative % <u>—</u>	Side-2 nd	<u>SITE</u>
*>50% of Fair Market Value?	N/A <u>X</u>	Yes <u>—</u> No <u>—</u>	Shore	<u>—</u>
Structure in Wetland? (per map)	<u>—</u>	Yes <u>—</u> No <u>X</u>	Rear	<u>—</u>
Substandard Lot?	<u>—</u>	Yes <u>—</u> No <u>X</u>	Total Acc. Structures	<u>—</u>
BOA Variance Needed?	<u>—</u>	Yes <u>—</u> No <u>X</u>	Date of Approval	<u>—</u>
Conditional Use/Site Plan Needed?	<u>—</u>	Yes <u>X</u> No <u>—</u>	Date of Approval	<u>—</u>
Shoreland Contract Needed?	<u>—</u>	Yes <u>—</u> No <u>—</u>	Date of Approval	<u>—</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: \$ 475⁰⁰ Bryanna Bucholtz 3/5/2024
 CC Date/Check#/Cash 1001187 Signature of Owner / Applicant / Agent Date

Shoreland Contract Fee Pd: \$ _____ Bryanna Bucholtz, Land Information Administrator
 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

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

RECEIVED
 MAR 18 2024
 RACINE COUNTY

PN 0160419 - 31 - 001000
 (Multiple parcels)

March 11th, 2024

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

**Conditional Use Permit Renewal
Honey Creek Aggregate Site – Town of Waterford**

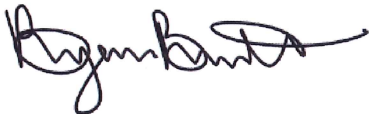
Dear Mr. Jensen:

Payne & Dolan, Inc. is requesting a renewal of its existing conditional use permit for the Honey Creek Aggregate Site located in the Town of Waterford. It is Payne & Dolan's intent to operate this site in compliance with the conditions and requirements as previously approved.

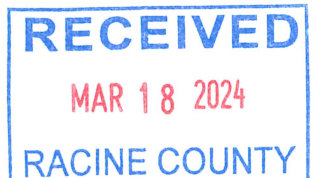
Thank you for your time and effort in this request. We appreciate the continued opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at (262) 366-5124.

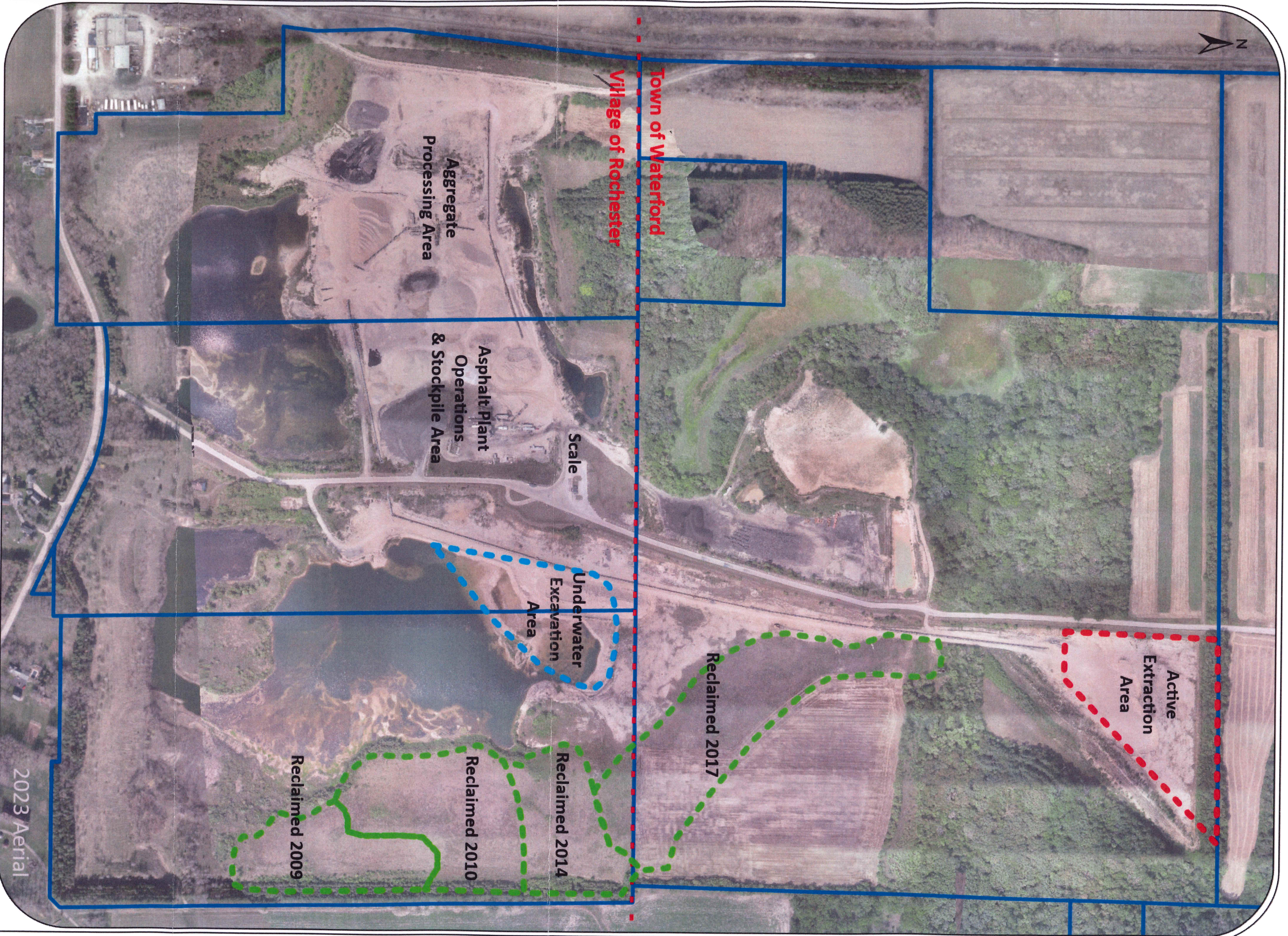
Sincerely,

Payne & Dolan, Inc.



Bryanna Bucholtz
Land Resources Administrator





Active
Extraction
Area

Reclaimed 2017

Reclaimed 2014

Reclaimed 2010

Reclaimed 2009

Underwater
Excavation
Area

Scale

Asphalt Plant
Operations
& Stockpile Area

Aggregate
Processing Area

Town of Waterford

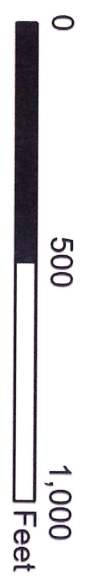
Village of Rochester

2023 Aerial

Honey Creek Aggregate Site

Site Plan

2024 CUP Renewal



Date: 3/7/2024
Drawn By: BB

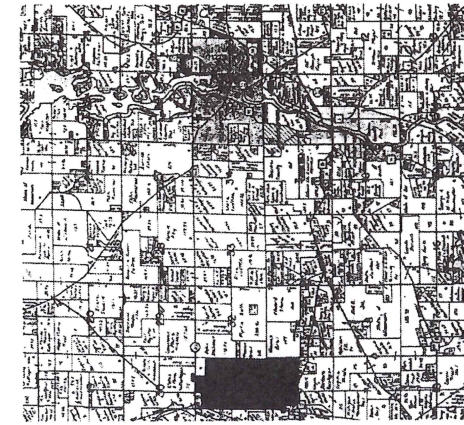


RECLAMATION PLAN SUBMITTAL FOR
COMPLIANCE WITH AUTOMATIC
RECLAMATION PERMIT RECEIVED
PURSUANT TO CH. NR 135.18 AND 135.19
WISCONSIN ADMINISTRATIVE CODE

SUBMITTED JULY 2002

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN

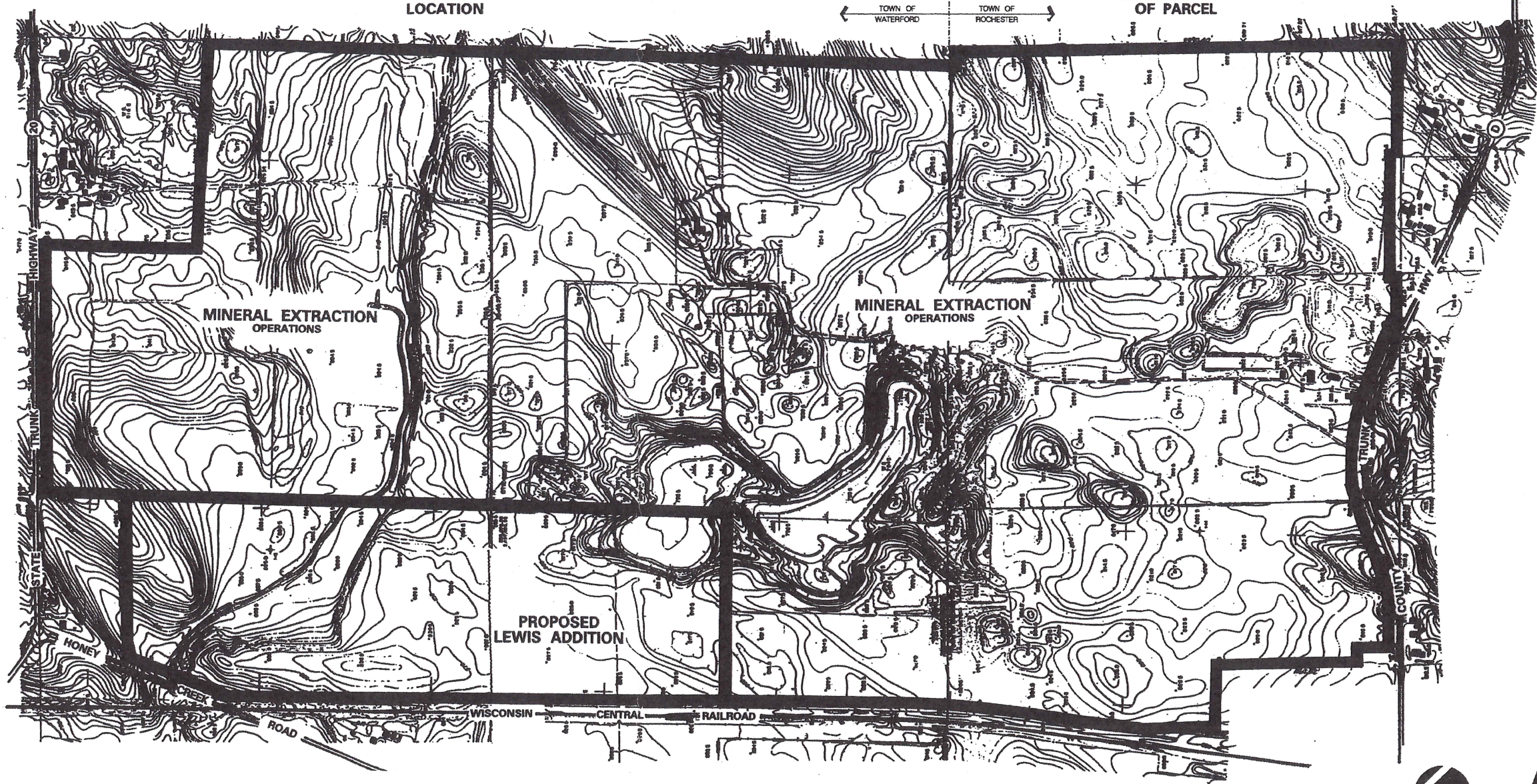
TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



PROJECT
LOCATION

REGIONAL MAP
OF PARCEL

TOWN OF WATERFORD TOWN OF ROCHESTER



RECEIVED
MAR 18 2024
RACINE COUNTY

**GRAEF
ANHALT
SCHLOEMER**
and Associates Inc.

REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
NO. 104
REVISED: 5 NOV 97

P&D PAYNE & DOLAN
N3 W23650 BADINGER ROAD
WAUKESHA, WISCONSIN 53187
414-524-1700

INDEX OF EXHIBITS

A	PLAT OF EXISTING SITE
B	PARCEL SEQUENCING PLAN
C	SITE RECLAMATION PLAN



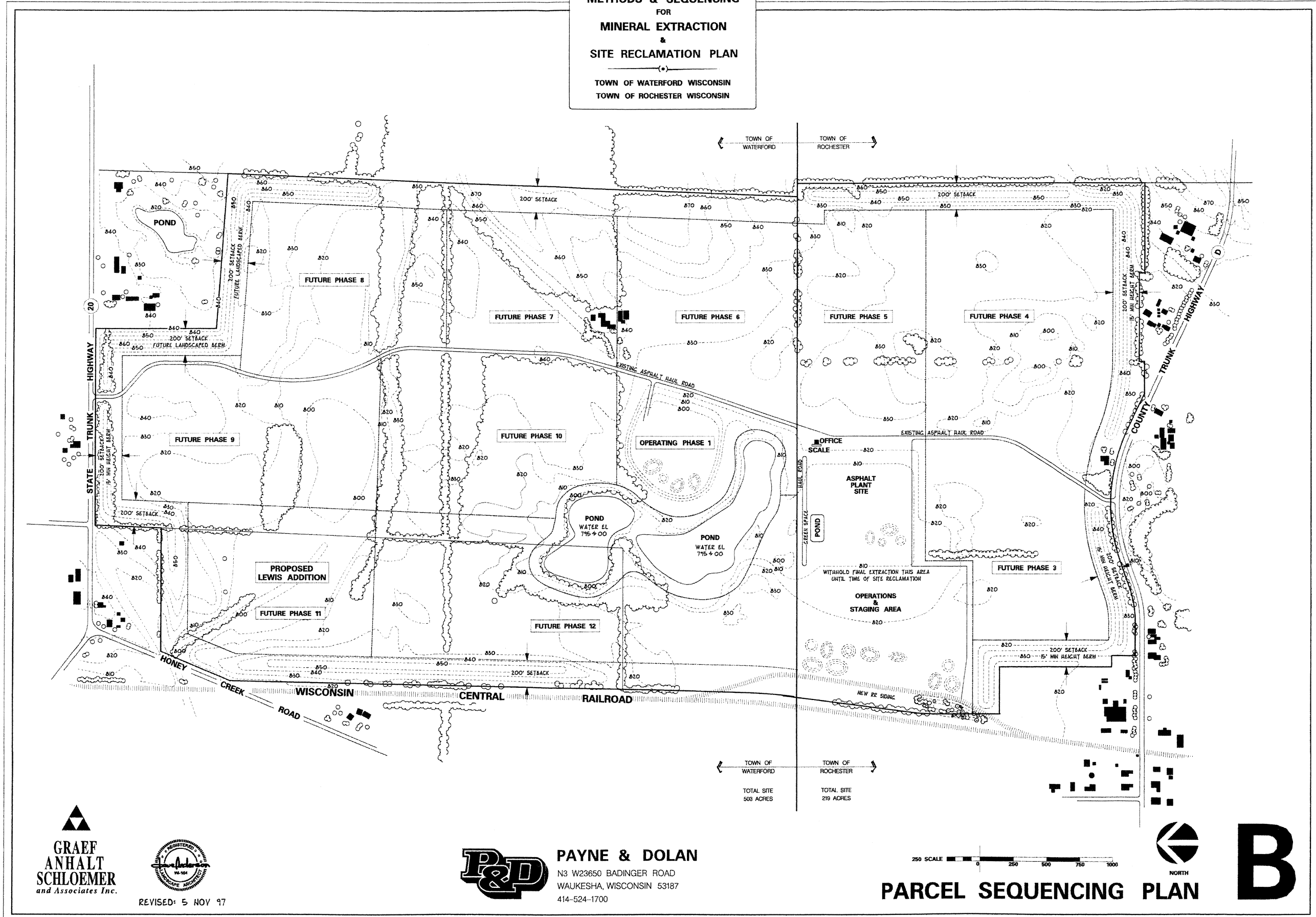
PLAT OF EXISTING SITE
APPROXIMATE DATE OF MAP: 1985



A

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN

TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



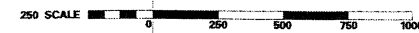
GRAEF ANHALT SCHLOEMER
and Associates Inc.



REVISED: 5 NOV 97



PAYNE & DOLAN
N3 W23650 BADINGER ROAD
WAUKESHA, WISCONSIN 53187
414-524-1700



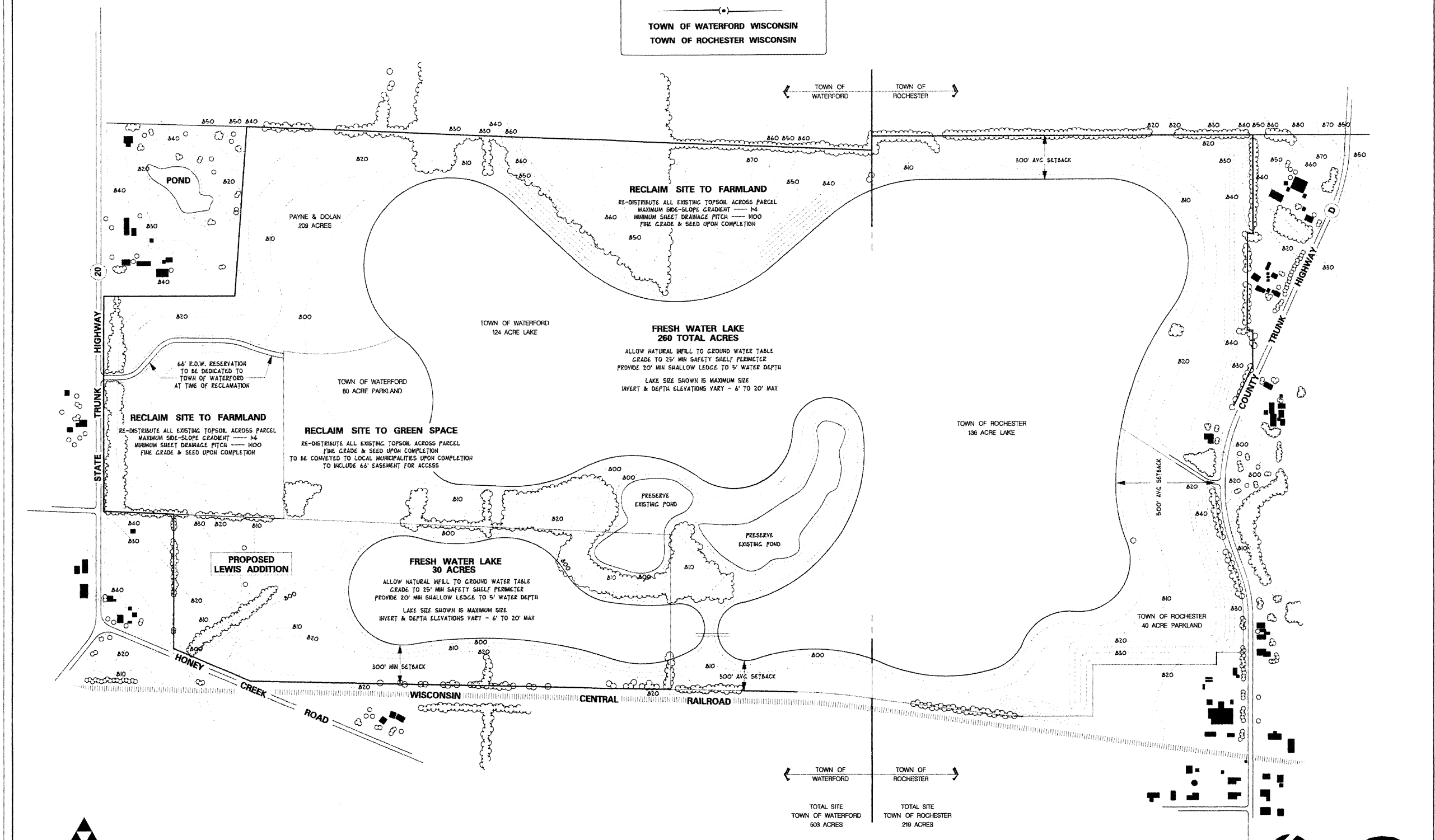
NORTH

PARCEL SEQUENCING PLAN

B

DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN

TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN



TOWN OF WATERFORD TOWN OF ROCHESTER

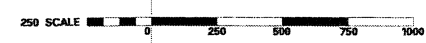
TOTAL SITE TOWN OF WATERFORD 503 ACRES TOTAL SITE TOWN OF ROCHESTER 210 ACRES



REVISED: 5 NOV 97



PAYNE & DOLAN
N3 W23650 BADINGER ROAD
WAUKESHA, WISCONSIN 53187
414-524-1700

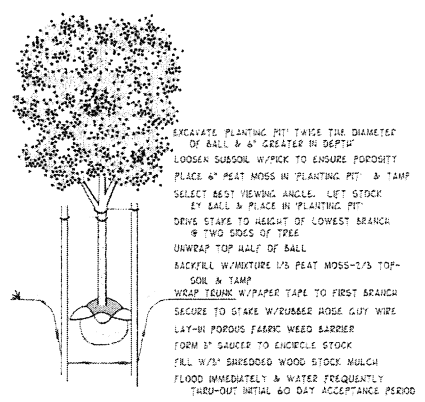


NORTH

SITE RECLAMATION PLAN



DETAILS OF THE
METHODS & SEQUENCING
FOR
MINERAL EXTRACTION
&
SITE RECLAMATION PLAN
TOWN OF WATERFORD WISCONSIN
TOWN OF ROCHESTER WISCONSIN

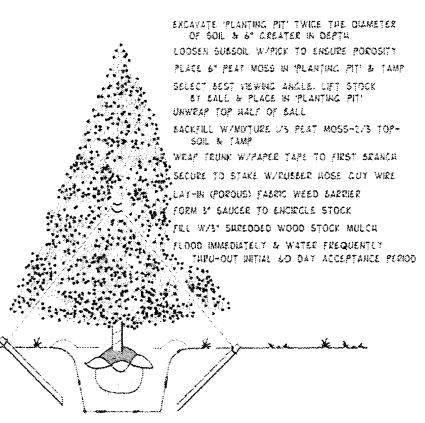


2 TREE PLANTING DETAIL
BARE ROOT STOCK MAY BE PLANTED IN 1/4 YD TOPSOIL PIT

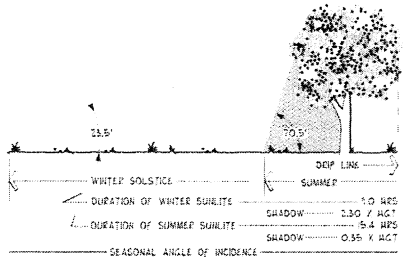
CALL BEFORE YOU DIG

STATE LAW REQUIRES YOU TO NOTIFY OWNERS AND OPERATORS OF UNDERGROUND FACILITIES AT LEAST 3 FULL WORKING DAYS BEFORE YOU DIG

1-800-242-8511



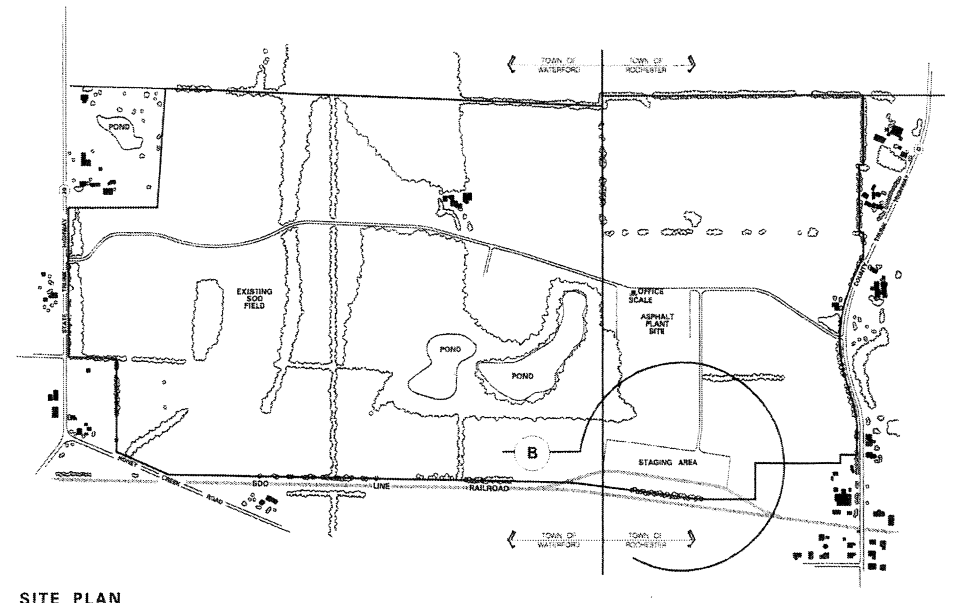
3 EVERGREEN PLANTING DETAIL
BARE ROOT STOCK MAY BE PLANTED IN 1/4 YD TOPSOIL PIT



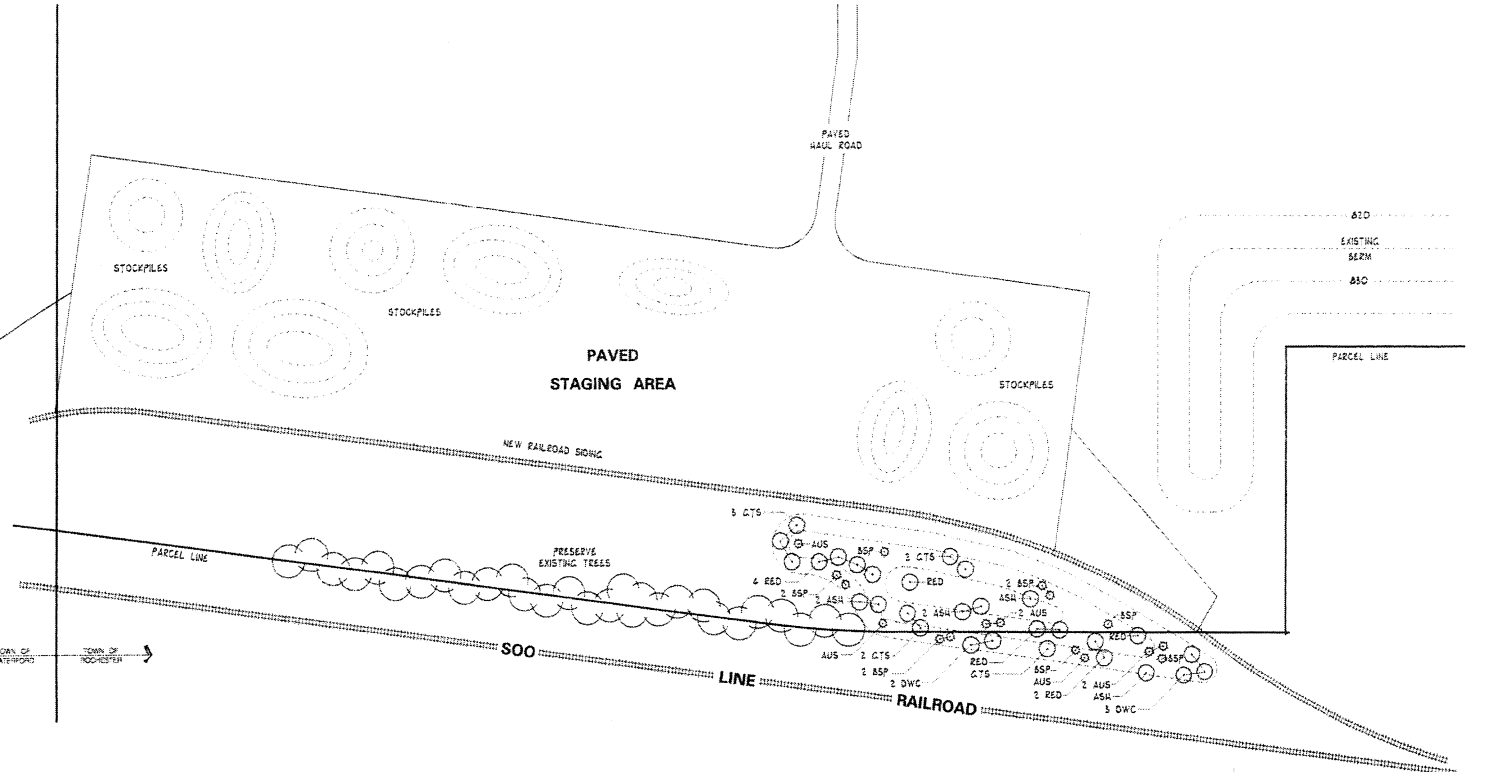
1 CLIMATOLOGICAL DATA OF SITE
WATERFORD/ROCHESTER, WISCONSIN

GEOGRAPHICAL LOCATION OF SITE: 43.9° NORTH LATITUDE
88.9° WEST LONGITUDE

DURATION OF ANNUAL GROWING SEASON: 176 DAYS
AVERAGE WARMEST DAY: 30 JULY 48° F
AVERAGE COLDEST DAY: 18 JAN 18° F
ANNUAL PRECIPITATION: 750 MM
AVERAGE SUNSHINE PER DAY: 5.6H
OVERALL AVERAGE TEMPERATURE: 45° F



A SITE PLAN
REFER TO SHEET 5 FOR SITE PLAN



B ENLARGED LANDSCAPED BERM PLAN
CONSTRUCT BERM PER BERM PLAN & CROSS-SECTIONS

PLANT MATERIAL SCHEDULE

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	MIN. SIZE	SYMBOL
8	●	GLEDTISIA TRIACANTHOS BERINGI (PATENT) 1/4"	SKYLARK LOCUST	1" CAL	CTS
6	●	FRAXINUS PENNSYLVANICA LANCEOLATA	GREEN ASH	1" CAL	ASH
10	●	ACER RUBRUM "AUTUMN BLAZE"	AUTUMN BLAZE RED MAPLE	2" CAL	RED
5	●	MALUS WYMANII	DON WYMAN CRAB	2" CAL	DWC
7	●	PRUNUS USUDA	AUSTRIAN PINE	5' HGT	AUS
10	●	PICEA POLICENSIS (CLAUSI) WOLGHEMI	BLUE SPRUCE	5' HGT	SSP



5 JUN 97

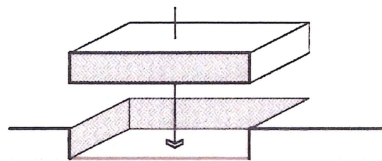


PAYNE & DOLAN
N3 W23650 BADINGER ROAD
WAUKESHA, WISCONSIN 53187
414-524-1700



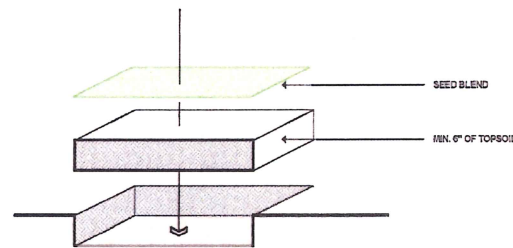
LANDSCAPED BERM DETAILS





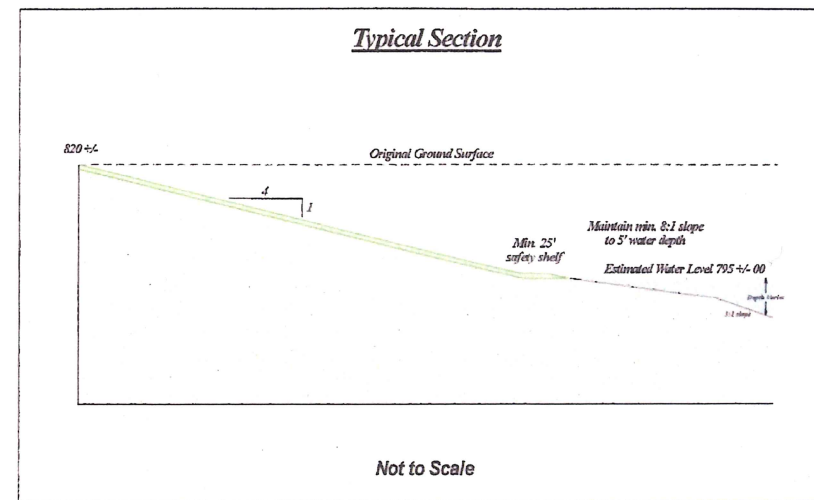
- RETAIN EXISTING TOPSOIL & SUBSOIL FOR DISTRIBUTION DURING RECLAMATION
- MINIMUM 6" OF SUBSOIL AND 6" OF TOPSOIL ON RECLAIMED SLOPES
- STORE TOPSOIL & SUBSOIL IN TEMPORARY BERMS DURING MINERAL EXTRACTION
- EXISTING TOPSOIL & SUBSOIL SHALL BE SPREAD BY GRADING CONTRACTOR
- PROJECT MANAGER SHALL APPROVE FINISHED GRADE & UNIFORM SLOPES PRIOR TO THE SOWING OF SEED

PRESERVATION OF TOPSOIL & SUBSOIL



- ENOUGH TOPSOIL WILL BE STOCKPILED ON SITE FOR RECLAMATION
- MINIMUM OF 6" OF TOPSOIL ON RECLAIMED SLOPES
- PROJECT MANAGER SHALL APPROVE FINISHED GRADE & UNIFORM SLOPES PRIOR TO THE SOWING OF SEED
- ALL SEEDING WILL BE DONE IN ACCORDANCE WITH THE STATE OF WISCONSIN DOT STANDARD SPECIFICATIONS FOR SEEDING AND MULCHING, SECTIONS 630 AND 627
- SEEDING TO BE COMPLETED WITHIN 30 DAYS OF FINAL TOPSOIL GRADING

SEED OPERATIONS



DETAILS

I. PURPOSE AND SCOPE

The purpose of this reclamation plan is to describe the activities to reclaim the site to a condition whereby future land use is feasible after the completion of mineral extraction activities. Implementation of this reclamation plan shall be completed within one (1) year after the cessation of site operations.

The proposed land use for the reclaimed site upon reclamation is returning the parcel to agricultural/farmland operations and green space. The ultimate land development and end use (beyond grading, revegetation and other requirements detailed in this plan) are subject to future land use requirements.

No end use development proposals (besides those listed above) shall be implemented prior to the submission of detailed end-use development plans pursuant to then applicable town and county ordinance requirements, and the granting of detailed zoning and land use approvals in accordance with such applicable ordinance requirements.

II. PROPOSED EARTHWORK AND RECLAMATION

The topsoil and other overburden materials covering the nonmetallic mineral deposit are removed and stockpiled separately for future reclamation. After the nonmetallic minerals are removed, the topsoil and other overburden materials will be placed over the area where the minerals were excavated, graded to conform with the surrounding land and seeded. The existing topsoil and overburden are re-distributed across the parcel and fine graded to present a uniform appearance. Reclaimed slopes will be seeded upon completion of the fine grading.

The reclamation plan has been designed to maintain pre-mine drainage patterns to the greatest extent possible and to improve upon existing conditions where possible. Payne & Dolan will perform the necessary grading to achieve the final topography and drainage patterns as outlined in the attached reclamation plan view.

III. REVEGETATION PLAN

After the overburden materials have been placed over reclaimed slopes, the stockpiled topsoil will be spread over the reclaimed slopes, fine graded, seeded and mulched. Seeding activities will be carried out in accordance with accepted seeding specifications provided in the reclamation plan.

Prepared soil will be seeded at any time during the growing season when soil conditions are suitable but no longer than 30 days after the final grading of reclaimed slopes. Seeding activities should not be carried out immediately following rain, when the ground is too dry, or during windy periods.

All seeding and mulching will be done in accordance with the State of Wisconsin Department of Transportation Standard Specifications for Seeding and Mulching, Sections 630 and 627.

IV. EROSION CONTROL AND POST OPERATIONAL MAINTENANCE

Erosion control measures will be implemented as necessary to minimize off-site erosion until such time as permanent placement and shaping of overburden and topsoil and seeding is possible. Best Management Practices (BMPs) such as check dams, straw bales, silt fences, surface water diversions, energy dissipators, mulch or artificial surface cover, cover crop of vegetation, buffer areas, or other appropriate measures will be taken as necessary. All erosion and sediment control practices will be periodically checked for stability and operation on a regular basis.

Follow-up inspections of all reclaimed or otherwise stabilized surfaces along with all erosion and sediment control practices will be conducted on a monthly basis to ensure their stability until such time as the vegetation required to support the post-mining land use has been successfully established and the financial assurance has been released.

Seeded areas will be reseeded and fertilized as necessary to establish and maintain a dense self-sustaining vegetative cover over reclaimed slopes. Erosion and sediment control measures will be repaired or replaced as necessary. Other preventative measures not mentioned in this reclamation plan will be taken as necessary to minimize off-site erosion.

V. COSTS OF RECLAMATION

Reclamation is an on-going process during the nonmetallic mineral extraction process, with a majority of the reclamation being completed during active mineral extraction. Final reclamation will consist of reclaiming the processing and stockpiling area upon completion of the mineral extraction activities.

The estimated reclamation costs shall approximate the actual costs of reclamation including but not limited to grading and shaping overburden over previously mined areas as shown on the reclamation plan, distribution and placement of topsoil, necessary erosion control measures, seeding, mulching, inspections and maintenance.

The estimated reclamation costs for this site are \$93,750.

VI. ASSESSING SUCCESSFUL RECLAMATION

Payne & Dolan will assess successful reclamation with the approved reclamation plan using the following methods:

1. The available overburden and topsoil have been graded to the contours as shown on the reclamation plan, and have been fine graded, seeded and mulched.
2. Adequate vegetation has been established to stabilize reclaimed surfaces. Adequate revegetation will be determined by utilizing the guidelines outlined in the Wisconsin Technical Note-AGRONOMY-W-1, Guidelines for Herbaceous Stand Evaluation, dated May 15, 1991 or by percent cover will be determined as total cover (expressed as a percentage) as measured by the canopy (vertical projection of plant parts) and will be recorded by species. Revegetation will be measured over the entire revegetated site at no less than 10 randomly placed square foot quadrants for each 10 acre area.

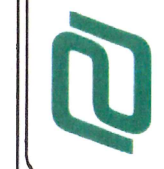
VII. CERTIFICATION OF RECLAMATION PLAN

I hereby certify, as a duly authorized representative or agent, that the reclamation at this nonmetallic mining site will be carried out in accordance with the approved reclamation plan submitted by Payne & Dolan, Inc. I also certify that the information contained herein is true and accurate and complies with the local and statewide nonmetallic mining reclamation standards established in NR 135, Wisconsin Administrative Code.

Signature of representative or agent
 Clint G. Weninger, PG
 Payne & Dolan, Inc.

Date signed:
 7/17/02

PAYNE AND DOLAN, INC.
 N3 W23650 Badinger Road
 P.O. Box 781
 Waukesha, WI 53187
 Phone: 262.524.1700



NOTES:
 THIS PRINT IS THE PROPERTY
 OF PAYNE AND DOLAN, INC.
 IT IS TO BE KEPT IN THE FIELD
 AND SHOULD NOT BE USED OUTSIDE OF
 THE COMPANY WITHOUT
 PERMISSION.

Nonmetallic Mining Reclamation
Honey Creek Aggregate Site
Towns of Rochester & Waterford, Racine County, Wisconsin

DATE	BY	DATE	BY

DATE	BY	DATE	BY
July 11, 2002	CGW		



RECLAMATION MEASURES

*DRAWN AND PREPARED FOR PAYNE & DOLAN, INC. BY:
 CLINT WENINGER, P.G.
 CONSTRUCTION RESOURCES MANAGEMENT, INC.
 P.O. BOX 1192
 WAUKESHA, WI 53187