

CONDITIONAL USE SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: Super Mix of WI Applicant/Agent: Jack Pease
Town: Waterford 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.)

2 year renewal for nonmetallic mining operations including earth moving, crushing, washing, sorting, sizing, stockpiling, recycling, ready-mix plant, transporting & reclamation.

AT (site address): 32424 High Drive (South Side)

Subdivision: Lot(s): Block:
Parcel # 016041933001050 & 16041933002000 Section(s) 33 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")
NA letter of agent status
NA 3 SETS: landscaping/lighting plan
X 12 SETS: report/cover letter & operations plan
X abutting property owners' names & mailing addresses
other

print name: Jack Pease e-mail address: jpease6@gmail.com phillipw.brown@hotmail.com

address: Super Mix of WI telephone #: 815-385-8000

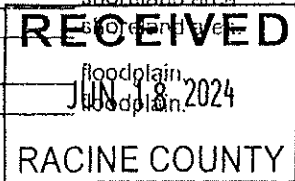
5435 Bull Valley Rd., Suite 330
McHenry, IL 60050

signed: [Signature]

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 and project location in shoreland area, floodplain, and wetland.



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

Article VI Div 30 - M-4 Quarry District, 20-122B Mineral Extraction, 12.5 nonmetallic mining reclamation

Shoreland contract: yes no X

Public hearing date: 7/15/2024 Site plan review meeting date:

Submittal received by: [Signature] Date petition filed: 6/18/2024

cash or check #: 48462 amount received: \$ 475

APPLICATION FOR ZONING PERMIT  
RACINE COUNTY, WISCONSIN (Rev. 02/23)

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

OWNER Super Mix of WI  
Mailing Address 5435 Bull Valley Rd., Suite 330  
McHenry, IL 60050  
City State Zip

APPLICANT Jack Pease  
Mailing Address Same  
City State Zip

Phone 815-385-8000

Phone \_\_\_\_\_

Email jpease6@gmail.com

Email phillipw.brown@hotmail.com

Parcel Id. # 016041933002000 & 016041933001050

Site Address 32424 High Drive (South Side)

Municipality Waterford Section(s) 33 Town 04 North, Range 19 East

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

Proposed Construction/Use To continue a non-metallic mining operation (sand & gravel) to include concrete recycling, ready-mix plant, transporting & reclamation. (earth moving, crushing, washing, sorting, sizing

+ stockpiling) Plans on File

New	Principal Bldg.	Size (_____ x _____) (_____ x _____) (_____ x _____)
Addition	Accessory	Area (sq ft) (See Attached 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 Same	Est. Value w/Labor \$ _____	ZONING DISTRICT M4
Existing Nonconforming? N/A	Yes _____ No <input checked="" type="checkbox"/>	Yard Setbacks Proposed OK?
Structure in Shoreland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Street-1 <sup>st</sup> _____
Mitigation or Buffer Needed?	Yes _____ No <input checked="" type="checkbox"/>	Street-2 <sup>nd</sup> _____
Structure in Floodplain? (per map)	*Yes _____ No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup> Plans on File
*Structure's Fair Market Value \$ NA	Cumulative % _____	Side-2 <sup>nd</sup> Per Submitted Plans
*>50% of Fair Market Value? N/A <input checked="" type="checkbox"/>	Yes _____ No _____	Shore _____
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Rear _____
Substandard Lot?	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures _____
BOA Variance Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval _____
Conditional Use 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 <input checked="" type="checkbox"/> (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 48462 Signature of Owner/Applicant/Agent Jack Pease Date 6/10/2024

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 NONREFUNDABLE (OVER)

Pin 0160419-33-002000

**Request Outline**

This Request is in reference to property owned by Super Mix of Wisconsin and operated by Super Aggregates, Jack Pease as Applicant. The property has Tax Parcel Numbers: 016041933001050 and 016041933002000 and is located 32424 (South) High Drive, Burlington, WI, Town of Waterford. Property zoning is M4. In consideration of the Town of Waterford and Racine County Ordinance, the Applicant hereby request a two-year extension and site plan review to continue non-metallic mining (sand and gravel) extraction operation including earth moving, crushing, washing, sorting, sizing, stockpiling, recycling, ready-mix plant transporting and reclamation.

## Mining Narrative

### **1. Ownership of land.**

The property is owned by Super Mix of Wisconsin, Jack Pease. Super Aggregates is also owned by Jack Pease and is the non-metallic mine operator. The main office is located at 5435 Bull Valley Road, Suite 330, McHenry, IL 60050. Phone: 815-385-8000.

### **2. Nonmetallic Minerals to be mined.**

The reserves mined from property are sand and gravel materials.

### **3. Character and composition of vegetation and wildlife on land to be affected.**

Agricultural land use in areas not affected by extraction. Upon extraction cessation, areas shall be returned to agricultural land use with alfalfa/hay farming.

### **4. The nature, depth and proposed disposition of the overburden.**

The overburden consists of topsoil which is a fine silty loam, 1-2 feet in depth and clay subsoil 2-3 feet in depth throughout the property. Once final grades are achieved, the overburden and topsoil shall be used to reclaim the site.

### **5. The estimated depth to which the mineral deposit will be mined.**

Reserves are estimated to be 25-60 feet in depth.

### **6. Estimated type and volume of excavation.**

Mineable sand and gravel reserves in the 120 & 70 Acre tract are estimated at 12 mil. tons.

### **7. The techniques and equipment proposed to be used, as applicable, for;**

#### **A. earth materials extraction;**

Open pit reserves shall be extracted using a combination of an excavator, haul trucks and wheel loader depending on extraction phase. Above water extraction or pit floor, occurs to an elevation of 825'. Below water extraction occurs to a maximum elevation of 792'.

#### **B. earth materials processing;**

Reserves are processed by a combination of screening and crushing techniques. Equipment consist of a feeder, land conveyors, screening plant, crushing plant, wash plant, stacking conveyors and a wheel loader.

#### **C. ready-mix plant;**

Sand and Gravel materials from the processing area are used in the proposed ready-mix plant.

#### **D. concrete recycling plant; and**

Imported broken concrete is stock piled until it can be crushed into recycled products. Material shall be stockpiled and shipped on market demand.

#### **E. concrete building materials production plant.**

Not applicable.

### **8. Practices and methods proposed to be used to minimize noise, dust, air contaminants and vibration and to prevent pollution of surface or underground water.**

EPA standards, enforcement and maintained equipment shall assure noise pollution below allowable levels for the operator of each machine. These noise levels will guarantee no significant noise will be heard beyond 1,500 feet. Dust control and further noise control shall be accomplished by limiting the processing plant in its current location. In addition, berms have been constructed and seeded with a vegetative cover to add additional noise buffering. Continued farming in reclaimed areas shall aid in minimizing noise and screening the operation. Dust and air contaminants shall be minimized by paving or the use of calcium chloride on all on-site roads. Berms and buffer strips shall be planted to suitable vegetation and maintained to prevent pollution of water supply.

**9. The method of recycling water used for washing and grading.**

Water used for the processing operations shall be drawn from a series of three ponds constructed on-site, they include a freshwater pond, and two deposit ponds. Water used for the washing operation shall be pumped from the freshwater pond into the processing plant to wash the sand and gravel materials. After the material is washed, the water is collected and returned to the first deposit pond allowing clay and silt to settle. The water flows slowly into the second deposit pond allowing the remaining solids to settle. Once the fine materials have deposited, the clean water is directed back into the freshwater pond for reuse. This is a closed circuit with little or no loss of water from the system.

**10. The proposed usage or drainage of excess water.**

All haul roads, stockpiles and operational areas shall be graded in such a manner as to direct any run-off into the primary deposit pond. The deposit ponds shall be diked to prevent any overland flow of surface water. All other land not affected by mining operations shall be drained naturally by current topography, infiltration and evaporation.

**11. Location of existing roads, and anticipated access and haulage roads planned to be used or constructed in conducting surface mining.**

Please see Locations & Features Plan.

**12. Location and names of all streams, creeks and bodies of water within lands to be affected.**

Not applicable.

**13. Drainage on and away from the lands to be affected, including directional flow of water, natural and artificial drain ways and waterways, and streams or tributaries receiving the discharge.**

Please see Locations & Features Plan.

**14. Number of Employees and Proposed days and hours of operation of all excavation, processing and operations on the property.**

The operation is staffed with a maximum of two employees and extractive/mining operations excepting maintenance functions shall be from 7:00 a.m. to 6:00 p.m., Saturday from 7:00 a.m. to 1:00 p.m. and no operations shall take place on Sundays or legal holidays. The picking up or shipping of materials and the depositing of recyclable materials may occur on a "demand basis" and is not restricted to the aforesaid days and hours. In the event there is a

contractual obligation to supply materials for Wisconsin Department of Transportation or a Racine County road building project which would require operations after hours, owner may operate during said hours during the term of the project only. In case of an emergency, time and hours of operation may be altered at the discretion of the Town Board through the issuance of a special permit which may be renewed at thirty-day intervals.

**15. The proposed property reclamation plan.**

Owner will file a reclamation plan for the property in accordance with applicable laws and regulations of the County of Racine. The reclamation plan shall provide that upon termination of mining activities, that part of the property used for extraction operations shall be allowed to fill with water to form a 50-acre lake. The shoreline shall be sloped to provide a stable and gradual transition from the surface elevation to the estimated mean water level. Other areas to be restored with topsoil and seeded with a vegetative cover. The planting of all vegetation and the construction of all berms and other landscaping features shall be commenced and completed per reclamation phasing plan.

**16. Projected dates of commencement and completion of all excavation, processing and operations on the property.**

Completion of excavation, processing, operations and reclamation is scheduled for 12/31/2047.

Super Mix of WI / Super Aggregates  
Waterford Lakes (S) Reclamation Plan  
Town of Waterford  
Racine County  
7/01/22

**I. Site Information**

**a. General Location:**

The site is located at 32424 High Drive (South), 2 miles North West of Waterford, on the North & South side of High Drive in the Town of Waterford, Racine County, Wisconsin.

**i. Legal Description:**

The South East 1/4 of Section 33, Township 4 North, Range 19 East. 190 acres more or less.

**ii. Parcel ID:**

016-04-19-33-001-050 & 016-04-19-33-002-000

**iii. Owner and Operator:**

Super Mix of WI  
Super Aggregates - Jack Pease  
5435 Bull Valley Rd.  
Suite 330  
McHenry, IL 60050

**b. Property Boundaries:**

Please see aerial map.

**c. Geological Composition and Depth of Mineral Deposit:**

Waterford Lakes Property is in an area of "Pitted Outwash and Other Ice Contact Deposits. Pitted outwash plains, kames, eskers crevasse fillings, and related features. Mainly sand and gravel with sorting and stratification locally poor. Pitted outwash and other ice contact deposits have a high potential for containing commercial sand and gravel. These deposits tend to be smaller and often less uniform than those found in outwash. However, as most ice contact deposits are steep-sided, the sand and gravel are often exposed by erosion and thus more readily found than flat-lying outwash plains and alluvial fans. In addition, the sand and gravel are usually well-drained, making special mining methods unnecessary." (Taken from "Glacial Deposits of Wisconsin" Map 10, 1976).

The depth of the deposit of sand and gravel is quite uniform in thickness, running from 40 to 60 feet deep. Mined materials will be heterogeneous mixture of fine and coarse aggregate varying in size from 200 mesh fines to fist sized cobbles.

**d. Distribution Depth and Type of Topsoil:**

Information for the three main soil types have been taken from Soil Map Racine and Kenosha Counties.

Waukesha Silt Loam (W) is a dark colored silt loam with yellowish-brown heavy subsoil becoming sandy at 2-4 feet. Surface drainage generally good. Slightly deficient in places.

Miami Loam (MI) is a light brown loam with sandy clay loam below 18 inches. Surface is gently rolling to hilly. Natural drainage is good.

Miami Silt Loam (Mo) is a light brown silt loam with yellowish- or reddish-brown subsoil grading into sandy clay loam at 2 feet. Surface is undulating to rolling. Drainage is good and slightly deficient on gentle slopes and level areas.

**e. Ground Water Elevation:**

"Well Construction Reports" for the wells that are in Section 28 and of Waterford Township, were obtained from the Wisconsin Department of Natural Resources Bureau of Drinking Water and Groundwater. The general indication that static water level is 15 to 43 feet in the area.

**f. Location of Surface Water and Wetlands:**

The closest significant surface water is a pond located approximately 500' to the adjacent North property line. As mining cessation occurs and reclamation is completed, a lake shall be formed and shall encompass approximately 50 acres. A wetland is located in the center of the 120 Acre parcel and along the South property line for both parcels.

**g. Existing Topography and Drainage Pattern:**

Please see topography and drainage plans on the Locations and Features Plan, all slopes provide drainage to the proposed lake.

**h. Location of Manmade Features:**

After mining cessation, lake features shall be completed. These features shall be constructed to appear naturally occurring open space with encasing agricultural areas. Shoreline slopes provide a stable and gradual transition from the surface elevation to the estimated mean water level.

**i. Location of Previously Mined Areas:**

Please see Locations and Features Plan for areas currently mined. From the Northeast property corner, mining and reclamation is rotating in a counter clockwise fashion.

**j. Biological Resources**

**i. Plant Communities:**



Vegetative data for the property was determined through visual observation and review of The Soil Survey Racine County, Wisconsin (USDA). Vegetation includes native grasses, foxtail, goldenrod, sumac, chokeberry, oaks, walnut and black cherry. Row crops of corn and soybean were grown in 2019 and planned for the 2020 crop season.

**ii. Wildlife Use:**

Wildlife use and data was determined by visual inspections. Main species present include whitetail deer, turkey, raccoon, woodchuck, rabbit, coyote, red fox, sparrows, robins, squirrel, cardinals and chickadee.

**k. Altered Lands:**

Please see Locations and Features Plan for lake, stockpile and settling pond locations.

**II. Post-Mining Land Use**

**a. Post Mining Land Use:**

The post mining land use shall be returned to agriculture. Contemporaneous agriculture continues to occur in areas not affected by extraction. Upon phased extraction cessation, stockpiles and equipment shall be removed and reclamation shall occur per phasing plan. Please see Reclamation Plan including proposed final contours.

**III. Reclamation Site Plan and Measures**

**a. Reclamation Methods and Procedures:**

Contemporaneous reclamation shall occur in a counterclockwise direction around the lake perimeter to the extent practicable to minimize the area disturbed by mining operations. Upon mining cessation, overburden stockpiles and imported soil materials shall be pushed by a dozer or relocated by excavator and haul trucks to blend contour lines and restore slopes from the property line, to the lake shoreline. Final slopes shall be undulating to appear naturally occurring. The areas shall be fine graded with placement a minimum depth of 6" of topsoil from stockpiles. The farm operator shall cultivate and plant crops in restored areas returning to productive agricultural use. The site is internally drained to prevent ponding or runoff.

**b. Subsoil & Topsoil Redistribution:**

Subsoil redistribution located in stockpiles shall occur as practicable once mining has ceased per phasing plan. Subsoil redistribution shall provide rough grading contours appearing natural occurring from property line to lake edge. This shall be accomplished by dozer, haul trucks and excavator depending on travel distance. Subsoil shall be placed evenly in each phase to promote good bonding between the topsoil and subsoil materials. This shall ensure suitable substrate for plant growth and the development of plant root system.

Topsoil redistribution located in stockpiles shall occur as subsoil redistribution is complete. This shall be accomplished by dozer, haul trucks and excavator depending on travel distance. Final grades and depth shall be controlled by GPS equipment and topsoil placement shall be more uniform than prior to mining operations. Topsoil redistribution shall be placed at a minimum of 6 inches thick and performed under dry conditions using appropriate equipment as to minimize compaction. Any clods or lumps present after the topsoil redistribution shall be broken down using harrows, disks or other equipment to provide uniform textured soil supporting revegetation plan included in this plan.

**c. Final Topography:**

Lake perimeter slopes shall be regraded and maintain a minimum of 6H:1V slopes or flatter where practicable, to promote natural lines and blending contours lines to the undisturbed perimeter site topography. Internal lake slopes from water edge shall be 10H:1V for a minimum distance of 20 feet providing a safety shelf and safe exit. Beyond that distance underwater slopes shall be 2H:1V - 3H:1V to lake bottom.

**d. Structures:**

Removal of all mining equipment, settling ponds, scale and scale house will be removed upon mining completion. The paved surface roadway will be gated and left in place for the farm operator ingress and egress.

**e. Estimated Cost of Reclamation:**

Description	Amount	Cost Unit	Cost/Acre
Temporary Stockpile Seeding	1	Acre	200
Temporary Erosion Control Measures	1	Acre	600
Stockpile Maintenance	1	Acre	200
Subsoil Re-spread - Undulating Side Slopes	1	Acre	1,500
Topsoil Re-Spread – GPS Control	1	Acre	2,500
Fine Grading & Disking	1	Acre	250
Seeding (If between Crop Seasons)	1	Acre	450
Fish Stocking and Pond Management	1	Acre	150
<b>Total Cost per Acre</b>			<b>\$5,850</b>

**f. Financial Assurance**

The objective of financial assurance is to ensure Racine County has access to funds necessary to implement site reclamation in the event that the operator does not perform the agreed upon duties. The funds shall accurately reflect the cost for the regulatory authority to hire a third party to perform reclamation. The main purpose of financial assurance is to ensure the operator will faithfully execute the requirements of the approved reclamation plan, the applicable reclamation ordinance and NR 135.

The operator is estimating reclamation cost of \$5,850 per Acre. The charts below depict South operations and respective reclaimed and unreclaimed areas. Financial assurance requirements shall be a minimum of \$76,050 (\$5,850/A x 13 Acres). Please see itemized Reclamation Cost Estimate above.

South Parcel

Total Parcel	191.0 Acres
Unreclaimed Acres	13.0 Acres
Bond Acres	13.0 Acres

A reclamation bond of \$330,000 has been provided to Racine County for financial assurance. Financial assurance shall be available for active acres until the issuance of the final County Certificate of Reclamation.

**g. Revegetation Plan:**

The revegetation plan includes all activities in support of selecting, obtaining, handling and applying seed to fulfill the reclamation plan. Seed shall be obtained from a local farm supply service facility or seed dealer. Alfalfa hay shall be seeded at a minimum of 25 lbs. per acre in combination with a nurse crop of seed oats at a rate of 32 lbs. per acre.

If areas to be revegetated are outside the date range (April 15 to June 1) for a typical cropping season, temporary seeding shall be done at any time during the growing season when soil conditions are suitable except between July 1 and August 15. Seeding activities shall not be carried out immediately following rain when the ground is too dry or during windy periods. Temporary seeding of oats shall be at a rate of 64 lbs. per acre.

Reclaimed areas shall be returned to agricultural crop production or temporarily seeded only after soils have been properly prepared as specified above.

**Soil analysis:** Prior to returning reclaimed areas to agricultural production, soil samples shall be taken and sent to a laboratory to conduct analysis and provide recommendations for desired crop and maintain County average crop yields of 150 bushels per acre for corn, 50 bushels per acre for soybeans and 2.6 tons per acre for alfalfa hay yield goals. Laboratory recommended rates for fertilizer, lime or soil amendments shall be applied prior to seeding.

**General cultivation and seeding methods include:**

Cultivation and seeding methods are dependent on agricultural crop type and shall be in a conservation manner using agricultural equipment applicable for agricultural land use and designed for intended crop. Temporary seeding methods include broadcast seeding and drilling using agricultural equipment applicable for agricultural land use. Seeding activities shall be carried out using equipment and in a manner to avoid soil compaction. Revegetation standards are met when 70% of the area has vegetation during the growing season.

**h. Erosion and Storm Water Management:**

Mining operations are conducted in a manner that minimizes the acreage being mined at any one time and thus serves to minimize the total area exposed to erosion in accordance with NR 135.06(2). Topsoil stockpiles shall be vegetated and the site is internally drained. Silt fencing to be used in accordance with methods and procedures described in "Wisconsin Construction Site Best Management Practices Handbook" and as deemed necessary and appropriate in the field. Silt fence inspection shall occur after a major rain fall event.

**i. Long Term Safety of Reclaimed Site:**

The reclaimed site will revert to agricultural use implementing safe and stable slopes for all agricultural operations. As the lake is developed, a 20' wide safety shelf shall be constructed along the lake perimeter to provide an adequate safety measure in the case of unexpected water entry.

**j. Inspection, Operation and Maintenance:**

Follow up inspections and communication with the farm operator shall occur throughout each cropping season and after mining operation cessation. Any eroded areas shall be repaired and reseeded. No-till farming methods may be implemented if warranted.

**IV. Criteria for Successful Reclamation:**

Reclamation shall be considered successful if reclaimed areas are returned to agriculture and crops grown yield the same or better than prior to mining operations. Lake areas shall be successful once aquatic plant communities are naturally established and the lake is stocked with fish. On site visits with Racine County officials will aid in successful reclamation and approval.

**V. Reclamation Certification**

- a. I, Jack Pease, President of Super Mix of Wisconsin, hereby certify as owner of property described above will allow, comply and implement the provisions of this reclamation plan.

  
\_\_\_\_\_  
Jack Pease, Owner

7/01/22  
\_\_\_\_\_  
Date

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**Super Aggregates  
Petition for Conditional Use  
Waterford Lakes (South)**

Presented to the Town of Waterford and  
Racine County Economic Development and Land Use Planning Committee



Prepared By:



*A Proven History.....*

*..... A Future Commitment*

**Jack Pease**

5435 Bull Valley Road Suite 330 McHenry, IL 60050

Office: 815-385-8000 Mobile: 815-790-1293

6/15/24

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Google Earth

4/25



1000 ft

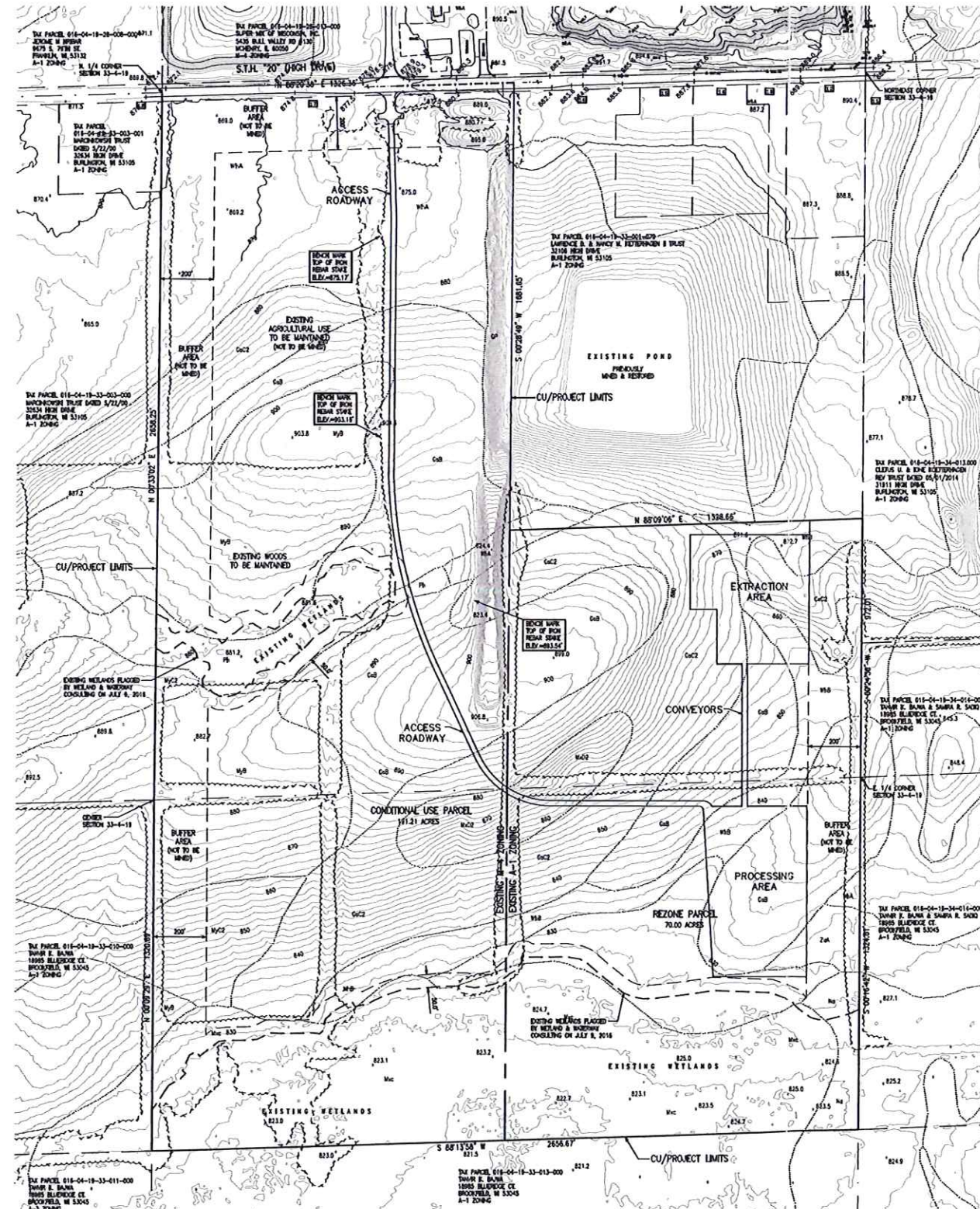
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# MINERAL EXTRACTION, OPERATIONS & RECLAMATION PLAN SUPER AGGREGATES – WATERFORD LAKE FACILITY

LOCATED IN PART OF THE NORTHEAST 1/4 & SOUTHEAST 1/4  
OF SECTION 33, TOWN 4 NORTH, RANGE 11 EAST, RACINE COUNTY, WISCONSIN

## LOCATION & FEATURES PLAN (UPDATED 07/16/2020) (REZONE & CONDITIONAL USE MAP)



SUPER MIX OF WISCONSIN INC.  
5435 BULL VALLEY ROAD #130  
MONTICELLO, IL 60050

**OWNER**

**EXISTING SITE SOILS**

CcC2-	Clay loam, 2 to 6 percent slopes
GP	Gravel pit
GsB	Clay loam, 2 to 6 percent slopes
GcC2-	Clay loam, 1 to 12 percent slopes
MdC2-	Clay loam, sandy loam substratum, 12 to 20 percent slopes, eroded
MtB	Clay loam, 2 to 6 percent slopes
MtC2-	Clay loam, 6 to 12 percent slopes, eroded
Mtc	Montgomery silt clay
Ns	Navas silt loam
Ph	Pala silt loam
WtA	Warsaw silt loam, 0 to 2 percent slopes
WtB	Warsaw silt loam, 2 to 6 percent slopes
ZuA	Zurich silt loam, 0 to 2 percent slopes

EXISTING PROJECT SITE ZONING	- M-4 (QUARRYING) & A-1 (GENERAL FARMING)
PROPOSED PROJECT SITE ZONING	- M-4 (QUARRYING)
PROJECT SITE AREA (CONDITIONAL USE)	- 191.21 ACRES (GROSS)
PROPOSED REZONE AREA	- 70.00 ACRES

**SITE SUMMARY**

**LEGEND**

---xxx---	EXISTING 2' LAND CONTOURS (FROM COUNTY MAPPING)
.....	EXISTING SOILS (TRACED FROM COUNTY MAPPING)
- - - - -	EXISTING TREE LINE (TRACED FROM AERIAL MAPPING)

**LEGAL DESCRIPTION – REZONE PARCEL**

LANDS CURRENTLY A-1 ZONING (GENERAL FARMING) TO BE REZONED TO M-4 ZONING (QUARRYING) LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 4 NORTH, RANGE 11 EAST, RACINE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33 (T4N, R11E); THENCE S 07°16'42" W, 1324.61 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 TO A POINT; THENCE S 85°13'58" W, 1328.40 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33 TO A POINT; THENCE N 07°13'06" E, 1322.68 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4; THENCE N 07°28'49" E, 972.05 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO A POINT; THENCE N 88°09'06" E, 1328.66 FEET, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO A POINT; THENCE S 07°24'36" W, 972.01 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO THE POINT OF BEGINNING. CONTAINING 70.00 ACRES OF LAND, MORE OR LESS.

**LEGAL DESCRIPTION – CONDITIONAL USE PARCEL**

THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 4 NORTH, RANGE 11 EAST, RACINE COUNTY, WISCONSIN AND ALSO:

LAND LOCATED IN PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWN 4 NORTH, RANGE 11 EAST, RACINE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33 (T4N, R11E); THENCE S 07°16'42" W, 1324.61 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 TO A POINT; THENCE S 85°13'58" W, 1328.40 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33 TO A POINT; THENCE N 07°13'06" E, 1322.68 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33 TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4; THENCE N 07°28'49" E, 972.05 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO A POINT; THENCE N 88°09'06" E, 1328.66 FEET, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO A POINT; THENCE S 07°24'36" W, 972.01 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 TO THE POINT OF BEGINNING. CONTAINING 191.21 ACRES OF LAND, MORE OR LESS.

- GENERAL NOTES:**
1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL LEGICENT VERTICAL DATUM OF 1929 PER COUNTY MAPPING.
  2. TOPOGRAPHY AND OTHER MISCELLANEOUS FEATURES TAKEN FROM RACINE COUNTY AERIAL MAPPING. FOR REFERENCE ONLY.
  3. BOUNDARY INFORMATION TAKEN FROM U.S. PUBL. LAND SURVEY RECORDS AND PRIVATE SURVEYS OF RECORD.
  4. SOURCE BENCH MARK = CONCRETE COUNTY MONUMENT FOUND MARKING THE N. 1/4 CORNER OF SECTION 33-4-11; ELEV.=972.53'



**SUPER AGGREGATES  
WATERFORD LAKE FACILITY**  
32408 HIGH DRIVE, ROAD 200, BOSTON  
RACINE COUNTY, WISCONSIN

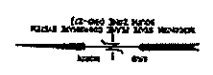
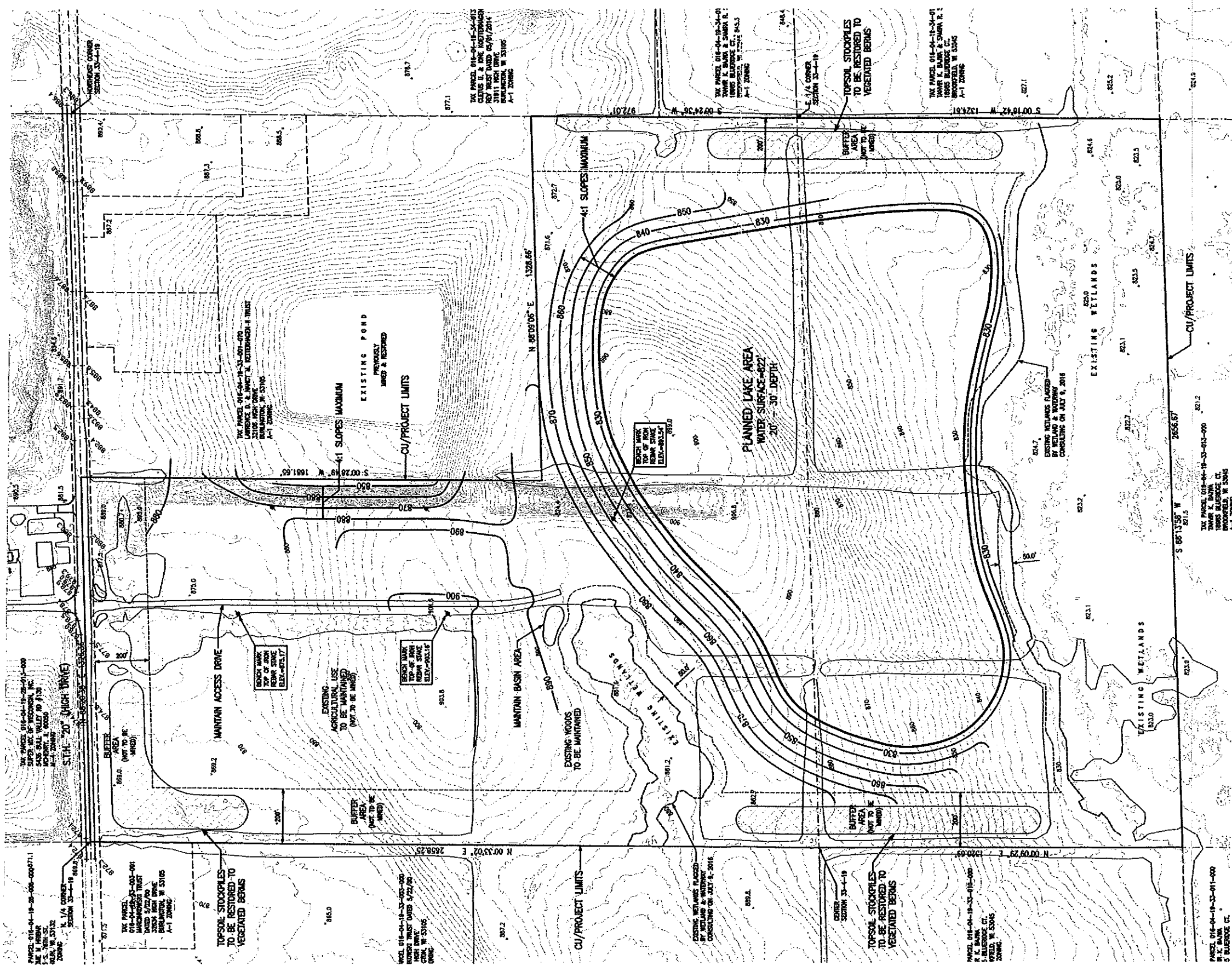
### LOCATION & FEATURES PLAN

**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING – ARCHITECTURE – SURVEYING  
7 RIDGEWAY COURT P.O. BOX 437  
ELKHORN, WISCONSIN 53121  
OFFICE: (262) 723-2096 FAX: (262) 723-5986

REVISION  
2/14/2019  
REVISE

PROJECT NO.  
9432  
DATE  
6/9/2016  
SHEET NO.  
1 OF 1

MINERAL EXTRACTION, OPERATIONS & RECLAMATION PLAN  
 SUPER AGGREGATES - WATERFORD LAKE FACILITY  
 LOCATED IN PART OF THE NORTHWEST 1/4 & SOUTHEAST 1/4  
 OF SECTION 33, TOWN 4 NORTH, RANGE 18 EAST, WAUKESHA COUNTY, WISCONSIN  
 FINAL GRADING & RECLAMATION PLAN



LEGEND  
 --- EXISTING 2" LAND CONTOURS (FROM COUNTY MAPPING)  
 --- PROPOSED CHANGING FINISHED CONTOURS  
 --- EXISTING TREE LINE (TRACED FROM AERIAL MAPPING)

FINAL RECLAMATION NOTES  
 1. ALL LAND IMPROVEMENTS SHALL BE RESTORED TO FINAL GRADE AS SHOWN WITH EXCEPTS BY THE DATE NOTED IN NOTES AND DRAINAGE OF WETLANDS.  
 2. ALL WETLANDS SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE RESTORED TO ORIGINAL ELEVATION AND DEPTH AS SHOWN ON THIS PLAN. THE FLOOD AREAS SHALL NOT BE RESTORED.  
 3. ALL WETLANDS SHALL BE RESTORED TO ORIGINAL CONDITION AND SHALL BE RESTORED TO ORIGINAL ELEVATION AND DEPTH AS SHOWN ON THIS PLAN.  
 4. THE FINAL ELEVATION SHALL BE DETERMINED BY THE SURVEYOR AT THE TIME OF THE FINAL GRADING AND RECLAMATION WORK.  
 5. THE FINAL ELEVATION SHALL BE DETERMINED BY THE SURVEYOR AT THE TIME OF THE FINAL GRADING AND RECLAMATION WORK.

SITE SUMMARY  
 PROJECT SITE AREA (CONDITIONAL USE) - 181.21 ACRES (GROSS)  
 PROJECT SITE ZONING (AFTER REDUCTION) - M-4 (COMMERCIAL)  
 PROPOSED SURFACE AREA OF LAKE - 68.4 ACRES, MORE OR LESS

GENERAL NOTES:  
 1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL GEODESIC VERTICAL DATUM OF 1988.  
 2. ALL DISTANCES ARE IN FEET.  
 3. ALL DISTANCES ARE TO BE MEASURED FROM THE CORNER OF SECTION 33-4-19.  
 4. ALL DISTANCES ARE TO BE MEASURED FROM THE CORNER OF SECTION 33-4-19.  
 5. ALL DISTANCES ARE TO BE MEASURED FROM THE CORNER OF SECTION 33-4-19.

OWNER  
 SUPER AGGREGATES  
 WATERFORD LAKE FACILITY  
 23400 WISCONSIN ROAD, WAUKESHA  
 WAUKESHA COUNTY, WISCONSIN

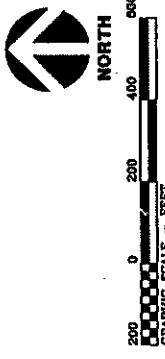
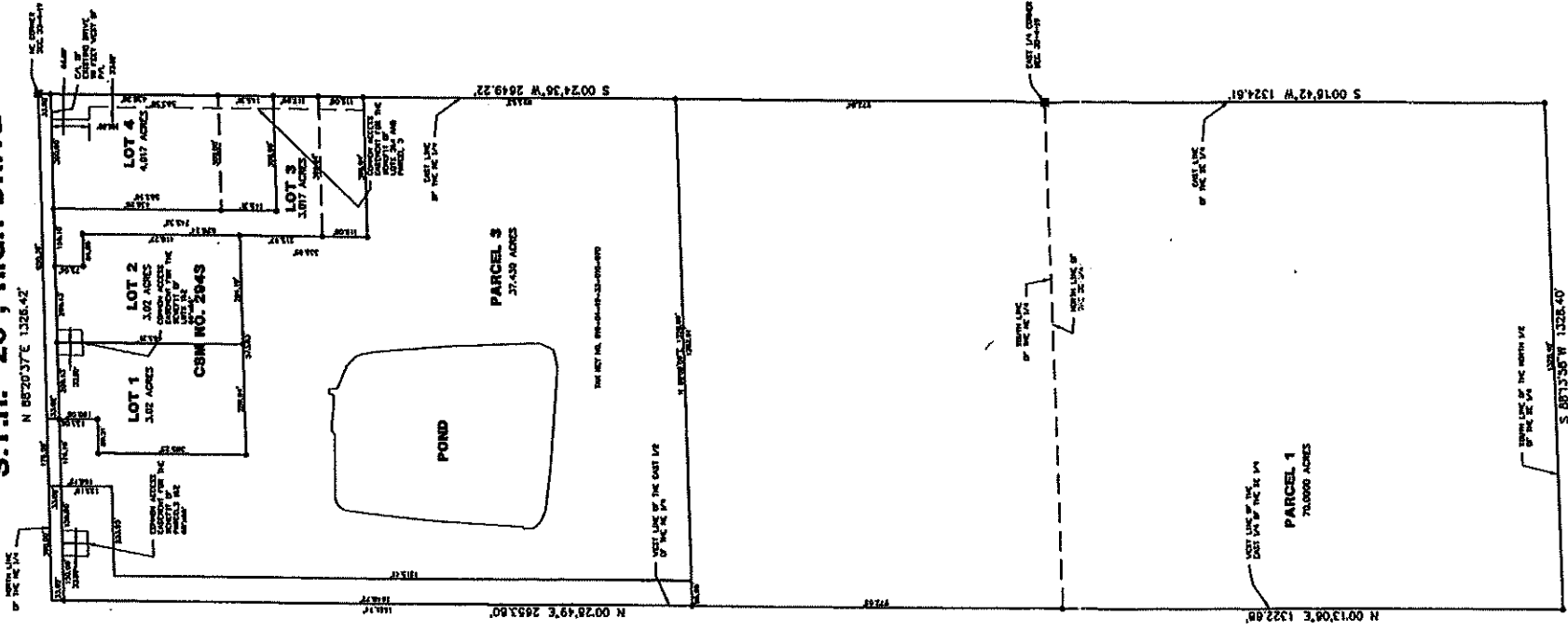
PROJECT NO.  
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 1 OF 1

FARRIS, HANSEN & ASSOCIATES, INC.  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 HUBBARD COURT P.O. BOX 437  
 WAUKESHA, WISCONSIN 53121  
 OFFICE: (262) 733-2888 FAX: (262) 733-0888

FINAL RECLAMATION PLAN

SUPER AGGREGATES  
 WATERFORD LAKE FACILITY  
 23400 WISCONSIN ROAD, WAUKESHA  
 WAUKESHA COUNTY, WISCONSIN

**S.T.H. '20', HIGH DRIVE**



STATE OF WISCONSIN  
COUNTY OF RACINE  
The above-described property has been surveyed under my direction and the above map is a correct representation thereof.  
DATED AT NORTH CAPE, WIS. 14TH DAY OF OCTOBER, 2014.

AMERICAN SURVEYING COMPANY, INC.  
PETE L. BAILEY, PLS. NO. 1396  
RECEIVED THIS \_\_\_\_\_ day of \_\_\_\_\_ 2013.

LEGEND:  
O - DENOTES NO. 6 REDBAR W/CAP SET  
ALL BEARINGS ARE REFERENCED TO GRID NORTH,  
SOUTH ZONE OF THE WISCONSIN STATE PLANE  
COORDINATE SYSTEM.  
● - DENOTES IRON PIPE FOUND

**LEGAL DESCRIPTION: PRCCEL NO. 3 MODIFIED**

A tract of land being a part of the Northeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 33, Town 4 North, Range 19 East, in the Town of Waterford, County of Racine, State of Wisconsin, bounded and described as follows: Commence at the Northeast Corner of said Section; thence South 88°20'37" West for a distance of 850.36 feet, along the North line of the Northeast ¼, to the point of beginning; thence South 00°24'36" West for a distance of 133.08 feet, to a point; thence South 88°20'37" West for a distance of 89.51 feet, to a point; thence South 00°24'36" West for a distance of 385.25 feet, to a point; thence North 88°20'37" East for a distance of 573.83 feet, to a point; thence South 00°24'36" West for a distance of 335.05 feet, to a point; thence North 88°20'37" East for a distance of 366.04 feet, to a point on the East line of said ¼ Section; thence South 00°24'36" West for a distance of 823.83 feet, along said East line, to a point; thence South 88°09'06" West for a distance of 1328.66 feet, to a point; thence North 00°28'49" East for a distance of 1681.74 feet, along the West line of the East ½ of said NE ¼, to a point on the North line of said ¼ Section; thence North 88°20'37" East for a distance of 476.06 feet, along said line, to the point of beginning. RESERVING the Northwesterly 33.00 feet for public road purposes. Contains 37,430 acres including road reservation.

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**LEGAL DESCRIPTION: PART OF TAX KEY NO.S 016-04-19-33-001-070, 016-04-19-33-001-060 AND 016-04-19-33-001-050 TO BE COMBINED WITH TAX KEY NO. 016-04-19-33-002-000**

A tract of land being a part of the Northeast ¼ and the Southeast ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 33, Town 4 North, Range 19 East, in the Town of Waterford, County of Racine, State of Wisconsin, bounded and described as follows: Commence at the East ¼ Corner of said Section; thence South 00°16'42" West for a distance of 1324.61 feet, along the East line of the Southeast ¼, to a point; thence South 88°13'58" West 1328.40 feet, along the South line of the North ½ of the SE ¼, to a point; thence North 00°13'06" East for a distance of 1322.68 feet, along the West line of the East ½ of the SE ¼, to a point on the North line of the Southeast ¼; thence North 00°28'49" East for a distance of 972.05 feet, along the West line of the East ½ of the NE ¼, to a point; thence North 88°09'06" East for a distance of 1328.66 feet, parallel to the South line of the NE ¼, to a point; thence South 00°24'36" West for a distance of 972.01 feet, along the East line of the NE ¼, to the point of commencement. Contains 70.0000 acres.

G:\MPFILES\LEGALS\KETTERGANSOUTH

**LEGAL DESCRIPTION: PART OF TAX KEY NO.S 016-04-19-33-001-060 AND 016-04-19-33-001-050 TO BE COMBINED WITH TAX KEY NO. 016-04-19-33-001-070**

A tract of land being a part of the Northeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 33, Town 4 North, Range 19 East, in the Town of Waterford, County of Racine, State of Wisconsin, bounded and described as follows: Commence at the Northeast Corner of said Section; thence South 88°20'37" West for a distance of 1026.43 feet, along the North line of the Northeast ¼, to the point of beginning; thence South 00°28'49" West for a distance of 166.12 feet, to a point; thence South 88°20'37" West for a distance of 233.95 feet, to a point; thence South 00°28'49" West for a distance of 1515.41 feet, to a point; thence South 88°09'06" West for a distance of 66.05 feet, to a point; thence North 00°28'49" East for a distance of 1681.74 feet, along the West line of the East ½ of the NE ¼, to a point; thence North 88°20'37" East for a distance of 300.00 feet, along the North line of the NE ¼, to the point of beginning. RESERVING the Northerly 33.00 feet for public road purposes. Contains 3.43949 acres including road reservation

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Sheet  
1 of 1

**TOWN OF WATERFORD**  
PROJECT:  
**PLAT OF SURVEY/BOUNDARY SURVEY**  
PREPARED FOR: KETTERHAGEN II TRUST

DRAWN BY:	PLB	REVISIONS:	DATE
CHECKED BY:	PLB	REVISIONS:	DATE
PLOT SCALE:	200		
DATE:	01/14/2014		
JOB NO.:	2014134		
DWG. FILE:	JN2010076B	CLIENT NO.:	04085

**AMERICAN SURVEYING COMPANY, INC.**  
12207 C.T.H. "K" FRANKSVILLE, WISCONSIN 53126  
TEL: (262) 835-4774 FAX: (262) 835-2379  
beuler@bailey.com

