

COM ITEM #3

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): 32409 High Drive (North Side)

Subdivision: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_  
Parcel # 016041928013000 Section(s) 28 T 4 N R 19 E

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

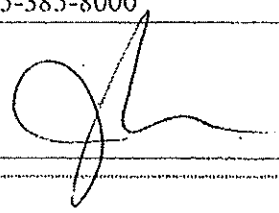
Attached are:

- zoning permit application  hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
- 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")  3 SETS: landscaping/lighting plan
- letter of agent status  12 SETS: report/cover letter & operations plan abutting property owners' names & mailing addresses other
- NA

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: 

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 Div 30 M-4 Quarrying District, 20-1228 Mineral Extraction

12.5 nonmetallic mining reclamation

Shoreland contract: yes \_\_\_\_\_ no x

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

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

cash or check #: 48462 amount received: \$ 200.00

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

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  
 Email jpease6@gmail.com

Phone \_\_\_\_\_  
 Email phillipw.brown@hotmail.com

Parcel Id. # 016041928013000

Site Address 32409 High Drive (North Side)

Municipality Waterford Section(s) 28 Town 04 North, Range 19 East

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

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

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> _____
*>50% of Fair Market Value? N/A	Yes No <input checked="" type="checkbox"/>	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 <u>Site Plan</u> 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: \$ 200<sup>00</sup>  
 CC Date/Check/Cash 48462 Signature of Owner / Applicant / Agent Date 6/10/2024

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Jack Pease  
 CC Date/Check/Cash \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check/Cash \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ (Staff Initials)

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 - 28 - 013000

## 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 Number: 016041928013000, and is located 32409 (North) 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 Conditional Use 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.**

Non-metallic extraction is continuing on-site, and reclaimed areas have been 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 25-50 feet in depth.

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

Remaining mineable sand and gravel reserves are estimated at 800,000 tons. North mining operations are projected to be complete in 4 to 6 years.

### **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.

#### **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 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 shall 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 lake. The shoreline shall be restored with topsoil and returned to agricultural use. Slopes shall provide a stable and gradual transition from the surface elevation to the estimated mean water level.

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

Non-metallic extractive operations have occurred for many years on the North parcel. Non-metallic extractive North operations are estimated to be complete by 12/31/2028 and reclamation by 12/31/30.

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

**I. Site Information**

**a. General Location:**

The site is located at 32409 High Drive (North), 2 miles North West of Waterford, on the North side of High Drive in the Town of Waterford, Racine County, Wisconsin.

**i. Legal Description:**

The South East 1/4 of Section 28, Township 4 North, Range 19 East. 153 acres more or less.

**ii. Parcel ID:**

016-04-19-28-013-000

**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 maps.

**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 an on-site lake. As mining cessation occurs and reclamation is completed, the lake will encompass approximately 40 acres. A significant wetland adjoins the Northwest property corner.

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

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

**h. Location of Manmade Features:**

After mining cessation, lake features will be completed. These features will 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 formally mined and reclaimed. From the Southwest property corner, mining and reclamation is rotating in a 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. Alfalfa/hay was the agricultural crop 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. Original Post Mining Land Use:**

The original reclamation plans on file and submitted by Alby Materials included a lake with a boat launch and designated post mining land use as parks/recreation. The Alby reclamation plan also included the removal of the 7 Acre building site where Witte Supply is currently located. Witte Supply expressed interest in a land division and purchase of the 7 Acre parcel. Racine County approved the division and zoning change allowing Witte Supply to remain. A CSM and Deed have been recorded with the Racine County Register of Deeds.

**b. Post Mining Land Use Revision:**

The post mining land use shall be returned to agriculture. Contemporaneous agriculture continues to occur as reclaimed areas are completed. Upon mining operation cessation, stockpiles and equipment shall be removed and final site reclamation shall occur. 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 clockwise direction around the lake perimeter to the extent practicable to minimize the area disturbed by mining operations. It is projected reclamation shall be completed within 7-10 years on the North operation. 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.

North Operation topsoil stockpiles contain approximately 48,000 cu yds. exceeding current reclamation requirements. No additional material shall be needed to complete reclamation. 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 and North reclamation shall be completed within 6-8 years from the date of this booklet. The charts below depict North operations and respective reclaimed and unreclaimed areas. Financial assurance requirements shall be a minimum of \$105,450 (\$5,850/A x 37 Acres). Please see Itemized Reclamation Cost Estimate above.

**North Parcel**

Total Parcel	152.0 Acres
Proposed Final Lake	37.0 Acres
Acres Reclaimed	78.0 Acres
Unreclaimed Acres	37.0 Acres

Bond Acres 37.0 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 was developed, a 20' wide safety shelf was 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.

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**Super Aggregates  
Petition for Site Plan Review  
Waterford Lakes (North)**

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

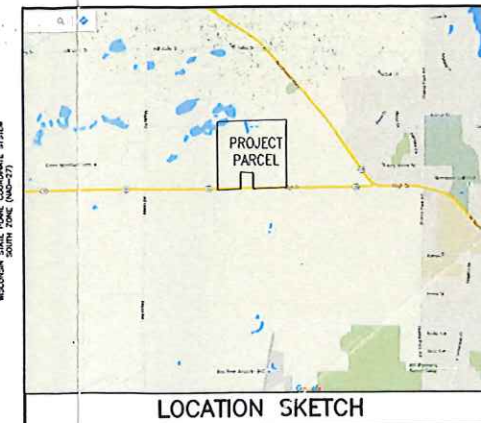
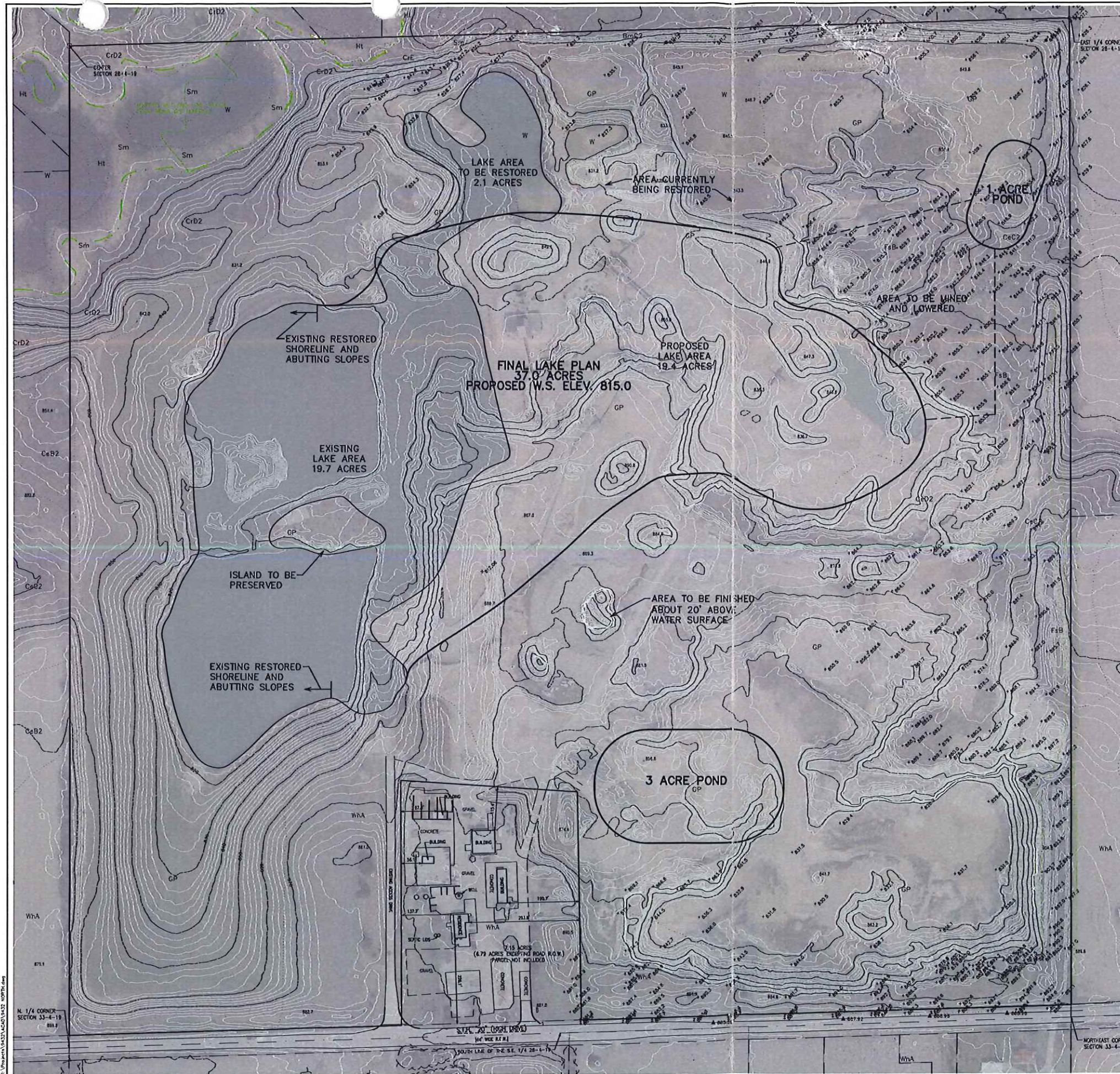
6/15/24

**Table of Contents**

Request Outline	3
Aerial Map (North)	4
Survey (North)	5
Location & Features Plan (North)	6
Reclamation Plan (North)	7
Photos of past and current Aggregate sites	8-12
Adjacent Owner List (North)	13
Mining Narrative	14-16
Reclamation Plan Narrative	17-23







**OWNER**  
 SUPER MIX OF WISCONSIN INC.  
 5435 BULL VALLEY ROAD #130  
 MCHEERY, IL 60259

- EXISTING SITE SOILS**
- CeC2 - Casco loam, 2 to 6 percent slopes
  - GP - Gravel pit
  - GeB - Griswold loam, 2 to 6 percent slopes
  - CeC2 - Griswold loam, 6 to 12 percent slopes
  - MvD2 - Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded
  - MjB - Miami silt loam, 2 to 6 percent slopes
  - MjC2 - Miami silt loam, 6 to 12 percent slopes, eroded
  - Mic - Montgomery silty clay
  - Na - Navas silt loam
  - Ph - Pella silt loam
  - WA - Warsaw silt loam, 0 to 2 percent slopes
  - WB - Warsaw silt loam, 2 to 6 percent slopes
  - ZuA - Zurich silt loam, 0 to 2 percent slopes

**EXISTING PROJECT SITE ZONING** - M-4 (QUARRYING)  
**OVERALL SITE AREA** - 152.28 ACRES

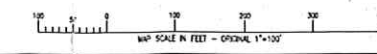
**SITE SUMMARY**

- LEGEND**
- XXX --- = EXISTING 2' LAND CONTOURS (FROM COUNTY MAPPING)
  - --- = EXISTING SOILS (TRACED FROM COUNTY MAPPING)
  - --- = EXISTING TREE LINE (FIELD LOCATED)
  - 815.3 = EXISTING GROUND ELEVATION (FIELD LOCATED 12/05/16)
  - 815.6 = EXISTING GROUND ELEVATION (TAKEN FROM COUNTY MAPPING)

**SHEET 1 - RECLAMATION PLAN**  
**SHEET 2 - LOCATION & FEATURES PLAN WITH LIMITS OF MINING**

**SHEET INDEX**

- GENERAL NOTES:**
1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL GEODESIC VERTICAL DATUM OF 1929 PER COUNTY MAPPING.
  2. TOPOGRAPHY (2010 FLIGHT), ORTHOPHOTOGRAPHY (2015 FLIGHT) TAKEN FROM RACINE COUNTY OPEN DATA PORTAL FOR REFERENCE ONLY.



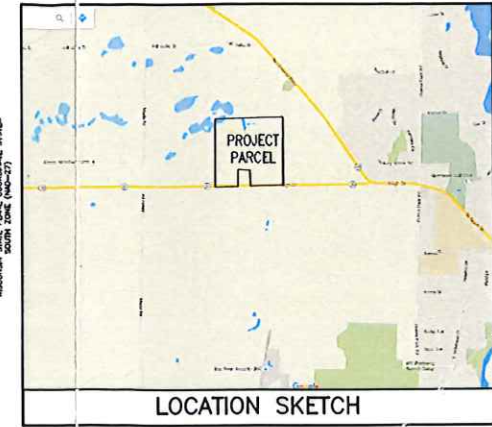
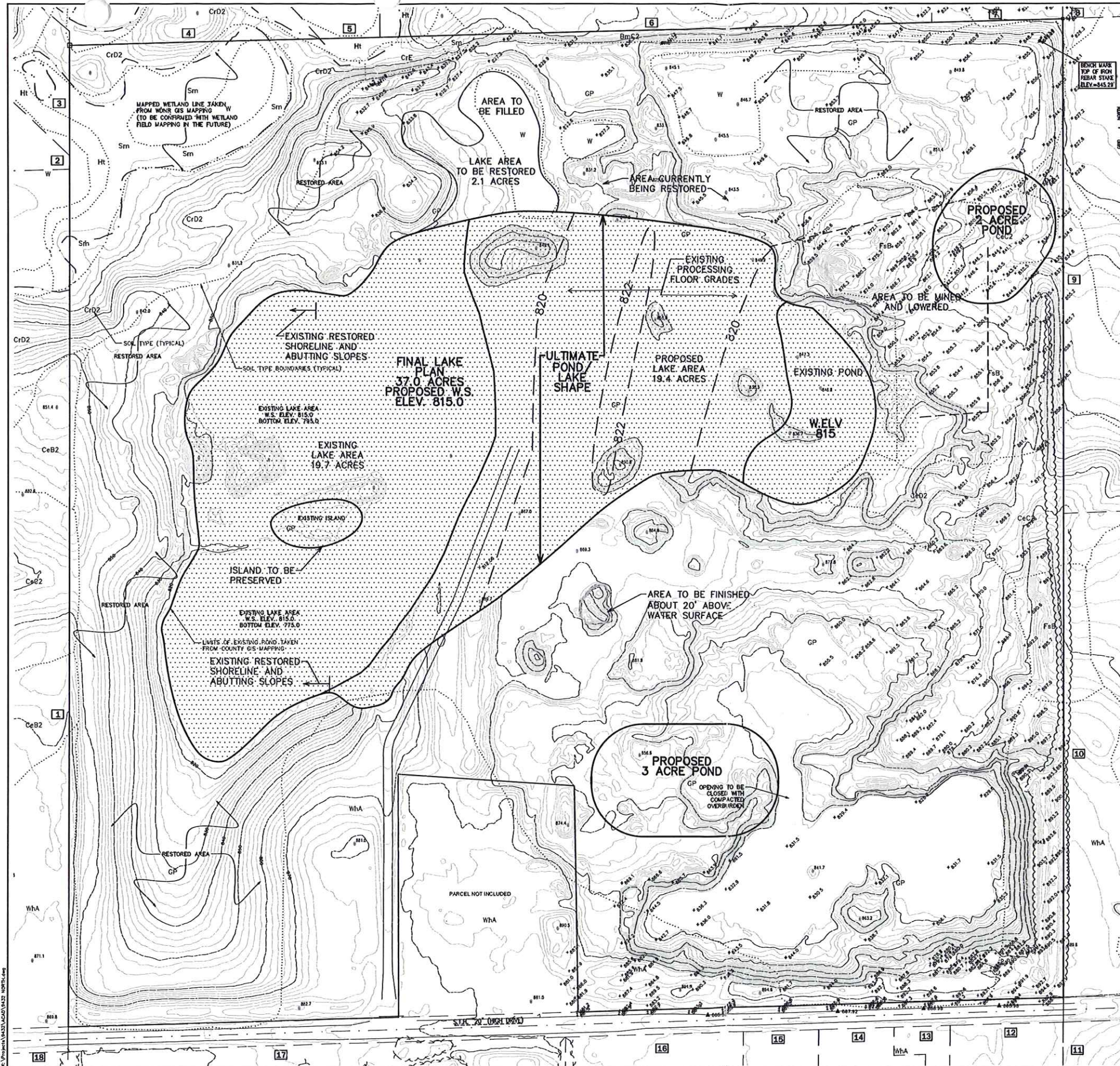
**SUPER AGGREGATES  
 WATERFORD LAKES FACILITY**  
 33-49-30-100-1000, RACINE COUNTY, WISCONSIN

**RECLAMATION PLAN**  
 AERIAL PHOTOGRAPHY  
 (2015 FLIGHT)

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

**REVISIONS**  
 1/19/2016  
 REVISED

**PROJECT NO.**  
 9432  
**DATE**  
 12/9/2016  
**SHEET NO.**  
 1 OF 2



**OWNER**  
 SUPER MIX OF WISCONSIN INC.  
 5435 BULL VALLEY ROAD #130  
 MCHEERY, IL 60060

- EXISTING SITE SOILS**
- CeC2 - Cassock loam, 2 to 6 percent slopes
  - GP - Gravel pit
  - GrB - Gravel loam, 2 to 6 percent slopes
  - GrC - Gravel loam, 8 to 12 percent slopes
  - MvD2 - Miami loam, sandy loam substratum, 12 to 20 percent slopes, eroded
  - MvD - Miami silt loam, 2 to 6 percent slopes
  - MvC2 - Miami silt loam, 6 to 12 percent slopes, eroded
  - MzC - Montgomery silty clay
  - Na - Napan silt loam
  - PaB - Pelee silt loam
  - WhA - Warsaw silt loam, 0 to 2 percent slopes
  - WhB - Warsaw silt loam, 2 to 6 percent slopes
  - ZuA - Zurich silt loam, 0 to 2 percent slopes

**EXISTING PROJECT SITE ZONING** - M-4 (QUARRYING)  
**OVERALL SITE AREA** - 152.28 ACRES

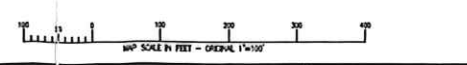
**SITE SUMMARY**

- LEGEND**
- EXISTING 2' LAND CONTOURS (FROM COUNTY MAPPING)
  - EXISTING SOILS (TRACED FROM COUNTY MAPPING)
  - EXISTING TREE LINE (FIELD LOCATED)
  - EXISTING GROUND ELEVATION (FIELD LOCATED 12/05/16)
  - EXISTING GROUND ELEVATION (TAKEN FROM COUNTY MAPPING)

- LIST OF ADJACENTS**
1. TAX PARCEL 016-04-19-28-008-000  
JEROME M. HANSEN, 5415 S. 74TH ST., FRANKLIN, WI 53132, A-1 ZONING
  2. TAX PARCEL 016-04-19-28-017-000  
JOSEPH A. & SARAH J. BEARD, 3133 S. COLONY AVENUE UNION GROVE, WI 53182, A-2 ZONING
  3. TAX PARCEL 016-04-19-28-018-000  
ROBERT J. WALCZAK, 32709 SUNBURST COURT EAST TROY, WI 53120, A-2 ZONING
  4. TAX PARCEL 016-04-19-28-037-000  
RIM B. & HELEN W. WERBERLY, 33413 SUNBURST COURT EAST TROY, WI 53120, A-2 ZONING
  5. TAX PARCEL 016-04-19-28-038-000  
SCOTT W. & WENDY S. GORSH, 33837 SUNBURST COURT EAST TROY, WI 53120, A-2 ZONING
  6. TAX PARCEL 016-04-19-28-020-000  
DANIEL B. & ADRIAN M. TAYLOR, 4702 MAMEROWS LANE WATERFORD, WI 53185, A-2 ZONING
  7. TAX PARCEL 016-04-19-28-002-000  
MICHAEL J. & BRENDA A. GRAHAM, 4705 MAMEROWS LANE WATERFORD, WI 53185, A-2 ZONING
  8. TAX PARCEL 016-04-19-27-008-000  
BECK GRAHAM FARMS, LLC, 6328 NORTHWEST HIGHWAY WATERFORD, WI 53185, A-1, P-1 ZONING
  9. TAX PARCEL 016-04-19-27-019-004  
BECK GRAHAM FARMS, LLC, 6328 NORTHWEST HIGHWAY WATERFORD, WI 53185, A-1 ZONING
  10. TAX PARCEL 016-04-19-27-013-000  
CLETUS U. & JANE A. KETTERHAGEN REV TRUST DATED 06/01/2014, 31915 HIGH DRIVE BURLINGTON, WI 53105, A-2 ZONING
  11. TAX PARCEL 016-04-19-34-013-000  
CLETUS U. & JANE A. KETTERHAGEN REV TRUST DATED 05/01/2014, 31915 HIGH DRIVE BURLINGTON, WI 53105, A-1 ZONING
  12. TAX PARCEL 016-04-19-33-001-010  
KETTERHAGEN II TRUST LAWRENCE D. H. & NANCY M., 32106 HIGH DRIVE BURLINGTON, WI 53105, A-1 ZONING
  13. TAX PARCEL 016-04-19-33-001-030  
LAWRENCE & NANCY KETTERHAGEN II TRUST ANYA ELVA-GRACE KETTERHAGEN, 32106 HIGH DRIVE, BURLINGTON, WI 53105, A-1 ZONING
  14. TAX PARCEL 016-04-19-33-001-050  
KETTERHAGEN II TRUST KETTERHAGEN LAWRENCE D. H. & NANCY M. KYLE LAWRAN, 32106 HIGH DRIVE BURLINGTON, WI 53105, A-1 ZONING
  15. TAX PARCEL 016-04-19-33-001-070  
KETTERHAGEN II TRUST KETTERHAGEN LAWRENCE D. H. & NANCY M. KYLE I, 32106 HIGH DRIVE BURLINGTON, WI 53105, A-1 ZONING
  16. TAX PARCEL 016-04-19-33-002-000  
LAWRENCE D. & NANCY M. KETTERHAGEN II TRUST, 32106 HIGH DRIVE BURLINGTON, WI 53105, A-1 ZONING
  17. TAX PARCEL 016-04-19-33-002-000  
SUPER MIX OF WISCONSIN, INC., 5435 BULL VALLEY RD #130 MCHEERY, IL 60060, M-4 ZONING
  18. TAX PARCEL 016-04-19-33-003-001  
MARCINKOWSKI TRUST DATED 8/22/00, 32834 HIGH DRIVE BURLINGTON, WI 53105, A-1 ZONING

**GENERAL NOTES:**

1. ALL ELEVATIONS ARE IN RELATION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 PER COUNTY MAPPING.
2. TOPOGRAPHY AND OTHER MISCELLANEOUS FEATURES TAKEN FROM RACINE COUNTY AERIAL MAPPING. TOPOGRAPHY SHOWN IS FROM THE 2010 FLIGHT AND MAY NOT BE REPRESENTATIVE OF ACTUAL SITE CONDITIONS TODAY. FOR REFERENCE ONLY.
3. BOUNDARY INFORMATION TAKEN FROM U.S. PUBLIC LAND SURVEY RECORDS AND PRIVATE SURVEYS OF RECORD.
4. SOURCE BENCH MARK = CONCRETE COUNTY MONUMENT FOUND MARKING THE N. 1/4 CORNER OF SECTION 33-4-19, ELEV. = 872.53'



**SUPER AGGREGATES  
 WATERFORD LAKES FACILITY**  
 32409 HIGH DRIVE BURLINGTON  
 WISCONSIN, 53105

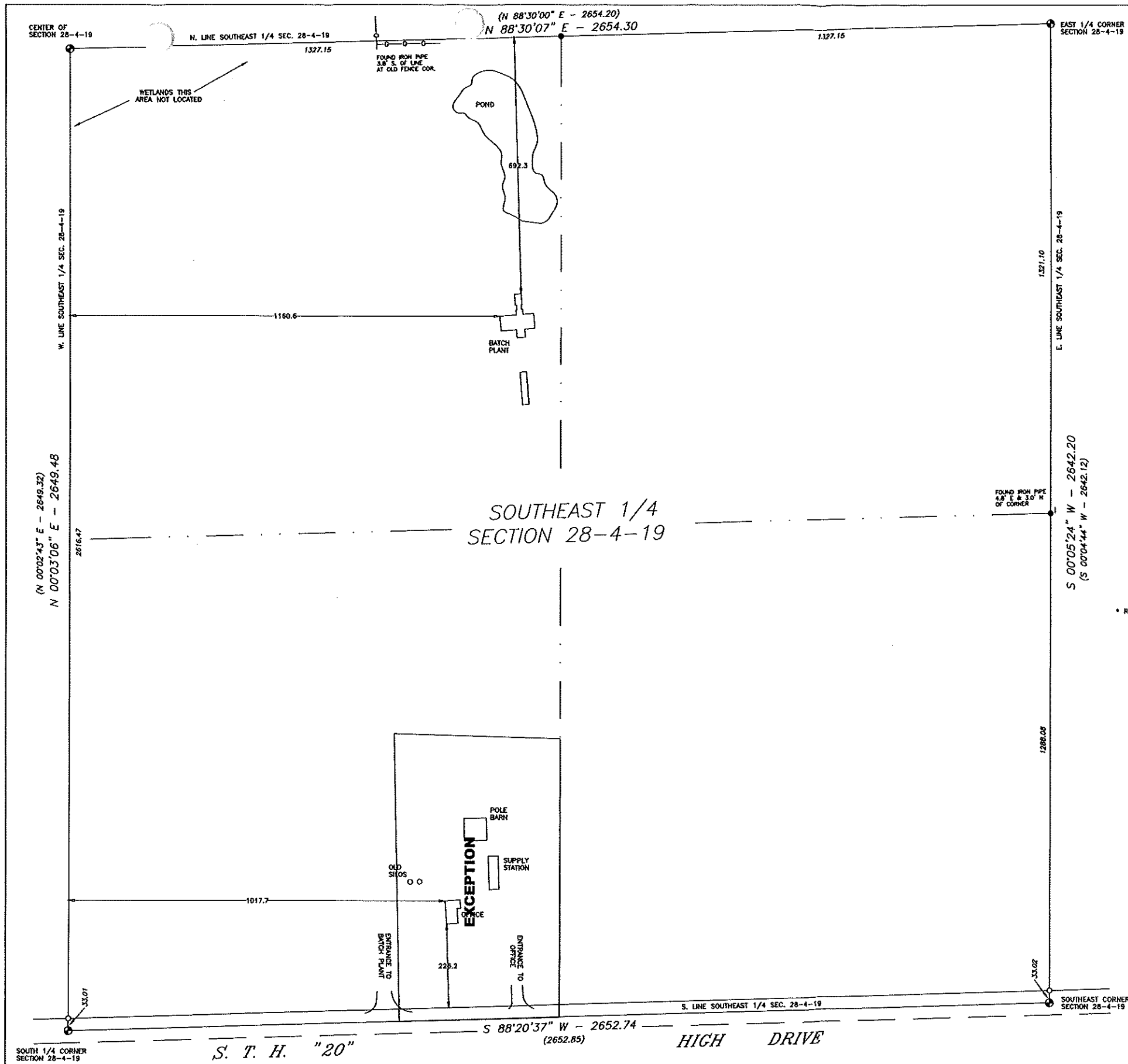
**LOCATION & FEATURES PLAN**

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

**REVISIONS**

1/12/2016	REVISED
1/14/2016	REVISED

PROJECT NO.  
**9432**  
 DATE  
**12/9/2016**  
 SHEET NO.  
**2 OF 2**



PROJECT  
 PLAT OF SURVEY

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PROJECT NO.  
 071003  
 071003S1.DWG

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DATE  
 JANUARY 10, 2007

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REVISIONS

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SURVEYOR  
 GARY B. FOAT  
 DEGEN-FOAT SURVEYING, INC.

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PREPARED FOR  
 ALBY MATERIALS, INC.  
 32409 HIGH DRIVE  
 BURLINGTON, WI 53105

THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 NORTH,  
 RANGE 19 EAST, BEING IN THE TOWN OF WATERFORD,  
 COUNTY OF RACINE AND STATE OF WISCONSIN.

\* REFER TO CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND \*

NOTES: OTHER IMPROVEMENTS SUCH AS UTILITIES, UTILITY POLES, BOUNDARY FENCES, CONVEYORS, CONCRETE  
 SLABS, SCALE AND DRIVES, ETC., EXCEPT AS SHOWN, HAVE NOT BEEN LOCATED BY THIS SURVEY.  
 EXTERIOR BOUNDARY NOT CHECKED OR VERIFIED FOR LIMITS OF GRADING OR EXCAVATION.

SCALE: 1" = 200'

BEARING BASE: GRID NORTH, WISCONSIN STATE  
 PLANE COORDINATE SYSTEM, SOUTH ZONE.

- LEGEND**
- - FOUND IRON PIPE
  - - SET IRON PIPE
  - - - - FENCE
  - ( ) - RECORDED AS
  - ┌ - SET OAK LATH ON LOT LINE
  - ⊕ - FOUND RACINE COUNTY MONUMENT

DEGEN-FOAT SURVEYING, INC.  
 100 SOUTH SECOND STREET  
 WATERFORD, WISCONSIN  
 (262)534-5404 (FAX)534-2022

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF  
 AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL  
 BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE THEREOF  
 WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD, WI THIS 10th DAY OF JANUARY 20 07

RECORDED \_\_\_\_\_