

Racine County  
Economic Development & Land Use  
Planning Committee Public Hearing Meeting  
**Monday, October 21, 2024 - 5:00 p.m.**  
Ives Grove Office Complex Auditorium



# Update to the Racine County Farmland Preservation Plan.

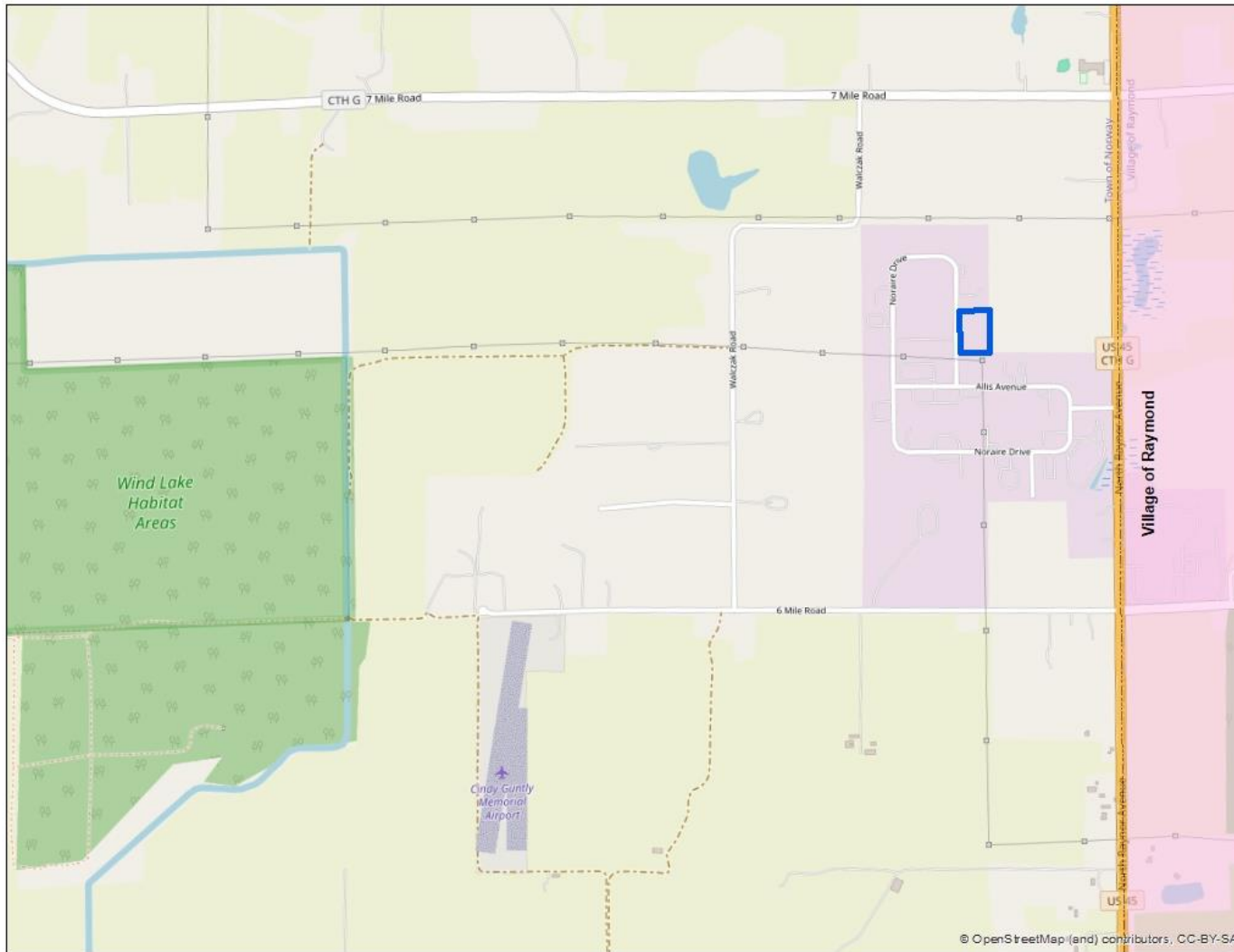
This plan is to be used as a guide for the protection of farmland in Racine County.

Adoption of the plan will guide future changes to the zoning ordinance.



**One Sorce Properties LLC, Owner**  
**Sorce Services LLC, Applicant**  
**Site Address: 7501 Nordale Avenue**  
**M-3 Conditional Use to occupy an existing industrial building and site for inside storage of parts & supplies and outside storage for fleet parking**

## Location Map



**SEC 12 – T4N – R20E**

**Town of Norway**



One Sorce Properties LLC, Owner  
Sorce Services LLC, Applicant  
Site Address: 7501 Nordale Avenue  
M-3 Conditional Use to occupy an existing industrial building and site for inside storage of parts & supplies and outside storage for fleet parking



SEC 12 – T4N – R20E  
Town of Norway



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M-3 Conditional Use to occupy an existing industrial building and site for inside storage of parts & supplies and outside storage for fleet parking



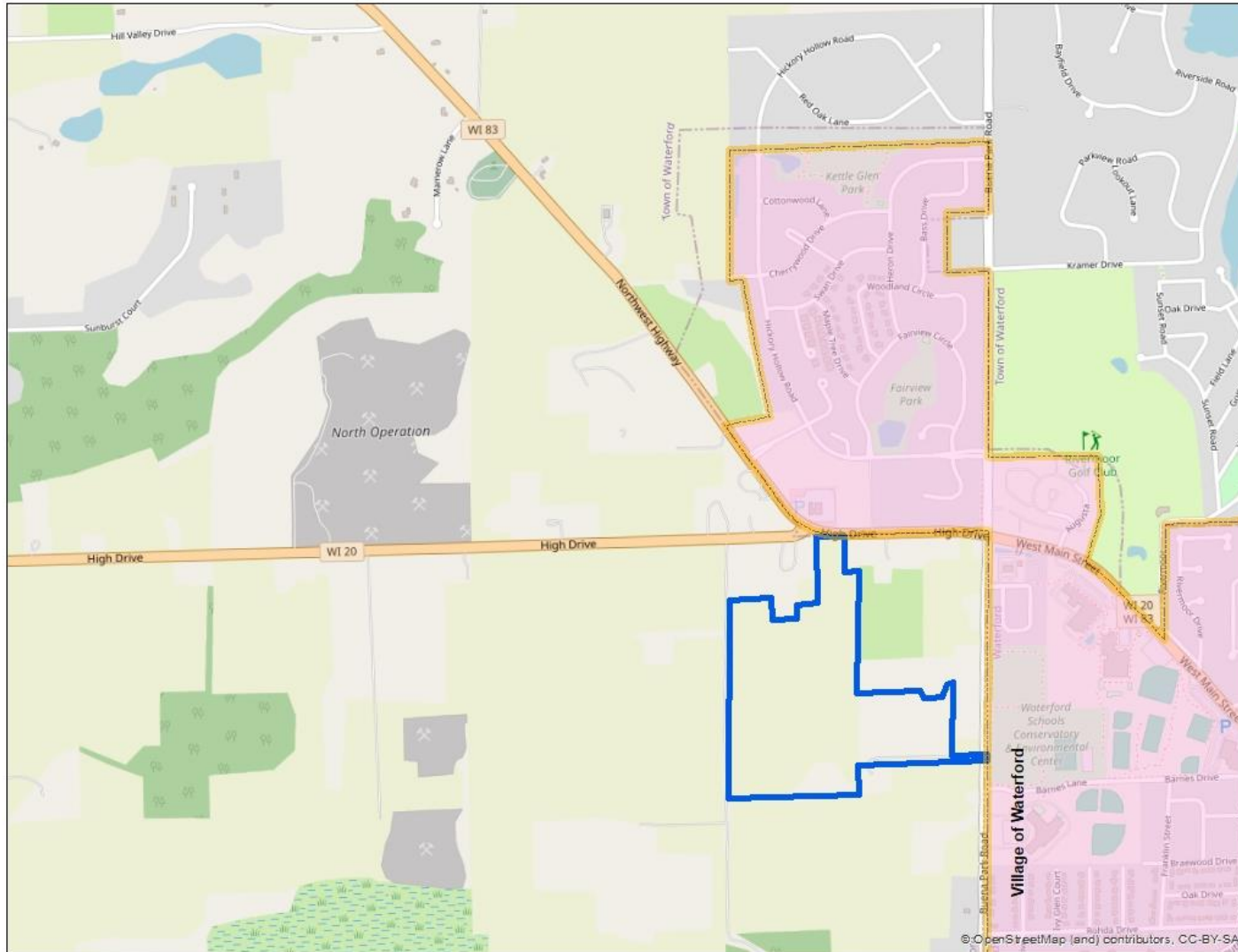
SEC 12 – T4N – R20E

Town of Norway



**Robert Epping, Owner**  
**TV Materials Inc, Applicant**  
**Site Address: 3612 Buena Park Road**  
**M-4 Site Plan Review to continue a nonmetallic (sand & gravel) extraction operation; includes processing, recycling of materials and reclamation**

## Location Map

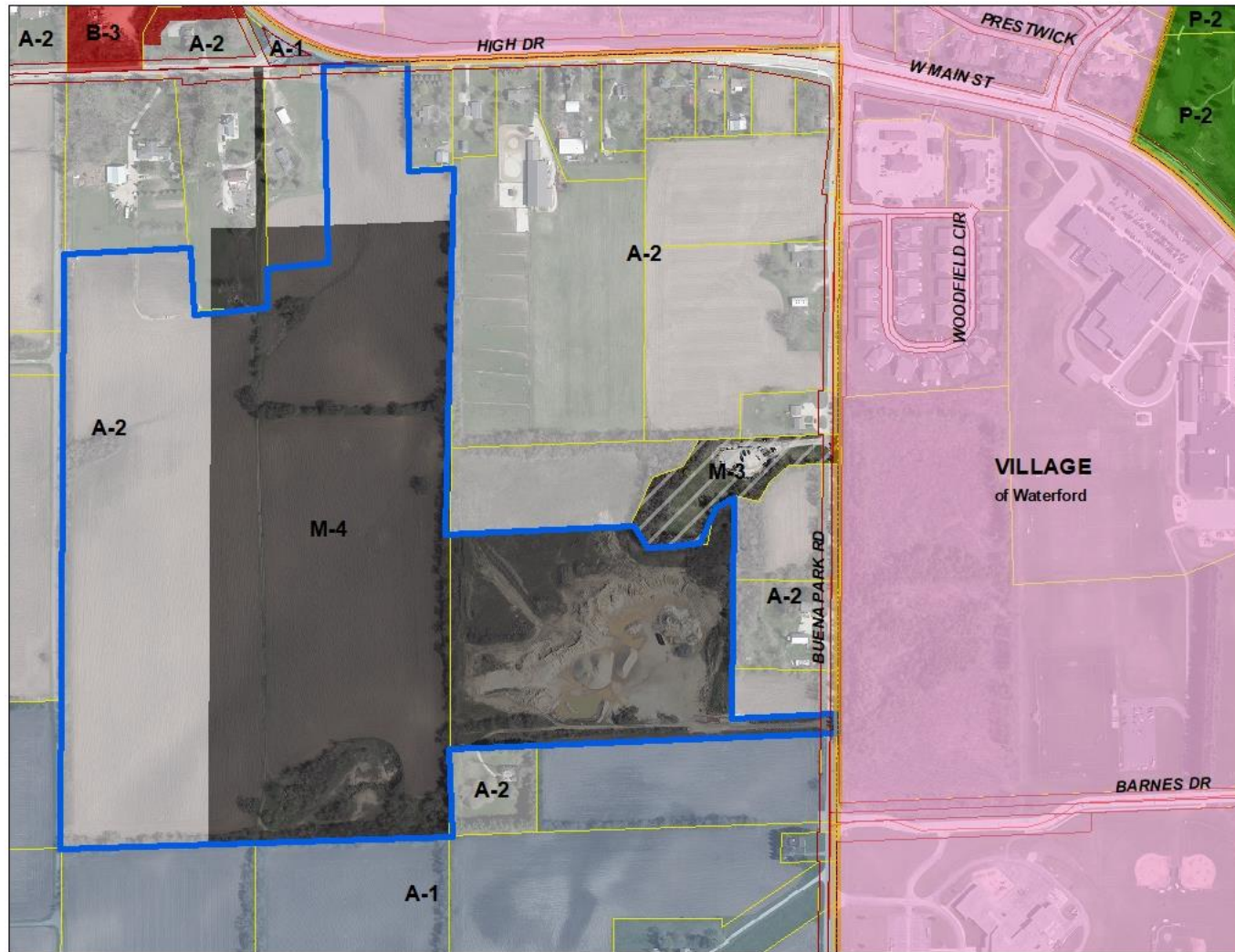


**SEC 34 – T4N – R19E**  
**Town of Waterford**



Robert Epping, Owner  
TV Materials Inc, Applicant  
Site Address: 3612 Buena Park Road

**M-4 Site Plan Review to continue a nonmetallic (sand & gravel) extraction operation; includes processing, recycling of materials and reclamation**



SEC 34 – T4N – R19E

Town of Waterford





Robert Epping, Owner  
TV Materials Inc, Applicant

Current Conditions



1 inch = 400 feet

### High View (Beck Pit)

Waterford S34 T4N R19E

2022 Aerial / Racine County Development Services  
Revised 10/10/2024 kf

-  Active Mining +/- 9.6 Acres
-  Mining Area +/- 33 Acres
-  Parcels

SEC 34 – T4N – R19E

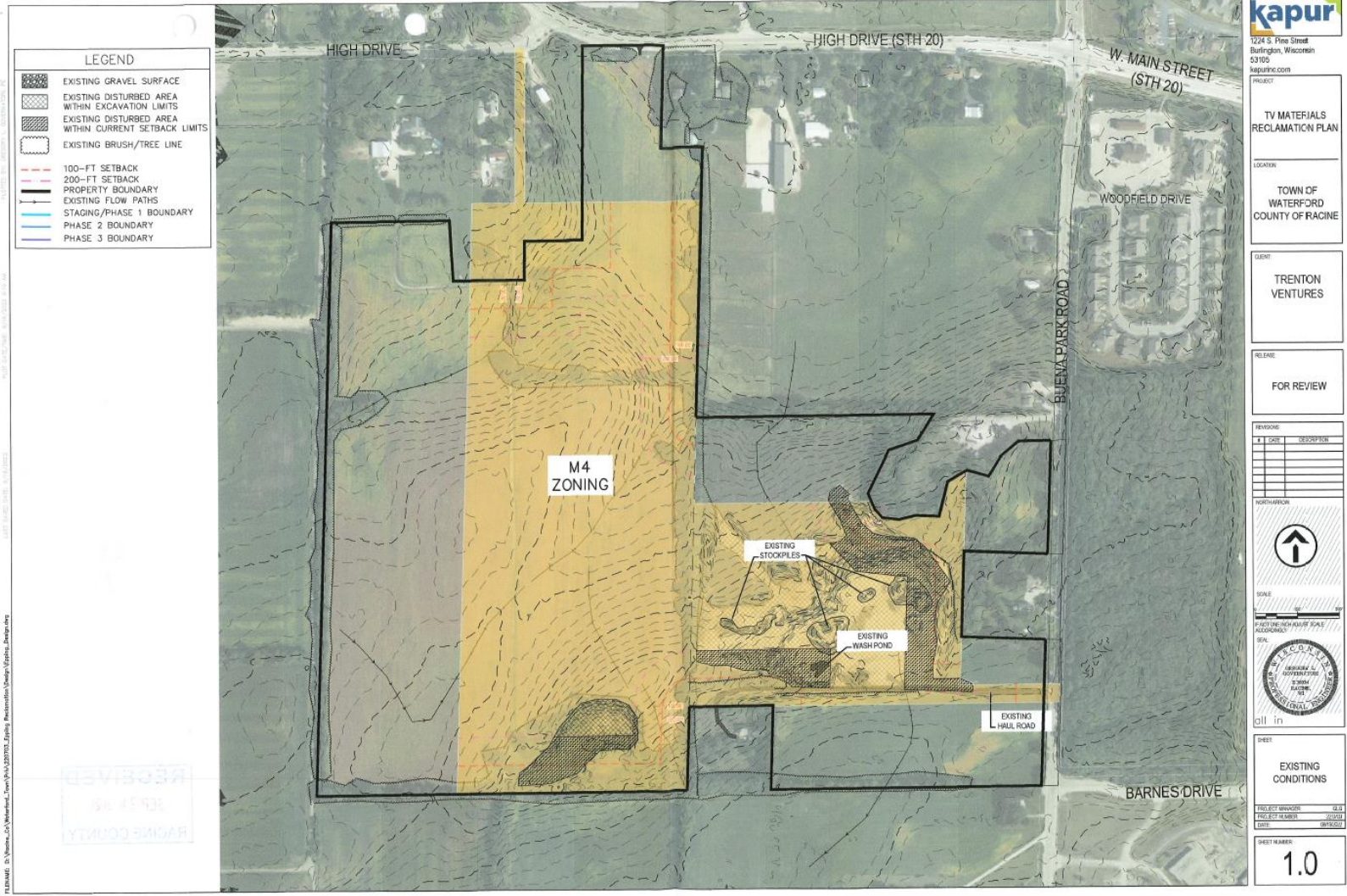
Town of Waterford



**Robert Epping, Owner**  
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**Existing**

**M-4 Site Plan Review to continue a nonmetallic (sand & gravel) extraction operation; includes processing, recycling of materials and reclamation**



**SEC 34 – T4N – R19E**  
**Town of Waterford**



**Robert Epping, Owner**  
**TV Materials Inc, Applicant**  
**Site Address: 3612 Buena Park Road**  
**M-4 Site Plan Review to continue a nonmetallic (sand & gravel) extraction operation; includes processing, recycling of materials and reclamation**

**Operations Plan – Phase 1**

**LEGEND**

- EXISTING GRAVEL SURFACE
- EXISTING DISTURBED AREA WITHIN EXCAVATION LIMITS
- EXISTING DISTURBED AREA WITHIN CURRENT SETBACK LIMITS
- EXISTING BRUSH/TREE LINE
- 100-FT SETBACK
- 200-FT SETBACK
- PROPERTY BOUNDARY
- EXISTING FLOW PATHS
- STAGING/PHASE 1 BOUNDARY
- PHASE 2 BOUNDARY
- PHASE 3 BOUNDARY

**STAGING/PHASE 1**

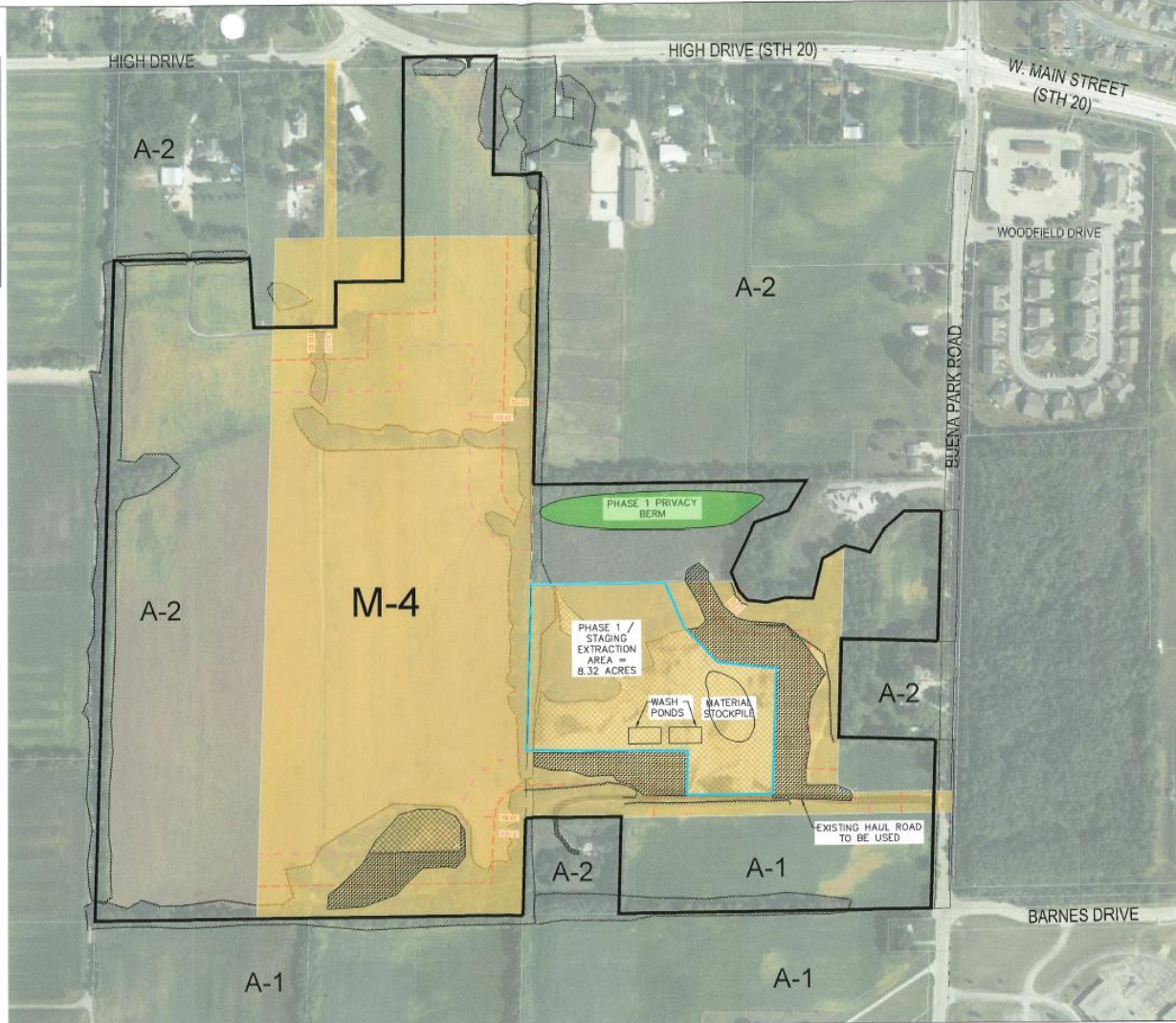
GRADE OFF, TOPSOIL, AND SEED DISTURBED AREAS WITHIN CURRENT SETBACKS.

GRADING OF 3:1 PRIVACY BERM ALONG NORTH LOT LINE WILL BE COMPLETED. TOPSOIL AND OVERBURDEN FROM VEGETATED / UNMINED AREA WILL BE UTILIZED TO CREATE THE BERM.

STEEP SLOPES WITHIN THE 200-FT SETBACK FROM THE PREVIOUS MINING OPERATION WILL BE SOFTENED AND VEGETATED. MINING WILL CONTINUE WITHIN THE PHASE 1 EXTRACTION AREA. THE EXISTING HAUL ROAD WILL BE UTILIZED.

MATERIAL STOCKPILES AND EQUIPMENT STAGING WILL REMAIN IN THE STAGING/PHASE 1 AREA THROUGH EXTRACTION IN PHASE 2 AND PHASE 3.

WASH POND SIZE AND LOCATION MAY VARY.



1224 S. Pine Street  
 Burlington, Wisconsin  
 53105  
 kapur@nc.com

PROJECT  
**TV MATERIALS  
 RECLAMATION PLAN**

LOCATION  
**TOWN OF  
 WATERFORD  
 COUNTY OF RACINE**

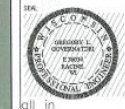
CLIENT  
**TRENTON  
 VENTURES**

REVISION  
**FOR REVIEW**

#	DATE	DESCRIPTION



SCALE  
 IF NOT ONE INCH EQUALS SCALE ACCURACELY



SHEET  
**OPERATIONS PLAN  
 STAGING PHASE 1**

PROJECT NUMBER	05
PROJECT NUMBER	05/14
DATE	12/15/2017

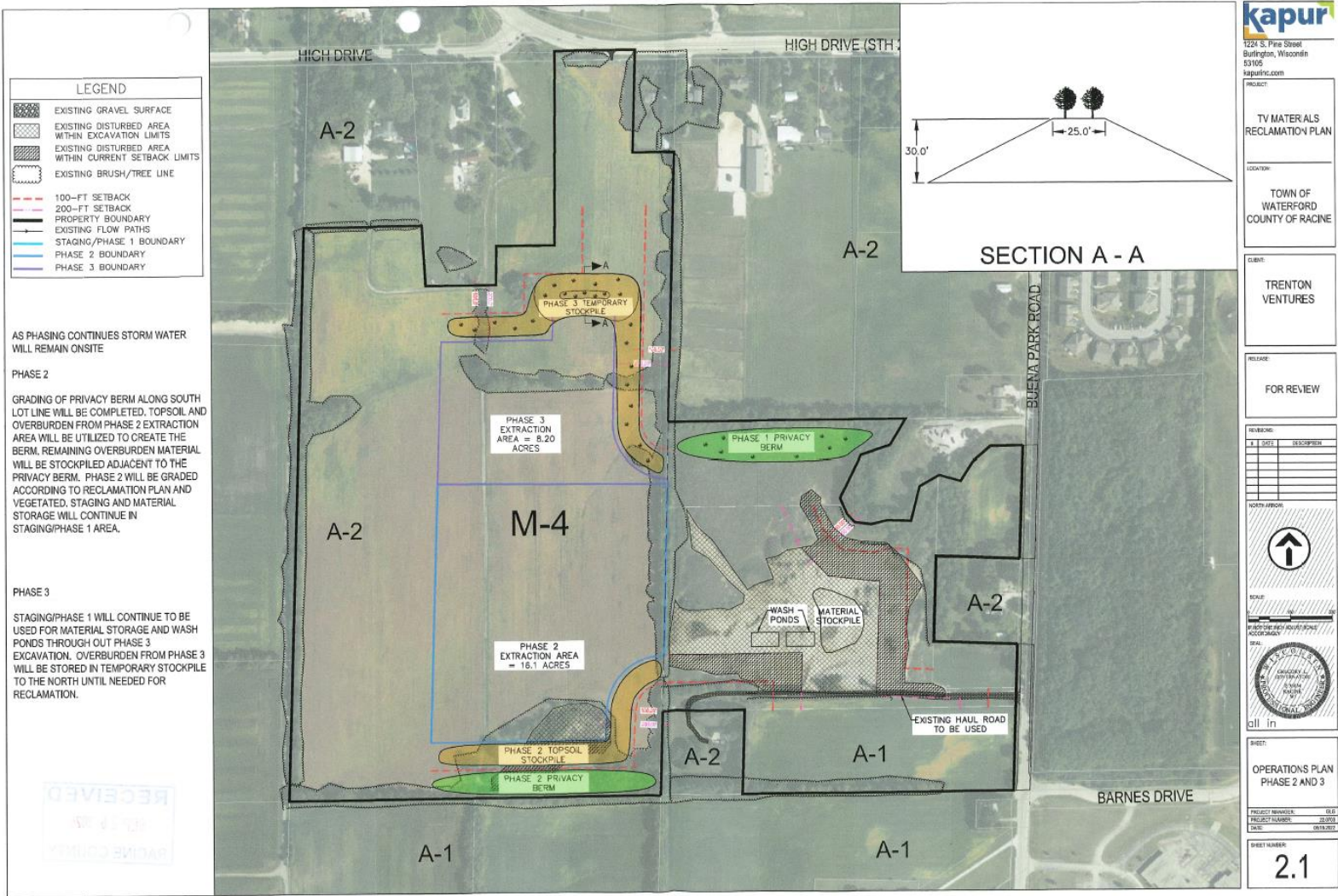
SHEET NUMBER  
**2.0**

**SEC 34 – T4N – R19E**  
**Town of Waterford**



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**Operations Plan – Phase 2 & 3**

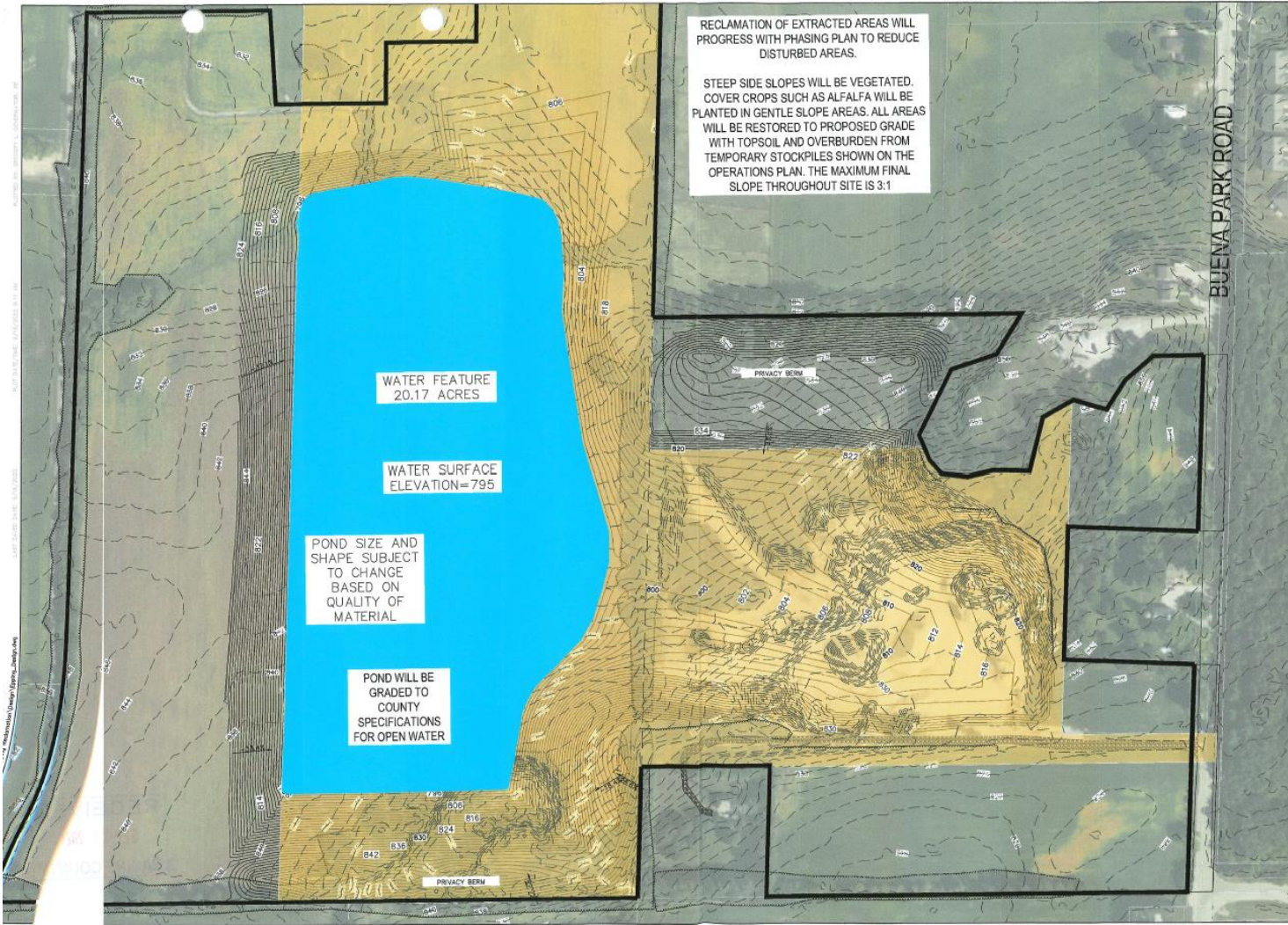


**SEC 34 – T4N – R19E**  
**Town of Waterford**



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**Reclamation Plan**



**Kapur**  
 1224 S. Pine Street  
 Burlington, Wisconsin  
 53102  
 kapurinc.com

PROJECT:  
TV MATERIALS RECLAMATION PLAN

LOCATION:  
TOWN OF WATERFORD  
COUNTY OF RACINE

OWNER:  
TRENTON VENTURES

RELEASE:  
FOR REVIEW

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW

SCALE

1" = 40' (NOT FOR ENCLOSED ROAD RECORDINGS)

SEAL

call in

SHEET:  
RECLAMATION PLAN

PROJECT MANAGER: GEL  
 PROJECT NUMBER: 2020  
 DATE: 10/20/20

SHEET NUMBER:  
**3.0**

SEC 34 – T4N – R19E  
 Town of Waterford

