

CONDITIONAL USE / SITE PL

REVIEW APPLICATION

COM ITEM #3

Racine County, Wisconsin

Owner: ROBERT EPPING / TV Materials

Applicant/Agent: ROBERT EPPING / TV Materials

Town: TOWN OF WATERFORD

Zoning district(s): M-4

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.)

REVIEW/CONTINUE NON-METALLIC (SAND AND GRAVEL) EXTRACTIONS, PROCESSING AND RECYCLING OF MATERIAL

includes reclamation plan

AT (site address): 3612 BUENA PARK RD. BURLINGTON, WI. 53105

Subdivision: Lot(s): Block:

Parcel # 016041934008020/016041934010000 Section(s) 34 T 4 N R 19 E

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

Attached are:

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

print name: ROBERT EPPING e-mail address: office@tvmaterialsinc.com

address: MAILING: 30621 52ND ST SALEM, WI. 53168 telephone #: 262-321-9900

signed: Robert Epping

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- NA 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.

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SEP 26 2024
RACINE COUNTY

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

UV 30 M-4 Quanning District, Sec 20-1228 Mineral Extraction
Chapter 12.5 Nonmetallic Mining Reclamation

Shoreland contract: yes no X

Public hearing date:

Site plan review meeting date: 10/21/2024

Submittal received by: [Signature]

Date petition filed: 9/26/2024

cash or check #: 2585

amount received: \$ 200.00

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

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

**OWNER:** ROBERT EPPING

**APPLICANT:** ROBERT EPPING / TV MATERIALS

**Mailing Address:** 30621 52ND ST

**Mailing Address:** 30621 52ND ST

SALEM WI 53168  
 City State Zip

SALEM WI 53168  
 City State Zip

**Phone:** 262-321-9900

**Phone:** 262-321-9900

**Email:** OFFICE@TVMATERIALSINC.COM

**Email:** OFFICE@TVMATERIALSINC.COM

**Parcel Id. #** 016041934008020 & 016041934010000

**Site Address** 3612 BUENA PARK RD. BURLINGTON, WI 53105

**Municipality** TOWN OF WATERFORD **Section(s)** 34 **Town** 4 **North, Range** 19 **East**  
**Lot** \_\_\_\_\_ **Block** \_\_\_\_\_ **Subdivision Name** \_\_\_\_\_ **CSM #** \_\_\_\_\_

**Proposed Construction/Use** CONTINUE NON-METALLIC (SAND AND GRAVEL) EXTRACTIONS,  
 PROCESSING AND RECYCLING OF MATERIAL, Includes reclamation plan

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

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

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>	Per Submitted Plans	
*Structure's Fair Market Value \$ _____		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 (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  (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 2585

Robert C. Craig 9/25/24  
 Signature of Owner/Applicant/Agent Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_  
 ROBERT EPPING  
 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 - 34 - 008020  
 0160419 34 010-000

TV MATERIALS INC.  
30621 52<sup>nd</sup> Salem, WI. 53168  
P. 262-321-9900  
office@tvmaterialsinc.com

To: Racine County – Public Works & Development Services

From: Robert Epping, Trent Epping, Taun Parkers

Meeting Date: October 21 2024

Subject: High View Sand & Gravel - Renewal of Conditional Use & Zoning Permit

This letter serves as intent to review & renew the previously approved conditional use & zoning permit at 3612 Buena Park Rd Waterford, WI. which was previously approved in October 2022.

The lifetime remains to be about 10-15 years. We plan to continue operations to the submitted original operations plan. Since gaining ownership/operations of the location, we have cleaned up the site and began operations. Electric is now on site which is valuable for operations and the future improvement of the land.

Reclamation Cost Breakdown remains unchanged (see below) and the current bond reflects this amount.

Reclamation Cost Breakdown:

- 12.4 acres including phase 1
- 11,000 sq. yds. to shape subgrade and grade with stockpile materials \$29,700.00
- Seedbed preparation and seeding per acre \$24,800.00
- Mobilization x \$403 per acre = \$4,997.20
- Total: \$ 59,497.20

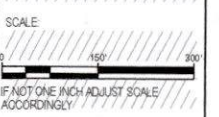
Respectfully,

*Robert Epping, Trent Epping & Taun Parkers*



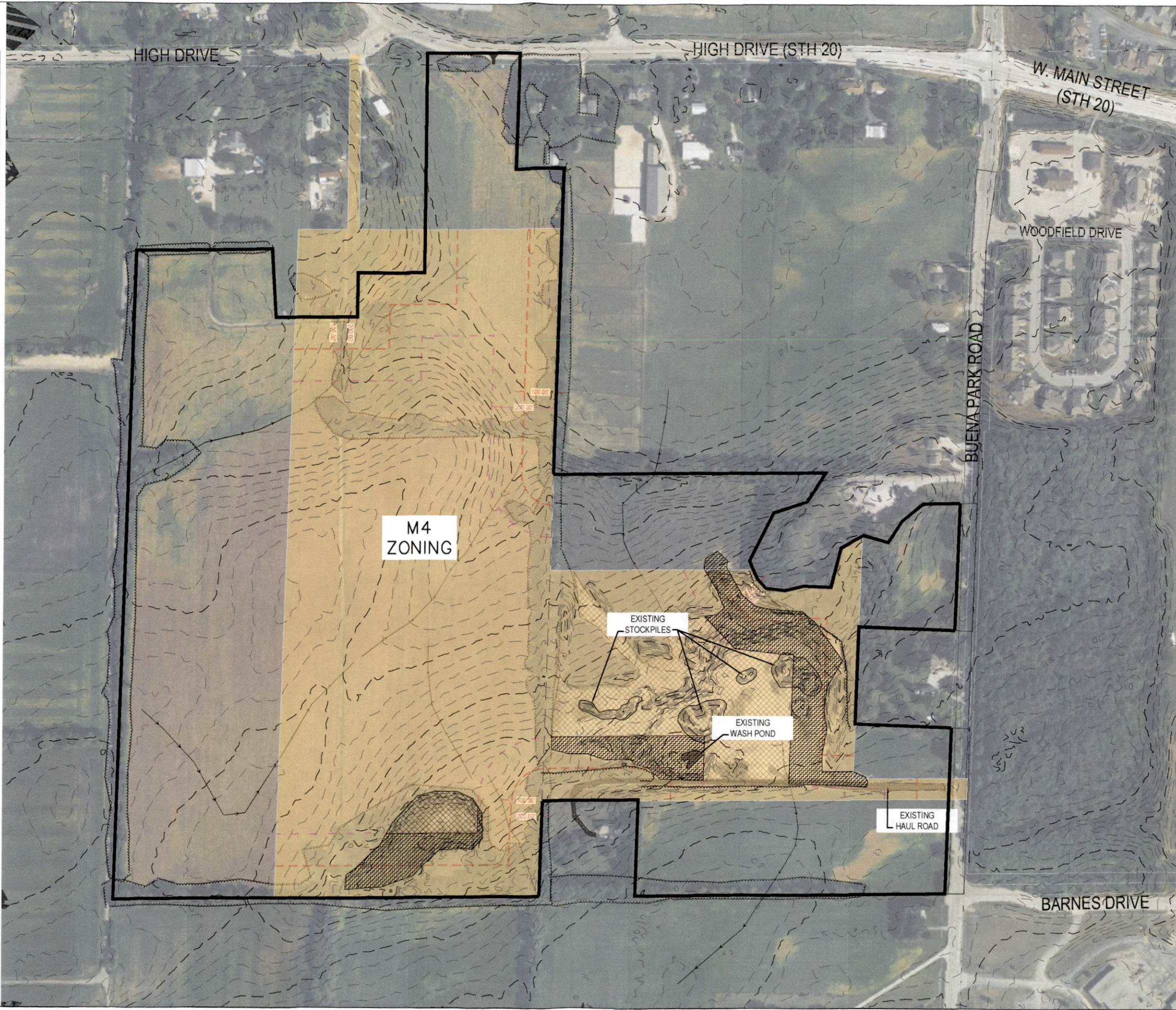
REVISIONS

#	DATE	DESCRIPTION



**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



**RECEIVED**  
 SEP 26 2024  
 RACINE COUNTY

FILENAME: D:\Racine\_Co\Waterford\_Town\Prj\220703\_Epping\_Reclamation\Design\Epping\_Design.dwg  
 LAST SAVED DATE: 9/16/2022  
 PLOT DATE/TIME: 9/16/2022 8:10 AM  
 PLOTTED BY: GREGORY L. GOVERNATORI, PE

FILENAME: D:\Roachna\_Co\Waterford\_Town\Priv\220703\_Epping\_Redemption\Design\Epping\_Design.dwg  
 LAST SAVED DATE: 8/16/2023  
 PLOT DATE/TIME: 8/16/2023 9:10 AM  
 PLOTTED BY: GREGORY L. GOVERNATORI, PE

**LEGEND**

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

**STAGING/PHASE 1**

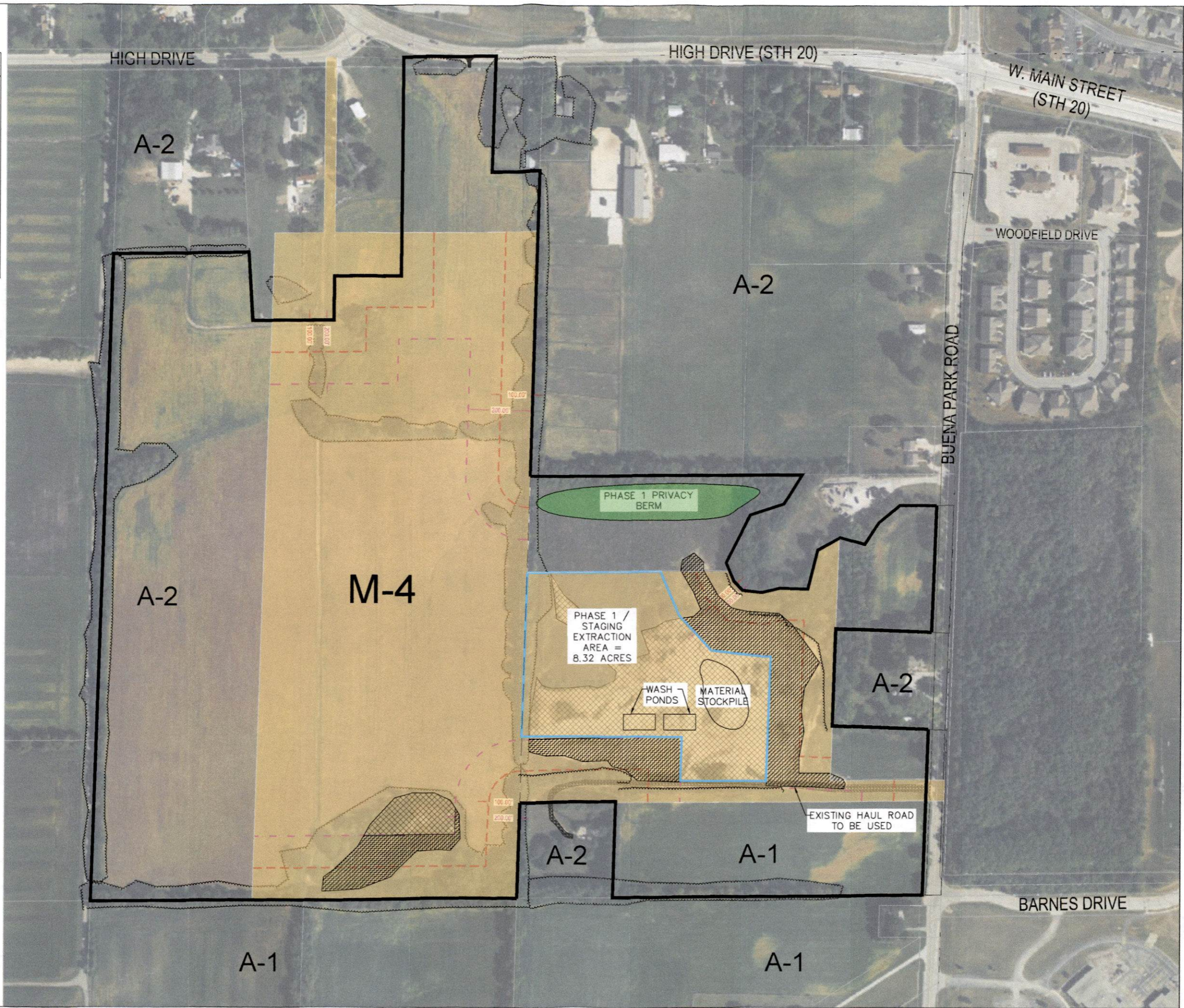
GRADE OFF, TOPSOIL, AND SEED DISTURBED AREAS WITHIN CURRENT SETBACKS.

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  
kapurinc.com

PROJECT:

**TV MATERIALS RECLAMATION PLAN**

LOCATION:

TOWN OF WATERFORD  
COUNTY OF RACINE

CLIENT:

TRENTON VENTURES

RELEASE:

FOR REVIEW

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW

SCALE:

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

all in

SHEET:

**OPERATIONS PLAN STAGING PHASE 1**

PROJECT MANAGER: GLG  
PROJECT NUMBER: 220703  
DATE: 08/16/2023

SHEET NUMBER:

**2.0**

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

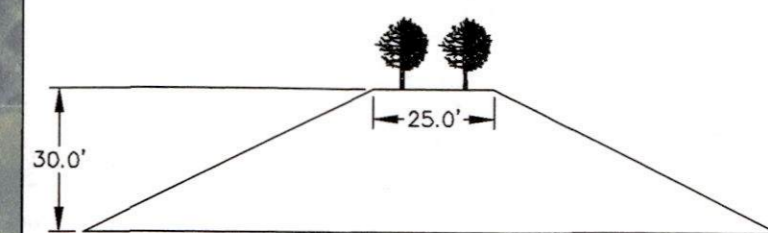
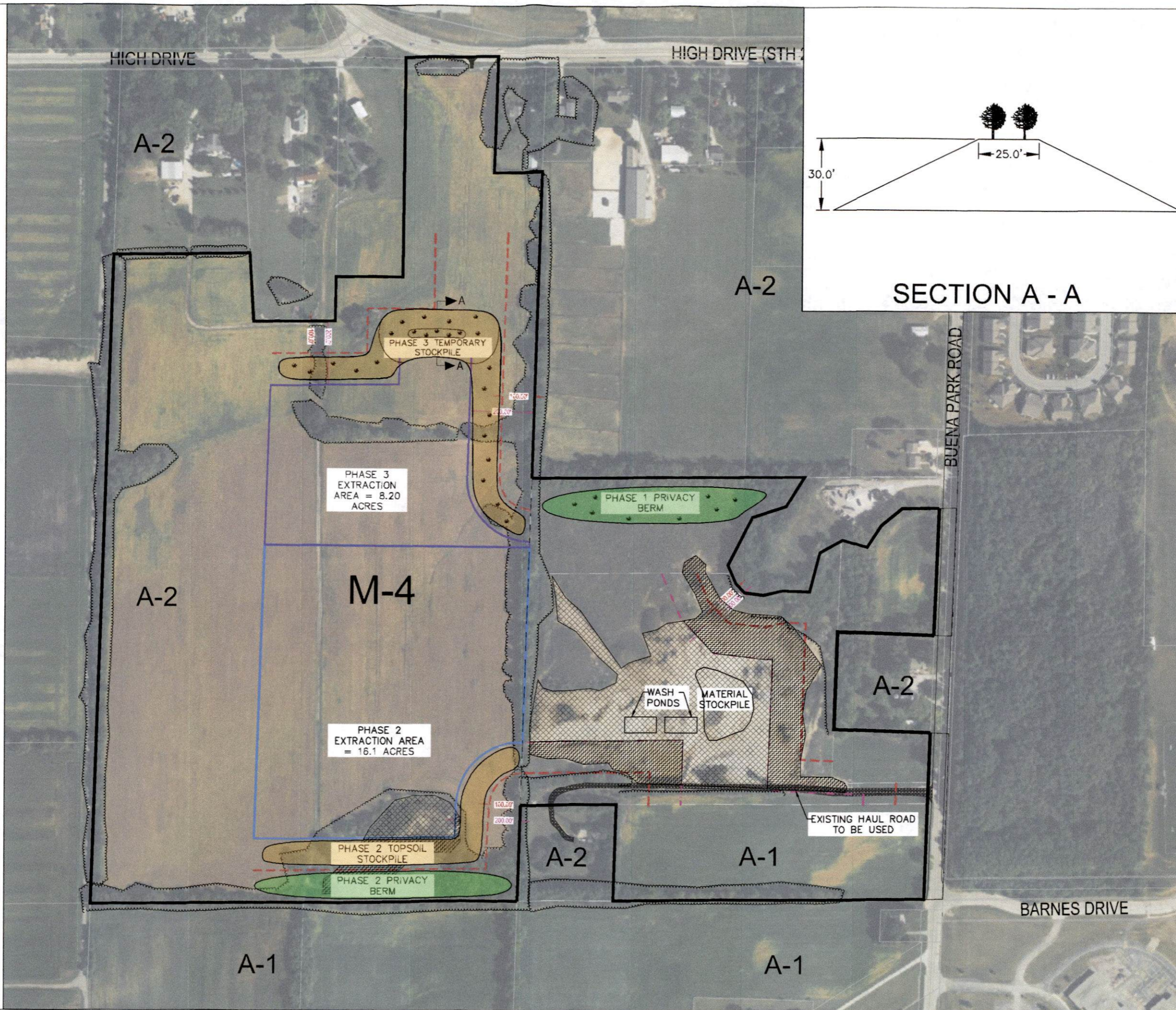
AS PHASING CONTINUES STORM WATER WILL REMAIN ONSITE

**PHASE 2**

GRADING OF PRIVACY BERM ALONG SOUTH LOT LINE WILL BE COMPLETED. TOPSOIL AND OVERBURDEN FROM PHASE 2 EXTRACTION AREA WILL BE UTILIZED TO CREATE THE BERM. REMAINING OVERBURDEN MATERIAL WILL BE STOCKPILED ADJACENT TO THE PRIVACY BERM. PHASE 2 WILL BE GRADED ACCORDING TO RECLAMATION PLAN AND VEGETATED. STAGING AND MATERIAL STORAGE WILL CONTINUE IN STAGING/PHASE 1 AREA.

**PHASE 3**

STAGING/PHASE 1 WILL CONTINUE TO BE USED FOR MATERIAL STORAGE AND WASH PONDS THROUGH OUT PHASE 3 EXCAVATION. OVERBURDEN FROM PHASE 3 WILL BE STORED IN TEMPORARY STOCKPILE TO THE NORTH UNTIL NEEDED FOR RECLAMATION.



**Kapur**  
 1224 S. Pine Street  
 Burlington, Wisconsin  
 53105  
 kapurinc.com

PROJECT:  
**TV MATERIALS RECLAMATION PLAN**

LOCATION:  
 TOWN OF WATERFORD  
 COUNTY OF RACINE

CLIENT:  
 TRENTON VENTURES

RELEASE:  
 FOR REVIEW

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE:

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

all in

SHEET:  
**OPERATIONS PLAN  
 PHASE 2 AND 3**

PROJECT MANAGER: GLG  
 PROJECT NUMBER: 22.0703  
 DATE: 06/16/2022

SHEET NUMBER:  
**2.1**

PLOT DATE/TIME: 9/16/2022 9:11 AM  
 LAST SAVED DATE: 9/16/2022  
 FILENAME: D:\racine\_co\Waterford\_Town\Priv\220703\_Epping Reclamation\Design\Epping\_Design.dwg

RECLAMATION OF EXTRACTED AREAS WILL  
 PROGRESS WITH PHASING PLAN TO REDUCE  
 DISTURBED AREAS.  
  
 STEEP SIDE SLOPES WILL BE VEGETATED.  
 COVER CROPS SUCH AS ALFALFA WILL BE  
 PLANTED IN GENTLE SLOPE AREAS. ALL AREAS  
 WILL BE RESTORED TO PROPOSED GRADE  
 WITH TOPSOIL AND OVERBURDEN FROM  
 TEMPORARY STOCKPILES SHOWN ON THE  
 OPERATIONS PLAN. THE MAXIMUM FINAL  
 SLOPE THROUGHOUT SITE IS 3:1

WATER FEATURE  
 20.17 ACRES

WATER SURFACE  
 ELEVATION=795

POND SIZE AND  
 SHAPE SUBJECT  
 TO CHANGE  
 BASED ON  
 QUALITY OF  
 MATERIAL

POND WILL BE  
 GRADED TO  
 COUNTY  
 SPECIFICATIONS  
 FOR OPEN WATER

BUENA PARK ROAD



1224 S. Pine Street  
 Burlington, Wisconsin  
 53105  
 kapurinc.com

PROJECT:  
 TV MATERIALS  
 RECLAMATION PLAN

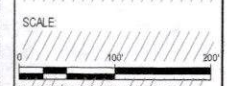
LOCATION:  
 TOWN OF  
 WATERFORD  
 COUNTY OF RACINE

CLIENT:  
 TRENTON  
 VENTURES

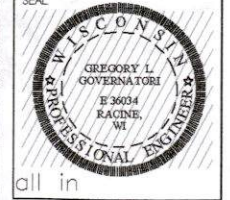
RELEASE:  
 FOR REVIEW

REVISIONS:

#	DATE	DESCRIPTION



IF NOT ONE INCH ADJUST SCALE ACCORDINGLY



SHEET:  
 RECLAMATION PLAN

PROJECT MANAGER: GLG  
 PROJECT NUMBER: 22.0.033  
 DATE: 09/16/22

SHEET NUMBER:  
 3.0