

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: HRIBAR LAND MANAGEMENT, LLC

Applicant/Agent: Mike Rivecca

Municipality: Yorkville

Zoning district(s): M-3

TO THE VILLAGE OF YORKVILLE PLAN COMMISSION:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings

AT (site address): 2221 Raymond Ave

Subdivision: Parcel # 194032103002000 Lot(s): Section(s) 3 Block: T 3 N R 21 E

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

Attached are:

- X zoning permit application X hearing/review fee (Fees are non-refundable, and 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") X 3 SETS: landscaping/lighting plan
X letter of agent status X 12 SETS: report/cover letter and operations plan abutting property owners' names and mailing addresses other

print name: Mike Rivecca e-mail address: mrivecca@rivcrete.com

address: 12005 W Hampton Ave telephone #: 414-587-7783

Milwaukee, WI 53225

signed: Mike Rivecca

STAFF USE ONLY:

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

- X The property is all partially located in the Tributary 2A West Branch Root River Canal shoreland area.
The project is all / partially located in the N/A shoreland area.
X The property is all partially located in the Tributary 2A West Branch Root River Canal floodplain.
The project is all / partially located in the N/A floodplain.
N/A The property is all / partially located in the wetland.
N/A The project is all / partially located in the wetland.

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

Art. VI Div. 29 M-3, Heavy Industrial District and Section 20-1226 Uses Permitted Conditionally

Shoreland contract: yes no X

Public hearing date: April 14, 2025

Submittal received by: STM

cash or check #: 4444

Site plan review meeting date: N/A

Date petition filed: 3-13-2025

amount received: \$ 475.00

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

PERMIT NO. _____
 DATE PERMIT ISSUED _____

OWNER HRIBAR LAND MANAGEMENT, LLC
 Mailing Address PO BOX 626

APPLICANT Mike Rivecca
 Mailing Address 12005 W Hampton Ave

Sturtevant WI 53177
 City State Zip

Milwaukee WI 53225
 City State Zip

Phone PO BOX 626

Phone 414-587-7783

Email hribar@hribarcorp.com

Email mrivecca@rivcrete.com

Parcel Id. # 194032103002000

Site Address 2221 Raymond Ave

Municipality Yorkville Section(s) 3 Town 3 North, Range 21 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Construct and utilize a Concrete batch Plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings

New	<input checked="" type="checkbox"/>	Principal Bldg.	<input checked="" type="checkbox"/>	Size	(<u>130'</u> x <u>30.5'</u>) (<u>—</u> x <u>—</u>) (<u>—</u> x <u>—</u>)
Addition	<input type="checkbox"/>	Accessory	<input type="checkbox"/>	Area (sq ft)	(<u>3,965</u>) (<u>—</u>) (<u>—</u>)
Alteration	<input type="checkbox"/>	Deck	<input type="checkbox"/>	Peak Ht. (ft.)	<u>63</u> 100-Yr. Floodplain Elev. <u>701</u>
Conversion	<input type="checkbox"/>	Sign	<input type="checkbox"/>	Eave Ht. (ft.)	<u>—</u> Flood Protection Elev. <u>703</u>
Temporary	<input type="checkbox"/>	Other	<input type="checkbox"/>	Building Ht.-Avg. (ft.)	<u>63</u>

Contractor	<u>RivCrete Ready Mix, LLC</u>	Est. Value w/Labor	<u>\$ 3.5 million</u>	ZONING DISTRICT	<u>M-3</u>
Existing Nonconforming?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Shoreland? (per map)	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Mitigation or Buffer Needed?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Structure in Floodplain? (per map)	<input type="checkbox"/>	*Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
*Structure's Fair Market Value \$	<u>N/A</u>	Cumulative %	<u>—</u>	Side-1 st	<u>458 FT</u>
*>50% of Fair Market Value?	<u>N/A</u> <input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Structure in Wetland? (per map)	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Substandard Lot?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
BOA Variance Needed?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Conditional Use/Site Plan Needed?	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Shoreland Contract Needed?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Additional Zoning Permit Stipulations Listed on Back of this Form?	Yes	<input type="checkbox"/>	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: \$ 475.00 Mike Rivecca 3-13-25
 CC Date/Check#/Cash 4444 Signature of Owner /Applicant/Agent Date
 Shoreland Contract Fee Pd: \$ _____ Mike Rivecca
 CC Date/Check#/Cash _____ Print Name(s)
 Zoning Permit Fee Pd: \$ 1,000.00
 CC Date/Check#/Cash _____ Notes (revisions, extensions, etc.)
 Other: _____ Pd: \$ _____ STM

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 94052-03-002000