

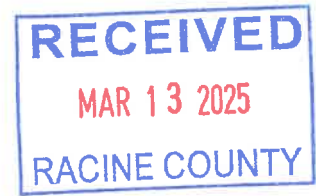
Yorkville Conditional Use Permit Application

Riv/Crete Ready Mix is a local, family-owned and operated union concrete supplier in the greater Milwaukee metro area. We are interested in expanding our business in Yorkville because of customer demand and the consolidation of ready-mix suppliers in this market. We currently operate two ready-mix facilities and focus on sophisticated commercial work while also serving the residential marketplace. We have supplied Komatsu's World Headquarters, the Couture, Children's Hospital, and the new Milwaukee Public Museum.

We have 80 full-time employees across multiple functions including mechanics, ready mix drivers (CDL Class B), and facility managers. These types of employees earn on average between \$70,000 and \$80,000 a year. All our employees receive great benefits, continued training, and advancement within the organization.

Riv/Crete plans to invest \$3.5 Million dollars to build a ready-mix facility in Yorkville. We will work with local companies to build, maintain, and supply our operation. This new facility will create 12 to 18 full-time jobs with the same compensation as our Milwaukee employees.

The current site has been used as a construction material storage site for several years. The proposed change would have equivalent truck traffic as it has historically. Our proposal includes the construction of an 8,000 square foot two bay maintenance building, concrete batch plant, and water recycling system used to wash the trucks. Our Standard operating hours are 6:00 – 5:00 with deliveries taking place between 7:00 and 4:00. During the construction season (spring – fall), based on customer demand, we operate on Saturdays typically until 12:00.



Occasionally, we operate outside of our standard hours for DOT projects, emergency repairs (water main breaks), and certain commercial projects. In 2023 we had 14 early starts or night pours and in 2024 we had 9 days. RivCrete will begin construction as soon as we receive approval and plan to be operational by late summer.

We would be happy to provide a tour of our facilities to anyone who would be interested in better understanding our operations. We take pride in ensuring we have a safe, clean work environment, and are good members of our local community.