

Village of Yorkville

925 15th Avenue, Union Grove, Wisconsin 53182

Phone: (262) 878-2123 Website: www.villageofyorkville.com

March 26, 2025

Re: Conditional use requests submitted by Thomas Hribar / Hribar Land Management for 2221 Raymond Ave.

The purpose of this letter is to:

Notify you of a conditional use request submitted by Thomas Hribar / Hribar Land Management for the parcel located at 2221 Raymond Ave (Parcel ID # 194-03-21-03-002-000) in the M-3 (Heavy Industrial) Zoning District. The applicant proposes to construct a 9,999 square foot industrial building.

And to:

Notify you of a conditional use request submitted by Thomas Hribar / Hribar Land Management (with Mike Rivecca as Applicant/Agent) for the parcel located at 2221 Raymond Ave (Parcel ID # 194-03-21-03-002-000) in the M-3 (Heavy Industrial) Zoning District. The applicant proposes to construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings.

The Yorkville Village Board and Plan Commission will hold a public hearing to hear any public comments regarding these applications at a joint meeting at 6:00 p.m. on Monday, April 14, 2025, in the Village Board Room at the Union Grove Municipal Center, 925 15th Avenue, Union Grove. All interested parties will be heard. The Yorkville Village Board and Plan Commission may consider action on this application at the conclusion of the public hearing.

Any questions regarding this application should be directed to the Racine County Development Services office, (262) 886-8440, from 8:00 a.m. to 12:00 p.m. and 12:30 p.m. to 4:30 p.m., Monday through Friday. Additional application information can be found on the Village's website:

<https://villageofyorkville.com/government/government-upcoming-development-activity/> or <https://villageofyorkville.com> → Government → Development Proposals and Public Hearings.

Sincerely,

Janine Carls
Clerk

E-MAIL MEMORANDUM

TO: Michael McKinney (Michael@villageofyorkville.com)
Village of Yorkville Administrator

FROM: Shaun T. Maiter
Assistant Development Services Superintendent

SUBJECT: Hribar Land Management, LLC, Owner
Mike Rivecca, Applicant
Parcel Id. # 194032103002000 & 194032103006000
2221 Raymond Avenue

April 14, 2025, Conditional Use to construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings.

DATE: April 3, 2025

Overview:

The subject ±44.75-acre and ±162.3-acre parcels are located at 2221 Raymond Avenue and is serviced by holding tank(s) and private well(s). The portion of the property relevant for this conditional use permit is zoned M-3, Heavy Industrial District. On November 21, 2011, the Racine County Economic Development and Land Use Planning Committee approved a conditional use permit to utilize the above referenced property as a construction equipment truck terminal and repair facility, including limited crushing, temporary stockpiling of recycled materials & outside storage to occupy the site and existing buildings. On January 20, 2014, the Racine County Economic Development and Land Use Planning Committee approved a site plan review to allow Michels Corporation to occupy two buildings and portion of the M-3 zoned area with outside equipment storage. On June 20, 2016, the Racine County Economic Development and Land Use Planning Committee approved a conditional use permit to construct and utilize a gravel parking area for up to 107 trucks/trailers. At this time, the applicant is requesting conditional use approval to construct and utilize a concrete batch plant, including aggregate storage bins, washout station, and occupancy of two industrial buildings. The maximum structure height in the M-3 zoning district is 60-feet and the proposed height of the batch plant is 63-feet; according to Section 20-1111 of the Racine County Code of Ordinances as applicable to the Village of Yorkville, special structures, such as elevator penthouses, gas tanks, grain elevators, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations and smoke stacks, are exempt from the height limitations of this chapter. With that in mind, the height of the batch plant is allowable due to the height exemption for manufacturing

equipment. The proposed batch plant will have 12 to 18 full-time employees and will have standard operating hours of 6:00am to 5:00pm Monday through Friday, and 6:00am to 12:00pm Saturdays. Occasionally operation would occur outside of standard hours for certain projects. The batch plant construction is proposed to begin upon approval and the plant will be operational by late summer.

If the Village feels that the proposed use is appropriate approval is recommended as:

1. Based on other things going on in the area, the proposed use appears to fit with the uses in the zoning district.
2. The proposed use is allowed by underlying zoning through the conditional use process.

If the Village feels that the proposed use is appropriate approval is recommended subject to
****DRAFT CONDITIONS****:

1. **Zoning Permit.** The applicant must obtain a zoning permit from the Racine County Development Services Office after paying a zoning permit fee of \$1,000.00. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Washout Station.** Prior to issuance of a zoning permit, a new site plan must be submitted to the Racine County Development Services Office showing that the proposed washout station will be located outside of the 100-year floodplain.
3. **Private Onsite Wastewater Treatment System.** Prior to the issuance of a zoning permit, sanitary approval must be obtained from the Racine County Development Services Department. Please contact their office at (262) 886-8440. Industrial waste and wastewater may not be introduced into a plumbing drain system that is served by a POWTS unless approved by the Wisconsin Department of Natural Resources (WDNR) under chapter 214 regulations.
4. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
5. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and agents of the Property Owner (collectively referred to herein as "Applicant" or "Property Owner") with respect to the uses on the Property.
6. **Substantiated Complaints.** The Village of Yorkville reserves the right to require the owner to appear before the Board to address substantiated complaints involving this operation. The Board may direct the owner to implement possible corrective measures

to address the complaints. The Conditional Use Permit could be subject to revocation proceedings if substantiated complaints are not addressed by corrective measures.

7. **Compliance with Previous Conditions of Approval.** All applicable conditions from previous approvals shall remain in effect, unless otherwise amended herein.
8. **Expiration.** This approval will expire nine (9) months from the date of the Village of Yorkville's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Yorkville grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
9. **Plans.** The proposed project shall be located, constructed, and utilized in accordance with the plans and documents received by the Racine County Development Services Office on March 13, 2025, unless otherwise amended herein.
10. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville (copy attached).
11. **Hours of Operation.** Hours of Operation shall be 6:00am to 5:00pm Monday through Friday, and 6:00am to 12:00pm Saturday. **Any operation that deviates from these hours of operation will require written authorization from the Village of Yorkville.**
12. **Stormwater Requirements.** The property owner or designated agent must contact the Village of Yorkville regarding stormwater regulations for the site. Compliance with all regulations and requirements, as determined by the Village of Yorkville is required.
13. **Loading Requirements.** Adequate loading areas shall be provided so that all vehicles loading, maneuvering or unloading are completely off the public ways and so that all vehicles need not back onto any public way. Reference Section 20-1087, Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville.
14. **Operation Requirements.** The operation shall not locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash or be harmful to human, animal, plant or aquatic life. Any oil or other hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources (WI-DNR) regulations.

15. **Aggregate Storage.** All aggregate storage must occur within the designated aggregate storage bins as shown on the submitted plan received by the Racine County Development Services Office on March 13, 2025.
16. **Outside Storage.** Except for the vehicle parking area and aggregate storage bins, as shown on the submitted plans, or previously approved areas of outside storage, outside storage is prohibited, and this property must be kept free of any accumulation of refuse or debris. Refuse bins and/or scrap material (recycle) bins must be screened from public view. This includes the Village of Yorkville's prohibition on the outside storage of aged vehicles, wrecked vehicles, or parts vehicles.
17. **Exterior Lighting.** Any changes to the existing exterior lighting on the property shall meet the provisions of Section 20-1065 of Chapter 20, Zoning, Racine County Code of Ordinances, as applicable to the Village of Yorkville. Any exterior lighting installed prior to December 15, 2022 must remain in conformance with the approved exterior lighting plan on record. If any exterior lighting installed prior to December 15, 2022 was not part of an approved exterior lighting plan, the exterior lighting must continue to be arranged, oriented, or shielded in a manner that direct radiation or glare from such source does not penetrate adjacent or nearby parcels or the public right-of-way, and will not endanger the safety of pedestrian or vehicular traffic.
18. **Property Requirements.** This site must be kept neat and orderly at all times, with all refuse dumpsters out of view of passersby. All disposed items must be done in an environmentally safe manner. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas; cleaning up litter and emptying trash containers in a timely fashion; sweeping, cleaning, and repairing paved surfaces; replacing broken and vandalized parts; replacing burned out light bulbs; and cleaning, painting, and repairing windows and building facade.
19. **Signs.** Any advertising sign on this property must conform to the Racine County Ordinance standards, as applicable to the Village of Yorkville, and will require a separate zoning permit(s) prior to installation.
20. **Fire Alarm and/or Sprinkler Plan Review.** If this approval is for an activity that requires fire alarm and/or sprinkler system plan review, written confirmation shall be provided to the Village Administrator/Clerk by Fire Safety Consultants, Inc. stating that the applicant and/or agent has submitted acceptable fire alarm and/or sprinkler system plans to Fire Safety Consultants, Inc. for review pursuant to Chapter 26 of the Village of Yorkville Municipal Code. No building or zoning permit shall be issued for this activity until such time as said confirmation is provided. For the purposes of this condition, the term "building permit" shall mean any permit including, but not limited to, site

preparation, building, electrical, plumbing, HVAC, and erosion permits. The applicant must first obtain Fire Safety Consultants, Inc. fire alarm and/or sprinkler system plan approval prior to submitting those plans to the State of Wisconsin for state review. Failure to abide by any part of this condition shall not constitute a basis for an appeal to the Village Board of any sprinkler system and/or fire alarm requirements contained within Chapter 26 of the Village of Yorkville Municipal Code. The building inspector may issue a stop work order if, in his/her opinion, construction cannot proceed any further without impeding the installation of the required fire alarm and/or sprinkler systems.

21. **Construction.** During construction, this site must have graveled roads, access drives, and/or parking areas of sufficient width and length to prevent sediment from being tracked onto public or private roadways. Any sediment reaching a public or private road must be removed by street cleaning (not flushing) before the end of each work day or as determined by the jurisdictional highway authority.
22. **Drain Tiles.** Do not break or damage any underground tile. If encountered, any underground agricultural tile line must be rerouted or fixed. If any underground tile is encountered that has anything but clean water flowing through it, contact Racine County Development Services at (262) 886-8440 to investigate.
23. **Erosion Control.** To help prevent sediment from entering onto an abutting property, drainage way, or road ditch, prior to any earth disturbance activities, temporary diversions must be installed as directed by the Village Engineer.
24. **Access.** The applicant must allow any Racine County or Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
25. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations.
26. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Yorkville's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Yorkville or the Racine County Development Services office in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
27. **Reimburse Village Costs.** Applicant shall reimbursement to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

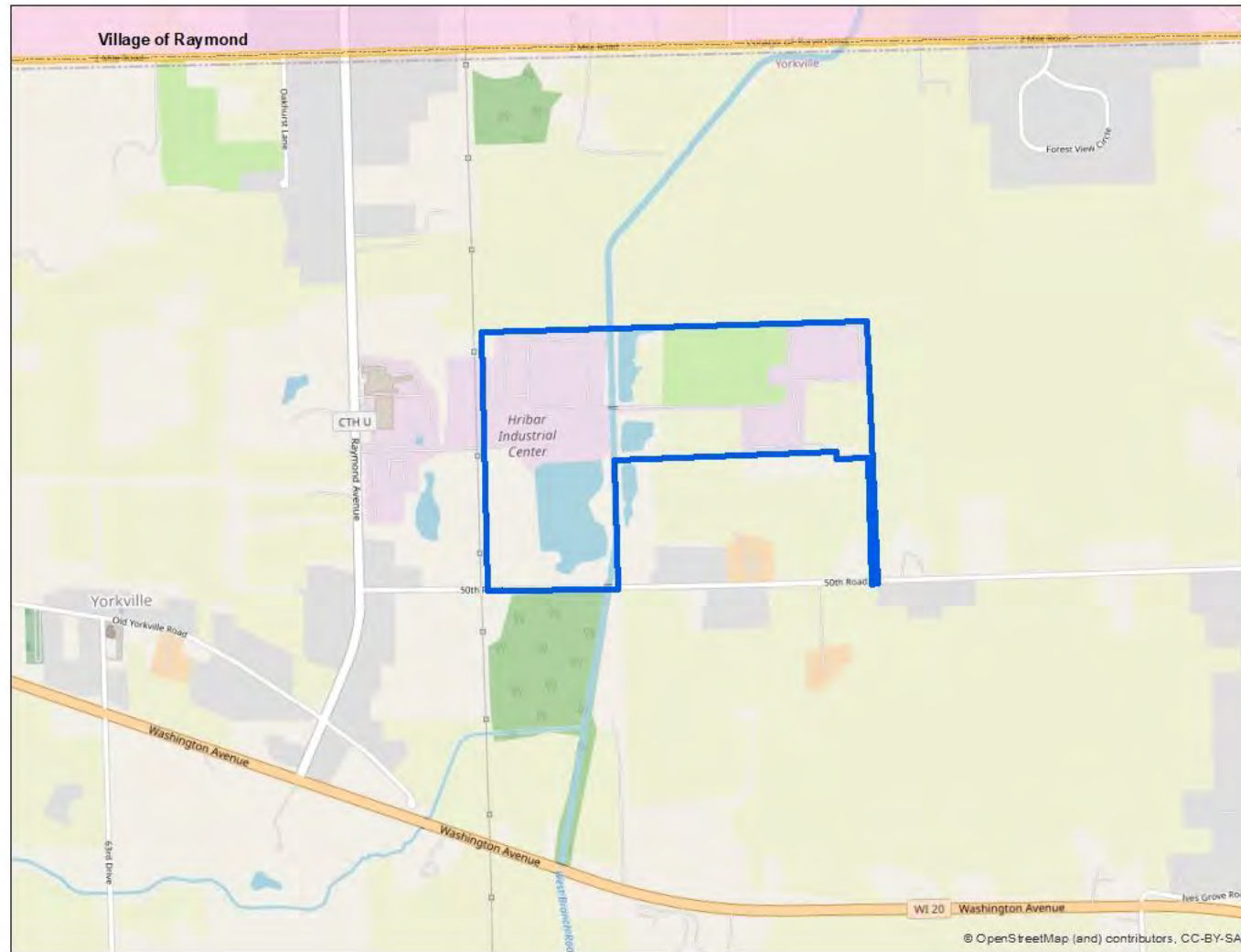
28. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Hribar Land Management, LLC, Mike Rivecca, their heirs, successors, and assigns are responsible for full compliance with the above conditions.
 29. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
 30. **Recording.** The Village shall have the resolution approving this request recorded with the Racine County Register of Deeds at the applicant's expense.
- c: Tim Pruitt, Eileen Zaffiro, Doug Nelson, Mark Eberle
File

Hribar Land Management LLC, Owner
Michael Rivecca, Applicant

Site Address: 2221 Raymond Avenue

M-3 Conditional Use to construct & utilize a concrete batch plant, including aggregate storage bins, washout station, & occupancy of two industrial buildings

Location Map



SEC 03 — T3N — R21E

Village of Yorkville

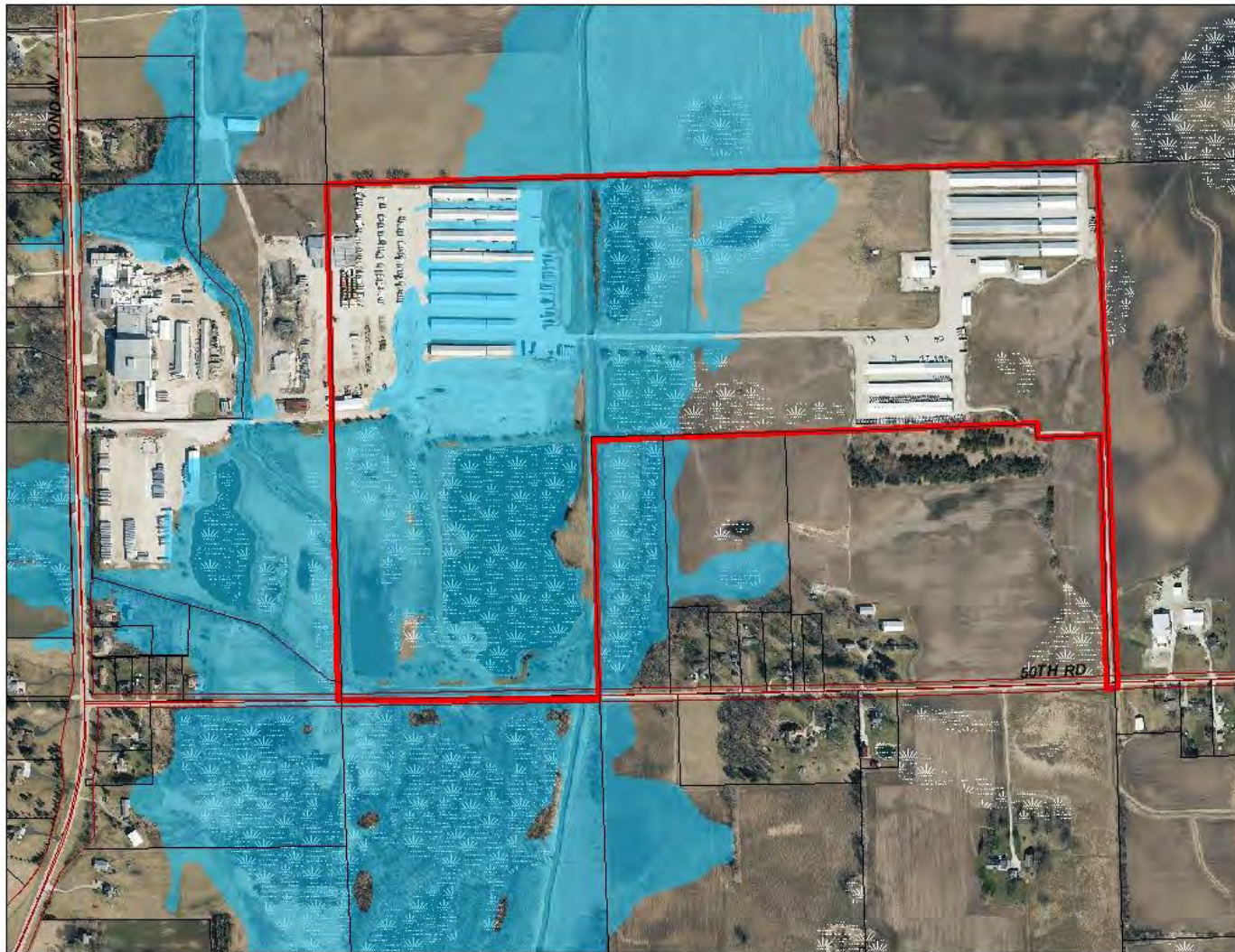
Hribar Land Management LLC, Owner

Michael Rivecca, Applicant

Site Address: 2221 Raymond Avenue

M-3 Conditional Use to construct & utilize a concrete batch plant, including aggregate storage bins, washout station, & occupancy of two industrial buildings

2024 Aerial Floodplains



SEC 03 — T3N — R21E

Village of Yorkville



Hribar Land Management LLC, Owner

Michael Rivecca, Applicant

Site Address: 2221 Raymond Avenue

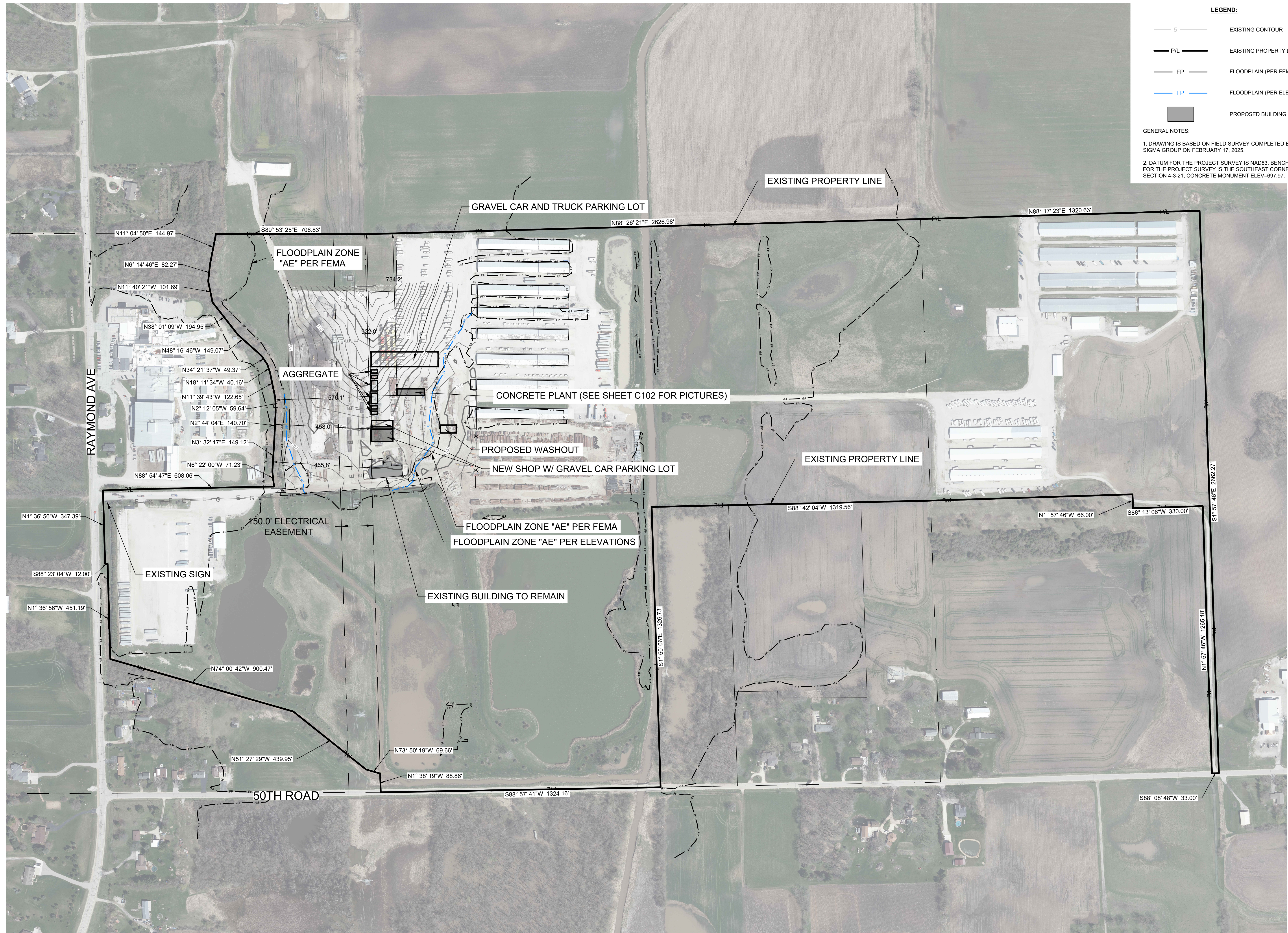
M-3 Conditional Use to construct & utilize a concrete batch plant, including aggregate storage bins, washout station, & occupancy of two industrial buildings

Zoning Map



SEC 03 — T3N — R21E

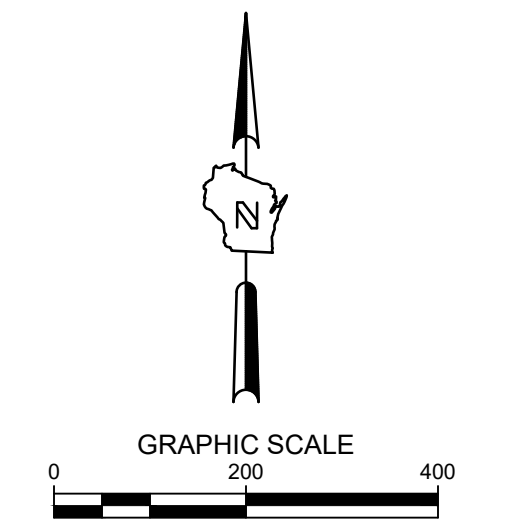
Village of Yorkville



| | |
|--|----------------------------|
| | EXISTING CONTOUR |
| | EXISTING PROPERTY LINE |
| | FLOODPLAIN (PER FEMA) |
| | FLOODPLAIN (PER ELEVATION) |
| | PROPOSED BUILDING |

1. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON FEBRUARY 17, 2025.

2. DATUM FOR THE PROJECT SURVEY IS NAD83. BENCHMARK FOR THE PROJECT SURVEY IS THE SOUTHEAST CORNER OF SECTION 4-3-21, CONCRETE MONUMENT ELEV=697.97.

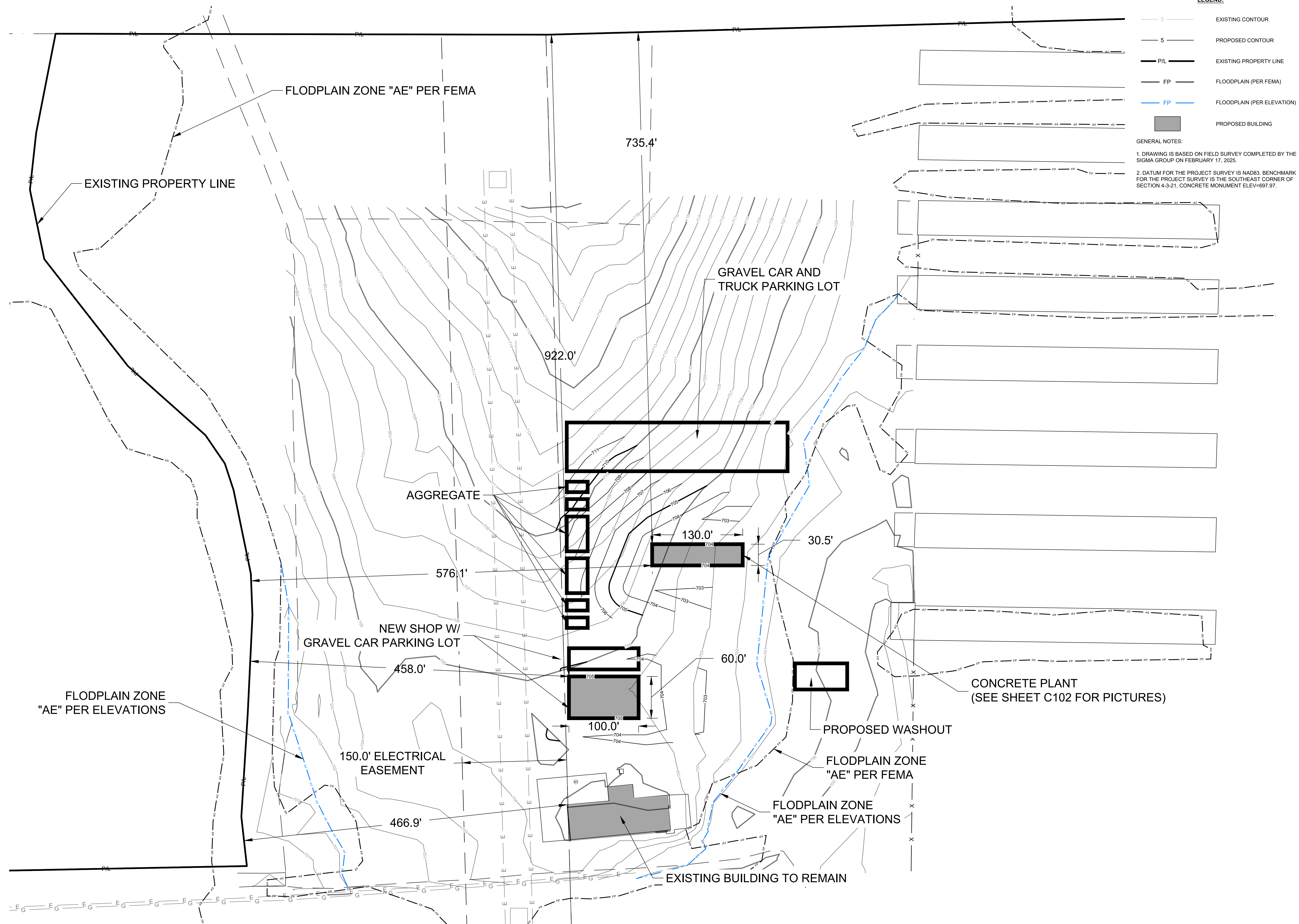


RIV/CRETE READY MIX
2221 RAYMOND AVE
YORKVILLE, WI
OVERALL SITE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

| ISSUANCE | | DATE |
|--|------------|------|
| ***** ***** ***** ***** ***** ***** ***** ***** ***** ***** | | |
| NO. REVISION | | DATE |
| ***** ***** ***** ***** ***** ***** ***** ***** ***** | | |
| PROJECT NO: | 23773 | |
| DESIGN DATE: | **** | |
| PLOT DATE: | 2025.03.13 | |
| DRAWN BY: | **** | |
| CHECKED BY: | CTC | |
| APPROVED BY: | CTC | |
| SHEET NO: | | |

C100



LEGEND:

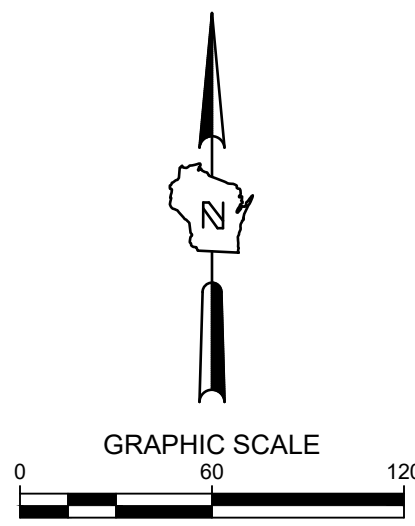
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- Legend:
- 5 EXISTING CONTOUR
 - 5 PROPOSED CONTOUR
 - P/L EXISTING PROPERTY LINE
 - FP FLOODPLAIN (PER FEMA)
 - FP FLOODPLAIN (PER ELEVATION)
 - PROPOSED BUILDING

GENERAL NOTES

1. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON FEBRUARY 17, 2025.
2. DATUM FOR THE PROJECT SURVEY IS NAD83. BENCHMARK FOR THE PROJECT SURVEY IS THE SOUTHEAST CORNER OF SECTION 4-3-21, CONCRETE MONUMENT ELEV=697.97.



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



RIV/CRETE READYMIX
2221 RAYMOND AVE
YORKVILLE, WI
DETAILED SITE PLAN

**PRELIMINARY
NOT FOR
CONSTRUCTION**

| | |
|----------|------|
| ISSUANCE | DATE |
|----------|------|

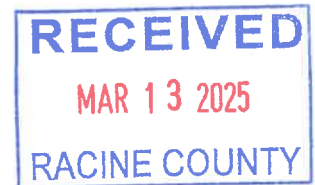
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| NO. REVISION | DATE |
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| | |
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| PROJECT NO: | 23773 |
| DESIGN DATE: | ---- |
| PLOT DATE: | 2025.03.13 |
| DRAWN BY: | MRG |
| CHECKED BY: | CTC |
| APPROVED BY: | CTC |
| SHEET NO: | |

C101



| | |
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| ISSUANCE | DATE |
| ***** | |
| NO. REVISION | DATE |
| ***** | |
| PROJECT NO: | 23773 |
| DESIGN DATE: | **** |
| PLOT DATE: | 2025.03.13 |
| DRAWN BY: | MRG |
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| APPROVED BY: | CTC |
| SHEET NO: | |



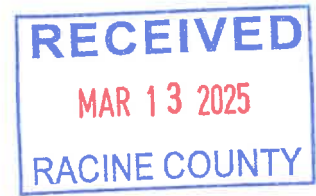
Yorkville Conditional Use Permit Application

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.

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: HRIBAR LAND MANAGEMENT, LLCApplicant/Agent: Mike RiveccaMunicipality: YorkvilleZoning 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 buildingsAT (site address): 2221 Raymond AveSubdivision: Lot(s): Block: Parcel # 194032103002000Section(s) 3 T 3 N R 21 EIf served by municipal sewer, check here: Sanitary permit #: **Attached are:**☒ zoning permit application☒ hearing/review fee (Fees are non-refundable, and 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
☒ 12 SETS: report/cover letter and operations plan
abutting property owners' names and mailing addresses
other☒ letter of agent statusprint name: Mike Riveccae-mail address: mrivecca@rivcrete.comaddress: 12005 W Hampton Avetelephone #: 414-587-7783Milwaukee, WI 53225signed: Mike Rivecca**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 Tributary 2A West Branch Root River Canal shoreland area.
☒ The project is all / partially located in the N/A shoreland area.
- ☒ 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 ConditionallyShoreland contract: yes no ☒Public hearing date: April 14, 2025Site plan review meeting date: N/ASubmittal received by: STMDate petition filed: 3-13-2025

cash

or check #:

4444amount 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) | | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| Mitigation or Buffer Needed? | | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| Structure in Floodplain? (per map) | | *Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| *Structure's Fair Market Value \$ | <u>N/A</u> | Cumulative % | <input type="checkbox"/> | | |
| *>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) | | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| Substandard Lot? | | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| BOA Variance Needed? | | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| Conditional Use/Site Plan Needed? | | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Shoreland Contract Needed? | | 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: \$ <u>475.00</u> | <u>Mike Rivecca</u> | <u>3-13-25</u> |
| CC Date/Check#/Cash <u>4444</u> | | Signature of Owner /Applicant/Agent | Date |
| Shoreland Contract Fee | Pd: \$ | <u>Mike Rivecca</u> | |
| CC Date/Check#/Cash | | Print Name(s) | |
| Zoning Permit Fee | Pd: \$ <u>1,000.00</u> | | |
| CC Date/Check#/Cash | | Notes (revisions, extensions, etc.) | |
| Other: | Pd: \$ | | |

✓ ☐ if shoreland erosion review fee is included above Zoning Administrator

STM
(Staff Initials)

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 194032103002000-03-002000

THOMAS HRIBAR

9222 160th Avenue
Bristol, WI 53104

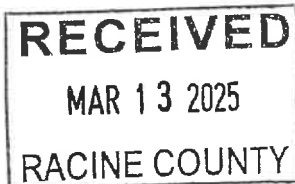
To whom it may concern,

Mike Rivecca with RivCrete Ready Mix has my permission to apply for a predevelopment meeting and a conditional use permit for my property located at 2221 Raymond Ave Franksville, WI 53126

Parcel ID# 194032103002000



Thomas Hribar



- (b) *Conditional uses.* All structures and improvements for principal permitted uses. See sections 20-1010, 20-1226, 20-1291, 20-1336, 20-1338, 20-1339, and 20-1340. (Code 1975, § 7.038; Ord. No. 2011-61, 11-8-11)

Sec. 20-757. - Height requirements.

The maximum height of any building in the M-2 general industrial district is forty-five (45) feet. (Code 1975, § 7.038)

Sec. 20-758. - Yard setback requirements.

The minimum yard setback requirements for the M-2 general industrial district are as follows:

| | | |
|-----|--------------|---------|
| (1) | Shore | 75 feet |
| (2) | Street | 50 feet |
| (3) | Rear | 25 feet |
| (4) | Side | 20 feet |

(Code 1975, § 7.038)

Secs. 20-759—20-775. - Reserved.

DIVISION 29. - M-3 HEAVY INDUSTRIAL DISTRICT

Sec. 20-776. - Uses.

- (a) *Permitted uses.* The following uses are permitted in the M-3 heavy industrial district subject to approval by the planning and development committee as to location and operation:
- (1) All M-1 and M-2 uses.
 - (2) **Manufacture and processing of** abrasives, acetylene, acid, alkalies, ammonia, asbestos, asphalt, batteries, bedding, bleach, bone, cabbage, candle, carpeting, celluloid, **cement**, cereals, charcoal, chemicals, chlorine, coal tar, coffee, coke, cordage, creosote, dextrine, disinfectant, dye, excelsior, felt, fish, fuel, gelatin, glucose, gypsum, hair products, ice, ink, insecticide, lampblack, lime, lime products, linoleum, matches, meat, oil, cloth, paint, peas, perfume, pickle, plaster of paris, plastics, poison, polish, potash, pulp, pyroxylin, radium, rope, rubber, sausage, shoddy, size, starch, stove polish, textiles and varnish.
 - (3) Manufacturing, processing, and storage of building materials, explosives, dry ice, fat, fertilizer, flammables, gasoline, glue, grains, grease, lard, plastics, radioactive materials, shellac, soap, turpentine, vinegar and yeast.

- (4) Manufacture and bottling of alcoholic beverages; bag cleaning; canneries; cold storage warehouses; electric and steam generating plants; electroplating; enameling; forges; foundries; garbage incinerators; lacquering; lithographing; offal, rubbish, or animal reduction; oil, coal, and bone distillation; refineries; road test facilities; slaughterhouses; smelting; stockyards; tanneries; and weaving provided such uses shall be at least six hundred (600) feet from residential and public and semipublic districts.
 - (5) Outside storage and manufacturing areas.
 - (6) Wrecking, junk, demolition, and scrap yards shall be surrounded by a solid fence or evergreen planting screen completely preventing a view from any other property or public right-of-way and shall be at least six hundred (600) feet from residential, public and semipublic districts.
 - (7) Freight yards.
 - (8) Freight terminals and trans-shipment depots.
 - (9) Inside storage warehouses.
 - (10) Breweries.
 - (11) Crematories.
- (b) *Conditional uses.* All structures and improvements for principal permitted uses. See sections 20-1010, 20-1226, 20-1291, 20-1336, 20-1338, 20-1339, and 20-1340.
(Code 1975, § 7.038; Ord. No. 2011-61, 11-8-11)

Sec. 20-777. - Height requirements.

The maximum height of any building in the M-3 heavy industrial district is sixty (60) feet.
(Code 1975, § 7.038)

Sec. 20-778. - Yard setback requirements.

The minimum yard setback requirements in the M-3 heavy industrial district are as follows:

| | | |
|-----|--------------|---------|
| (1) | Shore | 75 feet |
| (2) | Street | 50 feet |
| (3) | Rear | 25 feet |
| (4) | Side | 20 feet |

(Code 1975, § 7.038)

Secs. 20-779—20-795. - Reserved.

DIVISION 30. - M-4 QUARRYING DISTRICT

Sec. 20-796. - Uses.

The following uses are permitted in the M-4 quarrying district:

- (1) *Principal uses.* Mineral extraction operations and concrete and concrete products manufacturing that are presently in existence. The manufacture of concrete and concrete products, including concrete and asphalt batch plants, may occur on a parcel only during the duration of the on-site mineral extraction activity.
- (2) *Conditional uses.* Extension of legally existing mineral extraction operations and manufacture of concrete and concrete products or the creation of new such extraction or manufacturing operations; utilities. The manufacture of concrete and concrete products, including concrete and asphalt batch plants, may occur on a parcel only during the duration of the on-site mineral extraction activity. See sections 20-1010, 20-1228, 20-1291, 20-1336, and 20-1338.

(Code 1975, § 7.038; Ord. No. 2000-251S, 8-28-01; Ord. No. 2011-61, 11-8-11)

Sec. 20-797. - Yard setback requirements.

- (a) All excavations shall occur within the M-4 quarrying district and shall be at least two hundred (200) feet from any right-of-way or property line. All accessory uses such as offices, parking areas, and stockpiles shall be located within the M-4 district and shall be at least one hundred (100) feet from any right-of-way or property line.
- (b) When a mineral extraction operation abuts another such operation, the two hundred (200) foot setback for each operation from their common lot line may be reduced to a zero lot line setback through planning and development committee approval of restoration plan(s) in order to establish a more reasonable restoration of such operations.

(Ord. No. 88-160, § 7.038, 1-10-89; Ord. No. 2000-251S, 8-28-01)

Sec. 20-798. - Height requirement.

The maximum height of any structure in the M-4 quarrying district shall be forty-five (45) feet.
(Code 1975, § 7.038)

Secs. 20-799—20-815. - Reserved.

DIVISION 31. - RESERVED^[7]

Footnotes:

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Editor's note— Ord. No. 2011-131S, adopted April 10, 2012, repealed Div. 31, §§ 20-816—20-819, which pertained to the FW urban floodway district and derived from § 7.039 of the 1975