CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Village of Yorkville, Wisconsin

Owner: PINE HAVEN ENTERPRISES LLC

Applicant/Agent: NICK WILLRODT

Municipality: YORKVILLE

Zoning district(s): M-4 + 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.)*

TO continue a non-metallic (clay) mining operation. Including crushing, recycling of concrete + asphalt

AT (*site address*): 17108 CTH KR UNION GROVE WI 53182

Subdivision: — Lot(s): — Block: —

Parcel # 194 032133016010 Section(s) 33 T 03N 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.)
- OK 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")
- NA 3 SETS: landscaping/lighting plan
- OK 12 SETS: report/cover letter and operations plan
- X letter of agent status
- OK abutting property owners' names and mailing addresses
- _____ other

[redacted]

signed: [redacted]

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 unnamed tributary shoreland area.
- ___ The project is all / partially located in the _____ shoreland area.
- X The *property* is all / (partially) located in the unnamed tributary floodplain.
- ___ The project is all / partially located in the _____ floodplain.
- X The *property* is all (partially) located in the wetland.
- ___ The project is all / partially located in the wetland.

RECEIVED
NOV 17 2025
RACINE COUNTY

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

Article VI Division 30 M-4 Quarrying District, 20-1228 Mineral Extraction Chapter 12.5 nonmetallic mining

Shoreland contract: yes ___ no X

Public hearing date: —

Site plan review meeting date: 12/8/2025

Submittal received by: [redacted]

Date petition filed: 11/17/25

cash or (check #:) 62929

amount received: $ 350.00

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER PINE HAVEN ENTERPRISES LLC APPLICANT NICK WILLKOMM

[redacted]

City State Zip City State Zip

[redacted]

[redacted]

Parcel Id. # 19403213301601O Site Address 17108 CTH KR

Municipality YORKVILLE Section(s) 33 Town 03 North, Range 21 East

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use TO CONTINUE A NON METALLIC (CLAY) MINING OPERATION. INCLUDING CRUSHING RECYCLING OF CONCRETE AND ASPHALT.

New	___	Principal Bldg.	___	Size (x PER)	(x) (x)
Addition	___	Accessory	___	Area (sq ft) (SUBMITTED)	( )
Alteration	___	Deck	___	Peak Ht. (ft.) PLANS	100-Yr. Floodplain Elev. ___
Conversion	___	Sign	___	Eave Ht. (ft.) ___	Flood Protection Elev. ___
Temporary	___	Other MINING		Building Ht.-Avg. (ft.) ___	

Contractor N/A Est.Value w/Labor $ N/A **ZONING DISTRICT** M-3/M-4

				Yard Setbacks	Proposed	OK?
Existing Nonconforming?	N/A X	Yes ___	No ___			
Structure in Shoreland? (per map)		Yes ___	No X	Street-1st	3	
Mitigation or Buffer Needed?		Yes ___	No X	Street-2nd	3	
Structure in Floodplain? (per map)		*Yes ___	No X	Side-1st	PER	
*Structure's Fair Market Value $	N/A	Cumulative % ___		Side-2nd	SUBMITTED	
*>50% of Fair Market Value?	N/A X	Yes ___	No ___	Shore	PLANS	
Structure in Wetland? (per map)		Yes ___	No X	Rear	3	
Substandard Lot?		Yes ___	No X	Total Acc. Structures	3	
BOA Variance Needed?		Yes ___	No X	Date of Approval	___	
Conditional Use ~~Site Plan Needed?~~		Yes X	No ___	Date of Approval	___	
Shoreland Contract Needed?		Yes ___	No Y	Date of Approval	___	

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes ___ No X (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: $ 350.00
CC Date/Check#/Cash 62929

Shoreland Contract Fee Pd: $ ___
CC Date/Check#/Cash ___

Zoning Permit Fee Pd: $ ___
CC Date/Check#/Cash ___

Other: ___ Pd: $ ___

✓ ☐ if shoreland erosion review fee is included above

[redacted]

PIN 19403213301601O

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