CONDITIONAL USE / SITE PLAN REVIEW APPLICATION Village of Yorkville, Wisconsin

Owner: Hribar Land Management 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.)*
Amendment to Conditonal Use Permit approved on April 14, 2025 to Place fill in the floodplain for the purpose of constructing a washout station associated with the existing Concrete Batch Plant

AT (*site address*): 2221 Raymond Ave

Subdivision: — Lot(s): — Block: —

Parcel # 194032103002000 Section(s) 3 T 3 N R 3 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, and re-publication/amendment fees will be charged where applicable.)

X 3 SETS: landscaping/lighting plan

X 12 SETS: report/cover letter and operations plan

X abutting property owners' names and mailing addresses

____ other

print name: Mike Rivecca e-mail address: [redacted]

address: [redacted] telephone #: [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 Tributary 2A West Branch Root River Canal shoreland area.

___ The project is all partially located in the _____ shoreland area.

X The *property* is all (partially) located in the Tributary 2A West Branch Root River Canal floodplain.

X 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.

The applicant is subject to the following Racine County Ordinance provisions (specify article/section):
Art. VI. Div 29, M-3 Heavy Industrial District, Chapter 20 Zoning, As applicable to Yorkville Sec 56-5 General Provisions and Sec 56-18 Standards for Development in the Floodfringe, Ch. 56 Floodplain Zoning

Shoreland contract: yes ____ no X

Public hearing date: 4/13/2026 Site plan review meeting date: N/A

Submittal received by: [redacted] Date petition filed: 3/9/2026

cash or check # 4520 Amount received: $ 150.00

RECEIVED
MAR 09 2026
RACINE COUNTY

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

PERMIT NO. _____
DATE PERMIT ISSUED _____

OWNER Hribar Land Management
Mailing Address [redacted]
City State Zip

APPLICANT RivCrete Ready Mix
Mailing Address [redacted]
Milwaukee WI 53225
City State Zip

Phone [redacted]
Email [redacted]

Phone [redacted]
Email [redacted]

Parcel Id. # 194032103002000
Site Address 2221 Raymond Ave Franksville, WI 53126

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

Lot — Block — Subdivision Name — CSM # —

Proposed Construction/Use Washout Station for Concrete Batch Plant. Place fill in floodplain.

New	X	Principal Bldg.		Size (Per Plans x) (x)	
Addition		Accessory		Area (sq ft) ( ) ( ) ( )	
Alteration		Deck		Peak Ht. (ft.) —	100-Yr. Floodplain Elev. —
Conversion		Sign		Eave Ht. (ft.) —	Flood Protection Elev. —
Temporary		Other Washout Station		Building Ht.-Avg. (ft.) —	

Contractor RivCrete Ready Mix Est. Value w/Labor $ 150,000 **ZONING DISTRICT** M-3

Existing Nonconforming?	N/A X	Yes	No	Yard Setbacks	Proposed	OK?
Structure in Shoreland? (per map)		Yes	No X	Street-1st	Per	
Mitigation or Buffer Needed?		Yes	No X	Street-2nd		
Structure in Floodplain? (per map)		*Yes X	No	Side-1st	Plans	
*Structure's Fair Market Value $ N/A		Cumulative %		Side-2nd		
*>50% of Fair Market Value?	N/A X	Yes	No	Shore		
Structure in Wetland? (per map)		Yes	No X	Rear		
Substandard Lot?		Yes	No X	Total Acc. Structures		
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 X	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: $ 150.00
CC Date/Check#/Cash 4520

[redacted] 3-9-26
Signature of Owner/Applicant/Agent Date

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

Mike Rivecca
Print Name(s)

Zoning Permit Fee Pd: $ 265.00
CC Date/Check#/Cash _____

Notes (revisions, extensions, etc.)

Other: _____ Pd: $ _____

[redacted]
✓ ☐ 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 194032103002000

Staff Use Only

If a private onsite wastewater treatment system (POWTS) serves the property, check here ____ and complete #1-6 below:

1) Sanitary Permit # _____ Date issued _____ Year installed _____ Failing? _____
2) **If zoning permit is for an accessory structure without plumbing, check here _____ and go to #4 below.**

3a) If a commercial facility, public building, or place of employment, will there be a change in occupancy of the structure; or will the proposed modification affect either the type or number of plumbing appliances, fixtures or devices discharging to the system? **Yes*** _____ No _____ N/A _____

3b) If a dwelling, will the addition/alteration change the number of bedrooms? **Yes*** _____ No _____ N/A_____

*If **"Yes"** above, documentation must be submitted per SPS 383.25 (2) (d) to verify system can be used.

4) Will construction interfere with the setback requirements to the POWTS per SPS 383.43 (8) (i)? Yes _____ No _____
If "Yes," provide variance approval date: _____

5) Has a new sanitary permit been issued to accommodate the structure or proposed modification in wastewater flow or contaminant load **and/or** County sanitary approval granted? Yes _____ No _____

6) Comments_____

POWTS Inspector's Signature: _____ Date: _____

ZONING PERMIT REQUIREMENTS

A Plat of Survey shall be prepared by a Land Surveyor registered in Wisconsin illustrating new principal structure's location on lots less than five (5) acres in size. All zoning permit applications shall be accompanied by plans drawn to scale, showing the location, actual shape and dimensions of the lot to be built upon and any primary and accessory buildings, the lines within which the building shall be erected, altered or moved, the existing and/or intended use of each building or part of a building and the number of families and/or employees the building is intended to accommodate. Include floodplain, wetlands, environmental corridors, easements and such other information with regard to the lot and neighboring lots or buildings as may be necessary to determine and provide for ordinance enforcement. Adequate driveway access and off-street parking stalls must be provided in accordance with Sec. 20-1088, Racine County Code of Ordinances. In addition, if a private sewage system exists, the location of the tank(s), system and vent shall be shown on the plan with setback distances to the closest part of the proposed construction.

All dimensions shown relating to the location and size of the lot shall be based upon an actual survey. Lot area shall not contain road right-of-way. NOTE: All street yard, side yard, and rear yard setbacks shall be measured from the closest property lines. Shore yard setbacks shall be measured from the closest point of the ordinary highwater mark of a navigable body of water. All elevations shall be provided in mean sea level datum.

All zoning permits issued pursuant to this ordinance are valid for nine (9) months unless substantial construction has commenced and is continuing, otherwise such zoning permits shall become null and void and a new zoning permit is required. It is the responsibility of the applicant to secure all other necessary permits required by any federal, state or local agency. The issuance of a zoning permit is not a guaranty or warranty that the requirements have been met for other necessary permits, or that the site is otherwise suitable for construction.

NOTICE: YOU ARE RESPONSIBLE FOR COMPLYING WITH STATE AND FEDERAL LAWS CONCERNING CONSTRUCTION NEAR OR ON WETLANDS, LAKES, AND STREAMS. WETLANDS THAT ARE NOT ASSOCIATED WITH OPEN WATER CAN BE DIFFICULT TO IDENTIFY. FAILURE TO COMPLY MAY RESULT IN REMOVAL OR MODIFICATION OF CONSTRUCTION THAT VIOLATES THE LAW OR OTHER PENALTIES OR COSTS. FOR MORE INFORMATION, VISIT THE DEPARTMENT OF NATURAL RESOURCES WETLANDS IDENTIFICATION WEB PAGE OR CONTACT A DEPARTMENT OF NATURAL RESOURCES SERVICE CENTER. See DNR web site http://dnr.wi.gov/wetlands/locating.html for more information.

ADDITIONAL ZONING PERMIT STIPULATIONS (check all that apply)

____ Proposed structure is for owner residential use only and not to be used for human habitation or separate living quarters. No business, commercial or industrial use is allowed.

____ All disturbed soils must be reseeded and mulched or sodded immediately upon completion of project.

____ Must install the following within 14 days of completion of roof: gutters and downspouts which outlet onto splashblocks or into drain tiles; or a hard surface material that extends at least 16" beyond the dripline of the structure.

____ All excess soil not used for backfilling project must be removed from the shoreland area within 10 days of excavation.

____ A hard surface material must be placed beneath the deck to prevent soil erosion.

____ All existing yard grade elevations will remain unchanged.

____ Firmly anchor, no floor < ____'; Buoyant, flammable, explosive or injurious materials/utilities/electric & 1st floor ≥ _____'

____ _____