PAYNE & DOLAN
INCORPORATED
A WALBEC GROUP COMPANY

April 23rd, 2018

Dear Neighbor,

Payne & Dolan would like to invite you to an informational meeting regarding a development project at our Racine Quarry located on Three Mile Road.

Time: 6:00 p.m. – 7:30 p.m.
Date: Thursday, May 3rd
Location: Village of Caledonia Hall
5043 Chester Lane
Racine, WI 43402
RSVP to: racinequarryproject@payneanddolan.com

Snacks and refreshments will be provided. Please RSVP by Monday, May 1st if you plan on attending the information meeting.

We strive to be a responsible and good neighbor and appreciate the opportunity to work in your community. We look forward to seeing you soon.

Sincerely,

Payne & Dolan, Inc.

Clint Weninger, P.G.
Land Resources Manager

PO Box 781
N3 W23650 Badinger Rd
Waukesha, WI 53187
262-524-1700

www.payneanddolan.com

Landowners Within 500ft of Project Area Invited to Neighbor Informational Meeting

Mailing Address Line #1	Mailing Address Line #2	Mailing City	Mailing State	Mailing Zip
Village of Caledonain Attn: Tom Christensen	5043 Chester Ln	Racine	WI	53402
Susan Vrana	4600 Carter Dr	Racine	WI	53402
Del Alton	1214 Sheraton Dr	Racine	WI	53402
Lori Schaefer	4232 Goleys Ln	Racine	WI	53402
City of Racine C/O Finance Dept.	730 Washington Ave	Racine	WI	53403
Alejandro & Nicole Rivera	1020 Berkeley Dr	Racine	WI	53402
Allison R Coleman	4540 Carter Dr	Racine	WI	53402
Amal Jaber	431 William St	Racine	WI	53402
Mark & Amber Soos	PO Box 044181	Racine	WI	53404
Richard & Amy Haman	1021 Berkeley Dr	Racine	WI	53402
Ashley J Grill	1015 Berkeley Dr	Racine	WI	53402
Dane & Ashlie Slade	1000 Mayfair Dr	Racine	WI	53402
Jack & Bernita Hansen	1021 Three Mile Rd	Racine	WI	53402
Bradley & Teresa McCarthy	60 Gasparilla Lane	Nokomis	FL	34275
Bradley & Victoria Rusch	1509 Ellis Ave	Racine	WI	53402
Bradley W Hoover	1432 Ellis Avenue	Racine	WI	53402
Damian & Brenda Vaughn	1104 Berkeley Dr	Racine	WI	53402
Brian Doe	1515 Ellis Ave	Racine	WI	53402
Brittney Lampshire	4048 La Salle St	Racine	WI	53402
Bryan & Susan Klus	1101 Berkeley Dr	Racine	WI	53402
Christopher & Carne Lamberton	5120 Worsley Lane	Racine	WI	53402
Douglas & Carolyn McCabe	4102 Lasalle St	Racine	WI	53402
Donalyn & Carrol Mesner	1528 Ellis Ave	Racine	WI	53402
Catherine Tice	1000 Three Mile Rd	Racine	WI	53402
Shiraune & Cavell Samuels	4042 La Salle St	Racine	WI	53402
Katherine & Celestina Vick	3915 Wilshire Dr	Racine	WI	53402
Cherie Luckow	4120 La Salle St	Racine	WI	53402
Cheryl Daams	1015 Three Mile Rd	Racine	WI	53402
Christiane Minakian	2509 N Main	Racine	WI	53402
Christine Pappas	3904 Wilshire Dr	Racine	WI	53402
St Rita's Church Congregation	4339 Douglas Ave	Racine	WI	53402
Clinton & Mary Bryant	1026 Berkeley Dr	Racine	WI	53402
Courtney Lampshire	4206 La Salle St	Racine	WI	53402
Steve & Cynthia Thompkinson	1107 Berkeley Dr	Racine	WI	53402
Daniel & Katherine Miller	1117 Berkeley Dr	Racine	WI	53402
Daniel & Marci Weise	1026 Saxony Dr	Racine	WI	53402
Darlene Gzarnik	6605 S 21St St	Oak Creek	WI	53154
David & Donna Wilson	1414 Ellis Ave	Racine	WI	53402
David Krome	1625 Ellis Ave	Racine	WI	53402
David Viirre	4212 La Salle St	Racine	WI	53402
David Baumann	1017 Mayfair Dr	Racine	WI	53402
David & Janeen Bohn	3910 Wilshire Dr	Racine	WI	53402
David McFarland	4516 Charles St	Racine	WI	53402
Donald & Georgene Kapla	3940 La Salle St	Racine	WI	53402

Landowners Within 500ft of Project Area Invited to Neighbor Informational Meeting

Mailing Address Line #1	Mailing Address Line #2	Mailing City	Mailing State	Mailing Zip
Donald Greening	4016 La Salle St	Racine	WI	53402
Elaine Puma	4508 Charles St	Racine	WI	53402
Gary & Ellen Grow	7416 4 Mile Rd	Franksville	WI	53126
Eric Sewell & Peter Zurawski	4627 Kenrich Dr	Racine	WI	53402
Eugene Pagel & Laura Wanezek	1510 Ellis Ave	Racine	WI	53402
Farrah J Stephan	4733 Elizabeth St	Racine	WI	53402
Flashinski Family Trust	5508 River Hills Rd	Racine	WI	53402
Gerald Hooyman Jr	3900 Wilshire Dr	Racine	WI	53402
Peter & Gina Hannemann	3025 Valley Forge St	Racine	WI	53404
Harlon & Jacqueline Hall	1420 Ellis Ave	Racine	WI	53402
Helen Clark	3024 Old Mill Dr	Racine	WI	53405
Herbert & Marlyn Schaefer Family Trust	5540 Woodland Hills Dr	Racine	WI	53406
Inna Rubinchik	499 33Rd Ave, Apt 310	San Francisco	CA	94121
Jacob Seppi	1611 Ellis Ave	Racine	WI	53402
James & Mary Kroes Irrevocable Trust	1612 Ellis Ave	Racine	WI	53402
James & Susan Seitz	1009 Three Mile Rd	Racine	WI	53402
Jamie & Jodi Carr	3901 Wilshire Dr	Racine	WI	53402
Jennifer & Jason Betchkal	3916 Wilshire Dr	Racine	WI	53402
Jeanette L Simmons	1116 Berkeley Dr	Racine	WI	53402
Jeanette Owens & Susan Hughes	1433 Ellis Ave	Racine	WI	53402
Jeffrey Wade	4138 La Salle St	Racine	WI	53402
Jeffrey & Kimberly Saunders	3600 Wood Rd	Racine	WI	53406
Jeremiah Matson	4445 Kerry Rd	Racine	WI	53405
Jerry & Kathleen Schultz	4036 Lasalle St	Racine	WI	53402
Jm-Jbsc Fam Lmtd Par	PO Box 533	Hartland	WI	53029
John & Rebecca Hilliard	1100 Saxony Dr	Racine	WI	53402
Jonathan & Terri Lisowski	4528 Carter Dr	Racine	WI	53402
Jospeh & Victoria Noll	1546 Ellis Ave	Racine	WI	53402
June Anderson	1140 Berkeley Dr	Racine	WI	53402
Karen Bose	1425 Ellis Ave	Racine	WI	53402
Kathleen Campeau & Timothy Vanderhoef	1439 Ellis Ave	Racine	WI	53402
Kathryn Glass	4536 Charles St	Racine	WI	53402
Kevin & Tina Buckley	4114 La Salle St	Racine	WI	53402
Kristie Sargent	1024 Three Mile Rd	Racine	WI	53402
Kurt & Arllys Altenbach	1419 Ellis Ave	Racine	WI	53402
Kurt & Sara Finley	1110 Berkeley Dr	Racine	WI	53402
Kyle & Summer Ostlund	1438 Ellis Ave	Racine	WI	53402
Lanette Nelson	4126 La Salle St	Racine	WI	53405
Larry Lamb & Carol Stutzke	1605 Ellis Av	Racine	WI	53402
Lawrence Klein	1539 Ellis Ave	Racine	WI	53402
LeRoy Miller	1032 Berkeley Dr	Racine	WI	53402
Lon & Linda Milton	4533 Charles St	Racine	WI	53402
Tony & Lynann Shoup	12109 Adams Rd	Franksville	WI	53126
Paul & Marc Torosian	1020 Saxony Dr	Racine	WI	53402

Landowners Within 500ft of Project Area Invited to Neighbor Informational Meeting

Mailing Address Line #1	Mailing Address Line #2	Mailing City	Mailing State	Mailing Zip
Robb & Margaret Mueller	4218 La Salle St	Racine	WI	53402
Maricela & Jose Mora	1307 Ellis Ave	Racine	WI	53402
Melvin & Marie Hargrove	4144 La Salle St	Racine	WI	53402
Shelley & Mark Mitek	15101 Rosecroft Rd	Rockville	MD	20853
Mary Schroeder	1116 Saxony Dr	Racine	WI	53402
Michael & Mary Dacquisto	1009 Berkeley Dr	Racine	WI	53402
Mary Hansen	1104 Saxony Dr	Racine	WI	53402
Matthew Johnson	1014 Berkeley Dr	Racine	WI	53402
Thomas McMahon	1527 Ellis Ave	Racine	WI	53402
Michael Schaefer	1713 Cleveland Ave	Racine	WI	53405
Michael Pokora	4541 Charles St	Racine	WI	53402
Michael Vanderhoef	1503 Ellis Ave	Racine	WI	53402
Mitchell Katt	4530 Charles St	Racine	WI	53402
Naketha Campbell	4024 Marquette Dr	Racine	WI	53402
Naomi Logan	4108 La Salle St	Racine	WI	53402
Omelina Irrv Tr	1128 Berkeley Dr	Racine	WI	53402
Pamela Koonz	6615 Fieldstone Court	Racine	WI	53402
Patricia Lee Petersen	1323 Ellis Ave	Racine	WI	53402
Peter Mueller Jr	1215 Ellis Ave	Racine	WI	53402
Robert Broshat	3700 Woodale Ave Suite #10	St Louis Park	MN	55416
Rocky & Joann Rockwell	1231 Ellis Ave	Caledonia	WI	53402
Ronald Fetzer	10645 6-1/2 Mile Rd	Caledonia	WI	53108
Ryan Bequeaith	1111 Berkeley Dr	Racine	WI	53402
shannon & Jennifer Jozwiak	6652 Lone Elm Drive	Racine	WI	53402
Shawn Seelig	1315 Ellis Ave	Racine	WI	53402
Shirley Meyer	1502 Ellis Ave	Racine	WI	53402
Stephen Rodriguez	4914 Charles St	Racine	WI	53402
Steven Baumstark	4318 Wood Rd	Racine	WI	53403
Tamera Rossman	3930 La Salle St	Racine	WI	53402
Terrance Klus	1444 Ellis Ave	Racine	WI	53402
Thomas Schaefer	4410 Cobblestone Dr	Racine	WI	53405
Thomas Borowski	1619 Ellis Ave	Racine	WI	53402
Timothy Christensen	4128 Walsh Rd	Racine	WI	53405
Timothy & Janet Moore	1223 Ellis Ave	Racine	WI	53402
Timothy Miles	6356 Kinzie Ave	Mt Pleasant	WI	53406
Timothy Ellis	1110 Saxony Dr	Racine	WI	53402
TJS Realty VII LLC	4410 Cobblestone Dr	Racine	WI	53405
Todd Anderson	1518 Ellis Ave	Racine	WI	53402
TWS Investments LLC	4410 Cobblestone Dr	Racine	WI	53405
Walter Pelky	1618 Ellis Ave	Racine	WI	53402
Westbridge Homes LLC	3514 E Oak Creek Dr	Oak Creek	WI	53154
William Mertins	1123 Berkeley Dr	Racine	WI	53402

Payne & Dolan - Racine Quarry Project
Neighbor Information Meeting - May 3rd, 2018
Caledonia Village Hall

Count	RSVP Check - In	Name	Address	Phone Number	Email
0	X	*John & Jane Doe*	*Example*	*Example*	*Example*
1	X	Rocky & JoAnn Rockwell	1231 Ellis Avenue	(262) 634 - 1670	rrockwell2000@gmail.com
2		Gene Pagel	1510 Ellis Ave		eugenep@ameritech.net
3	X	John & Rebecca Hillard	1100 Saxony Dr		emerrube@live.com
4		Jerry Hooyman	3900 Wilshire Rd	(262) 681 - 0433	
5		Kate Glass	4536 Charles St	(262) 412 - 3529	
6	X	Jeffery Saunders	3600 Wood Rd		jughead@wi.rr.com
7	X	David & Amber Krome	1625 Ellis Ave		davidkrome@yahoo.com
8		Austin Koceja & Brittney Lampshir	4048 La Salle St		blampshire1@gmail.com
9	X	Jospeh & Victoria Noll	1546 Ellis Ave		j.vnoll@sbcglobal.net
10	X	Mary Schroeder	1116 Saxony Dr	262-497-7101	mschroeder39@wi.rr.com
11	X	Kevin & Tina Buckley	4114 La Salle St	262-902-7222	buckleyt6@mail.gtc.edu
12	X	Maricela Mora	1307 Ellis Ave	262-331-1426	maricela.mora@cityofracine.org
13	X	Jim & Susan Seitz	1009 Three Mile Rd	(262) 639 - 7043	
14		David McFarland	4516 Charles St	(262) 930 - 8854	
15	X	Tammy, Sue & Mandy Borowski	1619 Ellis Ave	262-635-0583	tborowski@gmail.com
16		Kevin McMahon	1527 Ellis Ave		butchmcmahon@earthlink.net
17	X	Mitchell Katt	4530 Charles St	262-672-7399	mkattkat@yahoo.com
18	X	Sue & Jim Varana	4600 Carter Dr	(262) 639 - 2327	jvrana@wi.rr.com

Payne & Dolan - Racine Quarry Project
Neighbor Information Meeting - May 3rd, 2018
Caledonia Village Hall

Count	RSVP Check - in	Name	Address	Phone Number	Email
19	✓	Harlan Taylor	1420 Ellis Ave	681-0498	
20	✓	Dennis Walker	1636 Ellis Ave	681-1751	
21	✓	Pat Peterson	1323 Ellis Ave	497-6429	
22	✓	Mandy Borowski	2318 Crown Point Dr	4562395	
23	✓	Sue Borowski	1619 Ellis Ave	639 8944	
24	✓	Tammy Borowski	"	"	
25	✓	Robert Pushing	4601 Charles St		
26	✓	J Hoogman	3802 Carlshire	631 5483	
27	✓	Austin Kocesa	4048 Lasalle St	715-828-1696	
28		David M Baumann	1017 Mayfair	262-639-9067	
29	✓	Marcella Moran	1307 Ellis Ave	262-331-1426	
30					
31					
32					
33					
34					
35					
36					
37					

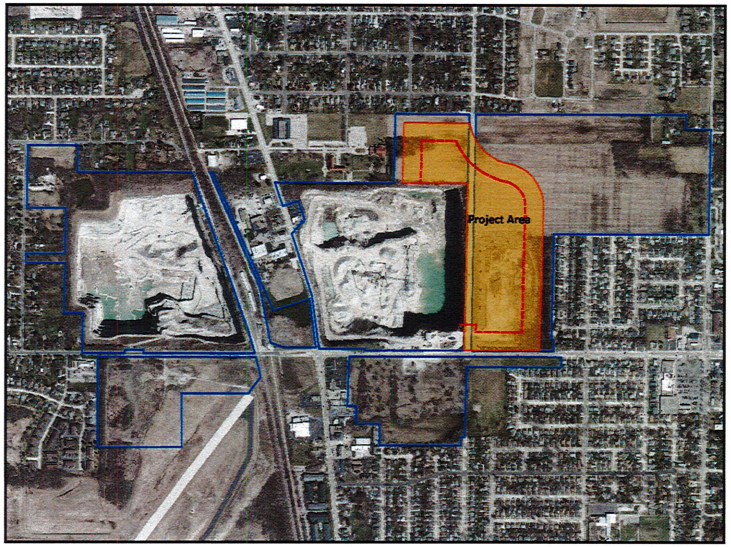
Racine Quarry Project

May 2018

Payne & Dolan, Inc.

Purpose of Informational Meeting

- Payne & Dolan is proposing further development of the existing quarry
- Here to share our concept plan
- Looking for public input prior to submitting Zoning and Conditional Use Permit applications to the Village of Caledonia



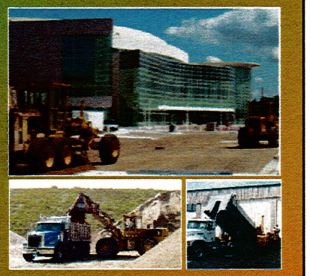
Agenda

- Who is Payne & Dolan
- History of the Racine Quarry
- Need for Crushed Stone
- Current Operation
- Project Details
- Reclamation

Who is Payne & Dolan

Payne & Dolan is a 3rd generation, family owned company that has served the needs of their customers for over 85 years. We provide professional construction and engineering services in addition to producing quality construction materials.

Customers rely on us to deliver cost effective expert solutions to their construction needs. While we are often associated with state, municipal and federal projects, many of our customers are local businesses in need of changing or improving their current infrastructure.



Our Core Values

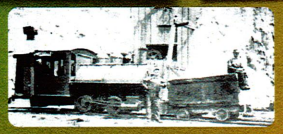
- Maximize our value as a contractor by working smart & safe.
- Develop and follow quality performance standards.
- Seek innovative solutions.
- Treat everyone with respect.
- Support ideas that strengthen the communities we serve.

Employees

Company	Racine County	Village of Caledonia	City of Racine
1,376	74	7	5

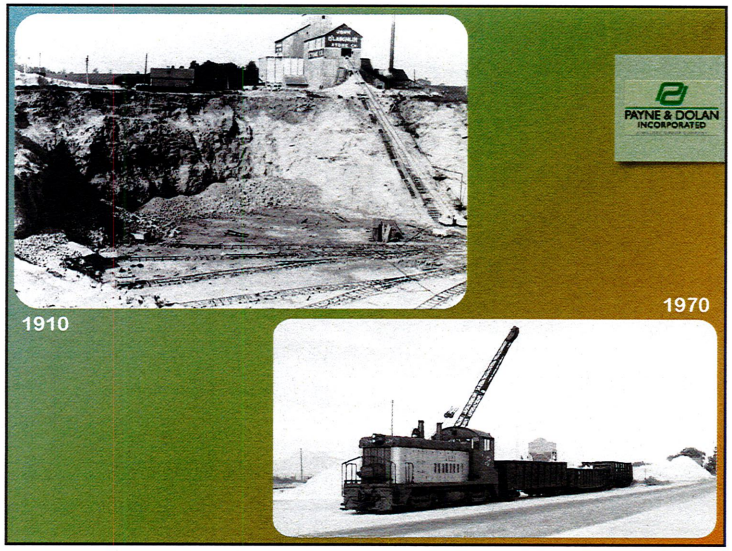
History of the Racine Quarry

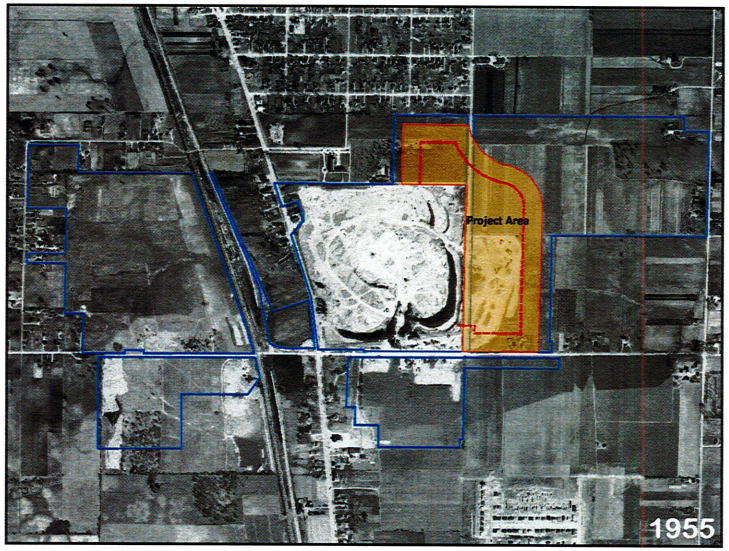
- Quarrying started in 1853 as the Horlick Lime & Stone Company
- East Quarry started in 1905
- West Quarry started in early 1960s
- Tunnel put in late 1970s
- Vulcan purchased in 1958 from The Consumers Company
- Owned and operated by Vulcan from 1958 until 2013
- P&D purchased in 2013 and has operated since

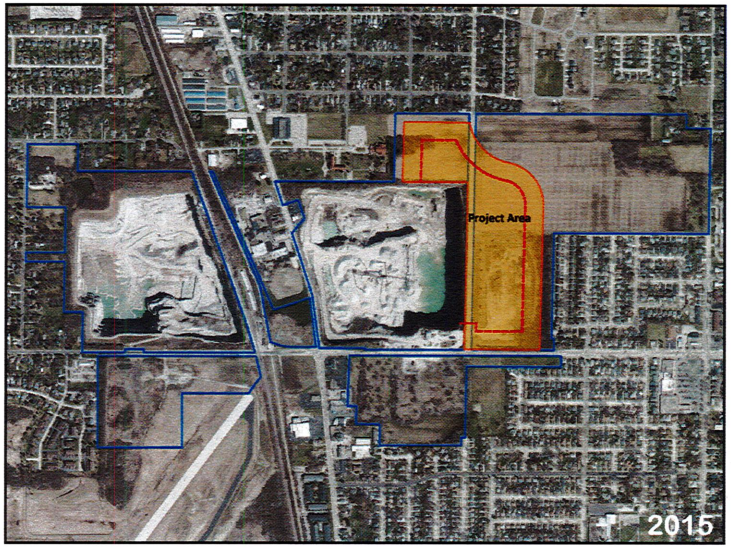


1910

1946

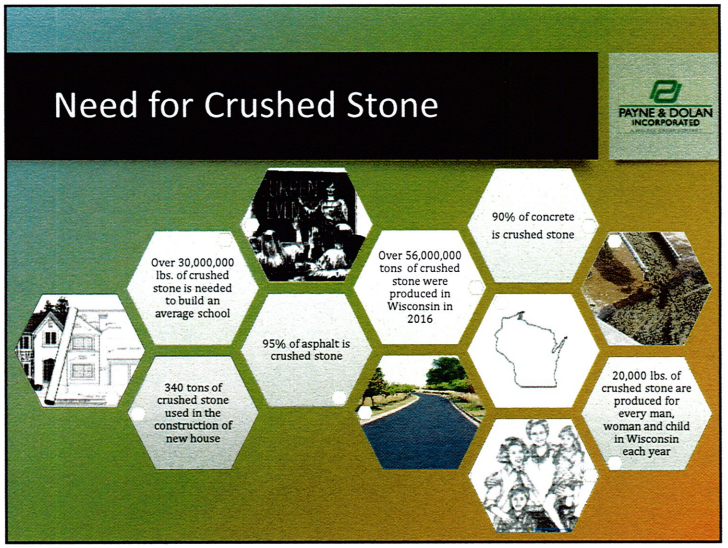

PAYNE & DOLAN
INCORPORATED
1910
1970


Project Area
1955


Project Area
2015

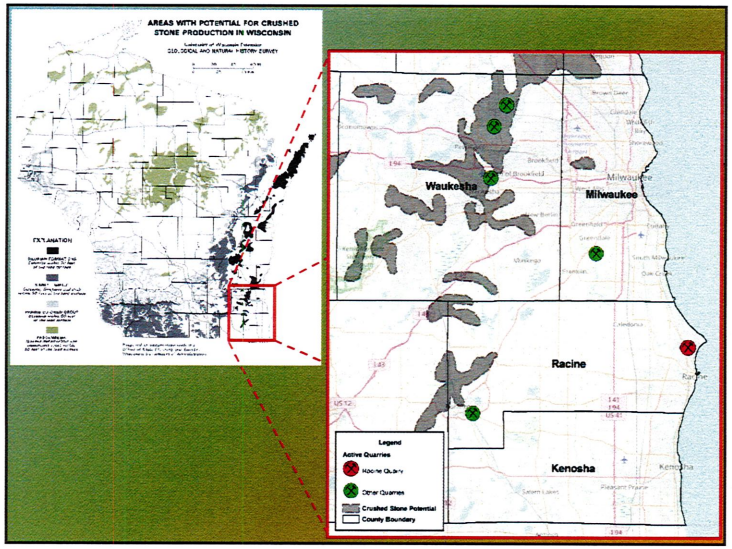
1946

2018


Need for Crushed Stone
PAYNE & DOLAN INCORPORATED
Over 30,000,000 lbs. of crushed stone is needed to build an average school
95% of asphalt is crushed stone
340 tons of crushed stone used in the construction of new house
Over 56,000,000 tons of crushed stone were produced in Wisconsin in 2016
90% of concrete is crushed stone
20,000 lbs. of crushed stone are produced for every man, woman and child in Wisconsin each year

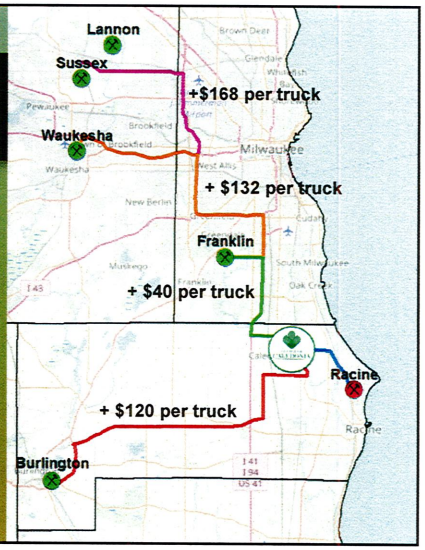
Highways
Parking Lots
Churches
Bridges
Commercial Buildings
Houses

Local Projects
PAYNE & DOLAN INCORPORATED
amazon
VILLAGE OF CALEDONIA
RACINE ON THE LAKE
City of Racine, Wisconsin
ULINE
SC Johnson
CASE
FOXCONN
WISCONSIN DEPARTMENT OF TRANSPORTATION



Additional Trucking Cost

- Trucking location to center of the Village of Caledonia
- Next closest crushed stone source doubles the trucking rate



Payne & Dolan Owned Property

Total – 349 acres
Caledonia – 319 acres
Racine – 30 acres

Main Site Features

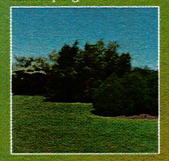
Regulation

Blasting	Air & Water	Reclamation	Trucking
• Village of Caledonia • Alcohol, Tobacco & Firearms (ATF) • State of Wisconsin • Federal Mine Safety & Health Administration (MSHA)	• Environmental Protection Agency (EPA) • Wisconsin Department of Natural Resources (WDNR) • Federal Mine Safety & Health Administration (MSHA)	• Racine County • Wisconsin Department of Natural Resources (WDNR) • Village of Caledonia	• Wisconsin Department of Transportation (WisDOT)

Site Design

Paved Entrance

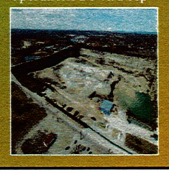
Lanscaping



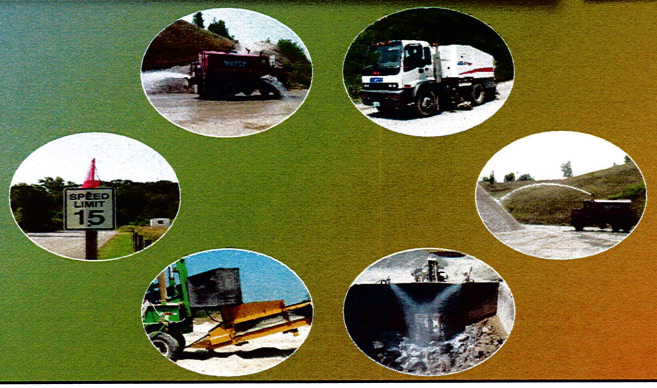
Berm

Wheel Wash

Operations Down Deep



Operational Controls

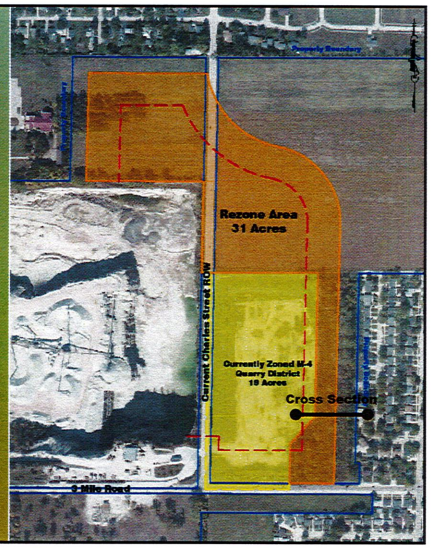


Project Overview

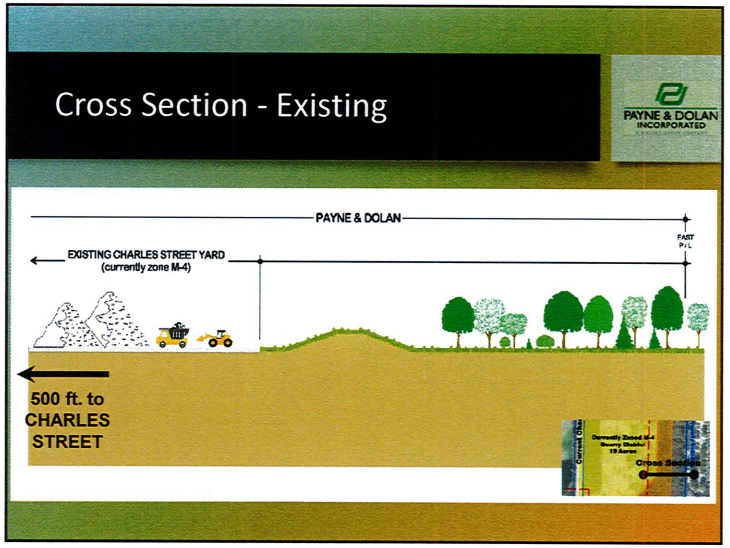
- Rezone Area
- General Reclamation Plan
- Concept Development Plan

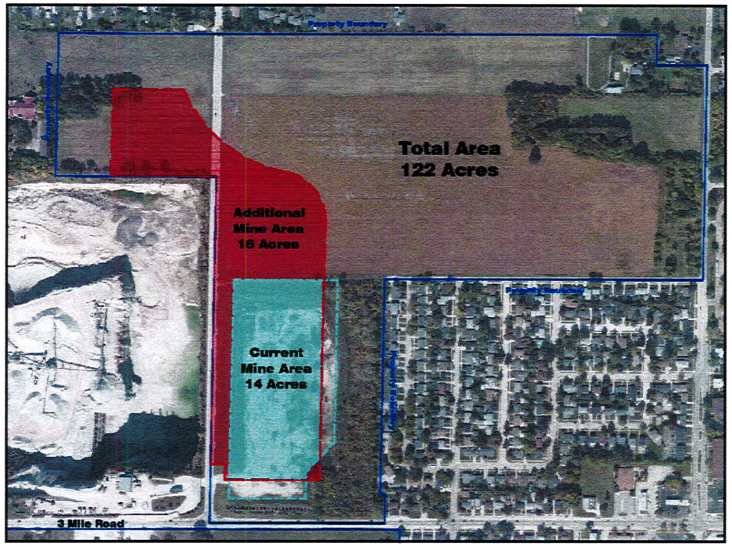
Rezone Area

- 19 acres currently zoned M-4
- 31 acres to rezone to M-4



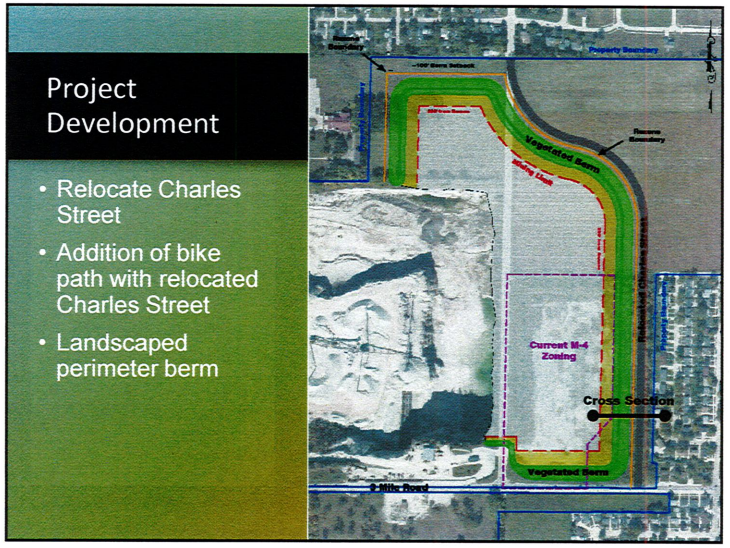
Cross Section - Existing



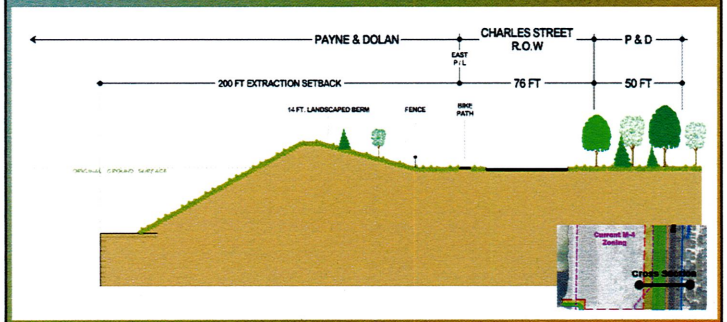


Project Development

- Relocate Charles Street
- Addition of bike path with relocated Charles Street
- Landscaped perimeter berm

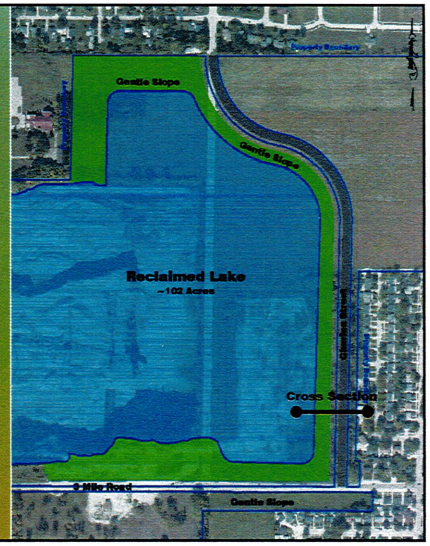


Cross Section - Development

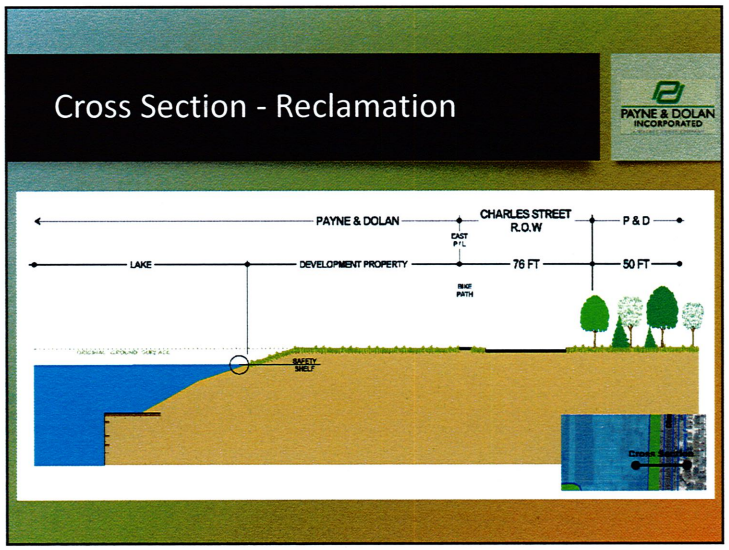


General Reclamation Plan

- Perimeter berms removed
- Total reclaimed lake area of 102 acres. (East quarry only)
- Adding 17 acres of improved use.
- 4,200 feet of shoreline

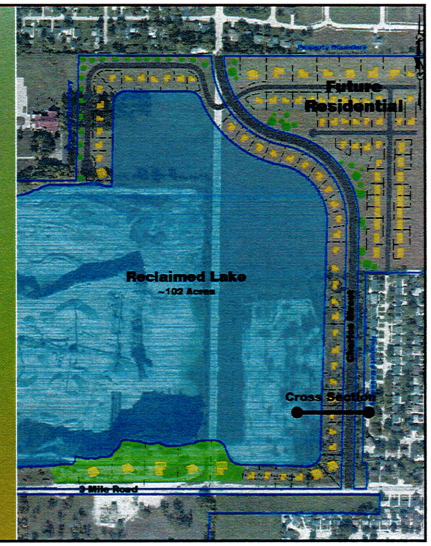


Cross Section - Reclamation

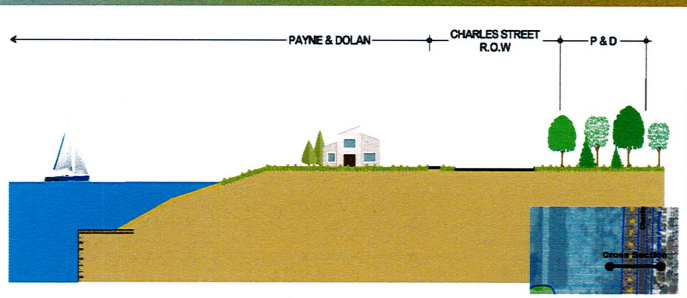


Concept Plan – Residential

- Residential lots surrounding Lake

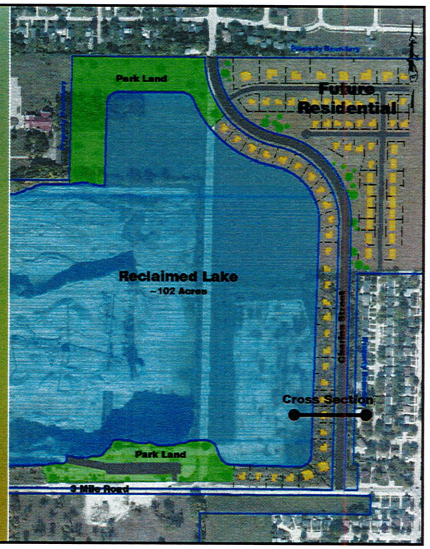


Concept Development Map

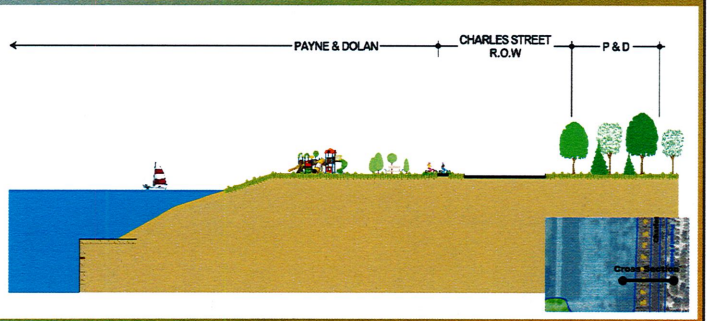


Concept Plan – Mixed Use

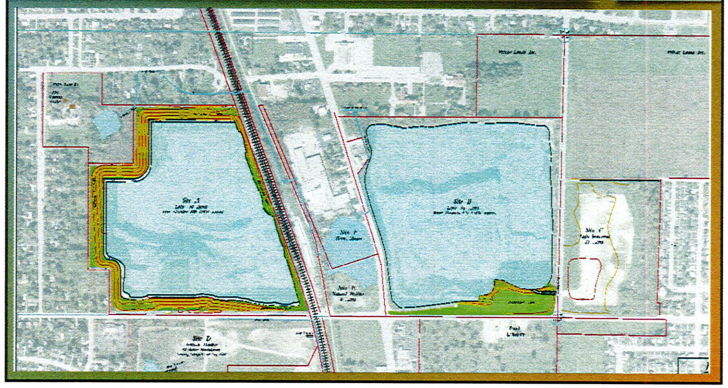
- Combination park land and residential

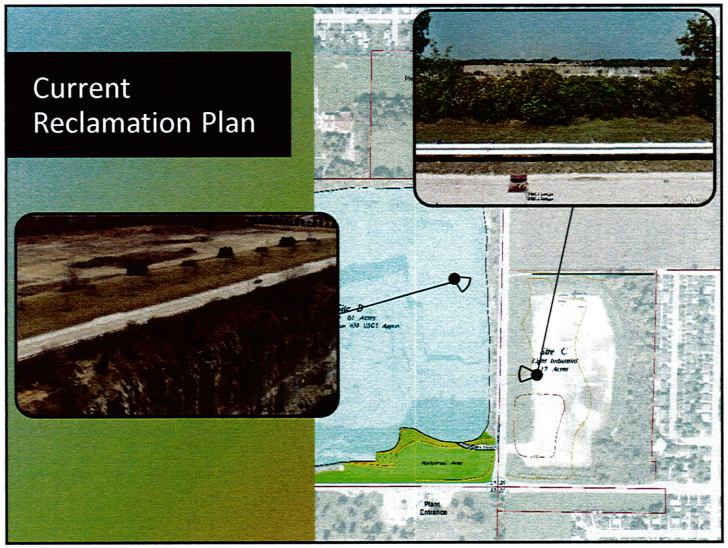


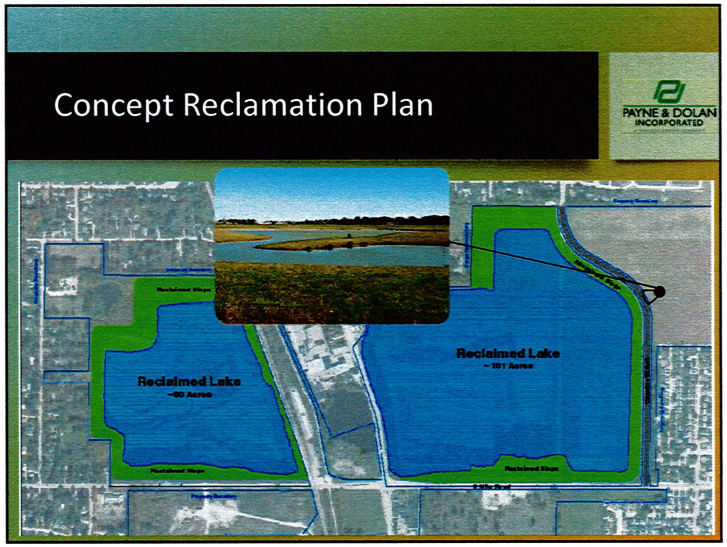
Concept Development Map



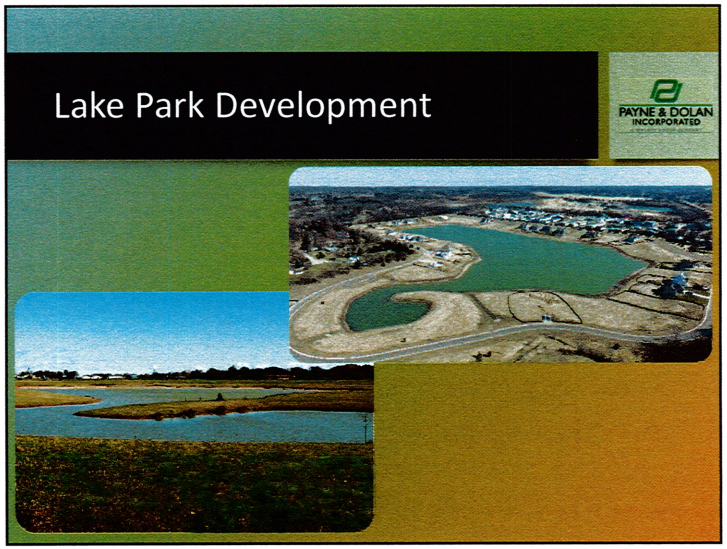
Current Reclamation Plan




Current
Reclamation Plan
Plant
Entrance


Concept Reclamation Plan
PAYNE & DOLAN
INCORPORATED
Reclaimed Lake
~60 Acres
Reclaimed Lake
~101 Acres

Lake Park Development
PAYNE & DOLAN
INCORPORATED


Lake Park Development
PAYNE & DOLAN
INCORPORATED

Benefits to the Community

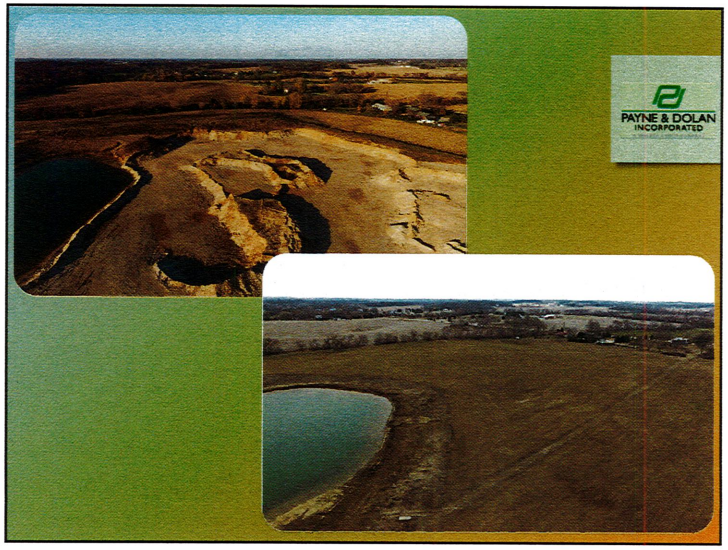
- Continued source of local aggregates
- New infrastructure (Charles St. and utilities)
- Creation of enhanced operational buffer
- Future development value for the Village of Caledonia
- Continued source of local jobs in the community
- Potential for public amenities including park, public lake access, and bike path

Feedback

Please contact us at:

racinequarryproject@payneanddolan.com

or

Clint Weninger

(262) 524 - 1700