



CALEDONIA

No. 2019-515

Exhibit 1

Please Post this Card on the Front of the Building.....

THIS CERTIFIES THAT A

# BUILDING PERMIT

Has been issued to Payne & Dolan Inc.  
in compliance with the requirements of the Zoning & Building  
Codes of the Village of Caledonia at

1501 3 Mile Rd Street

Date 10-14-19  
Peter Wagner  
BUILDING INSPECTOR

July 2<sup>nd</sup>, 2020

Mr. Peter Wagner  
Development Director  
Village of Caledonia  
6922 Nicholson Road  
Caledonia, WI 53108

**RE: Non-Metallic Mining Permit – Racine Quarry**

Dear Mr. Wagner:

In accordance with the Village of Caledonia's Code of Ordinances, Title 7, Chapter 11, Regulation of Nonmetallic Mining, Payne & Dolan respectively submits this application for renewal of the non-metallic mining permit for our Racine Quarry located at 1501 Three Mile Road in the Village of Caledonia.

Modifications to the original permit previously submitted and approved by the Village Board and still in effect at the operation are as follows:

1. Rail Car Loading System, Racine Quarry – approved by the Town Board on August 7, 1995
2. Processing Plant and Stockpile Relocation (East Quarry), Racine Quarry – approved by the Town Board on October 6, 1995
3. West Quarry Portable Crushing Plant, Racine Quarry – approved by the Town Board on April 7, 1997
4. Amendment of Railcar loading hours to 6:00 AM to 7:00 PM – approved by the Town Board on March 5, 2002
5. Modification to allow mining of 1.92 acre peninsula – approved – adopted by the Village Board on May 1, 2007 (the peninsula has been depleted of limestone reserves, but the reclamation obligations remain as previously approved)
6. Modification to allow mining of 31 additional acres - approved – the Racine Quarry Development Project - adopted by the Village Board on September 4<sup>th</sup>, 2018.

P.O. Box 781 • N3W23650 Badinger Road • Waukesha, WI 53187-0781 • 262.524.1700

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Mr. Peter Wagner  
July 2<sup>nd</sup>, 2020  
Page 2

We are not requesting any changes from the non-metallic mining permit previously approved on September 4<sup>th</sup>, 2018. As part of the September 4<sup>th</sup>, 2018 renewal, Payne & Dolan agreed to renew the NMM in conjunction with the CUP in order to facilitate review by the Village.

Enclosed is a check in the amount of \$2,340.00 for the permit fee, calculated as 156 acres at \$15 per acre.

Thank you for your time and effort in this request. We appreciate the opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at the office (262) 524-1258 or on my cell phone (262) 366-5429.

Sincerely,

**Payne & Dolan, Inc.**



Clint Weninger, P.G.  
Land Resources Manager

July 2<sup>nd</sup>, 2020

Peter Wagner  
Development Director  
Village of Caledonia  
5043 Chester Lane  
Racine, WI 53402

**Subject: Conditional Use Permit Renewal  
Racine Quarry – 1501 Three Mile Road, Village of Caledonia**

Dear Mr. Wagner:

Payne & Dolan, Inc. is requesting a two (2) year extension per Condition #6 of the Conditional Use Permit for our Racine Quarry Development Project at the East Quarry on Three Mile Road in the Village of Caledonia. Payne & Dolan has complied with the conditions of the Conditional Use Permit as approved on September 4<sup>th</sup> 2018.

Attached is a status summary of the conditions of the permit that required action by Payne & Dolan. It is our intent to continue to operate the Racine Quarry in compliance with the previous conditions and requirements as approved.

Thank you for your time and effort in this request. We appreciate the continued opportunity to work in your community. If you have any questions and/or need additional information, please do not hesitate to contact me at the office (262) 524-1258 or on my cell phone (262) 366-5429. Sincerely,

Payne & Dolan, Inc.



Clint Weninger, P.G.

Land Resources Manager

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## Status Summary of Conditional Use Permit approved September 4, 2018

*Below is a summary of specific conditions of the approved CUP that required some action by Payne & Dolan prior to beginning extraction in the new development area. Even if not specifically mentioned below, Payne & Dolan follows all conditions of the permit in the operation of the site.*

1. **Zoning Permit.** The required zoning permit was paid and the associated zoning permit card was issued by the Village of Caledonia. Exhibit 1
  
7. **Restoration Bond.** The restoration bond (financial assurance) held with Racine County to insure the future reclamation of the site was reviewed by the Village Engineer (at the direction of the Village Public Works Director), the Zoning Administrator and Racine County. The amount of the financial insurance was increased to \$639,800 to adequately cover the cost of the updated reclamation plan. A rider that effectively increased the restoration bond to the required amount was submitted to Racine County. Exhibit 2
  
10. **Stormwater.**
11. **Caledonia Utility District.**
12. **Engineering Department.**

Payne & Dolan worked closely with the Village of Caledonia Stormwater Utility District Commission, the Caledonia Sewer and Water Utility District Commission, the Village Utility Director, the Village Public Works Director and the Village of Caledonia Engineering Department during the design and construction of the relocated Charles Street. The approved design plans and construction complied with all the regulations and requirements for stormwater management, utility relocation and road construction.

The construction of the relocated Charles Street and associated utilities was completed in late 2019. All of the costs for Charles Street relocation project were borne and paid for by Payne & Dolan. The Village of Caledonia Board approved to accept the newly constructed Charles Street on December 16, 2019.



**13. Landscaping.**

**14. Stockpiles and Berms.**

**29. Berming and Landscaping.**

All of the berms required per the approved plans have been installed and landscaped. The perimeter and headlight screening berms were constructed per the approved plans. The berms were then seeded, mulched, fertilized and covered with landscape fabric. The berms were planted with trees per the submitted Landscaped Plan. Additional trees above the plan quantity were planted on the headlight screening berm. See photos below



**19. Reimburse Village Costs.**

Payne & Dolan has reimbursed the Village for 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.

**24. Blasting.**

The Explosives Use Permit is active and was recently renewed in June of 2020. The explosives use plan and permit were updated in 2019 to include the new project and CUP area. Blasting in the new project area began in June 2020. Blasting has been performed in accordance with the standards contained in the blasting permit.

Preblasting notifications and preblast surveys were offered to all property owners within the area defined by the ordinance. Exhibit 3 - Preblast Notification letters, Exhibit 4 - Preblast Survey letters

**27. Deed Restriction.**

A Declaration of Restrictive Covenants was prepared in conjunction with the Village Attorney, signed September 11<sup>th</sup>, 2019 and recorded September 27<sup>th</sup>, 2019 with the Racine County Register of Deeds as Doc. #2531857. Exhibit 5

**28. Vegetated Buffer.**

The existing vegetated buffer and tree line along the east side of the relocated Charles Street has been cleaned up and improved. At the request of the Village Board President, additional trees will be planted in the buffer area on the south end of Charles Street in the Fall of 2020.

**30. Haul Roads.**

**32. Sediment.**

Payne & Dolan follows the submitted Fugitive Dust Control Plan to control dust on haul roads. A street sweeper is regularly used to clean internal roadways along with Three Mile Road. A new gate has been installed at the entrance to the quarry. This gate is locked whenever the quarry is not in operation.



**31. Boundary Staking.**

Security fencing and warning signs have been installed around the property boundaries. *See photo below*



**33. Contact Information.**

Contact information was sent to property owners within 1,000ft of the site as part of the Preblast Notification letters dated March 11<sup>th</sup>, 2020 and May 29<sup>th</sup>, 2020. *Exhibit 3*

Dedicated contact information for this project is:

Email: [RacineQuarry@payneanddolan.com](mailto:RacineQuarry@payneanddolan.com)

Phone (262) 859-3261



**Racine Quarry CUP  
Parcel Identification Numbers**

104042328075000	Part of Racine Quarry Development Project
104042328074000	Part of Racine Quarry Development Project
104042329193000	Part of Racine Quarry Development Project
104042328071000	Part of Racine Quarry Development Project

**Legal Description – CUP Area  
Racine Quarry Development Project**

That portion of the SE  $\frac{1}{4}$  of Section 29 and SW  $\frac{1}{4}$  of Section 28, T4N-R23E, Village of Caledonia, Racine County, Wisconsin described as follows:

Commencing at the  $\frac{1}{4}$  section corner common to said Sections 29 and 28; thence, along the East-West  $\frac{1}{4}$  line of said Section 29, N 89°45'06" W 28.00 feet to the westerly right-of-way line of relocated Charles Street; thence, along said westerly right-of-way line, on the arc of a 548.00 foot radius curve, concave to the East, the chord of which bears S 04°14'29" E 100.31 feet to the point of beginning of this description; thence, continuing along said westerly right-of-way line, on the arc of a 548.00 foot radius curve, concave to the northeast, the chord of which bears S 44°10'52" E 623.75 feet; thence, continuing along said westerly right-of-way line, on the arc of a 472.00 foot radius curve, concave to the southwest, the chord of which bears S 38°48'34" E 607.55 feet; thence, continuing along said westerly right-of-way line, S 01°15'02" W 1589.84 feet, to the North right-of-way line of Three Mile Road; thence, along said North right-of-way line, N 89°50'45" W 834.17 feet, to the West right-of-way line of vacated Charles Street; thence, along said West right-of-way line, N 01°00'35" E 1845.50 feet; thence N 89°45'06" W 715.52 feet; thence N 01°17'40" E 662.93 feet; thence S 89°45'06" E 721.40 feet to the point of beginning.

Except the portion currently zoned M-4 quarry district.

Subject to any rights, reservations, restrictions, easements and conditions of record.