



CITY OF RACINE

General Application Form

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Type of Reviews

- 2035 Comprehensive Plan Amendment (\$0 Fee)
- Administrative Review (\$0 Fee)
- Certified Survey Map (\$170 + \$50 per lot)
- Conditional Use Permits (\$695 Fee)
- Design Review (\$0 Fee)
- Research Request (\$0 Fee)
- Rezoning (\$830 Fee)

APPLICANT NAME: DANIEL ZIGNEGO - ZIGNEGO COMPANY
 ADDRESS: STREET: W226 N2940 DRUMMOND CITY: WAUKECHA STATE: WI ZIP: 53186
 TELEPHONE: 262 547 4300 CELL PHONE: 414 750 5878
 EMAIL: DAN@ZIGNEGO.COM

AGENT NAME (IF APPLICABLE): _____
 ADDRESS: STREET _____ CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL PHONE: _____
 EMAIL: _____

PROPERTY ADDRESS (ES): 1917 S. MEMORIAL DRIVE
 CURRENT ZONING: I-2
 CURRENT/MOST RECENT PROPERTY USE: CONTRACTOR YARD / CONCRETE / GRAVEL RECYCLE
 PROPOSED USE: CONTRACTOR YARD / CONCRETE AND GRAVEL RECYCLE SITE / CONCRETE PLANT
 PROPOSED ZONING (only if applicable): -
 LEGAL DESCRIPTION AND TAXKEY (only required for CSM, Rezoning and Comprehensive Plan Amendments): _____

CURRENT COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____
 PROPOSED COMPREHENSIVE PLAN DESIGNATION: (only for comp plan amendments) _____

Are you the owner of the property included in the area of the requested zoning?
 Yes No Option to Purchase Lease

*NOTE: The owner of the property (if different than the applicant) must sign this application.

OWNER & APPLICANT AUTHORIZATION

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representation or conditions of approval. The applicant/owner by their signature understands and agrees that they are responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan:

Owner (s) Signature: [Signature]
 Print Name: Russell Weyans, President + CEO Pioneer Products

Applicant (s) Signature: [Signature]
 Print Name: Daniel V. Zignego

Date 10/29/19
RECEIVED
 Date 10/29/19
 NOV 1 2019
 DEPT. OF CITY DEVELOPMENT
 OFFICE OF RECORDS

RECEIVED
 NOV 1 2019
 DEPT. OF CITY DEVELOPMENT
 CITY OF RACINE



CITY OF RACINE

Conditional Use Permit Checklist

Department of City Development
730 Washington Ave., Rm. 102
Racine, WI 53403
Phone: 262-636-9151
Fax: 262-635-5347

Applicant

General Development Application Form

SITE PLAN(S)

- **MUST BE DRAWN TO AN ENGINEER OR ARCHITECT SCALE AND PROVIDE THE FOLLOWING INFORMATION**

(Unless otherwise noted, provide 3 copies of the Site Plan. If full-scale architectural plans are submitted, one copy of the plans shall be no larger than 11"x17". The reduced copy does not need to be to scale. NOTE: Submit 8 sets for Planned Developments). **Complete, scaled and legible plans are required. If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your documents for submittal.**

Plans Should Include

Lot Information

- Clearly identify the lot(s) being requested for Conditional Use. Include accurate lot dimensions, and the location of the lot in relation to adjacent streets, curbs, and surrounding lots. Provide a North arrow, and note the scale used (i.e.: 1"-20').

Structure Location

- Location of all structures on the lot. All structures shall be drawn and dimensioned. Show the distance of the structures from property lines, as well as the distance from other buildings on the lot.

Ingress/Egress

- Show the access drives, and their widths, into the site. Also show any recorded ingress/egress or other easements (check with the Register of Deeds for this information). Show location and width of all easements within the site and at the property line/s.

Parking Lot

- Show all on-site parking areas with stall sizes. Legal stall size is 9' wide by 19' deep. Indicate the width of all drive aisles accessing the parking. Show the curb line, wheel stops, any loading areas on the building/site, and location of handicapped spaces.

Trash/Utility Areas

- Show the location of trash or utility areas and how they will be, or are, screened (i.e.: fencing with slats, wood fencing, landscaping, etc.). Trash bins/dumpsters require 6' opaque screening with closing gates.

Fencing/Walls

- Show the location and height of all existing and proposed fencing or walls and what materials they are/will be made of. Show any outdoor patio areas, even if located below a canopy.

Outdoor Lighting

- Show all existing and proposed outdoor lighting located on the building and on the site itself. Provide the height of the lights by measuring from grade to the top of the fixture. Identify the type of fixture and angle/direction of the light beam. If an under-lit canopy is requested, a photometric plan prepared by a licensed company is required with the submittal.

Landscaping

- Provide a landscaping plan showing all existing and proposed landscaping. Indicate the plant species, sizes (caliper or gallon), and location of plantings on the site plan. Indicate and identify if existing landscaping is proposed to be altered. Species to be non-invasive, salt tolerant and drought resistant.

- Surface Details**
 - Indicate the surface detail of all outdoor areas (i.e.: grass, gravel, asphalt, concrete, pavers, etc.).
- Sewer/Water**
 - Show the location of all sewer, water and storm sewer lines (only for new construction or project where there is an increase in impervious surface).
- Signage**
 - Provide proposed signage information for the project. (Note: This is required if signage is the reason for the conditional use. If not, signage may be approved separately from the Conditional Use review unless otherwise indicated by Staff).
- Drainage/Grading**
 - Show on-site surface water drainage and grading, and building and ground elevations (new construction only).
- FLOOR PLANS & ELEVATION DRAWINGS TO SCALE:** (Unless otherwise noted, provide 3 copies, One of the three copies shall be no larger than 11"x17". The reduced copy does not need to be to scale. (NOTE: Submit 8 sets for Planned Developments): **If you are unable to provide this information addressing all the requirements below, you may wish to contact an architect to assist you in creating your plans.**
- Scaled Floor Plans**
 - Provide an 'as-built' copy, and a 'proposed build out' copy if any changes to the internal layout are requested. Scaled dimensions of all interior areas shall be provided. These areas may include office spaces, general work areas, storage areas, waiting rooms, repair areas, bathrooms, garage areas, kitchen areas, etc.
- Architecture**
 - Provide detail of existing architectural treatments on the entire building exterior. If remodeling, repairing, or new construction work is part of this proposal, also provide information on proposed colors, materials, and extra features such as awnings, canopies, porticos, etc. Identify what materials the building will be constructed of (i.e.: masonry, brick, etc.). Indicate any proposed changes to the materials (including the roof).
- OTHER INFORMATION**
- Written Description**
 - Provide a DETAILED, WRITTEN description of the proposed business. Provide information about the type of business, machinery involved, type of product produced and/or services being provided, noise issues, parking data, etc. Additional information may be requested throughout the review process.
- Deliveries**
 - Discuss anticipated truck traffic and size of trucks, as well as frequency of deliveries and pick-ups.
- Maintenance Plan**
 - Provide a site maintenance plan, indicating who will be responsible for things such as grass cutting, garbage and litter removal, enforcement of parking standards, clearing of snow, daily site up-keep, etc. If these duties will be contracted out, include a copy of the contractor's proposal or agreement.
- Indicate any plans for future expansion, if applicable**
- Review Fee**
 - A non-refundable review fee of \$695.00, payable by cash or check, made out to the City of Racine shall be submitted with the complete submittal+. If this request is being made in conjunction with a rezoning request, the combined fee is \$1,120.00.

I certify that all items checked above have been provided. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

SIGNATURE: _____

DATE: _____

10/29/19



ZIGNEGO COMPANY, INC.

W226 N2940 DUPLAINVILLE ROAD • WAUKESHA, WI 53186 • Phone (262) 547-4700 • FAX (262) 547-4508

"Celebrating over 50 Years of Quality Concrete!"

10/29/19

RE: Conditional Use Permit for: 1917 S Memorial Drive

Dear Sirs,

Zignego Company has an accepted offer in place to the current owner of 1917 S. Memorial Drive, Racine WI, Pioneer Products for the purchase of the southern 3.77 acres of their manufacturing facility. This offer is contingent upon the acceptance by the city of Racine of the conditional use permit attached herein. Zignego Company looks forward to being a permanent resident of the City of Racine and an upstanding and respectable member of the community.

Zignego Company respectfully proposes and requests a conditional use permit for the portion of the subject property which shall be sold to Zignego Company.

The subject property is zoned I2. Following discussion with the Development Department at the City, Zignego is requesting a conditional use permit for the purposes of: temporary concrete batch plant, temporary concrete recycle facility, temporary contractor yard.

The intention of Zignego Company with respect to this property is to use it on a "project specific basis". Zignego Company currently has under contract a significant WISDOT project and would like to use this property for recycling concrete from that project. Zignego Company, after discussion with the Racine Development Department is proposing that a conditional use be granted for the duration of this project and for the duration of other future WISDOT and other local (i.e. City of Racine) projects that Zignego would acquire.

The conditional use would be such that Zignego would operate this facility for the duration of the project(s) in question and demobilize from the site if such a project is not under contract. Intended number of onsite employees during concrete recycle operations would be one to three. Intended number of onsite employees during concrete batch plant operations would be 2 to 4.

Some specific concerns with the site that Zignego Company would like to address:

- Zignego is proposing to utilize this site on a temporary basis and would establish portable restroom facilities serviced by a professional firm for the duration of the project which would be removed at the completion of this project.
- Zignego does not currently see a need for an office space of temporary or permanent nature at this site
- Zignego would propose to restore the perimeter fence to an acceptable level in accordance with applicable ordinances and general industry best management practices and to upgrade the fence with privacy slats as detailed in the attached site layout.



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- **Site Tracking:** During operations, Zignego Company will have a well maintained tracking pad at the entrance of the facility. Zignego Company will have a vacuum/pickup/roadway style sweeper onsite during operations.
- **Site Dust Concerns:** Zignego Company crushing machines have integral water lines for dust suppression on the machines (see attached). Zignego Company would have a water truck onsite for dust control during operations. Zignego Company batch plants have dust control integral to batch plant manufacture.

Attached Documents:

Site Survey dated 11/11/94 (notated with agreed upon saleable area)

Concrete Batch Plant Site Layout

Concrete Recycle Site Layout

Dust Suppression Equipment for Crushing Equipment

Concrete Batch Plant Urban Photo

The remainder of this document is intended to answer the entirety of the "Conditional Use Permit Checklist".

Site Plans: Site Survey dated 11/11/94 and Proposed Site Layout is attached.

Lot information: As shown on the attached site survey, the property shall be the southernmost 3.77 acres of the property at 1917 S. Memorial Drive

Structure Location: All structures are shown on the attached layout. All structures would be temporary in nature and are intended to have a 40 ft setback from the property lines.

Ingress/Egress: Ingress/Egress will be through the existing driveway onto Memorial Drive.

Parking Lot: Five Parking Spaces are laid out on the attached site drawing

Trash/Utility Areas: Trash location is identified on the attached site drawing.

Fencing/Walls: Existing fence is identified on the attached site drawing, the existing fence would be repaired and improved with slats as identified.

Outdoor Lighting: No outdoor lighting is intended for this site.

Landscaping: The attached site drawing shows existing greenspace. The existing greenspace would be overtopsoiled and seeded and maintained by Zignego Company personnel in accordance with City Ordinances.

Surface Details: The existing site would remain the same ratio of greenspace to graveled lot area. The overall profile of the site shall remain as exists currently.

Sewer/Water: Does not apply



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Signage: Does not apply

Drainage/Grading: Does not apply

Floor Plans and Elevation Drawings to Scale: Does not apply

Scaled Floor Plans: Does not apply N/A

Architecture: Does not apply

Written Description: See above

Deliveries: This would occur on a project by project basis. For the current WISDOT project Zignego Company has under contract, we anticipate up to 5 quad axle dump trucks cycling from STH 11 (Durand Avenue) to this site throughout the day for a total of 20 days hauling in removals and 20 days hauling out recycled concrete.

Maintenance Plan: Zignego Company shall self perform all maintenance on this site: garbage, daily site upkeep and litter removal shall be removed from the site on a weekly basis by our onsite personnel during the occurrence of a project. Mowing, general maintenance and site upkeep during dormant periods shall be performed by our in house maintenance personnel. This site is not intended to be used during the winter months and snow removal is not anticipated.

Indicate any plans for future expansion if applicable: Zignego Company has no current plans for future expansion. If this site were to become busy enough, we would consider building a permanent building with sewer and water and operating this facility fulltime but we do not feel that that is near term possibility.



Project Name: Zignego Company Recycle Site
 Project Address: 1917 S. Memorial Drive

Scale: 1" = 100'
 Date: 10/29/19
 Drawn By: Jeffrey Kuhn, PE

Drawn By: Jeffrey Kuhn, PE
 Office: Zignego Company, W226 N2940
 Duplainville Road, Waukesha, WI 53186
 Email: JKuhn@Zignego.com
 Phone: 44390-6
 MILWAUKEE, WIS.



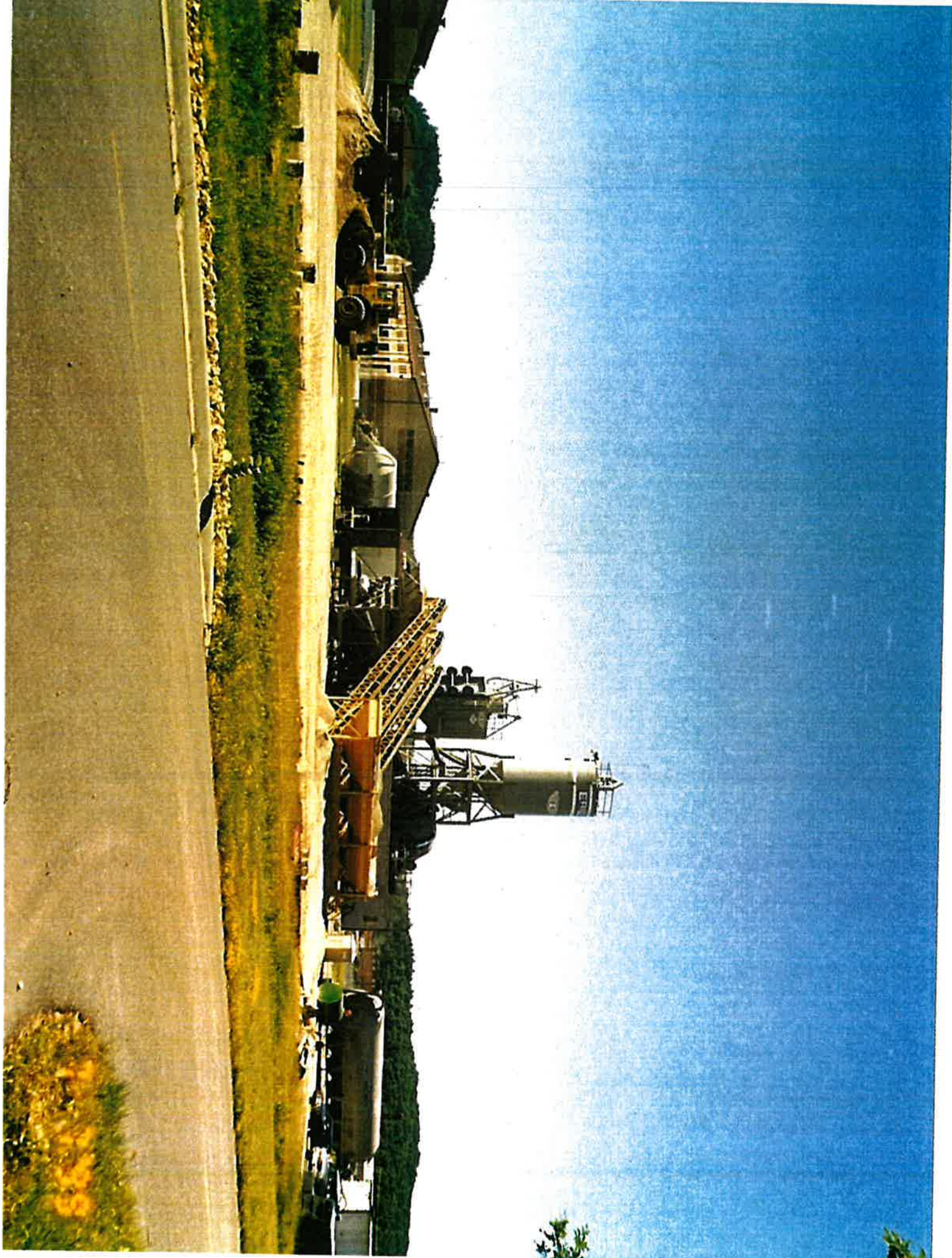


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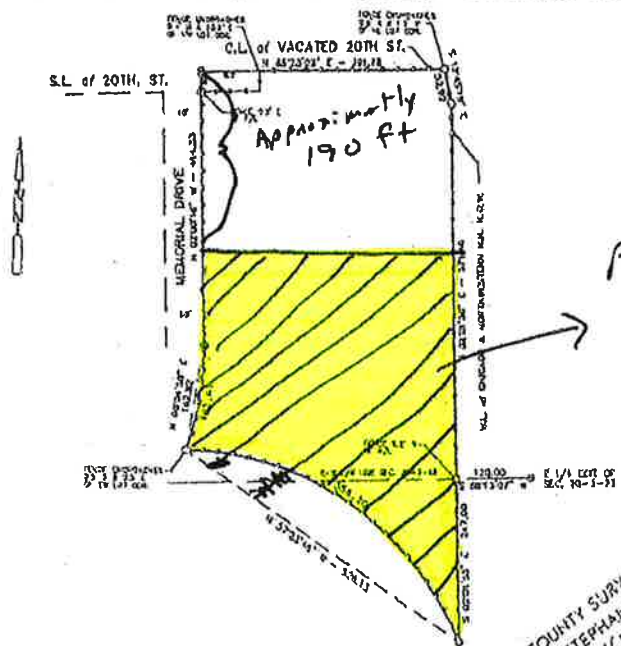
Drawn By: Jeffrey Kuhn, PE
 Office: Zignego Company
 Duplainville Road, Wauchesa, WI 53186
 Email: JKuhn@Zignego.com





NE 1/4

Plat of a survey for **SNIKNEZ** of that part of the East 1/4 of Section 20, Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin, bounded as follows: Begin at a point on the East-West 1/2 line of said Section 20 located 880 13'07"W 120.00 feet from the East 1/4 corner of said Section, said point also being on the West line of the Chicago & Northwestern Railroad right-of-way; run thence S02°01'55"E 247.00 feet along said West line to the point of curvature of a curve to the left of Northeasterly convexity whose radius is 484.28 feet and whose chord bears N57°23'46"W 526.13 feet; thence Northwesterly 556.30 feet along the arc of said curve to the East right-of-way of South Memorial Drive and a point on a curve to the left of Southeasterly convexity whose radius is 430.00 feet and whose chord bears N08°54'58"E 162.92 feet; thence Northerly 163.91 feet along the arc of said curve and East line of said drive; thence N02°00'16"W 414.33 feet along said East line to the centerline of vacated 20th Street; thence N88°23'02"E 191.98 feet along said centerline to the East right-of-way of said railroad; thence S12°43'14"E 52.92 feet along said right-of-way to an angle point located 120 feet Westerly of the East line of said Section and 605 feet South of the South line of DuKoven Avenue; thence S02°01'30"E 571.48 feet parallel to the East line of said Section to the point of beginning. Containing 6.167 acres.



Property Subject to Agreement

1917 Memorial DR
276-0000-16857-001



RACINE COUNTY SURVEYOR
DENNIS W. STEPHAN
FILE NO. 37324 DATE: NOV 28 1994
James E. Robinson
DEPUTY FOR RECORDS

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM
ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929

LEGEND
O = SET
O = IRON STAKE FOUND
⊗ = SET CHISEL CROSS

CERTIFICATE
The above-described property has been surveyed under my direction and the above map is a correct representation thereof.
James E. Robinson
November 11, 1994

FIELD WORK 11-7-94 BY DLK, HPS
DRAWN 11-11-94 BY JCB
SCALE 1" = 200'
JOB NO. 94,287

NM & B Nielsen Madson & Barber, S.C.
1339 Washington Avenue Racine, Wisconsin 53403
Phone (414) 834-5588 / 532-7902
Facsimile (414) 834-5024

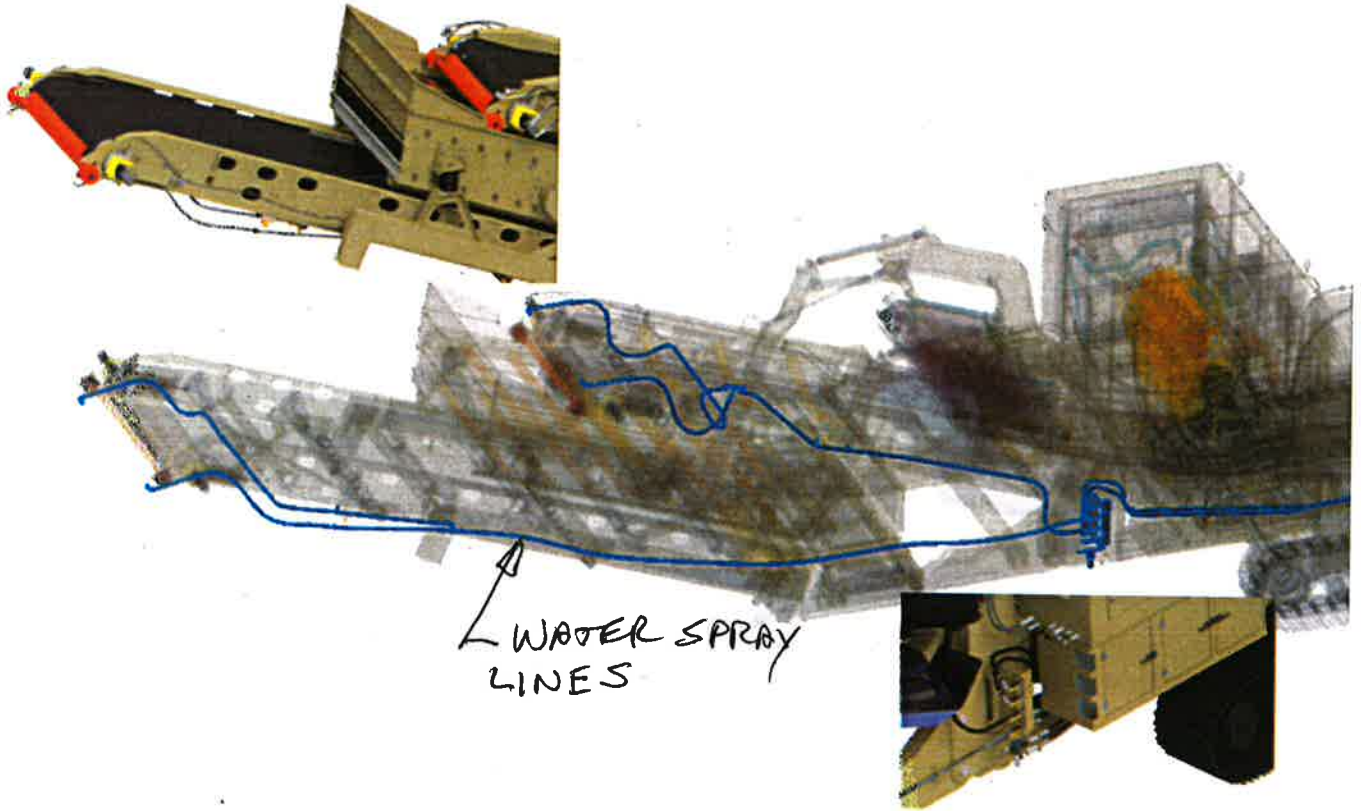
Exhibit-B

Ter Zignego

From: Andy Bryan
Sent: Tuesday, October 29, 2019 4:38 PM
To: terz@zignego.com
Cc: Blair Koellner
Subject: Track Plant Dust Suppression

Hope this work, if not, let me know.

Dust Suppression



Andy Bryan | Senior Sales Engineer | **Kolberg-Pioneer, Inc.**
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Office: 605.668.2595 | Mobile: 605.660.0157
www.kolbergpioneer.com