Park View Sand & Gravel, LLC

October 8th 2026

Village of Rochester
230 West Main Street
Rochester, Wisconsin 53167

Re: Extension of Conditional Use Permit for Park View Sand & Gravel, LLC, 31844 Washington Avenue, Rochester, Wisconsin 53167

Daniel Oakes of Park View Sand & Gravel, LLC is granting permission to Bob Epping, owner of A to Z Aggregates to act as agent on behalf of Daniel Oakes at the December 2026 planning commission meeting. This meeting is to request a two year quarry permit extension for the operation located at 31844 Washington Avenue, Rochester, Wisconsin.

Sincerely,

Daniel Oakes

10-20-26

Date

CONDITIONAL USE PERMIT APPLICATION

Village of Rochester

300 W. Spring St., Rochester, WI 53167
(262) 534-2431

APPLICANT INFORMATION			
Property Owner Name:	Park View Sand & Gravel	**Agent/Architect Name:**	A to Z Aggregates, LLC.
Address (Number & Street):	2000 Oakes Rd.	**Address (Number & Street):**	30621 52ND ST
Address (City, State, Zip):	Racine, WI. 53406	**Address (City, State, Zip):**	SALEM, WI. 53168
Email Address:		**Email Address:**	
Phone #:		**Phone #:**	

SITE INFORMATION

Legal Description:	016-04-19-34-015-000-028-000 / 014-03-19-03-021-000-025-000	
Zoning District: M4	**Property Address or Location:**	31844 WASHINGTON AVE ROCHESTER, WI.

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (For example: manufactured home community, quarry, wind turbine, amendment, or any other listed conditional use. Include Code section, if known.):

RENEW PREVIOUSLY APPROVED AND AND GRAVEL OPERATIONS. NO CHANGES FROM 2024

Is this application being submitted to correct a violation? Yes ☐ No ■

Provide the project name and a short summary of the proposed conditional use:

A TO Z AGGREGATES OPERATES THE SAND AND GRAVEL OPERATIONS ON PROPERTY THAT IS OWNED BY PARK VIEW SAND & GRAVEL (DAN OAKES). WE ARE APPLYING TO RENEW THE CONDITIONAL USE THAT WAS PREVIOUSLY APPROVED.

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with Village staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

■ Complete attached planning overview	■ Site Plan drawn to scale	■ Detailed operational plan	■ Agreement for Reimbursable services form	■ Detailed written statement of intent	■ Application fee (**non-refundable**), payable to Village of Rochester. See current fee schedule for fee amounts

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Village of Rochester to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Robert C [illegible] Date: 10/20/26

WRITTEN STATEMENT OF INTENT

Applicants must provide a detailed written statement of intent describing the proposed conditional use. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe **in detail** the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Park View Sand & Gravel, LLC. Located at 31844 Washington Ave. Rochester, WI. Is owned by an LLC with a Manager of Daniel Oakes. A to Z Aggregates is the operator/applicant of this site and is requesting an extension of the permit that was last approved in 2024 to extract and process sand and gravel, both above and below the water table.

See attached for details

CONDITIONAL USE PERMIT PLANNING OVERVIEW

Applicants must provide adequate evidence demonstrating to the Village of Rochester Plan Commission that the proposed conditional use complies with the following standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in Chapter 35 of the Village of Rochester Code.

Please explain how the proposed land use will comply with the following (attach additional pages, if necessary):

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

Continued dust control, maintenance of landscape berms, compliance with MSHA safety guidelines and practices, safe & legal truck weights.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance, or operation of the conditional use. Briefly describe the current uses of surrounding properties in the neighborhood.

The abutting properties surrounding Park view are as follows:
Property on the North, East, & West side that extends into the Village of Waterford is zoned A-A1-1 General Farming District 1.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Zoning for this operating is M4 and the surrounding property is A1. Current operations align with surrounding properties.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

All access into the pit will be from Washington Avenue. All main hauling roads throughout the operation shall be maintained in all weather, dust free condition. The method and manner of draining surface water and accumulated water will be maintained on site. A restoration plane is on file with the Village to return the operation after work has ceased to a condition of practical usefulness and reasonable physical attractiveness. (The restoration plan is on file with Racine County)

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Wide entrance/exit, sweeping of street, dust control, 6am start to keep first round traffic out of local area before morning rush hour & school buses.

6. The conditional use shall conform to all applicable regulations of the district in which it is located. Briefly describe the current use(s) of the property on which the conditional use is proposed.

The current use of the property is M4 with the conditional use being to renew the mining operations.

7. The conditional use is consistent with the adopted Village land use plans.

Yes, renewal of conditional use.

8. Any signage required by the conditional use will comply with the provisions of Ord. 35-170 through 35-179.

Yes

Park View Sand & Gravel, LLC.

Operators: A to Z Aggregates

October 2026

Village of Rochester

230 West Main St.

Rochester, WI. 53167

Re: Extension of Conditional Use Permit for Park View Sand & Gravel, LLC, 31844 Washington Ave. Rochester, WI. 53167

Village Plan Commission;

Park View Sand & Gravel, LLC. Located at 31844 Washington Ave. Rochester, WI. Is owned by an LLC with a Manager of Daniel Oakes. A to Z Aggregates is the operator. Outlined below is the plan to continue the operation located at 31844 Washington Ave in Rochester, WI. 53167.

Park View Sand & Gravel, LLC. is requesting an extension of their permit that was last approved in 2024 to extract and process sand and gravel, both above and below the water table. The process will include concrete and asphalt recycling.

Park View Sand & Gravel, LLC. intends to extend its conditional use permit from 2024.

Operation Plan consists of the following

a) Crushing and stockpiling of bank run material
b) Trucking of bank run and/or crushed material
c) Storage of equipment and trucks used in the Quarry Operation
d) Sand and gravel removal / extraction
e) Concrete and asphalt recycling
f) Typical equipment for operation will include:
    a. Two/Three end loaders
    b. Two primary crushers
    c. Two secondary crusher
    d. Screen plants
    e. Washing equipment
    f. Stacking & transfer conveyors
    g. One platform scale
    h. One dozer
    i. One quarry truck
    j. One bobcat
    k. One excavator

The operator, A to Z Aggregates, crushing equipment can be mobilized with the operation.

There will be no explosives used for this operation. Smoke and dust control will be controlled by following methods:

1. Wet wash plant operation
2. Water spray bars on plant transfer points
3. Water truck for entrance and haul roads
4. Recycled asphalt use on haul roads and entrance for dust control
5. Mufflers on mobile equipment
6. Rubber liners on gravel transfer points
7. Stockpiles and berms placed to muffle noise

Zoning for this operating is M4 Quarry. The abutting properties surrounding Parkview are as follows:

Property on the North, East, & West side that extends into the Village of Waterford is zoned A-A1-1 General Farming District 1. Zoning surrounding Park View into Rochester is attached.

All access into the pit will be from Washington Avenue. All main hauling roads throughout the operation shall be maintained in all weather, dust free condition.

The main entrance is protected by a gate that is closed and locked when not in operation. The hours of operation will be from 6:00 am to 6:00 pm, Monday through Friday and limited to ten (10) Saturdays per year from 7:00 am – 2:00 pm. No operations will take place on Sunday. Truck entrance signs are posted 500 feet to the East and West of the main entrance.

During the course of the season the operators will have 4 – 10 employees. Fencing, berms and no trespassing signs are posted on the property to protect the public from dangers of the operation. Equipment and employee parking is provided in the shop area.

No buildings will be constructed on the site. To conceal unsightly deposits, if any, landscaping and berms are placed in front of the pit. Storage trailers, tires and unused equipment have been removed from the property.

The method and manner of draining surface water and accumulated water will be maintained on site. A restoration plane is on file with the Village to return the operation after work has ceased to a condition of practical usefulness and reasonable physical attractiveness. (The restoration plan is on file with Racine County)

Topographic mapping of the site showing existing and proposed elevation have been submitted to the Village. Existing trees two inches or more in diameter and proposed planting are also included in restoration plan. Google Earth provides continual topographical upgrading. Park View has a 10' x 3' pit sign located just West of the main entrance with no trespassing sign located throughout the property lines. Existing roads and proposed roads are outlined on the topographical plat of survey.

Water supply facilities to be used, including source and disposition of the water: Park View has fresh water pond source located in the front of the pit. The source for water used in the operation is from surface water and is re-circulated from a sediment pond to the fresh water pond.

Highway access restrictions, deed restrictions and traffic control along with repair plans for public roads affected by the operation where determined necessary by the Village Plan Commission.

A letter to the agreement from Park View Sand & Gravel, LLC agreeing to restore the subject site in accordance with the approved reclamation plan is on file with Racine County. In this plan, Park View agrees to comply with Racine County's requirements for the restoration Plan. Site was last approved by Racine County in June 2025 and will up for renewal in June 2027.

The Village Plan Commission may also, as a condition precedent to the issuance of the Zoning Permit, conditional use permit, require an agreement with the applicant and owner agreeing to restore site to a condition of practical usefulness and reasonable physical attractiveness.

The concrete and asphalt recycling operation will be done for each product approximately every two (2) years. Production time for each product will be approximately four (4) weeks. Stockpile area for the finished products will be approximately two (2) acres. This operation is part of the USGB-LEED program for projects that need to meet the "Green Build Requirements", and is used for maintenance of the haul roads for dust control.

The private sewage system was last pumped and July 2025.

The Operation Plan includes the continuation of restoration of the site.

Respectfully,

Parkview Sand & Gravel (Owner)

A to Z Aggregates (Applicant)

Village of Rochester
Agreement for Reimbursable Services
By Petitioner/Applicant/Property Owner

Any person or applicant presenting a proposal, petition or project, whether or not a permit or license is required, will be charged costs and fees equivalent to the cost to the Village for reviews and/or other work performed by the consulting Village Engineer, Village Attorney, Zoning Administrator, and any other consultants engaged by the Village.

Such persons or applicants shall be required to pay fees equivalent to the cost to the Village for any work associated with the drafting of agreements or other documents associated with any project, proposal, petition, permit, license, review or approval required, including but not limited to engineering, design and/or inspection fees for public improvements that are associated with the review.

The Village may require a person or applicant to sign an agreement for payment, and to make a deposit toward such costs and fees. If a deposit is required, the deposit shall be in an amount reasonably estimated by the Village Clerk to cover the anticipated costs and fees, however, the person or applicant shall be liable for the full amount of the Village's costs and fees regardless of the amount of the deposit, unless otherwise prohibited by law. If the deposited amount falls below the amount reasonably estimated to complete the work, the Clerk may require an additional deposit. Any portion of the deposit that is not used by the Village for costs and fees shall be returned to the applicant.

Review fees which are charged to a person or applicant, but which are not paid, may be assigned by the Village as a special assessment to the subject property.

A TO Z AGGREGATES / PARKVIEW SAND & GRAVEL, the applicant/petitioner/ property owner(s) for
(Names)
EXTENSION OF CONDITIONAL USE, dated OCTOBER 8TH, 2026,
(Nature of application/petition)

agrees to reimburse the Village of Rochester for all consultant services (e.g. engineering, planning, surveying, legal) required to process this application in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, impact fees, etc.), and, further, agrees to reimburse the Village for other administrative staff review if, in the judgment of the Village Board, such reimbursement is warranted.

Dated this 8TH day of OCTOBER, 2026.

(Signature of Applicant/Petitioner)

(Signature of Property Owner, if Different from Applicant/Petitioner)