

COM ITEM #3

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

Racine County, Wisconsin

Owner: 4510 Raynor, LLC

Applicant/Agent: Gene Townsend

Town: Norway

Zoning district(s): Norway, Racine

TO THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE:

The undersigned requests a conditional use / site plan review permit to (specify use, project, structure, size, etc.)

Construct two additions and covered porch on existing Commercial building

AT (site address): 4510 Raynor Ave., Franksville, WI 53126

Subdivision: Lot(s): Block:

Parcel # 010-04-20-25-019-000 Section(s) 25 T 4 N R 20 E

If served by municipal sewer, check here: Sanitary permit #: 658014

Attached are:

- x zoning permit application
x hearing/review fee
x 12 SETS: drawn-to-scale site plan...
n/a letter of agent status
n/a 3 SETS: landscaping/lighting plan
x 12 SETS: report/cover letter & operations plan
x abutting property owners' names & mailing addresses
other

print name: Gene Townsend e-mail address: all-pro-mechanical.com

address: 4200 124th Street telephone #: 262-989-9761

Union Grove, WI 53182

signed: Gene Townsend

STAFF USE ONLY:

BASED ON CURRENT MAPPING, check applicable statement(s) below & underline or circle the word "all" or "partially".

- The property is all / partially located in the shoreland area.
The project is all / partially located in the shoreland area.
The property is all / partially located in the floodplain.
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. 16 B-1, Neighborhood Business District; Section 20-1339 Highway oriented uses; and Section 20-1340 Business Uses
Shoreland contract: yes no x

Public hearing date: N/A

Site plan review meeting date: 9/16/24

Submittal received by: STM

Date petition filed: 9/5/24

cash or (check #): 1020

amount received: \$ 200.00

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

PERMIT NO. \_\_\_\_\_  
 DATE PERMIT ISSUED \_\_\_\_\_

OWNER 4510 Raynor, LLC  
 Mailing \_\_\_\_\_  
 Address 4200 124th Street

APPLICANT Eugene Townsend  
 Mailing \_\_\_\_\_  
 Address 4200 124th Street

Union Grove WI 53182  
 City State Zip

Union Grove WI 53182  
 City State Zip

Phone 262-989-9761

Phone 262-989-9761

Email gene@all-pro-mechanical.com

Email gene@all-pro-mechanical.com

Parcel Id. # 010-04-20-25-019-000

Site Address 4510 Raynor Ave

Municipality Norway Section(s) 25 Town 4 North, Range 20 East

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Name \_\_\_\_\_ CSM # \_\_\_\_\_

Proposed Construction/Use Construct two additions and covered porch on existing commercial building

New	Principal Bldg.	<input checked="" type="checkbox"/>	Size (____ x ____)	(____ x ____)	(____ x ____)
Addition	Accessory	<input checked="" type="checkbox"/>	Area (sq ft)	(____)	(____)
Alteration	Deck	<input checked="" type="checkbox"/>	Peak Ht. (ft.)	_____	100-Yr. Floodplain Elev. _____
Conversion	Sign	_____	Eave Ht. (ft.)	_____	Flood Protection Elev. _____
Temporary	Other	_____	Building Ht.-Avg. (ft.)	_____	

Contractor <u>All-Pro Mechanical</u>	Est. Value w/Labor \$ <u>250,000.00</u>	ZONING DISTRICT <u>B-1</u>
Existing Nonconforming? <u>N/A</u>	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	Yard Setbacks
Structure in Shoreland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Street-1 <sup>st</sup> <u>8'</u> <u>Yes</u>
Mitigation or Buffer Needed?	Yes _____ No <input checked="" type="checkbox"/>	Street-2 <sup>nd</sup> <u>5.5'</u> <u>Yes</u>
Structure in Floodplain? (per map)	*Yes _____ No <input checked="" type="checkbox"/>	Side-1 <sup>st</sup> <u>45.2'</u> <u>Yes</u>
*Structure's Fair Market Value \$ <u>N/A</u>	Cumulative % _____	Side-2 <sup>nd</sup> _____
*>50% of Fair Market Value? <u>N/A</u>	Yes _____ No _____	Shore _____
Structure in Wetland? (per map)	Yes _____ No <input checked="" type="checkbox"/>	Rear <u>140.5'</u> <u>Yes</u>
Substandard Lot?	Yes _____ No <input checked="" type="checkbox"/>	Total Acc. Structures _____
BOA Variance Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval _____
Conditional Use/Site Plan Needed?	Yes <input checked="" type="checkbox"/> No _____	Date of Approval _____
Shoreland Contract Needed?	Yes _____ No <input checked="" type="checkbox"/>	Date of Approval _____

Additional Zoning Permit Stipulations Listed on Back of this Form? Yes \_\_\_\_\_ No  (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: \$ 200.00 Gene Townsend 9/4/2024  
 CC Date/Check#/Cash 1020 Signature of Owner /Applicant/Agent Date

Shoreland Contract Fee Pd: \$ \_\_\_\_\_ Gene Townsend  
 CC Date/Check#/Cash \_\_\_\_\_ Print Name(s)

Zoning Permit Fee Pd: \$ \_\_\_\_\_  
 CC Date/Check#/Cash \_\_\_\_\_ Notes (revisions, extensions, etc.)

Other: \_\_\_\_\_ Pd: \$ \_\_\_\_\_ STM  
 Zoning Administrator (Staff Initials)

if shoreland erosion review fee is included above

Make checks payable to "Racine County Development Services" - Note: ALL FEES ARE NONREFUNDABLE (OVER)

PIN 0100420-25-019000

September 6, 2024

**4510 Raynor LLC**

Gene Townsend  
4510 Raynor Avenue  
Franksville, WI 53126

**RACINE COUNTY**

Attn: Economic Development & Land Use Planning Committee  
Re: Racine County Conditional Use Application  
Parcel # 010-04-20-25-019-000  
SE NE 25-4-20E

Dear Members of the Planning Committee,

I, Gene Townsend, the current owner of the subject property, am writing to submit an application for improvements to be made to the existing structure, which is currently vacant, and allow me to open it for business.

**Existing & proposed land use**

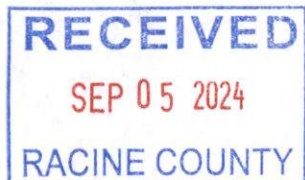
The subject property, located at 4510 Raynor Avenue, in Franksville WI, will be utilized for the same purpose as the previous owner, as a bar establishment. This use aligns with existing zoning regulations, and the current owner has already obtained all necessary business and liquor licenses at the town and state levels. The existing structure on the property will be opened under the business name "Towns End Pub & Grill LLC."

**Existing & proposed structure(s) type & color**

The existing property structure is a two-story building, with an attached cinder block banquet hall. The current owner has already improved the structure by removing three layers of old roofing and installing a new steel copper-colored roof. The entire structure will be resided with new aluminum, of a neutral wood-grain color pattern. The owner has already installed a neutral-colored PDS Cyclone fence with privacy slats along a neighboring residential property as a courteous improvement.

**Number of employees (part-time & full-time):**

Once open, the bar establishment will employ between 6-10 full and part-time employees. This includes two full-time kitchen staff. The remaining employees will be a combination of part-time and full-time servers, two of whom will also be management staff. The current owner has already applied for and been assigned an EIN.



**Hours/days of operation:**

Towns End Pub & Grill LLC plans to be open six days per week, Tuesday through Sunday (closed Mondays). Complying with Wisconsin's legal hours of operation, the establishment plans to be open from 8:00 a.m. to 2:00 a.m. (the next day) on Sundays, 11:00 a.m. to 2:00 a.m. Tuesdays through Thursdays, from 11:00 a.m. to 2:30 a.m. (the next day) on Fridays, and from 8:00 a.m. to 2:30 a.m. (the next day) on Saturdays.

**Construction start & completion time schedule:**

The current owner plans to start construction and remodel as soon as applications are approved and permits are properly displayed. The proposed construction per attached plans should be completed within six months of start date.

**Sewered or unsewered development**

This is an unsewered development, with a holding tank. The holding tank was replaced with proper state approval and sanitary permits in April of 2024, Racine County Holding Tank Document #2674509.

Thank you for considering my application. I look forward to discussing my application with you in further detail and working with you during the approval process.

Respectfully,



Gene Townsend



LAYOUT INFORMATION

- BUILDING ADDITIONS - 250 - 171 - 421 SQ. FT.
- EXTERIOR PORCHES AND CONCRETE - 650 - 32 - 442 SQ. FT.
- INTERIOR RENOVATING - 55 - 482 - 547 SQ. FT.



**RECEIVED**  
SEP 05 2024  
RACINE COUNTY

  
**PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

PROPOSED ADDITION AND RENOVATION FOR  
**TOWN'S END PUB & GRILL**  
4510 RAYNOR AVE. ■ FRANKSVILLE, WI 53126



PROJECT NO.  
**12-24R**  
REVIEW SET B  
AUG 29, 2024

REVISIONS

SHEET NO.  
**1.4**

DEGEN - FOAT SURVEYING, INC.

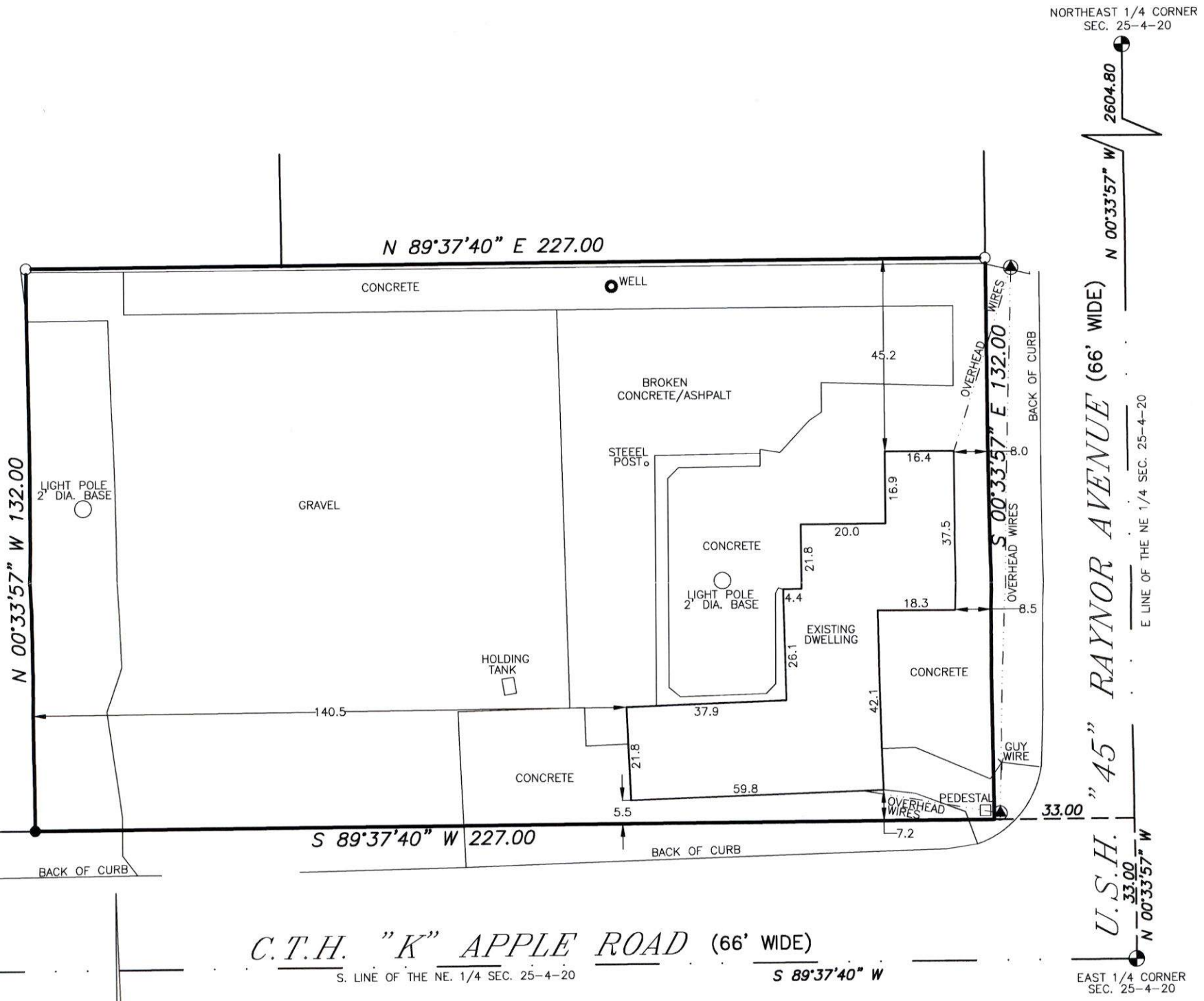
100 SOUTH SECOND STREET  
 WATERFORD, WISCONSIN 53185  
 (262)534-5404 (FAX)534-2022

237073  
 237073S1.DWG

PLAT OF SURVEY

THAT PART OF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, IN TOWNSHIP 4 NORTH, RANGE 20 EAST, BOUNDED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE WEST ON THE 1/4 LINE 44 RODS; THENCE NORTH 14 RODS, 2 FEET, 8.75 INCHES; THENCE EAST 24 RODS; THENCE SOUTH 4 RODS, 2 FEET, 8.75 INCHES; THENCE EAST 20 RODS TO THE EAST SECTION LINE; THENCE 10 RODS TO THE PLACE OF BEGINNING. SAID LAND BEING SITUATED IN THE TOWN OF NORWAY, RACINE COUNTY, WISCONSIN. EXCEPTING THEREFROM THOSE PARCELS CONVEYED IN VOLUME 918, PAGE 140 RECORDED ON AUGUST 17, 1966 AS DOCUMENT NO. 811467, AS VOLUME 1714, PAGE 336 RECORDED ON MAY 21, 1984 AS DOCUMENT NO. 1147488.

\* REFER TO A CURRENT TITLE REPORT FOR EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD THAT MAY AFFECT THIS LAND. \*



C.T.H. "K" APPLE ROAD (66' WIDE)  
 S. LINE OF THE NE. 1/4 SEC. 25-4-20

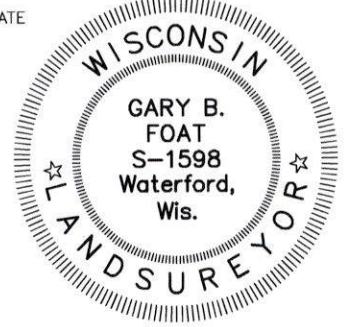
RECEIVED  
 SEP 05 2024  
 RACINE COUNTY

SURVEY PREPARED FOR: GENE TOWNSEND  
 4510 RAYNOR LLC  
 24114 HANSON ROAD  
 UNION GROVE, WI 53182

SCALE: 1" = 30'

BEARING BASE: GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM. (NAD1927).

- LEGEND
- - FOUND CONCRETE MONUMENT
  - - FOUND REBAR
  - - SET IRON PIPE
  - ▲ - UTILITY POLE
  - ( ) - RECORDED AS



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE THERETO WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD, WI THIS 20th DAY OF DECEMBER 20 23

RECERTIFIED \_\_\_\_\_ *Gary B. Foat*