

CONDITIONAL USE / SITE PLAN REVIEW APPLICATION

PH ITEM #1

Racine County, Wisconsin

Owner: One Sorce Properties, LLC

Applicant/Agent: Sorce Services, LLC

Town: Norway

Zoning district(s): M-3 (Modified)

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.)

occupy an existing industrial building + site for inside storage of parts + supplies + outside storage for fleet parking

AT (site address): 7501 Nordale Ave Franksville WI 53126

Subdivision: Lot(s): Block:

Parcel # 010-04-20-12-035-165 Section(s) 12 T 4 N R 20 E

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

Attached are:

- x zoning permit application
x 12 SETS: drawn-to-scale site plan that is based on a survey (10 of the 12 should be sized or folded to 8.5" x 11") letter of agent status
x hearing/review fee (Fees are non-refundable, & re-publication/amendment fees will be charged where applicable.)
3 SETS: landscaping/lighting plan (see site plan)
12 SETS: report/cover letter & operations plan
abutting property owners' names & mailing addresses
other

print name: Peter Lester e-mail address: pete@sorceservices.com

address: 7619 Nordale Ave telephone #: 262-895-3200

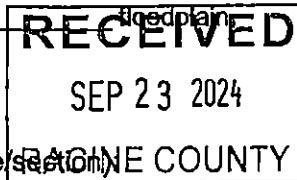
Franksville WI 53126

signed: [Signature]

STAFF USE ONLY:

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

- NA: 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)

DIV 29 M-3 Heavy Industrial District

Shoreland contract: yes no X

Public hearing date: 10/24/24

Submittal received by: [Signature]

cash or check # 33363

Site plan review meeting date:

Date petition filed: 9/23/24

amount received: \$ 475.00

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

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

**OWNER:** One Sorce Properties, LLC  
**Mailing Address:** 7619 Nordale Ave  
 Franksville WI 53126  
 City State Zip  
**Phone:** 262-895-3200  
**Email:** pete@sorceservices.com

**APPLICANT:** Sorce Services, LLC  
**Mailing Address:** 7619 Nordale Ave  
 Franksville WI 53126  
 City State Zip  
**Phone:** 262-895-3200  
**Email:** pete@sorceservices.com

Parcel Id. # 010042012035165

Site Address 7501 Nordale Ave

Municipality Norway Section(s) 12 Town 4 North, Range 20 East  
 Lot — Block — Subdivision Name — CSM # 2571

Proposed Construction/Use occupy an existing industrial building + site for inside storage of parts + supplies + outside storage for truck fleet parking

New	Principal Bldg.	Size ( <u>existing bldg</u> ( <u>—</u> x <u>—</u> ) ( <u>—</u> x <u>—</u> )
Addition	Accessory	Area (sq ft) ( <u>—</u> ) ( <u>—</u> ) ( <u>—</u> )
Alteration	Deck	Peak Ht. (ft.) <u>—</u> 100-Yr. Floodplain Elev. <u>—</u>
Conversion	Sign	Eave Ht. (ft.) <u>—</u> Flood Protection Elev. <u>—</u>
Temporary	Other <u>occupancy</u>	Building Ht.-Avg. (ft.) <u>—</u>

<b>Contractor:</b> N/A	<b>Est. Value w/Labor \$:</b> N/A	<b>ZONING DISTRICT</b> <u>M-3</u>
Existing Nonconforming? <u>N/A</u>	Yes <u>—</u> No <u>X</u>	<b>Yard Setbacks</b> <u>Proposed</u> <u>OK?</u>
Structure in Shoreland? (per map)	Yes <u>—</u> No <u>X</u>	Street-1 <sup>st</sup> <u>—</u>
Mitigation or Buffer Needed?	Yes <u>—</u> No <u>X</u>	Street-2 <sup>nd</sup> <u>Existing</u>
Structure in Floodplain? (per map)	*Yes <u>—</u> No <u>X</u>	Side-1 <sup>st</sup> <u>per submitted</u>
*Structure's Fair Market Value \$	Cumulative % <u>—</u>	Side-2 <sup>nd</sup> <u>plans</u>
*>50% of Fair Market Value? <u>N/A</u>	Yes <u>—</u> No <u>X</u>	Shore <u>—</u>
Structure in Wetland? (per map)	Yes <u>—</u> No <u>X</u>	Rear <u>—</u>
Substandard Lot?	Yes <u>—</u> No <u>X</u>	Total Acc. Structures <u>—</u>
BOA Variance Needed?	Yes <u>—</u> No <u>X</u>	Date of Approval <u>—</u>
<u>Conditional Use</u> Site Plan Needed?	Yes <u>X</u> No <u>—</u>	Date of Approval <u>—</u>
Shoreland Contract Needed?	Yes <u>—</u> No <u>X</u>	Date of Approval <u>—</u>

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 <u>Conditional Use</u> Site Plan Pd: \$ <u>475=</u>	<u>[Signature]</u> 9/20/24
CC Date/Check#/Cash <u>33363</u>	Signature of Owner / Applicant / Agent Date
Shoreland Contract Fee Pd: \$ <u>—</u>	<u>Peter Lester</u>
CC Date/Check#/Cash <u>—</u>	Print Name(s)
Zoning Permit Fee Pd: \$ <u>—</u>	Notes (revisions, extensions, etc.)
CC Date/Check#/Cash <u>—</u>	<u>[Signature]</u>
Other: Pd: \$ <u>—</u>	

✓  if shoreland erosion review fee is included above Zoning Administrator (Staff Initials)

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

PIN 0100420 - 12 - 035165



**Cover Letter – Conditional Use Permit**

Site Address: 7501 Nordale Ave  
Franksville WI 53126  
Town of Norway  
Tax Key # 010-04-20-12-035-165

**Present Conditions:**

The site is 3.01-acres on the east side of Nordale Avenue in the Town of Norway Industrial Park with an existing 9700 square foot cream and green colored metal building and gravel outside storage area. The building has exterior lighting around the perimeter and a light pole in the gravel lot to the southeast of the building. The site presently has a conditional use permit in place from the previous owner PG Senft Investments LLC and was used for both inside and outside storage. The site abuts a 66' outlot to the north that is owned by the Norway Business Park Association, a developed area to the south, and a farm field to the east. The property has a private well and holding tank.

One Sorce Properties LLC purchased the property from PG Senft Investments LLC in July 2024. One Sorce Properties LLC owns the four properties to the north which include 7535 Nordale Ave and 7619 Nordale Ave where Sorce Services LLC operates our recycling and trucking operations. One Sorce Properties LLC and Sorce Services LLC are owned by the same individual, Dan Sorce.

**Proposed Use:**

Sorce Services LLC is proposing to occupy the building as storage space for parts and supplies and to use the outside gravel lot for parking and storage for our existing business operations. The proposed outside parking spots, as shown on the site plan, will be used for truck fleet parking and employee only parking. It is expected that 10-15 full-time company drivers will access the property during operating hours. There are no plans to make any improvements to the property, including adding signage. The property will not be open to the public and only Sorce Services, LLC employees and vendor deliveries will have access.

**Hours of Operation:**

The hours of operation Monday thru Friday will be 6 AM to 6 PM and Saturdays from 6 AM to 2 PM. No work will be performed outside of the building outside of the hours of operation, except under emergency conditions.

Thank You,

A handwritten signature in black ink, appearing to read 'Peter Lester', with a large, stylized initial 'P'.

Peter Lester  
Operations Manager  
Sorceservices, LLC  
7619 Nordale Ave  
Franksville WI 53126  
Phone 262-895-3200  
Email: pete@sorceservices.com





Legal description per Chicago Title Insurance Company Commitment No. 2404C0055, with an effective date of April 2, 2024.

Parcel Two (2) of CERTIFIED SURVEY MAP NO. 2571, being a part of Parcel Three (3) of Certified Survey Map No. 1384, Volume 4, Page 321, being a part of the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) and the Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twelve (12), in Township Four (4) North, Range Twenty (20) East, in the Town of Norway, County of Racine, State of Wisconsin, recorded in the Office of the Register of Deeds for Racine County on December 9, 2003 in Volume 8 of Certified Survey Maps, Pages 52 through 56, inclusive, as Document No. 1947401.

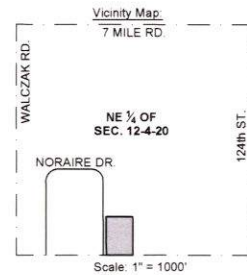
For informational purposes only:  
 Tax Key No. 010 042012035165  
 Address: 7501 Nordale Avenue, Franksville, WI 53126

Per Chicago Title Insurance Company Commitment No. 2404C0055, with an effective date of April 2, 2024, the following items appear in Schedule B II as exceptions:

13. Matters shown on the recorded plat of Certified Survey Map No. 2571, as follows: **AFFECTS PARCEL, LOCATION IS SHOWN.**
  - (a) Private drainage easements
14. Utility Easement recorded on March 1, 1960 in Volume 653 of Deeds on Page 97, as Document No. 702026. **DOESN'T AFFECT PARCEL.**
15. Utility Easement recorded on December 4, 1964 in Volume 844 of Deeds on Page 508, as Document No. 780176. **AFFECTS PARCEL, LOCATION IS SHOWN.**
16. Utility Easement recorded on April 1, 1966 in Volume 901 of Records on Page 608, as Document No. 804601. **AFFECTS PARCEL, APPROXIMATE LOCATION IS SHOWN.**
17. Protective Covenants recorded on April 14, 1997 in Volume 2626, Page 598, as Document No. 1575435. Amended and Restated protective Covenants for Norway Business Park recorded on December 18, 2003 as Document No. 1948761. **AFFECTS PARCEL, BLANKET IN NATURE.**
18. Restrictive Covenants recorded on December 9, 2003 as Document No. 1947400. **AFFECTS PARCEL, BLANKET IN NATURE.**
19. Distribution Easement Underground Joint recorded on May 6, 2004 as Document No. 1970157. **AFFECTS PARCEL, LOCATION IS SHOWN.**
20. Storm Water Management Practice Maintenance Agreement recorded on September 22, 2014 as Document No. 2390152. **AFFECTS PARCEL, CANNOT BE DEPICTED GRAPHICALLY.**
21. Holding Tank Agreement recorded on October 14, 2014 as Document No. 2391900. **AFFECTS PARCEL, CANNOT BE DEPICTED GRAPHICALLY.**

**GENERAL NOTES:**

1. The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
2. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983, with the West line of the NE 1/4 of Section 12, Town 4 North, Range 20 East bearing North 00°06'40" West.
3. Parcel falls within **Zone X, Areas determined to be outside the 0.2% annual chance floodplain**, per FEMA FIRM Panel 55101C0054D, effective date of 5/02/2012.
4. Parcel area is 131,115 square feet or 3.0100 acres.
5. Site contains a total of 0 parking spaces.



**Surveyor's Certification**

To: First American Title Insurance Company  
 Chicago Title Insurance Company  
 One Source Properties LLC or assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 11(a) and 13 of Table A thereof. The field work was completed on 5/13/2024.

Date of Map 9/19/2024



N89° 56' 01" W 1016.90'  
 S.W. COR. OF THE NE 1/4 OF SEC. 12-04-20

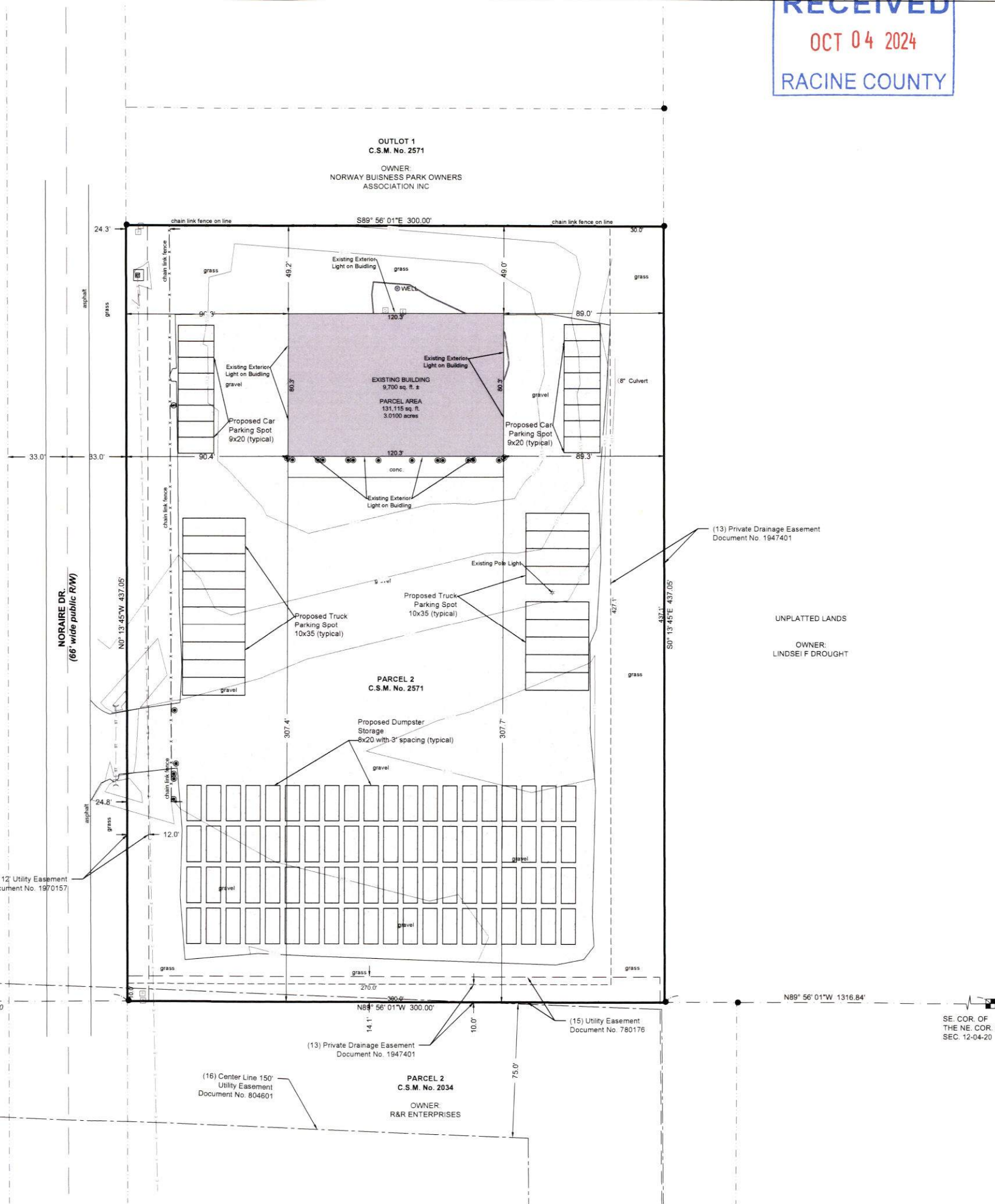
N89° 56' 01" W 300.00'  
 S.W. COR. OF THE NE 1/4 OF SEC. 12-04-20



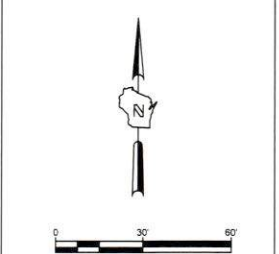
**THE SIGMA GROUP**  
 Single Source. Sound Solutions.  
 www.thesigmagroup.com  
 1300 West Canal Street  
 Milwaukee, WI 53233  
 Phone: 414-643-4200  
 Fax: 414-643-4210

**LEGEND**

---	SECTION 1/4 SECTION LINE	---	PROPERTY LINE
---	EASEMENT	---	UNKNOWN MANHOLE
---	CHAIN LINK FENCE	---	SANITARY MANHOLE
---	GUARD RAIL	---	STORM MANHOLE
---	METAL FENCE	---	ELECTRIC MANHOLE
---	WOOD FENCE	---	SEWER MANHOLE
---	TREE LINE	---	TELEPHONE MANHOLE
---	OVERHEAD UTILITY LINE	---	CATCH BASIN (ROUND)
---	ELECTRIC	---	ROOF DRAIN
---	TELEPHONE	---	HYDRANT
---	FIBER OPTIC	---	WATER VALVE
---	CABLE TV	---	GAS VALVE
---	SANITARY SEWER	---	UTILITY POLE
---	FORCE MAIN	---	QUIV POLE
---	MANHOLE INTERCEPTOR SEWER	---	GAS METER
---	COMBINED SANITARY & STORM SEWER	---	ELECTRIC METER
---	STORM SEWER	---	MANHOLE
---	WATER MAIN	---	WATER METER
---	WELL	---	WELL
---	WETLAND	---	WETLAND
---	EXISTING MAJOR CONTOUR	---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR	---	EXISTING MINOR CONTOUR
---	IRON PIPE FOUNDSET	---	REBAR FOUND
---	CHISELED CROSS FOUNDSET	---	PAVING FOUNDSET
---	SPERIAL	---	MONUMENT
---	BENCHMARK	---	BENCHMARK
---	DEODOROUS TREE (Dahurii)	---	CONIFEROUS TREE (Dahurii)
---	BUSH	---	POST
---	SOIL BORING	---	MONITORING WELL
---	CULVERTING WELL	---	CULVERTING WELL
---	TRAFFIC SIGNAL	---	TRAFFIC SIGNAL



7501 NORDALE AVE.  
 FRANKSVILLE, WISCONSIN  
 ALTANSPS LAND TITLE SURVEY



NO. REVISION	DATE BY
DRAWN BY:	NGC
DATE:	9/19/2024
PROJECT NO:	22843
CHECKED BY:	JGS
SHEET NO:	