



Application for Conditional Use Permit

Applicant Name: Infusino's Restaurant
Address: 3225 Rapids Dr City: Racine
State: WI Zip: 53404
Telephone: 262-633-3173 Cell Phone:
Email:

Agent Name: Rosie Olle- Michaels Signs Inc.
Address: 3914 S. Memorial Dr City: Racine
State: WI Zip: 53403
Telephone: 262-554-6066 Cell Phone:
Email: rosie@michaelsigns.com

Property Address (Es): 3225 Rapids Dr
Current Zoning: B-2
Current/Most Recent Property Use: restaurant
Proposed Use: restaurant





The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

Correct. We are replacing the existing manual readerboard with and electronic message center.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

Correct. It is for Infusinos use only. Upgrading their current signage needs.

- (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;

Correct.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

NA- nothing is necessary to make the signage change.

- (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;

NA- nothing is changing with the original sign. All ordinance as relates to the use of an electronic message center will be adhered to.

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

Correct.

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

Yes. All we are asking is to make a small change to the existing sign by changing out the old, discolored manual readerboard to an upgraded fully functional electronic message center.





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application	☒	
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	☒	
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks	☒	
4. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces	☐ NA	
5. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	☐ NA	





DEPARTMENT OF CITY DEVELOPMENT



6. Lighting Plan		
a. Location of light fixtures	☒	
b. A cut sheet of light fixtures with indication of cut-offs or shielding		
c. Illumination diagram indicating intensity of lighting on the property.		
7. Floor Plan		
a. Preliminary floor plan layout of all buildings/structures	☒	
b. Labels for the type of use of the area		
c. Labels for square footage of the area		
8. Engineering Plan		
a. Stormwater Plan (Drainage pattern, flow, detention)	☒	
b. Existing and proposed roadway and access configurations		
c. Cross access		
9. Signage Plan		
a. dimensioned color elevations of signage	☒	
b. A diagram showing the location of the proposed signage		
10. Building/site elevations (if new building or exterior changes planned)		
a. Building elevations showing all four sides of the buildings in color	☒	
b. Elevation of trash enclosure area		
11. Building Material Samples (if making exterior changes)	☒	
12. Review Fee		

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

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.

Owner Signature (acknowledgement and authorization):

Date: 6/30/22

Applicant Signature (acknowledgement):

Rosie Olla

Date: 6/30/2022



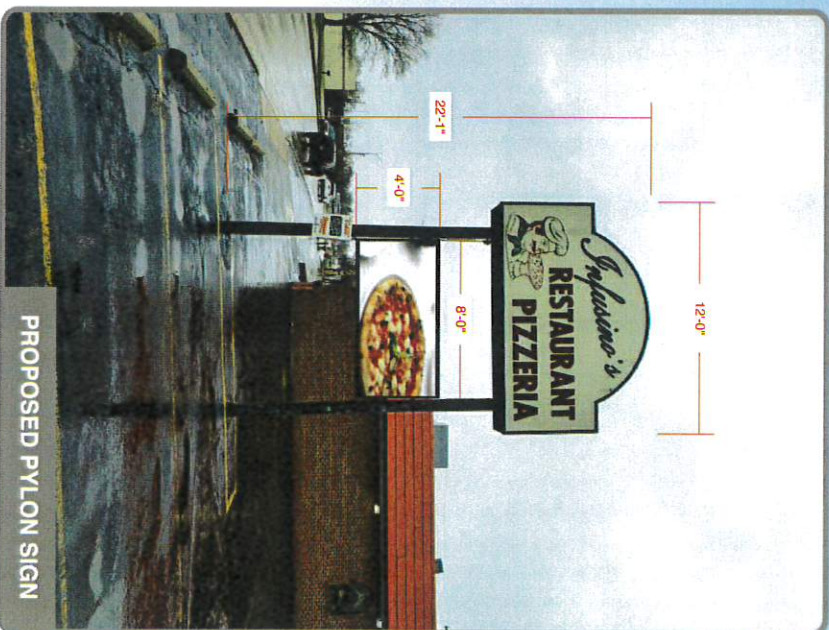
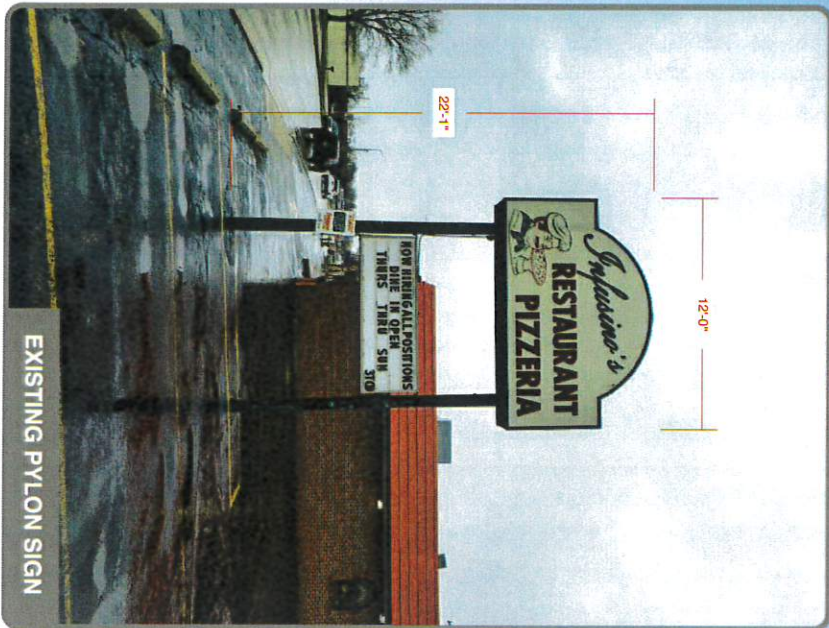
Department of City Development
730 Washington Ave.
Racine, WI 53403

Description

Infusino's Restaurant located at 3225 Rapids Dr. is proposing to upgrade their existing manual readerboard portion of the sign with a an electronic message center.

Thanks
Rosie Olle

PYLON SIGN



*NEW EMC TO REPLACE READER BOARD

 Michaels Sign 404 B Plymouth Street, Waukegan, IL 60087 PH: (822) 554-5066 TOLL FREE: (800) 554-8110		Client: INFUSINO'S PIZZERIA & RESTAURANT		Date: 6-30-22		REVISION		ILLUMINATION: ☐ NO ☒ YES ☐ TYPE: _____		☐ SINGLE END ☒ DOUBLE END		Paint Colors (As needed):		Vinyl Film Colors (As needed):		Client Signature:	
Address: 3225 RAPIDS DR		Drawing #: 1(0)		☐		☐		Electrical Requirements: ☐ 120 ☐ 277		Quantity: 1		☐		☐		Signature: _____	
City, State: RACINE, WI 53404		Sheet: 1 of 1		☐		☐		Sign Specifications: NOTED ABOVE		☐		☐		☐		NOTES: Michaels Sign, Inc. does NOT provide primary electrical to sign location. *RESPONSIBILITY OF OTHERS	
Sales Rep: STEPHEN PROCHASKA		Designer: KD		☐		☐		☐		☐		☐		☐		The ideas and designs contained in this original and unpublished drawing are the sole property of Michaels Sign, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.	

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

An aerial photograph of a residential area, oriented horizontally. A large, dark, rectangular structure, possibly a warehouse or industrial building, is the central focus. It is surrounded by various residential houses, some with visible roofs and yards. The image is overlaid with a grid of numbers and letters, likely representing a map or survey data. The numbers are arranged in a grid pattern, with some numbers appearing to be part of a larger sequence or code. The letters are also arranged in a grid pattern, with some letters appearing to be part of a larger sequence or code. The overall image is a composite of a photograph and a data overlay.

Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | Racine County, Eagle Lake Management District | Racine County | NMB, Racine County | WI, Pro-West & Associates, Inc. | Southeastern Wisconsin Regional Planning Commission, Racine County | Southeastern Web Appbuilder for ArcGIS