

**CITY OF RACINE**  
**DEPARTMENT OF CITY DEVELOPMENT**  
**STAFF REVIEW COMMENTS AND RECOMMENDATION**

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner  
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**AGENDA ITEM NUMBER: 777-17**

**APPLICANT NAME:** Manna Inc.

**AGENT NAME:** James Rawlings

**ADDRESS OF PROPERTY IN QUESTION:** 4910 Washington Ave.

**CURRENT / MOST RECENT USE:** Fast Food Restaurant

**PROPOSED USE:** Fast Food Restaurant

**CURRENT ZONING:** B2

**PROPOSED ZONING:** NA

**ATTACHMENTS:**

**SUMMARY:** James Rawlings, representing Manna Inc. for Bridgeman Foods Wisconsin, has submitted plans for a refresh to the aesthetics and signage for Wendy's at 4910 Washington Ave. The changes are minor and the signage package does not violate the codes so it will be a minor amendment to the conditional use permit already existing for the Wendy's.

**DENSITY (114-Article V: Article VII, Div. 5&8)**

Existing

**SETBACKS (114-Article V: Article VII, Div. 6)**

Existing

**DRAINAGE (114-739 & Consult Engineering Dept.)**

Existing

**UTILITIES (114-821 & Consult Engineering and S/W Utility)**

Existing

**ARCHITECTURE (114-Secs. 735.3 & 736)**

The south fascia will be removed and replaced with dark bronze corrugated metal paneling.

**PARKING / ACCESS (114- Article XI)**

**NUMBER OF LEGAL, ON-SITE PARKING SPACES: 34**

**LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)**

Existing (No changes proposed)

**SIGNAGE (114-Article X)**

On the South Elevation there will be a new sign similar to the one that exists now with the name and logo in a new location as well as a new sign with the slogan "Quality is our Recipe". There will also be a new sign on the East Elevation that will also contain the name and logo.

**EXTERIOR LIGHTING (114-Sec. 742)**

Existing

**FIRE/POLICE (Consult Fire, Police, and Building Depts.)**

NA

**OUTSIDE STORAGE (114-Article V & 114-740)**

Existing

**OPERATIONS**

**HOURS:** 10:00 a.m. – 3 a.m., 7 days a week.

**NUMBER OF EMPLOYEES: FULL TIME: +/- 4 PART TIME: +/-16**

**CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)**

No conditional use shall be recommended by the plan commission unless such commission shall find that:

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.  
**Operated per conditions this criterion will be met.**
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.  
**Operated per conditions this criterion will be met.**
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.  
**Operated per conditions this criterion will be met.**
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.  
**Adequate utilities, access and drainage are existing.**
5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.

**Adequate measures will be taken.**

6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.

**The proposed conditional use is not contrary objectives of the current land use plan.**

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.

**Operated per conditions this criterion will be met.**

**POSSIBLE ACTIONS**

**DEFER:**

**APPROVE:** Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

**DENY:**

**RECEIVE AND FILE:**

**RECOMMENDATION**

THAT THE REQUEST FROM JAMES RAWLINGS, REPRESENTING MANNA INC. , REPRESENTING BRIDGEMAN FOODS, SEEKING A MINOR AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT TO REFRESH THE AESTHETICS AND SIGNAGE AT 4910 WASHINGTON AVENUE BE APPROVED SUBJECT ,TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on August 9, 2017 be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That all signs shall be professionally made and comply with all zoning ordinance requirements, and be approved by the Director of City Development prior to issuance of a sign permit.
- d. That all codes and ordinances be complied with and required permits acquired.
- e. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- f. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.