

THAT THE REQUEST FROM JAY JESCHKE OF HEARTLAND FOOD CORPORATION FOR A MAJOR AMENDMENT TO THE BURGER KING RESTAURANT AT 3456 DOUGLAS AVENUE FOR NUMEROUS EXTERNAL MODIFICATIONS, SIGNAGE CHANGES, LANDSCAPING AND PARKING LOT CHANGES TO THE BUILDING AND SITE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on August 29, 2012 and dated August 15, 2012 be approved, subject to the conditions contained herein.
- b. That all modifications to the building as proposed in the aforementioned plans shall be followed and all building changes be done in accordance with said approved plans.
- c. That all codes and ordinances shall be complied with and required permits acquired.
- d. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- e. That the hours of operation be from 6:00 a.m. – 11:00 p.m. seven days a week.
- f. That signage is approved with this submittal, and any additional proposed signage or changes to signage shall receive approval by the Department of City Development, and all necessary permits acquired from the Building Department prior to installation.
- g. That no additional pole signs shall be permitted on this site. The existing pole sign and cabinet shall be painted black from its current blue color.
- h. That wheel stops shall be installed on all parking spaces located along the periphery of the lot.
- i. That all landscaping shall be planted no later than May 1, 2013. If not completed, the applicant shall submit a financial surety based on a minimum of 2 estimates, to be provided by the applicant, for the cost of the materials and labor to complete the requirement. The financial surety shall be provided in a format acceptable to the City of Racine.
- j. That no building permit be obtained until review and comment is completed by the Douglas Avenue Business Improvement District and the Douglas Avenue Business Association.
- k. That this permit is subject to Plan Commission review for compliance with the listed conditions.
- l. That no minor changes shall be made from the conditions of this permit without the approval of the Plan Commission, and no major changes shall be made from the conditions of this permit without the approval of the Common Council.