



July 2, 2021

Dear Property Owner:

The City of Racine Planning Heritage and Design Commission has received an application from John Holborow of EVO Development, authorized agent for RAC I, LLC seeking a conditional use permit to operate a restaurant with drive-thru, at 5302 and 5310 Washington Avenue as allowed by Sec. 114-468 of the Municipal Code.

The existing gas station and car wash on the site would be demolished and a Panera Bread restaurant with drive thru would be constructed on the site. The restaurant would be approximately 4,510 square feet and includes 72 off-street parking spaces. Updated landscaping, the closure of the two driveways closest to the intersection with Sycamore Avenue and an updated lighting plan are proposed for the site. The subject property is zoned B-2 Community Shopping District. The specific location is shown as "SUBJECT PROPERTY" on the map on the reverse side of this page (flip page).

Given the Covid-19 Pandemic, a virtual public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission for **Wednesday, July 14, 2021 at 4:30 p.m., or soon thereafter**. For information on how you can participate in the hearing please contact the Department of City Development.

Prior to the public hearing, you are encouraged to ask questions and may request a copy of the plans which have been submitted for the proposal. Your questions can be submitted, or plans can be requested by contacting the Department of City Development at **(262) 636-9151**, by facsimile (fax) at **(262) 635-5347**, via email at **jeff.hintz@cityofracine.org** or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 4:00 p.m. on Wednesday, July 14, 2021 and will be read during the 4:30 p.m. public hearing.

Jeff Hintz, CNU-A
Interim Planning Manager

If you are disabled and have accessibility needs or need information interpreted for you, please call the Department of City Development at 262-636-9151 at least 48 hours prior to the meeting.



Conditional Use Request - 5302 & 5310 Washington Avenue

