



## DEPARTMENT OF CITY DEVELOPMENT



### Application for Conditional Use Review

Applicant Name: Haman 21st Street, LLC.

Address: 5801 21st Street City: Racine

State: WI Zip: 53406

Telephone: \_\_\_\_\_ Cell Phone: (262) 930-4514

Email: timhaman210@gmail.com

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

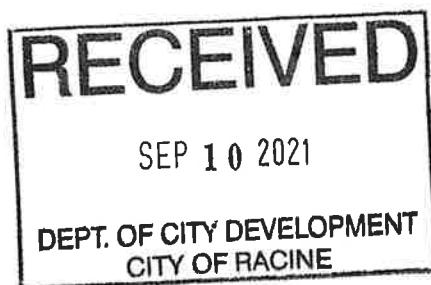
Email: \_\_\_\_\_

Property Address (Es): 5801 21st Street, Racine, WI 53406

Current Zoning: B-2

Current/Most Recent Property Use: Culvers Restaurant

Proposed Use: Culvers Restaurant



(262) 636-9151



[CityDevelopment@cityofracine.org](mailto:CityDevelopment@cityofracine.org)



730 Washington Avenue, Room 102  
Racine, Wisconsin 53403



[www.buildupracine.org](http://www.buildupracine.org)



# DEPARTMENT OF CITY DEVELOPMENT



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;

No, the existing Culvers Restaurant will be adding a "double" drive-thru land and additional waiting area for drive-thru customers

- (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;

All work will be done within the existing footprint of the current site.

- (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;

All work will be done within the existing footprint of the current site.

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

The current restaurant has all required utilities, access and drainage. The proposed work does not require any additional "facilities".

- (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;

The existing ingress / egress will be utilized and is sufficient.

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

No, this is an upgrade to the existing restaurant.

- (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.



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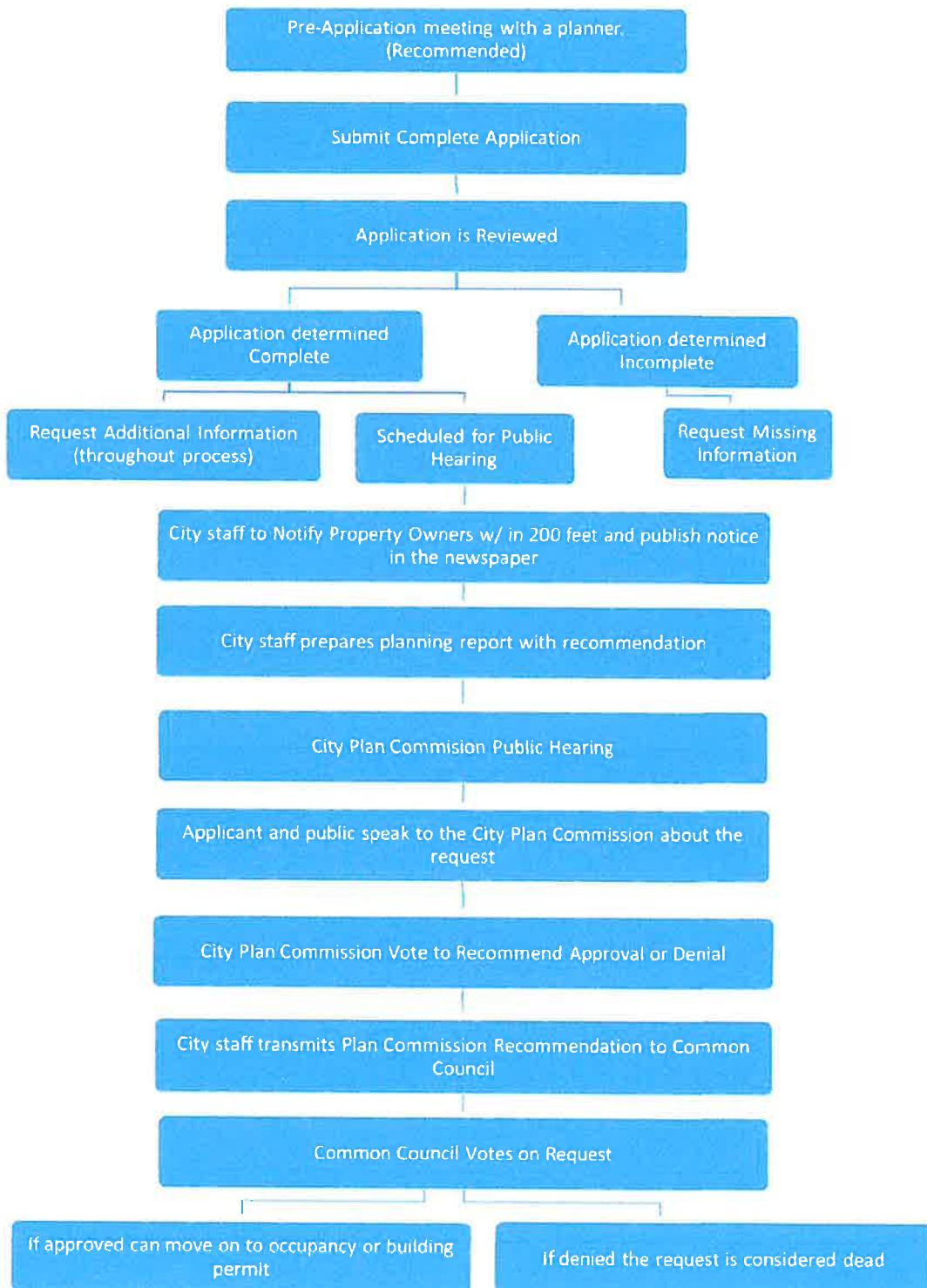
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# DEPARTMENT OF CITY DEVELOPMENT



## Application Review Process



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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: <ol style="list-style-type: none"><li>a. Hours of operation <i>mon - sun 10:00 - 10:00</i></li><li>b. Anticipated delivery schedule <i>Same</i></li><li>c. Maintenance plan <i>Same</i></li><li>d. General use of the building and lot</li></ol>	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: <ol style="list-style-type: none"><li>a. Fully dimensioned property boundary</li><li>b. All buildings (existing and proposed)</li><li>c. Setbacks from property lines</li><li>d. Identification as to whether all elements are "Existing" or "Proposed"</li><li>e. Dimensioned parking spaces and drive aisle layout</li><li>f. Trash enclosure location and materials</li><li>g. Loading spaces</li><li>h. Fire hydrant locations</li><li>i. Location of signage, with setbacks</li></ol>	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table <ol style="list-style-type: none"><li>a. Land area (in acres and square feet)</li><li>b. Building area (in square feet)</li><li>c. Setbacks (required yards in feet)</li><li>d. Floor Area Ratio (building area divided by lot area)</li><li>e. Lot Coverage (building footprint divided by lot area)</li><li>f. Height of all buildings and structures</li><li>g. Percentage of greenspace (landscaped areas divided by lot area)</li><li>h. Parking spaces</li></ol>	<input checked="" type="checkbox"/>	
5. Landscape Plan <ol style="list-style-type: none"><li>a. Bufferyards</li><li>b. Parking Areas</li><li>c. Screening and fencing locations</li><li>d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.</li></ol> <p>New plantings at the West of the building to be submitted for review at a later date.</p>	<input type="checkbox"/> NA	



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# DEPARTMENT OF CITY DEVELOPMENT



City of Racine, Wisconsin

Required Submittal Item	Applicant Submitted	City Received
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.	No Change in Lighting <input type="checkbox"/> NA	
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	No Change to the Building <input type="checkbox"/> NA	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input checked="" type="checkbox"/> ✓	
9. Signage Plan a. dimensioned color elevations of signage menu board b. A diagram showing the location of the proposed signage	Signage to remain the same except for an additional <input checked="" type="checkbox"/> ✓	
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	No Change to the Building <input type="checkbox"/> NA	
11. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/> ✓	

## Acknowledgement and authorization signatures

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

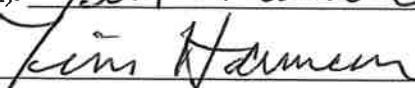
The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance 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: 9-10-21

Applicant Signature (acknowledgement):

 Date: 9-10-21



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Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

*Culvers 21st Street*

City of Racine

NMB Project Number: 2021.0156.01

September 9, 2021

### Zoning Analysis Table

**Land Area:**

Boundary	78,748 SF or 1.808 ac
Disturbance Limits	10,266 SF or 0.236 ac
Area not including building	74,000 SF or 1.699 ac

**Building Area:**

4,748 SF

**Setbacks:**

Building:	NA
Parking:	NA

**Floor Area Ratio:**

4,748 SF / 78,748 SF      0.063 SF

**Lot Coverage:**

4,748 SF / 78,748 SF      0.0603 SF

**Height of Structures:**

1 Floor      9 Ft

**Greenspace:**

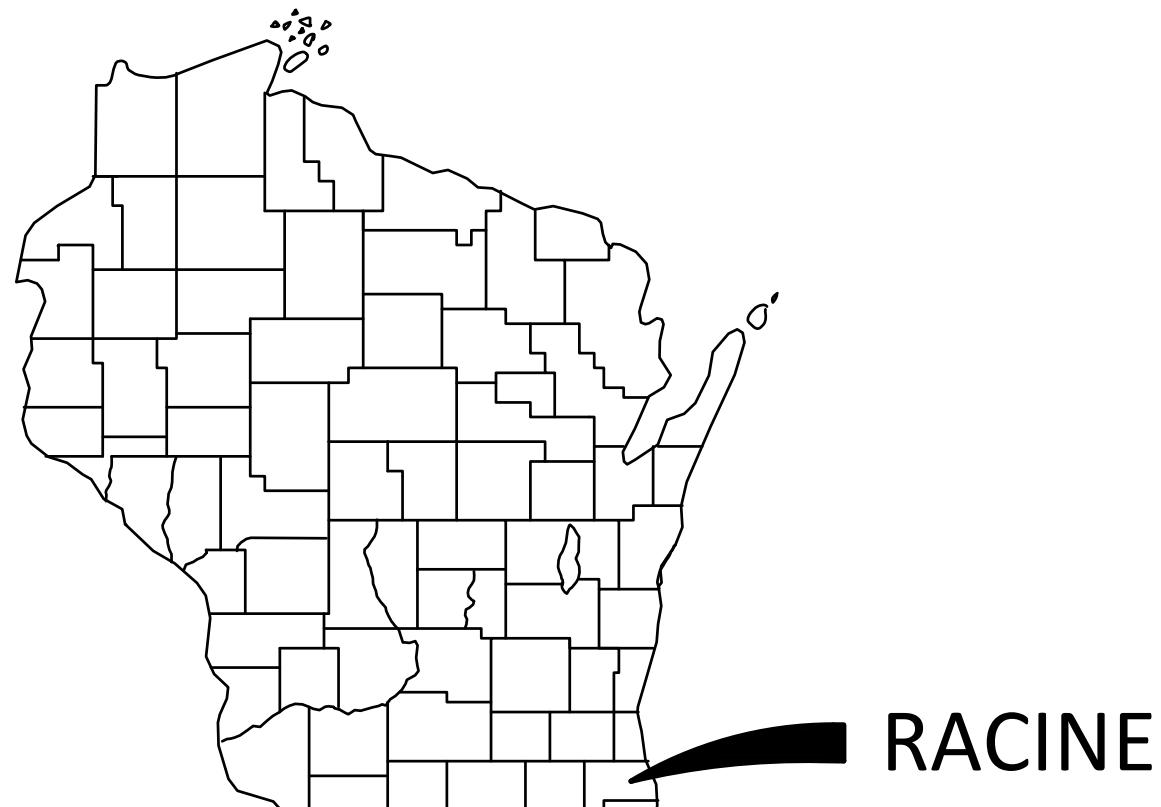
Within Project Area = 990  
Outside of Project area = 18,102  
19,092 SF / 78,748 SF      0.242

**Parking Spaces:**

4 ADA  
77 Regular Parking Spaces  
Drive-thru 13 parking spaces

CONSTRUCTION PLANS  
for  
**CULVER'S RESTAURANT**  
SITE GRADING, DRAINAGE, & PAVEMENT IMPROVEMENTS

# City of Racine, Racine County, Wisconsin



## LEGEND

<u>Description</u>	<u>Existing</u>	<u>Proposed</u>	<u>Description</u>	<u>Existing</u>	<u>Proposed</u>
EDGE OF WOODS			SOIL BORING		SB 1
DECIDUOUS TREE			WATER SHUT OFF		
DECIDUOUS TREE REMOVAL			WATER MAIN VALVE		
CONIFEROUS TREE			HYDRANT		
CONIFEROUS TREE REMOVAL			WATER MAIN REDUCER		
BUSH			SANITARY MANHOLE		
STORM SEWER	—STM—	—)—	SANITARY CLEAN OUT		●
SANITARY SEWER	—SAN—	—>—	STORM MANHOLE		
WATERMAIN	—W—	—W—	CATCH BASIN		
CONTOURS	—650—	—650—	TELEPHONE BOX		
UNDERGROUND CABLE, ELECTRIC	—E—		GUY WIRE		
UNDERGROUND, GAS MAIN	—G—		UTILITY POLE		
UNDERGROUND COMMUNICATIONS	—CM—		GAS VALVE		<sup>GV</sup>
SILT FENCE	—//—		GAS METER		
OVERHEAD ELECTRIC	—OHE—		LIGHT POLE		
FORCE MAIN	—\—		ENDWALL		
FIRE PROTECTION		—FP—	CULVERT		<sup>12" CMP</sup>
UTILITY CROSSING			RAILROAD TRACKS		
SEPTIC VENT	◊		FENCE	—X—	X—
ELECTRIC MANHOLE			NO VEHICULAR ACCESS		
COMMUNICATION MANHOLE			DITCH OR SWALE		
WATER MANHOLE			STREET SIGN		
HVAC UNIT	▲		ELECTRIC PEDESTAL		
UNDERGROUND VAULT	△		ELECTRIC METER		
SECTION CORNER	●		PAD MOUNT TRANSFORMER		
MAIL BOX	□		FOUND IRON PIPE		
GUARD POST	⊗		SET IRON PIPE		●

## ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOP
TOP OF WALK	TOW	WATER MAIN	WM

## BENCH MARK

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**1. LIGHT POLE BASE ON SOUTH MEDIAN OF PROJECT SITE  
ELEVATION: 726.43**

## UTILITY NOTE

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## **SHEET INDEX**

<u>Plan Sheet</u>	<u>Sheet No.</u>
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EXISTING CONDITIONS	C-2
SITE DEMOLITION PLAN	C-3
DIMENSIONED SITE PLAN	C-4
SITE GRADING & EROSION CONTROL PLAN	C-5
PAVEMENT GRADING PLAN	C-6
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C-7 - C-8

## OWNER

TRIPLE H LIMITED, LLP  
TIM HAMAN  
722 SOUTH SYLVANIA AVENUE  
STURTEVANT, WI 53177  
EMAIL: racineculv1@hotmail.com

## GOVERNING AGENCIES CONTACTS

CITY OF RACINE - DEPARTMENT OF PUBLIC WORKS  
JOHN ROONEY, COMMISSIONER OF PUBLIC WORKS  
OFFICE: 262-636-9121  
EMAIL: john.rooney@cityofracine.org

CITY OF RACINE - DEPARTMENT OF CITY DEVELOPMENT  
BILL BOWERS, DIRECTOR OF CITY DEVELOPMENT  
DIRECTOR OF CITY DEVELOPMENT OFFICE: 262-636-9151  
EMAIL: bill.bowers@cityofracine.org

CITY OF RACINE - ENGINEERING DEPARTMENT  
RON PRITZLAFF  
ASSISTANT COMMISSIONER OF PUBLIC WORKS  
OFFICE: 262-636-9121  
EMAIL: ron.pritzlaff@cityofracine.org

CITY OF RACINE - ENGINEERING DEPARTMENT  
ARA MOLITOR, CITY ENGINEER  
ENGINEERING DEPARTMENT OFFICE: 262-636-9121  
EMAIL: ara.molitor@cityofracine.org

CITY OF RACINE - BUILDING INSPECTION DEPARTMENT  
KENNETH D. PLASKI, CHIEF BUILDING INSPECTOR  
BUILDING DEPARTMENT OFFICE: 262-636-9464  
EMAIL: kenneth.plaski@cityofracine.org

CITY OF RACINE - RACINE WATER UTILITY (RWU)  
MIKE GITTER, INTERIM GENERAL MANAGER  
BUILDING DEPARTMENT OFFICE: 262-636-9430  
EMAIL: Mike.Gitter@cityofracine.org

## PUBLIC UTILITY CONTACTS

---

TIME WARNER CABLE  
STEVE CRAMER  
UTILITY COORDINATOR  
OFFICE: 414-277-4045  
EMAIL: steve.cramer@twcable.com  
EMERGENCY NUMBER: (800) 627-2288

AT&T  
MIKE TOYEK  
OFFICE: 262-636-0549  
EMAIL: mt1734@att.com

TDS TELECOM  
SOUTHEAST WISCONSIN  
OFFICE: 877-483-7142

WE-ENERGIES  
DAVID SATTLER  
CITY OF RACINE  
OFFICE: (262) 552-3280  
EMAIL: david.sattler@we-energies.com

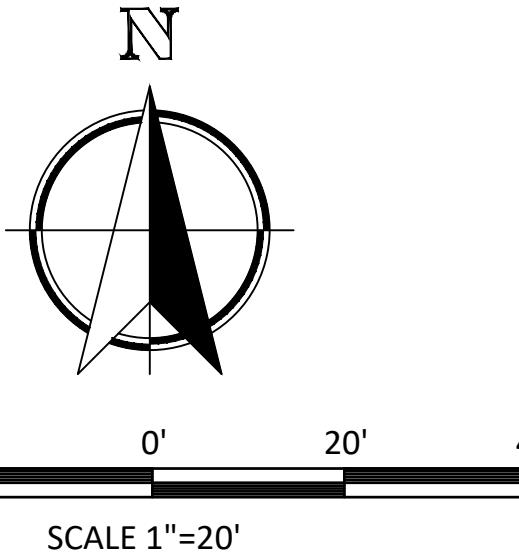
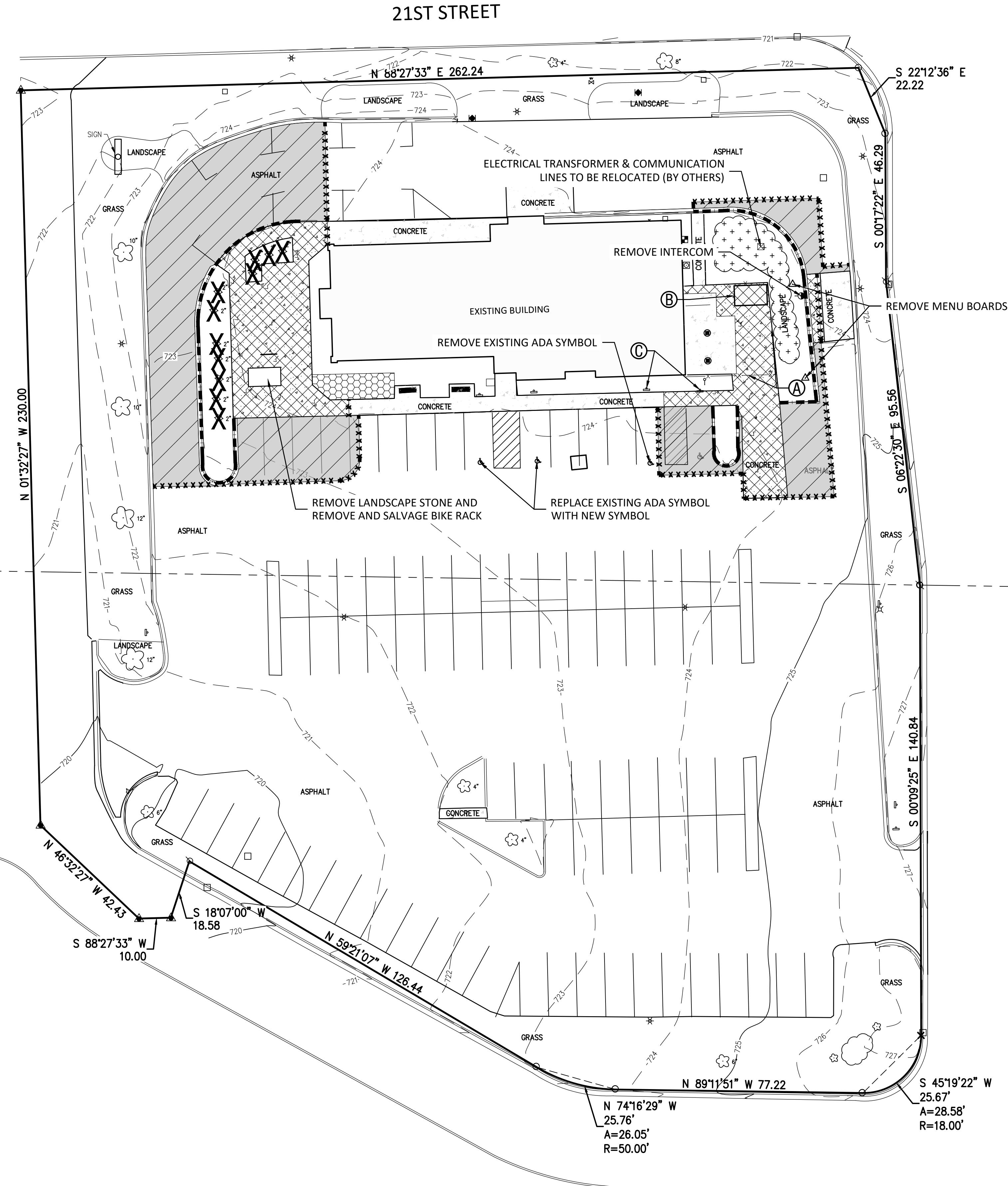
NATURAL GAS EMERGENCY: (800) 261-5325  
ELECTRICAL EMERGENCY: (800) 662-4797

AMERICAN TRANSMISSION COMPANY  
BRIAN MCGEE  
OFFICE: 262-506-6895  
EMAIL: bmcgee@atcllc.com  
EMERGENCY NUMBER: (800) 972-5341

2021.0150.0  
SHEET  
**C-1**

# ISSUE FOR REVIEW: 8-30-2021





## DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION (OR MODIFICATION) OF THE BUILDINGS.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE OWNER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE DISTRICT.
- PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE DISTRICT.
- CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE CONSTRUCTION PLANS. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER.
- AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

## SITE DEMOLITION LEGEND

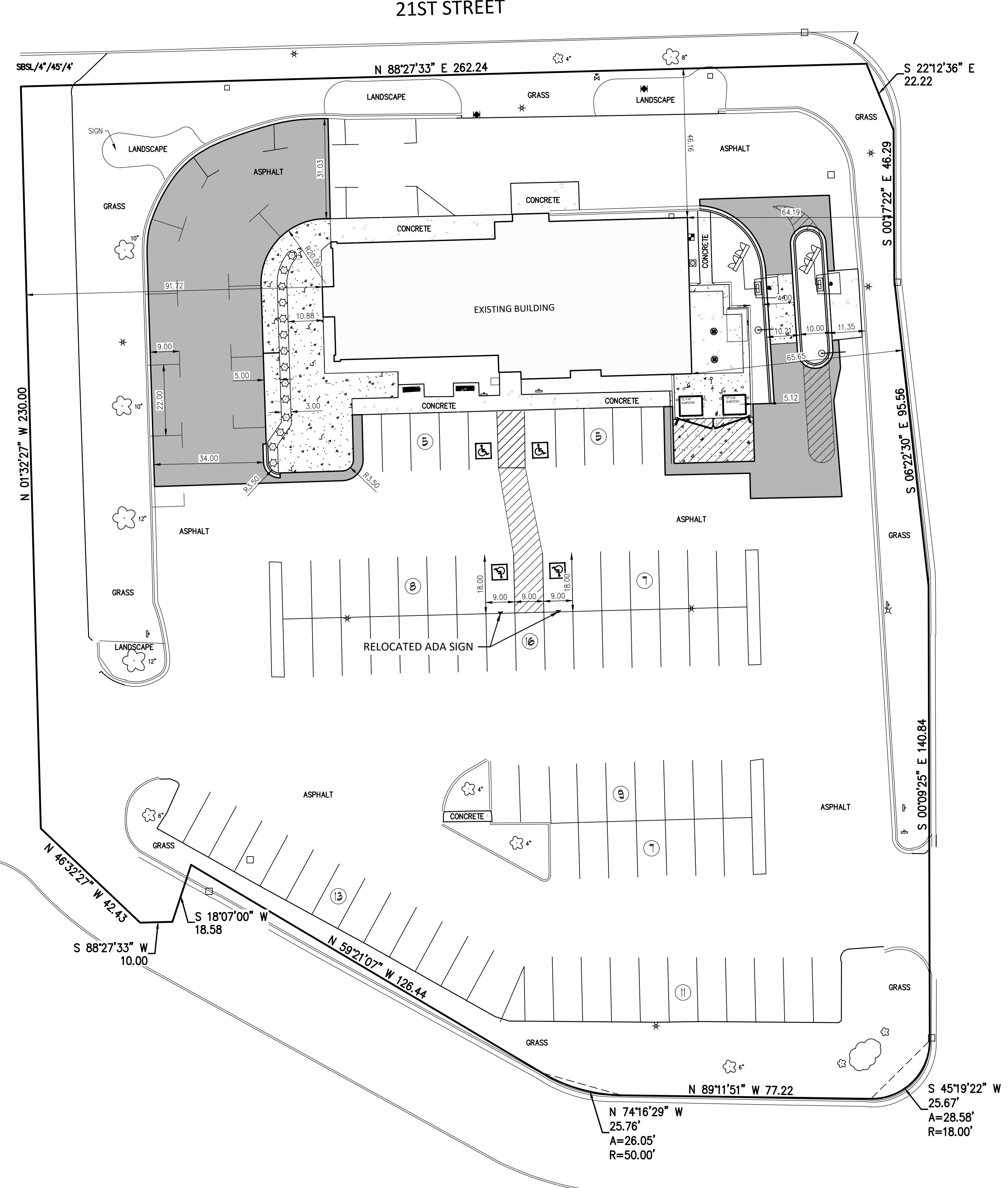
- REMOVE CONCRETE PAVEMENT & BASE
- REMOVE ASPHALT PAVEMENT & BASE
- CLEAR & GRUB TREES/BUSHES
- REMOVE LANDSCAPE STONE
- SAW CUT PAVEMENT (FULL DEPTH)
- CLEAR & GRUB ISOLATED TREES
- REMOVE CURB & GUTTER
- ① REMOVE EXISTING FENCE/GATE
- ② REMOVE EXISTING SHED AND RELOCATE
- ③ REMOVE EXISTING ADA SIGN/POST AND SALVAGE SIGN

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**CULVERS 21st STREET**  
DIMENSIONED SITE PLAN  
FOR  
TRIPLE H LIMITED, LLP  
CITY OF RACINE, RACINE COUNTY, WISCONSIN



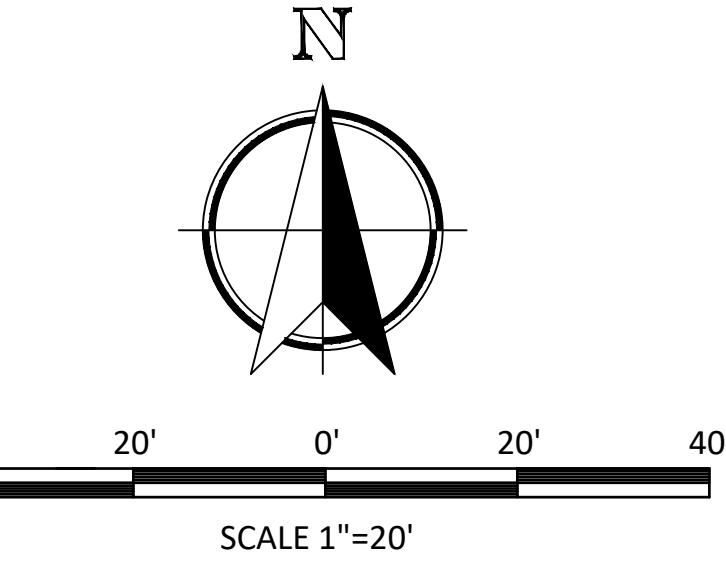
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ISSUE FOR REVIEW: 8-18-2021

C-4



**PARKING DATA**

EXISTING DRIVE-THRU PARKING

PARKING SPACES 6

PROPOSED DRIVE-THRU PARKING

PARKING SPACES 13

EXISTING PARKING LOT

ADA PARKING SPACES 4

REGULAR PARKING SPACES 83

PROPOSED PARKING LOT

ADA PARKING SPACES 4

REGULAR PARKING SPACES 77

**LEGEND**

PROPOSED ASPHALT PAVEMENT

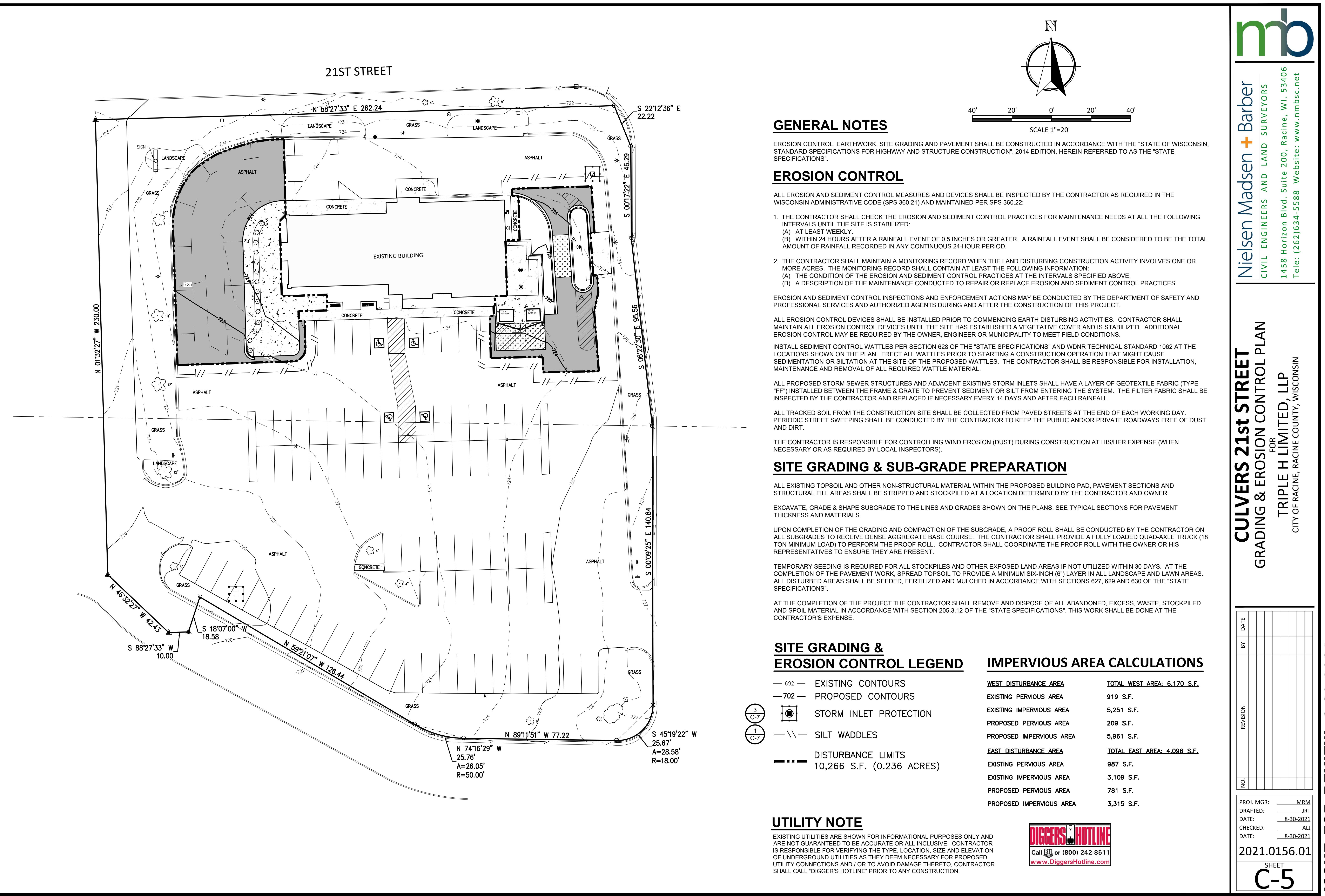
PROPOSED CONCRETE PAVEMENT

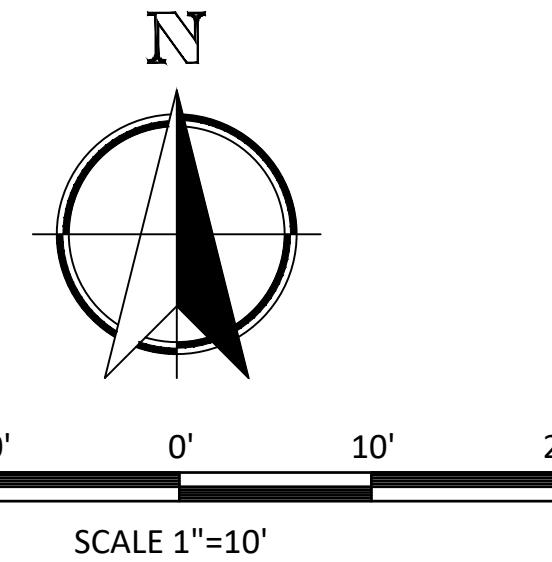
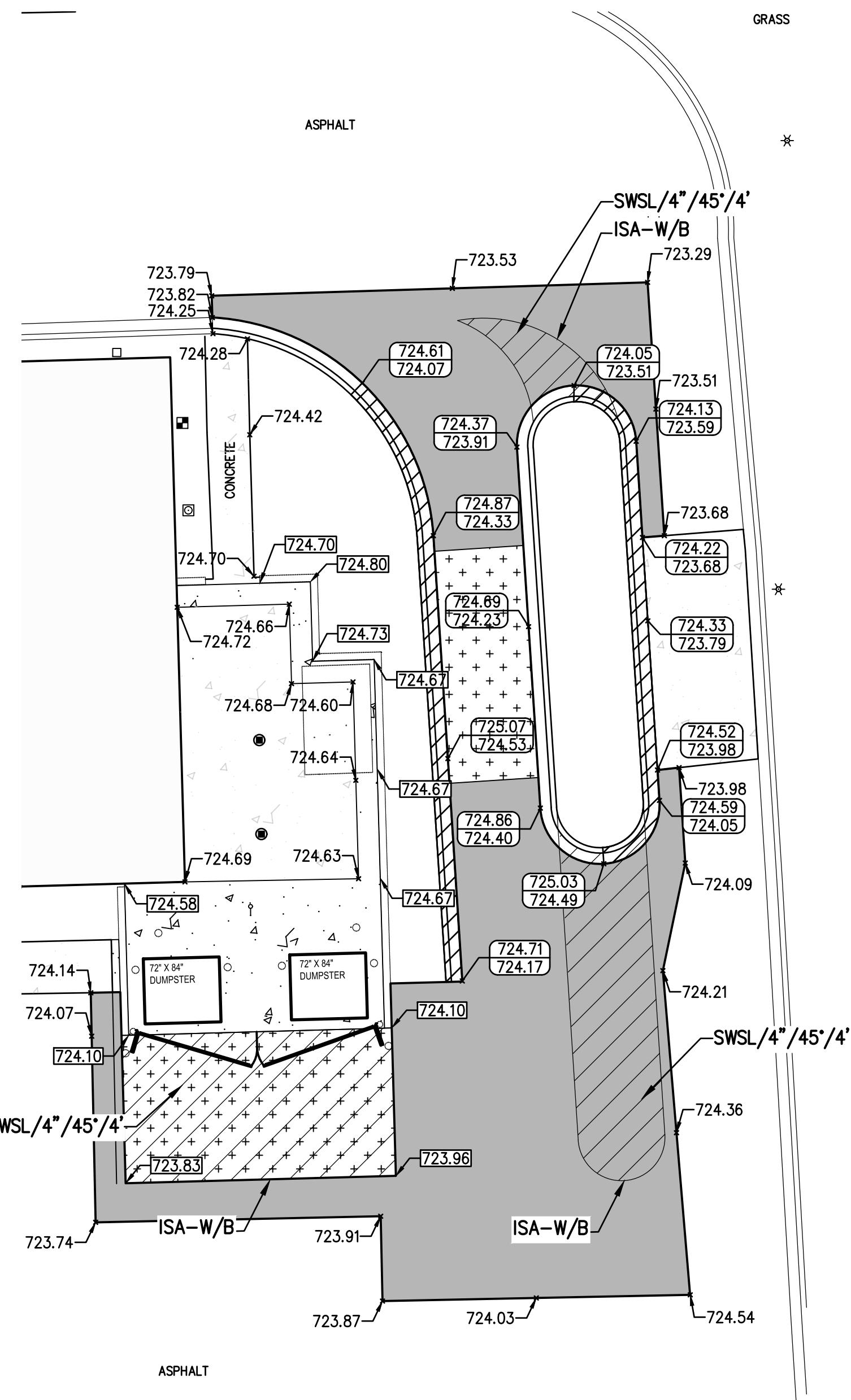
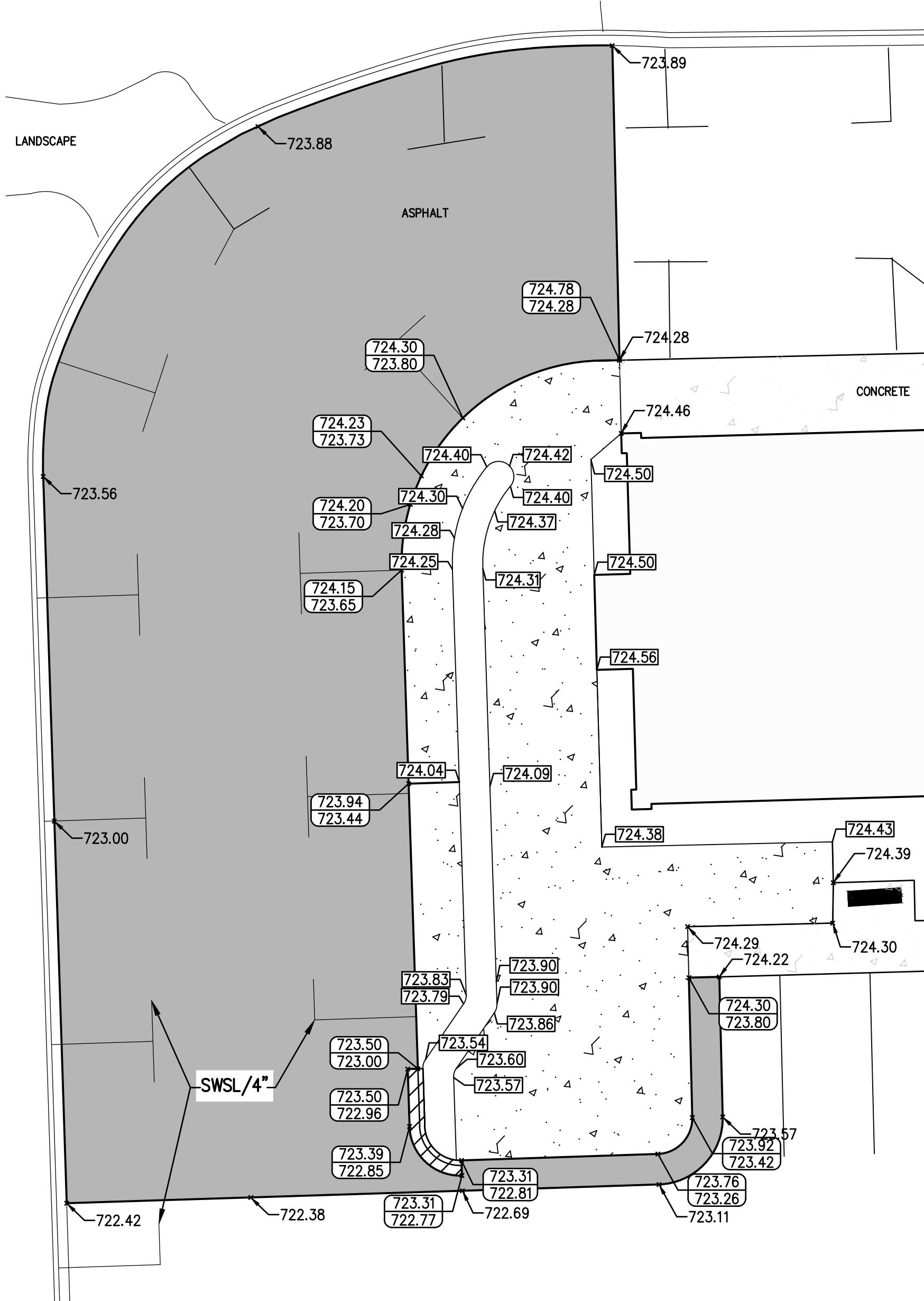
NO.	REVISION	BY	DATE

PROJ. MGR:	MMR
DRAFTED:	JRT
DATE:	8-18-2021
CHECKED:	ALU
DATE:	8-18-2021

2021.0156.01





## **PAVEMENT SPECIFICATIONS**

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE EITHER EIGHT (8"), SIX (6") OR FOUR (4") INCHES TOTAL IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISC DOT TYPE 4-LT-58-34-S MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN ONE (1) LIFT IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

CONCRETE FOR SIDEWALKS SHALL BE GRADE A-FA, AIR-ENTRAINED, AS SPECIFIED IN SUBSECTION 501.3.1 OF THE "STATE SPECIFICATIONS". ALL EXTERIOR CONCRETE SHALL BE "READY-MIXED" AND RECEIVE A BROOM FINISH. ALL CONCRETE WORK SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 415.3.16 OF THE "STATE SPECIFICATIONS".

CONCRETE SIDEWALKS SHALL BE FOUR INCHES (4") IN THICKNESS ON FOUR INCHES (4") OF DENSE AGGREGATE BASE COURSE.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLES, VALVE BOXES, ETC.) TO MATCH THE

PARKING LOT STRIPING, DIRECTIONAL ARROWS AND HANDICAPPED ACCESSIBLE SYMBOLS SHALL BE INSTALLED WITH WISC DOT APPROVED TRAFFIC PAINT (WHITE) IN ACCORDANCE WITH SECTION 646 OF THE "STATE SPECIFICATIONS". ALL PARKING STRIPING SHALL BE FOUR INCHES (4") IN WIDTH AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

CONTRACTION JOINTS SHALL BE AT TEN-FOOT (10') INTERVALS FOR CURB AND GUTTER AND FIVE-FOOT (5') INTERVALS FOR FIVE-FOOT (5') WIDE SIDEWALK. CONTRACTION JOINTS FOR STORAGE LOT SHALL BE IN A GRID PATTERN NO GREATER THAN 12' X 12' OR PER THE ENGINEER.

EXPANSION JOINTS SHALL BE PLACED AS OUTLINED IN SUBSECTION 601.3.6 OF THE "STATE SPECIFICATIONS". FILLER MATERIAL FOR EXPANSION JOINTS SHALL BE 1/2" FIBER MATERIAL.

THE CONTRACTOR MAY ELECTS TO SAW-CUT THE JOINTS. THE JOINTS SHALL BE SAW CUT THE SAME DAY WHEN THE NORMAL OR RAPID CONCRETE SETTLING CONDITIONS PREVAIL. IF CONDITIONS EXIST THAT RETARD THE SETTING OF THE CONCRETE, THE SAW-CUTTING OF THE JOINTS SHALL BE DELAYED UNTIL THE CONCRETE HAS SET SUFFICIENTLY TO PRECLUDE RAVELING DURING SAWING. IF SHRINKAGE CRACKS DEVELOP PRIOR TO SAW-CUTTING, THE CRACKED SECTIONS OF CONCRETE SHALL BE REMOVED TO SUCH AN EXTENT THAT THE NORMAL JOINT SPACING WILL STILL EXIST. CONTRACTION JOINTS CONSTRUCTED BY SAW-CUTTING SHALL BE AT A MINIMUM 1-INCHES OF DEPTH OR EARLY ENTRY SAWs OR ONE QUARTER OF THE PAVEMENT THICKNESS IF A CONVENTIONAL SAW IS USED.

## PAVEMENT MARKING NOTES

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CONTRACTOR SHALL VERIFY PAVEMENT MARKING COLOR WITH OWNER PRIOR TO CONSTRUCTION.

PROVIDE CONTRACTOR GRADE ACRYLIC PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACE FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK AND WHICH CANNOT BE PUT INTO AND ACCEPTABLE CONDITION NORMAL PREPARATORY WORK AS SPECIFIED.

DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE AREAS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

PROTECT ADJACENT CURBSS, WALKS, FENCES, AND OTHER ITEMS FROM OVERSPRAY PAINT

APPLY MARKING PAINT AS A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES (OR TO MANUFACTURERS SPECIFICATIONS).

BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

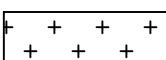
ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

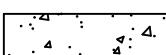
## PAVEMENT GRADING LEGEND

- X 804.85 EXISTING SPOT GRADES

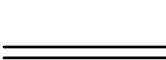
804.85 FINISHED PAVEMENT/SIDEWALK GRADES

804.85 TOP OF CURB/SIDEWALK GRADE  
804.85 FINISHED PAVEMENT GRADE

 HEAVY-DUTY CONCRETE PAVEMENT

 LIGHT-DUTY CONCRETE PAVEMENT

 MEDIUM-DUTY ASPHALT PAVEMENT

 18" VERTICAL FACED, ACCEPTING PAN, CURB & GUTTER

 18" VERTICAL FACED, REVERSE PAN, CURB & GUTTER

## PAVEMENT MARKING LEGEND

- SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE EACH
  - ISA-W/B – INTERNATIONAL SYMBOL FOR ACCESSIBILITY – WHITE ON BLUE BACKGROUND
  - SBSL/4" – SINGLE BLUE SOLID LINE / 4" WIDE EACH
  - SWSL/4"/45°/4' – SINGLE WHITE SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.
  - SBSL/4"/45°/4' – SINGLE BLUE SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.

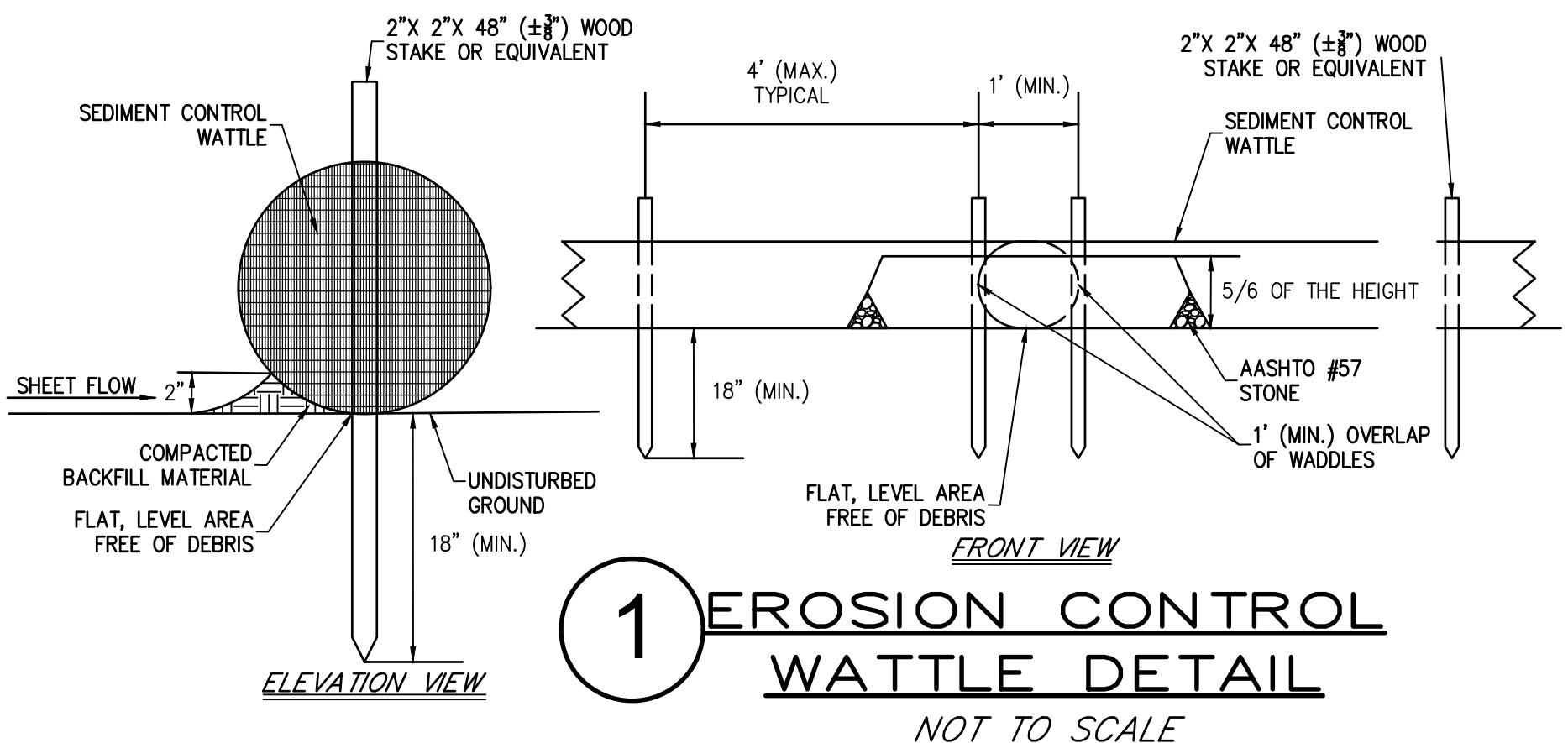
## UTILITY NOTE

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EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

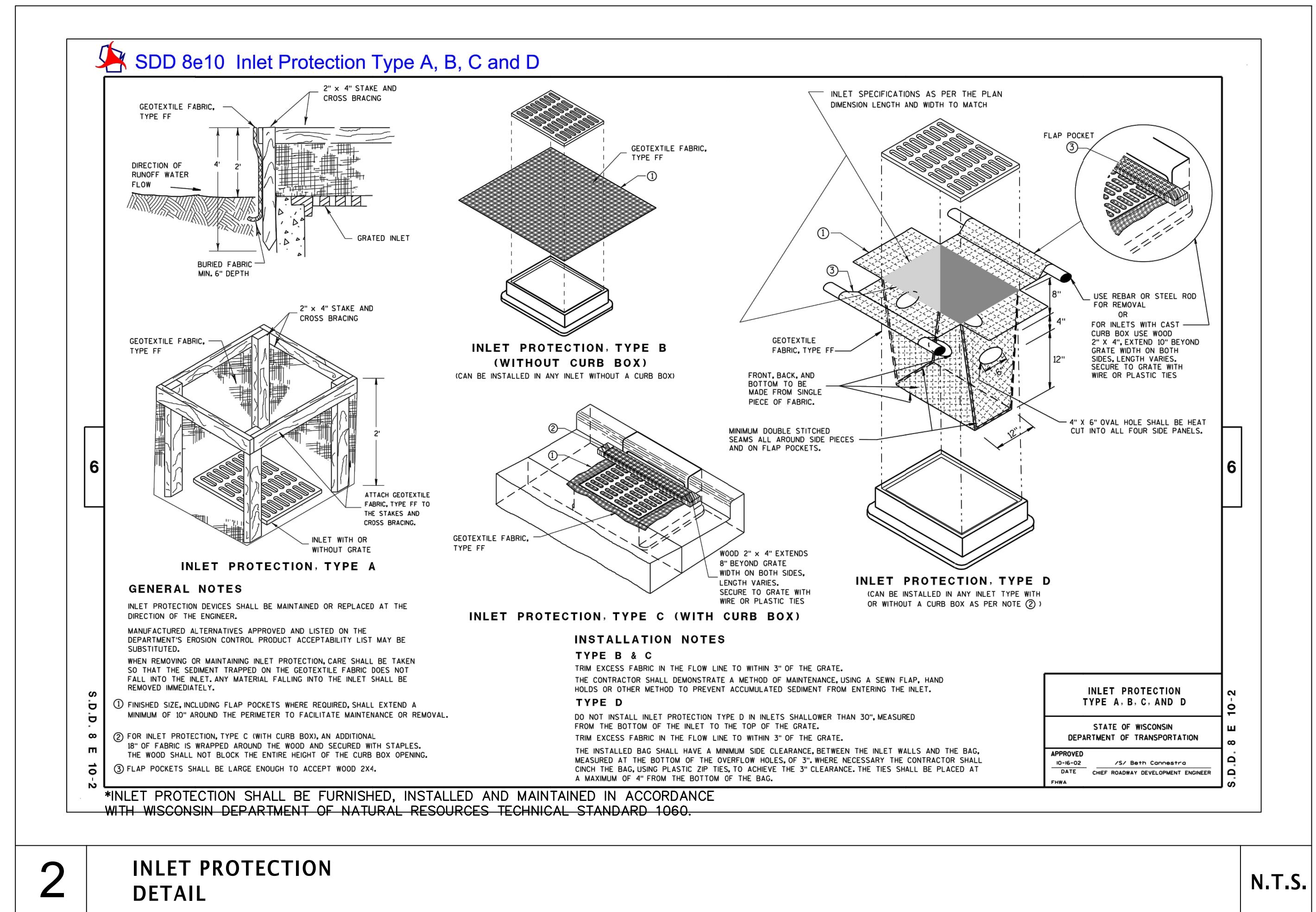


# ISSUE FOR REVIEW: 8-30-2021



**1 EROSION CONTROL  
WATTLE DETAIL**

NOT TO SCALE



## 2 INLET PROTECTION DETAIL

N.T.S.

PROJ. MGR:	MR
DRAFTED:	JR
DATE:	8-30-202
CHECKED:	A
DATE:	8-30-202

2021 0156 01

2021.0150.01

STREET  
67

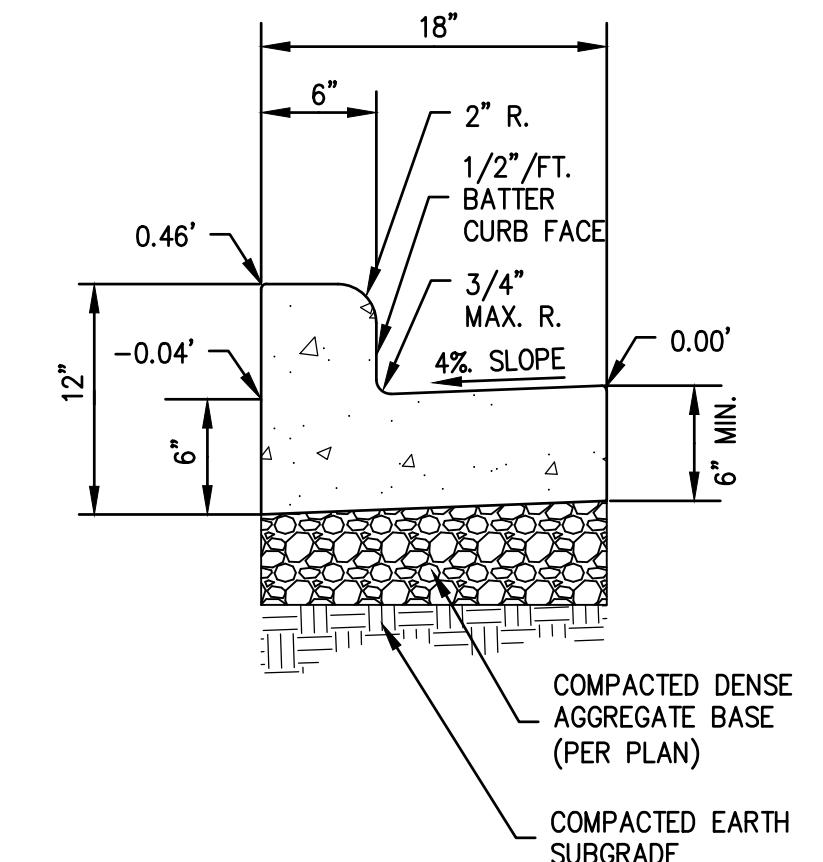
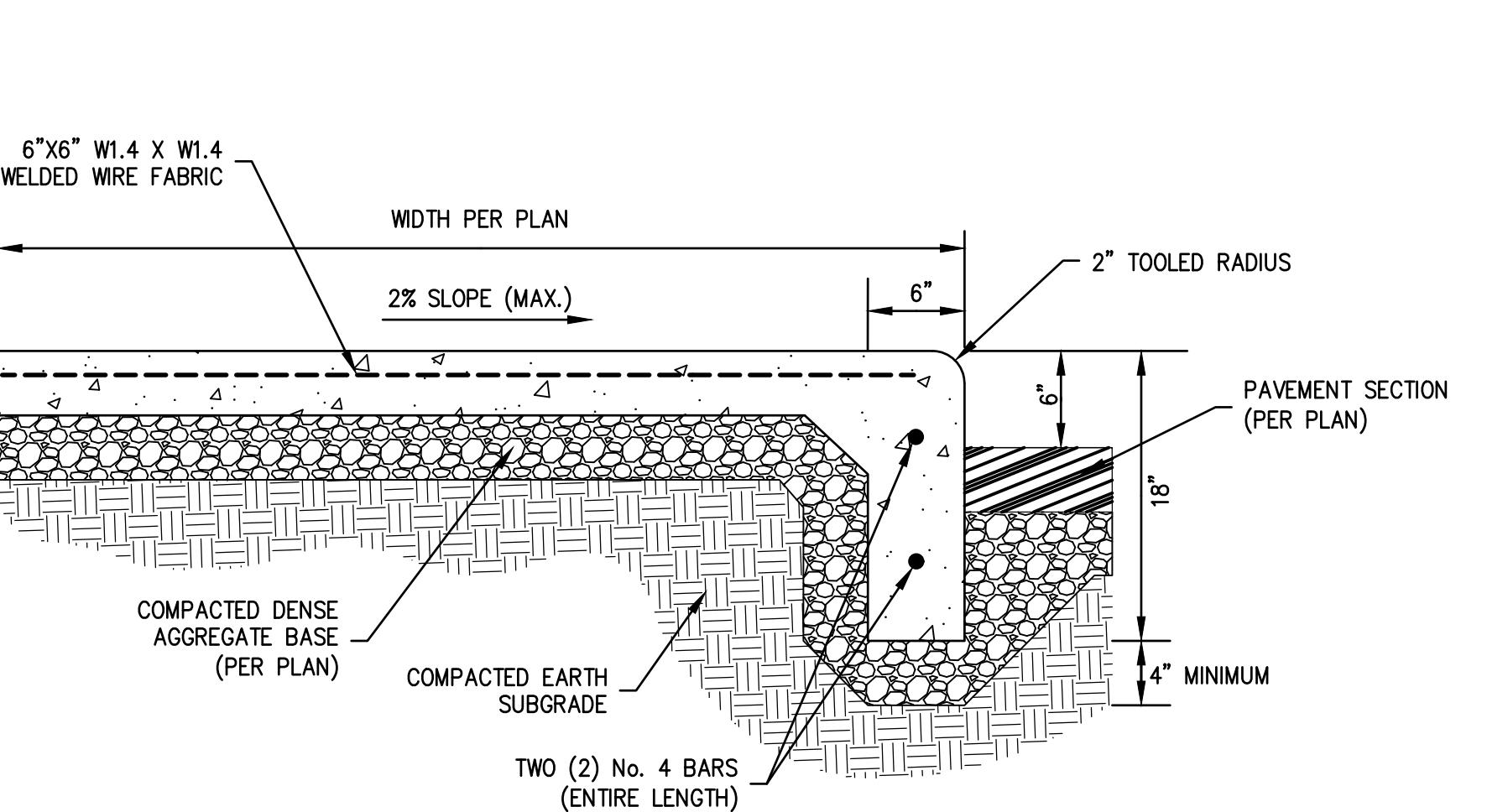
C-7

Journal of Oral Rehabilitation 2003 30: 103–109

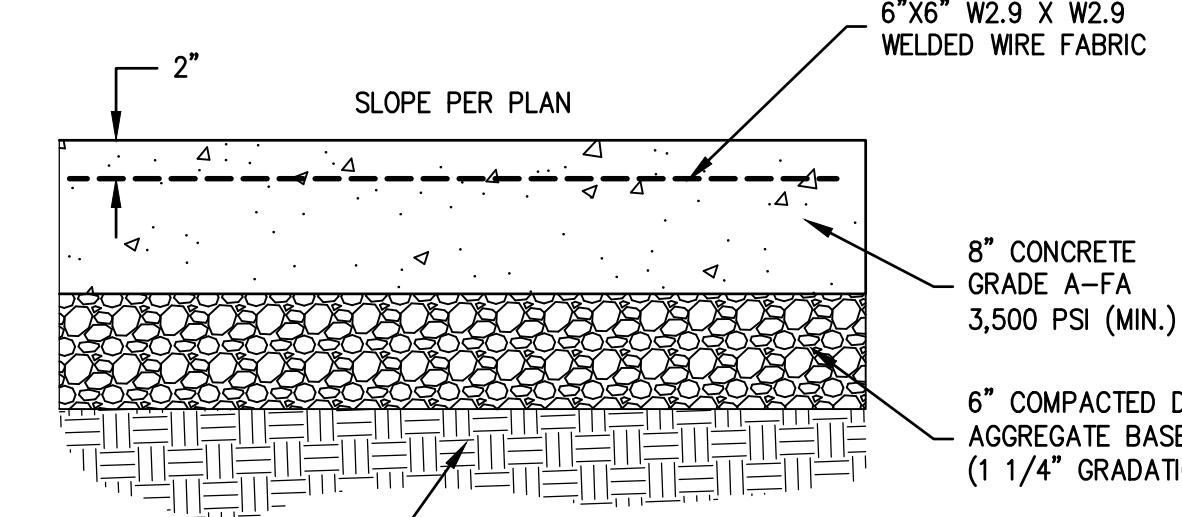
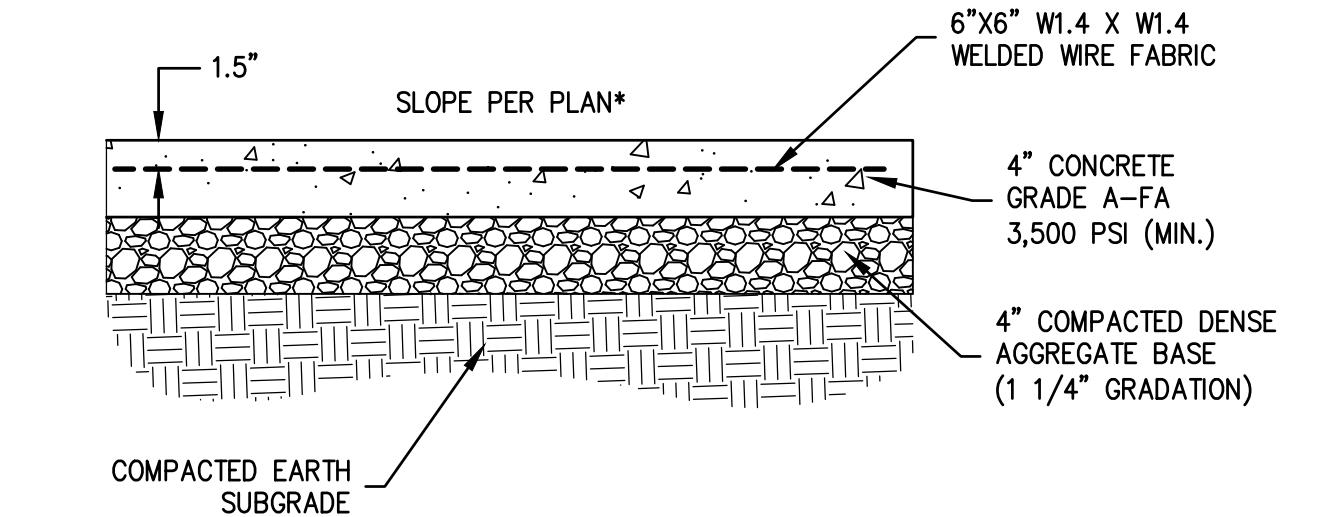
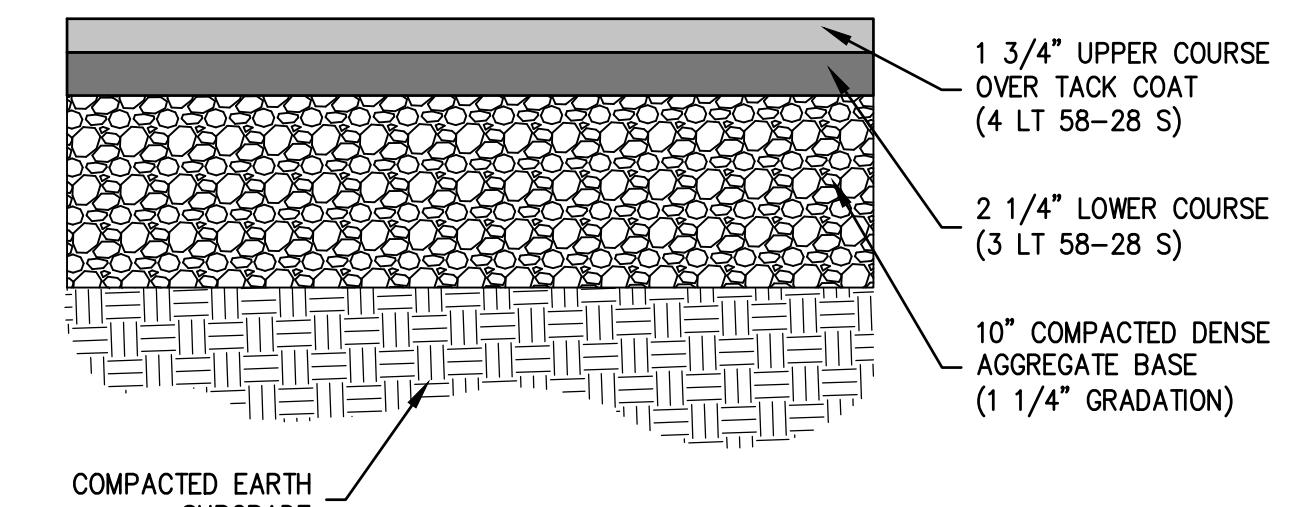
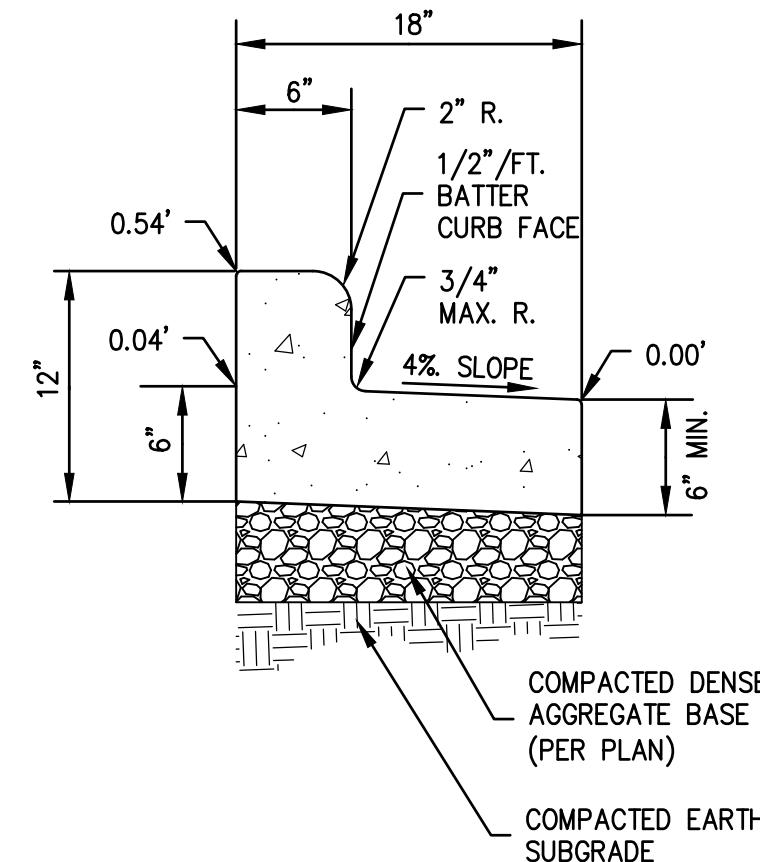
NO.	REVISION	BY	DATE

PROJ. MGR:	MMR
DRAFTED:	JRT
DATE:	8-30-2021
CHECKED:	ALU
DATE:	8-30-2021
2021.0156.01	
SHEET	
C-8	

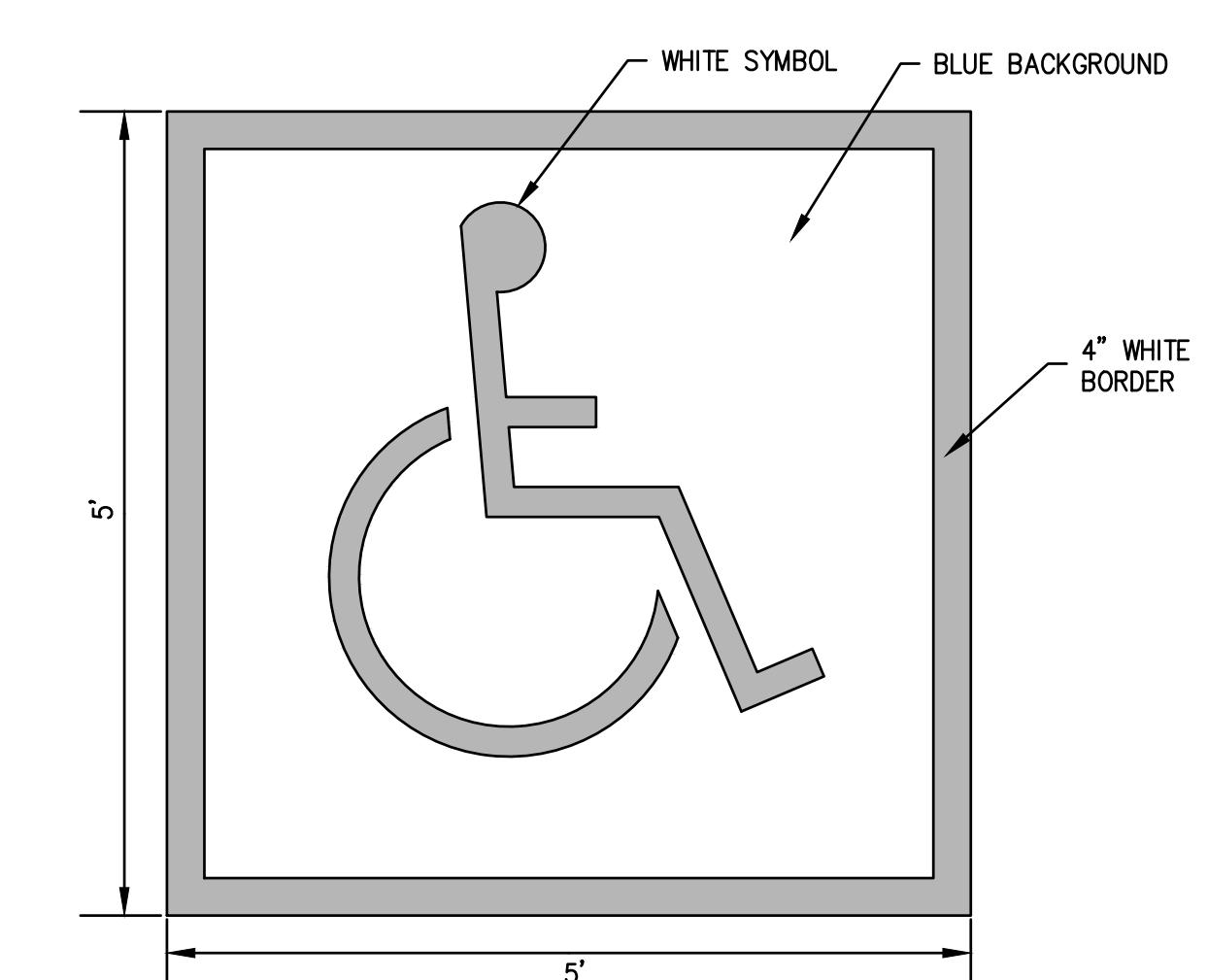
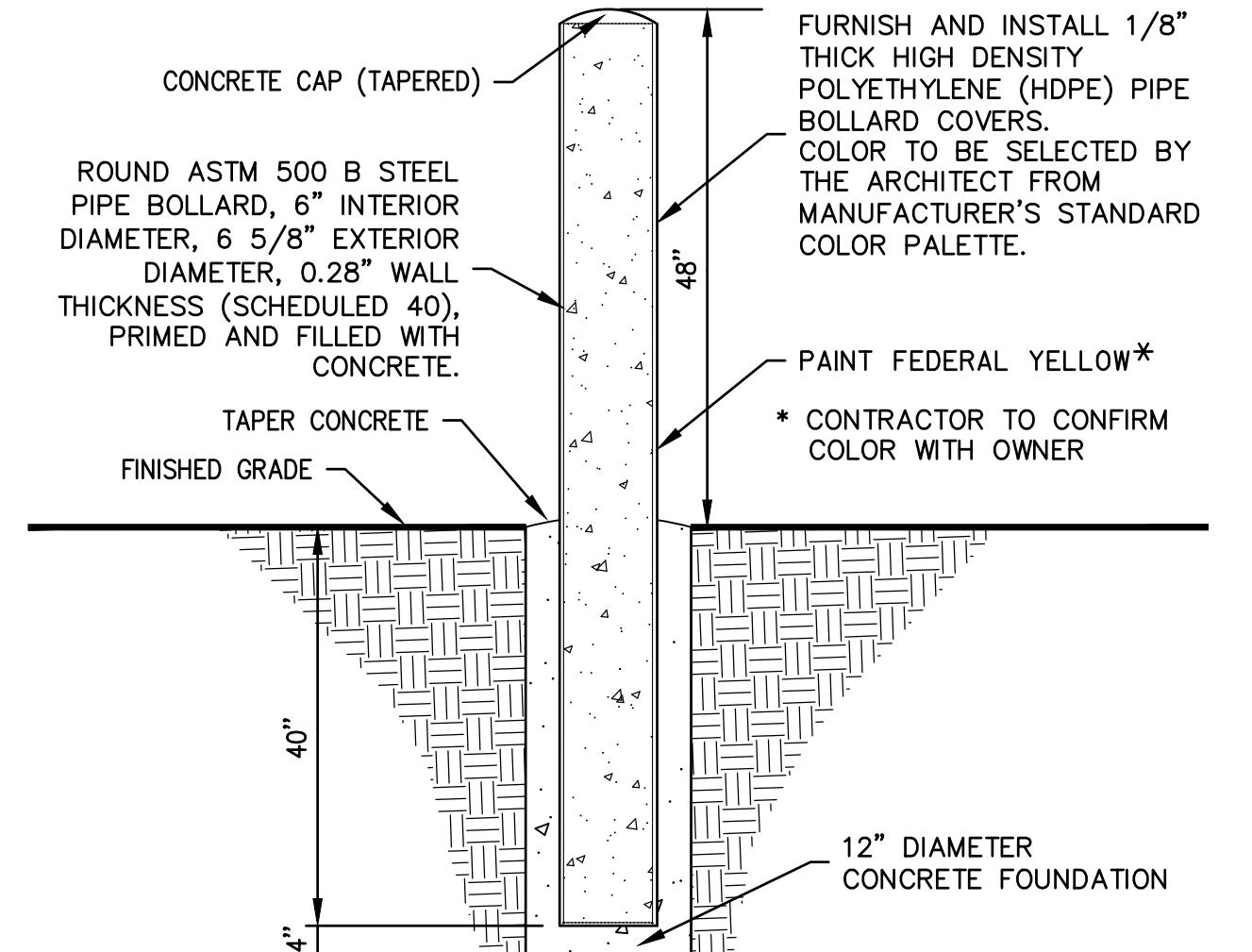
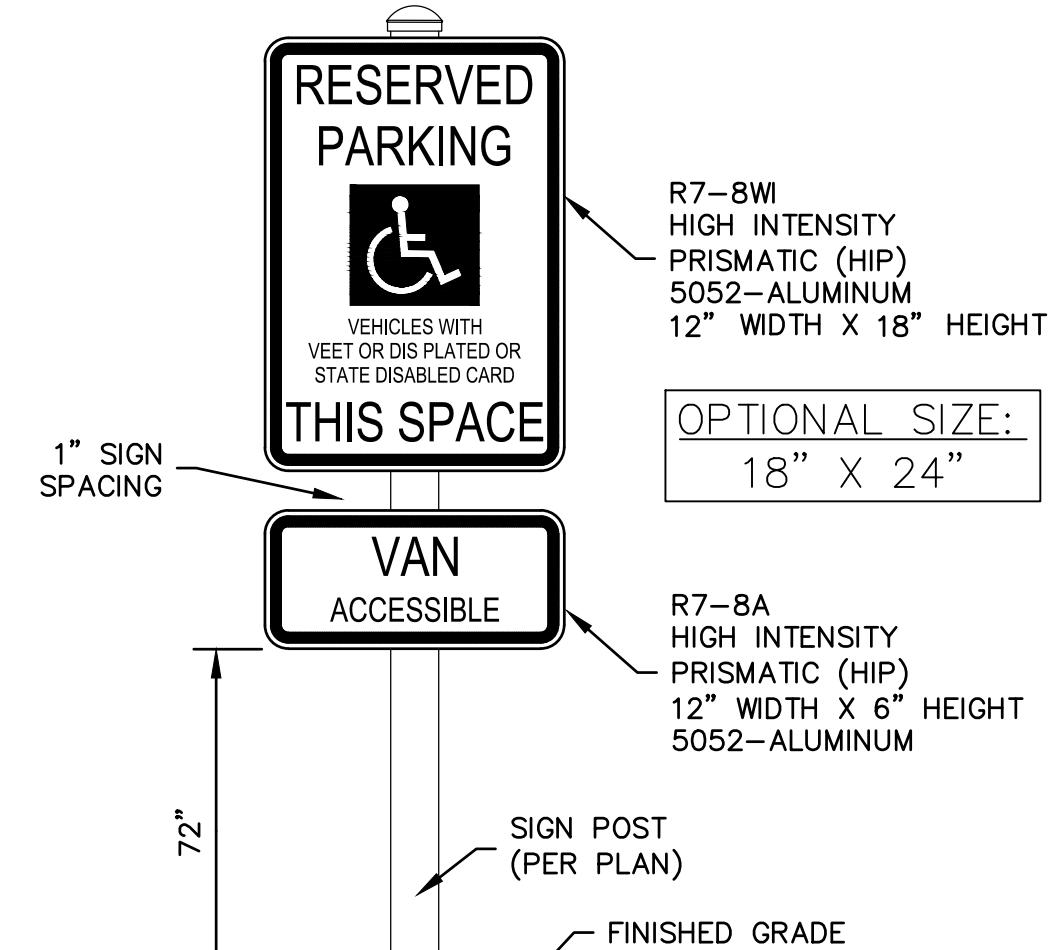
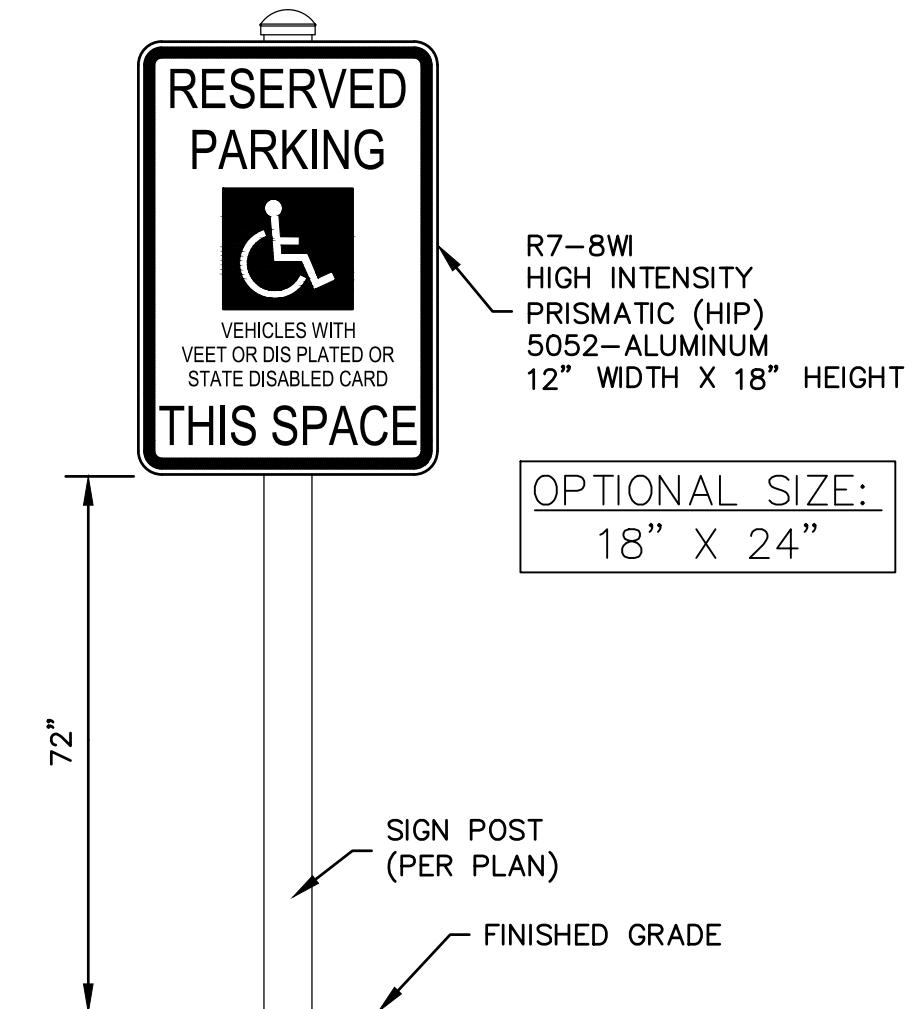
INSTALLATION NOTES FOR CURB AND GUTTER DETAILS	
1.	CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB.
2.	CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK.
3.	INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER.
4.	WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3 1/2") BELOW THE TOP OF THE CURB PAN.
5.	LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2").
6.	EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WISDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER WITH A 3/4" THICKNESS.
7.	APPLY CONCRETE CURING COMPOUND PER WISDOT SPECIFICATIONS.



1	CONCRETE CURB & GUTTER DETAIL NOTES	N.T.S.	2	INTEGRAL CONCRETE SIDEWALK / BARRIER CURB DETAIL	N.T.S.	3	18" VERTICAL FACE CONCRETE CURB AND GUTTER DETAIL	N.T.S.
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4	18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL	N.T.S.	5	MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)	N.T.S.	6	LIGHT-DUTY CONCRETE PAVEMENT (4") (TYPICAL SECTION)	N.T.S.	7	HEAVY-DUTY CONCRETE PAVEMENT (8") (TYPICAL SECTION)	N.T.S.
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8	ADA "RESERVED PARKING" SIGN DETAIL	N.T.S.	9	ADA "RESERVED PARKING VAN ACCESSIBLE" SIGN DETAIL	N.T.S.	10	6" STEEL PIPE BOLLARD DETAIL	N.T.S.	11	PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL	N.T.S.
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2021

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County of RACINE

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Prarie du Sac, WI 53578  
608-643-7980

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GARBAGE DUMPSTER

2021-099

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Date: 9-1-2021

Revision:

