



## Application for Access Corridor or Administrative Review

Applicant Name: Riverbank Property LLC

Address: 217 Wisconsin Ave. Suite 201 City: Waukesha

State: WI Zip: 53186

Telephone: 262-844-2810 Cell Phone: 414-745-8594

Email: pprab@sbcglobal.net

Agent Name: Patrick K Prabhu

Address: 1716 W Layton Ave. City: Milwaukee

State: WI Zip: 53221

Telephone: 414-282-7000 Cell Phone: 414-745-8594

Email: pprab63@gmail.com

Property Address (Es): 3700 Northwestern Ave.

Current Zoning: Hotel

Current/Most Recent Property Use: Hotel

Proposed Use: Hotel



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. Access Corridor Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: <ol style="list-style-type: none"> <li>a. Hours of operation</li> <li>b. Anticipated delivery schedule</li> <li>c. Maintenance plan</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. Location of signage, with setbacks</li> </ol>	<input checked="" type="checkbox"/>	
4. 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>	<input checked="" type="checkbox"/>	
5. Lighting Plan <ol style="list-style-type: none"> <li>a. Location of light fixtures</li> <li>b. A cut sheet of light fixtures with indication of cut-offs or shielding</li> <li>c. Illumination diagram indicating intensity of lighting on the property.</li> </ol>	<input checked="" type="checkbox"/>	
6. Floor Plan <ol style="list-style-type: none"> <li>a. Preliminary floor plan layout of all buildings/structures</li> <li>b. Labels for the type of use of the area</li> <li>c. Labels for square footage of the area</li> </ol>	<input checked="" type="checkbox"/>	
7. Signage Plan <ol style="list-style-type: none"> <li>a. dimensioned color elevations of signage</li> <li>b. A diagram showing the location of the proposed signage</li> </ol>	<input checked="" type="checkbox"/>	





Required Submittal Item	Applicant Submitted	City Received
8. 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	<input checked="" type="checkbox"/>	
9. Building Material Samples (if making exterior changes)	<input checked="" type="checkbox"/>	

**Acknowledgement and authorization signatures**

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): *Patrick H. Proulx* Date: 2/9/2022

Applicant Signature (acknowledgement): *Patrick H. Proulx* Date: 2/9/2022



Department of City Development

1. Access Corridor Review Application
2.
  - a. Hours of Operation: **7am-11pm everyday**
  - b. Anticipated Delivery Schedule: **June 1<sup>st</sup>, 2022**
  - c. Maintenance Plan: **Pool chemistry will be monitored and adjusted according to state and local regulations.**
  - d. General Use of Building and Lot: **Hotel, Hotel parking**
3. Site Plan : **See attachment**
  - 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. Location of signage, with setbacks
4. Landscape Plan : **N/A**
  - 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
5. 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
6. Floor Plan: **See Attachment**
  - 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
7. Signage Plan: **N/A**
  - a. Dimensioned color elevations of signage
  - b. A diagram showing the location of proposed signage
8. Building/Site elevations (if new building or exterior changes planned): **See Attachment**
  - a. Building elevations showing all four sides of the buildings in color
  - b. Elevation of trash enclosure area
9. Building Material Samples (If making exterior changes):

# TOPOGRAPHIC MAP

CLIENT  
Jendusa Design & Engineering, Inc.

SITE ADDRESS  
3700 Northwestern Avenue, City of Racine, Racine County, Wisconsin.

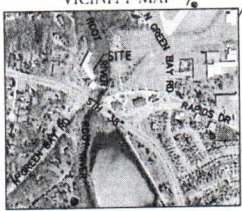
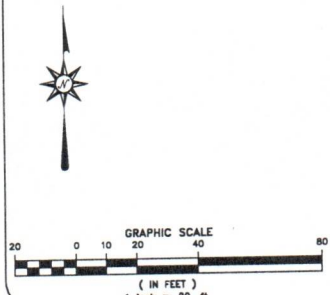
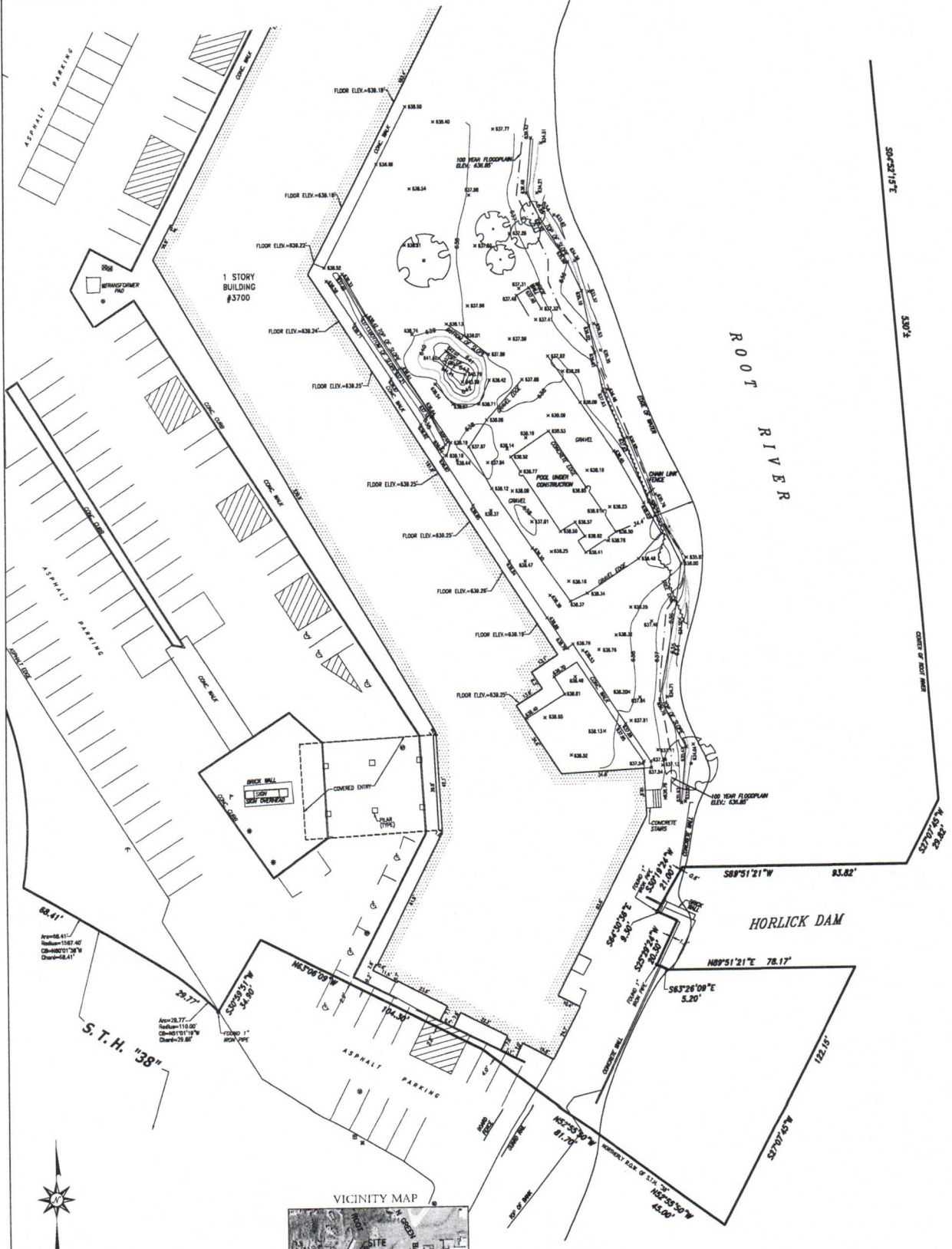
BASIS OF BEARINGS  
Bearings are referenced to the West line of the NE 1/4 which bears N01°14'26"W.  
Vertical datum is based on National Geodetic Vertical Datum of 1929.

STARTING BENCHMARK: 845.04'  
REFERENCE MARK AND REFERENCE BENCHMARK  
HW COR OF NE 1/4 SECTION 6, TOWN 3  
NORTH, RANGE 23 EAST  
CONC. MON. WITH BRASS CAP

## LEGEND

- |                                |                               |                            |
|--------------------------------|-------------------------------|----------------------------|
| ● INDICATES FOUND 1" IRON PIPE | ○ WALL INDICATOR VALVE        | ▲ MARSH                    |
| ○ INDICATES SET 1" IRON PIPE   | ○ POST INDICATOR VALVE        | ▴ FLAGPOLE                 |
| ○ INDICATES FOUND CHSELD CROSS | ○ LIGHT POLE                  | ▾ PARKING METER            |
| ○ SANITARY MANHOLE             | ○ SPOT/YARD LIGHT             | ○ MAIL BOX                 |
| ○ SANITARY CLEANOUT OR VENT    | ○ UTILITY POLE                | ○ RAILROAD CROSSING SIGNAL |
| ○ SEPTIC TANK ACCESS COVER     | ○ GUY POLE                    | ○ HANDICAP SPACE           |
| ○ M.S. MANHOLE                 | ○ GUY WIRE                    | ○ CONIFEROUS TREE          |
| ○ LINDENHORN MANHOLE           | ○ ELECTRIC MANHOLE            | ○ DECIDUOUS TREE           |
| ○ STORM MANHOLE                | ○ ELECTRIC METER              | ○ SANITARY SEWER           |
| ○ INLET (ROUND)                | ○ TELEPHONE MANHOLE           | ○ STORM SEWER              |
| ○ INLET (SQUARE)               | ○ TELEPHONE PEDestal          | ○ WIDENED GAS MAIN         |
| ○ CURB INLET                   | ○ CABLE PEDestal              | ○ WIDENED ELECTRIC         |
| ○ STORM SEWER END SECTION      | ○ CONTROL BOX                 | ○ OVERHEAD WIRE            |
| ○ GAS VALVE                    | ○ FIBER OPTIC PEDestal/SIGN   | ○ WIDENED TELEPHONE        |
| ○ GAS METER                    | ○ TRAFFIC LIGHT               | ○ WIDENED CABLE TV LINE    |
| ○ WATER VALVE                  | ○ COMMUNICATION MANHOLE       | ○ BURIED FIBER OPTIC       |
| ○ HYDRANT                      | ○ BOLLARD                     | ○ BURIED ELECTRIC SERVICE  |
| ○ WATER MANHOLE                | ○ SOIL BORING/MONITORING WELL | ○ BOARD FENCE              |
| ○ WATER SERVICE CURB STOP      | ○ WATER SURFACE               | ○ CHAIN LINK FENCE         |
| ○ WELL HEAD                    | ○ WETLANDS FLAG               | ○ WIRE FENCE               |
| ○ STAND PIPE                   |                               |                            |

CHAPUT LAND SURVEYS



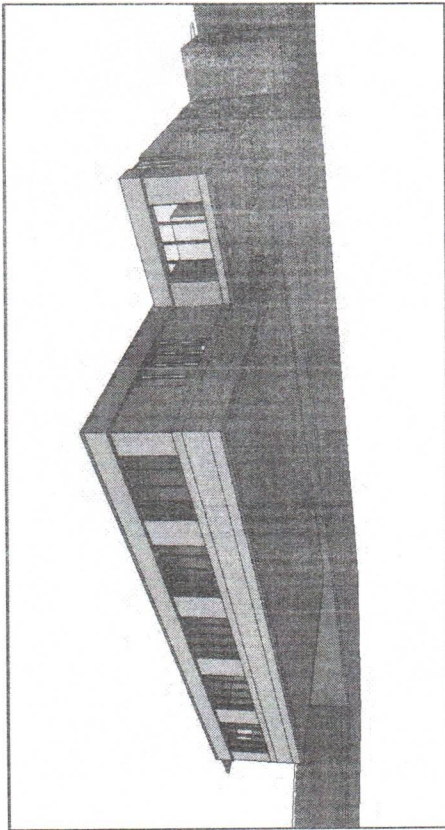
DATE OF MAP  
March 25, 2021

Date	Revision description
Sept. 13, 2021	Floodplain

**CHAPUT LAND SURVEYS**  
234 W. Florida Street  
Madison, WI 53704  
414.224.8069  
www.chaputlandsurveys.com

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**TRAVELODGE- WATER EDGE HOTEL**  
**POOL ADDITION**  
 3700 NORTHWESTERN AVE. RACINE, WISCONSIN 53405



**DRAWING SET**  
 SHEET INDEX

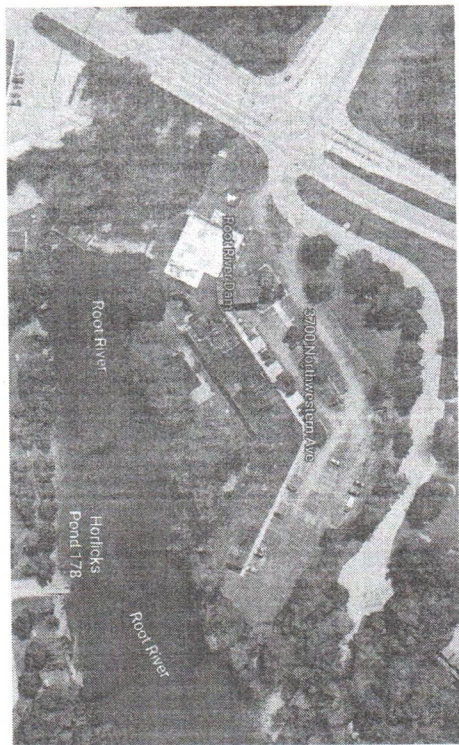
TITLE PAGE	SHEET INDEX
T1.0	TITLE PAGE
C1.0	SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	ENLARGE PLAN AND WALL SECTION
A4.0	ISOMETRIC VIEWS

**BUILDING CENTER**  
 POOL ADDITION AREA 3,000 SQ FT  
 2015 IBC WISCONSIN COMMERCIAL BUILDING CODE (SBC 301.10.1)  
 ASSEMBLY OCCUPANCY GROUP A3  
 TYPE OF CONSTRUCTION COMBUSTIBLE TYPE III

**GENERAL SUPERVISING PROFESSIONAL**  
 JOHN J. HOFFMEYER, P.E.  
 4815 W. LITTLETON ROAD  
 HARTLAND, WISCONSIN 53029  
 JAMES F. JENKINS, P.E.

**CONTRACTOR INFORMATION**  
 HERRIKAW PROPERTY LLC  
 3700 NORTHWESTERN AVE. RACINE, WI 53405

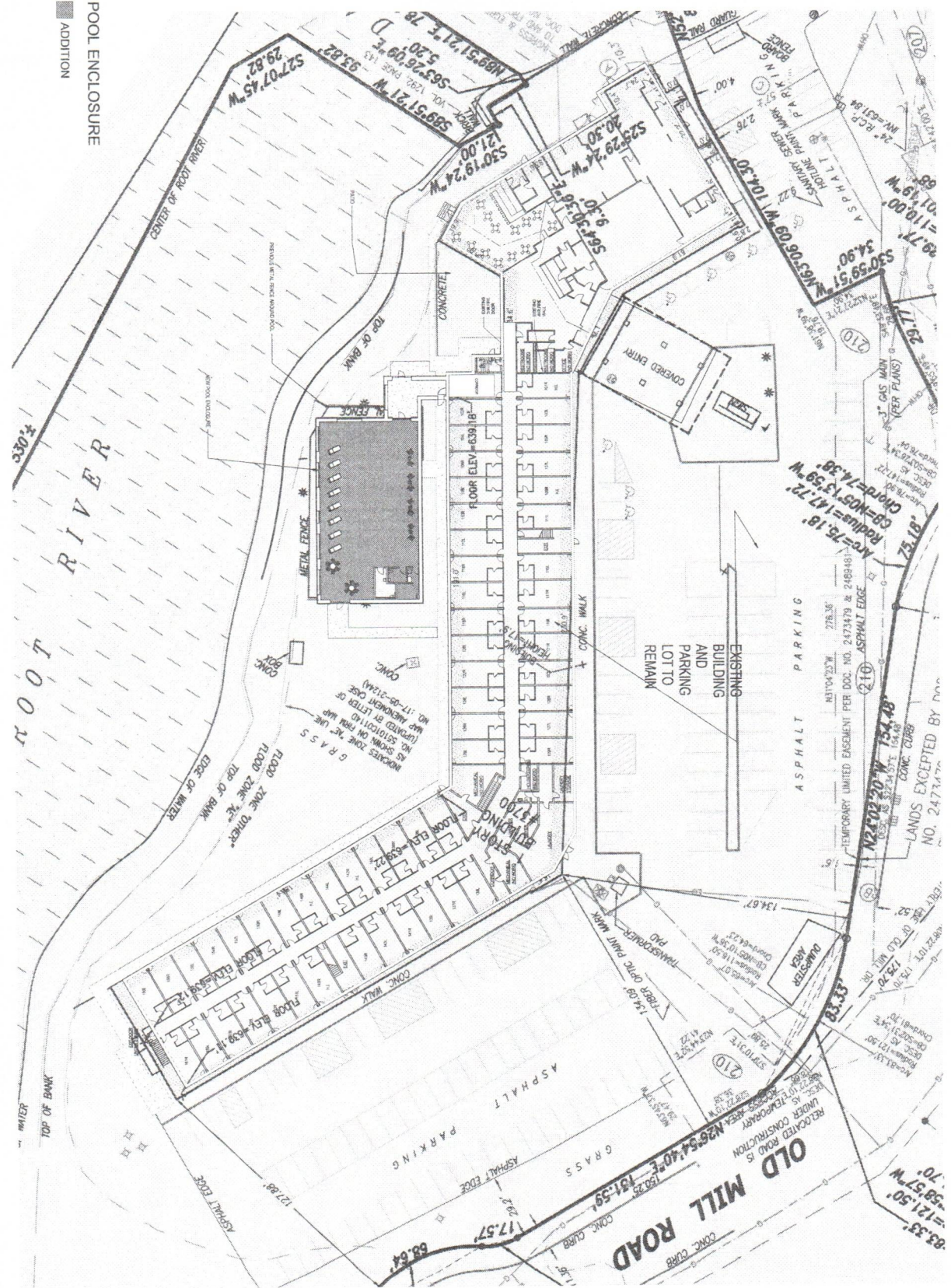
**OWNER INFORMATION**  
 RITE TRAVEL  
 3700 NORTHWESTERN AVE. RACINE, WI 53405



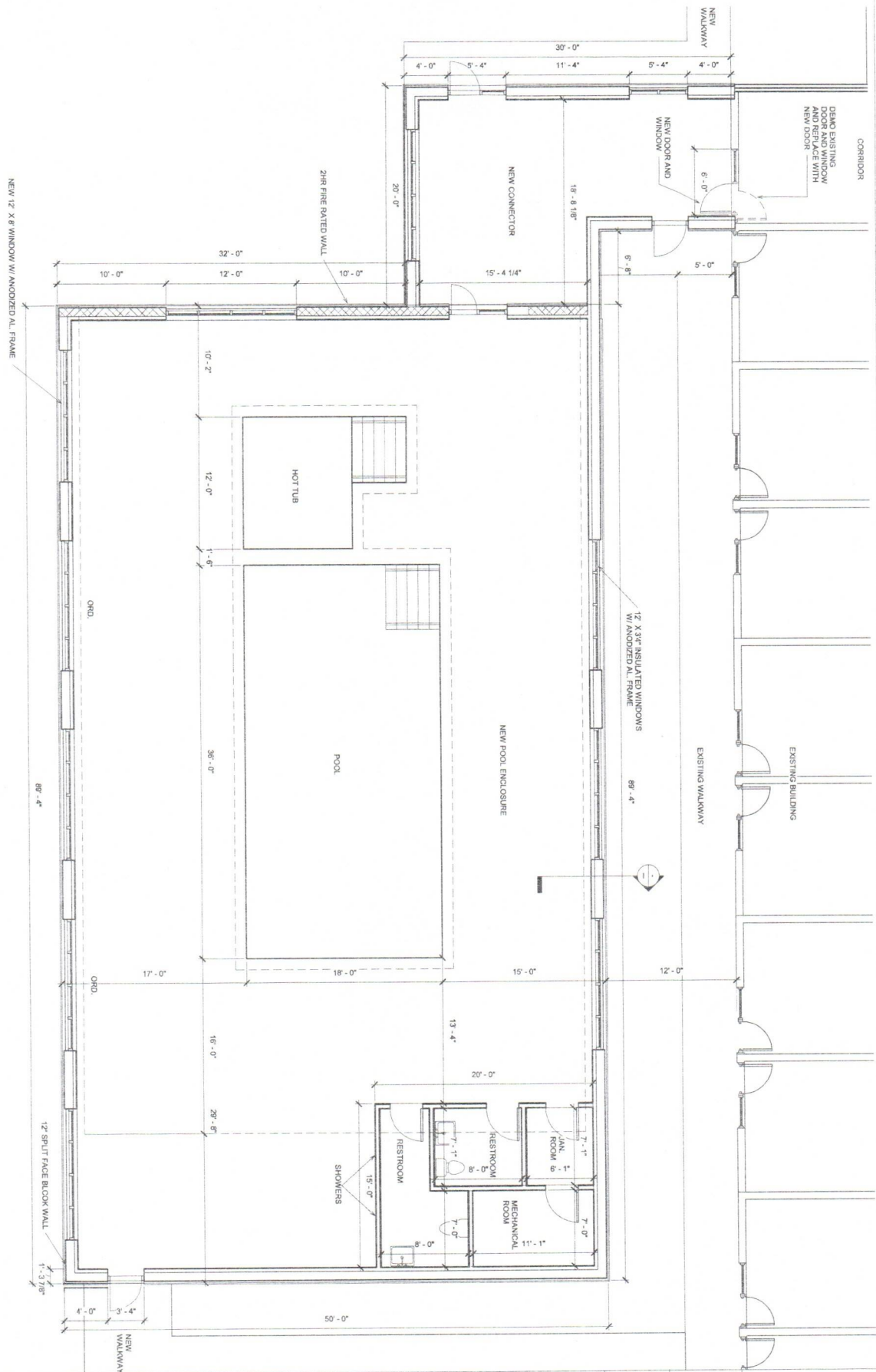
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<p><b>TRAVELODGE- WATER EDGE HOTEL</b>  <b>POOL ADDITION</b>                  3700 Northwestern Ave Racine, WI</p>	
<p><b>TITLE PAGE</b></p>	
PROJECT NUMBER	21-0263
DATE	1/21/22
SCALE	AS NOTED
DRAWN BY	JFJ
CHECKED BY	KLU
SHEET NO	T1.0

1 SITE PLAN  
304 - 150

POOL ENCLOSURE  
ADDITION



<p><b>JENDUSA</b> ENGINEERS ARCHITECTS &amp; ENGINEERS 4130 Wisconsin Ave. Ste. 202 E. Lansing, MI 48836 Phone: 517-335-5557 www.jendusa.com</p>		<p>© 2020 All rights reserved. This document is an instrument of service. It is the property of Jendusa Design &amp; Engineering, Inc., and may not be used without prior written consent.</p>	
<p>3700 Northwestern Ave. Peoria, WI</p>		<p>TRAVELodge- WATER EDGE HOTEL POOL ADDITION</p>	
<p>SITE PLAN</p>		<p>304 - 150</p>	
PROJECT NUMBER	21-0263	DATE	1/21/22
SCALE	3/64" = 1'	DESIGNER	JFJ
DRAWN BY	KLU	CHECKED BY	
<p>C1.0</p>			



**JENDUSA**  
**ENGINEERING & ARCHITECTS & ENGINEERS**  
 4415 S. Valerius Ave., Suite 200  
 Milwaukee, WI 53228  
 Phone: 414.353.1550  
 Website: www.jendusa.com

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**TRAVELODGE-  
 WATER EDGE  
 HOTEL  
 POOL ADDITION**

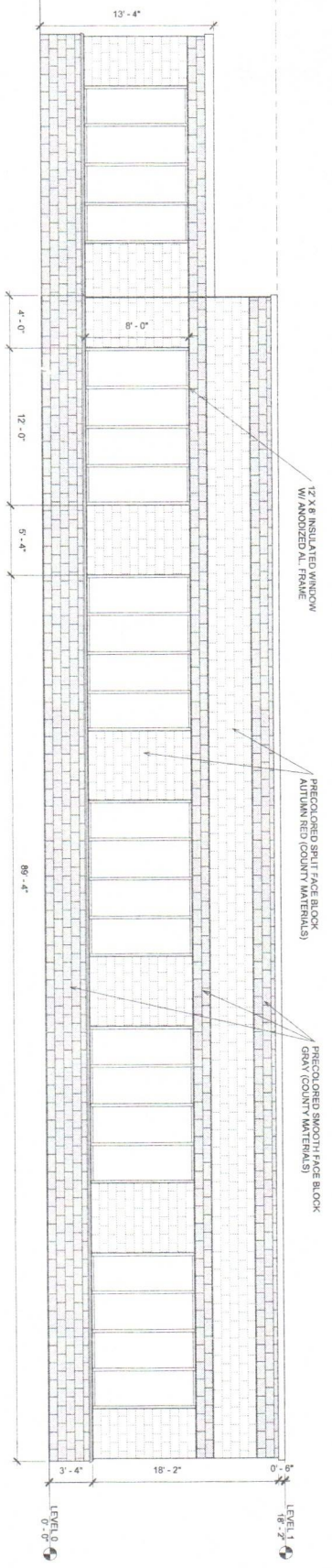
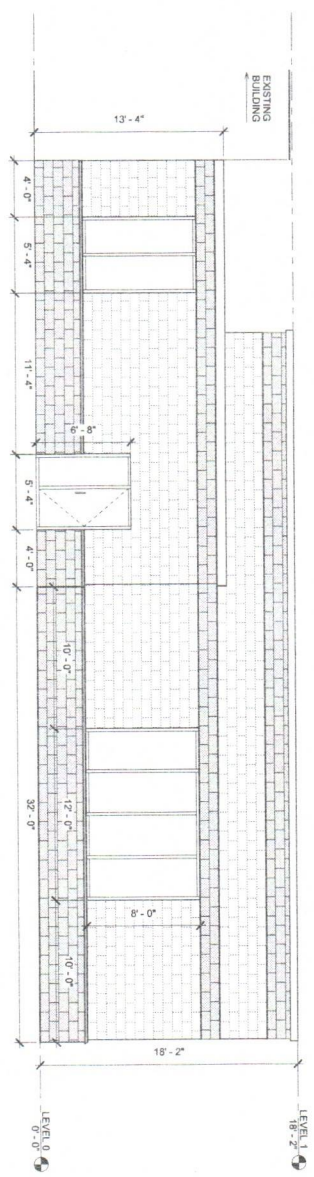
3700 NORTHWESTERN AVE  
 RACINE, WI

**FLOOR PLAN**

PROJECT NUMBER	21-4263
DATE	1/21/22
SCALE	1/4" = 1'
DESIGNER	JFU
DRAWN BY	KLU
SHEET NO.	A1.0



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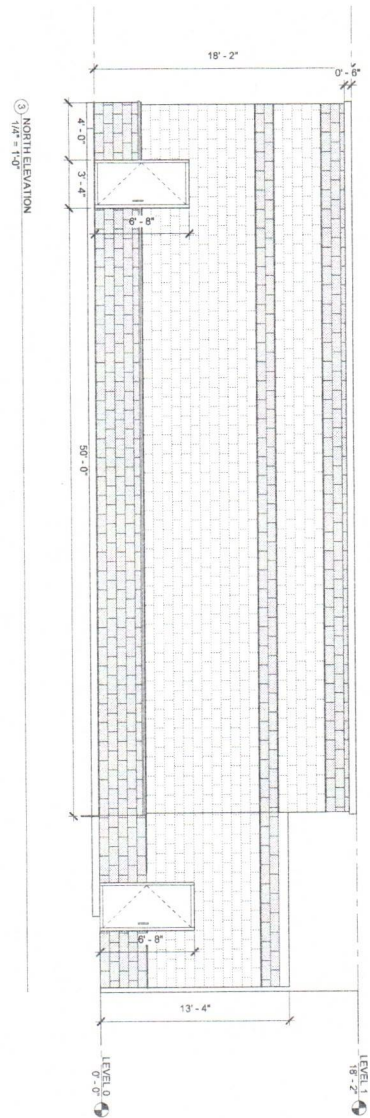


**TRAVEL LODGE-  
 WATER EDGE  
 HOTEL  
 POOL ADDITION**

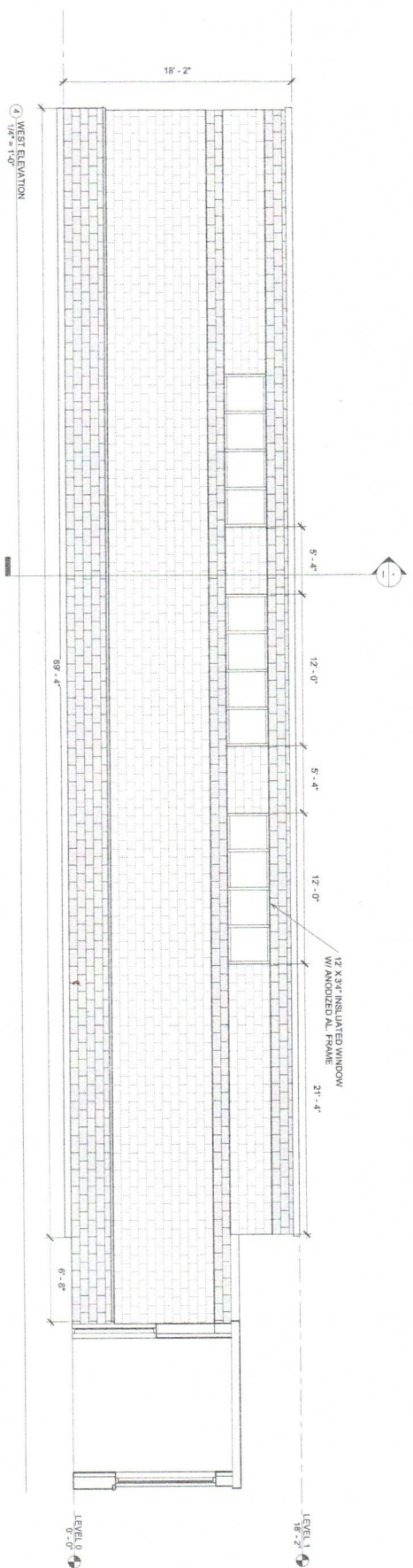
3700 NORTHWESTERN AVE  
 WAUKESHA, WI

**ELEVATIONS**

PROJECT NUMBER	21-16263
DATE	1/21/22
SCALE	1/4" = 1'
DESIGNER	JFJ
DRAWN BY	KLU
SHEET NO.	A2.0



3 NORTH ELEVATION  
1/4" = 1'-0"



4 WEST ELEVATION  
1/4" = 1'-0"

**JENDUSA**  
 ARCHITECTS & ENGINEERS  
 4615 VANDERBILT AVENUE, SUITE 200  
 MADISON, WI 53706  
 PHONE: 608.261.1502  
 WWW.JENDUSA.COM

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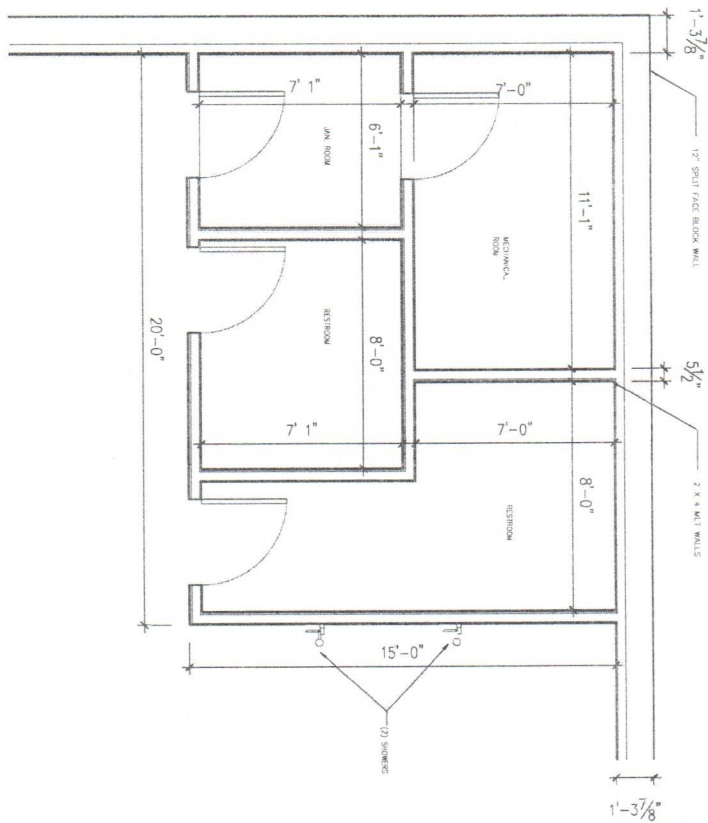
REVISION

**TRAVEL LODGE-  
 WATER EDGE  
 HOTEL  
 POOL ADDITION**

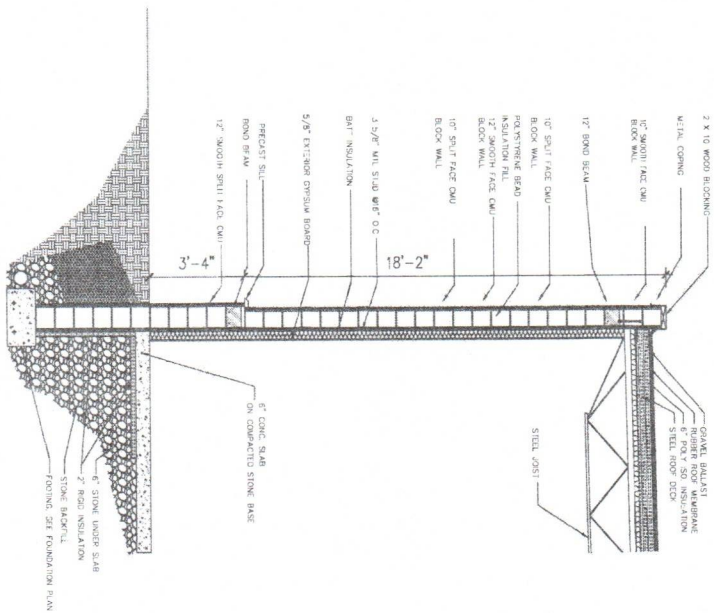
3700 NORTHWESTERN AVE  
 MADISON, WI

**ELEVATIONS**

PROJECT NUMBER	21-0283
DATE	1/21/22
SCALE	1/4" = 1'
DESIGNER	JFJ
DRAWN BY	KLU
SHEET NO.	A2.1



ENLARGED FLOOR PLAN



WALL SECTION

**JENDUSA**  
 DESIGN &  
 ENGINEERING  
 ARCHITECTS & ENGINEERS  
 11300 WISCONSIN AVENUE  
 FORT MYERS, FL 33907  
 PHONE: 888.352.5555  
 WWW.JENDUSA.COM

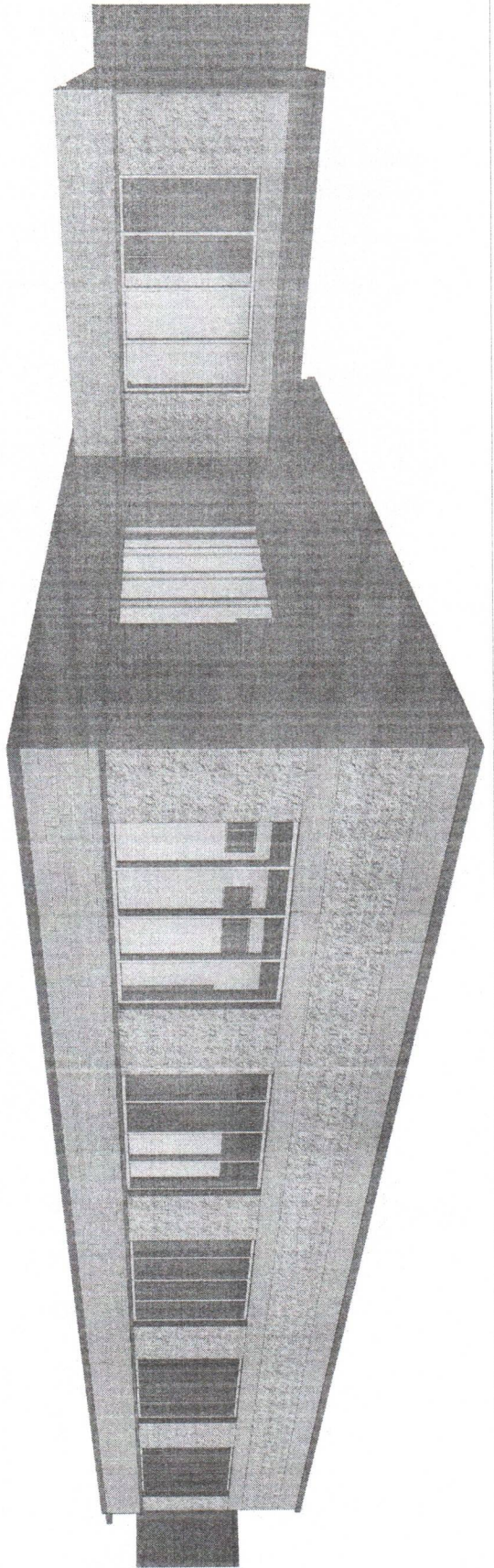
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REVISIONS

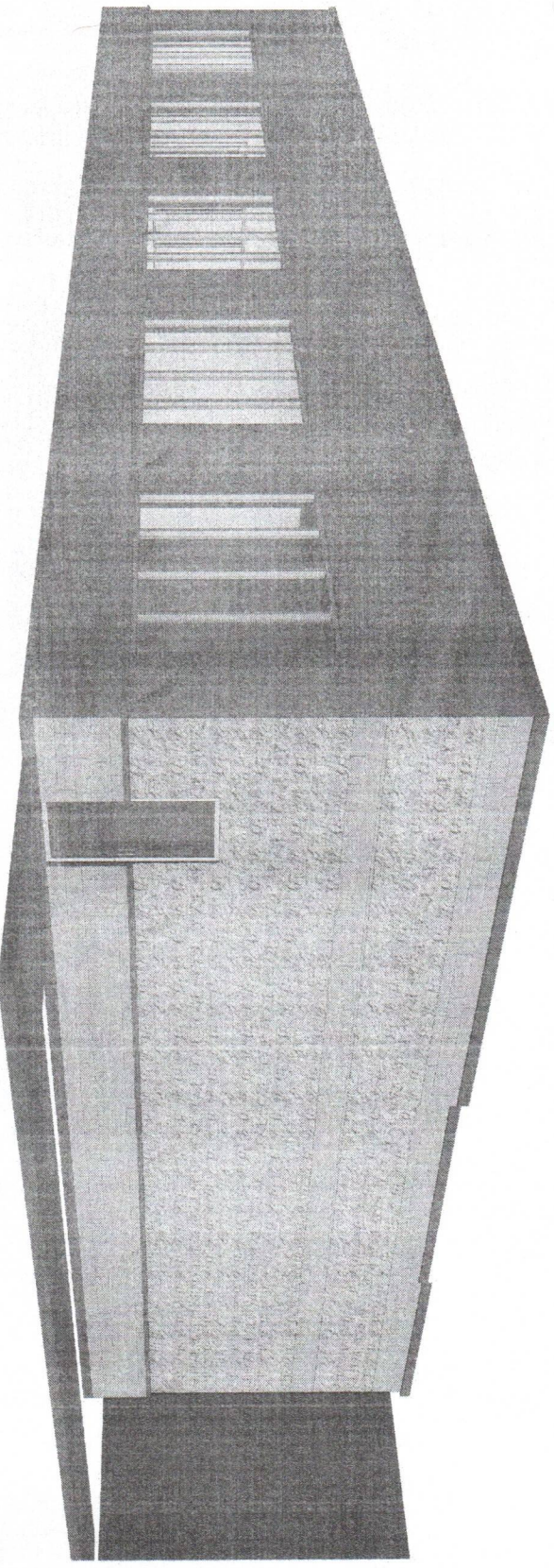
**TRAVEL EDGE-  
 WATER EDGE  
 HOTEL  
 POOL ADDITION**  
 3700 NORTHWESTERN  
 AVE PACIN, WI

SHEET TITLE R  
**ENLARGE FLOOR  
 PLAN AND  
 WALL SECTION**

PROJECT NO.	21-02683
DATE	1/21/21
SCALE	1/2" = 1'
CHECKED BY	JFJ
DRAWN BY	KLU
SHEET	<b>A3.0</b>



1 ISOMETRIC VIEW



2 ISOMETRIC VIEW 2

**JENDUSA**  
**ENGINEERS & ARCHITECTS & ENGINEERS**  
 4155 VANDERBILT BLVD. SUITE 200  
 FARMERSVILLE, OHIO 43025  
 Phone: 614.351.1552  
 Web: www.jendusa.com

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REVISIONS

**TRAVEL LODGE-  
 WATER EDGE  
 HOTEL  
 POOL ADDITION**

3700 NORTHWESTERN AVE  
 WAUWATONIA, WI

**ISOMETRIC VIEWS**

PROJECT NUMBER	21-0283
DATE	1/21/12
SCALE	1/4" = 1'
DESIGNER	JFJ
DRAWN BY	KLU
SHEET NO.	A4.0

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**TRAVELEDGE-  
WATER EDGE  
HOTEL**

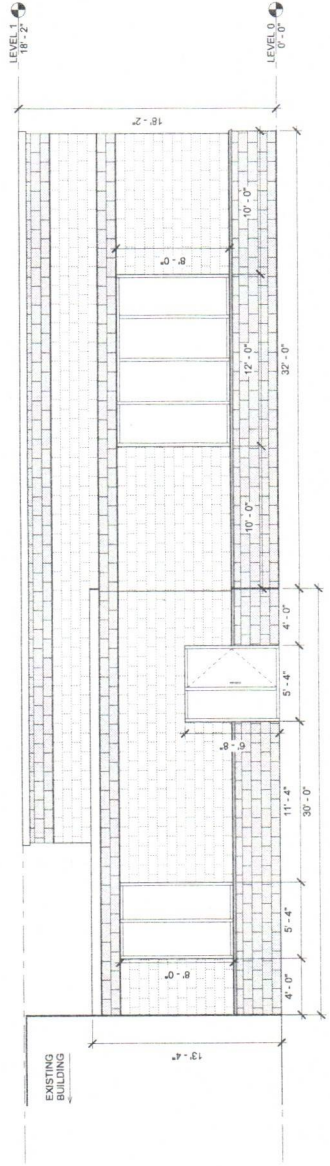
**POOL ADDITION**

3700 NORTHWESTERN AVE  
MILWAUKEE, WI

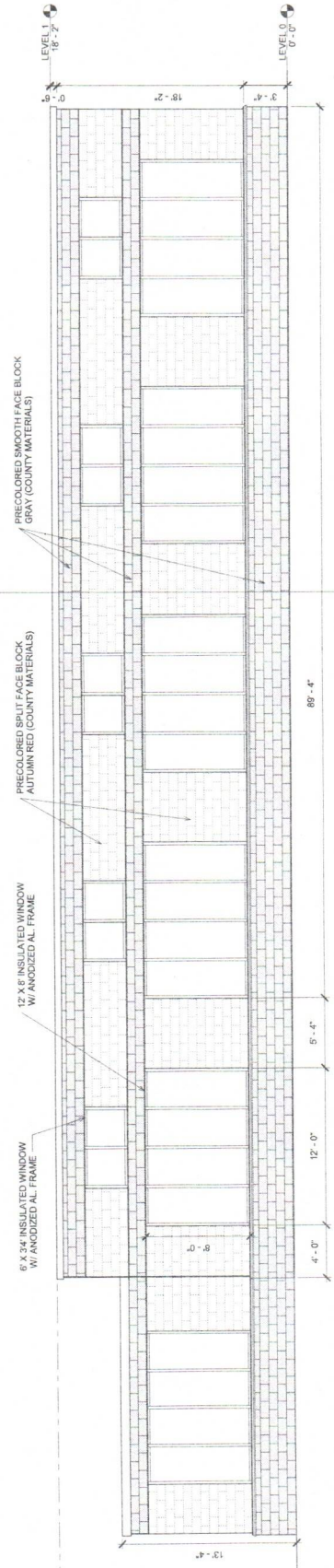
**ELEVATIONS**

PROJECT NUMBER	21-6263
DATE	1/26/22
SCALE	1/4" = 1'
DRAWN BY	JFJ
CHECKED BY	KLU

**A2.0**



① SOUTH ELEVATION  
1/4" = 1'-0"



② EAST ELEVATION  
1/4" = 1'-0"



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REVISIONS

**TRAVELEDGE-  
WATER EDGE  
HOTEL**

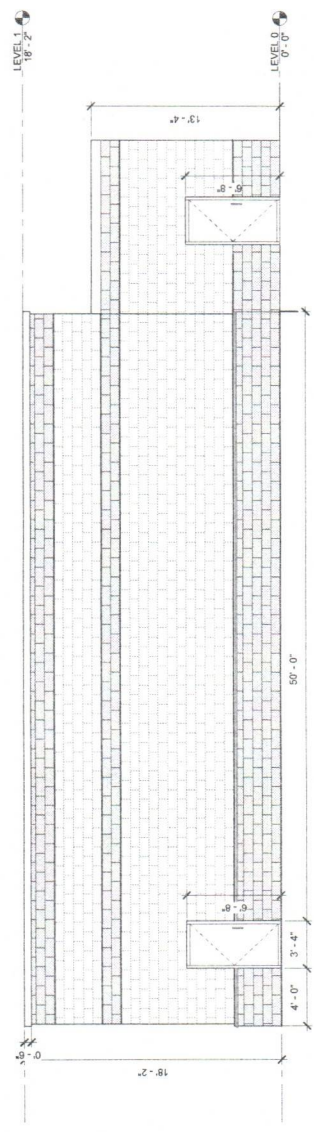
**POOL ADDITION**

3700 NORTHWESTERN AVE  
FOURIE, NH

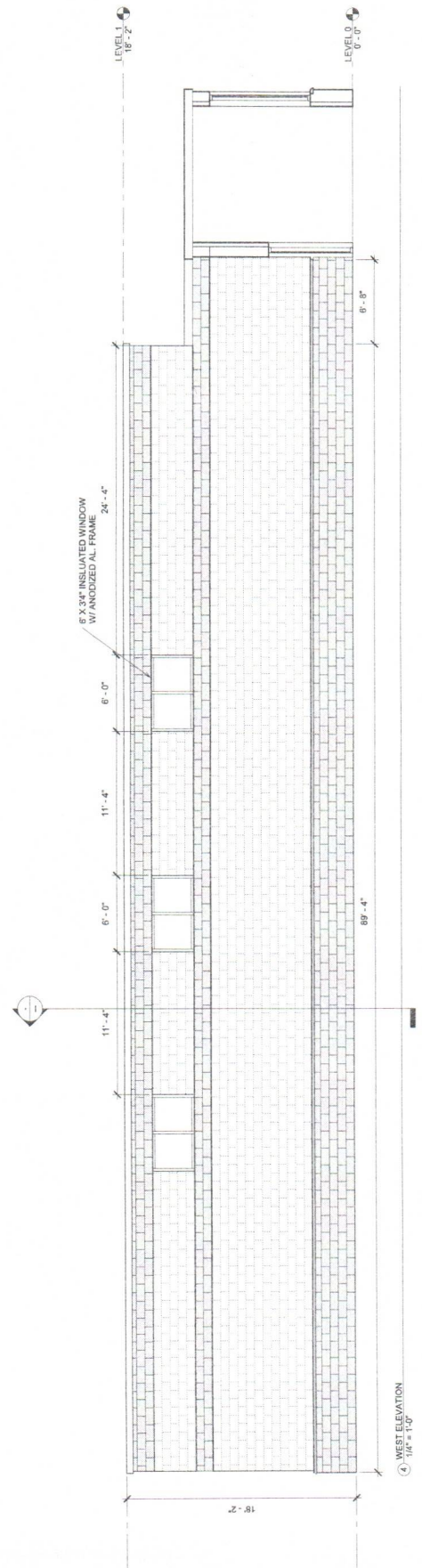
**ELEVATIONS**

PROJECT NUMBER	21-6263
DATE	1/26/22
SCALE	1/4" = 1'
DRAWN BY	JFJ
CHECKED BY	KLU

**A2.1**



③ NORTH ELEVATION  
1/4" = 1'-0"



④ WEST ELEVATION  
1/4" = 1'-0"



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Area_Workplane	Fc	46.16	65.3	11.4	4.05	5.73

Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
⊙	14	HBS-18L	16834	0.900	HB-18L-40K-UL-MW

Reflectances: Ceiling .60, Walls .50, Floor .20  
Mounting Height: 16' AFF



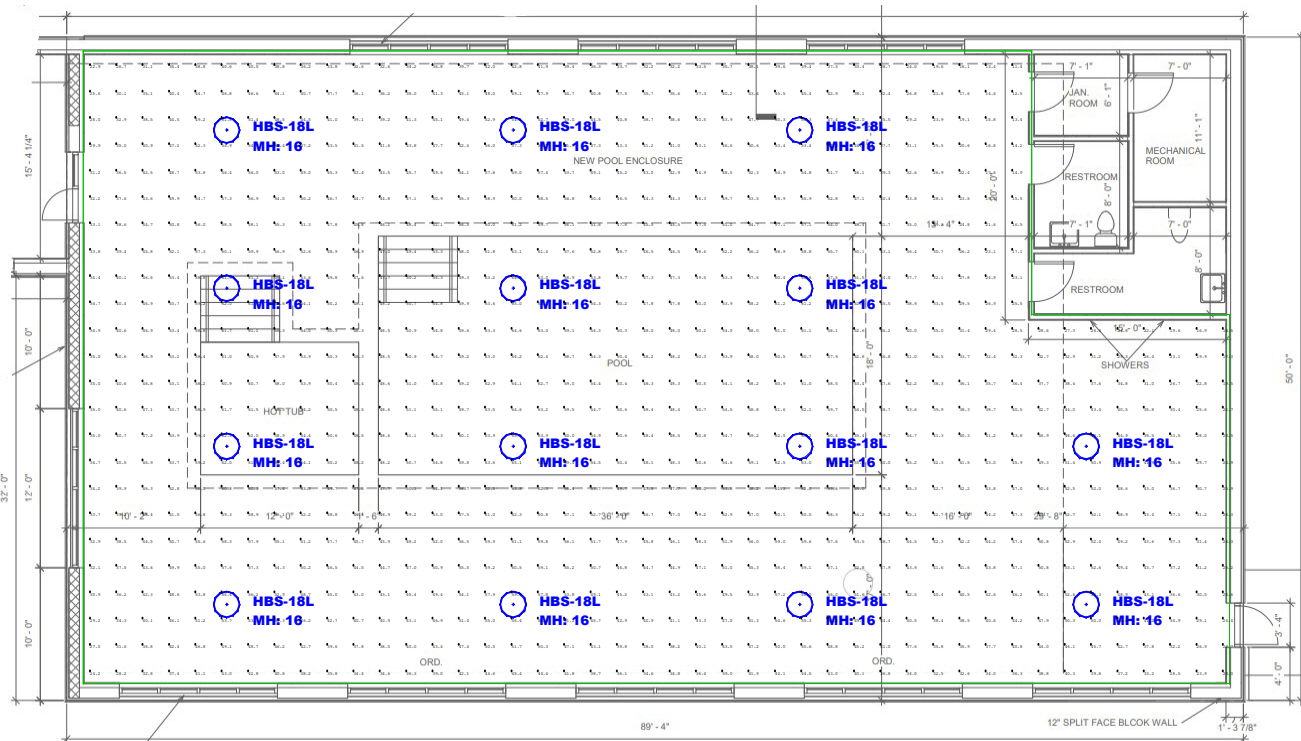
**HBS-18L-50K-UL**

**Features:**

- Frosted lens to reduce glare
- Instant on to full brightness
- Energy efficient
- Wide light distribution
- High efficacy at 142 lumens per watt
- Light weight for easy installation
- Lower maintenance costs
- Available 3000K, 4000K, and 5000K color temperatures
- IP65 Rated for wet locations
- Operating temp -40°C - +60°C -40°F - +140°F
- Dimensions 21.6" x 21.6" x 5.20"
- LM79/80 report available
- TM21 Reported Values as listed in DLC QPL
- TM21 Calculated Values subject to manufacturer's interpretation and available on request.
- 7 year warranty
- 0-10 V DC dimming standard
- DLC Premium 5.0 under Nuwave except HBS-18L
- UL, RoHS and FCC certified
- NSF certified-Splash zone/ Non-Food zone
- Input voltage 120-277V (UL) or 347-480V (UH)
- Field Replaceable driver
- CRI > 84

**Available Options:**

- 6' cord and plug
- Cable suspension system
- Stainless steel wire guard
- Occupancy sensor/ Daylight harvesting
- Pendant hook



Customer responsible to verify ordering information/catalogue number prior to placing order



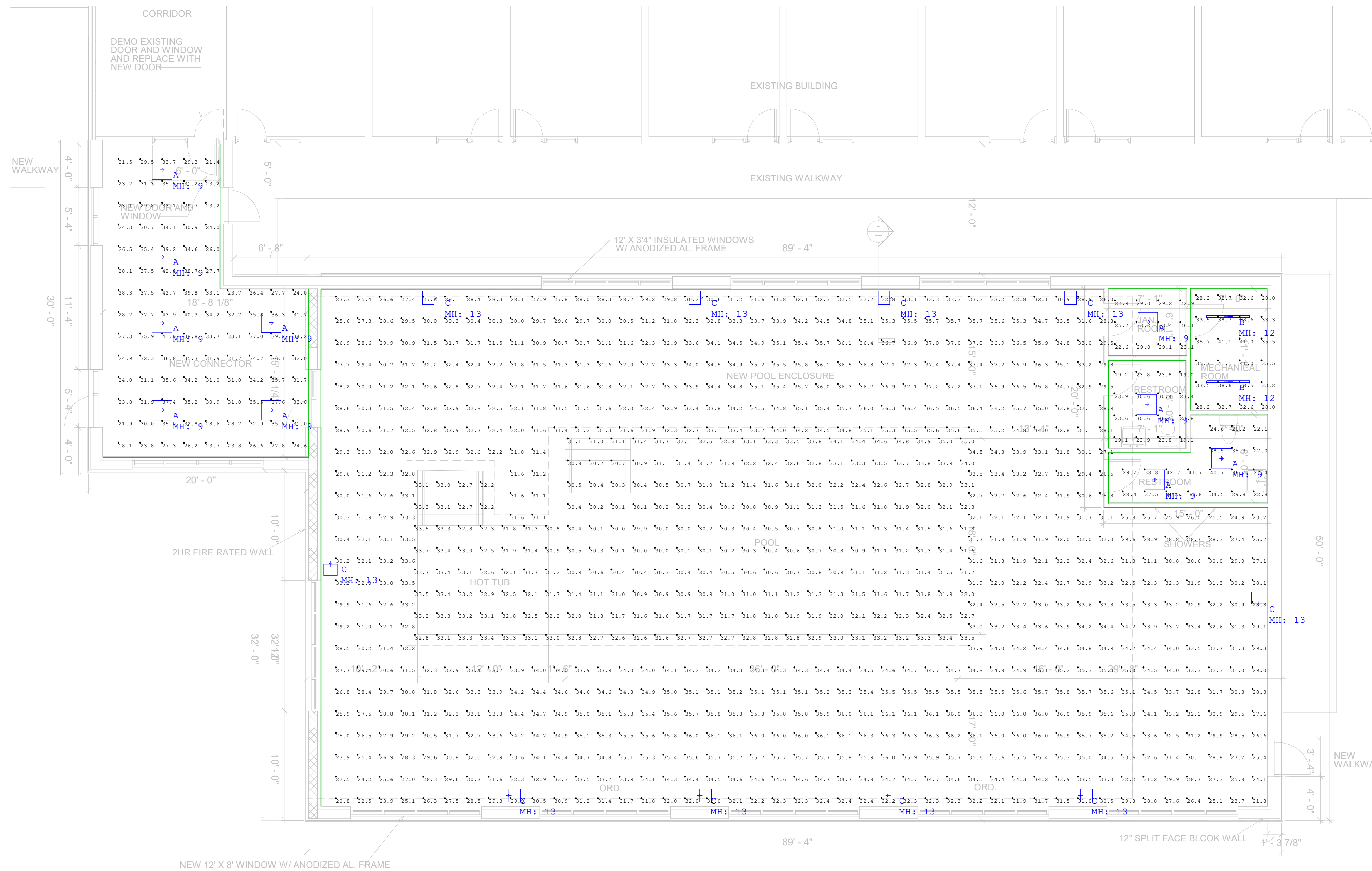
Drawn By: Nick Harms

Checked By: NAH

Date: 3/3/2022

**Travelodge Watersedge  
Pool House**

**R1**



Scale: 1 inch= 6 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
JANITOR ROOM_Workplane	Illuminance	Fc	27.18	33.4	22.6	1.20	1.48
MECHANICAL ROOM_Workplane	Illuminance	Fc	34.90	41.1	28.0	1.25	1.47
NEW CONNECTOR_Workplane	Illuminance	Fc	31.40	43.9	18.1	1.73	2.43
POOL ROOM DECK_Floor	Illuminance	Fc	32.56	37.4	20.8	1.57	1.80
POOL_Surface	Illuminance	Fc	31.86	35.0	29.9	1.07	1.17
RESTROOM_Workplane	Illuminance	Fc	24.28	30.6	19.0	1.28	1.61
RESTROOM_Workplane_1	Illuminance	Fc	33.09	42.7	22.1	1.50	1.93

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
⬢	10	A	COLUMBIA	CFP22-██████████	SINGLE	██████	██████	0.900
▬	2	B	COLUMBIA	CSL4-██████████	SINGLE	██████	██████	0.900
⬢	10	C	METEOR	RI-██████████-WHT-WLM-GSV-NAT	SINGLE	██████	██████	0.900

1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents

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**jth**  
 LIGHTING ALLIANCE

Calculated light levels shown are estimates based on information available at time of layout request. Due to unknown site conditions JTH Lighting assumes no responsibility for installed light levels.

Project #: 37787  
 Date: 3/1/2022  
 Paper Size: ARCH D - 24x36

TRAVELODGE WATER EDGE HOTEL POOL ADDITION  
 RACINE, WI

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