

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

5/2/22
12:09 p.m.

RECEIVED

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Legistar # _____

1. Project Information

Address: 4301 East Towne Boulevard, Madison, WI 53704

Title: Culver's Drive-Thru Improvements

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested June 15, 2022

<input type="checkbox"/> New development	<input checked="" type="checkbox"/> Alteration to an existing or previously-approved development
<input type="checkbox"/> Informational	<input type="checkbox"/> Initial approval
	<input checked="" type="checkbox"/> Final approval

3. Project Type

<input type="checkbox"/> Project in an Urban Design District	Signage
<input type="checkbox"/> Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)	<input type="checkbox"/> Comprehensive Design Review (CDR)
<input type="checkbox"/> Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)	<input type="checkbox"/> Signage Variance (i.e. modification of signage height, area, and setback)
<input type="checkbox"/> Planned Development (PD)	<input type="checkbox"/> Signage Exception
<input type="checkbox"/> General Development Plan (GDP)	Other
<input type="checkbox"/> Specific Implementation Plan (SIP)	<input type="checkbox"/> Please specify
<input checked="" type="checkbox"/> Planned Multi-Use Site or Residential Building Complex	_____

Signage

- Comprehensive Design Review (CDR)
- Signage Variance (i.e. modification of signage height, area, and setback)
- Signage Exception

Other

- Please specify

4. Applicant, Agent, and Property Owner Information

Applicant name

Joe Mayer

Street address

4201 Winfield Road, Suite 600

Telephone

630-487-5563

Company Kimley-Horn

City/State/Zip Warrenville, IL 60555

Email joe.mayer@kimley-horn.com

Project contact person

Joe Mayer

Street address

4201 Winfield Road, Suite 600

Telephone

630-487-5563

Company Kimley-Horn

City/State/Zip Warrenville, IL 60555

Email joe.mayer@kimley-horn.com

Property owner (if not applicant)

Dean Meier

Street address

4301 East Towne Boulevard

Telephone

608-334-3136

City/State/Zip Madison, WI 53704

Email dmeier3136@charter.net

Urban Design Commission Application (continued)

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing fee**
- Electronic Submittal***
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

Each submittal must include fourteen (14) 11" x 17" **collated** paper copies. Landscape and Lighting plans (if required) must be **full-sized and legible**. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies **must** be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

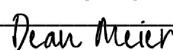
**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jacob Moskowitz & Colin Punt on 4/21/22.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Joe Mayer

DocuSigned by:



736C57925DEA4CE

Relationship to property Consultant

5/2/2022

Authorizing signature of property owner

Date

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (*per §35.24(6) MGO*)
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (*per §33.24(6)(b) MGO*)
- Comprehensive Design Review: \$500 (*per §31.041(3)(d)(1)(a) MGO*)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (*per §31.041(3)(d)(1)(c) MGO*)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (*per §31.041(3)(d)(2) MGO*)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex

URBAN DESIGN COMMISSION APPROVAL PROCESS

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Variance requests)
- Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

Presentations to the Commission

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.

Applicants are encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed. **Applicants/presenters are responsible for all presentation materials, AV equipment and easels.**

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

UDC

The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1" = 40' or larger

**** All plans must be legible, including the full-sized landscape and lighting plans (if required)**

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in both black & white and color for all building sides (include material callouts)
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), plus:

- Grading Plan
- Proposed Signage (if applicable)
- Lighting Plan, including fixture cut sheets and photometrics plan (*must be legible*)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

4. Comprehensive Design Review (CDR) and Variance Requests (Signage applications only)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Variance criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets Ch. 31, MGO compared to what is being requested.
- Graphic of the proposed signage as it relates to what the Ch. 31, MGO would permit

May 2, 2022

City of Madison
Planning Division
215 Martin Luther King Drive
Madison, WI 53701

**RE: *Letter of Intent; Culver's Drive-Thru Improvements
4301 East Towne Boulevard
Madison, Wisconsin 53704***

Kimley-Horn and Associates, Inc. (Kimley-Horn), serves as the engineering consultant for Dean Meier, the owner and operator of the existing Culver's Restaurant at 4301 East Towne Boulevard in Madison, Wisconsin. On behalf of Dean Meier, Kimley-Horn has prepared applications for an Alteration to the existing Conditional Use permit and a review at the Urban Design Commission. The project involves an alteration to the existing drive thru lane, with the construction of a side-by-side double drive-thru to serve the existing restaurant. Proposed site improvements are limited to the northeast end of the site, where the existing single lane drive thru operates today. Improvements include paving, landscaping, and access modifications.

The existing 1.69-acre property is zoned C-C (Commercial Center District). Kimley-Horn understands the existing restaurant and its associated indoor seating, outdoor seating, and drive thru amenities are an approved use under the current conditional use permit. The existing Culver's restaurant is approximately 4,922 square feet with 82 parking spaces and a single lane drive-thru serving the building. Based on City parking requirements, 50 parking spaces are required to serve the existing restaurant.

Drive-thrus have been a growing aspect of Culver's Restaurant's business, even prior to the COVID pandemic. The pandemic has highlighted a need to amend restaurant operations such that they are more accommodating to the shift from sit down to drive thru sales. This second order point allows food orders to be processed more quickly, thus reducing the wait or queue time prior to the menu board. Culver's provides "order-waiting" spaces in the form of designated parking spaces to manage the wait time after the menu board. By implementing both of these procedures, Culver's will be able to manage the disruption to circulation within their parking lot and prevent any negative impact on the local roadway network. The side-by-side drive-thru is an established operating condition for other restaurant users in the area as well.

As shown on the Civil Engineering Plans prepared by Kimley-Horn, the dual order points will be installed on the north end of the property. The improvements will also involve the relocation of the existing access point on East Towne Way. At the request of the City's Traffic Engineer, this relocated access has been revised to an entrance only. The improvements on site will result in a net loss of 4 parking stalls, but the site will still meet minimum code requirements. Landscaping has been proposed in a new island around the second order point to provide screening around the proposed equipment. Kimley-Horn is not aware of any variances or deviations from the code that would be required to install the second order point.

Sincerely,



Joseph Mayer
Kimley-Horn and Associates, Inc
Phone: 630-487-5563
Email: joe.mayer@kimley-horn.com

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PLAT OF SURVEY WITH TOPOGRAPHIC DATA

Lot 3 of Certified Survey Map 14486 (Vol. 99, Pages 286-314) in the Northeast and Southeast 1/4s of the

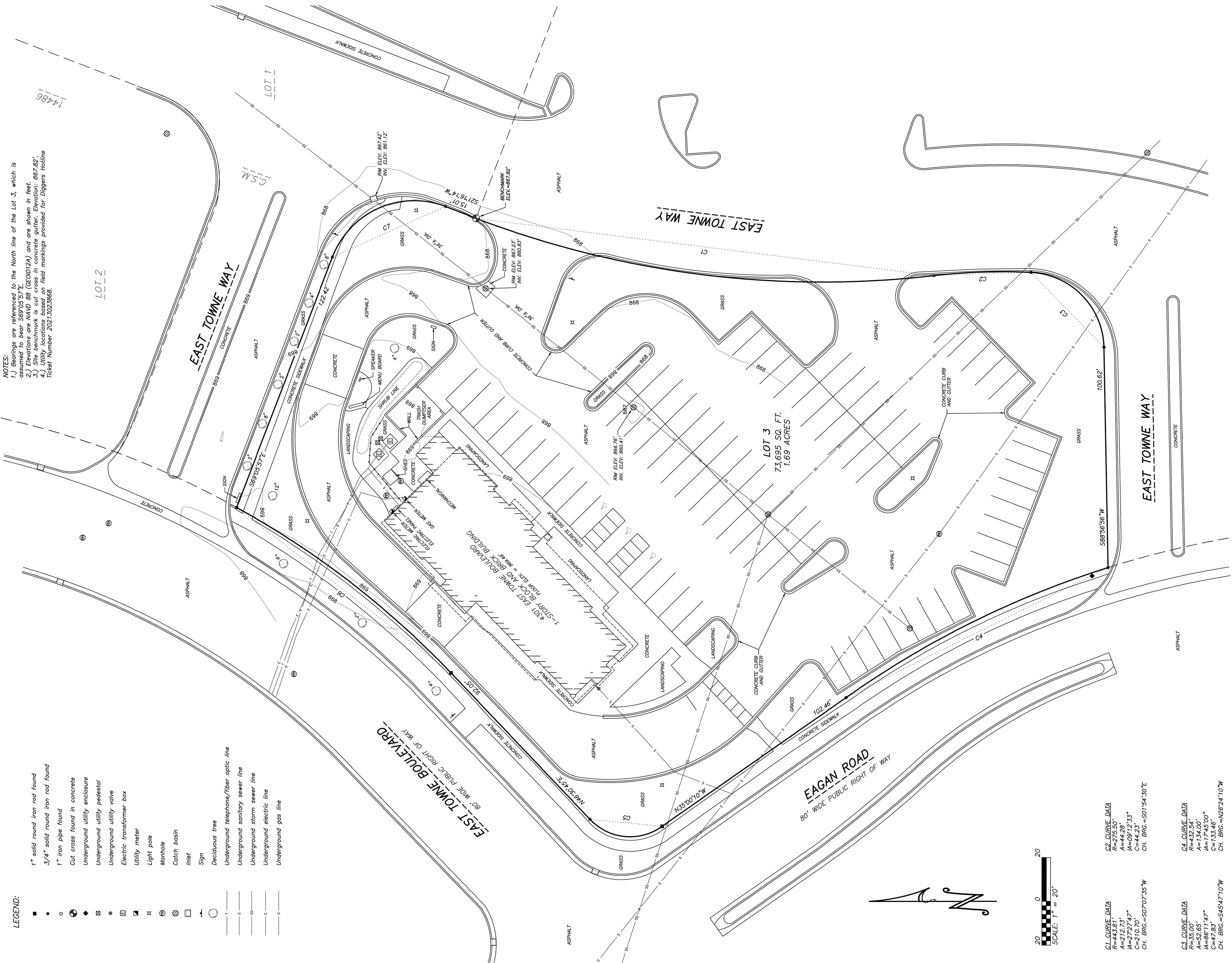
Southeast 1/4 of Section 28, Town 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

LEGEND:

- 1" solid round iron rod found
- 3/4" solid round iron rod found
- 1" iron pipe found
- Cut cross found in concrete
- ◆ Underground utility enclosure
- ☒ Underground utility pedestal
- Underground utility valve
- Electric transformer box
- Utility meter
- Light pole
- Manhole
- Catch basin
- Inlet
- Sign
- Deciduous tree
- Underground telephone/fiber optic line
- Underground sanitary sewer line
- Underground storm sewer line
- Underground electric line
- Underground gas line

NOTES:

- 1.) Bearings are referenced to the North line of the Lot 3, which is assumed to bear 569-05-57E.
- 2.) Elevations are NAVD 88 (GEOID12A) and are shown in feet.
- 3.) Site benchmark is a cross in concrete gutter. Elevation: 867.82'.
- 4.) Utility locations based on field markings provided for Diggers Hotline.



SCALE: 1" = 20'

C1. CURVE DATA
R=35.00',
A=16.21',
A=32°59'54",
C=33.13',
CH. BRG.=N05°33'26"E
CH. BRG.=S45°47'00"W

C2. CURVE DATA
R=406.97',
A=43.81',
A=27°27'33",
C=44.23',
CH. BRG.=S01°54'30"E

C3. CURVE DATA
R=35.00',
A=12.73',
A=32°59'54",
C=33.13',
CH. BRG.=N05°33'26"E
CH. BRG.=S45°47'00"W

C4. CURVE DATA
R=422.54',
A=134.00',
A=17°28'35",
C=133.46',
CH. BRG.=N37°39'51"E
CH. BRG.=S26°24'10"W

C5. CURVE DATA
R=15.00',
A=16.21',
A=32°59'54",
C=33.13',
CH. BRG.=N05°33'26"E
CH. BRG.=S45°47'00"W

C6. CURVE DATA
R=406.97',
A=43.81',
A=27°27'33",
C=44.23',
CH. BRG.=S01°54'30"E

C7. CURVE DATA
R=400.00',
A=62.83',
A=90°00'11",
C=56.57',
CH. BRG.=S24°05'57"E

PREPARED FOR:
Kinney-Horn and Associates, Inc.
4201 Winsted Road, Suite 600
Warrenville, IL 60555
(630) 487-3550
DRAWN BY _____

LAND SURVEY, LLC
517-De Avenue
New Glarus, WI 53574
608-327-5216
www.talarczyksurveys.com

TALARCZYK
LAND SURVEY, LLC
James M. Baker, P.L.S.
Dane County, WI
NEW GLARUS
LAND SURVEY
S-2350
JAMES M.
BAKER
NEW GLARUS
LAND SURVEY
S-2350
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LAND SURVEY
S-2350

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented, and mapped the lands described herein, and that this map is a correct representation thereof in accordance with the information provided.

August 8, 2021

James M. Baker, P.L.S.



(800) 848-8511

Kimley Horn

Horn

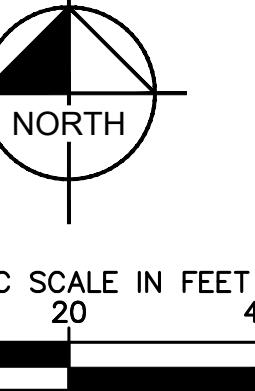
The logo for Oliver's Butter Burgers & Frozen Custard. It features the brand name 'Oliver's' in a large, white, cursive script font inside a blue, rounded rectangular frame. To the right of the script, the words 'BUTTER BURGERS & FROZEN CUSTARD' are printed in a smaller, white, sans-serif font.

CULVER'S DRIVE-THRU IMPROVEMENTS

GENERAL NOTES & DETAILS

ORIGINAL ISSUE 08/13/2021
KHA PROJECT N 268025002
CLIEET NUMBER

C1.0



PIGGERS® HOTLINE

EMOLITION NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.

CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WiSDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.

REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.

CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.

THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.

CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.

EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.

UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "DIGGERS HOTLINE" (1-877-500-9592) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.

COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WiSDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- / / / / CURB REMOVAL
- × × ITEM TO BE REMOVED
-  FULL-DEPTH ASPHALT PAVEMENT REMOVAL
-  CONCRETE REMOVAL
- — — SAWCUT LINE
-  STRIPING REMOVAL

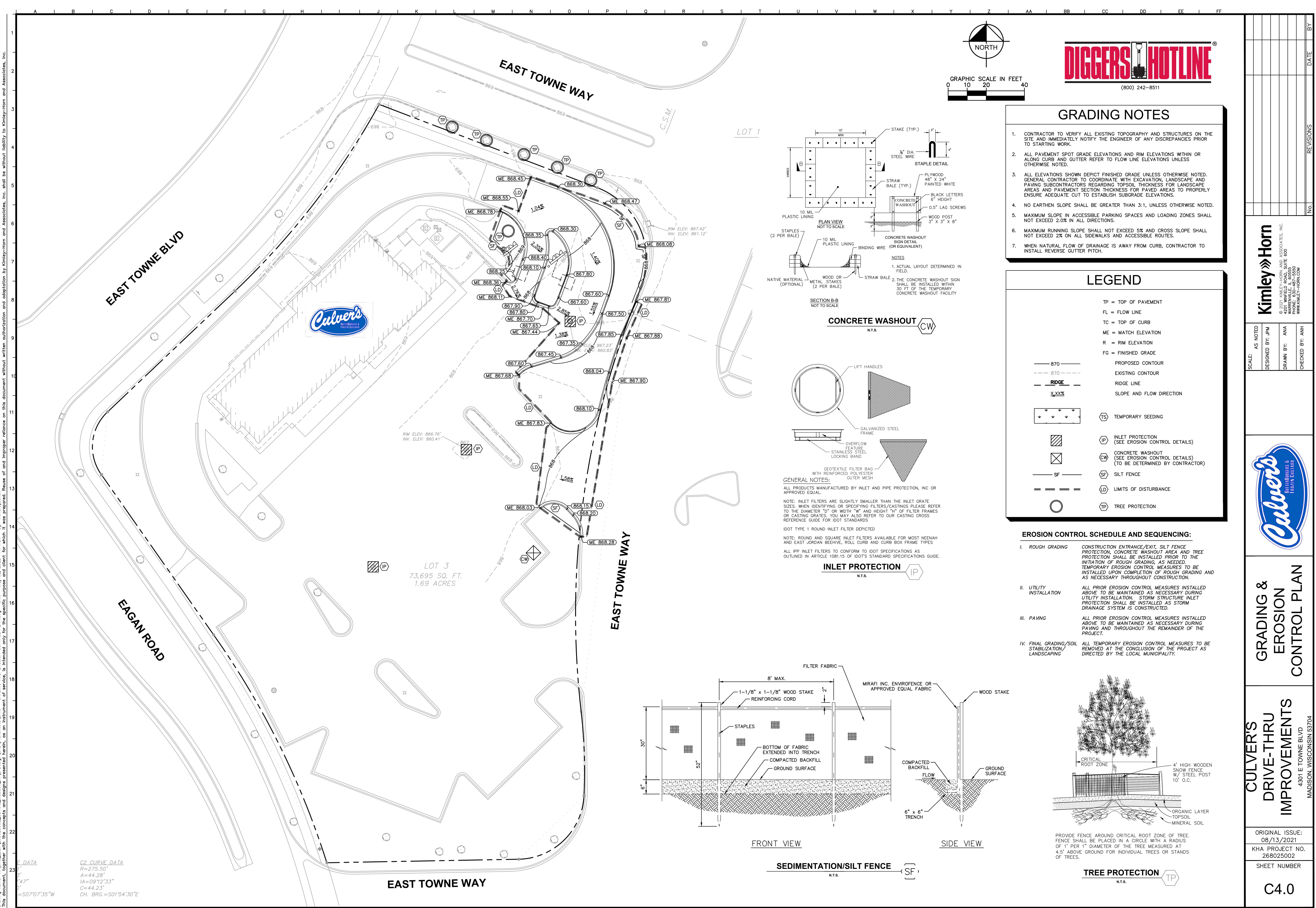
CULVER'S DRIVE-THRU IMPROVEMENTS

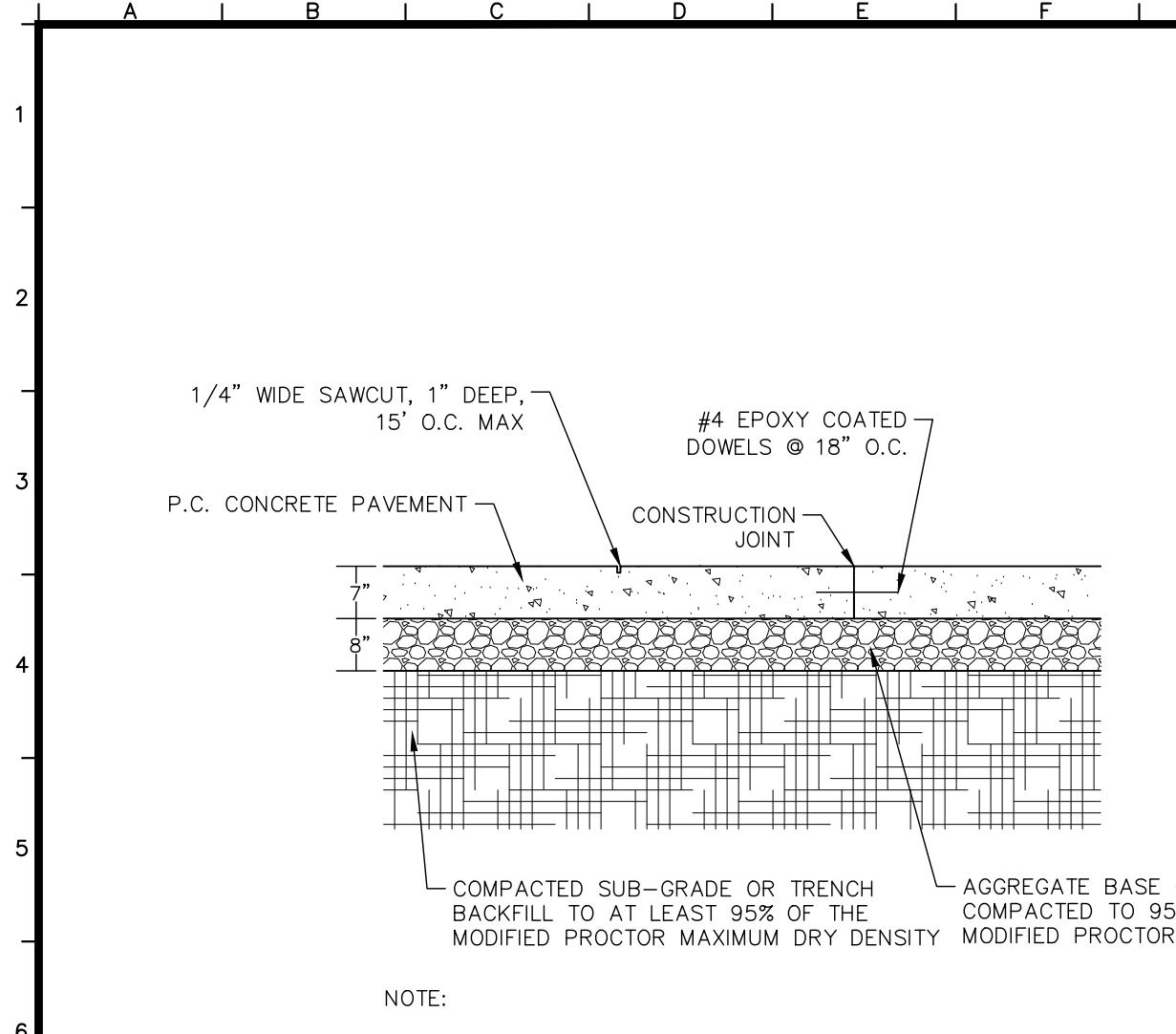
EXISTING CONDITIONS & DEMO PLAN

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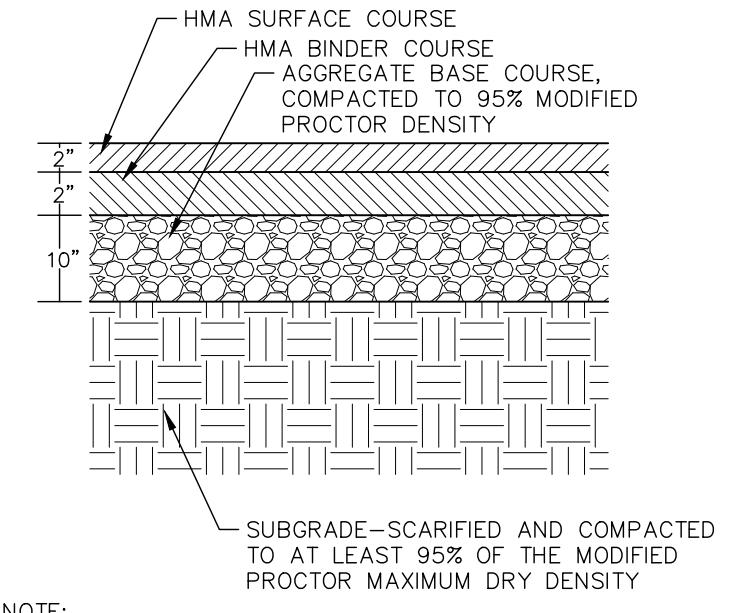
**WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.**





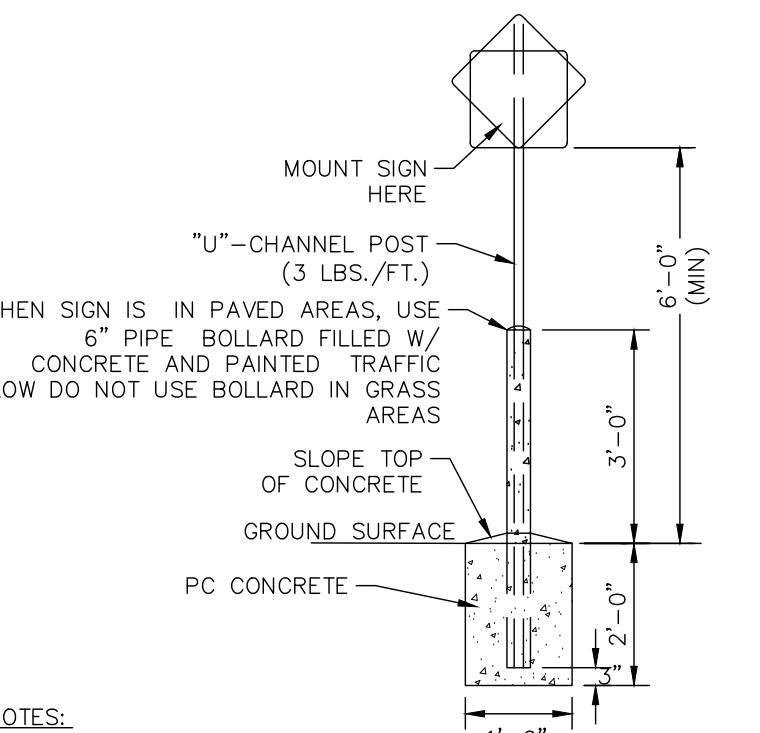
**HEAVY DUTY
CONCRETE PAVEMENT SECTION**

N.T.S.



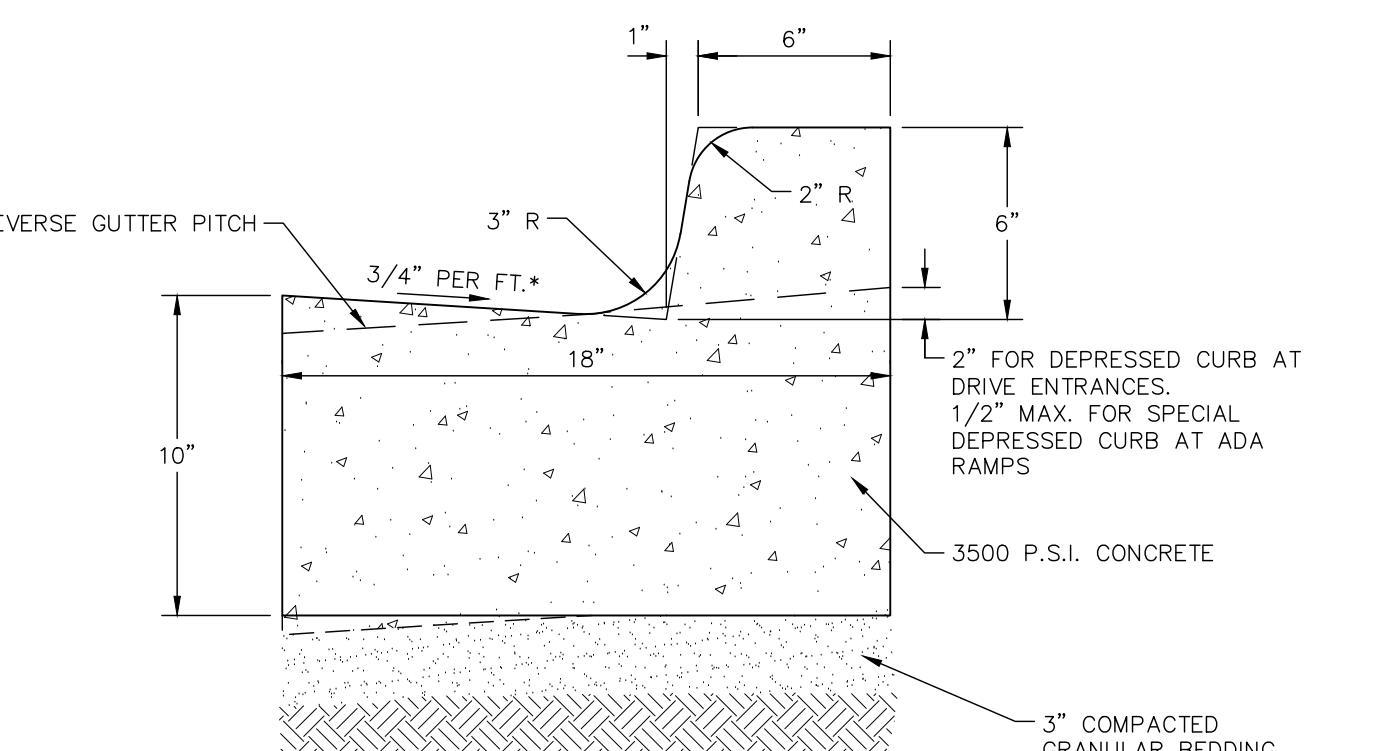
**STANDARD DUTY
ASPHALT PAVEMENT SECTION**

N.T.S. 10/19/20



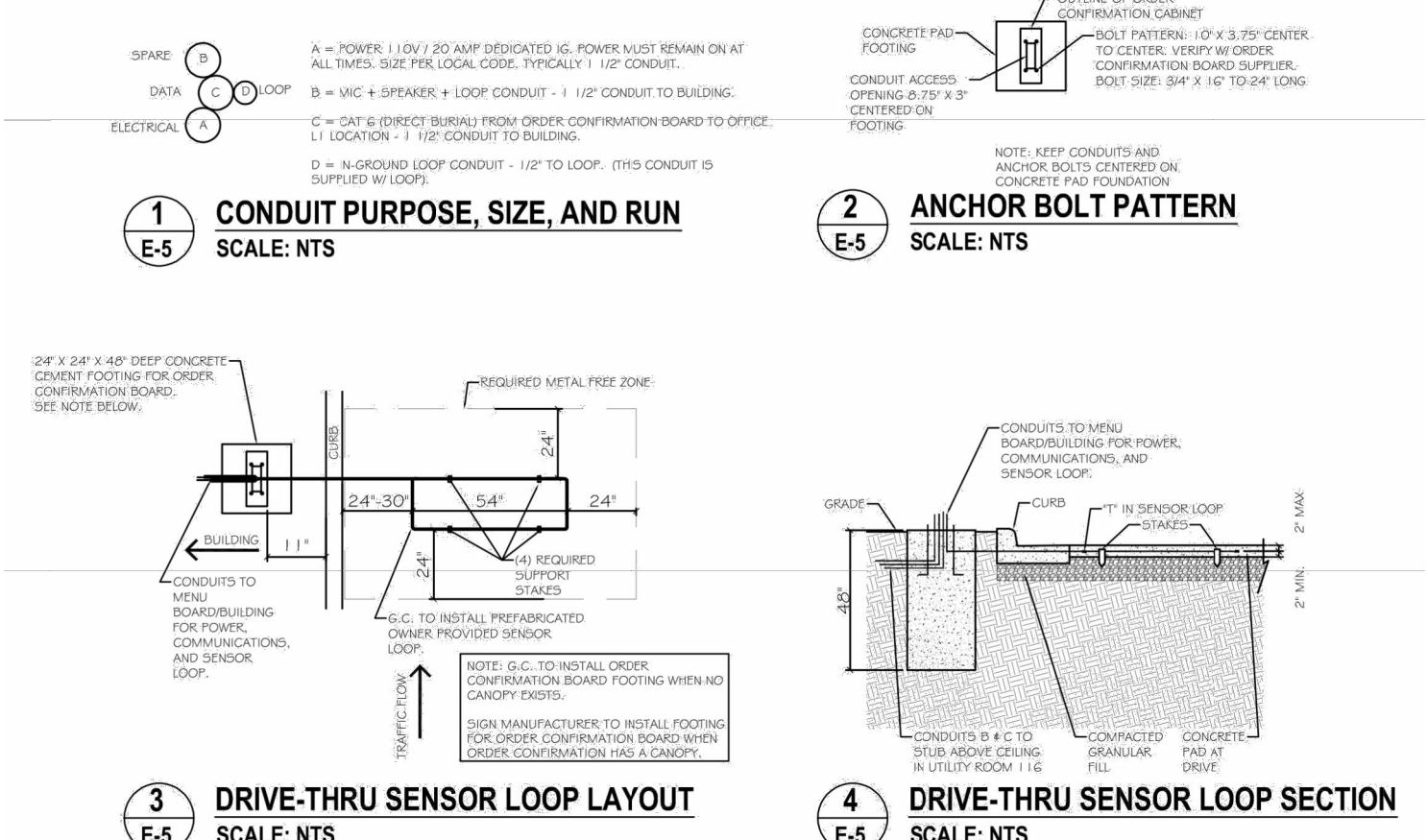
STANDARD SIGN BASE

N.T.S.



6-INCH CURB & GUTTER

N.T.S.



3 DRIVE-THRU SENSOR LOOP LAYOUT

E-5

1 CONDUIT PURPOSE, SIZE, AND RUN

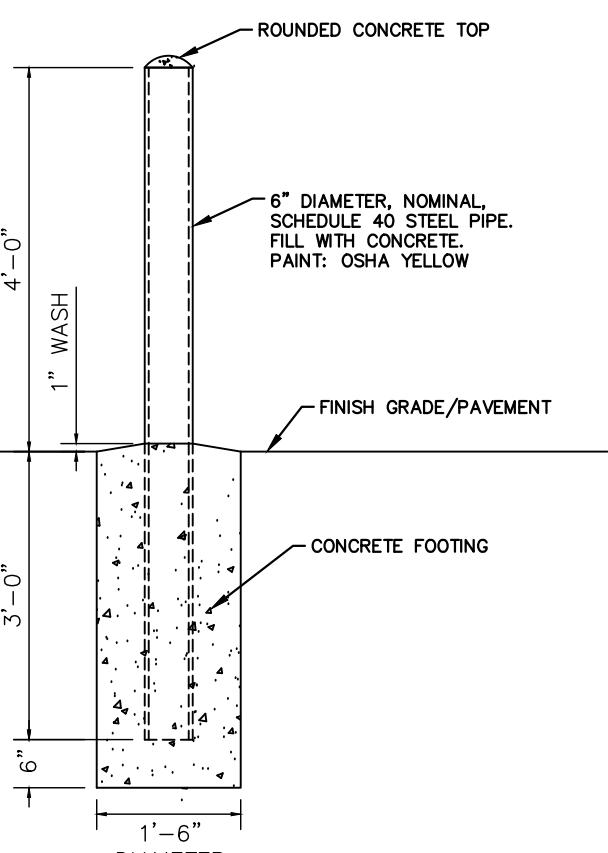
E-5

2 ANCHOR BOLT PATTERN

E-5

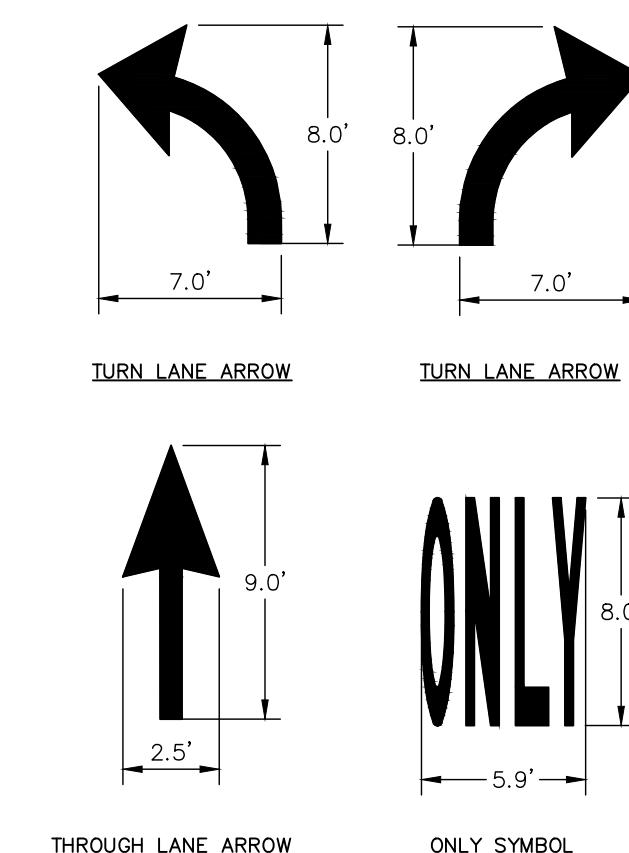
4 DRIVE-THRU SENSOR LOOP SECTION

E-5



6" BOLLARD DETAIL

N.T.S.

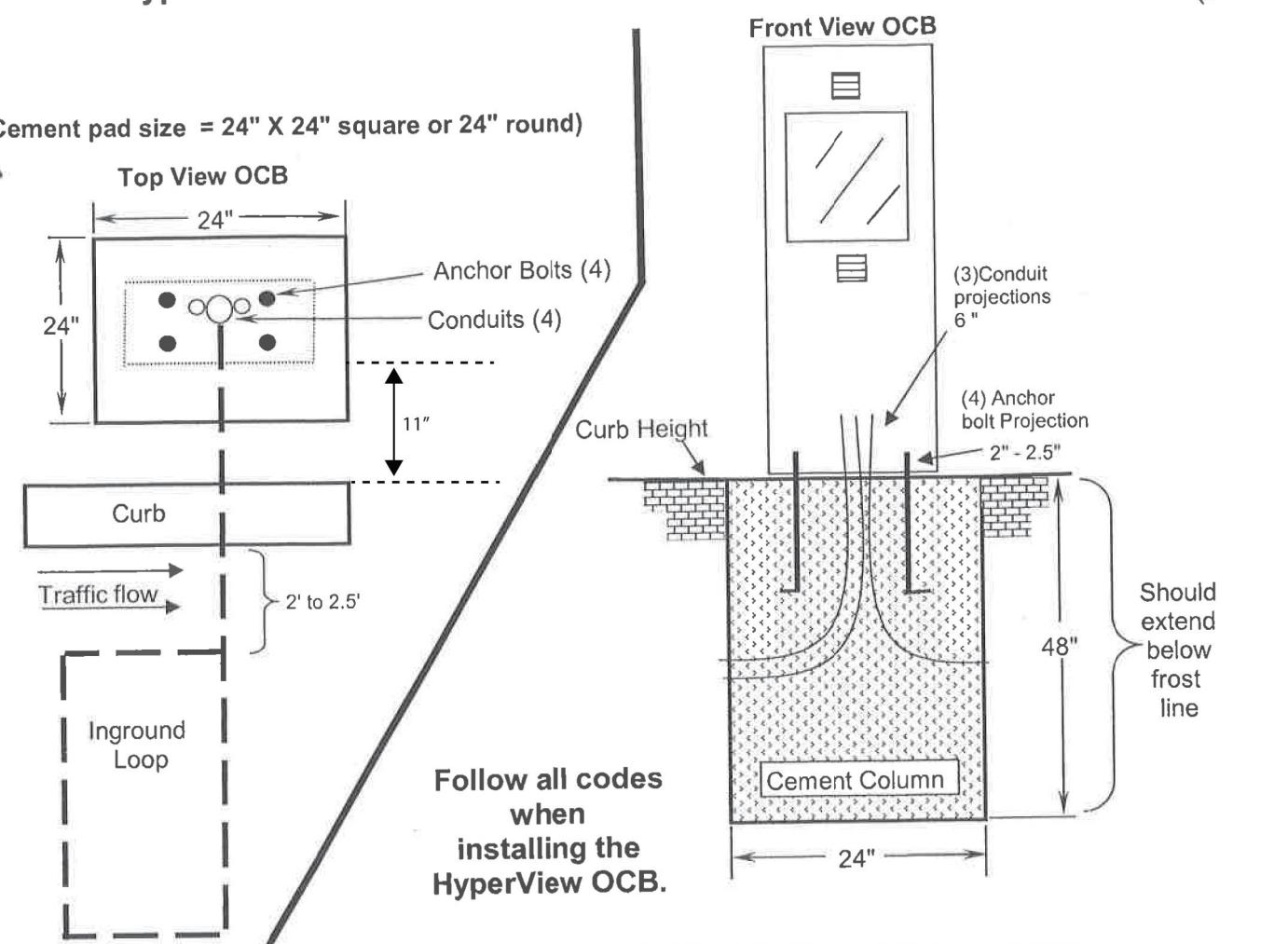


TRAFFIC FLOW ARROW

N.T.S.

HyperView- Order Confirmation Board - Requirements

17



Conduits Purpose, Sizes (minimum), and Runs:
 A = Mic+speaker+ loop conduit - 3/4" to building.
 B = Cat 6 direct burial data conduit - 1" to building.
 C = Inground loop conduit - 1/2" to loop - (this conduit is supplied with loop).

Anchor Bolt:
 Bolt Pattern = 10" X 3.75" CC
 Bolt Size = 1/2" or 5/8" X 16" to 24" L

Important!
 Keep conduits and anchor bolts centered on cement pad.

Be sure to place the menu board in a position that will not be obstructed by the Order Confirmation Board!

**CULVER'S
DRIVE-THRU
IMPROVEMENTS
CONSTRUCTION
DETAILS**

**4301 E TOWNE BLVD
MADISON, WISCONSIN 53704**

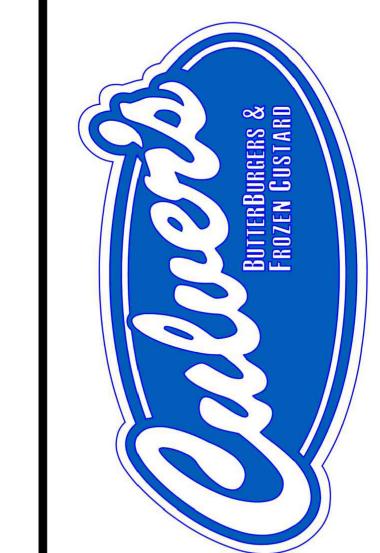
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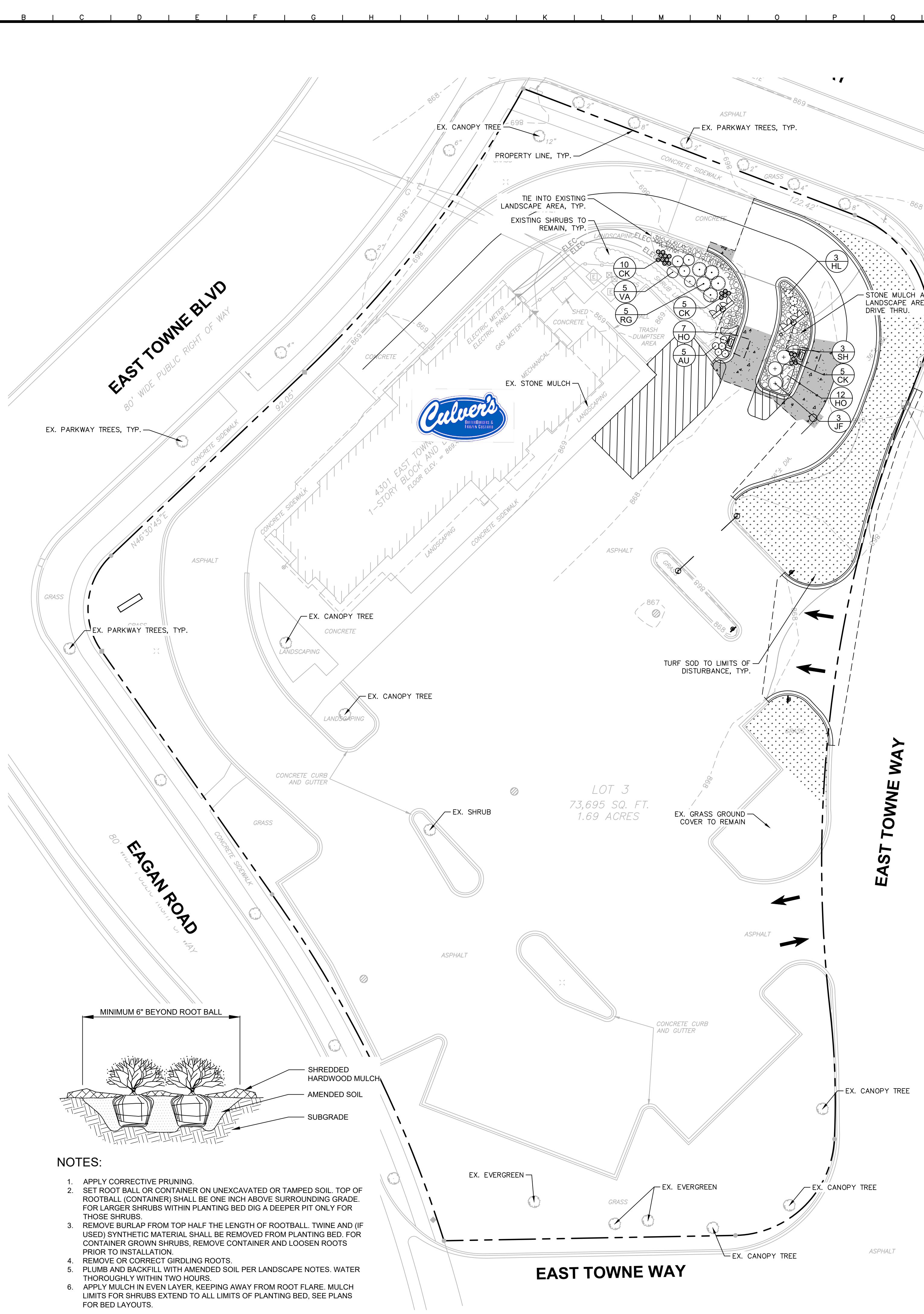
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DIGGERS HOTLINE[®]
 (800) 242-8511

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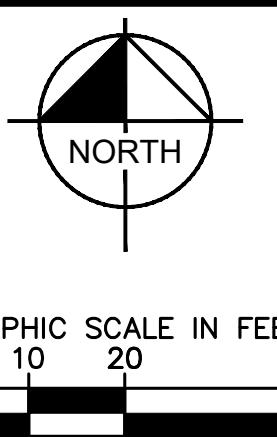


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS REMOVE CONTAINER AND LOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY DURING COOL WEATHER.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

1 SHRUB PLANTING

NTS



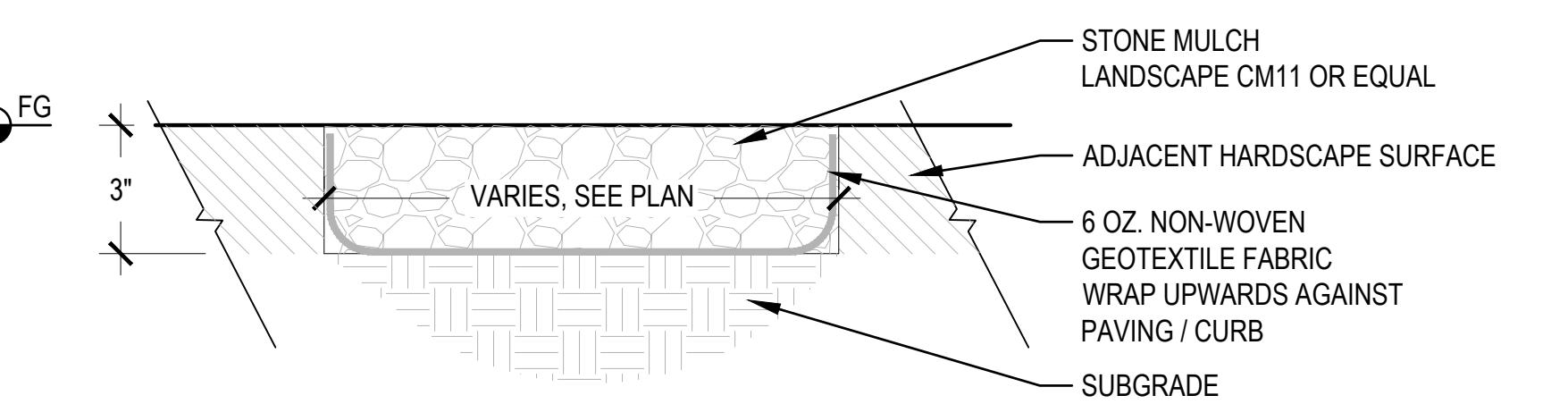
DIGGERS HOTLINE
 (800) 242-8511

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
•	AU	5	ARONIA MELANOCarpa 'UCONNAM166' / LOW SCAPE HEDGER CHokeBERRY	-	SEE PLAN	6" HT MIN
•	HL	3	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	3 GAL	SEE PLAN	18" HT MIN
•	RG	5	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	12" HT MIN
•	VA	5	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN VIBURNUM	3 GAL	SEE PLAN	48" HT MIN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
•	JF	3	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	3 GAL	SEE PLAN	24" SPREAD
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
•	CK	20	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
•	HO	19	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" OC	
•	SH	3	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSSEED	1 GAL	24" OC	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME			
			CM11 STONE MULCH			
			TURF SOD			

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.



2 CM11 STONE MULCH

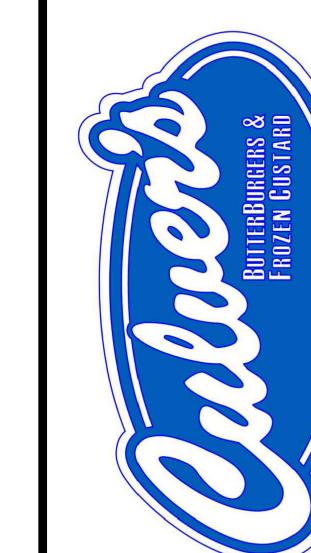
3" = 1'-0"

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MADISON, WISCONSIN 53704

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BY

REVISIONS
No.

DATE

BY