



**TO:** City of Middleton Planning Commission  
**FROM:** Culver Franchising System (CFS) on behalf of BAS-  
**RE:** Plan Commission Narravitve  
**PROJECT:** Restaurant Relocation – From 2906 Parmenter Street & Donna Drive to 3112 Parmenter Street & Lisa Lane  
**DATE:** January 20, 2026

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## Introduction

Culver Franchising System respectfully submits this narrative in support of the proposed relocation of an existing restaurant within the same block at the intersection of Parmenter Street and Lisa Lane. The existing building on the site will be razed in accordance with all applicable local, state, and regulatory requirements and permits.

This narrative provides project background, operational improvements, hours of operation, traffic considerations, and site design features to supplement the Site Plan Review and Conditional Use Permit application.

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## Culver's Commitment to Middleton: Investing in Community and Growth

Culver's has operated in the City of Middleton since 1992 and has maintained a long-standing presence within the community. The restaurant currently employs approximately 70 individuals and remains an active contributor to local employment and community engagement.

The proposed relocation represents a significant reinvestment in the corridor and an opportunity to modernize the facility while improving site operations and circulation. The intent is to enhance the guest experience, improve internal traffic flow, and provide a high-quality architectural presence consistent with Middleton's development standards.

This isn't just about a restaurant. It's about revitalizing a space, creating opportunity, and reaffirming our promise to Middleton: Culver's is here to stay, and we're here to make a difference.

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## Updated Site Plan Review and CUP timeline:

- **February 24, 2026:** Submittal for Site Plan Review and Conditional Use Permit
- **February 26, 2026:** Deadline for staff to send public hearing notice to newspaper / mail to nearby property owners
  - March 3, 2026– Deadline for applicant to post yellow sign on property
  - March 5 & March 12 – Public Hearing Notice runs in the Newspaper of Record
- **March 24, 2026:** Plan Commission holds public hearing for CUP
- **April 14, 2026:** Plan Commission final action on CUP and site plan review

## Project Context

- The proposal involves relocation of an existing restaurant with drive-through service to a nearby site within the same block that has historically functioned as a restaurant with drive-through access.
- The relocation maintains continuity of service within the same trade area and does not introduce a new land use to the corridor.

The updated site plan is intended to improve internal circulation, queuing efficiency, and emergency vehicle access while enhancing the architectural presentation along Parmenter Street.

## Hours of Operation

Hours of operation will remain consistent with the existing restaurant:

- **10:00 a.m. – 11:00 p.m., seven days per week**
- From approximately Memorial Day through Labor Day, the Drive-Through and Delivery service may remain open until **midnight**

No change in general operating hours is proposed.

## Traffic and Operational Context

The proposed development represents the relocation of an existing restaurant within the same block. While the building and site configuration are being modernized, the relocation continues to serve the same general customer base and trade area.

Based on operational experience at the existing location, corridor-level traffic demand is not anticipated to materially change as a result of the relocation. The following exhibits are available to support this request and may be referenced as part of the Commission's review:

See Exhibit A: Existing Restaurant Traffic Generation (experiences) attached.

## Key Project Features

### Access and Circulation

The proposed site layout provides improved access management, driveway spacing, and internal vehicle circulation compared to the existing location.

- The eastern driveway is proposed to operate as **right-in / right-out only**, consistent with coordination with the traffic consultant, reducing potential conflict points along Parmenter Street.
- Internal queuing has been expanded to improve stacking efficiency.
- Emergency vehicle access and maneuverability have been enhanced to support overall life safety.

These improvements are intended to minimize potential vehicle spillback and improve overall site function.

## Architectural and Site Enhancements

The proposed building design provides a strong architectural presence along Parmenter Street and is oriented to present finished elevations on all visible sides. The design incorporates required mechanical screening elements integrated into the building form to ensure visual quality from surrounding public viewpoints.

Exterior material options have been developed to balance aesthetic quality with long-term durability and cost management, and final selections will reflect Plan Commission input and staff coordination.

## Code Compliance and Land Use Consistency

The subject property operates as a restaurant with drive-through service as a permitted use. The proposed development maintains the same general use classification and function.

The project has been designed to comply with applicable zoning, site design, landscaping, vehicle and bicycle parking, lighting, delivery and refuse pickup, and building code requirements.

## Conclusion

The proposed relocation provides an opportunity to modernize an existing restaurant within the same corridor while improving internal circulation, emergency access, architectural presence, and overall site functionality.

Culver Franchising System looks forward to continuing coordination with City staff and the Plan Commission to ensure the project aligns with Middleton's development standards and community expectations.

Respectfully submitted,

**Christie Hughes**  
**Sr. Vice President Development, Design & Construction**  
**Culver Franchising System, LLC.**

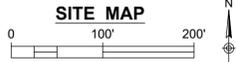
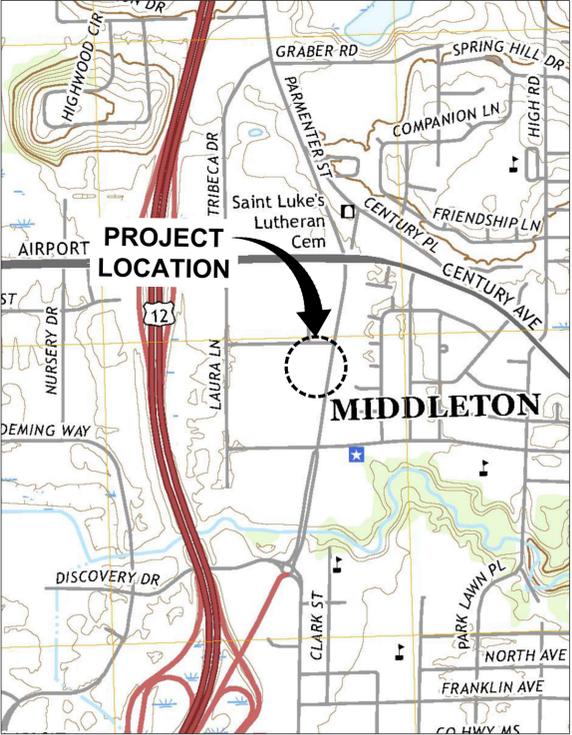
**ISSUED FOR MUNICIPAL REVIEW**

# CULVER'S OF MIDDLETON RELOCATION

## 3112 PARMENTER STREET MIDDLETON, WISCONSIN

CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG

Help Us...  
Help You...  
**Protect**  
Your **Facilities!**



DATE ISSUED

**FEBRUARY 24, 2026**

**BENCHMARKS:**

BM-1 (468) CHISEL "X" N: 495294.9840' E: 787492.8490' ELEV: 925.45	BM-2 (469) CHISEL "X" N: 495020.1230' E: 787443.3130' ELEV: 924.33	BM-3 (393) FOUND NAIL N: 494935.1140' E: 787140.0390' ELEV: 924.37
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CONTACTS

DEVELOPER:  
CULVER FRANCHISING SYSTEM, LLC  
1240 WATER STREET  
PRAIRIE DU SAC, WI 53578  
CONTACT: CHRISTIE HUGHES  
PHONE: 678-478-8254  
EMAIL: CHRISTIEHUGHES@CULVERS.COM

ARCHITECT:  
DESIGN +, INC.  
1449 BARDSTOWN ROAD., SUITE 200  
LOUISVILLE, KY 40204  
CONTACT: KEN BROWN  
PHONE: 502-454-5011, EXT. 113  
EMAIL: KENB@DESIGNPLUSINC.COM

ENGINEER/AGENT:  
ENDPOINT SOLUTIONS CORP.  
6871 S. LOVERS LANE  
FRANKLIN, WI 53132  
CONTACT: JEREMY JEFFERY, P.E.  
PHONE: 414-858-2102  
EMAIL: JEREMYJ@ENDPOINTCORPORATION.COM

DRAWING SHEET INDEX

- CS COVER SHEET
- C1 NSPS/ALTA LAND TITLE SURVEY
- C2 DEMOLITION PLAN
- C3 PROPOSED SITE PLAN
- C4 PROPOSED GRADING AND EROSION CONTROL PLAN
- C5 PROPOSED UTILITY PLAN

**REVISION LOG**

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR



**ALTA/NSPS LAND TITLE SURVEY**  
MIDDLETON, WISCONSIN

LEGAL DESCRIPTION:  
LOT 2, CERTIFIED SURVEY MAP NO. 6017, RECORDED JANUARY 19, 1990 IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 313, AS DOCUMENT NO. 2181672, IN THE CITY OF MIDDLETON, DANE COUNTY, WISCONSIN.

EXCEPT THAT PART CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED OCTOBER 18, 2005 AS DOCUMENT NO. 4122072.

**A. BASIS OF BEARING**

BEARINGS ARE IN REFERENCE TO DANE COUNTY COORDINATE SYSTEM IN WHICH THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2 HAS AN ASSUMED BEARING OF S00°09'51"E, RECORDED BEARINGS ARE IN REFERENCE TO CERTIFIED SURVEY MAP NO. 6017 RECORDED AS DOCUMENT NO. 2181672.

**B. TITLE COMMITMENT**

INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: W-401480  
COMMITMENT DATE: OCTOBER 27, 2025

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. **AFFECTS PROPERTY, NOTHING TO PLOT.**

NOTE: EXCEPTION 1 WILL BE REMOVED ONLY IF NO INTERVENING MATTERS APPEAR OF RECORD BETWEEN THE EFFECTIVE DATE OF THIS COMMITMENT AND THE RECORDING OF THE INSTRUMENTS CALLED FOR AT ITEM 3 OF SCHEDULE B-1, OR IF A GAP ENDORSEMENT IS ISSUED IN CONJUNCTION WITH THIS COMMITMENT AND THE REQUIREMENTS FOR THE ISSUANCE OF "GAP" COVERAGE AS DESCRIBED IN THE ENDORSEMENT ARE MET, INCLUDING THE PAYMENT OF THE PREMIUM.

2. SPECIAL TAXES OR ASSESSMENTS, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS. **NOT SURVEY RELATED.**

NOTE: EXCEPTION 2 WILL BE REMOVED ONLY IF THE COMPANY RECEIVES WRITTEN EVIDENCE FROM THE MUNICIPALITY THAT THERE ARE NOT SPECIAL ASSESSMENTS AGAINST THE LAND, OR THAT ALL SUCH ITEMS HAVE BEEN PAID IN FULL.

3. LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES DUE PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF POLICY. **NOT SURVEY RELATED.**

4. ANY LIEN, OR RIGHT OF A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED.**

5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NO RIGHTS OR CLAIMS FOUND.**

6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **NO ENCROACHMENTS FOUND.**

7. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **NO EASEMENTS FOUND.**

8. ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT. **NO CLAIMS OR EASEMENTS FOUND.**

9. GENERAL TAXES FOR THE YEAR 2025, NOT YET DUE AND PAYABLE. **NOT SURVEY RELATED.**

10. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES. **AFFECTS PROPERTY, GENERAL IN NATURE, NOTHING TO PLOT.**

11. LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE CAPTIONED PREMISES TO U.S.H. "12" (INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF), AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN, RECORDED AUGUST 10, 1950, IN VOLUME 232 OF MISC., PAGE 204, AS DOCUMENT NO. 802720, WHEREIN SAID HIGHWAY IS DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUTES. **AFFECTS PROPERTY, BLANKET STATEMENT.**

NOTE: ACCESS TO SAID HIGHWAY/ROAD REQUIRES A PERMIT. THIS COMMITMENT/POLICY DOES NOT ASSURE THAT THE PREMISES HAS A RIGHT OF ACCESS TO THE HIGHWAY/ROAD, OR THAT A PERMIT HAS BEEN ISSUED FOR ANY EXISTING DRIVEWAY WHICH CONNECTS TO THE HIGHWAY/ROAD, OR THAT IF A PERMIT HAS BEEN ISSUED THAT SAID PERMIT REMAINS IN FULL FORCE AND EFFECT AND HAS NOT BEEN REVOKED OR OTHERWISE TERMINATED.

12. RESERVATIONS FOR AND DEDICATIONS OF EASEMENTS AND RIGHTS OF WAY, BUILDING SETBACK LINES, CONDITIONS, NOTATIONS, AND OTHER MATTERS AS SET FORTH ON CERTIFIED SURVEY MAP NO. 1367, RECORDED JUNE 14, 1974 IN VOLUME 6 OF CERTIFIED SURVEY MAPS, PAGE 9, AS DOCUMENT NO. 1387130. **AFFECTS PROPERTY, SHOWN.**

13. RESERVATIONS FOR AND DEDICATIONS OF EASEMENTS AND RIGHTS OF WAY, BUILDING SETBACK LINES, CONDITIONS, NOTATIONS, AND OTHER MATTERS AS SET FORTH ON CERTIFIED SURVEY MAP NO. 6017, RECORDED JANUARY 19, 1990 IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 313, AS DOCUMENT NO. 2181672; MODIFIED BY RELEASE OF EASEMENT RECORDED APRIL 26, 2016 AS DOCUMENT NO. 5229780. **AFFECTS PROPERTY, SHOWN.**

14. RIGHT OF WAY GRANT UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED APRIL 19, 1976, IN VOLUME 669, PAGE 513, AS DOCUMENT NO. 1465116. **AFFECTS PROPERTY, SHOWN.**

15. RIGHT OF WAY GRANT UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY RECORDED APRIL 19, 1976, IN VOLUME 669, PAGE 513, AS DOCUMENT NO. 1465117. **AFFECTS PROPERTY, SHOWN.**

16. ALL MATTERS AS MAY AFFECT THE CAPTIONED PREMISES AS SHOWN ON TRANSPORTATION PROJECT PLAT NO. 5300-03-30-4.02 RECORDED JULY 29, 2009 AS DOCUMENT NO. 4087102; MODIFIED BY TRANSPORTATION PROJECT PLAT NO. 5300-03-30-4.02 AMENDMENT NO. 1 RECORDED JANUARY 11, 2006 AS DOCUMENT NO. 4151879. **AFFECTS PROPERTY, SHOWN.**

**C. FLOOD NOTE**

ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MIDDLETON, DANE COUNTY WISCONSIN COMMUNITY PANEL NUMBER 55025C0382G, EFFECTIVE ON 1/2/2009 THIS SITE FALLS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

**D. MUNICIPAL ZONING**

ACCORDING TO THE CITY OF MIDDLETON ZONING MAP THIS MU-U (MIXED-USE URBAN ZONING DISTRICT)

**E. PARKING SPACES**

THERE ARE 73 PARKING STALLS ON THIS SITE.

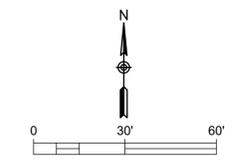
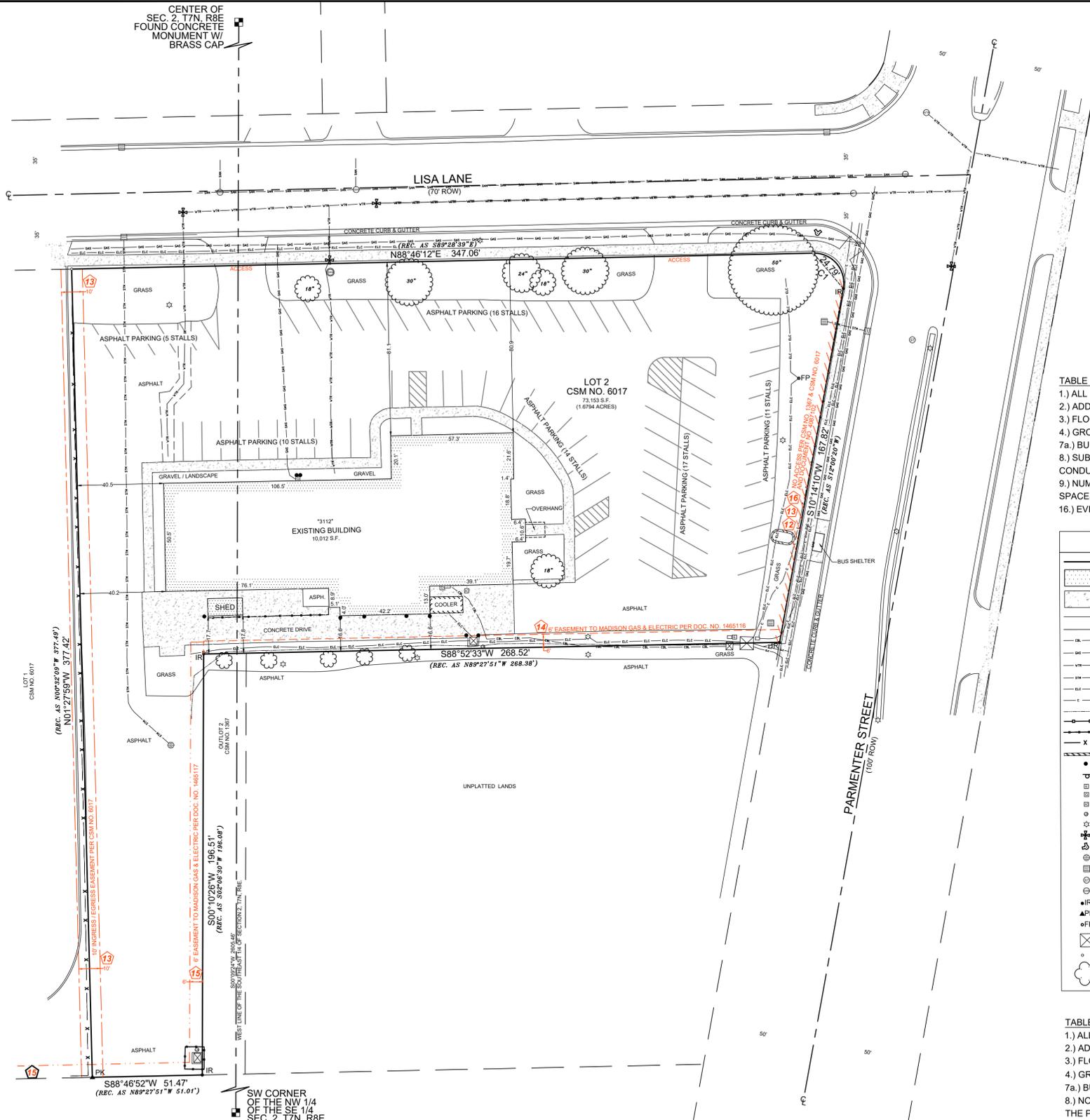
**F. NOTES**

- DIGGERS HOTLINE WAS CONTACTED AS A PART OF THIS SURVEY. ALL UTILITIES SHOWN WERE FIELD LOCATED AND ARE CONSIDERED APPROXIMATE AND SHOULD BE FIELD LOCATED AND VERIFIED PRIOR TO ANY CONSTRUCTION.

- AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.

- IN THE PROCESS OF CONDUCTING THE FIELDWORK, THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE TOLL FREE AT (800) 242-8511.

- ENDPOINT SOLUTIONS CORP. CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000 (COVERAGE).



- TABLE "A" NOTES:**
- 1.) ALL MONUMENTS FOUND OR PLACED, SEE MAP
  - 2.) ADDRESS PER COUNTY RECORDS IS IDENTIFIED ON MAP
  - 3.) FLOOD NOTE CLASSIFICATION, SEE FLOOD NOTE
  - 4.) GROSS LAND AREA: 73,153 S.F. 1.6794 ACRES (SEE MAP)
  - 7a.) BUILDING DIMENSIONS ARE IDENTIFIED, SEE MAP
  - 8.) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, SEE MAP
  - 9.) NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES, SEE PARKING SPACES NOTE.
  - 16.) EVIDENCE OF EARTH WORK, SEE NOTES

**LEGEND**

[Symbol]	PROPERTY LINE
[Symbol]	BUILDING
[Symbol]	CONCRETE SURFACE
[Symbol]	PAVEMENT/CONCRETE/EDGE OF GRASS
[Symbol]	PAVEMENT MARKING
[Symbol]	CABLE / TV LINE
[Symbol]	GAS LINE
[Symbol]	WATER LINE
[Symbol]	STORM LINE
[Symbol]	UNDERGROUND ELECTRICAL LINE
[Symbol]	UNDERGROUND CABLE LINE
[Symbol]	PHONE LINE
[Symbol]	GUARD RAIL
[Symbol]	WOODEN FENCE
[Symbol]	VINYL FENCE
[Symbol]	RETAINING WALL
[Symbol]	BOLLARD
[Symbol]	SIGN
[Symbol]	ELECTRIC PEDESTAL
[Symbol]	GAS METER
[Symbol]	AIR CONDITIONING UNIT
[Symbol]	UTILITY BOX
[Symbol]	LIGHT POLE / FLOOD LAMP
[Symbol]	WATER VALVE
[Symbol]	HYDRANT
[Symbol]	ROUND INLET
[Symbol]	SQUARE INLET / CURB INLET
[Symbol]	STORM MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	3/4" IRON ROD FOUND
[Symbol]	PK NAIL FOUND
[Symbol]	FLAG POLE
[Symbol]	TRANSFORMER PAD
[Symbol]	SET 1" IRON PIPE
[Symbol]	DECIDUOUS TREE (SIZE VARIES)

- TABLE "A" NOTES:**
- 1.) ALL MONUMENTS FOUND OR PLACED, SEE MAP
  - 2.) ADDRESS PER COUNTY RECORDS IS IDENTIFIED ON MAP
  - 3.) FLOOD NOTE CLASSIFICATION, SEE FLOOD NOTE
  - 4.) GROSS LAND AREA: 73,153 S.F. 1.6794 ACRES
  - 7a.) BUILDING FOOTPRINT IDENTIFIED (SEE MAP)
  - 8.) NO EVIDENCE OF SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
  - 9.) NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES, SEE PARKING SPACES NOTE.
  - 16.) EVIDENCE OF EARTH WORK, SEE NOTES

**CURVE TABLE**

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	14.00	21.73	S40°20'9" E	24.79	101°47'20"

To: BAC-Middleton, LLC, a Wisconsin limited liability company  
Star U.W.M. LLC  
Fidelity National Title Insurance Company  
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(b), 16, and 19 (\$1 million) of Table A thereof.

The field work was completed on November 6, 2025.

SIGNED  
*Marc Passarelli*  
MARC C. PASSARELLI  
PROFESSIONAL LAND SURVEYOR S-2817



**Endpoint Solutions**  
6871 S. LOVERS LANE  
FRANKLIN, WI 53132  
PHONE: (414) 427-1200

**NSPS/ALTA LAND TITLE SURVEY**  
**DANE COUNTY, WISCONSIN**  
3112 PARMENTER STREET  
MIDDLETON, WISCONSIN 53562

DRAWN BY: TJS DATE:  
CHECKED BY: NWD 02/24/2026  
APPROVED BY: [Signature]

PROJECT NO.  
1349-001-002  
SHEET NO.  
**C1**



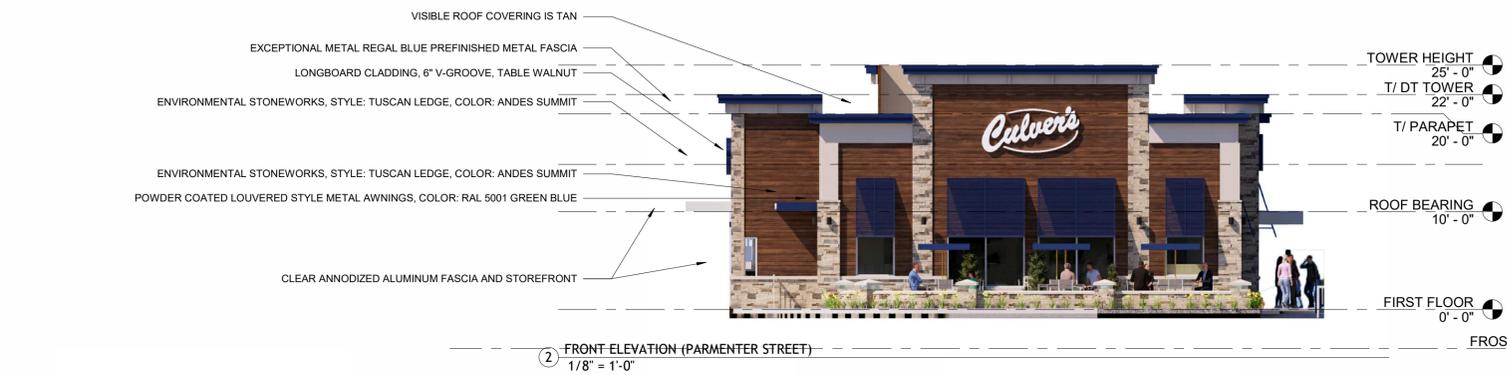








5 DUMPSTER CORRAL PHOTO PRECEDENT  
1/16" = 1'-0"



Culver Franchising System, LLC  
1240 Water Street  
Prairie du Sac, WI 53578  
608-643-7980

CULVERS FRANCHISING SYSTEM, LLC  
METRO XL 2026  
CULVER'S OF MIDDLETON, WI

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Sheet Contents
<b>EXTERIOR ELEVATIONS</b>
Project No. _____
MIDDLETON, WI
Drawn By: _____
KD
Date: _____
02.23.2026
<b>A3</b>



SOUTHWEST AERIAL VIEW



NORTHWEST AERIAL VIEW



LISA LANE RIGHT-IN, RIGHT-OUT



LISA LANE WEST ENTRY

Culver Franchising System, LLC  
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608-643-7980



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CULVERS FRANCHISING SYSTEM, LLC  
METRO XL 2026  
CULVER'S OF MIDDLETON, WI

Sheet Contents  
**RENDERINGS**

Project No. MIDDLETON, WI  
Drawn By: KD  
Date: 02.23.2026

**A3.1**

Renderings are intended for visualization only and may include artistic interpretation. Renderings are not contract documents. Final design, code compliance, and construction requirements shall be governed by the permitted architectural and engineering plans.



NORTHWEST VIEW FROM PARMENTER STREET



SOUTHWEST VIEW FROM INTERSECTION OF PARMENTER STREET & LISA LANE



LANDSCAPE VIEW TO SOUTHWEST FROM STREET INTERSECTION



FRONT (PARMENTER STREET) ELEVATION & DRIVE THRU

Culver Franchising System, LLC  
1240 Water Street  
Prairie du Sac, WI 53578  
608-643-7980



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**CULVERS FRANCHISING SYSTEM, LLC**  
**METRO XL 2026**  
**CULVER'S OF MIDDLETON, WI**

Sheet Contents  
**RENDERINGS**

Project No. MIDDLETON, WI  
Drawn By: KD  
Date: 02.23.2026

**A3.2**

Renderings are intended for visualization only and may include artistic interpretation. Renderings are not contract documents. Final design, code compliance, and construction requirements shall be governed by the permitted architectural and engineering plans.



SOUTHEAST VIEW TO ENTRY, REAR ELEVATION, AND DUMPSTER CORRAL



NORTHEAST VIEW TO BUILDING REAR AND DRIVE THRU

Culver Franchising System, LLC  
1240 Water Street  
Prairie du Sac, WI 53578  
608-643-7980



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CULVERS FRANCHISING SYSTEM, LLC

METRO XL 2026

CULVER'S OF MIDDLETON, WI

Sheet Contents  
**RENDERINGS**

Project No.

MIDDLETON, WI

Drawn By:

KD

Date:

02.23.2026

**A3.3**

Renderings are intended for visualization only and may include artistic interpretation. Renderings are not contract documents. Final design, code compliance, and construction requirements shall be governed by the permitted architectural and engineering plans.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE CULVER'S MIDDLETON PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED CULVER'S MIDDLETON PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.  
*PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.*
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- 23. DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**  
20% KENTUCKY BLUE GRASS  
15% NEWPORT KENTUCKY BLUE GRASS  
15% SR 2100 Kentucky Bluegrass  
25% Creeping Red Fescue  
15% Replicator Perennial Ryegrass  
10% Fiesta 4 Perennial Ryegrass  
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.  
**MAINTENANCE NOTE:**  
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:  
• NECESSARY IRRIGATION (IF REQUIRED)  
• INTEGRATED PEST MANAGEMENT,  
• PROPER FERTILIZATION  
• TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED  
• REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY,  
• WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPARATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

SITE INFORMATION

USDA PLANT HARDINESS ZONE	Sa (-20 to -15 Degrees F)
LOT ZONING	Mixed-Use Urban Zoning District
LOT AREA	73,153 SQ. FT. (1.68 Acres)
SITE BUILDING AREA	4,700 SQ. FT.
TOTAL IMPERVIOUS	
TOTAL GREENSPACE	
SITE LANDSCAPE PERCENTAGE	
TOTAL PARKING STALLS	70 STALLS

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

**LANDSCAPE DESIGN COMPLIANCE:** THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF MIDDLETON LANDSCAPE REQUIREMENTS SET FOR IN SECTION:

- ARTICLE VIII - LANDSCAPING REQUIREMENTS 10.08  
10.08.30 - LANDSCAPING REQUIREMENTS
- Building Foundations(a)For every one hundred (100) linear feet of building foundation, the landscaping installed shall at a minimum meet the number of 80 landscaping points  
307 linear feet of bulding foundation Therefore, *246 landscaping points required*
  - Paved Areas  
(a) For every ten (10) off-street parking stalls or ten thousand (10,000) square feet of pavement (whichever yields the greater landscaping requirement), landscaping shall at a minimum meet the number of landscaping points  
70 parking stalls = *350 landscaping points required*  
41,877 square feet of pavement. Therefore, *210 landscaping points required*
  - Street Frontages(a)For every one hundred (100) linear feet of street frontage of a developed lot abutting a public street right-of-way, the landscaping installed shall at a minimum meet the number of landscaping points specified in Figure 10.08.30d.  
540 linear feet of street frontage Therefore, *540 landscaping points required*
  - Yards  
(b)For every one thousand (1,000) square feet of gross floor area of all principal and accessory buildings on the site, the landscaping installed shall at a minimum meet the number of landscaping points specified in Figure 10.08.30d.  
4,700 square feet of main building Therefore, *94 landscaping points required*

**CONTRACTOR NOTE:** THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF MIDDLETON . THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF MIDDLETON

**SITE LIGHTING DESIGN COMPLIANCE:**

- 33.05 - GENERAL OUTDOOR LIGHTING STANDARDS  
(1)Fixtures and Luminaires  
(a)Outdoor lighting shall use full cut-off fixtures and downward facing. No direct light shall transmit onto adjacent properties.  
(e)The maximum fixture mounting height and color temperature by zoning district shall be:  
Maximum Lumens: 4,000 lumens  
Lighting Fixture Type Permitted: Light-Emitting Diode (LED)  
Maximum Fixture Mounting Height: 20 feet  
Maximum Fixture Color Temperature: 4,000K CCT
- (2)Intensity of Illumination  
(b)The maximum average on-site lighting in nonresidential zoning districts shall be 2.5 foot-candles  
(c)The maximum average on-site lighting in residential zoning districts ) shall be 1.0 foot-candles.  
(e)The maximum foot-candles allowed on adjacent property is 0.4.

PHOTOMETRIC PLAN GENERAL NOTES

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
- ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIN COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMMUNICATION AND ACCESS PANELS FOR ALL UTILITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.



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Project:

CULVER'S MIDDLETON

3112 Parmenter Street  
Middleton, WI 53562

Issuance and Revisions:

Date	Number	Description
02/18/26		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN GENERAL NOTES, LANDSCAPE REQUIREMENTS AND LIGHTING REQUIREMENTS

Date of Drawing:	02/18/26
Scale:	None
Drawn By:	MCD
Job Number:	L25-061
Sheet Number:	

LGD1.0

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.	TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK www.DiggersHotline.com (800) 242-8511 OR
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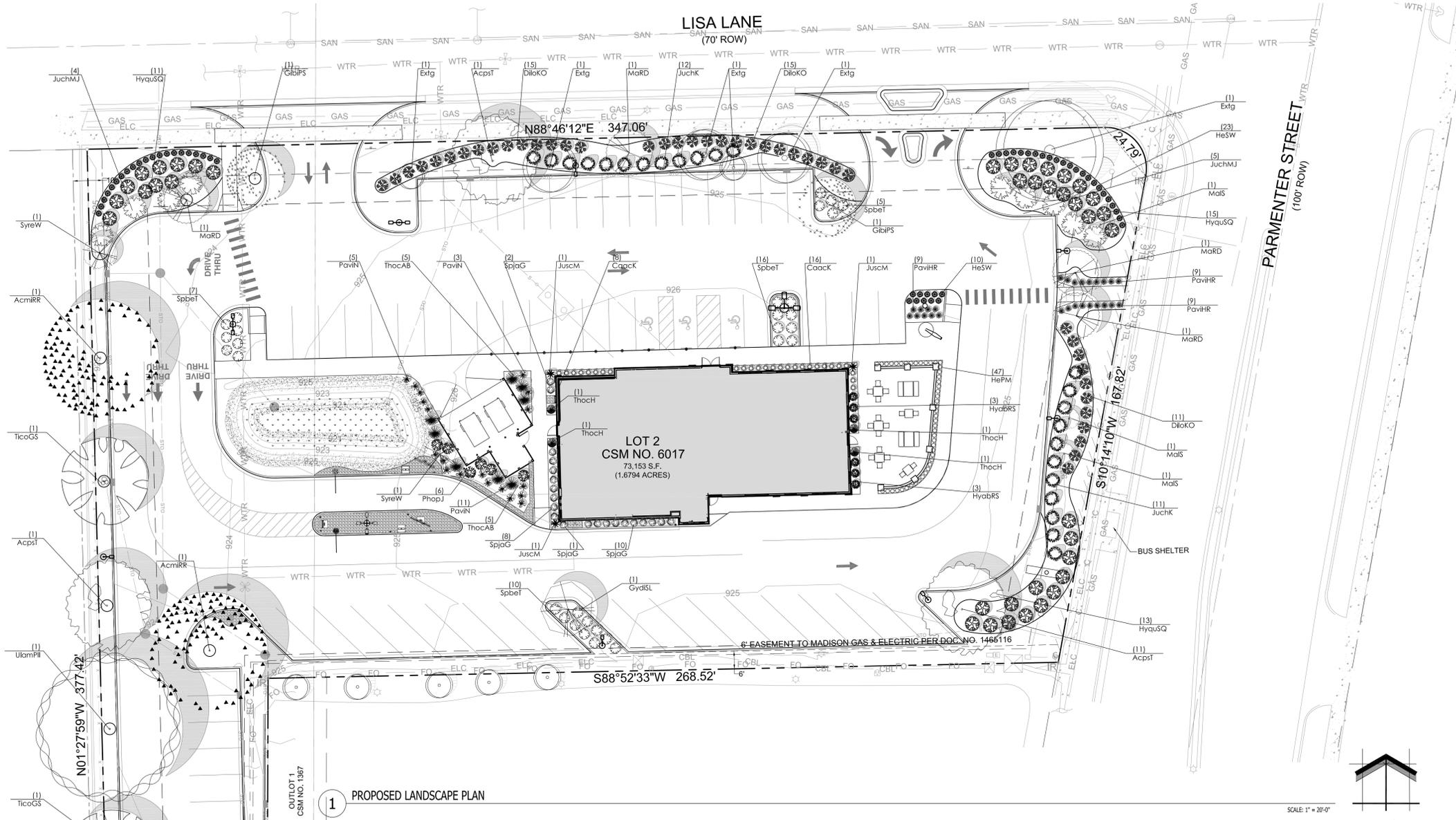
Project:  
**CULVER'S MIDDLETON**  
3112 Parmenter Street  
Middleton, WI 53562

Issuance and Revisions:

Date	Number	Description
02/18/26		Plan Commission Submittal

**INFILTRATION BASIN CONSTRUCTION & RESTORATION NOTES**

- THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
- ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
- TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
- A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH BAY OF THE INFILTRATION BASIN, WITH RESULTS PROVIDED TO THE DESIGN ENGINEER.
- BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
- PROVIDE COMPOST MIXTURE PER PLAN TO THE IDENTIFIED BOTTOM INFILTRATION AREAS. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST. EXISTING SOILS IN COMPOSTED AREAS SHALL BE HELD 3" LOW. 3" OF COMPOST SHALL BE ADDED BRINGING TO FINAL GRADE. AFTER PLACEMENT OF COMPOST PROVIDE 12" DEEP TILL. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. ALL SIDE SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS 1 TYPE A EROSION MATTING.
- DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
- REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.



**1 PROPOSED LANDSCAPE PLAN**

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
<b>Broadleaf Deciduous Tree</b>						
3	AcmiRR	🌳	Acer miyabei 'JFS-KW3AM'	Rugged Ridge Maple	3'-Cal - B&B	1
3	AcpsT	🌳	Acer pseudoplatanus 'Tunpelti'	Regal Peltcoat Sycamore Maple	3'-Cal - B&B	1
2	GibiPS	🌳	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3'-Cal - B&B	1, 6
3	GydiSL	🌳	Gymnocladus dioica 'Skinny Latte'	Skinny Latte Kentucky Coffeetree	2'-Cal - B&B	1
4	MaRD	🌳	Malus 'JFS KW139MX'	Ruby Daze Crabapple	2'-Cal - B&B	1
3	MaIS	🌳	Malus 'JFS KW214MX'	Ivory Spear Crabapple	1 1/2' Cal - B&B	1
3	SyreW	🌳	Syringa reticulata 'Willemette'	Ivory Pillar Japanese Tree Lilac	1 1/2' Cal - B&B	1
3	TicoGS	🌳	Tilia cordata 'Green Spire'	Green Spire Linden	3'-Cal - B&B	1
1	UlamPI	🌳	Ulmus americana 'JFS-Prince II'	Colonial Slit Elm	3'-Cal - B&B	1
6	Extg	🌳	Existing to Remain	Existing to Remain	Existing	2
<b>Broadleaf Deciduous Shrub</b>						
41	DlioKO	🌳	Diervilla lonicera Kodiak Orange	Kodiak Orange Bush Honeysuckle Diervilla	18" - Cont	4
39	HyausQ	🌳	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	18" - 24" - Cont	4
6	PhopJ	🌳	Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	18" - 24" - Cont	4
30	SpbeT	🌳	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - Cont	4
<b>Conifer Evergreen</b>						
23	JuchK	🌲	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	18" - 24" - B&B	4
9	JuchMJ	🌲	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	18" - 24" - B&B	4
8	ThocAB	🌲	Thuja occidentalis 'Art Boe'	North Pole Arborvitae	5' - 6' - B&B	3
<b>Perennial Grass</b>						
27	PavIR	🌾	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	5
19	PavIN	🌾	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	5
<b>Perennial</b>						
54	HeSW	🌸	Hemerocallis x 'Swirling Water'	Swirling Water Daylily	4 1/2' pot	5

Proposed Foundation Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
<b>Broadleaf Deciduous Shrub</b>						
6	HyaobRS	🌳	Hydrangea arborescens 'NCHA3'	Invincibelle Ruby Smooth Hydrangea	18" - Cont	4
21	SpjaG	🌳	Spiraea japonica 'Galen'	Double Play Artist Spirea	18" - Cont	4
<b>Conifer Evergreen</b>						
3	JuscM	🌲	Juniperus scopulorum 'Medora'	Medora Juniper	4" - 5" - B&B	3
4	ThocH	🌲	Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	2" - 3" - B&B	3
<b>Perennial Grass</b>						
27	Coack	🌾	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont	5
<b>Perennial</b>						
47	HePM	🌸	Hemerocallis x 'Starwater Management Areas on Me Dwarf Daylily'	Areas on Me Dwarf Daylily	4 1/2' pot	5

Quantity	Symbol	Supplier	Type
1,100 sq. ft. VERIFY	🌿	Cardno	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.
900 sq. ft. VERIFY	🌿	Cardno	Rainwater Renewal Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

- Comments
- Straight central leader, full & even crown. Prune only after planting.
  - Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
  - Evenly shaped upright tree/shrub with full branching to the ground.
  - Full, well rooted plant, evenly shaped.
  - Full, well rooted plant.
  - Mole only

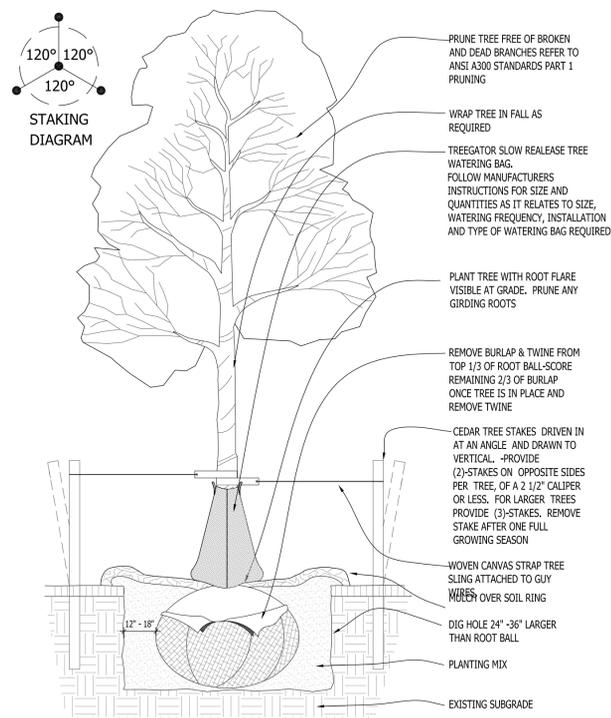
OUTLOT 1 CSM NO. 1387  
WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, T1N, R8E.  
S00°09'24"W 2605.46'  
S00°10'26"W 196.51'  
S00°10'26"W 196.51'  
S88°46'52"W 51.47'

Sheet Title:  
**PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE**

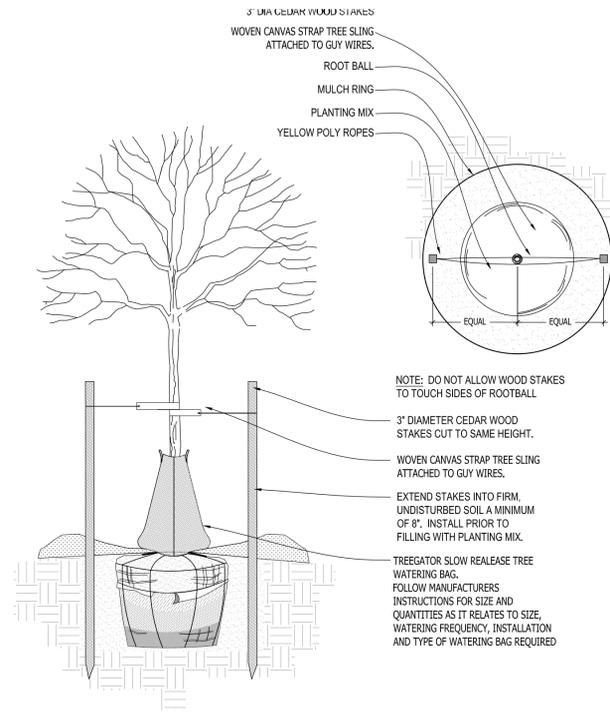
Date of Drawing: 02/18/26  
Scale: 1" = 20'-0"  
Drawn By: MCD  
Job Number: L25-061  
Sheet Number:

**LSP1.1**

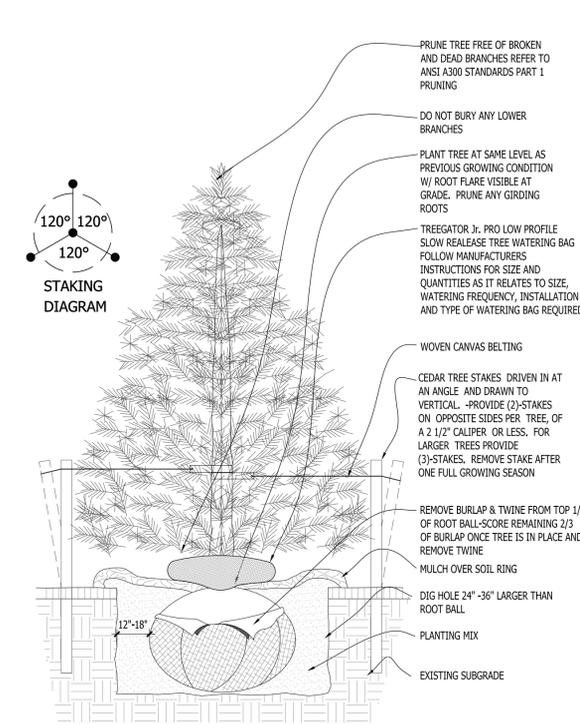
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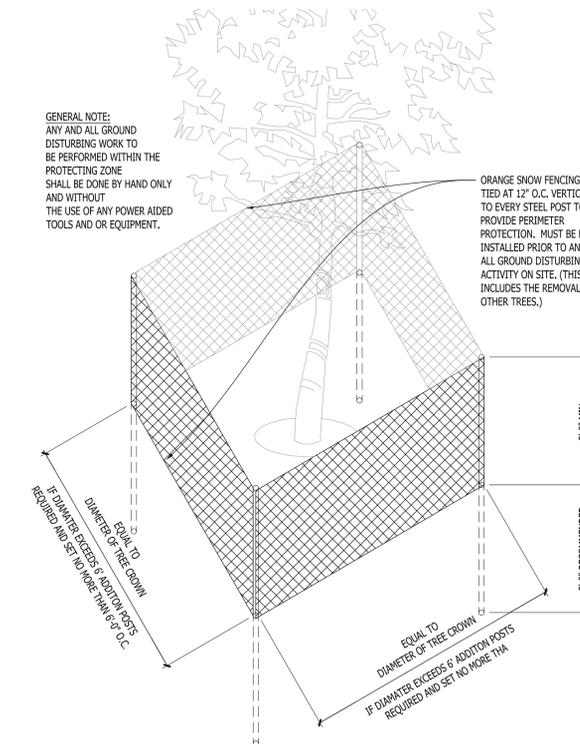
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



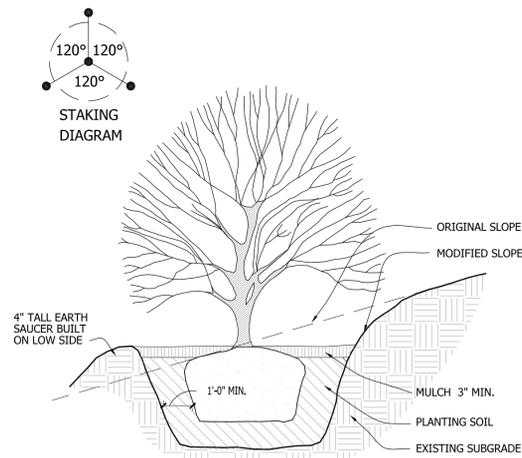
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



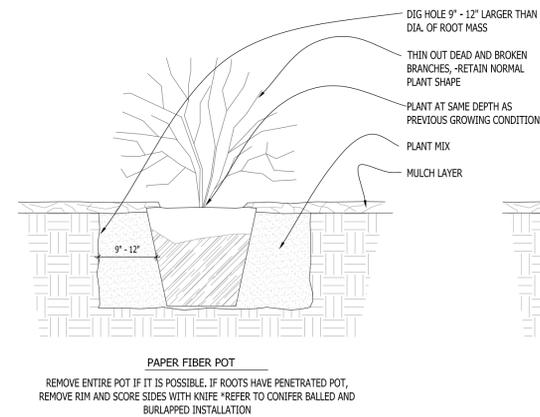
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



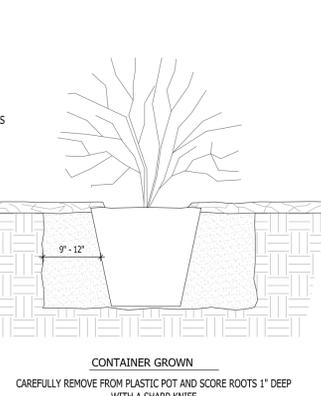
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



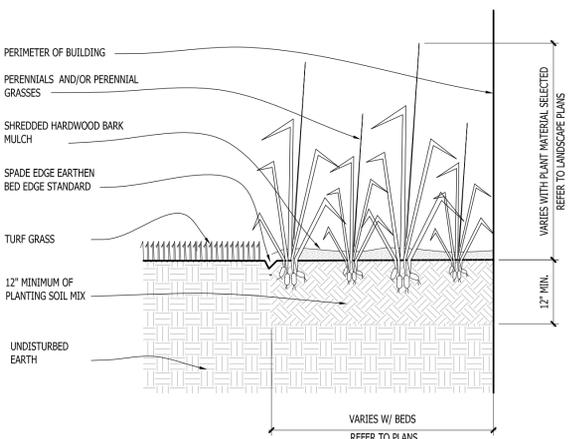
5 SLOPE PLANTING DETAIL SCALE: NONE



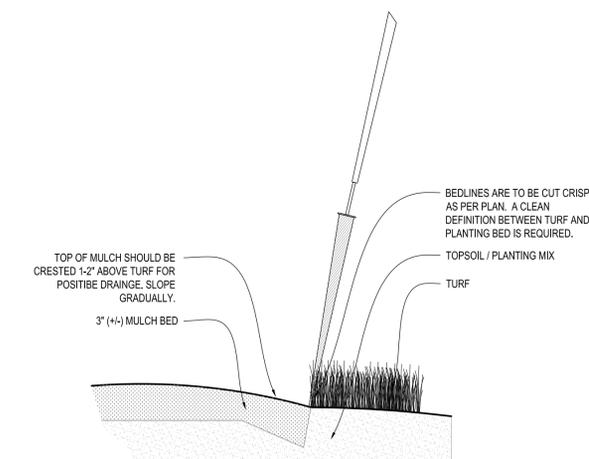
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



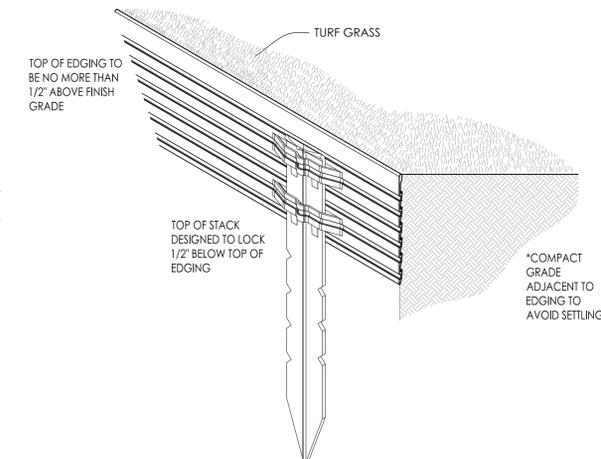
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



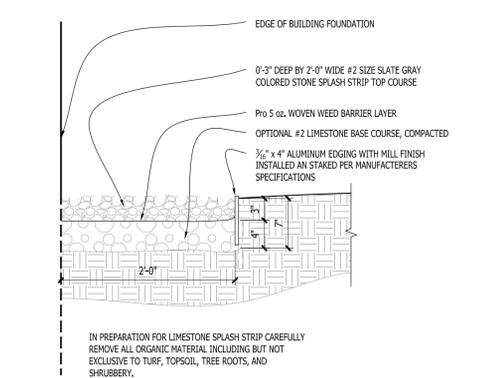
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

Issuance and Revisions:

Date	Number	Description
02/18/26		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN,  
PLANTING DETAILS

Date of Drawing: 02/18/26

Scale: As Noted

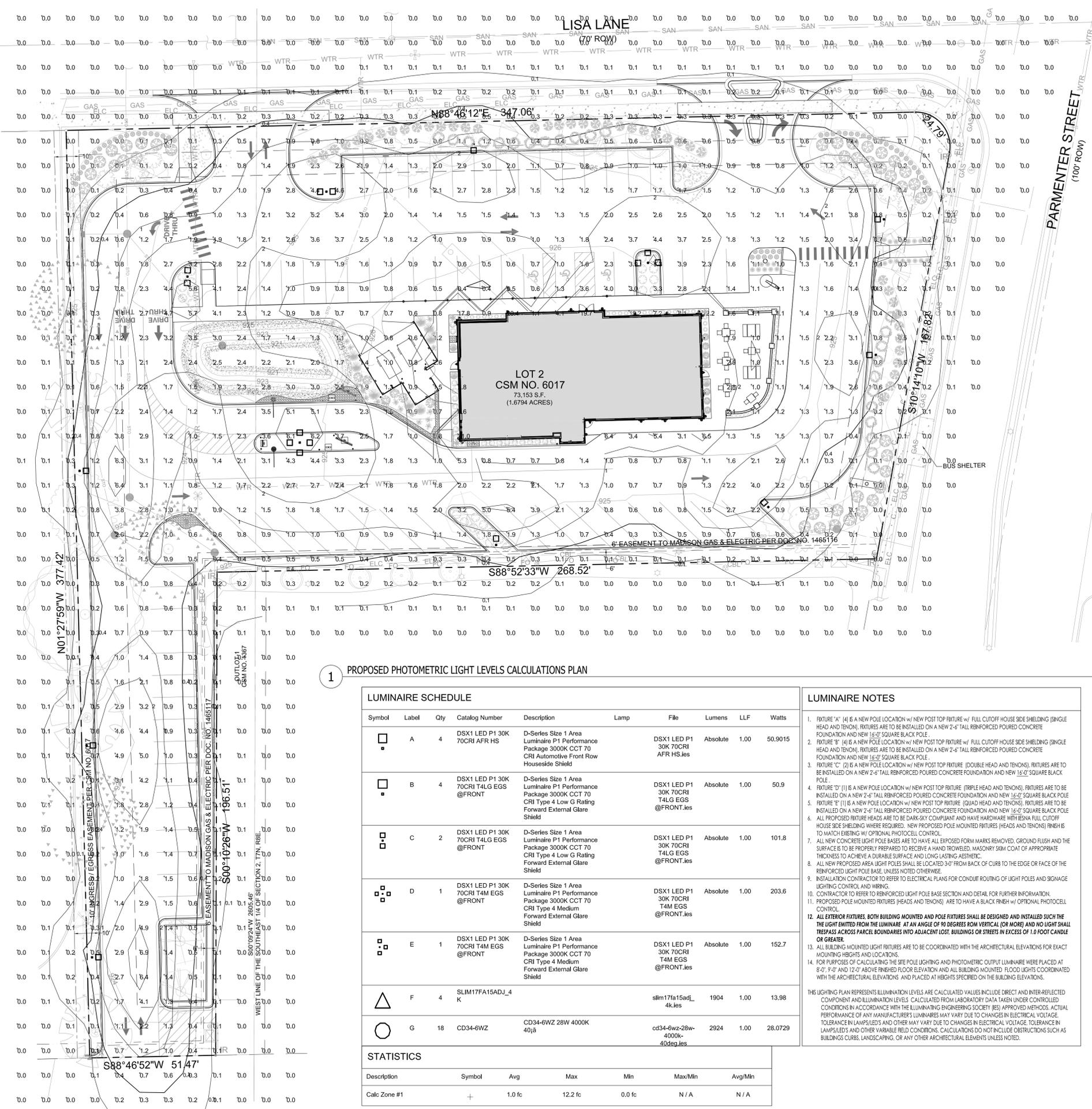
Drawn By: MCD

Job Number: L25-061

Sheet Number:

LSP1.2

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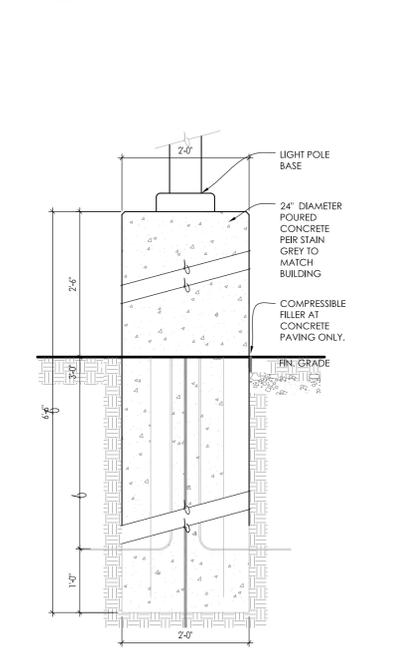
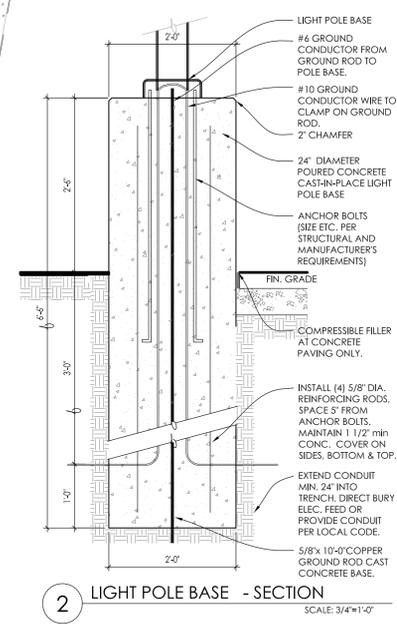
1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	
□	A	4	DSX1 LED P1 30K 70CRI AFR HS	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Automotive Front Row House-side Shield		DSX1 LED P1 30K 70CRI AFR HS.ies	Absolute	1.00	50.9015	
□	B	4	DSX1 LED P1 30K 70CRI T4LG EGS @FRONT	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Low G Rating Forward External Glare Shield		DSX1 LED P1 30K 70CRI T4LG EGS @FRONT.ies	Absolute	1.00	50.9	
□	C	2	DSX1 LED P1 30K 70CRI T4LG EGS @FRONT	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Low G Rating Forward External Glare Shield		DSX1 LED P1 30K 70CRI T4LG EGS @FRONT.ies	Absolute	1.00	101.8	
□	D	1	DSX1 LED P1 30K 70CRI T4M EGS @FRONT	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Medium Forward External Glare Shield		DSX1 LED P1 30K 70CRI T4M EGS @FRONT.ies	Absolute	1.00	203.6	
□	E	1	DSX1 LED P1 30K 70CRI T4M EGS @FRONT	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Medium Forward External Glare Shield		DSX1 LED P1 30K 70CRI T4M EGS @FRONT.ies	Absolute	1.00	152.7	
△	F	4	SLIM17FA15ADJ_4 K			slim17fa15adj_4k.ies	1904	1.00	13.98	
○	G	18	CD34-6WZ	CD34-6WZ 28W 4000K 40ja		cd34-6wz-28w-4000k-40deg.ies	2924	1.00	28.0729	
STATISTICS										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min				
Calc Zone #1	+	1.0 fc	12.2 fc	0.0 fc	N/A	N/A				

**LUMINAIRE NOTES**

- FIXTURE 'A' (4) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE w/ FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE.
- FIXTURE 'B' (4) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE w/ FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE.
- FIXTURE 'C' (2) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE (DOUBLE HEAD AND TENONS). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE.
- FIXTURE 'D' (1) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE (TRIPLE HEAD AND TENONS). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE.
- FIXTURE 'E' (1) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE (QUAD HEAD AND TENONS). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE.
- ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH ENA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISHES TO MATCH EXISTING w/ OPTIONAL PHOTOCELL CONTROL.
- ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED. GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
- ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE UNLESS NOTED OTHERWISE.
- INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
- CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
- PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A BLACK FINISH w/ OPTIONAL PHOTOCELL CONTROL.
- ALL EXTERIOR FIXTURES, BOTH BUILDING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND INSTALLED SUCH THAT THE LIGHT EMITTED FROM THE LUMINAIRE AT AN ANGLE OF 90 DEGREES FROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOTS, BUILDINGS OR STREETS IN EXCESS OF 1.0 FOOT CANDLE OR GREATER.
- ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.
- FOR PURPOSES OF CALCULATING THE SITE POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 8'-0", 9'-0" AND 12'-0" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOD LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.



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Project:  
**CULVER'S MIDDLETON**  
3112 Parmenter Street  
Middleton, WI 53562

Issuance and Revisions:

Date	Number	Description
02/18/26		Plan Commission Submittal

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**DIGGERS HOT LINE**

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK  
www.DiggersHotline.com  
(800) 242-8511  
OR  
811  
Know what's below. Call before you dig.

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Sheet Title:  
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing: 02/18/26  
Scale: 1" = 20'-0"  
Drawn By: MCD  
Job Number: L25-061  
Sheet Number:

**PHO1.1**

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### D-Series Size 1 LED Area Luminaire

**Specifications**

- Depth: 0.69" (1.75cm)
- Length: 32.71" (831mm)
- Width: 14.26" (362mm)
- Height H1: 7.88" (200mm)
- Height H2: 2.73" (69mm)
- Weight: 3.4 lbs (1.5kg)

**Introduction**

The modern styling of the D-Series offers a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**Ordering Information**

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRH-N DOBK2

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P5 P2 P7 P3 P9 P4 P6 P8 P9 P10 P11 P12 P13	3000K 4000K 5000K 3000K 4000K 5000K 3000K 4000K 5000K 3000K 4000K 5000K	70CRI 70CRI 70CRI 70CRI 70CRI 70CRI 70CRI 70CRI 70CRI 70CRI 70CRI 70CRI	AFR T15 T3M T5M T7M T9M T11M T13M T15M T17M T19M T21M T23M T25M T27M T29M T31M T33M T35M T37M T39M T41M T43M T45M T47M T49M T51M T53M T55M T57M T59M T61M T63M T65M T67M T69M T71M T73M T75M T77M T79M T81M T83M T85M T87M T89M T91M T93M T95M T97M T99M T101M T103M T105M T107M T109M T111M T113M T115M T117M T119M T121M T123M T125M T127M T129M T131M T133M T135M T137M T139M T141M T143M T145M T147M T149M T151M T153M T155M T157M T159M T161M T163M T165M T167M T169M T171M T173M T175M T177M T179M T181M T183M T185M T187M T189M T191M T193M T195M T197M T199M T201M T203M T205M T207M T209M T211M T213M T215M T217M T219M T221M T223M T225M T227M T229M T231M T233M T235M T237M T239M T241M T243M T245M T247M T249M T251M T253M T255M T257M T259M T261M T263M T265M T267M T269M T271M T273M T275M T277M T279M T281M T283M T285M T287M T289M T291M T293M T295M T297M T299M T301M T303M T305M T307M T309M T311M T313M T315M T317M T319M T321M T323M T325M T327M T329M T331M T333M T335M T337M T339M T341M T343M T345M T347M T349M T351M T353M T355M T357M T359M T361M T363M T365M T367M T369M T371M T373M T375M T377M T379M T381M T383M T385M T387M T389M T391M T393M T395M T397M T399M T401M T403M T405M T407M T409M T411M T413M T415M T417M T419M T421M T423M T425M T427M T429M T431M T433M T435M T437M T439M T441M T443M T445M T447M T449M T451M T453M T455M T457M T459M T461M T463M T465M T467M T469M T471M T473M T475M T477M T479M T481M T483M T485M T487M T489M T491M T493M T495M T497M T499M T501M T503M T505M T507M T509M T511M T513M T515M T517M T519M T521M T523M T525M T527M T529M T531M T533M T535M T537M T539M T541M T543M T545M T547M T549M T551M T553M T555M T557M T559M T561M T563M T565M T567M T569M T571M T573M T575M T577M T579M T581M T583M T585M T587M T589M T591M T593M T595M T597M T599M T601M T603M T605M T607M T609M T611M T613M T615M T617M T619M T621M T623M T625M T627M T629M T631M T633M T635M T637M T639M T641M T643M T645M T647M T649M T651M T653M T655M T657M T659M T661M T663M T665M T667M T669M T671M T673M T675M T677M T679M T681M T683M T685M T687M T689M T691M T693M T695M T697M T699M T701M T703M T705M T707M T709M T711M T713M T715M T717M T719M T721M T723M T725M T727M T729M T731M T733M T735M T737M T739M T741M T743M T745M T747M T749M T751M T753M T755M T757M T759M T761M T763M T765M T767M T769M T771M T773M T775M T777M T779M T781M T783M T785M T787M T789M T791M T793M T795M T797M T799M T801M T803M T805M T807M T809M T811M T813M T815M T817M T819M T821M T823M T825M T827M T829M T831M T833M T835M T837M T839M T841M T843M T845M T847M T849M T851M T853M T855M T857M T859M T861M T863M T865M T867M T869M T871M T873M T875M T877M T879M T881M T883M T885M T887M T889M T891M T893M T895M T897M T899M T901M T903M T905M T907M T909M T911M T913M T915M T917M T919M T921M T923M T925M T927M T929M T931M T933M T935M T937M T939M T941M 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**CD34-6WZ** **RAB**



Color: Bronze Weight: 6.3 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Driver Info**  
Type: Constant Current Watts: 36/20/22W  
120V: 0.30A Color Temp: 3000/4000/5000K  
208V: 0.17A Color Accuracy: 90 CRI  
240V: 0.15A L70 Lifetime: 50,000 Hours  
277V: 0.13A Lumens: 3300/4750/2100 lm  
Input Watts: 36/20/22W Efficiency: 92

**LED Info**  
Type: Constant Current Watts: 36/20/22W  
120V: 0.30A Color Temp: 3000/4000/5000K  
208V: 0.17A Color Accuracy: 90 CRI  
240V: 0.15A L70 Lifetime: 50,000 Hours  
277V: 0.13A Lumens: 3300/4750/2100 lm  
Input Watts: 36/20/22W Efficiency: 92

**Technical Specifications**  
**Performance**  
Product Type: Cylinder Wall Mount  
**Description:** Premium adjustable wall pack with adjustable color temperature, power and light distribution, using high quality optics to fit any indoor or outdoor application.  
**Warranty:** 5-Year Limited Warranty  
**Input Voltage:** 120-277V  
**Input Wattage:** 36/20/22W  
**Lumen Output:** 3300/4750/2100 lm  
**Efficiency:** 92 lm/W  
**L70 Lifetime:** 50,000 Hour L70 lifetime based on IES LM-79 results  
**Electrical**  
Driver: Constant Current, 50-60 Hz, 120V-277V

**THD:** <math>120\%</math>  
**Power Factor:** 0.93  
**Dimmable:** Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.  
**Input Voltage:** 120-277V  
**Operating Frequency:** 50/60Hz  
**Input Current @ 120V (mA):** 300mA  
**Input Current @ 208V (mA):** 165mA  
**Input Current @ 240V (mA):** 146mA  
**Input Current @ 277V (mA):** 127mA  
**Operating Temperature:** -25° to 125° F (-10° to 45° C)

**Flicker:** flicker-free  
**PhotoCell:** Integrated photocell included with on/off switch  
**LED Characteristics**  
**Beam Angle:** 60° (standard)  
Field interchangeable optics sold separately for 25°/40°/60° beam angle  
**Color Temperature:** 3000/4000/5000K  
**Color Accuracy (CRI):** 90 CRI  
**R9 Value:** High color performance with R9 greater than 0  
**Color Consistency:** <math>< 5\%</math> Max. ΔE<sub>uv</sub> (E<sub>1993</sub>) binning to achieve consistent fixture to fixture color

**ESM LM-79 & LM-80 Testing:** RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.  
**RoHS:** Mercury and UV free. RoHS compliant components.  
**FCC:** Complies with Part 15 of the FCC Rules  
**Other:** Compatible Accessories: CD34-REF-6SD 25° reflector  
CD34-REF-6DSD 40° reflector  
CD34-REF-66SD 60° reflector  
CD34-LENS-6F-WW 6° frosted lens white  
CD34-LENS-6F-BK 6° frosted lens black  
CD34-LENS-6F-RZ 6° frosted lens bronze  
**5-Year Limited Warranty:** The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).  
**Environment:** Suitable for use indoors and outdoors in dry, damp, or wet environments.  
**Fixture Rating:** Suitable for use in open fixtures  
**IP Rating:** IP65  
**Certification Model Number:** CD2093(CD34-6WZ)  
**California Title 20 Compliant:** No  
**California Title 24 JAB Compliant:** No  
**California Energy Commission (CEC) Status:** Labeled for Sales in California

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**CD34-6WZ** **RAB**

**Technical Specifications (continued)**  
**Color Stability:** LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period  
**Color Uniformity:** RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.375-2017.  
**Installation**  
**Mounting:** Wall mount  
**Construction**  
**Size:** 6"  
**Shape:** Cylinder  
**Finish:** Bronze  
**Enclosure Material:** Die-cast aluminum and polycarbonate  
**Lens Finish:** Clear (standard)  
Frosted lens accessory sold separately  
**Compliance**  
**Listings:** UL Listed  
**Environment:** Suitable for use indoors and outdoors in dry, damp, or wet environments.  
**Fixture Rating:** Suitable for use in open fixtures  
**IP Rating:** IP65  
**Certification Model Number:** CD2093(CD34-6WZ)  
**California Title 20 Compliant:** No  
**California Title 24 JAB Compliant:** No  
**California Energy Commission (CEC) Status:** Labeled for Sales in California

**ESM LM-79 & LM-80 Testing:** RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.  
**RoHS:** Mercury and UV free. RoHS compliant components.  
**FCC:** Complies with Part 15 of the FCC Rules  
**Other:** Compatible Accessories: CD34-REF-6SD 25° reflector  
CD34-REF-6DSD 40° reflector  
CD34-REF-66SD 60° reflector  
CD34-LENS-6F-WW 6° frosted lens white  
CD34-LENS-6F-BK 6° frosted lens black  
CD34-LENS-6F-RZ 6° frosted lens bronze  
**5-Year Limited Warranty:** The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).  
**Environment:** Suitable for use indoors and outdoors in dry, damp, or wet environments.  
**Fixture Rating:** Suitable for use in open fixtures  
**IP Rating:** IP65  
**Certification Model Number:** CD2093(CD34-6WZ)  
**California Title 20 Compliant:** No  
**California Title 24 JAB Compliant:** No  
**California Energy Commission (CEC) Status:** Labeled for Sales in California

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**CD34-6WZ** **RAB**

**Dimensions**



**Features**  
Aluminum extrusion housing and die-cast covers available in black, bronze, or white  
Field interchangeable optics sold separately for 25°/40°/60° beam angle  
Field-adjustable color temperature 3000/4000/5000K (indoor): 2700/3000/3500/4000/5000K (outdoor)  
Dimmable on 0-10V systems (indoor); integrated photocell (outdoor)

**Ordering Matrix**

Family	Size/Wattage	Mounting	Light Direction	CRI/Color Temp	Driver	Finish	RGB Color Tuning
CD34	6	W	Blank = Selectable-Down, Up or Both	Blank = 90 CRI, 3000/4000/5000K	Blank = 120-277V, 0-10V Dimming	Z = Bronze K = Black W = White	Blank = None /RGB = Color Tuning 16+ million colors Tunable White 2200-6500K

3 = 3", 10/8.5W  
4 = 4", 20/16/12W  
6 = 6", 36/26/22W

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1 RAB CD34 CYLINDER SCONCE

**SLIM17FA15ADJ** **RAB**



Color: Bronze Weight: 3.0 lbs

Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Driver Info**  
Type: Constant Current Watts: 15W  
120V: 0.13A Color Temp: 3000/4000/5000K  
208V: 0.07A Color Accuracy: 90 CRI  
240V: 0.06A L70 Lifetime: 100,000 Hours  
277V: 0.05A Lumens: 1740/1950/1850 lm  
Input Watts: 14.2/14/14.2W Efficiency: 124/136/130.2 lm/W

**LED Info**  
Type: Constant Current Watts: 15W  
120V: 0.13A Color Temp: 3000/4000/5000K  
208V: 0.07A Color Accuracy: 90 CRI  
240V: 0.06A L70 Lifetime: 100,000 Hours  
277V: 0.05A Lumens: 1740/1950/1850 lm  
Input Watts: 14.2/14/14.2W Efficiency: 124/136/130.2 lm/W

**Technical Specifications**  
**Field Adjustable**  
Field Adjustable: Color temperature selectable by 3000K, 4000K, and 5000K.  
**Compliance**  
UL Listed: Suitable for most locations  
**ESM LM-79 & LM-80 Testing:** RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.  
**IP Rating:** Ingress protection rating of IP65 for dust and water  
**UL Listed:** This product is listed by Design Lights Consortium (DLC) as a high efficiency premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S1 requirements. DLC Product Code: PLDM05062Q3  
**Performance**  
Lifetime: 100,000 Hour L70 lifetime based on IES LM-80 results and IM-21 calculations

**Wattage Equivalency:** Equivalent to 75W Metal Halide  
**LED Characteristics**  
**LEDs:** Long life, high efficiency surface mount LEDs  
**Electrical**  
**Driver:** Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A  
**Dimming Driver:** Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimmable to 10%.  
**Photocell:** 120-277V integrated beam photocell included.  
**Surge Protection:** I: 11.25 kV/LN; GND: 2.5 kV  
**Construction**  
**Cold Weather Start:** The minimum starting temperature is -40° F (-40° C)

**Ambient Temperature:** Max Power: Lamp Rating: 122° F (50° C)  
100% Power: Lamp Rating: 122° F (50° C)  
Low Power: Lamp Rating: 122° F (50° C)  
**Housing:** Precision die cast aluminum housing and door frame  
**Lens:** Polycarbonate lens  
**Cut Off:** Adjustable from 0° full cutoff to 90°/7° setback to 15° setback.  
**Finish:** Horizontal for high durability and long lasting color  
**Green Technology:** Mercury and UV free. RoHS compliant components.  
**Installation**  
**Mounting:** Ingress rating access and service entries on the back, sides, top and bottom make installation a snap

**Ordering Matrix**

Family	Wattage	Style	Color Temp	Finish	Driver	Controls
SLIM17FA	15	ADJ	Blank = 3000/4000/5000K	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Integrated Button Photocell

15 = 15W  
30 = 30W  
50 = 50W  
80 = 80W

ADJ = Angle Adjustable

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**SLIM17FA15ADJ** **RAB**

**Technical Specifications (continued)**  
**Other**  
5-Year Limited Warranty: The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).  
**Environment:** Suitable for use indoors and outdoors in dry, damp, or wet environments.  
**Fixture Rating:** Suitable for use in open fixtures  
**IP Rating:** IP65  
**Certification Model Number:** CD2093(CD34-6WZ)  
**California Title 20 Compliant:** No  
**California Title 24 JAB Compliant:** No  
**California Energy Commission (CEC) Status:** Labeled for Sales in California

**Dimensions**



**Features**  
Selectable CCT  
Adjustable cutoff  
Integrated photocell  
0-10V dimming, standard

**Ordering Matrix**

Family	Wattage	Style	Color Temp	Finish	Driver	Controls
SLIM17FA	15	ADJ	Blank = 3000/4000/5000K	Blank = Bronze	Blank = 120-277V, 0-10V Dimming	Blank = Integrated Button Photocell

15 = 15W  
30 = 30W  
50 = 50W  
80 = 80W

ADJ = Angle Adjustable

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3 RAB SLIM WALL PACK

Project:

**CULVER'S MIDDLETON**

3112 Parmenter Street  
Middleton, WI 53562

Issuance and Revisions:

Date	Number	Description
02/18/26		Plan Commission Submittal

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Sheet Title:

PROPOSED BUILDING MOUNTED LIGHT FIXTURES

Date of Drawing: 02/18/26

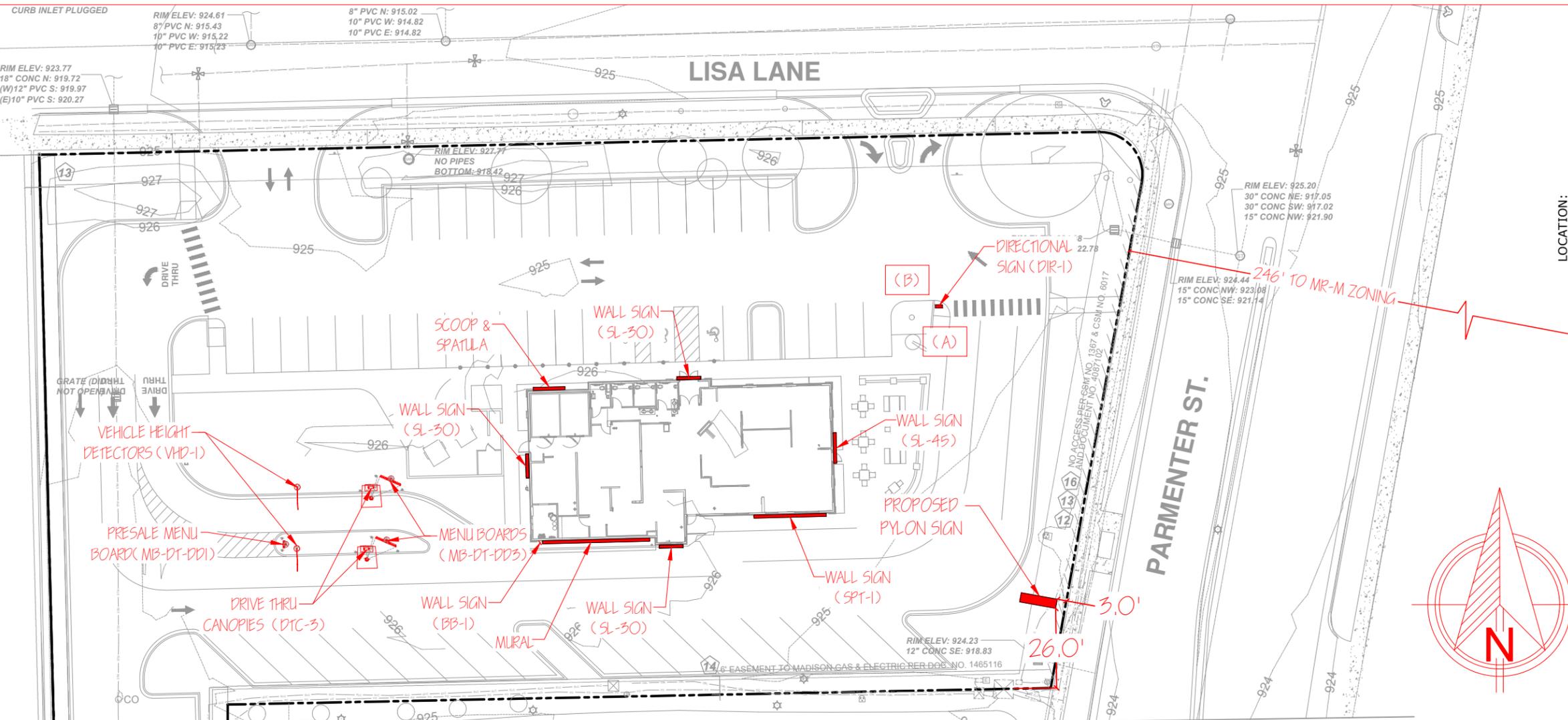
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Drawn By: MCD

Job Number: L25-061

Sheet Number:

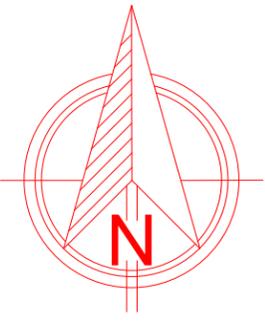
**PHO1.3**



LOCATION: **MIDDLETON, WI.**

**SPRINGFIELD SIGN**  
4825 E. Kearney St.  
Springfield, MO 65803  
(417) 862-2454

Client:  
Culver Franchising System, Inc.  
540 Water Street  
Prairie du Sac, WI 53578  
p (608) 643-7980



\* MENU BOARD AREA IS RECTANGULAR MATHEMATICAL OF MENU BOARD. (SEE ATTACHED ART)

MENU BOARD AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	AREA
MB-DT-DD3	86.40" (W) X 49.59" (H)	29.75 S.F.
MB-DT-DD3	86.40" (W) X 49.59" (H)	29.75 S.F.
MB-DT-DD1	28.88" (W) X 49.59" (H)	9.95 S.F.

MENU BOARD TOTAL = 69.45 S.F.

DIRECTIONAL SIGN AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	AREA
DIR-1	2'-0 3/8" (W) X 1'-1 3/8" (H)	2.55 S.F.

DIRECTIONAL SIGN TOTAL = 2.55 S.F.

\* PYLON SIGN AREA IS MATHEMATICAL AREA OF VISUAL OPENING OF OVAL SIGN-SEE ARTWORK

PYLON SIGN AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	AREA
PYLON	12'-0" (W) X 6'-0" (H)	72.00 S.F.
EMC	8'-3" (W) X 3'-5" (H)	28.19 S.F.

MONUMENT SIGN AREA TOTAL = 100.19 S.F.

OVERALL SIGN AREA TOTAL = 724.97 S.F.

\* WALL SIGN AREA IS MATHEMATICAL AREA OF VISUAL OPENING OF OVAL SIGN-SEE ARTWORK

WALL SIGN AREA CALCULATIONS		
SIGN	SIZE (APPROX.)	AREA
SL-45	120" (W) X 56" (H)	46.67 S.F.
SL-30	94.50" (W) X 44.37" (H)	29.12 S.F.
SL-30	94.50" (W) X 44.37" (H)	29.12 S.F.
SL-30	94.50" (W) X 44.37" (H)	29.12 S.F.
SPT-1	284.76" (W) X 11.5" (H)	22.74 S.F.
BB-1	17.665" (W) X 27.875" (H)	3.42 S.F.
SCOOP	125.45" (W) X 121" (H)	105.40 S.F.
MURAL	422" (W) X 98" (H)	287.19 S.F.

WALL SIGN AREA TOTAL = 552.78 S.F.

SCALE 1" = 40'

CULVER FRANCHISING SYSTEM, INC.  
**NEW CULVER'S-SIGNAGE**  
3112 PARMENTER ST.  
MIDDLETON, WI. 53562  
**SIGN PLACEMENT PLAN**

Project Number: 67392  
Drawn By: CLH  
Reviewed By: MW  
Date: 2-24-26

Sheet Number:  
**1 OF 1**



## SIGN PACKAGE PROPOSAL

NEW BUILD

### PRESENTED TO:

Culver's  
3112 Parmenter St  
Middleton, WI 53562

### DATE PREPARED:

11/14/25 - Preliminary  
12/5/25 - SPT-1  
1/21/26 - Pylon relocation  
2/24/26 - Elevations update

# BB-1 BUTTERBURGER PANEL

MIDDLETON, WI

## ButterBurger Outdoor Panel Wall Sign

### BB-1

All aluminum 0.080" thick panel -  
backside is blank (white)

Baked on aluminum white enamel  
finish

Digital print overlay with  
overlaminated

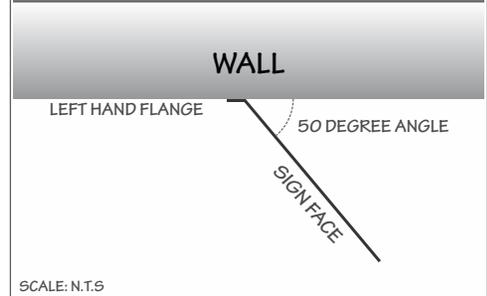
Rounded corners are to be 1.25"  
radius

Sign is to be mounted at 50 degree  
angle (set by flange)



NOT FOR  
PRELIMINARY  
CONSTRUCTION

### TYPICAL INSTALLATION - TOP VIEW



### HOLE PATTERN

HOLES ARE .250" DIAMETER  
.737" IN FROM SIDE & 1.488" IN FROM TOP & BOTTOM  
TAB IS TO BE BENT 50 DEGREES UP AT LINE

### NOTES

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>A0:</b> 67392
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
11/14/25 - NEW	



SCALE: 1-1/2" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

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# ELEVATION WALL SIGNS

MIDDLETON, WI

## SL-45 & SL-30 Illuminated White Script Channel Letters

### SL-SERIES

Channel letter construction

One piece (saddle capped sections)

LED internal illumination

Typical application for new construction

Embedded power supplies

UL marked product

No install pattern needed, level line scribed in back of sign

MAIN ELEVATION  
SL-30, LL-X,  
SCOOP



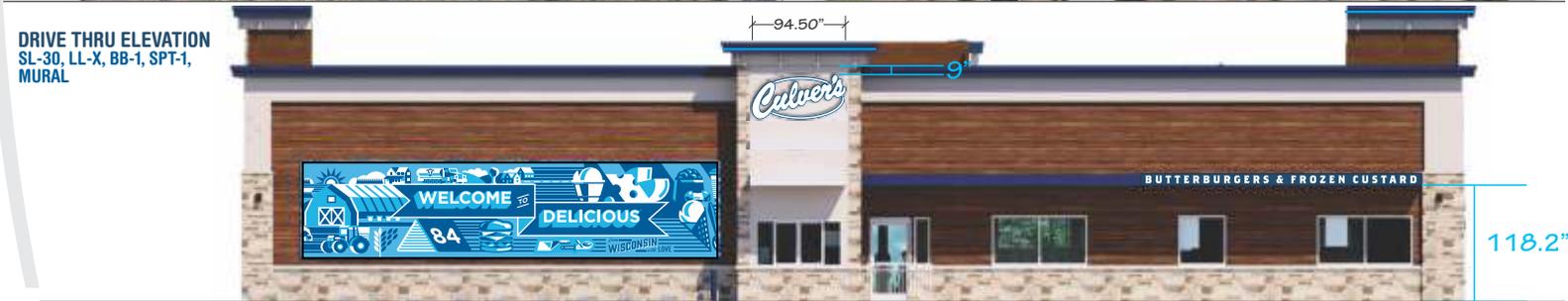
NOT FOR  
PRELIMINARY  
CONSTRUCTION

FRONT ELEVATION  
SL-45, LL-X



REAR ELEVATION  
SL-30

DRIVE THRU ELEVATION  
SL-30, LL-X, BB-1, SPT-1,  
MURAL



SCALE: 1/16" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS

\*ALL MEASUREMENTS ARE APPROXIMATE

#### SIGN SQUARE FOOTAGE

MAIN ELEVATION:  
QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF  
QTY-1 SCOOP (121.0" X 125.446") = 105.4 SF

FRONT ELEVATION:  
QTY-1 SL-45 (56.00" X 120.00") = 46.67 SF

REAR ELEVATION:  
QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF

DRIVE THRU ELEVATION:  
QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF  
QTY-1 BB-1 (17.67" X 27.88") = 3.42 SF  
QTY-1 SPT-1 (11.50" X 284.76") = 22.74 SF  
QTY-1 MURAL (98.0" X 422.0") = 287.19 SF

#### NOTES

LL-X LED accent strip lighting typical placements:  
MAIN: (2) places - FRONT: (3) Places - REAR: 2,  
DRIVE THRU: (2) places  
BB-1 typical Drive-Thru placement: DRIVE THRU



MFG: T.B.D.  
STYLE: T.B.D.  
COLOR: T.B.D.



MFG: T.B.D.  
STYLE: T.B.D.  
COLOR: T.B.D.

#### DATE CREATED / REVISION HISTORY

DATE	DESCRIPTION
11/14/25	NEW
12/5/25	SPT-1
2/24/26	Elevations update

SALES PERSON:  
MARK WESSELL

DESIGNED BY:  
J KROEGER

AO:  
67392

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**SPRINGFIELD SIGN**  
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# RELOCATE & UPDATE EXISTING PYLON

MIDDLETON, WI

## Proposed Signage

### PYLON

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

Pole skirt enclosure provides cradle rest for iconic Culver's logo - All aluminum construction

Flex faces, Culver's, 3M HP vinyl decoration



NOT FOR PRELIMINARY CONSTRUCTION



SCALE: 1/4" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE



#### EMC CHARTS - KNOWN RESTRICTIONS

COLOR: Y  N  STATIC: Y  N  VIDEO: Y  N  ANIMATION: Y  N   
 MOVEMENT: Y  N   
 HOLD TIME (IF STATIC): \_\_\_\_\_ TRANSITION TYPE: \_\_\_\_\_  
 DAYTIME BRIGHTNESS: \_\_\_\_\_ NIGHTTIME: \_\_\_\_\_  
 ADDITIONAL RESTRICTIONS:  
 \_\_\_\_\_

#### SCOPE OF WORK

- REMOVE EXISTING CULVER'S PYLON FROM : 2906 PARMENTER ST MIDDLETON, WI 53562
- INSTALL PYLON AT NEW SITE
- REMOVE EXISTING OVAL FACES AND NEON, AND LED RETRO FIT CABINET
- INSTALL NEW CULVER'S FLEX FACES
- REPAIR /REPLACE /REPAINT EXISTING CLADDING AS NECESSARY

#### NOTES

INSTAL SITE PHOTO NOT AVAILABLE AT THIS TIME

#### SITE SURVEY INFO

FIELD VERIFIED SURVEY EXISTING: NO  
DATE SURVEY RECEIVED:

---

#### SQUARE FOOTAGE

OVAL: 72.00" X 144.00" = 72 SF

#### DATE CREATED / REVISION HISTORY

1/21/26 - NEW			

---

<b>SALES PERSON:</b> MARK WESSSELL	<b>DESIGNED BY:</b> J KROEGER	<b>AO:</b> 67392
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# AD-1 ADDRESS NUMBERS

MIDDLETON, WI

## Routed Address Numbers

### AD-1

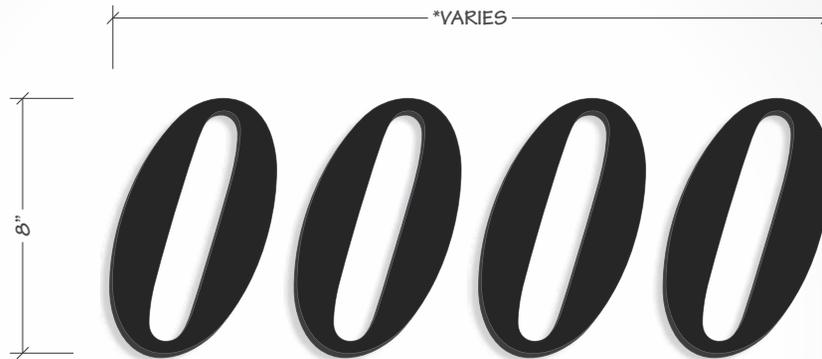
Address letters as required for building occupancy

Size & quantity may vary

Stud/adhesive mounting

1/2" thick, black XPVC

**NOTE:** Address to be verified with G.C. prior to mfg.



\*SEE NOTE



SCALE: 1" = 6'

\* Determined by physical address numbers

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

### TYPICAL INSTALLATION

\*SEE NOTE



SCALE: 1/8" = 1'

### NOTES

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>AO:</b> 67392
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
11/14/25 - NEW	

# DIR DIRECTIONAL SIGNS

MIDDLETON, WI

## Illuminated Directional Signs

### DIR

- All aluminum construction
- LED internal illumination
- Totally self contained lighting
- Polycarbonate thermoformed faces
- Face removal for service
- Site plans show placement & field orientation
- UL marked product



**DIRECTIONAL SIGN 1**  
DIR-D10-D12



SIDE: A



SIDE: B

**NOT FOR  
PRELIMINARY  
CONSTRUCTION**

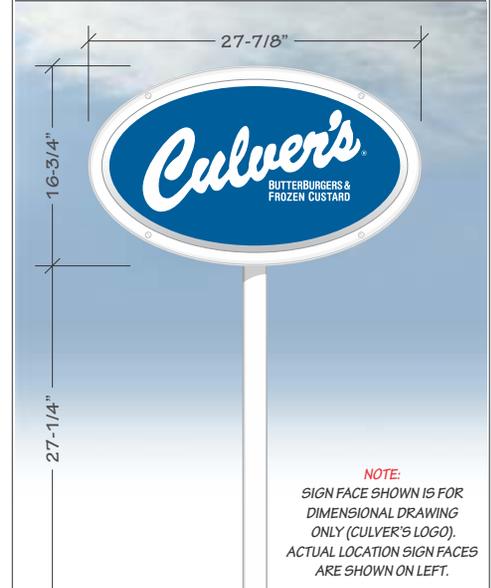
**DIRECTIONAL SIGN 2**  
DIR-#-#

**DIRECTIONAL SIGN 3**  
DIR-#-#

SCALE: 3/4" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

### SIGN CONCEPTUAL



### NOTES

SQUARE FOOTAGE CALCULATIONS:  
MATHEMATICAL: 2.55 SF  
RECTANGULAR: 3.24 SF

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>AO:</b> 67392
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DATE CREATED / REVISION HISTORY	
11/14/25 - NEW	



# FCO-3 INTERIOR SIGN

MIDDLETON, WI

## FCO Interior Sign with City & State

### FCO-3

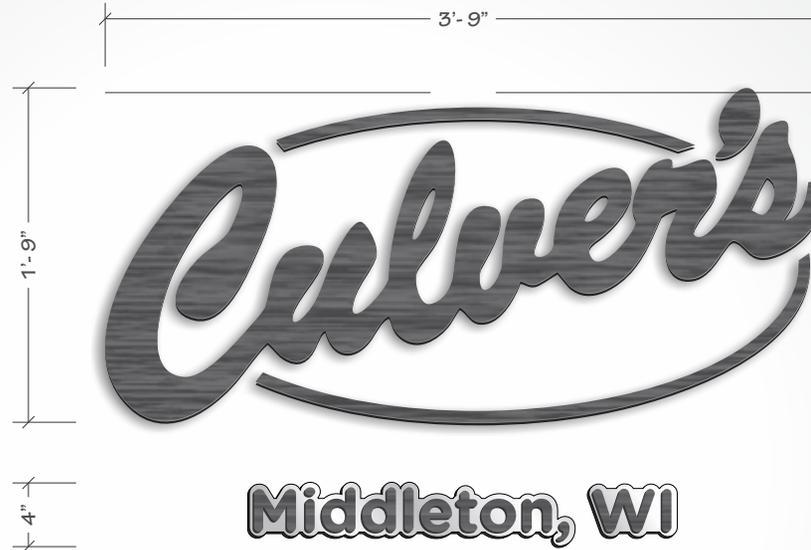
0.25" painted aluminum plate

Routed to shape

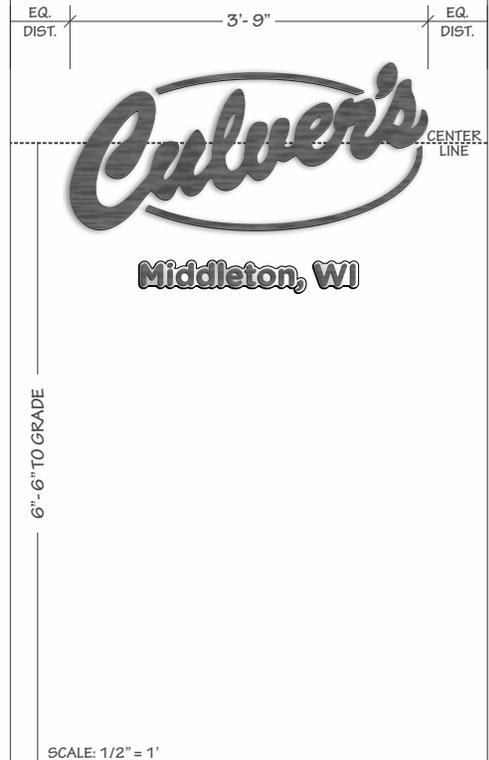
Pin mounted for rough surface application

VHB tape for smooth wall application

Mounting pattern with fastener instructions



### SIGN PLACEMENT



SCALE: 1/2" = 1'

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>AO:</b> 67392
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
11/14/25 - NEW	



0.25" PAINTED ALUMINUM PLATE



0.25" PAINTED ALUMINUM PLATE



SCALE: 1" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

# MAX-1 MAXIMUM OCCUPANCY SIGN

MIDDLETON, WI

## Interior Maximum Occupancy Sign

### MAX-1

3/16" White acrylic substrate

Direct to surface printing

3M<sup>1</sup> VHB peel & stick adhesive on back

"MAXIMUM OCCUPANCY" must be verified prior to manufacturing

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing



NOT FOR  
PRELIMINARY  
CONSTRUCTION

SCALE: 3" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

#### NOTES

#### REVISION HISTORY

11/14/25 - NEW

SALES PERSON:  
MARK WESSELL

DESIGNED BY:  
J KROEGER

AO:  
67392

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ENVIRONMENTALLY RESPONSIBLE

 **SPRINGFIELD SIGN**  
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# REG-HC-1 PARKING SIGN

MIDDLETON, WI

## Handicapped Parking Post & Panel Sign

### REG-HC-1

All aluminum 0.080" thick panel

U-Channel steel post (green)

Bolted connection

Local codes may require actual copy/graphics to vary

Rounded corners for safety

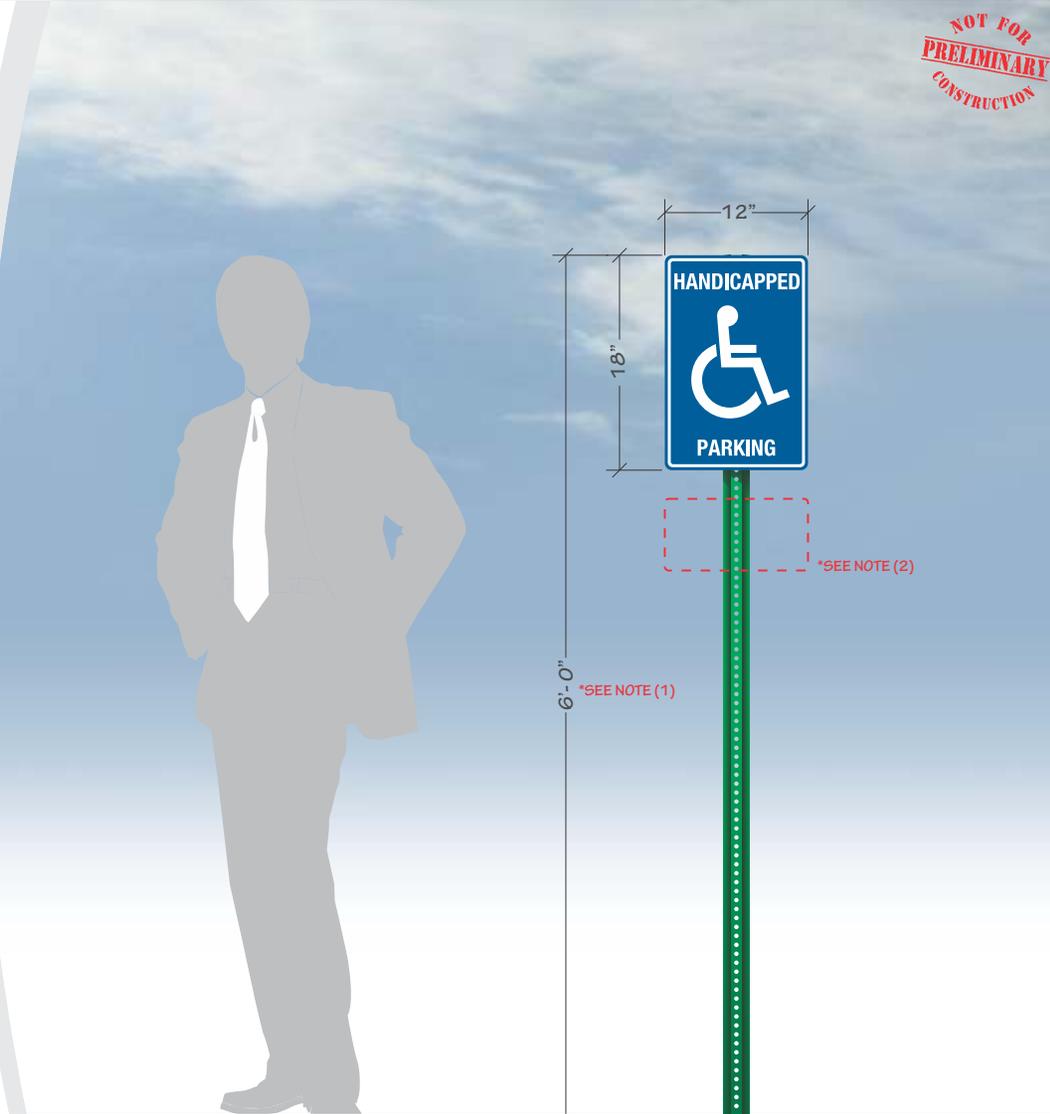
First surface vinyl (printed) copy

**NOTE 1:** Overall height can vary per local codes

**NOTE 2:** 6' x 12" sign panel may also be required



SCALE: 3/4" = 1'



\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

### ADDITIONAL PARKING SIGN PANELS

#### STANDARD FACE OPTIONS:



#### ADDITIONAL FACE OPTIONS:



SCALE: 1/2" = 1'

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>AO:</b> 67392
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
11/14/25 - NEW	

# RR-1-G, RR-1-L, RR-3 RESTROOM SIGNS

MIDDLETON, WI

## Restroom Signs

### RR-1-G RR-1-L RR-3

#### RR-1 SERIES RESTROOM SIGNS

- Injection molded plastic
- ADA compliant
- Raised braille
- Self adhesive back

#### RR-3 SIGN

- White aluminum substrate - laminated with black core
- Digitally printed blue copy routed to shape



RR-1-G  
GENTLEMEN



RR-1-L  
LADIES



RR-3  
LADIES

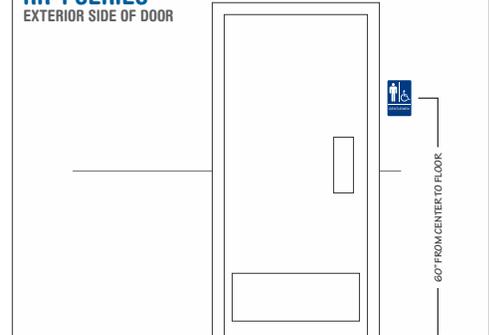
SCALE: 3" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

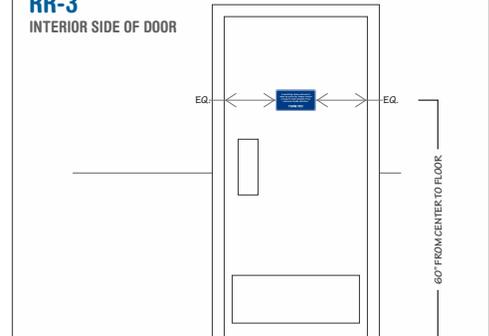
NOT FOR  
PRELIMINARY  
CONSTRUCTION

#### SIGN MOUNTING LOCATIONS

##### RR-1 SERIES EXTERIOR SIDE OF DOOR



##### RR-3 INTERIOR SIDE OF DOOR



SCALE: 1-1/2" = 1'

SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	AO: 67392
-------------------------------	---------------------------	--------------

DATE CREATED / REVISION HISTORY	
11/14/25 - NEW	



# V-1, V-5, V-6 DOOR & WINDOW VINYL

MIDDLETON, WI

## Entry Door & Drive-Thru Vinyl Lettering

**V-1-1**  
**V-5-1**  
**V-6**

3M<sup>1</sup> HP white vinyl substrate

UV digitally printed image (blue)

Satin gloss over laminate

Contour cut

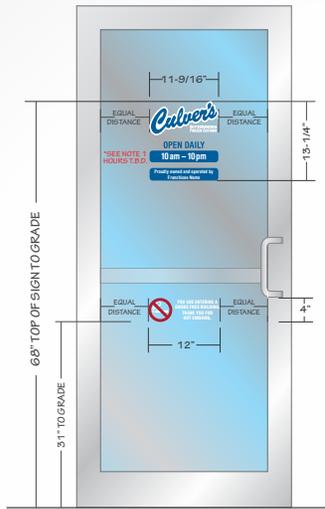
First surface application

**NOTE 1: Business hours shown are typical. However, each location may be different than shown.**

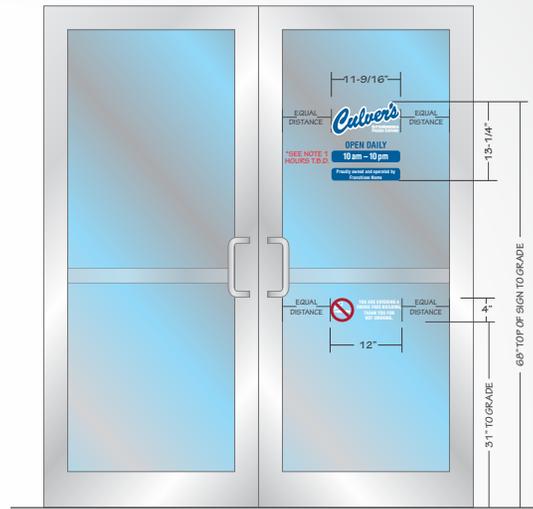
1 - 3M is a registered trademark of Minnesota Mining & Manufacturing



**V-1-1 & V-6**  
TYPICAL SINGLE DOOR LAYOUT

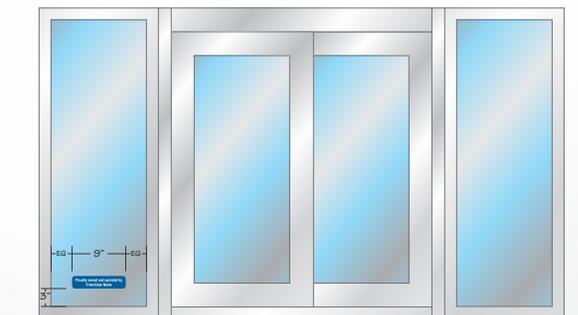


**V-1-1 & V-6**  
TYPICAL DOUBLE DOOR LAYOUT



**NOT FOR PRELIMINARY CONSTRUCTION**

**V-5-1**  
TYPICAL DRIVE-THRU LAYOUT



SCALE: 3/8" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE

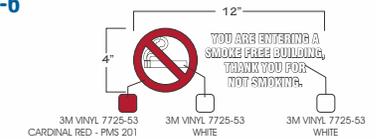
### SIGN SPECIFICATIONS

**V-1-1**



SCALE: 1-1/2" = 1'

**V-6**



SCALE: 1-1/2" = 1'

**V-5-1**



SCALE: 1-1/2" = 1'

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>AO:</b> 67392
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
11/14/25 - NEW	

# VHD-2 VEHICLE HEIGHT DETECTOR

MIDDLETON, WI

Vehicle Height Detector for Drive-Thru Lane

## VHD-2

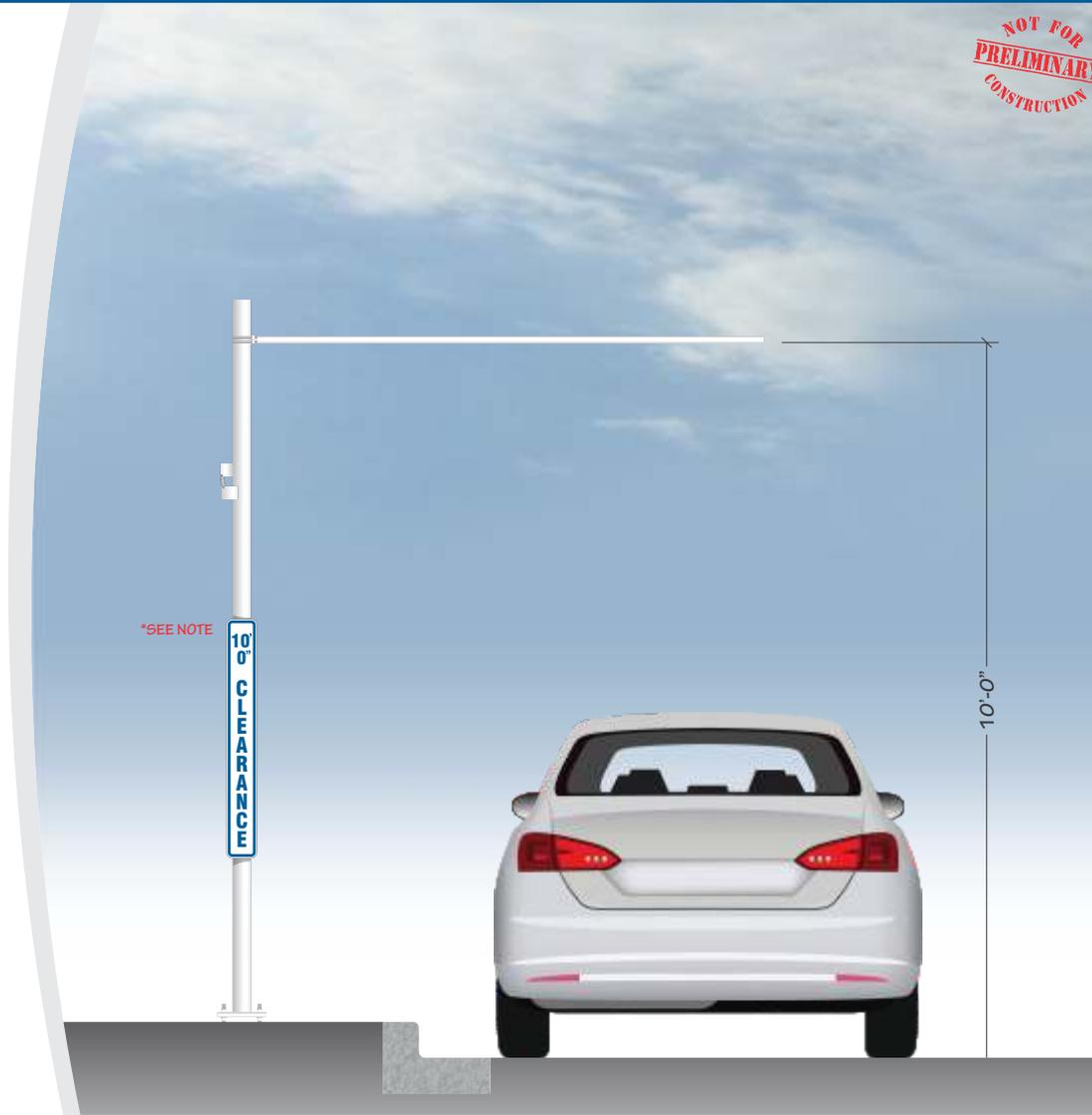
All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall

**NOTE: Clearance height must be verified prior to mfg.**

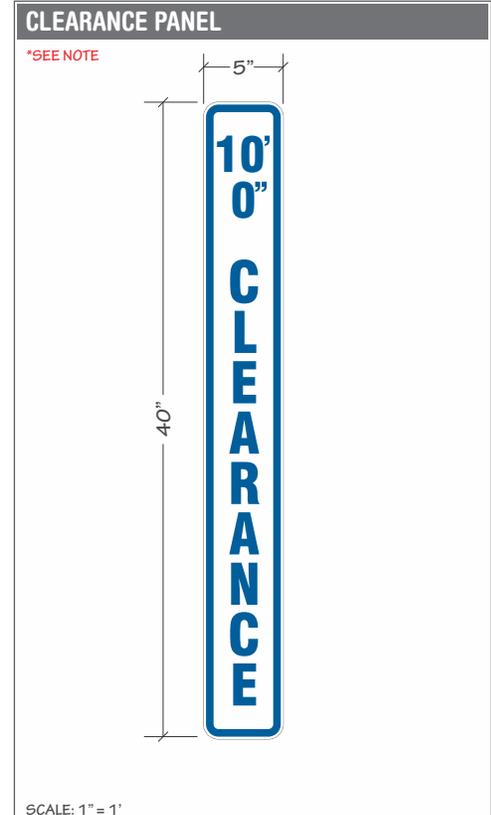
**QTY: 2**



\*SEE NOTE

SCALE: 3/8" = 1'

NOT FOR  
PRELIMINARY  
CONSTRUCTION



SCALE: 1" = 1'

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>A0:</b> 67392
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
2/24/26 - NEW	

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www.springfieldsign.com

# DTC-3 DRIVE-THRU CANOPY

MIDDLETON, WI

Drive-Thru Canopy For Order Confirmation System (OCS)

## DTC-3

All aluminum construction

Rated for 160 mph winds (3 second burst) & heavy northern states snow loads

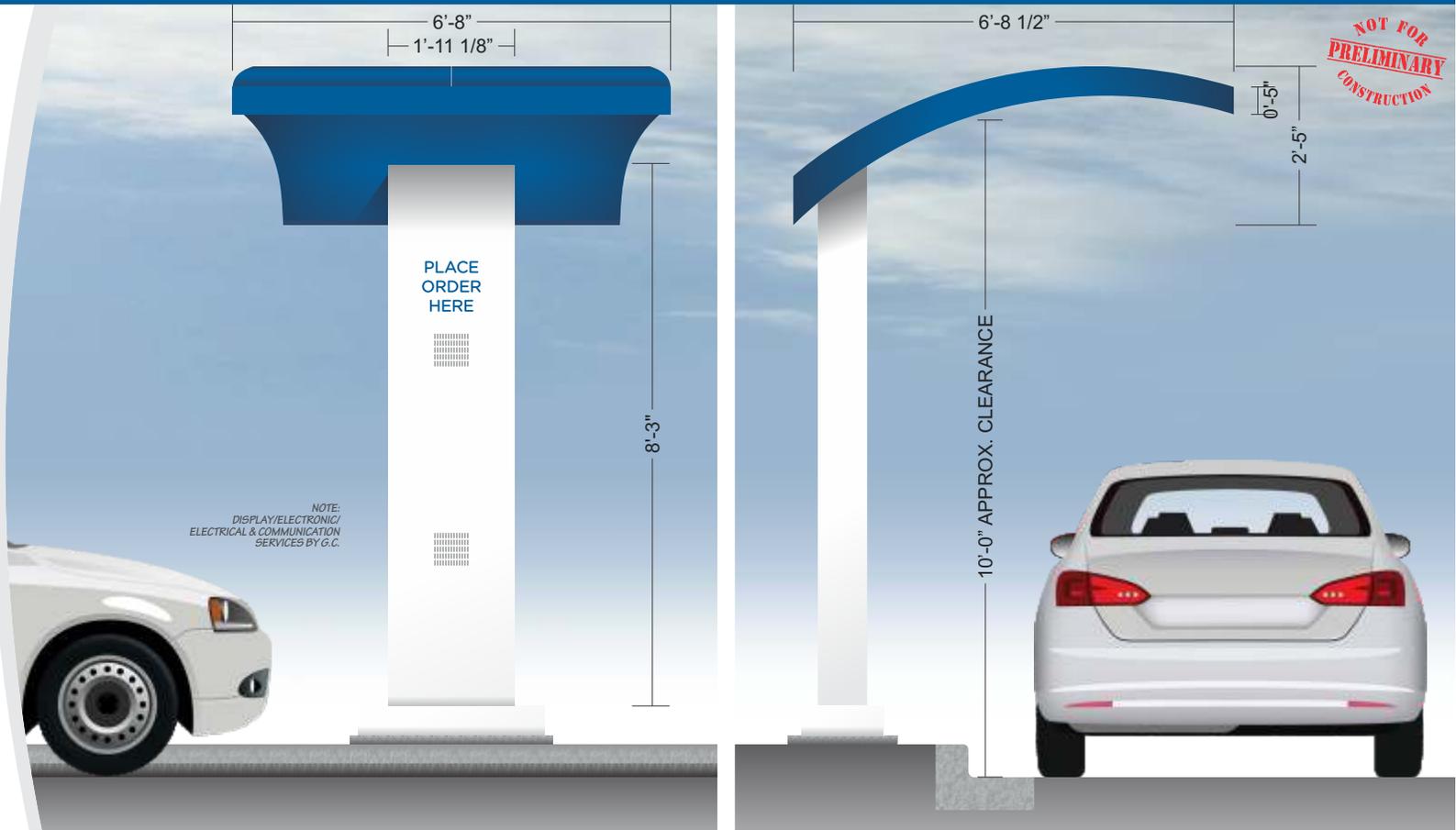
Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses speaker & microphone

**QTY: 2**  
*Culver's*



SCALE: 3/8" = 1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
 \*ALL MEASUREMENTS ARE APPROXIMATE

### NOTES

### DATE CREATED / REVISION HISTORY

11/14/25 - NEW

SALES PERSON:  
MARK WESSELL

DESIGNED BY:  
J KROEGER

A0:  
67392

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 **SPRINGFIELD SIGN**  
 www.springfieldsign.com

# MB-DT-DD3 EXTERIOR DIGITAL DISPLAY MENU BOARD

MIDDLETON, WI

Outdoor Drive-Thru Menu Board - 3 Screens

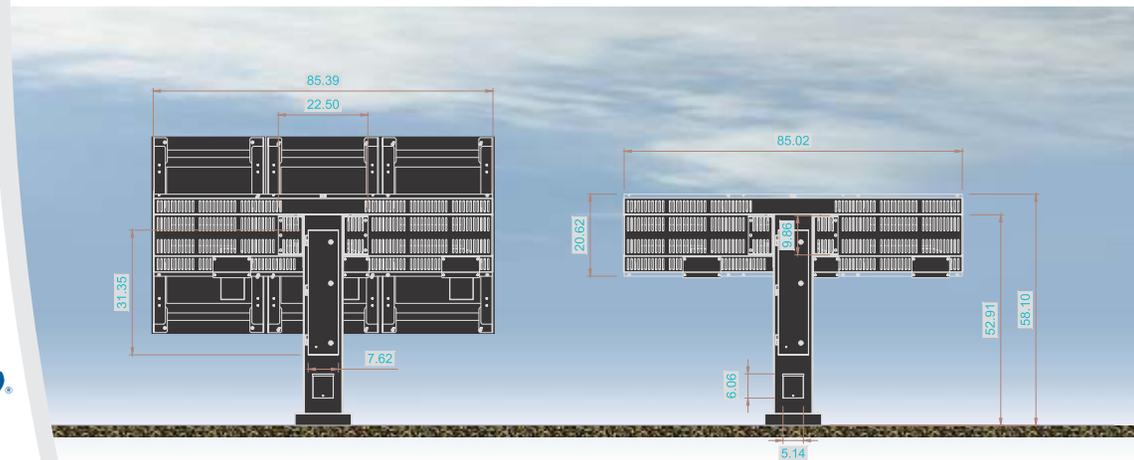
## MB-DT-DD3

Standard Menu Board for Drive-Thru Lane

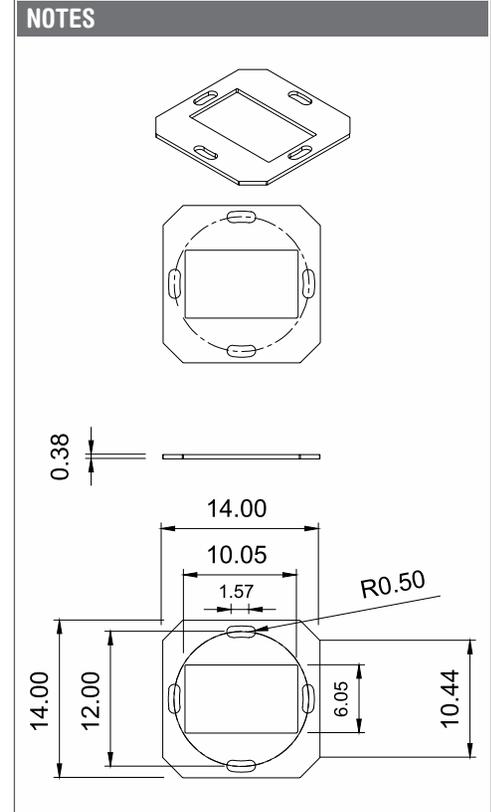
LED Internal Illumination

Digital display option

**QTY: 2**



\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
\*ALL MEASUREMENTS ARE APPROXIMATE



SALES PERSON: MARK WESSELL	DESIGNED BY: J KROEGER	A0: 67392
-------------------------------	---------------------------	--------------

DATE CREATED / REVISION HISTORY	
2/24/26 - NEW	

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# MB-DT-DD1 EXTERIOR DIGITAL DISPLAY MENU BOARD

MIDDLETON, WI

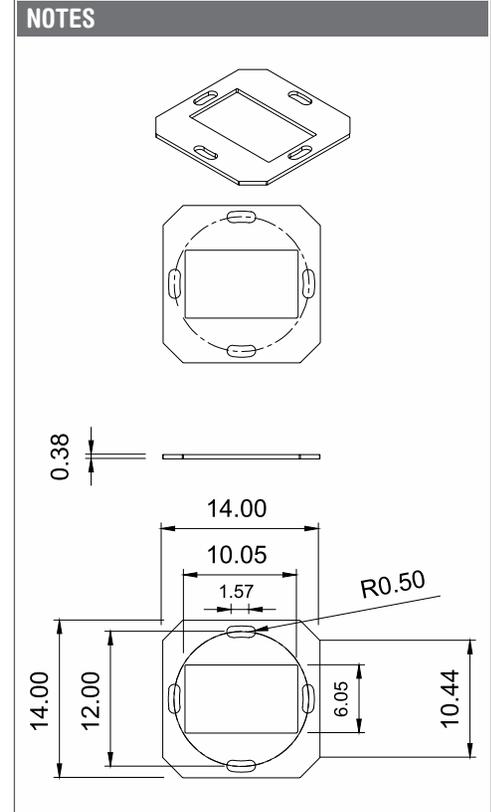
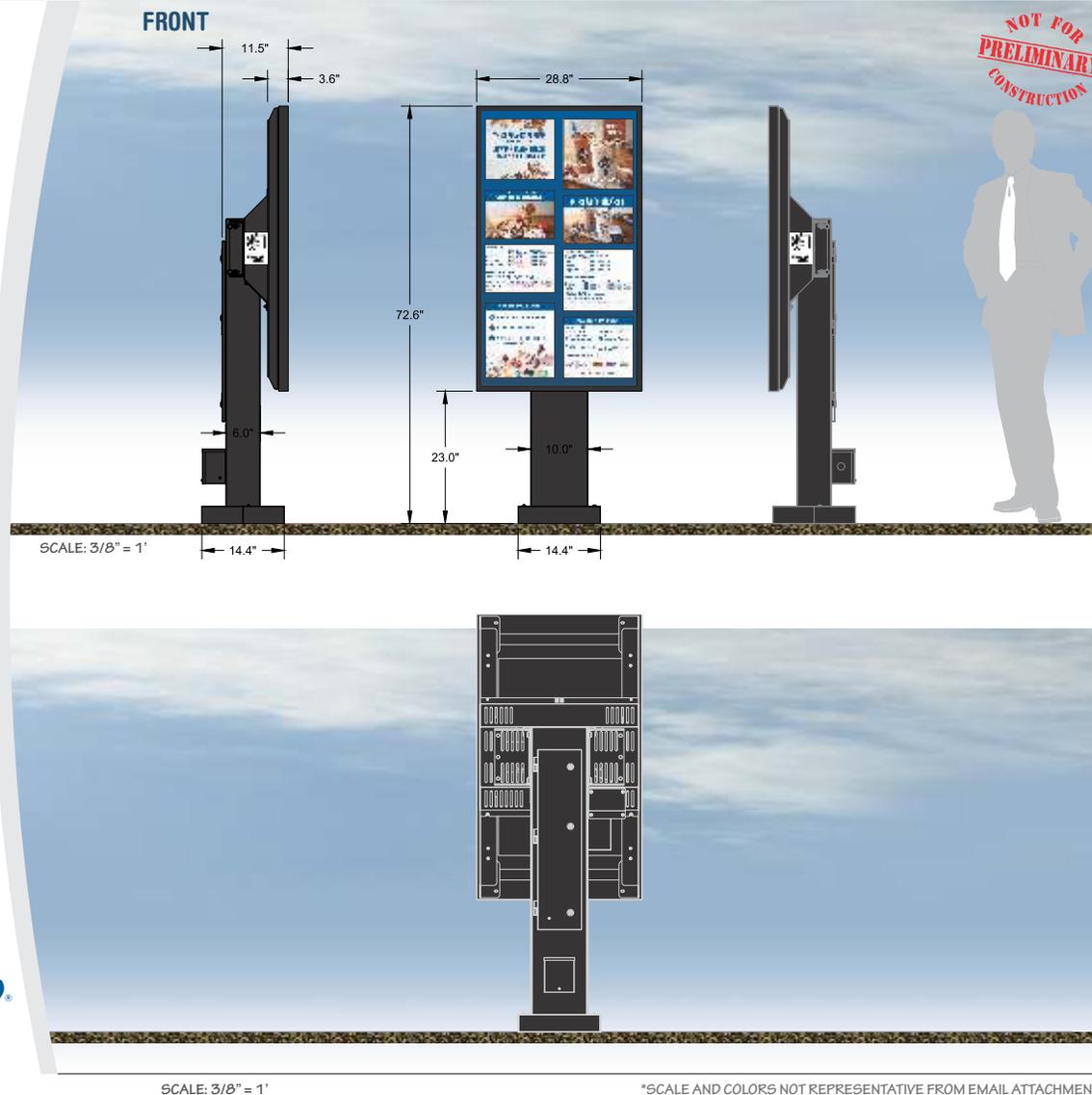
Outdoor Drive-Thru Menu Board - 1 Screen

## MB-DT-DD1

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

Digital display option



<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>A0:</b> 67392
--------------------------------------	----------------------------------	---------------------

DATE CREATED / REVISION HISTORY	
2/24/26 - NEW	



SCALE: 3/8" = 1'

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# SPECIALTY

MIDDLETON, WI

## Planter Spoon

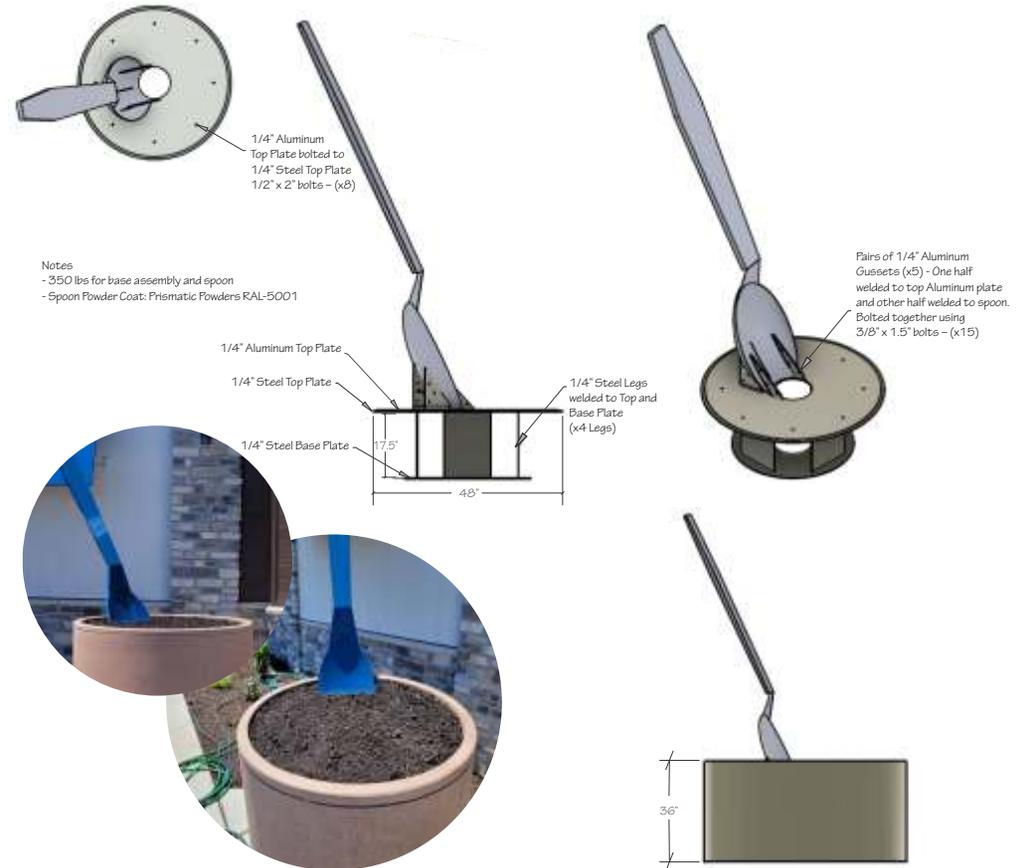
### S-PS

Aluminum fabricated spoon with planter base

Spoon powder coated Culver's blue



SCALE: NTS



\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
 \*ALL MEASUREMENTS ARE APPROXIMATE

#### SIGN SQUARE FOOTAGE

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#### NOTES

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#### DATE CREATED / REVISION HISTORY

11/14/25 - NEW			

<b>SALES PERSON:</b> MARK WESSELL	<b>DESIGNED BY:</b> J KROEGER	<b>AO:</b> 67392
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This is an artistic rendition and final colors / sizes may vary from that depicted herein.



# SPT-1 SLIM PUSH-THRU CABINET SIGN

MIDDLETON, WI

## Exterior Illuminated Push-Thru Cabinet Sign

### SPT-1

All Aluminum construction.

Single face LED internally illuminated White acrylic Push-Thru cabinet.

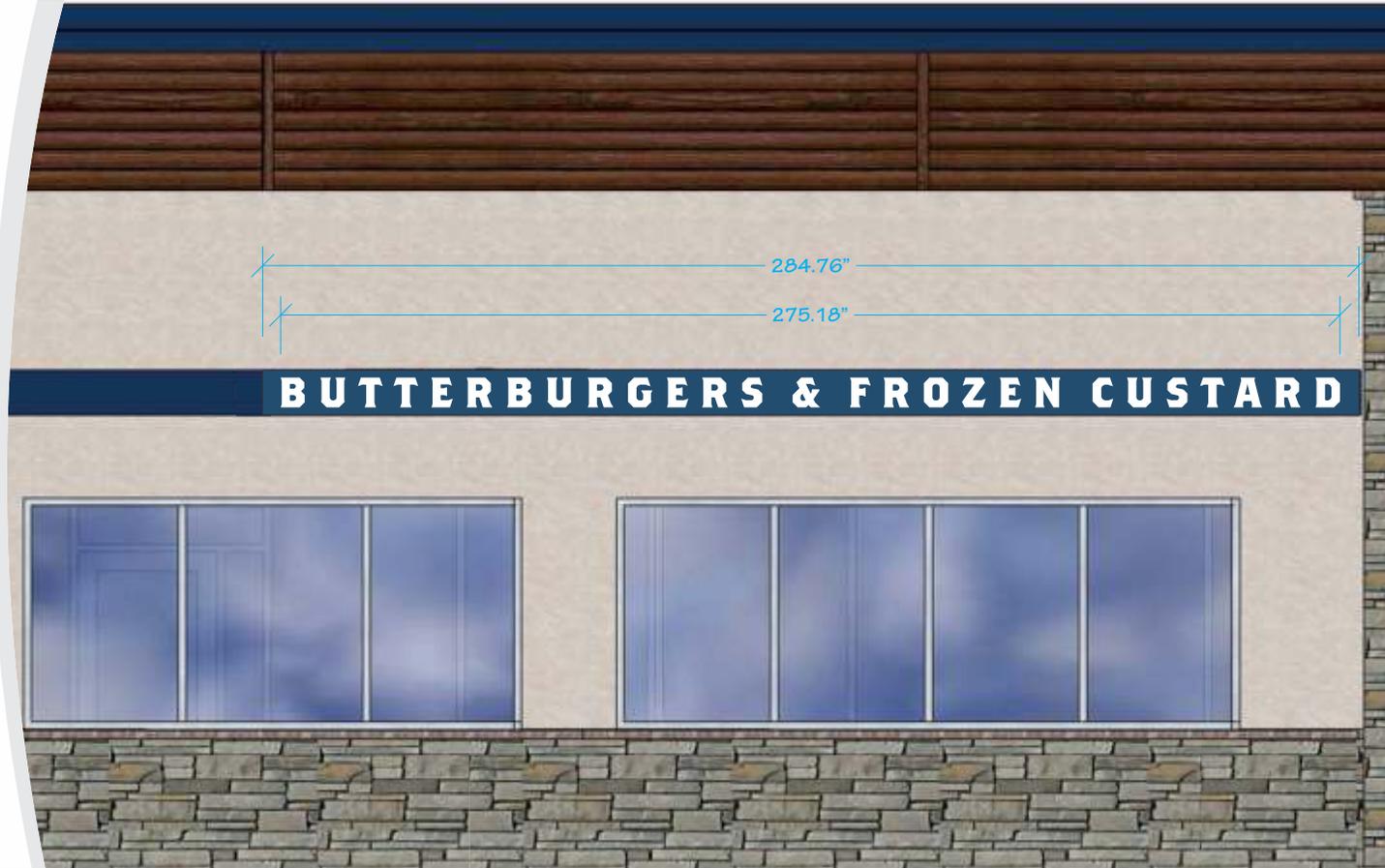
3" (depth) Cabinet to be painted Culver's Blue.

Flush mounted to face of awning.

**NOTE: Sizing to be verified prior to production.**



SCALE: 1/4" = 1'



NOT FOR PRELIMINARY CONSTRUCTION

#### NOTES

Sizing is approximate, based off elevation drawings. Subject to change upon further review

#### DATE CREATED / REVISION HISTORY

12/5/25 - NEW

SALES PERSON:  
MARK WESSELL

DESIGNED BY:  
J KROEGER

AO:  
67392

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 **SPRINGFIELD SIGN**  
www.springfieldsign.com

# SPT-1 SLIM PUSH-THRU CABINET SIGN

MIDDLETON, WI

## Exterior Illuminated Push-Thru Cabinet Sign - Attachment View

### SPT-1

All Aluminum construction.

Single face LED internally illuminated White acrylic Push-Thru cabinet.

3" (depth) Cabinet to be painted Culver's Blue.

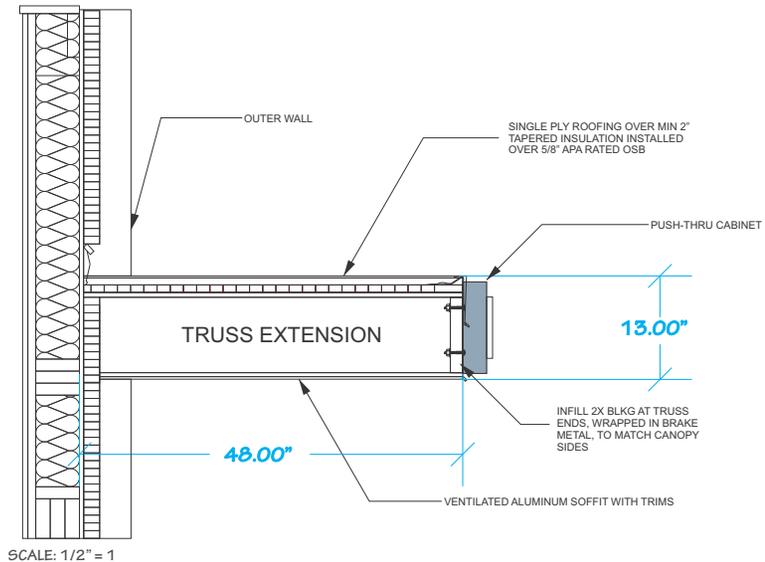
Flush mounted to face of awning.

**NOTE: Sizing to be verified prior to production.**

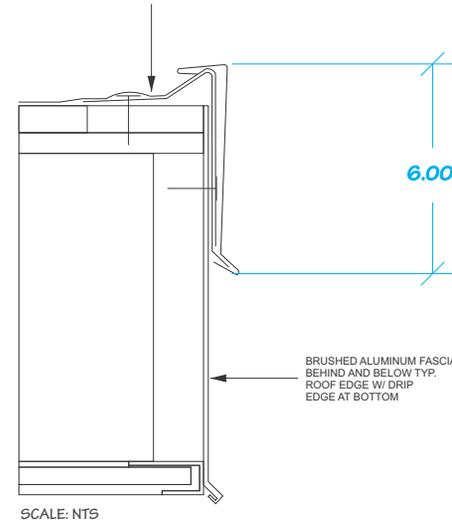
**NOT FOR PRELIMINARY CONSTRUCTION**

BUTTERBURGERS & FROZEN CUSTARD

SCALE: 1/4" = 1

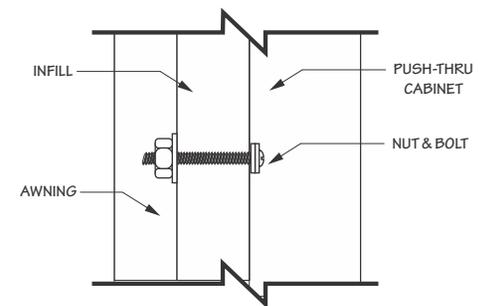


PIECE PIPE FABRICATED METAL ROOF EDGE & CONTINUOUS CLEAT BASE-TYPICAL



ATTACHMENT POINTS

INSTALLS ON METAL AWNING



APPROX 1/4" BOLT

SCALE: VARIOUS

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
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#### NOTES

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#### DATE CREATED / REVISION HISTORY

12/5/25 - NEW			

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# WALL SIGN

MIDDLETON, WI

## Scoop & Spatula Wall Sign

# SCOOP & SPATULA

1/4" aluminum routed and stud mounted flush

New store: to be painted white  
Re-image: to be painted Culver's blue

**NOTE: Sizing to be verified prior to production.**



MAIN ELEVATION  
SCOOP & SPATULA



\*DRAWING SHOWS STANDARD INSTALL PLACEMENT



## EXAMPLE VIEW



SCALE: VARIOUS

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
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### SIGN SQUARE FOOTAGE

MAIN ELEVATION: QTY-1 (121.0" X 125.446") = 105.49SF

### NOTES

### DATE CREATED / REVISION HISTORY

2/24/26 - NEW

SALES PERSON:  
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DESIGNED BY:  
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AO:  
67392

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# WALL MURAL

MIDDLETON, WI

## Panel Sign Wall Mural

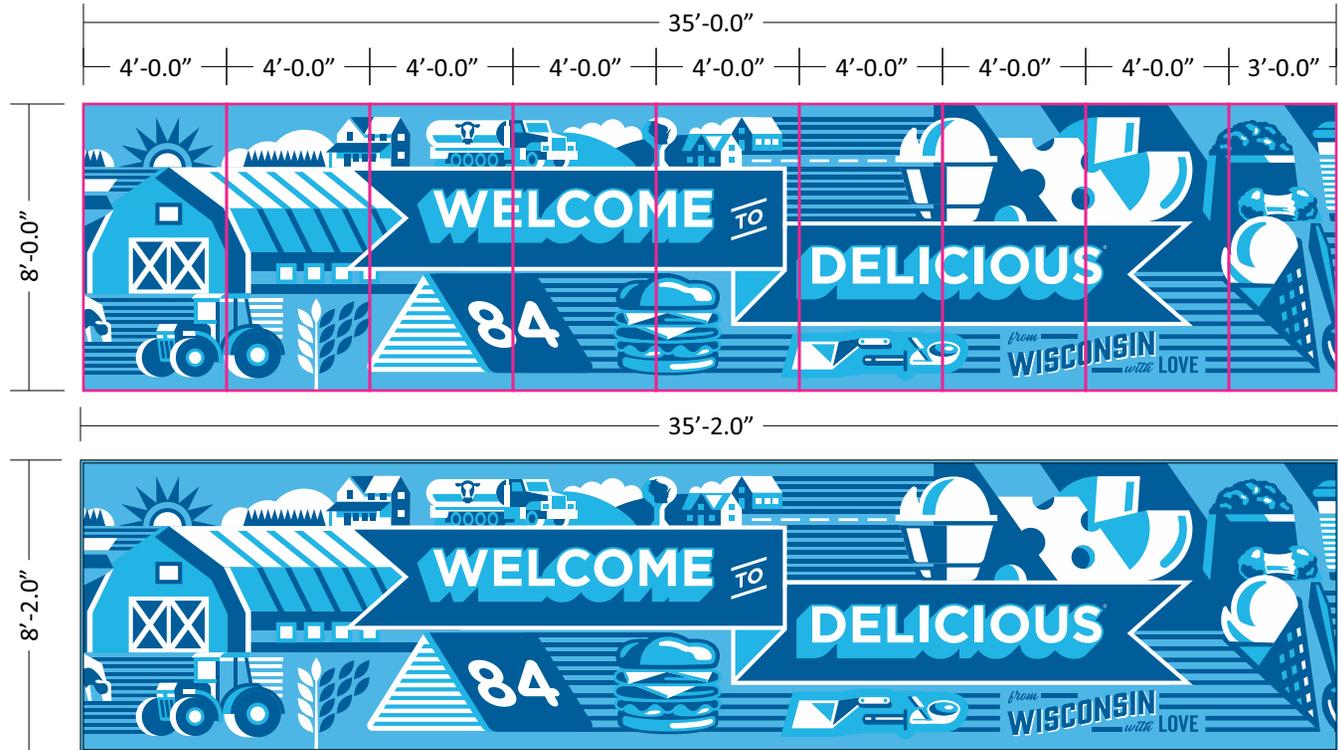
# WALL MURAL

"Welcome to delicious" wall mural, for Drive-thru elevation.

.25" White ACM substrate with full color digital print, 1st surface applied.

1" trim painted blue

Flush mounted to Drive-thru elevation facade



SCALE: 1/4"=1'

\*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS  
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Light Blue: C:64 M:10 Y:1 K:0    Dark Blue: C:100 M:58 Y:0 K:21

### SIGN SQUARE FOOTAGE

DRIVE THRU ELEVATION: QTY-1 (98.0' X 422.0') = 287.19 SF

### NOTES

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2/24/26 - NEW

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AO:  
67392

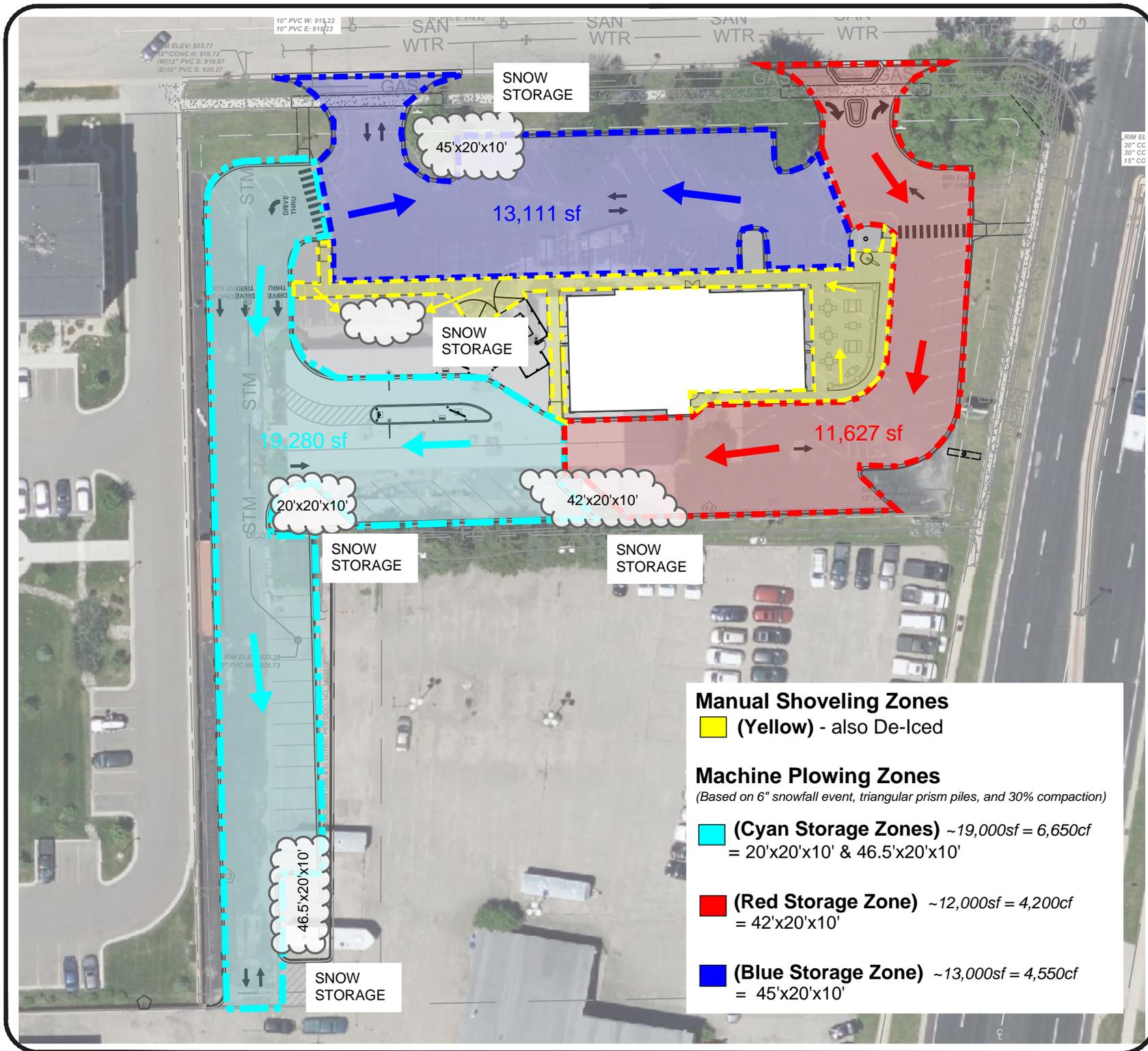
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 **SPRINGFIELD SIGN**  
www.springfieldsign.com



Culver Franchising System, LLC.  
 1240 Water Street  
 Prairie du Sac, WI 53578  
 608-643-7980



**PROPOSED SNOW REMOVAL PLAN**  
**MIDDLETON, WI**

**LOCATED AT: 43.108660405, -89.510875685**

- Manual Shoveling Zones**  
 (Yellow) - also De-Iced
- Machine Plowing Zones**  
*(Based on 6" snowfall event, triangular prism piles, and 30% compaction)*
- (Cyan Storage Zones)** ~19,000sf = 6,650cf  
 = 20'x20'x10' & 46.5'x20'x10'
  - (Red Storage Zone)** ~12,000sf = 4,200cf  
 = 42'x20'x10'
  - (Blue Storage Zone)** ~13,000sf = 4,550cf  
 = 45'x20'x10'

**THIS DRAWING IS CONCEPTUAL ONLY.**  
 ALL SHOWN DIMENSIONS, UTILITY EASEMENTS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS PERTAINING TO THE PROPERTY SHOULD BE VERIFIED BY SURVEYOR AND/OR CIVIL ENGINEER BEFORE ACTUAL CONSTRUCTION.