

**RESOLUTION NO. 2019-52**

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA TO APPROVE A CONDITIONAL USE TO CONSTRUCT AND UTILIZE A ±4,970 SQUARE-FOOT COMMERCIAL BUILDING FOR RENT OR LEASE LOCATED AT 3873 27TH STREET IN THE VILLAGE OF RAYMOND UNDER THE COOPERATIVE PLAN DATED NOVEMBER 12, 2009 BETWEEN THE VILLAGE OF CALEDONIA AND THE VILLAGE OF RAYMOND UNDER SEC. 66.0307, WIS. STATS.**

The Village Board for the Village of Caledonia resolves as follows:

**WHEREAS**, The Cooperative Plan dated November 12, 2009 between the Village of Caledonia and the Village of Raymond gives the Village of Caledonia authority to approve or deny requests for amendments to the Village of Raymond Land Use Plan and requests to rezone property and for conditionals uses if within the jurisdictional area of the Cooperative Plan;

**WHEREAS**, Javco Realty LLP, Josh Obert, Agent, requested approval of a Conditional Use to construct and utilize a ±4,970 square-foot commercial building. The applicant has indicated that the proposed building will be for rent or lease. The subject site is zoned B-5 Highway Business District, on Parcel ID No. 012042125031001 in the Village of Raymond and this tract of land is within the jurisdictional area of the Cooperative Plan giving the Village of Caledonia approving authority; and

**WHEREAS**, Racine County and the Village of Raymond have approved the requested conditional use and the Village of Caledonia Plan Commission has recommended approval of the request for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. Based on other things going on in the area, the proposed use appears to fit with other uses in this area.
3. The Racine County Economic Development and Land Use Planning Committee and the Village of Raymond have granted approval of the proposed use.
4. The proposed use meets the intent of the Village of Caledonia development standards and we find that the proposed use is a spectacular use for this parcel to be allowed to proceed without connecting to sewer and water in accordance with the Cooperative Plan between Caledonia and Raymond.
5. Any change of use will require review by the Village of Raymond, Racine County, and the Village of Caledonia.
6. The Applicant be required to enter into the Commercial Predevelopment Agreement and post a \$2,000 deposit to cover the Village's costs in accordance with Sec. 16-6-1 which is also required by the Cooperative Plan with Raymond.
7. The applicant is required to comply with all applicable local, state, and federal regulations, including the Cooperative Plan between the Village and the Village of Raymond which incorporate various design requirements from Title 16 of the Village of Caledonia Code of Ordinances, including but not limited to

requirements for signage, layout, design, building materials, screening, outside storage/display and landscaping on the property.

8. The Village engages Foth Infrastructure and Environment, LLC has conducted a review of the application and provide a written recommendation/report to the Village for review by the Village Zoning Administrator, Engineer, Attorney and Village Board for compliance with the Cooperative Plan, including but not limited to the requirements for improvements specified under Exhibit K of the Cooperative Plan and to incorporate appropriate recommendations into the final conditions for this conditional use permit. Foth has outlined some requirements in an attached Staff Review dated April 18, 2019. Applicant must comply with all requirements outlined in the attached Foth Staff Review dated April 18, 2019.
9. All rooftop mechanicals shall be screened upon construction with similar architectural materials found on the principal structure.
10. Any required ground mechanical equipment, misc. outdoor storage, or refuse containers shall be screened by landscaping or fencing.
11. Any future outdoor lighting shall be down-cast cut-off fixtures. Any pole lights shall not exceed 20 feet and shall have a concrete base of no more than 6" above ground. Lights should produce no more than 0.5 foot candles at the property line with no lighting to exceed 12 foot candles. This can be approved at the time of submitted building permits.
12. A defined employee/patron parking lot, and access area from W. Frontage Road, shall be defined around the structure and shall be hard surfaced. This can be approved at the time of submitted building permits.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Caledonia that the requested conditional use as set forth above is hereby approved, subject to the same conditions imposed by the Village of Raymond and Racine County, as being consistent with the intent and requirements of the Cooperative Plan.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 6<sup>th</sup> day of May, 2019.

**VILLAGE OF CALEDONIA**

By: James R. Dobbs  
James R. Dobbs  
Village President

Attest: Karie Pope  
Karie Pope  
Village Clerk



**TO:** Village of Caledonia Planning Commission  
**CC:** Tom Christensen, Elaine Ekes, Jarmen Czuta  
**FROM:** Jeff Muenkel AICP  
**RPT DATE:** April 18, 2019  
**MTG DATE:** April 29, 2019  
**RE:** "Javco Realty" – Town of Raymond Coop Boundary Request

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**BACKGROUND:**

1. Petitioner/Agent: Javco Realty LLP, Owner
2. Tax Key Number: 012042125031001
3. Address of Petitioned Parcel: 3873 27<sup>th</sup> Street
4. Area: 2.83 acres
5. Existing Zoning: B-5 Highway Business District (Racine County)
6. Existing Land Use: Commercial (Cooperative Plan)

**BACKGROUND:**

The parcel in discussion is located on the W. Frontage Road at 3873 27<sup>th</sup> Street (west side of frontage road) and has largely been used as a storage lot for semi-trailers over the past couple years. The proposal is to now construct and utilize a ±4,970 square-foot commercial building for a future tenant. The applicant has indicated that the proposed building will be for rent or lease.

The proposal is in front of the Village Plan Commission and Board to determine approval and possible contingencies according to the Cooperative Boundary Agreement between the Village of Raymond and the Village of Caledonia.

**PLANNER COMMENTS:**

A submittal is attached showing the proposed site plan, building elevations, and landscaping. The new building is proposed to be located along the northern portion of the site parallel to W. Frontage Road. Landscaping will be found along the entire frontage of the site as well as along building foundations. The supporting access area around the building is proposed to be all gravel. The building is proposed to be a metal structure with an approximate 4-foot band of brick adorning the bottom of the south, east, and west elevations. Colors of the structure are to be tones of grey (charcoal). An office area is to be found on the east façade of the structure with windows and access doors. Overhead doors are only found on the west façade which faces away from the roadway and public view.

The following Caledonia/Raymond design guidelines apply to the newly proposed structure:

1. Loading Docks/Mechanicals/Shipping Areas Screening & Appearance – Requires overhead door/receiving areas to be screened or designed with high degree of visual appeal. Screening can be completed with fencing, topography, and/or landscaping.
  - a. Overhead doors are only found on the west façade which faces away from the roadway and public view. The use of the large gravel areas around the entire structure are undefined at the moment. Dense landscaping is proposed along the frontage of the property, which will screen this gravel area if outdoor storage is the use in the future. However, this possible outdoor storage and parking area will be viewable from the south. Dense landscaping along the southern lot line is recommended.
  - b. The entire usable area surrounding the proposed structure is shown as gravel surface. It is common for the structures approved in this industrial park area to be approved with hard surfaces (concrete



## Staff Review

or asphalt) for defined employee/patron parking leading to the access point of the parcel. This is a recommendation of staff below.

2. Street Edge Landscaping Required – Requires street frontage landscaping with trees 50’ on center minimum and/or berms for screening.
  - a. Dense landscaping proposed at a rate more than the minimum. Coniferous trees mainly proposed in plantings heights of 5’. Will be dense within a few years.
3. Four Sided Architecture Required – Requires similar architecture and use of materials throughout all facades of a proposed structure.
  - a. The proposed utilizes four-sided architecture subject to any Plan Commission discussion on types of materials being used per sub section 7 below.
4. Roof Style/Materials – Requires hip, gambrel, gable roofs utilizing cedar, asphalt, or dimensional shingles unless metal roofs compliment neighborhood character of area.
  - a. A standing seam metal roof is proposed. These types of buildings are commonly found along the 27<sup>th</sup> St frontage road here and have been approved in the existing industrial park by Caledonia in the previous years. If other agreement recommendations herein are followed the proposed architecture should be fine and appropriate.
5. Rooftop Mechanicals Screening– Requires all future rooftop mechanicals to be screened with similar architectural materials.
  - a. No rooftop mechanicals currently shown. A contingency will be added to screen any that may arise in the future structure construction.
6. Building Massing/Height/Form– Requires buildings to have distinct base, middle, top.
  - a. Structure is proposed with two levels with office area up front and warehouse/storage in back. Form and size is consistent with other structures approved in area.
7. Appropriate Building Materials – Requires the primary façade be finish grade materials (glass, brick, stone, wood, or decorative block as examples).
  - a. A metal façade with a 4-foot band of brick is found (brick on south, east, and west elevations). As previously noted, metal buildings are common along this industrial park frontage road here. Plan Commission has approved the metal buildings as long as the rest of the boundary agreement items have been met, the front facades have ample brick product, and ample screening is found. Plan Commission may wish for the petitioner to add more percentage of brick to the front façade.
8. Building Placement – Requires building facades to be parallel or perpendicular to the right-of-way.
  - a. The proposed new structure is parallel to W. Frontage Rd and is appropriate.
9. Lighting Specifications – Lighting should be proposed at a maximum 0.5 foot-candles at property lines and no lights should exceed 12 foot-candles. Pole lights should be 15-20 feet maximum. All off-street lighting should be down-cast, cutoff fixtures with zero-degree tilt.
  - a. No lighting plans are proposed and the contingencies noted for lighting above will be required at time of building permit approvals.

### RECOMMENDATIONS:

Overall, staff recommends approval of the new structure and site plan subject to the contingencies below along with any Plan Commission added items.

1. All rooftop mechanicals shall be screened upon construction with similar architectural materials found on the principal structure.



## Staff Review

2. The landscape plan shall be updated to have similar dense landscaping along the southern property line to screen the future uses of the southern gravel outdoor storage/parking lot area. This can be approved at the time of submitted building permits.
1. Any required ground mechanical equipment, misc. outdoor storage, or refuse containers shall be screened by landscaping or fencing.
2. Any future outdoor lighting shall be down-cast cut-off fixtures. Any pole lights shall not exceed 20 feet and shall have a concrete base of no more than 6" above ground. Lights should produce no more than 0.5 foot candles at the property line with no lighting to exceed 12 foot candles. This can be approved at the time of submitted building permits.
3. A defined employee/patron parking lot and access area from W. Frontage Road shall be defined around the structure and shall be hard surfaced. This can be approved at the time of submitted building permits.

## EXHIBIT K: DESIGN STANDARDS

The requirements of Title 16 of the Village of Caledonia Code of Ordinances shall apply, as modified by the categories below, in the Raymond Plan Area.

### CATEGORY 1 - JOINT REGULATIONS WITHIN THE RAYMOND PLAN AREA

The following regulations are intended to ensure that the appearance of new commercial buildings, landscapes, and signage elements in the Raymond Plan Area match the corresponding elements in the Village of Caledonia.

#### Guidelines to be based on Caledonia standards

1	Loading dock and shipping/receiving area requirements/screening (16-3-2 (c) (8))	Garage doors, loading areas, service entries and areas, and mechanical equipment shall be screened or designed with a high degree of visual appeal. This treatment can minimize the negative visual impact such necessary functions have and can help enhance and define adjacent spaces. Various techniques should be used to completely screen views into these areas. Densely planted trees, shrubs, opaque fencing, and/or garden walls should be used to screen service areas, loading areas, trash receptacles and ground-floor mechanicals. These elements should be at least seven (7) feet high (plant material should be at least seven (7) feet within 2 years of planting).
2	Street edge landscaping (16-3-3 (b) (1))	Trees no more than 50' on center of the tree trunk. Trees shall be planted parallel to the right-of-way. Trees shall be canopy, deciduous trees from the Village Street Tree List. Trees bordering a parcel shall be of the same species in order to provide visual continuity along the street edge. In addition to rhythmic planting of trees, a secondary landscape layer located behind the tree line should be created using ornamental fences and continuous evergreen hedges that block views of parking areas. Unless otherwise noted these should have a minimum height of 4' above the elevation at the right-of-way. Berms should not be used as a device for visual screening unless specific approval is given by the Village Board. When berms are approved for use, they shall have a minimal slope in contrast to the surrounding landscape. When a berm is intended to screen a building from a public right-of-way, the berm must be configured so that the building is screened at all visual angles from the public right-of-way. Trees, fences, and hedges may be eliminated when there is a planned view of an open landscaped area included as part of a long-term open space management plan.
3	Encourage four-sided architecture	Four-sided architecture, which utilizes similar building materials and design for all sides of a proposed structure, is encouraged.
4	Roof style/material recommendations	Pitched roofs such as hip, gambrel, gable, etc. should be required; utilizing cedar, architectural asphalt or dimensional shingles is preferred. Metal roofs should be considered only where they complement the residential character of the proposed architecture. The use of raised steel seamed panels or other similar materials is generally discouraged and is subject to review and approval of the Plan Commission.
5	Screening rooftop mechanicals	Roof top mechanical installations should be screened so as to block the view from adjacent streets and properties. Screening should match or complement the overall theme of the building. All screening is subject to review and approval by the Plan Commission.
6	Building massing, height, and form (16-3-2 (c) (3))	Buildings shall be comprised of a visually distinct base, middle and top. Buildings shall not exceed two (2) stories except as noted in the standards for specific types of places or as may be allowed for by a conditional use or in a planned unit development. This provides a flexible method of relating the building to the pedestrian (base), to the surrounding architecture (middle), and the opportunity for unique identity where the building meets the sky (top). Expression of the elements should be handled through changes in plane and material, horizontal bands, cornices, and/or varied window openings. Large buildings should be comprised of a series of masses and forms to give the building hierarchy, scale and visual richness. Building massing and components should demonstrate consistent proportional harmonies as indicated in the guideline illustrations.
7	Signage (excluding freeway signage) (16-3-5; 16-7)	Signage shall consist of both freestanding and building signs. Freestanding signage should be of the following types: agriculture, directional, freeway, home occupation, monument, subdivision, off-premises, private property, street banner, governmental, recreational, trail, or temporary. Building signage should be of the following types: awning or canopy, projecting, wall, or window. Prohibited signs include beacons, streamers, pennants, pinwheels, and strings of lights not permanently mounted to a rigid background, and inflatable signs, tethered balloons, and signs affixed to a cart, trailer or other rolling mechanism, unless specifically permitted as a temporary sign but not to exceed 30 days of use in each calendar year. Prohibited signs also include signs that revolve, are animated, have moving parts, or are illuminated by flashing or moving lights. Billboards and pole signs where the bottom of the sign is more than 11 feet from grade, and roof signs that are separated from the rest of the roof by more than 12 inches are also prohibited.
8	Freeway Signage (16-3-5)	Freeway signage shall be defined as a freestanding sign within one-hundred fifty (150) feet of the Interstate 94 right-of-way. The road side edge of such sign should be located as close to the interstate right-of-way as feasible, but shall maintain a minimum of five (5) feet from the public right-of-way. Freeway signs shall be constructed as set forth in the accompanying Freeway Sign Diagram.
9	Appropriate building materials (16-3-2 (c) (4))	The primary facade and sides of the building visible from the public space, public parking, walkways, and rights-of-way shall be clad in finish grade materials unless otherwise allowed under a conditional use or planned unit development. Glass, brick, stone, wood, and decorative block are examples of finish grade materials that are appropriate for use on visible facades. The rear or side of the building shall use the same materials.
10	Building placement guidelines (16-3-2 (c) (2))	<i>Modified from current regulation: Building facades shall be parallel or perpendicular to the right-of-way (or parallel or perpendicular to the tangent to curve taken at the midpoint)</i>

#### Guidelines to be based on Raymond standards

11	Preserve existing tree lines/Open space, natural resource protection	Landscaping for development sites should be designed to complement the built and natural environment of the subject project and adjacent sites. Existing tree lines should be preserved. If removal of existing tree line is required due to its undesirable nature, new plantings that result in no less of a screening effect shall be required when adjacent to residential uses. Tree species that are native to Wisconsin and the Town of Raymond are encouraged.
12	Lighting specifications	All off-street lighting shall be down-cast, cutoff fixtures with a zero-degree tilt. The total height of fixtures, measured from grade to the highest point of the pole and/or lamp, should be no more than 15 to 20 feet. The base should be no greater than 6" above grade. Low pressure sodium bulbs are strongly discouraged.
13	Lighting position specifications	Lighting should be positioned so as not to cause glare on adjacent properties and streets. A maximum of 0.5 foot candles of light at the property line should be permitted. Require the submittal of a photometric site plan which illustrates the amount of light, measured in foot candles. No lighting should be permitted to exceed 12 foot candles. Consider exceptions to the height of lighting fixtures, provided that the total fixture height is equal or less than the height of adjacent building eaves.
14	Color guidelines	The coloring of all brick, decorative masonry, or stone shall be expressed as integral to the product and not painted on the surface of the product. Neutral colors are preferred over primary colors.

# Javco Realty Project Report

- A) The existing property isn't being used at all. No Structures are on the property.
- B) There are no existing structures on this property. The proposed structure will be a commercial wood post frame commercial building. The main structure will be 50' w x 70' long. It will also have a 42' w x 35' l office area connected to it. The colors will be a Charcoal Grey/Ash Grey combo.
- C) The proposed building is being built to rent/lease out. The exact number of employees will not be more than this building is set up for regarding the Wisconsin commercial intended use. The goal is to rent/lease out to a business that does repair work for commercial, construction or sport vehicles.
- D) The hours of operation will be what is allowed for the area.
- E) Construction start date will be summer 2019, with a completion timeline within 2-3 months
- F) This area is an unsewered development and will require a septic tank.

**ORIGINAL**

RECEIVED

MAR 19 2019

RACINE COUNTY

# Javco Realty

## Additional information

- 1) Customer is working on splitting the property into two parcels with the register of deeds.
- 2) Septic work/core samples to determine proper location and system will be done once this project is approved and the ground is not frozen.
- 3) Customer only wants to have exterior lighting on the building. The plan is to have wall pack lights next to each walk door and overhead door.
- 4) Customer wants to keep the lot all gravel.

RECEIVED

MAR 19 2019

RACINE COUNTY

**ORIGINAL**



**LAND MARK**  
**ENGINEERING SCIENCES, INC.**  
 119 COOLIDGE AVE., SUITE 100  
 WAUKESHA, WISCONSIN 53186  
 (262) 791-9100  
 FAX (262) 791-9101  
**SURVEYING**  
 MAJOR AUTOMATIC PLAS  
 SURVEY FOR:  
 JAYCO REALTY, L.P.  
**PROPERTY:**  
 3873 27TH STREET  
 FRANKSVILLE, WISCONSIN 53128



SCALE: 1" = 40'  
 0 20 40 80  
 FEET

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1879 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND LAND DIVISION, WISCONSIN. THE DATE OF THIS SURVEY IS 03/19/2019.

Original

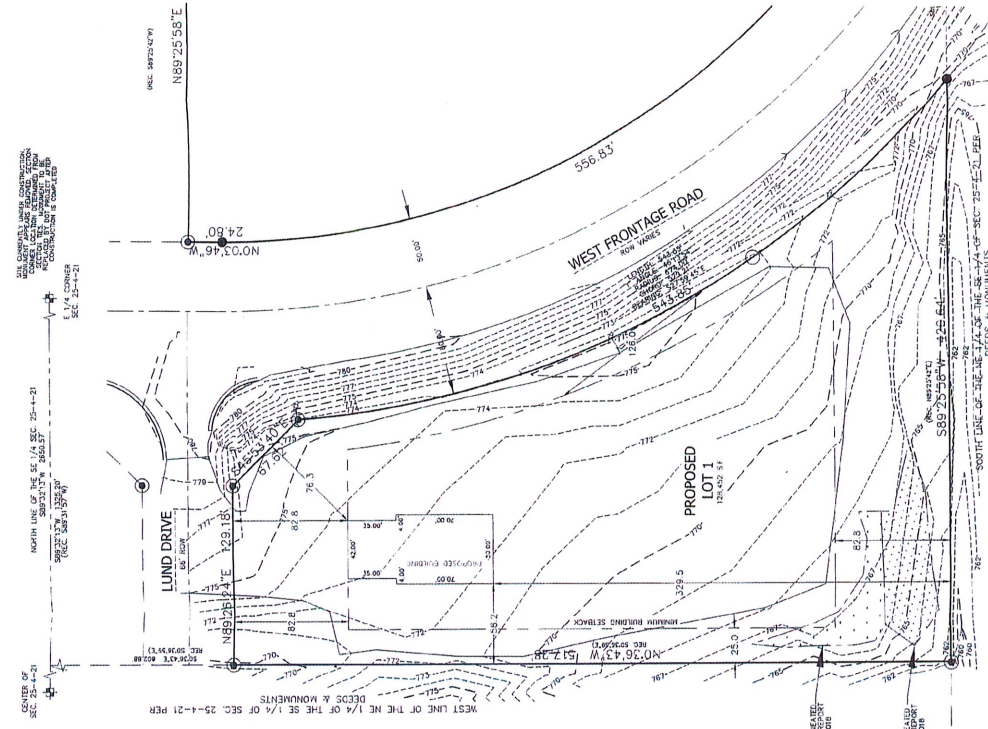


# PLAT OF SURVEY - PROPOSED BUILDING

BEING A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 25, T. 4N., R. 21E.,  
 TOWN OF RAYMOND, RACINE COUNTY, WISCONSIN

**RECEIVED**  
**MAR 19 2019**  
**RACINE COUNTY**

- LEGEND**
- ⊕ - CONC. MON. W/ BRASS CAP OR IRON
  - - IRON PIPE TIGHT (EXPOSED OR OTHERWISE)
  - - STONE MONUMENT 4" SQUARE
  - ⊕ - FOUND CHERRY CROSS
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  - ⊕ - IRON PIPE SET, 190" CONC. (EXPOSED OR OTHERWISE)
  - ⊕ - IRON PIPE SET, 192" CONC. (EXPOSED OR OTHERWISE)
  - ⊕ - IRON PIPE SET, 194" CONC. (EXPOSED OR OTHERWISE)
  - ⊕ - IRON PIPE SET, 196" CONC. (EXPOSED OR OTHERWISE)
  - ⊕ - IRON PIPE SET, 198" CONC. (EXPOSED OR OTHERWISE)
  - ⊕ - IRON PIPE SET, 200" CONC. (EXPOSED OR OTHERWISE)



**LEGAL DESCRIPTION**

Being a part of the NE 1/4 of the SE 1/4 of Section 25, T. 4N., R. 21E., Town of Raymond, Racine County, Wisconsin, more fully depicted as follows:  
 Commencing at the East 1/4 Corner of said Section, thence S89°25'58\"/>

**NOTES:**

1. ENCUMBRANCES, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME PER THE ACCORDANCE WITH AE 7.01(2) OF WISCONSIN ADMINISTRATIVE CODE.
4. LOT IS CONSIDERED TO BE A LEGAL, NON-CONFORMING LOT FOR ZONING B-5, AS SUCH, MINIMUM SETBACK REQUIREMENTS ARE AS FOLLOWS:  
 REAR LOT LINE 25.0'  
 SIDE YARD 10.0' OF TOTAL LOT WIDTH  
 (31,258 S115 - 02.10)

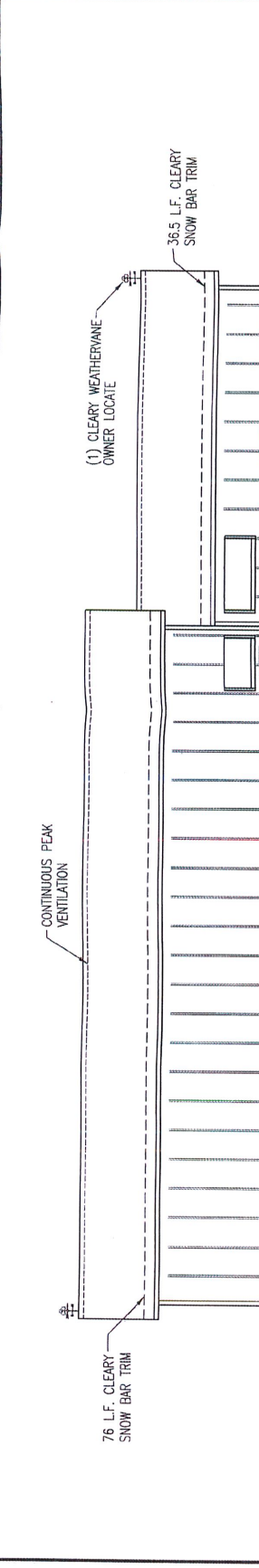
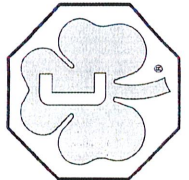
**CLEARY**  
BUILDING CORP.  
18700 1ST STREET / P.O. BOX 630220  
VERONA, NJ 07093 / (609) 573-5555

PROJECT NAME: JAVCO REALTY  
PROJECT SITE ADDRESS: 3873 S 27TH ST  
FRANKSVILLE, WI - RACINE COUNTY  
BUILDING SIZE: 50' X 70' X 17'-8" AND 42' X 35' X 12'-8"  
SHEET NAME: ELEVATIONS

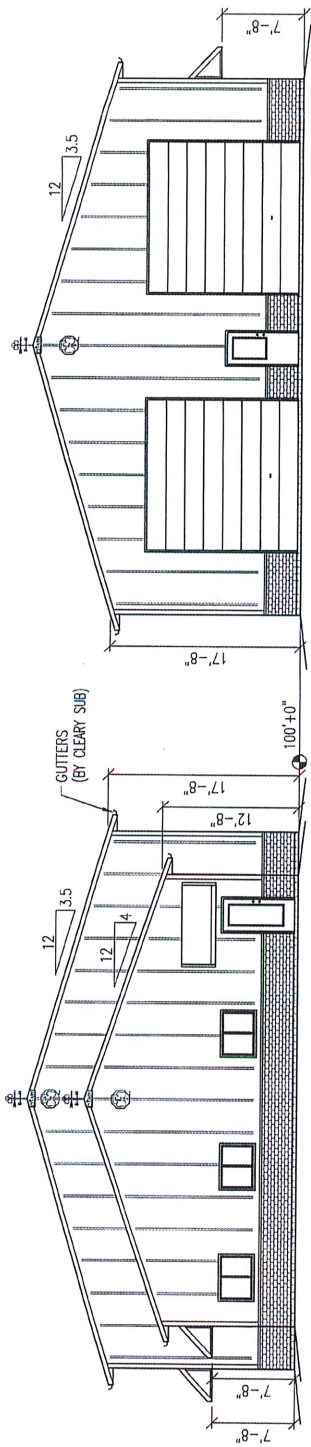
PROJECT NUMBER: L0281  
SHEET NUMBER: 110  
SHEET SCALE: NONE

DATE DRAWN: 5/31/18  
DRAWN BY: LASKI

NUMBER	DATE	BY
1	12/11/18	ZW
2		
3		
4		

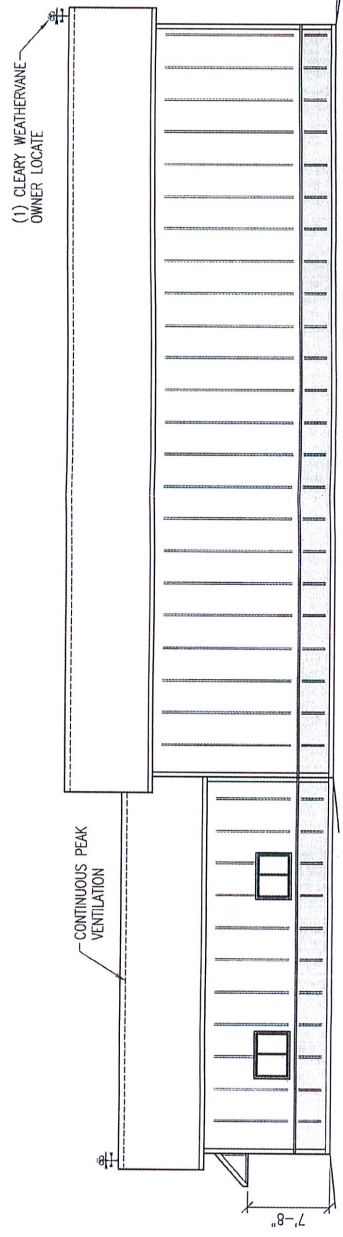


SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

**ORIGINAL**

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MAR 5 2019

RACINE COUNTY

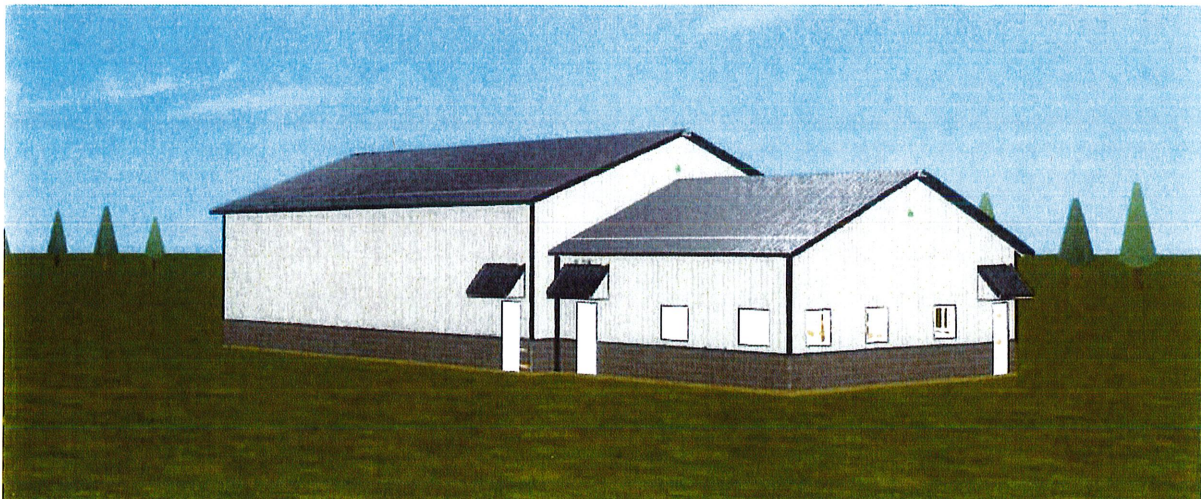
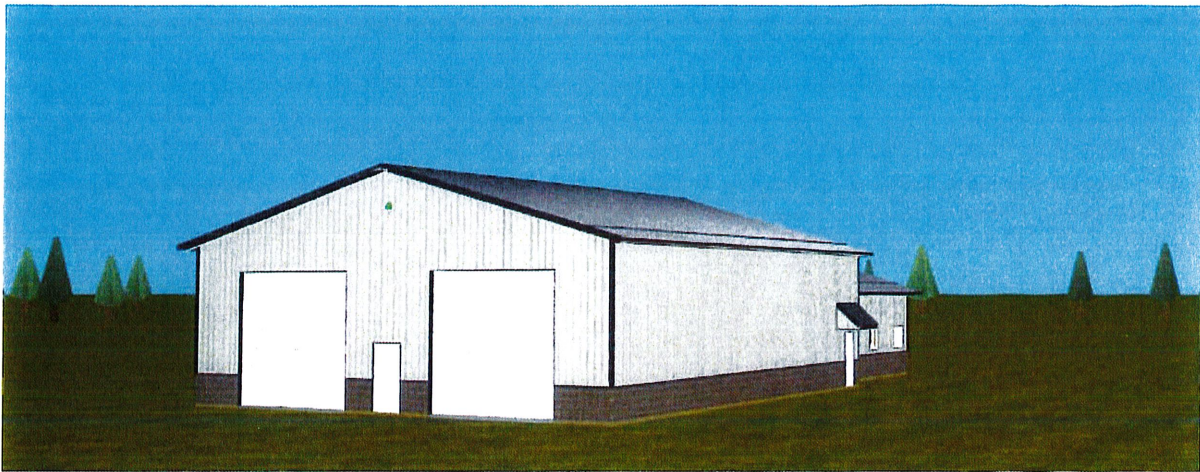


P.O. BOX 930220  
VERONA, WI 53593-0220  
(608) 845-9700 / Fax (608) 845-7070  
www.clearybuilding.com

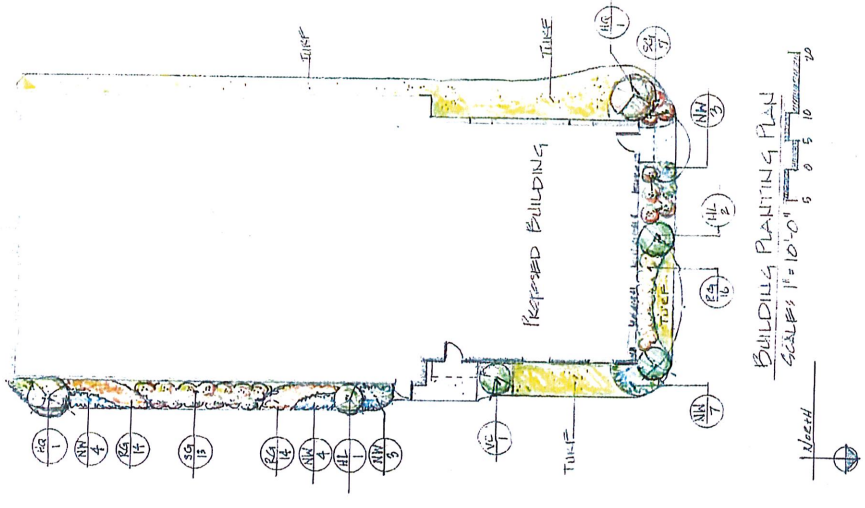


Proposal Drawings  
For  
**JAVCO REALTY**

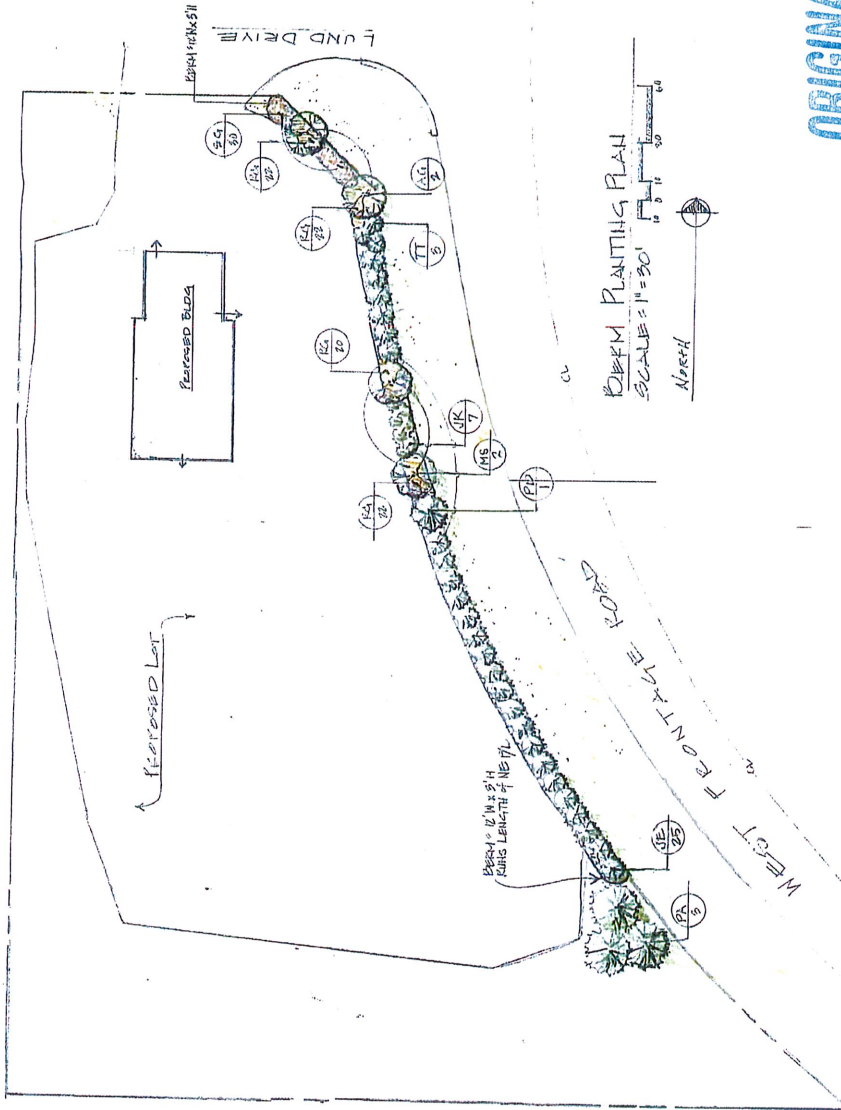
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ORIGINAL



BUILDING PLANTING PLAN  
SCALE: 1/8" = 10'-0"



DEEM PLANTING PLAN  
SCALE: 1/4" = 20'

ORIGINAL

#	SYRI	Botanical Name	Common Name	Size/Type	Maturity	Spacing
1	AG	Amorpha canescens	Santiberry	20'H x 25'W	as shown	
2	HO	Hydrangea Quercifolia	Quercifolia Hydrangea	24" CC	5' max	as shown
3	HO	Hydrangea Quercifolia	Quercifolia Hydrangea	24" CC	5' max	as shown
4	JE	Juncus	Emerald Green Juncus	18" CC	7' max	as shown
5	JE	Juncus	Emerald Green Juncus	18" CC	7' max	as shown
6	JE	Juncus	Emerald Green Juncus	18" CC	7' max	as shown
7	JE	Juncus	Emerald Green Juncus	18" CC	7' max	as shown
8	JE	Juncus	Emerald Green Juncus	18" CC	7' max	as shown
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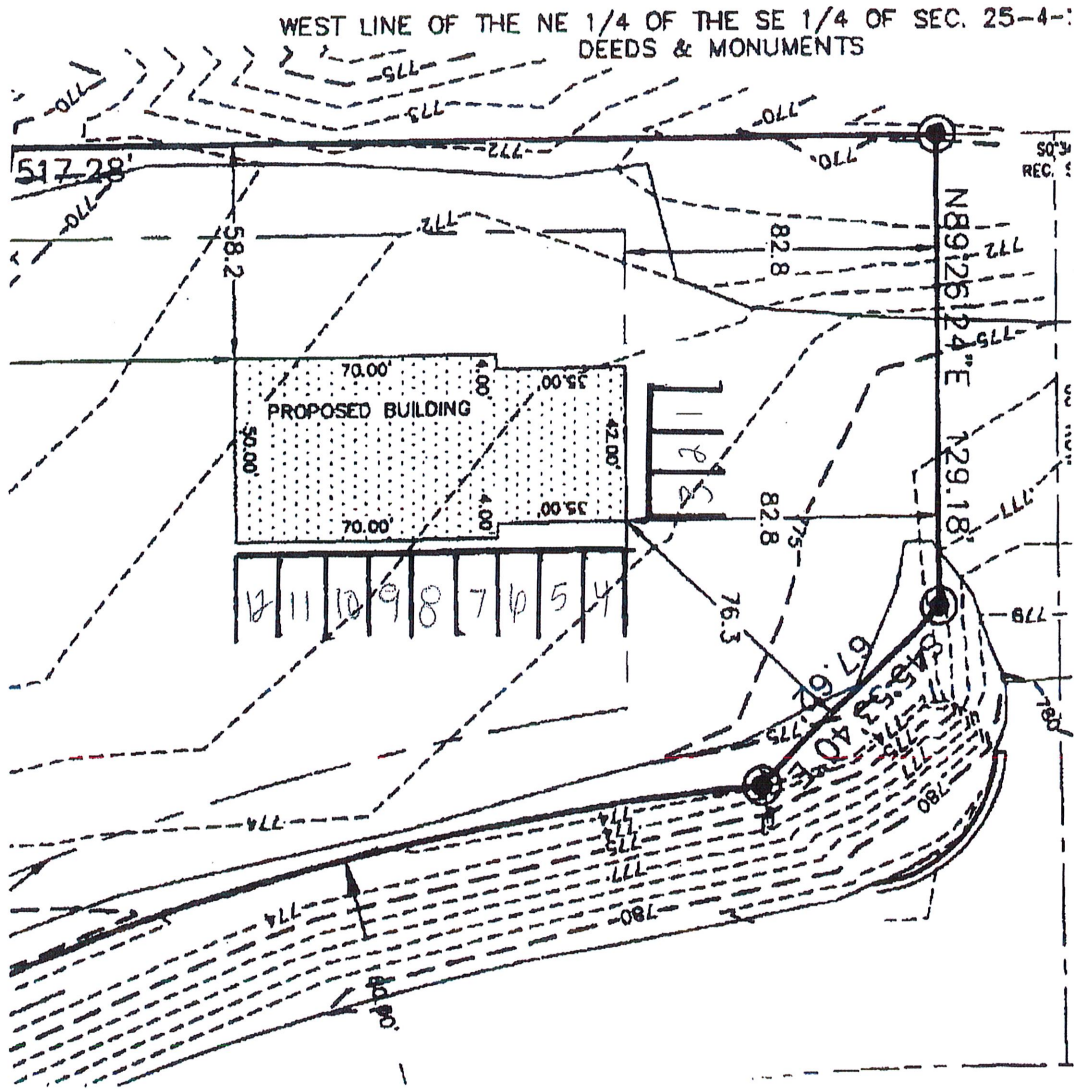
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CUDAHY, WI 53110-2851  
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www.stoneoaklandscapes.com

LAKESIDE REALTY  
2678 27th STREET  
FANKSVILLE, WI

# Javco site plan



C) Parking lot surface area will be a gravel. Needed handicap stalls will be properly marked.

D) Lighting plan. The customer would like to have wall pack lights on the structure only above the overhead doors and walk doors. No parking lot lights needed.

ORIGINAL