

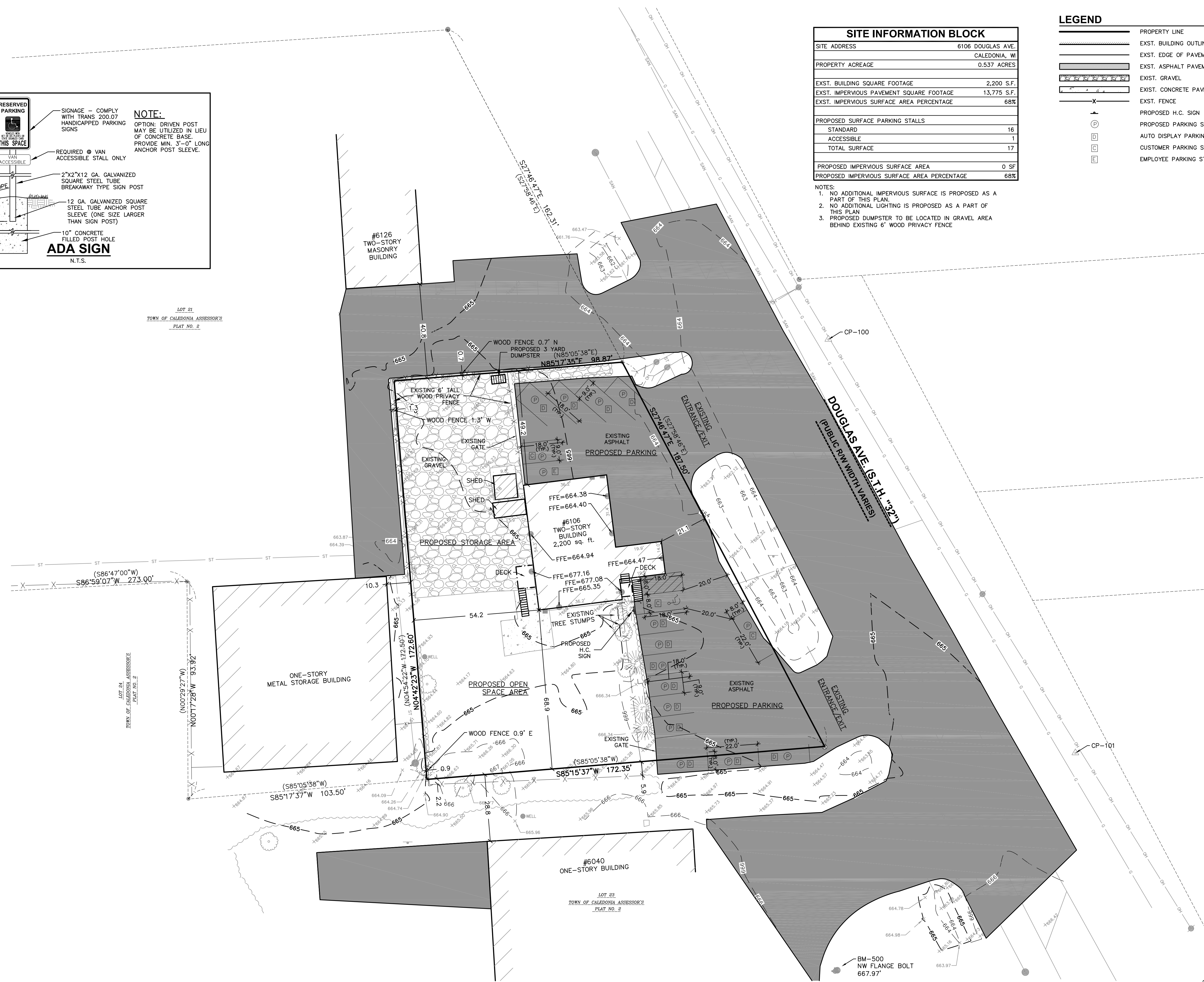
**NOTE:**  
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0\"/>

LOT 21  
TOWN OF CALEDONIA ASSESSOR'S  
PLAN NO. 2

SITE INFORMATION BLOCK	
SITE ADDRESS	6106 DOUGLAS AVE. CALEDONIA, WI
PROPERTY ACREAGE	0.537 ACRES
EXST. BUILDING SQUARE FOOTAGE	2,200 S.F.
EXST. IMPERVIOUS PAVEMENT SQUARE FOOTAGE	13,775 S.F.
EXST. IMPERVIOUS SURFACE AREA PERCENTAGE	68%
PROPOSED SURFACE PARKING STALLS	
STANDARD	16
ACCESSIBLE	1
TOTAL SURFACE	17
PROPOSED IMPERVIOUS SURFACE AREA	0 SF
PROPOSED IMPERVIOUS SURFACE AREA PERCENTAGE	68%

LEGEND	
	PROPERTY LINE
	EXST. BUILDING OUTLINE
	EXST. EDGE OF PAVEMENT
	EXST. ASPHALT PAVEMENT
	EXST. GRAVEL
	EXST. CONCRETE PAVEMENT
	EXST. FENCE
	PROPOSED H.C. SIGN
	PROPOSED PARKING STALL INDICATION
	AUTO DISPLAY PARKING STALL
	CUSTOMER PARKING STALL
	EMPLOYEE PARKING STALL

- NOTES:
- NO ADDITIONAL IMPERVIOUS SURFACE IS PROPOSED AS A PART OF THIS PLAN.
  - NO ADDITIONAL LIGHTING IS PROPOSED AS A PART OF THIS PLAN.
  - PROPOSED DUMPSTER TO BE LOCATED IN GRAVEL AREA BEHIND EXISTING 6' WOOD PRIVACY FENCE.



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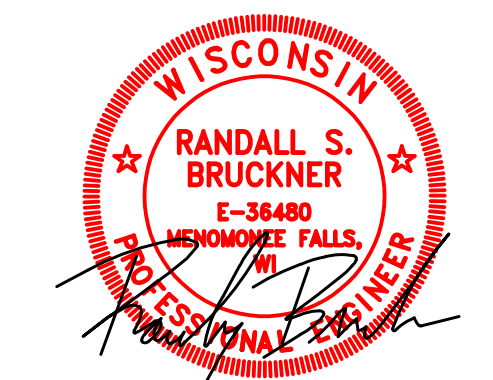
MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
P. 262.513.0666

CLIENT:  
**ECONOMY MOTORS LLC**  
JEFF HOLTZ, OWNER

CLIENT ADDRESS:  
6106 DOUGLAS AVE  
CALEDONIA, WI

PROJECT:  
**ECONOMY MOTORS**

PROJECT LOCATION:  
6106 DOUGLAS AVE  
CALEDONIA, WI



PLAN MODIFICATIONS:

#	Date:	Description:
1	03-27-2026	CLIENT REVIEW
2	04-15-2026	CLIENT COMMENTS
3		
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Designed By: R.S.B.  
Reviewed By: P.J.S.  
Approved By: C.A.J.

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:

**C1.0**

JSD PROJECT NO: 25-1954

north  
SCALE IN FEET  
20' 0 20'  
**DIGGERS HOTLINE**  
Toll Free (800) 242-8511

File: \\JSD\Inchew\projects\2025\25193\DWG\Landscape\Plan.dwg Layout: 24x36 SHEET User: Randy.Bruckner Plotted: Apr 15, 2026 - 3:05pm Xref(s):



**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY
	EXIST. BUILDING OUTLINE
	EXIST. EDGE OF PAVEMENT
	EXIST. GRAVEL
	EXIST. CONCRETE PAVEMENT
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. FENCE
	PROPOSED H.C. SIGN
	PROPOSED PARKING STALL INDICATION

**JSD**  
 CREATE THE VISION TELL THE STORY  
 jsdinc.com  
 MILWAUKEE REGIONAL OFFICE  
 W238 N1610 BUSSE ROAD, SUITE 100  
 WAUKESHA, WISCONSIN 53188  
 P. 262.513.0666

CLIENT:  
**ECONOMY MOTORS LLC**  
**JEFF HOLTZ, OWNER**

CLIENT ADDRESS:  
**6106 DOUGLAS AVE**  
**CALEDONIA, WI**

PROJECT:  
**ECONOMY MOTORS**

PROJECT LOCATION:  
**6106 DOUGLAS AVE**  
**CALEDONIA, WI**

**PLAN MODIFICATIONS:**

#	Date:	Description:
1	03-27-2026	CLIENT REVIEW
2	04-15-2026	CLIENT COMMENTS
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Designed By: H.M.B.  
 Reviewed By: M.W.S.  
 Approved By: C.A.J.

**EXISTING LANDSCAPE PLAN**

SHEET NUMBER:  
**L1.0**  
 JSD PROJECT NO: 25-19934

**DIGGERS HOTLINE**  
 Toll Free (800) 242-8511

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

# EXISTING CONDITIONS SURVEY

LOT 22 OF TOWN OF CALEDONIA ASSESSOR'S PLAT NO. 2, IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 04 NORTH, RANGE 23 EAST, CALEDONIA, RACINE, WISCONSIN.

- LEGEND**
- 1 1/4" REBAR FOUND
  - 3/4" REBAR FOUND
  - ⊗ CHISELED "X" SET
  - ⊙ BENCHMARK
  - ⊙ FINISHED FLOOR SHOT LOCATION
  - ⊙ MAIL BOX
  - ⊙ SIGN
  - ⊙ SANITARY MANHOLE
  - ⊙ HYDRANT
  - ⊙ ROUND CASTED INLET
  - ⊙ ENDWALL/END OF PIPE
  - ⊙ POWER POLE
  - ⊙ CONIFEROUS TREE
  - ⊙ HANDICAP PARKING
  - ⊙ DECIDUOUS TREE
  - ⊙ 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PARCEL BOUNDARY
  - - - PLATTED LOT LINE
  - - - FENCE LINE
  - ⊘ STONE WALL
  - EDGE OF PAVEMENT
  - - - EDGE OF GRAVEL
  - SAN — SANITARY SEWER
  - ST — STORM SEWER
  - G — NATURAL GAS
  - OH — OVERHEAD LINE
  - ▨ BUILDING
  - 875 — INDEX CONTOUR
  - 874 — INTERMEDIATE CONTOUR
- ▨ BITUMINOUS PAVEMENT
  - ▨ CONCRETE PAVEMENT
  - ▨ GRAVEL
  - ( ) PAVEMENT STRIPING
  - ( ) DENOTES RECORDED AS MEASUREMENTS DEFLECTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

- FIELD WORK PERFORMED BY ON 3/11/2026.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983 (2011).
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS THE SOUTH 1/4 CORNER OF SECTION 18-04-23, ELEVATION = 665.58'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20260908155, 20260908143 & 20260908125, WITH A CLEAR DATE OF 3/08/2026.
- UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: VILLAGE OF CALEDONIA UTILITY DISTRICT AT&T DISTRIBUTION WE ENERGIES (ELECTRIC AND GAS)
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
- THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
- A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT. THERE MAY BE ADDITIONAL EASEMENTS AND ENCUMBRANCES ON THE PROPERTY.

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-500	667.97	NW FLANGE BOLT ON SOUTHERLY HYDRANT.

\*JSD DOES NOT GUARANTEE THAT THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-100	299565.57	2552458.28	664.07	MAG NAIL
CP-101	299387.03	2552564.98	663.74	MAG NAIL

\*JSD DOES NOT GUARANTEE THAT THE CONTROL POINT ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.



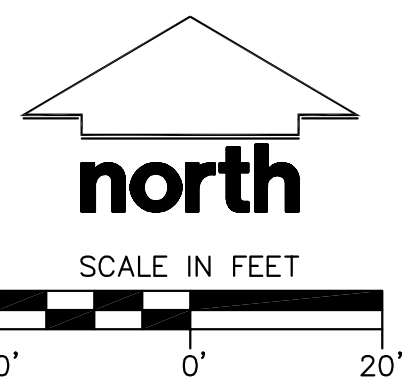
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CLIENT:  
**ECONOMY MOTORS, LLC**

CLIENT ADDRESS:  
**6106 DOUGLAS AVE.  
CALEDONIA, WI 53402**



PROJECT:

PROJECT LOCATION:  
**6106 DOUGLAS AVE.  
CALEDONIA, WI 53402**

MODIFICATIONS:

#	Date	Description
1	04-08-2026	STUMP NOTE
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Prepared By: NGC 3/12/2026

SHEET TITLE:

SHEET NUMBER:

**1 OF 1**

PROJECT NO: 2515934



**LEGAL DESCRIPTION PER WARRANTY DEED DOCUMENT NO. 2703147**

Lot 22 of the Caledonia Assessor's Plat No. 2, according to the recorded plat thereof. Said land being in the Village of Caledonia, County of Racine, State of Wisconsin.

Property Address: 6106 Douglas Avenue, Racine, WI 53402  
TAX KEY NO: 104-04-23-18-300-220

Parcel consists of 23,402 square feet or 0.53724 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

I, DANIEL E. BEDNAR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2812, HEREBY CERTIFY THAT UNDER THE DIRECTION OF ECONOMY MOTORS, LLC, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

*Daniel E. Bednar*  
DANIEL E. BEDNAR, S-2812  
PROFESSIONAL LAND SURVEYOR

MARCH 19, 2026  
DATE

