

**VILLAGE OF WINDSOR  
VILLAGE BOARD RESOLUTION 2024-04**

**APPROVAL OF SITE PLAN FOR A MULTI-TENANT COMMERCIAL BUILDING  
LOCATED AT 4150 SILO DRIVE**

**WHEREAS**, Nick Patterson (d.b.a. T. Wall Enterprises and Covered Bridge Holdings LLC) (the "Petitioner") has requested approval of a Site Plan for a multi-tenant commercial building to be located at 4150 Silo View Drive, DeForest, WI 53532 (the "Subject Property"); and

**WHEREAS**, the Village Staff and Consultants have reviewed the Petitioner's request and prepared a Staff Report dated January 05, 2024 (the "Staff Report") recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, the Village of Windsor Plan Commission held a meeting regarding the request on January 11, 2023; and

**WHEREAS**, following review of information presented at the Plan Commission meeting and the Staff Report, the Plan Commission recommends approval to the Village Board, subject to the conditions specified in the Staff Report and as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor as follows:

The Village of Windsor Village Board approves the Site Plan Review located at the Subject Property, subject to the following conditions:

**A. Site Plan**

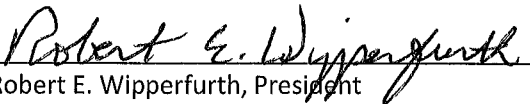
1. The Petitioner shall address the Staff Comments set forth in the Staff Report to the satisfaction of the Community Development Director.
2. The Petitioner shall address the Policy Comments/Concerns set forth in the Staff Report to the satisfaction of the Community Development Director.
3. The Site Plan shall expire upon change in ownership, relocation, business closure for more than 120-consecutive days, or sale of the business.
4. The Site Plan is limited to Twall Enterprises and Covered Bridge Holdings LLC for the construction of a 8,635sf multi-tenant commercial building on the Subject Property.
5. All tenants intending to operate a business within the proposed commercial building shall obtain approval of a Limited Site Plan Review from the Community Development Director prior to occupancy.
6. The Petitioner shall construct the Site Plan as illustrated on the following executed Plan Sheets:
  - a. Title Sheet (November 8, 2023)
  - b. SD101 Site Plan (November 8, 2023)
  - c. SD102 Conceptual Master Plan (November 8, 2023)
  - d. SD103 First Floor Plan (November 8, 2023)
  - e. SD104 Elevations (November 8, 2023)
  - f. SD105 Elevations (November 8, 2023)

- g. SD106 Building Section (November 8, 2023)
  - h. SD107 Front Perspective (November 8, 2023)
  - i. SD108 Rear Perspective (November 8, 2023)
  - j. Landscape Plan – to be review/approved by Village Staff
  - k. Lighting Plan – to be review/approved by Village Staff
7. The Petitioner shall comply with the requirements of Sec. 52-73, C-2, General Commercial District of the Windsor Code of Ordinances.
  8. The Petitioner shall present to the Community Development Director the following executed documents:
    - a. Development Agreement, in a form approved by the Village Attorney, identifying the installation of public improvements including a financial surety for the public improvements in an amount and form required by law.
    - b. Construction Plans and Specifications for all public improvements, in accordance with the Development Agreement.
    - c. Stormwater Management Plan, in a form approved by the Community Development Director, identifying the installation of public stormwater management systems.
    - d. Stormwater Management Agreement, in a form approved by the Village Attorney, identifying the restrictions and maintenance requirements for the public stormwater management systems.
  9. The Petitioner shall work with the Village of DeForest and Bear Tree Farms, Inc. to obtain access rights to cross Outlot 1 of CSM 14582 for the purposes of the proposed south ingress access from Pederson Crossing Boulevard. The Petitioner shall obtain the necessary approvals and comply with the recommendations of the Village of DeForest and Bear Tree Farms, Inc. prior to the start of construction. This Development Review Application shall be re-referred to the Plan Commission and Village Board for discussion and action if the Village of DeForest and/or Bear Tree Farms, Inc. denies the Petitioner the south ingress access from Pederson Crossing Boulevard.
  10. The Petitioner shall obtain written approval of the interior traffic patterns and driveways by the DeForest Windsor Fire & EMS District. The Petitioner shall comply with the recommendations of the DeForest Windsor Fire & EMS District, including but not limited to, obtaining all legally required and applicable permits for alarms and sprinkler systems, prior to the start of construction.
  11. The Petitioner shall obtain written approval of the interior traffic patterns and driveways from the Village's refuse collection contractor (or designee). The Petitioner shall comply with the recommendations of said contractor (or designee) prior to the start of construction.
  12. The Petitioner shall obtain written approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village and Dane County. The Petitioner shall comply with the approved plan and permit requirements and applicable law as determined by the Village and Dane County prior to the start of construction.
  13. The Petitioner shall allow representatives from the Village to inspect the Subject Property upon 24-hour notice for the purposes of determining compliance with this approval, and without prior notice in the event of an emergency as determined by the Village.

- B. The Petitioner shall promptly reimburse the Village for all costs and expenses incurred by the Village in connection with the review and approval of the matters herein, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services.
- C. The Plan Commission's recommendation and Village Board's approval of the matters herein expires twenty-four (24) months from the date of adoption of this Resolution (or in the case of the Village Board, from the date of adoption of a resolution by that body) unless the Petitioner has satisfied all conditions of approval stated herein. Time is of the essence. If the Village Board is unable to or does not act on the Plan Commission's recommendation prior to expiration, then this matter shall be re-referred to the Plan Commission prior to further action by the Village Board.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on January 18, 2024, by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

**Attested by:**

  
Christine Capstran, Clerk

**Incorporated by Reference:**

Staff Report  
Petitioner Application  
Plan Commission Resolution 2024-04



## STAFF REPORT

To: Plan Commission & Village Board  
Cc: Robert Wipperfurth, Tina Butteris, & William Cole  
From: Shaun Mularkey & Jamie Rybarczyk  
Submtl Date: December 11, 2023  
Rpt Date: January 05, 2024  
Decision Date: March 10, 2024  
Mtg Date for PC: January 11, 2024  
Mtg Date for VB: January 18, 2024  
Re: Covered Bridge Commercial – Site Plan Review

### BACKGROUND:

Petitioner: Nick Patterson (d.b.a. TWall Enterprises)  
Property Owner: Covered Bridge Holdings, LLC  
Address: 4150 Silo View Drive, DeForest, WI 53532  
Taxkey: 196/0910-283-0510-1  
Area: 2.59 acres  
Existing Zoning: C2, General Commercial District  
Proposed Zoning: N/A  
Future Land Use: Transition Residential

### REQUEST:

The Petitioner is requesting Site Plan Review approval for a multi-tenant (5-unit) commercial building on Lot 6 of the Covered Bridge Development or 4150 Silo View Drive.

See Exhibit A for additional information regarding the Development Review Application.

### OVERVIEW:

Lot 6 is proposed as a commercial lot as part of the Covered Bridge Residences development and has previously been rezoned to the C-2, General Commercial District. The Petitioner's application incorrectly includes a rezone request. The proposed 8,635sf multi-tenant (5-unit) commercial building includes a mezzanine second story within each unit and the two end units will include drive-through windows. Unit sizes range from 1,864sf to 2,917sf including mezzanine space. The agricultural architecture complements that of the Covered Bridge Residences development. Potential uses are described as healthcare, financial services, veterinary care, food services, and more. The site will have access to both Pederson Crossing Boulevard and Silo View Drive. Stormwater management will be handled by the pond to the east on Outlot 1.

## STAFF COMMENTS – COMMUNITY DEVELOPMENT:

The Community Development Department provides the following comments:

### A. Comprehensive Plan: 2035

The Subject Property is planned for Transition Residential, and was previously rezoned to the C-2, General Business District to accommodate the proposed development.

### B. Ch. 52: Zoning Districts

The Subject Property is zoned C-2, General Commercial District which allows the uses suggested in the application including healthcare, financial services, veterinary care, and food services.

The proposed development meets all dimensional requirements of the C-2, General Commercial District.

### C. Ch. 52: Off-Street Parking

Parking requirements for potential uses include:

1. Restaurant/food: 1 space per 75sf of indoor occupiable floor area.
2. Retail or service: 1 space per 300sf of occupiable floor area.
3. Medical, dental or veterinary clinic: 4 spaces per examination or treatment room.
4. Office or bank: One space per 300 square feet of occupiable floor area.

The total building footprint is 8,635sf space, or about 7,600sf of occupiable space (removing the stairs and restrooms). The total building would require 26 spaces for office, retail, or service; and 26 spaces are provided. Restaurant or medical use could potentially require more based on the layout of the units. The Plan Commission and Village Board should determine if the proposed site has adequate parking.

### D. Ch. 10: Buildings & Building Regulations

The Site Plan Review Design Standards for Commercial and Multi-Family Development apply to the Petitioner's request. The proposed plans generally meet or exceed the design standard requirements including lighting requirements with the following comments for consideration:

1. Circulation and access. The site includes drive through windows for each of the end units. There are two drive-through lanes that wrap around the south, east and north sides of the building. Only the interior lane services both of the drive through windows, so the exterior lane would be used to bypass queued vehicles. The order kiosk for the south unit is very close to the north-south driveway and can only accommodate one vehicle with impeding traffic from the south site entrance (one-way in). The Plan Commission and Village Board should determine if there is adequate queuing room for the south drive-through window given the order kiosk location.
2. Architecture. The proposed agricultural architecture of the building is well-detailed and complements that of the Covered Bridge Residences development as shown in the provided rendering.
3. Landscape and buffers. Per the design standards and landscape points system landscaping is required for street frontages, district boundaries (abutting less intensive uses), parking lots (with 10 or more vehicles), building foundations, general site, and service areas.

The submitted conceptual Master Plan includes conceptual landscaping, but no specifics or point totals are provided. A complete landscape plan will be required as a condition of approval to be reviewed by Village staff.

The south ordering kiosk faces directly toward the south and the Covered Bridge Residences. The kiosk on the east side of the building faces the stormwater pond on Outlot 1. The conceptual plans show some landscaping, but it should be assured that enough landscaping is provided to buffer the sound and light from the ordering kiosks.

4. Signage. No signage is proposed as part of the development at this time, although the rendering of the building shows locations of potential wall signage to be submitted and reviewed at a later date for prospective tenants.
5. Lighting. The application does not include a lighting plan or proposed fixtures. A lighting plan is required to ensure the ordinance is met as a condition of approval to be reviewed by Village staff.

#### STAFF COMMENTS – PUBLIC WORKS:

The Public Works Department provides the following comments:

##### A. Civil Plans

1. Sheet SD101
  - a. The one-way drive-through entrance off of the public street is shown as 12 feet wide. Given this width, we recommend the southern radius be increased in size to accommodate for longer vehicles.
  - b. The one-way drive-through entrance off of the public street should align with the entrance to the Yahara River Learning Center to the west.
  - c. The existing multi-use path should be shown on the sheets, with the appropriate driveway crossings accommodated.
  - d. The existing sewer and water mains in Pederson Crossing Boulevard should be shown, along with the existing associated laterals that are stubbed into the property.
  - e. We noted that the parking stall count is shown as 26, while the earlier submittals (dated March 10, 2023) contemplated 29 stalls (for a slightly larger 10,000 square foot building).
  - f. The trash enclosure is shown straddling the building setback line.
2. Sheet SD102 – A minor typo on the street label. This should read “Pederson Crossing Boulevard.”

##### B. General

1. As these are mostly architectural plans, future revisions will need to show drainage patterns and utility connections.
2. Stormwater management needs for the site are already addressed via the regional facilities on the Covered Bridge Residences and Bear Tree Farms developments.

#### STAFF COMMENTS – PUBLIC SAFETY:

The DeForest Windsor Fire & EMS District provides the following comments:

- A. The entrance to the south should be a full 24 feet wide.
- B. Show travel paths of largest department truck (see turning performance analysis sheets).

The Windsor Police Department provides the following comments:

- A. Recommend ample lighting in the parking areas and around each building. Also, be aware of the light pollution for the adjacent properties.

- B. If any alarms will be installed, have the alarms registered through the Village of Windsor.
- C. Recommend each individual unit be clearly marked/labeled for ease of first responders coming to the area for calls for service.
- D. Consider installing an external camera system throughout the property.
- E. Determine if Knox Box will be installed.

**STAFF COMMENTS – VILLAGE OF DEFOREST:**

The proposed south ingress access from Pederson Crossing Boulevard for access to the drive-through requires crossing a parcel in the Village of DeForest, Outlot 1 of CSM 14582. This parcel has been “Dedicated to the Public for Stormwater Management and Environmental Corridor” purposes. The Petitioner will need to work with the Village of DeForest and Bear Tree Farms, Inc. to obtain access rights to crossing the subject parcel for the purposes of the proposed south ingress access from Pederson Crossing Boulevard.

## POLICY COMMENTS/CONCERNS:

Staff provides the following policy comments/concerns which require further discussion and action:

- A. The total building would require 26 spaces for office, retail, or service uses; and 26 spaces are provided. A restaurant or medical use could potentially require more based on the layout of the units. The Plan Commission and Village Board should determine if the proposed site has adequate parking.
- B. The Plan Commission and Village Board should determine if there is adequate queuing room for the south drive-through window given the order kiosk location.
- C. The conceptual Master Plan includes conceptual landscaping, but no specifics or point totals are provided. A complete landscape plan will be required as a condition of approval to be reviewed by Village staff.
- D. The application does not include a lighting plan or proposed fixtures. A lighting plan is required to endure the ordinance is met as a condition of approval to be reviewed by Village staff.
- E. Typically standard Plan Commission and Village Board approval conditions are valid for 180 days with up to one extension by the Community Development Director for an additional 120 days. The Petitioner is requesting the approval conditions remain valid for 24 months to secure tenants. The Plan Commission and Village Board should determine if this request is appropriate.

Staff Note: The Plan Commission determined that the 26 spaces for office, retail, or services uses was appropriate; however, expressed concern about the 26 spaces being adequate for restaurant or medical uses. The Plan Commission acknowledge that Village staff would have approving authority of the end-users via Limited Site Plan Review and therefore would guarantee that adequate spaces are available before approving.

The Plan Commission expressed concern over the queuing room for the south drive-through and felt that it only worked if the end-user was a non-restaurant use (i.e. dry cleaner) and that access is granted to Pederson Crossing Boulevard.

The Plan Commission recommended that a landscaping and lighting plan be submitted to Village staff as a condition of approval.

The Plan Commission acknowledged the need for the extended approval deadline to twenty-four (24) months due to further engineering, creation of legal documents, lending, and search for end-users.

## STAFF RECOMMENDED CONDITIONS:

Staff recommends any approval be subject to the following conditions:

- A. Site Plan
  1. The Petitioner shall address the Staff Comments set forth in the Staff Report to the satisfaction of the Community Development Director.
  2. The Petitioner shall address the Policy Comments/Concerns set forth in the Staff Report to the satisfaction of the Community Development Director.
  3. The Site Plan shall expire upon change in ownership, relocation, business closure for more than 120-consecutive days, or sale of the business.
  4. The Site Plan is limited to Twall Enterprises and Covered Bridge Holdings LLC for the construction of a 8,635sf multi-tenant commercial building on the Subject Property.

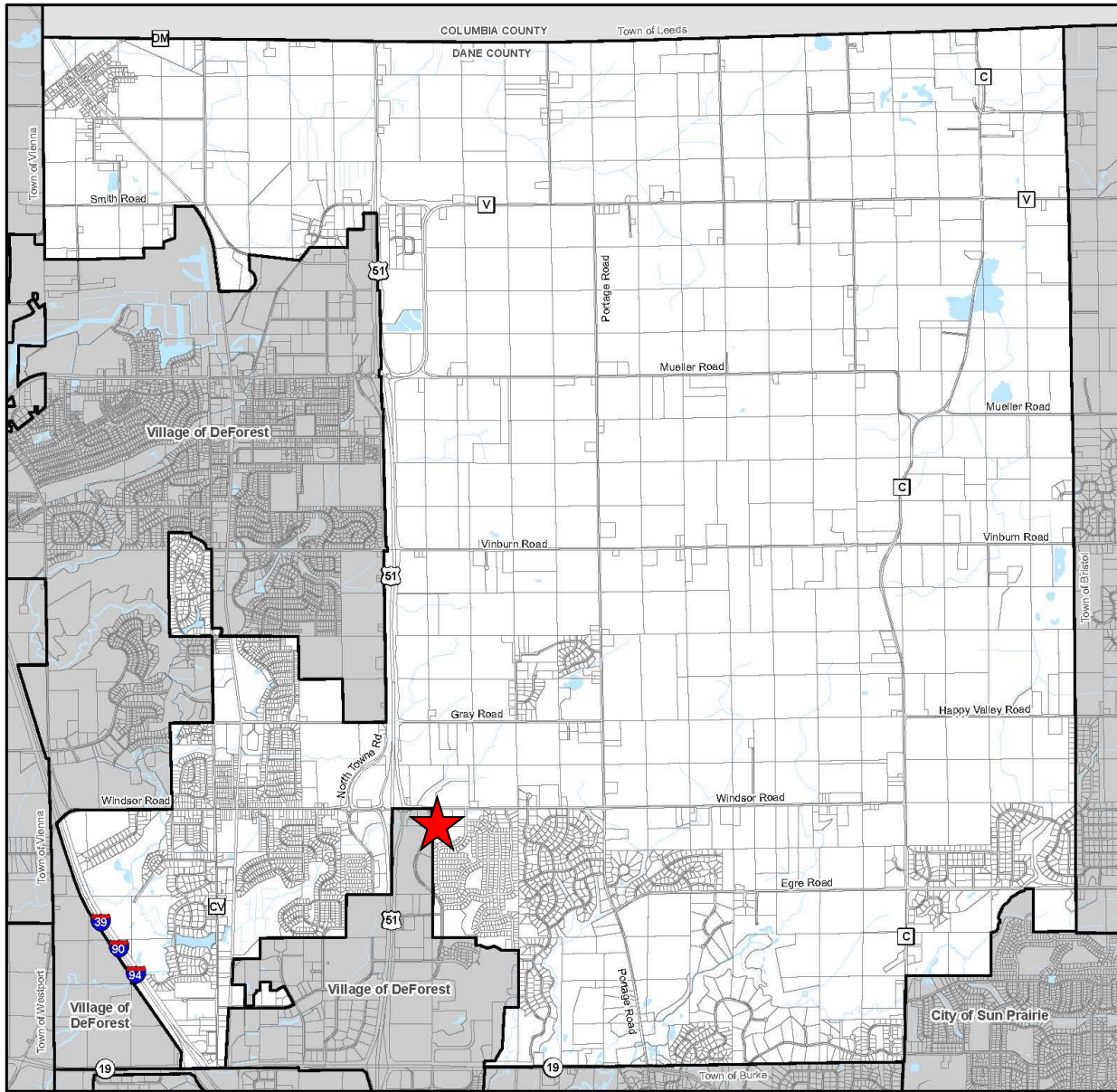


5. All tenants intending to operate a business within the proposed commercial building shall obtain approval of a Limited Site Plan Review from the Community Development Director prior to occupancy.
6. The Petitioner shall construct the Site Plan as illustrated on the following executed Plan Sheets:
  - a. Title Sheet (November 8, 2023)
  - b. SD101 Site Plan (November 8, 2023)
  - c. SD102 Conceptual Master Plan (November 8, 2023)
  - d. SD103 First Floor Plan (November 8, 2023)
  - e. SD104 Elevations (November 8, 2023)
  - f. SD105 Elevations (November 8, 2023)
  - g. SD106 Building Section (November 8, 2023)
  - h. SD107 Front Perspective (November 8, 2023)
  - i. SD108 Rear Perspective (November 8, 2023)
  - j. Landscape Plan – to be review/approved by Village Staff
  - k. Lighting Plan – to be review/approved by Village Staff
7. The Petitioner shall comply with the requirements of Sec. 52-73, C-2, General Commercial District of the Windsor Code of Ordinances.
8. The Petitioner shall present to the Community Development Director the following executed documents:
  - a. Development Agreement, in a form approved by the Village Attorney, identifying the installation of public improvements including a financial surety for the public improvements in an amount and form required by law.
  - b. Construction Plans and Specifications for all public improvements, in accordance with the Development Agreement.
  - c. Stormwater Management Plan, in a form approved by the Community Development Director, identifying the installation of public stormwater management systems.
  - d. Stormwater Management Agreement, in a form approved by the Village Attorney, identifying the restrictions and maintenance requirements for the public stormwater management systems.
9. The Petitioner shall work with the Village of DeForest and Bear Tree Farms, Inc. to obtain access rights to cross Outlot 1 of CSM 14582 for the purposes of the proposed south ingress access from Pederson Crossing Boulevard. The Petitioner shall obtain the necessary approvals and comply with the recommendations of the Village of DeForest and Bear Tree Farms, Inc. prior to the start of construction. This Development Review Application shall be re-referred to the Plan Commission and Village Board for discussion and action if the Village of DeForest and/or Bear Tree Farms, Inc. denies the Petitioner the south ingress access from Pederson Crossing Boulevard.
10. The Petitioner shall obtain written approval of the interior traffic patterns and driveways by the DeForest Windsor Fire & EMS District. The Petitioner shall comply with the recommendations of the DeForest Windsor Fire & EMS District, including but not limited to, obtaining all legally

required and applicable permits for alarms and sprinkler systems, prior to the start of construction.

11. The Petitioner shall obtain written approval of the interior traffic patterns and driveways from the Village's refuse collection contractor (or designee). The Petitioner shall comply with the recommendations of said contractor (or designee) prior to the start of construction.
  12. The Petitioner shall obtain written approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village and Dane County. The Petitioner shall comply with the approved plan and permit requirements and applicable law as determined by the Village and Dane County prior to the start of construction.
  13. The Petitioner shall allow representatives from the Village to inspect the Subject Property upon 24-hour notice for the purposes of determining compliance with this approval, and without prior notice in the event of an emergency as determined by the Village.
- B. The Petitioner shall promptly reimburse the Village for all costs and expenses incurred by the Village in connection with the review and approval of the matters herein, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services.
- C. The Plan Commission's recommendation and Village Board's approval of the matters herein expires twenty-four (24) months from the date of adoption of this Resolution (or in the case of the Village Board, from the date of adoption of a resolution by that body) unless the Petitioner has satisfied all conditions of approval stated herein. Time is of the essence. If the Village Board is unable to or does not act on the Plan Commission's recommendation prior to expiration, then this matter shall be re-referred to the Plan Commission prior to further action by the Village Board.

LOCATION MAP:



500' NOTICE:

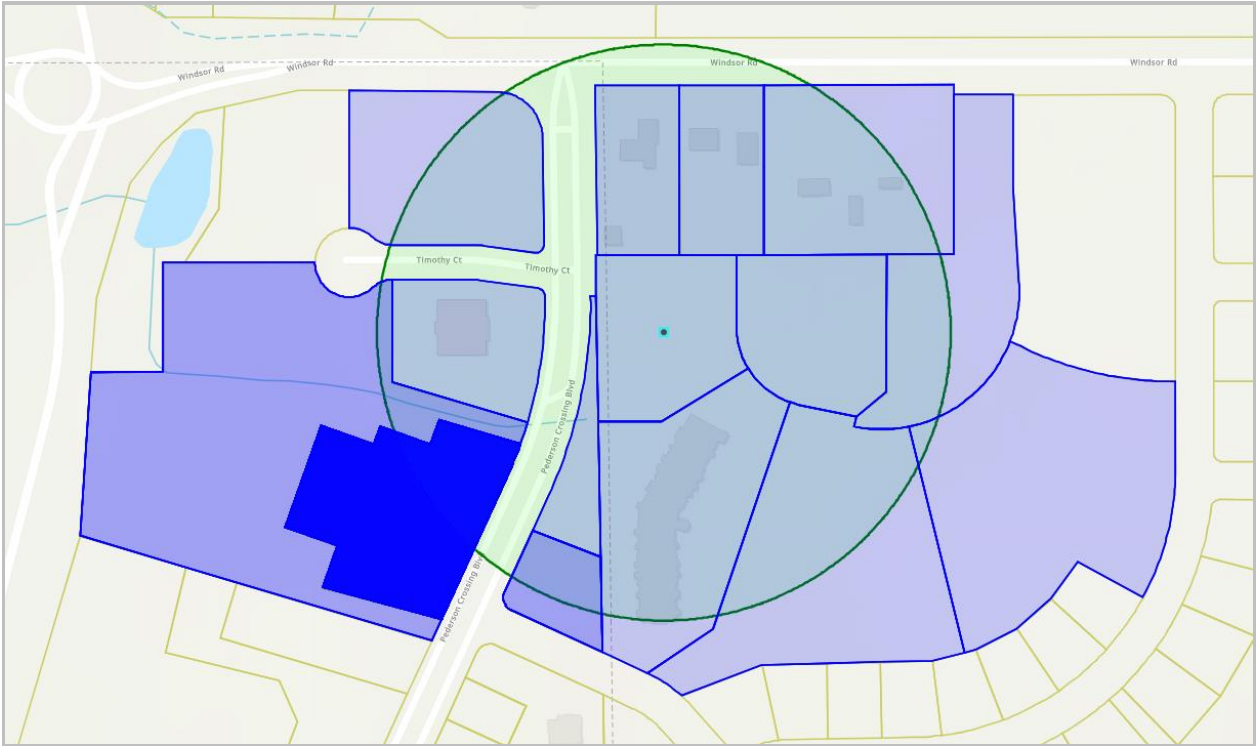


EXHIBIT:  
A. Development Review Application

Windsor Planning, Zoning, & Development

4150 Silo View Drive

12/15/2023 - 12/14/2024

Development Review

Development Review Request Fee

8064893

ba983ad0-944f-11ee-bf2c-8dd80bb8a25d

Awaiting Payment

Active

### Application Review Status

Final-Review

Completed

12/06/2023

12/15/2023

### Fees

Buildings and Building Regulations: Standard Site Plan Review - Application Fee \$350.00

Buildings and Building Regulations: Standard Site Plan Review - Escrow \$2,500.00

**Subtotal \$2,850.00**

**Amount Paid \$0.00**

### Payments

There are no payments

### Application Form Data

(Empty fields are not included)

Parcel Number

091028305251

Property Physical Address

4150 Silo View Drive

Lot Area (sq ft)\*

66,071

Primary Contact First Name

Nick

Primary Contact Last Name

Patterson

Contact Email

npatterson392@gmail.com

Mailing Address

PO Box 620037

City

Middleton

State

WI

Zip

53562

Contact Phone

(608) 220-8940

Is the applicant the property owner?

No

Owner First Name

Terrence

Owner Last Name

Wall

Owner Email

nick@twallenterprises.com

Mailing Address

PO Box 620037

City

Middleton

State

WI

Zip

53562

Owner Phone

(608) 220-8940

Comprehensive Plan Amendment

Buildings and Building Regulations

Standard Site Plan Review: Refer to Ch 10, Art IX and Refer to Ch 52, Sec 52-101(3)

Planning and Development

Concept Plan: Refer to Ch 38, Art IV, Div 2, Sec 38-128

Zoning Districts

Zoning Map and/or Ordinance Amendment: Refer to Ch 52, Art V, Sec 52-101(4)

Supplemental Application Information Document Upload

 Commercial LOI - 12.6.2023.pdf Commerical Plan 12.4.2023.pdf

## Signature

**Acknowledgement of Understanding:** The Applicant and Property Owner have reviewed and understand the Village of Windsor Code of Ordinances as it relates to the Development Review Application, Supplemental Information, and Technical Specifications required for the Development Review Request.

The Applicant and Property Owner understand that an Administrative Fee and Escrow Fee will be charged for review of the Development Review Request by the Village staff and professional consultants, and payment must be submitted with the Development Review Request.

Nick Patterson - 12/06/2023 9:54 am

## Messages

Hi Nick, my records show Lot 6 is already zoned C-2, General Commercial District; therefore, I removed the zoning district fees. I also removed the concept plan fees as this lot was reviewed and approved as a commercial lot as part of the overall development. So, the only fees that apply are for Site Plan Review.

### Comments:

Hi Nick, I have deemed your application complete. Please submit payment to the Village. The application fee is \$350 and the escrow fee is \$2,500.



## T. Wall Enterprises

December 6, 2023

Village Board  
Village of Windsor  
4084 Mueller Road  
DeForest, WI 53532

Re: Letter of Intent for Covered Bridge Commercial Plan

Dear Mr. Wipperfurth:

Covered Bridge is pleased to present development plans for a commercial development located on Lot 6 of CSM #15416 as referenced and approved in Covered Bridge Residences' Development Agreement. Covered Bridge requests Lot 6 be zoned as C-2 General Commercial District.

The proposed development entails the construction of a commercial building strategically integrated with the current multi-family development, aimed at accommodating a diverse mix of businesses to serve the needs of residents and enhance the vibrancy of our community.

The commercial building is designed to house approximately five distinct businesses, offering a broad spectrum of services to our community. These services may include healthcare, financial services, veterinary care, food services, and more, catering to the varied demands of the community.

Our primary goal is to create a seamless and cohesive environment that caters to both the functional and aesthetic needs of the community. The architectural features of the development are seamlessly designed between the proposed commercial building and its multi-family counterpart. Our team has diligently worked to ensure that the new structure will complement the existing design elements, fostering a sense of continuity and harmony within the overall development. Through this development, we aim to create a destination of convenience, accessibility, and community.

Rezoning and approval of this plan is the first step for Covered Bridge to take in order to create marketing plans and promote the space to prospective businesses. It's understand that the Village of Windsor has a condition of approval to include a 180 day deadline with a potential 120 day extension. Covered Bridge requests that this condition be extended 24 months as the development will require more time than the condition allows to secure retailers and businesses for the space. Covered Bridge has many steps to take in order to begin construction. After the property is rezoned, then Covered Bridge will complete the following steps:

1. Cost estimates from a general contractor





## T. Wall Enterprises

2. Proforma budgeting
3. Loan underwriting (subject to pre-leasing)
4. Create marketing plans
5. Market and list commercial spaces to brokers and potential businesses
6. Businesses secure leases with Covered Bridge
7. Commercial tenant and developer coordinate and design interior spaces
8. Plan Review
9. Permitting
10. Construction

This process will take a minimum of 18-24 months.

Thank you for your consideration.

Thanks,

Nick Patterson  
Project Manager  
Covered Bridge Holdings, LLC

# COVERED BRIDGE COMMERCIAL

## WINDSOR, WISCONSIN



### PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

## SCHEMATIC DESIGN SET

NOVEMBER 8, 2023



# JLA

ARCHITECTS

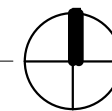
JLA PROJECT NUMBER:

W23-0627

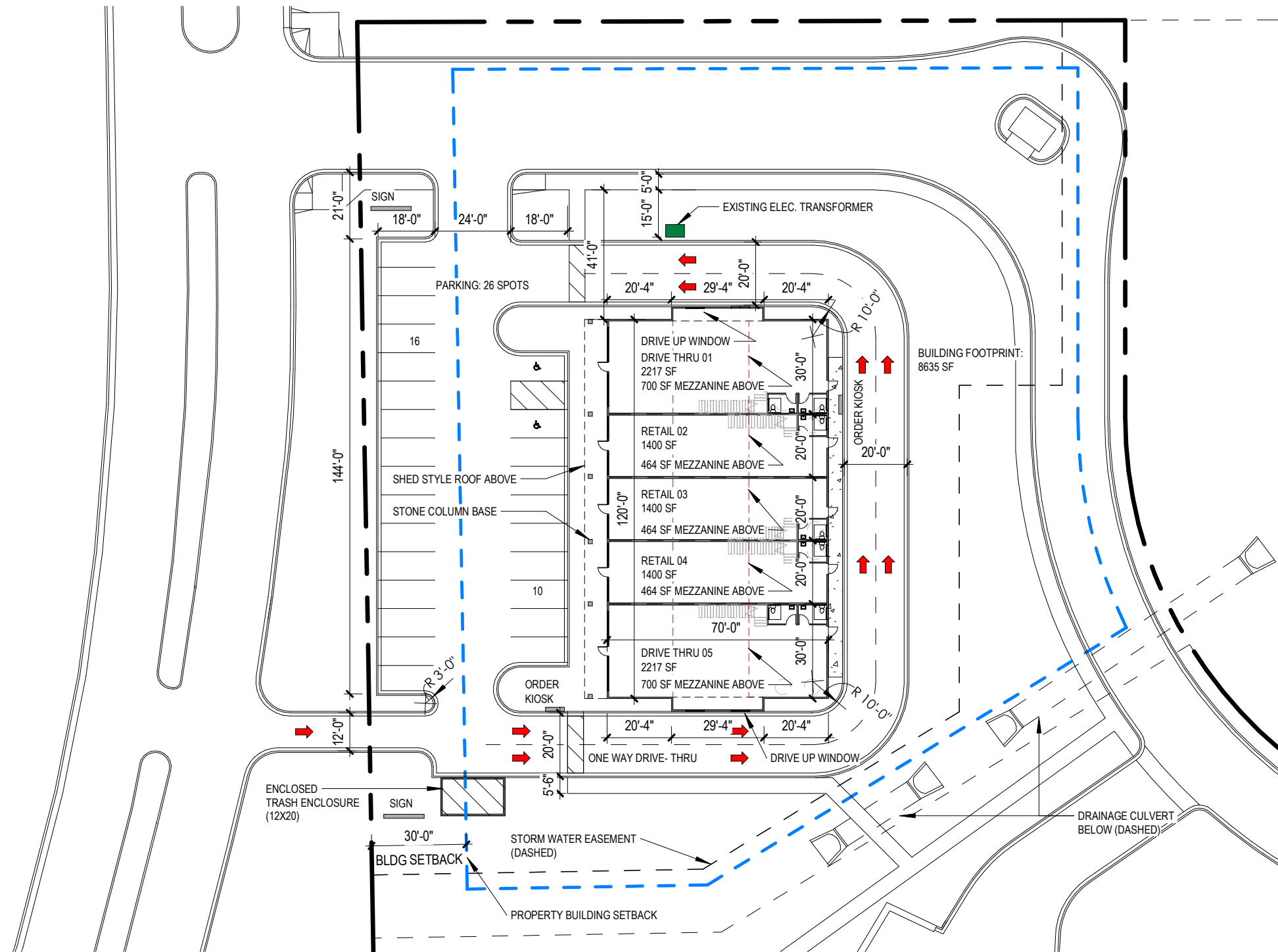




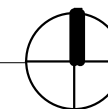
1 CONCEPTUAL MASTERPLAN  
1" = 40'-0"





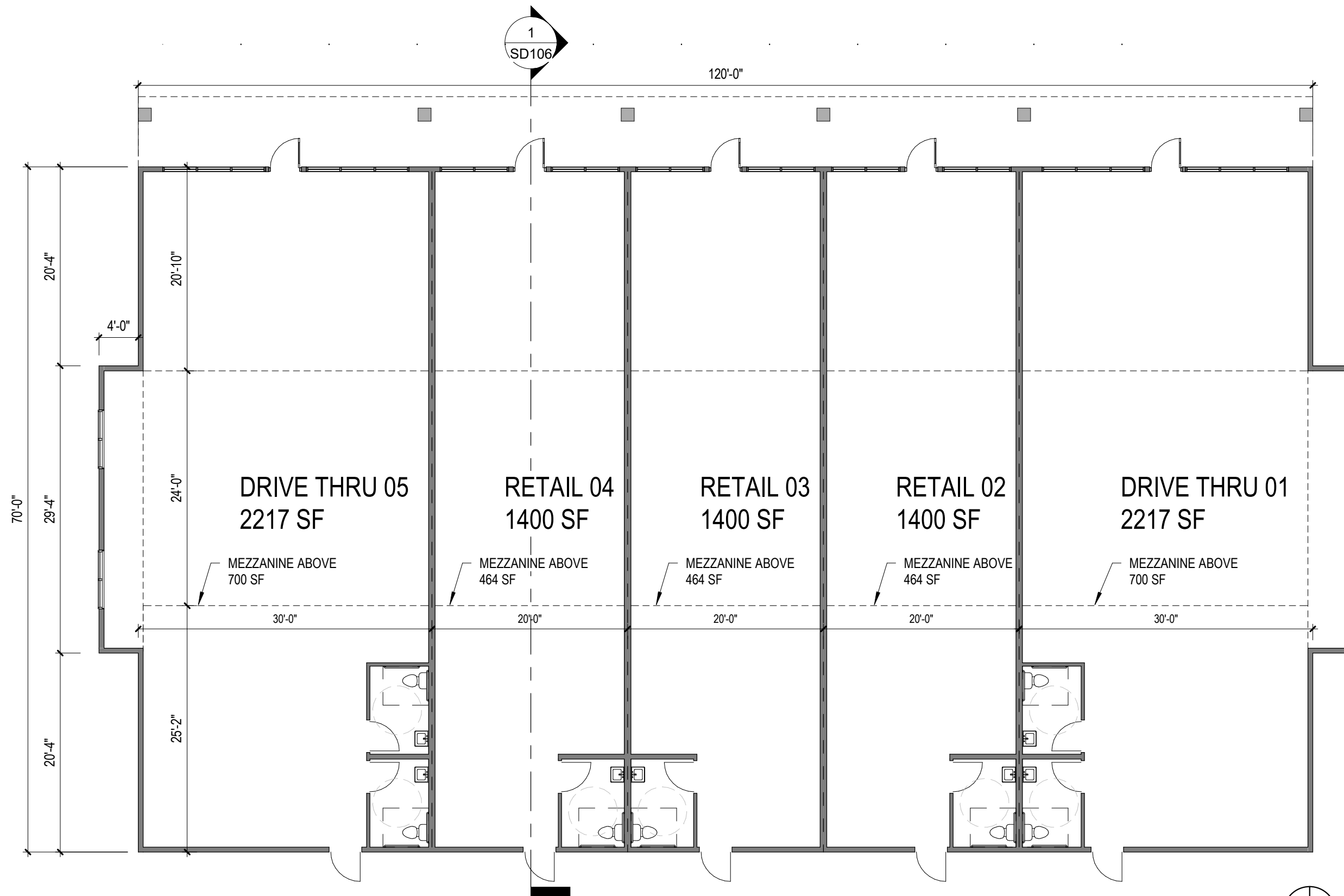


1 ARCHITECTURAL SITE PLAN  
1" = 40'-0"



**PROGRESS DOCUMENTS**

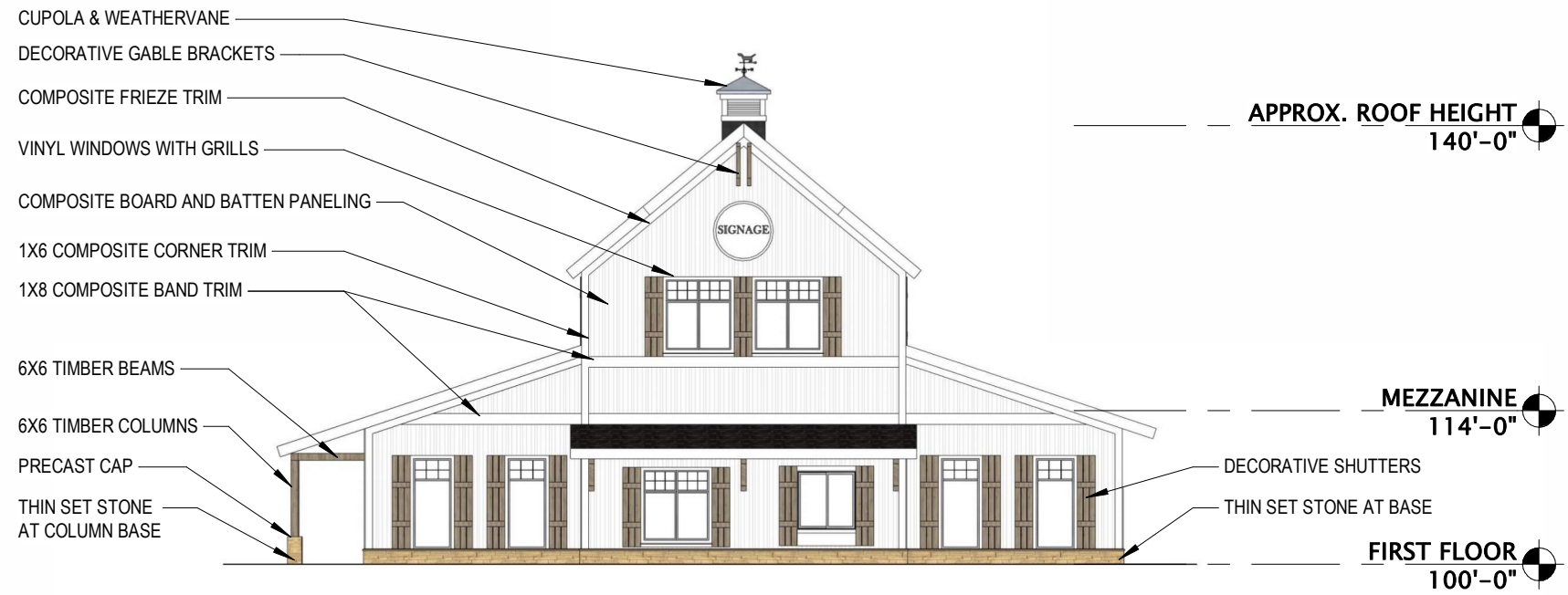
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



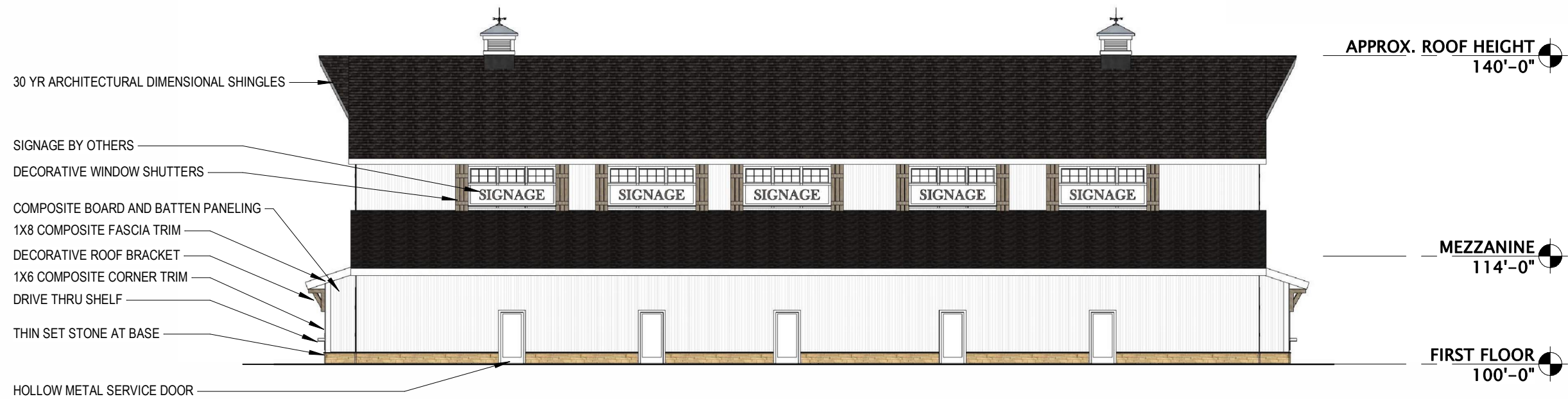
1 FLOOR PLAN - DRIVE THRU  
3/32" = 1'-0"

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



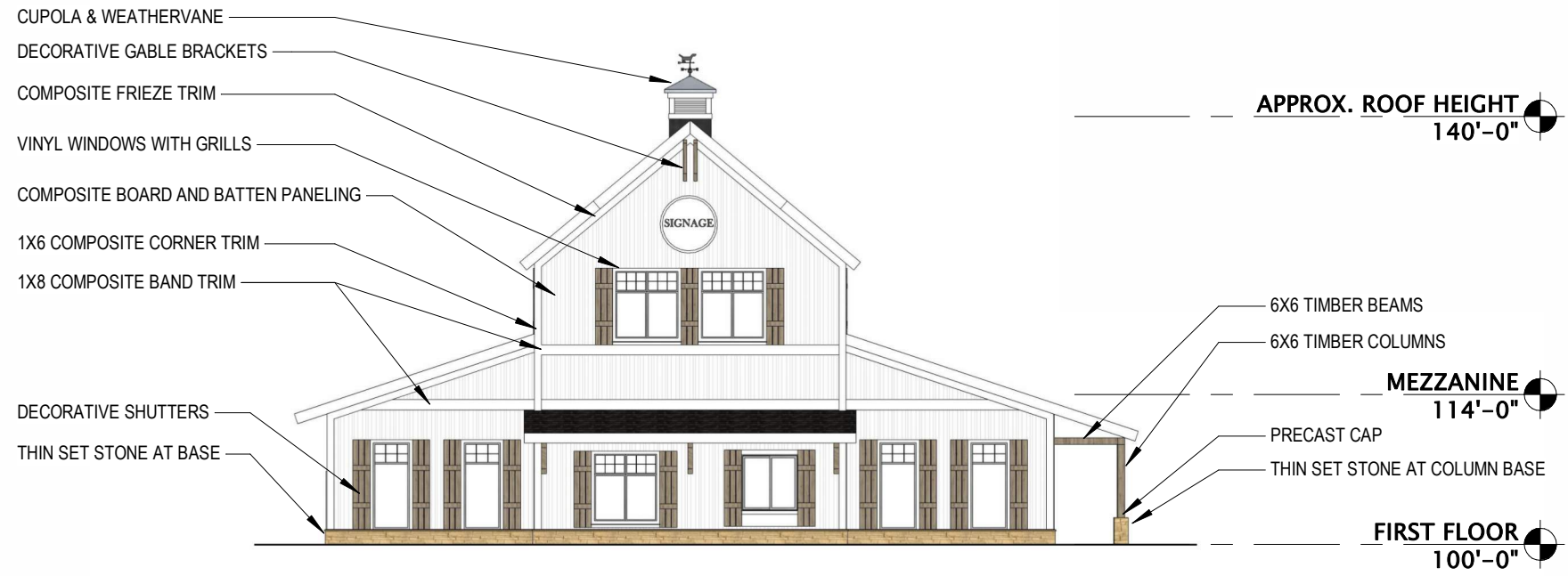
1 SOUTH ELEVATION  
1/16" = 1'-0"



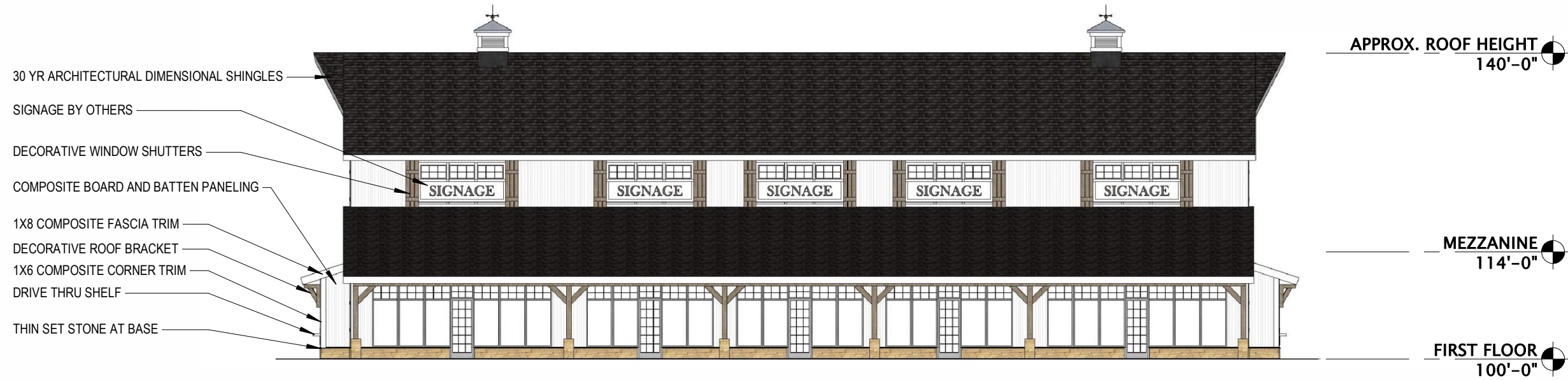
2 EAST ELEVATION  
1/16" = 1'-0"

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



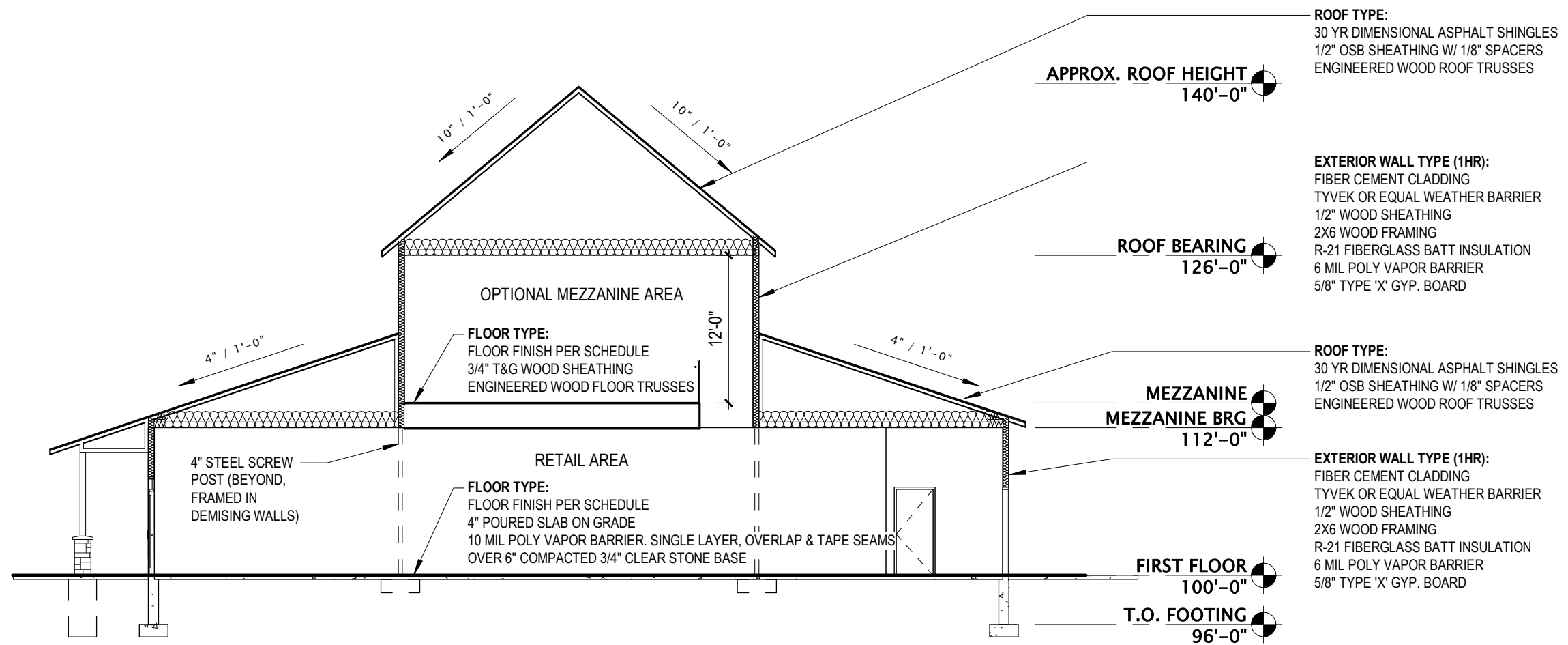
1 NORTH ELEVATION  
1/16" = 1'-0"



2 WEST ELEVATION  
1/16" = 1'-0"

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



1 BUILDING SECTION 01  
3/32" = 1'-0"

**PROGRESS DOCUMENTS**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.









## COVERED BRIDGE COMMERCIAL

REAR PERSPECTIVE

JLA PROJECT No: W23-0627

SD108

NOVEMBER 8, 2023