Village of Somers
7511 12th Street
Somers, WI 53171

Village Work Session Meeting
Agenda
Tuesday, October 18, 2022
5:30 p.m.

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	President & Trustee Reports
3	Discuss Plan Commission Recommendations (Bobcat Plus): a. Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers. b. Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers. c. Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for approval of overall site plan and exterior fenestration on part of Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

Original Post Date: October 14, 2022

4	Discuss 2023-2024 contract with Kenosha County for Planning & Development Services
5	Review and discuss proposed Resolution 2022-017, A Resolution to Request a Modification of the Boundaries for the Village of Somers United States Postal Service Zip Code Designation through the Request for Zip Code and Boundary Review Process.
6	Update from Trustee Nelson on Office Improvement Project
7	Discussion on Making a Difference Nominations
8	Discussion on Resolution 2022-018, A Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program
9	Discussion on Final Resolution 2022-019, A Resolution for levying special charges on the Tax Roll
10	Review tentative agenda for Village Board meeting on October 25th, 2022
11	Motion to convene into closed session per Wisconsin State Statute §19.85(1)(c) and (e) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercise responsibility, specifically to review administrator contract. (Roll call required)
12	Reconvene in Open Session (Roll call vote required)
13	The Village Board will not take action on items discussed in Closed Session.
14	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the October 18, 2022, Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 14th day of October 2022. Brandi Baker, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**

Original Post Date: October 14, 2022

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Somers
VILLAGE & TOWN
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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 18th, 2022

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #3 Discuss Plan Commission Recommendations (Bobcat Plus):

a. Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

b. Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

c. Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for approval of overall site plan and exterior fenestration on part of Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

BACKGROUND:

The Village began working with Bobcat Plus in the Fall of 2021 regarding their desire to bring a Bobcat dealership to the area. Several areas were discussed and ultimately the most attractive parcel to the developer was located at the SE corner of 122nd Avenue & the West Frontage Road of I-94. This parcel is located in the Somers Growth Area and became a Village parcel as apart of the Mosconi attachment in late 2020. The project would bring a 13,325 square foot Bobcat dealership with associated outside equipment display area. The project will require the following:

- Approval by Paris/Somers IGA Commission (October 10th, 2022)
- Rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist.;
- Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage; and
- Site Plan and Exterior Fenestration approval.

UPDATE:

In August of 2022, the Bobcat Plus group presented their project to the Paris/Somers IGA Commisson as concept. The IGA Commission met on October 10th to formally hear their request for, rezone and a conditional use permit. The IGA Commission (5-0) voted in favor of both requests. The only concern raised was who would be responsible for any wear and upkeep on 122nd Avenue.

Given the positive recommendation from the IGA Commission, the Village Plan Commission heard Bobcat Plus's requests on October 10th. The main discussion at the Plan Commission focused on the materials that will be used for the exterior fenestration. Chairman Stoner requested that samples of the materials be brought the Village's Work Session and information regarding the warranty for the products. Bobcat Plus has confirmed that these will be available our October 18th Work Session. The Plan Commission's recommendations (5-0) were to approve the rezone, conditional use permit and site plan/exterior fenestration.

COMMENTS:

Bobcat Plus is currently working with the gas company to find out if their proposed display area will be allowed over their easement for the gas main. The utilities that will be needed for the project will brought under I94 as apart of the recently approved Flint 94 offsite utility project. Their final plans have yet to be reviewed by Village Engineering. Bobcat Plus would be looking for a conditional approval of these items so that they can close on the property. As in the past, these three items could be brought before the Board at our October 25th meeting for action, with any final approvals based on Planning Review, Engineering, Review, and the developer's agreement.

ATTACHMENTS:

Planning memo dated 09/27/2022

IGA Minutes from 10/10/2022

Plan Commission Minutes from 10/10/2022

Rezone Application

PUD request

CUP Application

Site Plan Application

Plan Set

Additional renderings

COUNTY OF KENOSHA

Division of Planning & Development

Andy M. Buehler, Director
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104-9772
(262) 857-1895

TO: **Intergovernmental Agreement (IGA) Joint Commission & Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
RPT DATE: **09-27-22**
MTG DATE: **10-10-22**
RE: **Somers Bobcat**

BACKGROUND:

1.	Petitioner/Agent:	Steve Folkman, Bobcat Plus
2.	Property Owner:	Enrico Mosconi Declaration of Trust
3.	Location/Address:	1242 122nd Ave.
4.	Tax key Number(s):	82-4-221-131-0201
5.	Area:	4.32 acres
6.	Existing Zoning:	R-2 Suburban Single-Family Residential Dist. & A-1 Agricultural Preservation Dist.
7.	Proposed Zoning:	B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist.
8.	Existing Land Use:	Commercial
9.	Proposed Land Use:	Commercial

OVERVIEW:
The Petitioner, Steve Folkman of Bobcat Plus, requests review and approval by the Intergovernmental Agreement (IGA) Joint Commission and Somers Plan Commission of a proposed commercial project located within the Village of Somers Growth Area to construct a 13,325 square foot Bobcat dealership with associated outside equipment display area. The development would be located on an existing 4.32-acre parcel located at the SE corner of 122nd Avenue & the West Frontage Road of I-94. The subject parcel has been attached into the Village of Somers from the Town of Paris. The Petitioner previously presented a concept of this project to the IGA Joint Commission in August of 2022 for recommendations and feedback, and is now seeking a formal approval from the IGA Joint Commission so that the project can proceed onto the next steps which would be public hearings & approvals by the Village of Somers Plan Commission and Village Board.

Approval of this project will require a rezoning approval from R-2 Suburban Single-Family Residential Dist. & A-1 Agricultural Preservation Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist., a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage, and approval of the overall site plans & building architecture/fenestration.

PLANNER COMMENTS:
The plans submitted by the Petitioner on 8-30-22 (consisting of 3 sheets dated 8-30-22 by rocco castellano design studio/Bukacek Construction, 17 sheets dated 7-18-22 by Pinnacle Engineering Group, and 3 sheets dated 8-29-22 by Kornacki and Associates, Inc.) generally comply with Village of Somers zoning ordinance standards in terms of minimum required principal building setbacks, parking/driveway setbacks, building height, landscaping, and lighting, with a couple exceptions noted below. Staff would support a favorable approval by the IGA Joint Commission for this project to be able to move forward to review and approval by the Village of Somers Plan Commission and Village Board.

BUILDING & SITE PLANS:
The submitted floor plan indicates the building would be 13,325 sf in area. The submitted exterior elevations indicate the building will be 26' in height (35' maximum permitted in the B-3 zoning district). The proposed building is shown to meet all required minimum yard setbacks. It shall be noted that the proposed setback from the northeast corner of the building to I-94 is 65.3' (65' minimum requirement).

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Four overhead drive-in doors are located on each the north and south sides of the building and do not face directly upon street rights-of-way. The four overhead doors on the north side of the building will face towards the neighboring residential property but would be shielded from view with fencing and landscaping.

The exterior building elevations indicate the building would be composed of a variety of materials on all four elevations. Although the elevations do indicate the names of colors to be used, color elevations and color perspective drawings were not included with the updated plan set. The submitted building plans also do not indicate the location of auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment, which are required to be screened appropriately. It is recommended that updated or additional plans be submitted to show these details.

The site plan indicates that a fence will surround the equipment display area and outside vehicle/equipment storage areas on the north, east and south sides of the building. However, no details are provided on the submitted plans regarding the height or composition of the fence. The site design standards contained in the I-94 Corridor Neighborhood Plan indicate that outdoor storage areas shall be screened from view of any public street right-of-way, public park or public open space area, and from the view from all residential areas. Solid walls or fences shall be a minimum of 8 feet in height. Details of the proposed fence enclosing the outside storage areas will need to be provided.

The submitted plans do not show where, if any, outdoor trash dumpsters or garbage receptacles will be located. It is required that any outdoor trash dumpsters and garbage receptacles be screened by an enclosure consisting of masonry materials and coniferous landscaping materials of an adequate height (at the time of installation) to totally screen the trash storage areas from view from public rights-of-way and adjacent property. The enclosure shall not be less than 6 feet in height nor exceed 8 feet in height. Details of any proposed trash enclosures will need to be provided.

PARKING:
The submitted site plan shows a total of 13 customer parking stalls being provided. Under the Somers zoning ordinance, the number of off-street parking stalls required for "Automobile sales or rental, farm equipment sales or service" uses are 1 space for every 100 sf, plus 1 space per 500 sf of outdoor display area. The Petitioner is proposing a building of 13,325 sf (133 spaces), and an outdoor display area of approximately 19,000 sf (38 spaces) – for a total of 171 spaces required by ordinance. It is recognized that applying this standard to the subject site would not be feasible. Therefore, it is suggested that the IGA Joint Commission & Village of Somers Plan Commission allow the Petitioner to submit evidence and documentation as provided for under Section ZN 3.06(3)(d) of the Somers zoning ordinance to show that adequate parking and unloading areas will be provided for customers, clients, visitors, and employees and that the proposed operation requires less parking than the ordinance requires. In light of concerns brought up by the IGA Joint Commission at the conceptual hearing in August, it is reiterated that all customer parking, loading, unloading and/or parking of trailers must be provided on-site and in no case shall any parking, loading, unloading and/or parking of trailers occur within any road rights-of-way.

Parking spaces are shown to be sized at 10'x20', which exceeds the Somers zoning ordinance standard of 9'x18'. Drive aisles within parking lots are shown to be at least 24' in width between ends of parking spaces, and all paved parking and drive areas meet the required 20' setback from street rights-of-way.

Because the proposed use borders a neighboring residential use to the north, the Somers zoning ordinance requires a parking surface setback of 20'. The Petitioner is requesting relief from this standard to allow a 10' parking surface setback from the north lot line though a PUD Planned Unit Development Overlay request.

GAS PIPELINE EASEMENT:
There is a gas pipeline easement running through roughly the middle of the property in an east-west direction. The submitted site plans show a major portion of the proposed equipment display area and fencing located within the easement area. At this time, it is unknown if the pipeline will allow these improvements to be located within the pipeline easement. The Petitioner has indicated to staff they are in communication with the pipeline and have so far received only a verbal approval pending further review by the pipeline. If approval by the pipeline is granted, it is recommended that written

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documentation be provided. If the pipeline does not grant approval, the site plan will need to be revised to remove/relocate the improvements from the pipeline area.

LANDSCAPING/OPEN SPACE:
The submitted landscaping plan (sheets L-1 through L-4 dated 7-18-22 by Pinnacle Engineering Group) shows compliance with Village of Somers zoning ordinance requirements. The plan meets the minimum open space requirements of both the I-94 Corridor Neighborhood Plan (25% requirement) and the Village of Somers (15% requirement). The submitted plans indicate 52.7% of the site (2.28 acre) is contained in green space.

PHOTOMETRICS/LIGHTING:
A photometric site plan (dated 08-29-22 by Kornacki and Associated, Inc.) was submitted by the Petitioner and shows compliance with Village of Somers zoning ordinance requirements for light intensity (not to exceed 0.5 footcandles at property lines), fixture height (a maximum of 25' in height is permitted for parking lots serving 20 or fewer parking spaces and up to 30' in height for parking lots with more than 20 spaces), and use of fully-shielded fixtures.

AIRPORT REVIEW:
This project is located within an Airport Overlay zone of the Kenosha Regional Airport and will therefore require review & approval from the City of Kenosha of an Airport Site Plan review. The Petitioner is encouraged to contact the City of Kenosha City Development office to begin this review process. No project permits will be granted until an airport site plan review approval has been obtained.

STAFF RECOMMENDATION:
Should the IGA Joint Commission and Plan Commission choose to approve this project, staff would recommend said approval include the following conditions:

1. That the approval of a PUD Planned Unit Development Overlay district includes the following departure from Village ordinance standards as listed in the Petitioner's submitted letter dated September 26, 2022:
    a. To allow a parking lot setback of **10 feet** which abuts an existing or planned residential district (20 feet required by Section ZN 3.06(3)(j)).
2. That the conditional use permit be subject to the following minimum conditional use standards as listed in Sections ZN 5.03(8)(b)107 & ZN 5.03(8)(b)13 of the Village of Somers zoning ordinance, below:

    107. Recreational vehicle, motor home or similar large size equipment or vehicle sales involving extensive outdoor display and storage in the B-3 District.

    a. Those requirements set forth for the granting of a conditional use permit for automotive sales, service and repairs in the B-2 and B-3 Districts shall be complied with.

    b. A detailed site plan and stormwater drainage plan shall be submitted to the Plan Commission for approval with said plans taking into consideration security, fencing, lighting, location of signs, and traffic and parking proposals.

    13. Automotive Sales, Service and Repairs in the B-2, B-3, and B-5 Districts.

    a. All servicing and repair work shall be within an enclosed structure. Repair materials, new, used or junk parts shall not be stored outside unless the storage area has a solid fence enclosure. Junk materials shall be removed at least once a month to avoid unsightliness of the site. Fences shall be of uniform design and height and be properly maintained for aesthetic purposes.

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b. No cars shall be parked within the vision triangle and all parking lots shall meet all yard requirements.

c. Lights shall not be beamed directly onto adjoining property.

3. The Petitioner shall submit written authorization from TC Energy that proposed equipment display area and fencing are permitted to be located within the gas pipeline easement.
4. The Petitioner shall provide evidence and documentation as provided for under Section ZN 3.06(3)(d) of the Somers zoning ordinance to show that adequate parking will be provided for customers, clients, visitors, and employees and that the proposed operation requires less parking than the ordinance requires. All customer parking, loading, unloading and/or parking of trailers must be provided on-site and in no case shall any parking, loading, unloading and/or parking of trailers occur within any road rights-of-way.
5. The Petitioner shall submit color building elevations and perspective drawings, as well as plans that indicate the location of any auxiliary building equipment such as heating, ventilating, and/or air-conditioning equipment and how this equipment will be screened.
6. The Petitioner shall provide details regarding the proposed outside storage area fence enclosure, particularly fence height and type (material) of fence to be installed.
7. The Petitioner shall provide details regarding any proposed outdoor trash enclosures, as well as including the location of any such trash enclosures on the site plan.
8. Any environmental features such as wetlands that are identified within the project site shall be properly protected or mitigated in accordance with applicable local, state and/or federal regulations.
9. Approval of a City of Kenosha airport site plan review shall be obtained by the Petitioner.
10. Subject to receiving full stormwater plan approval by the Village of Somers engineer.
11. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

Village of Somers
Proceedings from the Intergovernmental Commission Meeting October 10, 2022

John Holloway called the meeting to order at 4:30p.m.

John Holloway led the Pledge of Allegiance.

Commissioners:
John Holloway, Jeff Badtke (Excused), Ken Monson, George Stoner, Jack Aupperle, Karl Ostby

Developers Present:
Rocco Castellano, Andrea Bukacek, Mark Seidl, Steve Folkman

Village of Somers Staff:
Administrator Jason Peters, Assistant to Administrator Ryan Vishaway

Kenosha County Planners
Luke Godshall

Approval of Minutes of Regular meetings on September 13, 2022

Commissioner Aupperle moved to approve the minutes of Regular meetings on September 13, 2022

Seconded by Commissioner Ostby. Motion carried 5-0 vote.

Discussion and action taken on:

1. **Petition from Enrico Mosconi Declaration of Trust, 715 Benson Lane, Libertyville, IL (owner) and Bobcat Plus (Steve Folkman), 12411 W. Silver Spring Drive, Butler WI (agent), to rezone Tax Parcel #82-4-221-131-0201, approximately 4.3 acres of land located at 1242 122nd Ave. in the Village of Somers Growth Area, west of I-94 from A-1, Agricultural Preservation District and R-2, Suburban Single-Family Residential District to B-3 Highway Business District and PUD – Planned Unit Development Overlay District. Petitioner proposes a retail dealership that would provide sales, parts and service for the Bobcat line of construction equipment. A PUD overlay would be required to allow a hard surface to be located within 10 feet of a residential side yard. The parcel has been attached to the Village of Somers per the terms of the Intergovernmental Agreement between the Village of Somers; Town of Paris and City of Kenosha. The land is designated as commercial on the adopted Land Use Map. Commission action would be in the form of a recommendation to the Village of Somers Plan Commission.**

Discussion:

Chairman Holloway- Outlined changes from the original conceptual meeting and the need to relocate a semi-solid surface over a gas line easement. Also, moving the hard surface parking lot further to the North, violating an existing Somers ordinance. This action would require either a variance granted by Village of Somers or, under a planned unit development that would be allowed. Asked Bobcat regarding further discussion with gas company about utilization of that space.

Bobcat- Had not been in further discussion with gas company about the space. Ensured the chairman that all the requirements from the TC Energy have been fulfilled. However, the space is still in design and is awaiting final approval. Bobcat reiterated the intent to add the semi-solid surface over said gas utilities. Gas company was comfortable with plans due to moveable equipment being stored on pad.

Commissioner Stoner- Had concerns regarding water retention on the site. Specifically, the concept behind the wet and dry pond. Mr. Stoner also reiterated, Village neighbors to this project are concerned with traffic and lighting plans. Specifically, will the ordinance with the Village of Somers be followed. All lighting must stay on the property and not be canted into the air. Kwik Trip could be used as a template for proper adherence to Somers policy.

Pinnacle Engineering Group: Two basin system ensures the ability to divert and store water with efficiency. Drainage patterns will not be changed in any way, per approval from DOT and adherence to their policies. Accurately addressed Mr. Stoners concerns.

Chairman Holloway moved Motion to approve request:

Seconded by Commissioner Ostby. Motion carried. 5-0 vote.

2. **Petition from Enrico Mosconi Declaration of Trust, 715 Benson Lane, Libertyville, IL (owner) and Bobcat Plus (Steve Folkman) 12411 W. Silver Spring Drive, Butler, WI (agent), for a Conditional Use Permit for Tax Parcel #82-4-221-131-0201, located at 1242 122nd Ave. in the Village of Somers Growth Area, west of I-94. Permit would allow the operation of a sales, parts and service business including equipment display for light construction equipment. Commission action would be in the form of a recommendation to the Village of Somers Plan Commission**

   Chairman Holloway- Differed to Mr. Godshall regarding any new changes, recommendations or items that have come to light.

   Luke Godshall- Confirmed no new changes, recommendations or items. Mr. Godshall stated that overall, the project is well put together, and does not foresee any issue from a planning standpoint. However, details regarding fence, trash enclosure & screening of rooftop equipment have not been provided. He anticipates that these details will be provided and shared with the commission.

Commissioner Monson- Directed question to Somers board regarding maintenance of the road used. Specifically, that the road in question is a town road and was not built to support heavy machinery wear-and-tear. Agreement between Somers & Paris as it currently stands, any revenues obtained is split after any expenses or costs on Somers side. Will Somers take the road over as an option or have any costs associated with Paris be taken out prior to revenues being shared. Ken does not find it "fair" that Paris will have costs not be shared with Somers. Believes that Somers assuming control of the road would solve the issue.

Administrator Peters- Stated that the above concerns have not been formally discussed by Somers. However, practically Somers understands that it may be the best idea to assume control of the road. Further discussion will be had in a separate board setting.

Commissioner Otsby- Also, agreed with the Somers assumption of control of the road.

Commissioner Stoner- Specific questions regarding materials used to construct the building. He reiterated that no approval would occur for an aluminum or steel structure. Bobcat ensured Mr. Stoner of the quality of materials used. Wood fiber cedar wrapping will encompass the building. Mr. Stoner reiterated the complete rendering data be provided to the board.

Chairman Holloway Motion: To recommend to the Village of Somers Planning Commission that IGA has approved the rezoning request & the PUD overlay.

First- Commissioner Aupperle move to approve motion.

Seconded by Commissioner Ostby. Motion carried. 5-0 vote.

Adjourn

Chairman Holloway moved to adjourn at 5:00 p.m.

Seconded by Commissioner Aupperle. Motion carried. 5-0 Vote.

Drafted this 11h day of October by Ryan Vishaway Assistant to Administrator

These minutes are not official until approved by the Village Board.

Village of Somers
Proceeding from the Village Plan Commission Meeting
October 10, 2022

1. **Call to Order**

Chairman Stoner called the meeting to order at 5:30 p.m.

Present: Chairman George Stoner, as well as Commissioners, Boxx, Fredrick, Aiello, and Grimes. Commissioners Lee and Gardinier had excused absences.

Staff Present in person: Assistant to the Administrator Ryan Vishaway, Administrator Jason Peters, and Chief Ben Andersen, Kenosha County Planners Luke Godshall

2. **Pledge of Allegiance**

Chairman Stoner led everyone in stating the Pledge of Allegiance.

3. **Approve Minutes of September 12, 2022**

Commissioner Boxx moved to approve to the Minutes from the September 12th Meeting. Seconded by Commissioner Grimes. Motion carried. 6-0 vote.

4. **Correspondence**

None.

5. **Citizen Comments**

None.

6. **<u>Rezone:</u>**

Public Hearing and Action on Request by: Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

Public Hearing was opened at 5:33 p.m.

Public Comment:

None.

Public Hearing was closed at 5:33 p.m.

Commissioner's Discussion:

None.

Motion passed 5-0 vote.

7. **Conditional Use Permit:**

Public Hearing and Action on Request by: Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), requests a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

Public Hearing was opened at 5:35 p.m.

Public Comment:

None.

Public Hearing was closed at 5:35 p.m.

Commission's Discussion:

Chairman Stoner- Outlined previous concerns from the IGA meeting. Specifically, the road maintenance costs between Paris & Somers. Currently the road is a town road and the Village of Somers will have a discussion on taking control of road. However, a discussion on how the road was constructed is still required. Also, Concerns over DOT road to north of the property. Somers engineer will inspect road to make sure standards are met.

Rocco Castellano- Conducted presentation of current site plans and materials used. Type of materials used in the construction of the building: Masonry barring wall w/ block barring wall, Top band of building is wood grain in material, lower portion is also the same composite system. Vertical orientation w/ charcoal coloring. Store front system is a phenolic panel system. Bobcat cement siding warranty was used to reduce upkeep costs over time. Extension of public utilities was in the right-of-way- no easement was needed. Signage: No present plans to have ground mounted signs, Bobcat does not envision the use of said signs.

Motion passed 5-0 vote.

8. **Site Plan Review & Exterior Fenestration:**

Discussion and Action on Request by: Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), requests approval of overall site plan and exterior fenestration on part of Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.

Commissioner Boxx- moved to approve site plan and exterior fenestration review. Seconded by Chairman Stoner.

Commissioner's Discussion:

None.

Motion carried 5-0 vote.

9. **Plan Commission Conceptual Approval:**

Discussion and Action on Request by: North Shore Bank, 15700 W Bluemound Rd, Brookfield, WI 53005 (Owner), Glenn Davie, Benchmark Development Solutions LLC, 2305 Lisa Ct., Palatine, IL 60067 (Agent), requesting a conceptual approval for a car wash on Tax Parcel #82-4-222-224-0503, located in the SE 1/4 of Section 22, T2N, R22E, Village of Somers. Said conceptual approval is subject to formal approvals by the Village Board of a rezoning, conditional use permit, overall site plans, building fenestration and stormwater management, as well as City of Kenosha airport site plan review and approval. ***TABLED/PULLED***

10. **Plan Commission Conceptual Approval:**

Discussion and Action on Request by: Archives and Armory PMML Wisconsin LLC, 104 S Michigan Ave Ste 500, Chicago, IL 60603 (Owner), Mark Wershay, Zimmerman Architectural Studios, Inc., 2122 West Mt. Vernon Ave., Milwaukee, WI 53233 (Agent), requesting a conceptual approval for an indoor shooting range facility on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers. Said conceptual approval is subject to formal approvals by the Village Board of overall site plans, building fenestration and stormwater management, as well as City of Kenosha airport site plan review and approval.

Kimberly Car, Director of Property Management: whole concept is a firearms education center for families. Education for proper firearms handling, memberships will be offered for individuals, Special events and Private events will also be permitted. Selling of merchandise will be permitted, storage of firearms will also be permitted. A total of 15 shooting lanes from 5-50 yards will be available. April 2023 is the targeted groundbreaking date.

Commissioner Boxx- Recommended adding an indoor shotgun shooting range in the future. These facilities are extremely rare around the country, Mr. Boxx believes it would be a good addition.

Chairman Stoner- Shared concerns about escaping sound from the facilities. Mr. Zimmerman reiterated no sound would escape, the building is poured concrete,

underground, and has precast plank for the range cap. Insulation from sound will be present both at the core of the facility and the roof.

Chairman Stoner moved to approve motion. Seconded by Commissioner Grimes.

Motion carried. 5-0 vote.

11. **Adjourn**

6:17 p.m.

Drafted this 10th day of October 2022. These minutes are not official until approved by the Plan Commission. Submitted by Ryan Vishaway, Assistant to the Village Administrator

VILLAGE OF SOMERS
Department of Planning & Development

VILLAGE OF SOMERS REZONING PROCEDURES

☑ **1.** Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

☑ **2.** Contact the Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: July 19, 2022

☑ **3.** Contact the Village of Somers to determine if your rezoning petition requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: August 8, 2022

☑ **4.** Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Rezoning Application by the filing deadline.

Filing Deadline: August 28, 2022

☐ **5.** Upon submission you will be given two copies of the date-stamped application. Submit 10 copies of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board and keep one for your records.

☐ **7.** Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): October 10, 2022

Village Board meeting date (tentative): October 25, 2022

☐ **8.** Village clerk will provide written notice of final action to property owner/applicant.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

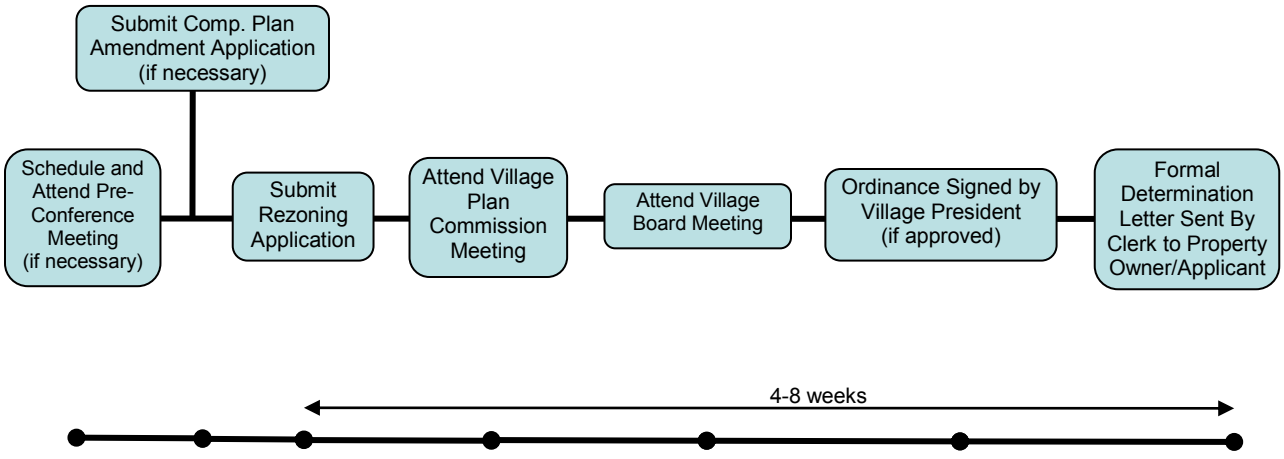
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Village of Somers 859-2822
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Rezoning Procedure Timeline



For Reference Purposes

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Enrico Mosconi Declaration of Trust

Print Name: _____ Signature: _____

Mailing Address: 715 Benson Ln.

City: Libertyville State: IL Zip: 60048

Phone Number: _____ E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Steve Folkman Signature: Ste Folk

Business Name: Bobcat Plus

Mailing Address: 12411 W. Silver Spring Dr.

City: Butler State: WI Zip: 53007

Phone Number: (262) 617 - 6346 E-mail (optional): sfolkman@bobcatplus.com

(c) Tax key number(s) of property to be rezoned:

82-4-221-131-0201

Property Address of property to be rezoned:

1242 122nd Avenue, Somers, WI 53171

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

Retail development for motor vehicle equipment. Building contents including: sales showroom, parts storage, vehicle service areas, and support areas for administrative/ staff functions. Site development features including: staff and customer parking, loading/ receiving dock, service vehicle parking, and new merchandise / vehicle storage. Other non-program site development features include: storm water management features and security fence enclosures.

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

☑ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☑ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	☐ RC Rural Cluster Development Overlay District

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☑ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
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☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
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☐ R-11 Multiple-Family Residential District	☑ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	RC Rural Cluster Development Overlay District

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☐ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☑ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 15 County Board Supervisor: Jack Rose

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition (payable to "Kenosha County").....$1,450.00

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

rocco castellano design studio

30 North Vincennes Circle
North Bay, Wisconsin 53402
Phone 312.925.0907
rocco.castellano@castellano.design

Village of Somers
Department of Planning and Development
7511 – 12th Street
Kenosha, WI 53144

Re: Approval of a Planned Unit Development Overlay District

To whom it may concern,

Rocco Castellano Design Studio Inc., on behalf of Bobcat Plus, is the Architect of Record for the development of a retail industrial equipment sales and service center for the property located at 1242 122nd Ave. Somers, WI (tax key No. 82-4-221-131-0201). Due to the site constraints, we are pursuing the approval of a Planned Unit Development Overlay District to address our site plan improvements plan and our petition regarding the north extent of the property requesting relief to the north property line setback.

The below is a summary breakdown for the proposed improvements related to the Planned Unit Development Overlay District request:

- **Total Area to be included in the Planned Unit Development:** The area of the parcel is 4.322 acres (188,266 square feet). The proposed building area of the property is .306 acres (13,325 square feet). The resulting open space is 4.016 acres (174,941 square feet). As part of our application the existing use (zoned as A-1/R-2) is being rezoned as a B-3 Highway Business District. Accordingly, there are no residential calculations or dwelling units proposed for the development. The municipal services associated with the development of this property for business retail use includes storm / sewer connections to future infrastructures and waste management services for standard operating of a business use.

- **Estimated Value of the Improvements:** The anticipated site development improvements (including landscaping) and building construction costs associated with the development are projected to approximate between $4 – 4.5M.

- **Organizational Structure:** The current Owner of the property is Enrico Mosconi Declaration of Trust pending the sale of the property to Bobcat Plas. Upon re-zoning approval, the property will transfer ownership to Bobcat Plus and will be operated and maintained by Bobcat Plus, accordingly.

- **Proposed Departures from the Standards of Development (per Village zoning regulations:** We are seeking a hard surface parking setback reduction to allow a 10' pavement setback from the north lot line (the ordinance requires a 20' setback due to it being a neighboring residential use).

- **Expected Date of Commencement:** Pending approval of the property re-zoning and conditional use, the expected date for the Issue for Permit Construction Documents is set for **December 26, 2022**. The expected date for commencement

30 North Vincennes Circle
North Bay, Wisconsin 53402
Phone 312.925.0907
rocco.castellano@castellano.design

of construction activities is anticipated for **February 17, 2023.** There are no plans for a multi-phase construction currently.

We are currently in review with the Wisconsin Department of Natural Resources (DNR) for our site development plan regarding the required floodplain protection and wetland protection measures set forth in the Village Ordinance.

Thank you in advance for your consideration for our request for a Planned Unit Development Overlay District.

Sincerely,



C. Rocco Castellano
Principal

VILLAGE OF SOMERS
Department of Planning & Development

VILLAGE OF SOMERS CONDITIONAL USE PERMIT PROCEDURES

☑ **1.** Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed use is a permitted use, an accessory use or a conditional use. If it is a conditional use, then a conditional use permit must be applied for and received prior to occupying or using the site for that use.

☑ **2.** Contact the Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all conditional use permit requests.

Meeting Date: July 19, 2022

☑ **3.** Contact the Village of Somers to determine if your conditional use permit application requires requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: August 8, 2022

☑ **4.** Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Conditional Use Permit Application by the filing deadline.

Filing Deadline: August 28, 2022

☐ **5.** Upon submission your will be given two copies of the date-stamped application. Submit a copy of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board. Keep the other copy for your records.

☐ **6.** Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meeting you will be asked to brief the committee on your request and ultimately agree to a list of conditions of approval relating to your proposed use.

Village Plan Commission meeting date (tentative): October 10, 2022

Village Board meeting date (tentative): October 25, 2022

☐ **7.** Village clerk will provide written notice of final action to property owner/applicant.

☐ **8.** If approved, you may commence with applying for and obtaining any necessary zoning permit(s) for construction (i.e. new buildings, building additions, signage, fencing, etc…) with the Kenosha County Department of Planning and Development.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

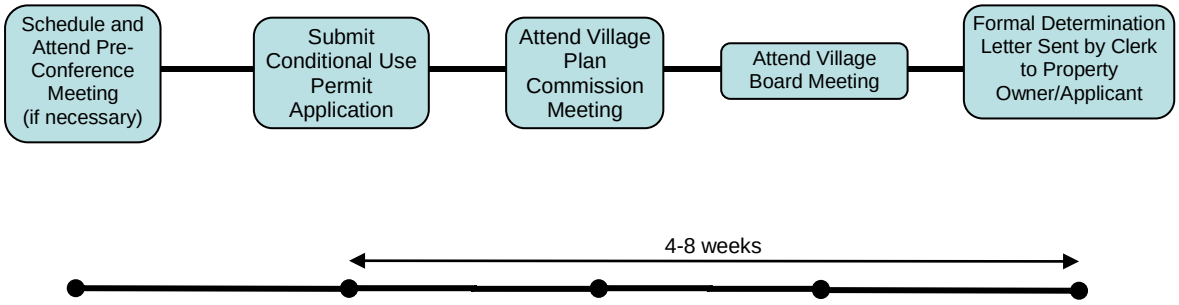
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information..... 653-2622

Village of Somers 859-2822
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Conditional Use Permit Timeline



For Reference Purposes

VILLAGE OF SOMERS
Department of Planning & Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Enrico Mosconi Declaration of Trust

Print Name: _____ Signature: _____

Mailing Address: 715 Benson Ln.

City: Libertyville State: IL Zip: 60048

Phone Number: _____ E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Steve Folkman Signature: Steve Folkman

Business Name: Bobcat Plus

Mailing Address: 12411 W. Silver Spring Dr.

City: Butler State: WI Zip: 53007

Phone Number: (262) 617 - 6346 E-mail (optional): sfolkman@bobcatplus.com

(c) Architect's Name (if applicable):

Print Name: C. Rocco Castellano Signature: _____

Business Name: Rocco Castellano Design Studio, Inc.

Mailing Address: 30 N. Vincennes Cir.

City: North Bay State: WI Zip: 53402

Phone Number: (312) 925 - 0907 E-mail (optional): rocco.castellano@castellano.design

(d) Engineer's Name (if applicable):

Print Name: Mark Seidl Signature: _____

Business Name: Pinnacle Engineering Group

Mailing Address: 20725 Watertown Road, Ste. 100

City: Brookfield State: WI Zip: 53186

Phone Number: (262) 754 - 8888 E-mail (optional): mseidl@pinnacle-engr.com

(e) Tax key number(s) of subject site:

82-4-221-131-0201

Address of the subject site:

1242 122nd Avenue, Somers, WI 53171

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Comercial Construction - Masonry bearing walls; steel super structure; rain screen envelope

Proposed operation or use of the structure or site:

Retail development for motor vehicle equipment. Building contents including: sales showroom, parts storage, vehicle service areas, and support areas for administrative/ staff functions. Site development features including: staff and customer parking, loading/ receiving dock, service vehicle parking, and new merchandise / vehicle storage. Other non-program site development features include: storm water management features and security fence enclosures.

Number of employees (by shift): 8-10 employees

Hours of Operation: 8am - 5pm

Any outdoor entertainment? If so, please explain: none

Any outdoor storage? If so, please explain: vehicle / equipment

Zoning district of the property: R-2/ A-1

(g) Attach a plat of survey prepared by a professional land surveyor or site plan drawn to scale and approved by the Kenosha County Department of Planning & Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, existing and proposed gravel, asphalt and concrete surfaces, existing and proposed signage, existing and proposed buildings, and existing and proposed landscaping.

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the Village Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or professional surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Village of Somers Planning & Development office, Village Plan Commission or Village Board:

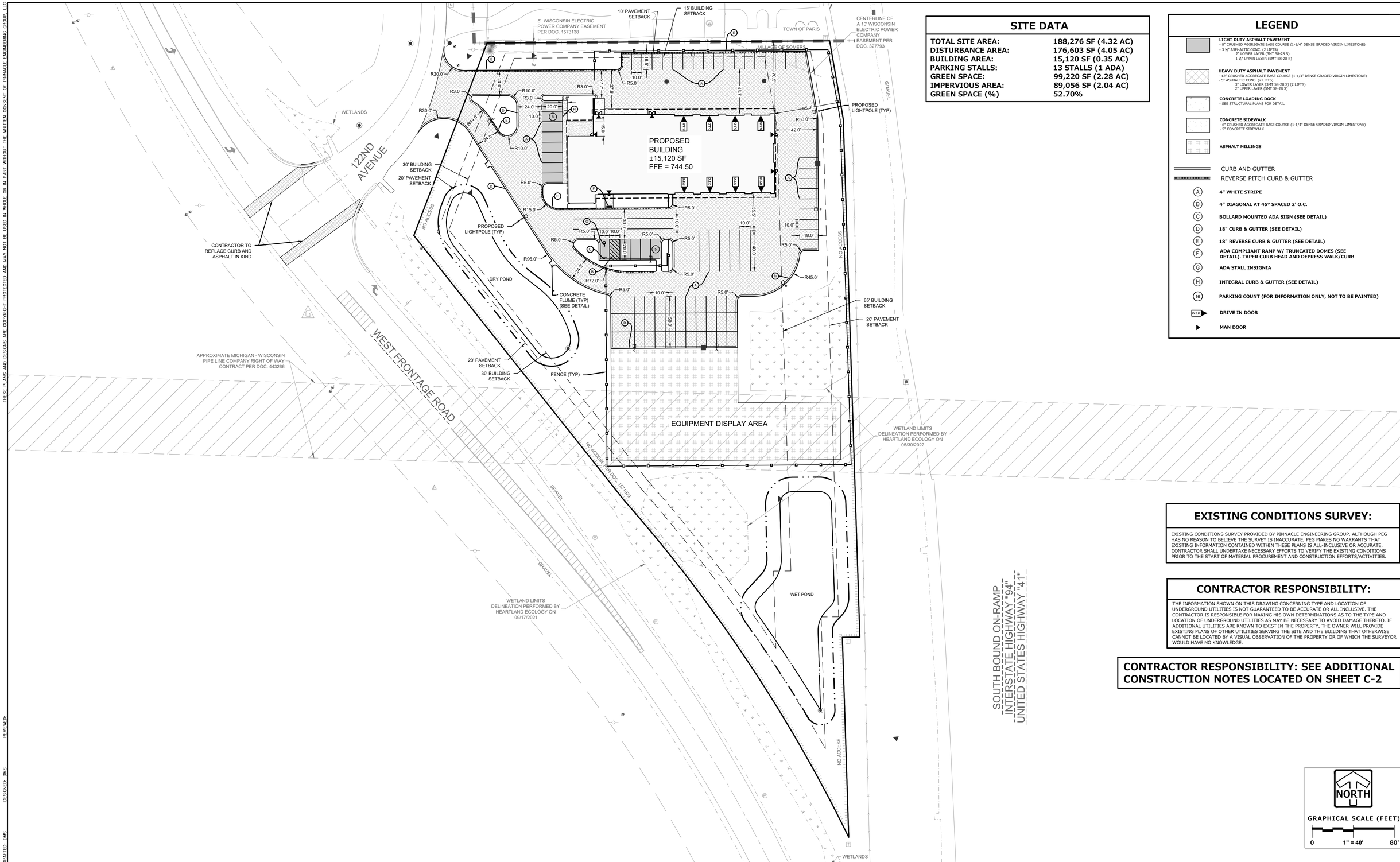
(h) The Kenosha County Department of Planning & Development may ask for additional information.

(i) The fee specified in Section 12.05-8 of this ordinance.

Request for Conditional Use Permit (payable to “Kenosha County”) $1,350.00

(For other fees see the Fee Schedule)

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



SITE DATA

TOTAL SITE AREA:	**188,276 SF (4.32 AC)**
DISTURBANCE AREA:	**176,603 SF (4.05 AC)**
BUILDING AREA:	**15,120 SF (0.35 AC)**
PARKING STALLS:	**13 STALLS (1 ADA)**
GREEN SPACE:	**99,220 SF (2.28 AC)**
IMPERVIOUS AREA:	**89,056 SF (2.04 AC)**
GREEN SPACE (%)	**52.70%**

LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3.5" ASPHALTIC CONC. (2 LIFTS)
    - 2" LOWER LAYER (3MT 58-28 S)
    - 1.5" UPPER LAYER (5MT 58-28 S)
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" ASPHALTIC CONC. (2 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S) (2 LIFTS)
    - 2" UPPER LAYER (5MT 58-28 S)
- **CONCRETE LOADING DOCK**
  - SEE STRUCTURAL PLANS FOR DETAIL
- **CONCRETE SIDEWALK**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" CONCRETE SIDEWALK
- **ASPHALT MILLINGS**
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) **4" WHITE STRIPE**
- (B) **4" DIAGONAL AT 45° SPACED 2' O.C.**
- (C) **BOLLARD MOUNTED ADA SIGN (SEE DETAIL)**
- (D) **18" CURB & GUTTER (SEE DETAIL)**
- (E) **18" REVERSE CURB & GUTTER (SEE DETAIL)**
- (F) **ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB**
- (G) **ADA STALL INSIGNIA**
- (H) **INTEGRAL CURB & GUTTER (SEE DETAIL)**
- (16) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
- **DRIVE IN DOOR**
- **MAN DOOR**

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

www.pinnacle-engr.com

FOR REVIEW ONLY

SITE DIMENSIONAL & PAVING PLAN

DRAFTED: DMS
DESIGNED: DMS
REVIEWED:

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD,
SUITE 100, BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE - NATIONWIDE

BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

PEG JOB No. 2402.00A
PEG PM MTS
START DATE 07-18-22
SCALE 1"=40'

SHEET
C-4
C-13

© COPYRIGHT 2018

Z:\PROJECTS\2021\2402.00A-WI\CAD\SHEETS\2402.00A SITE DIMENSIONAL & PAVING PLAN.DWG

May 2015

VILLAGE OF SOMERS
Department of Planning and Development

VILLAGE OF SOMERS SITE PLAN REVIEW PROCEDURES

1. Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance.

2. Contact the Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all site plan review requests.

Meeting Date: July 19, 2022

3. Contact the Village of Somers to determine if your site plan review application requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: August 8, 2022

4. Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Site Plan Review Application by the filing deadline.

Filing Deadline: August 28, 2022

5. Upon submission you will be given two copies of the date-stamped application. Submit a copy of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board. Keep the other copy for your records.

7. Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): October 10, 2022

Village Board meeting date (tentative): October 25, 2022

8. Village clerk will provide written notice of final action to property owner/applicant.

SITE PLAN REVIEW CHECKLIST

Owner: Enrico Mosconi Declaration of Trust Date 9/21/2022

Mailing Address: 715 Benson Ln Phone #

Libertyville, IL 60048 Phone #

Agent: Bobcat Plus, Steve Folkman Phone # (262) 617 - 6346

Mailing Address: 12411 W. Silver Spring Dr. Phone #

Butler, WI 53007

Architect/Engineer: Rocco Castellano Design Studio, Inc. Phone # (312) 925 - 0907

Mailing Address: 30 N. Vincennes Cir. Phone #

North Bay, WI 53402

Tax Parcel Number(s): 82-4-221-131-0201 Acreage of Project: 4.3222

Existing Zoning: R-2 / A-1 Proposed Zoning: B3

Conditional Use Permit: submitted

Description of Project: (include the following when applicable):

Description of project: Retail development for motor vehicle equipment. Building contents including: sales showroom, parts storage, vehicle service areas, and support areas for administrative/ staff functions.

Size of existing building(s): To be demolished

Size of new building(s) and/or addition(s): 13,325 sf

Number of current and projected full-time and part-time employees, number of shifts: 8-10 employees ; 1 shift

Number of proposed units: 1 Description of units: commercial

Density: N/A

☑ Plat of Survey Submitted: ☐ Covenants and Restrictions Submitted

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

- ☑ No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

- ☑ No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.

- ☑ No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

- ☑ Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

- ☑ Building Rooflines and Roof Shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.

- ☑ Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.

- ☑ No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

- ☑ The facade of all buildings which face upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing an existing or future street shall be finished with a combination of brick, decorative masonry material, decorative pre-cast concrete panels, decorative glass panels, wood, or decorative metal or vinyl siding. Such finished material shall extend for a distance of at least 10 feet along the sides of the structure. All buildings on corner lots shall have the required finished facade facing each street.

B. SITE PLAN SUBMITTED?

- ☑ Building locations shall maintain required setbacks from property lines and road rights-of-way.

- ☑ Buildings and uses shall provide for safe traffic circulation and safe driveway locations.

- ☑ Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

☑ Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the zoning administrator.

☑ Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (10' x 20'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces. SEE REZONING APPLICATION

☑ Each parking space shall be on the same lot or parcel as the principal use, and all parking lots shall have the same zoning district as the principal use. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines. Curbs or barriers shall be installed so as to prevent vehicles from extending beyond designated parking or driving areas.

☑ Parking areas for five or more vehicles adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, and built and maintained at a minimum height of four feet at the time of planting or installation.

☑ Adequate access to a public or private roadway shall be provided for each parking space. For all non-residential properties, driveways for vehicular ingress and egress shall be a minimum of 10 feet in width and not exceed 35 feet in width at the property line.

☑ All off-street parking of more than five vehicles shall be graded and surfaced with asphalt or concrete.

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

☑ Buildings and uses shall make appropriate use of open spaces. The zoning administrator or Village Board may require appropriate landscaping and planting screens. A landscaping maintenance program, together with appropriate assurances, shall be submitted.

☑ Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.

☑ Exterior lighting used for parking lots, recreation facilities, product display, and security shall not spill-over on operators of motor vehicles, pedestrians, and/or adjacent residential property (cut-off type luminaries only).

Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

☑ Appropriate erosion control and stormwater management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The zoning administrator or Village Board may require that drainage easements be executed.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office, Suite 185-3
Bristol, Wisconsin 53104-9772

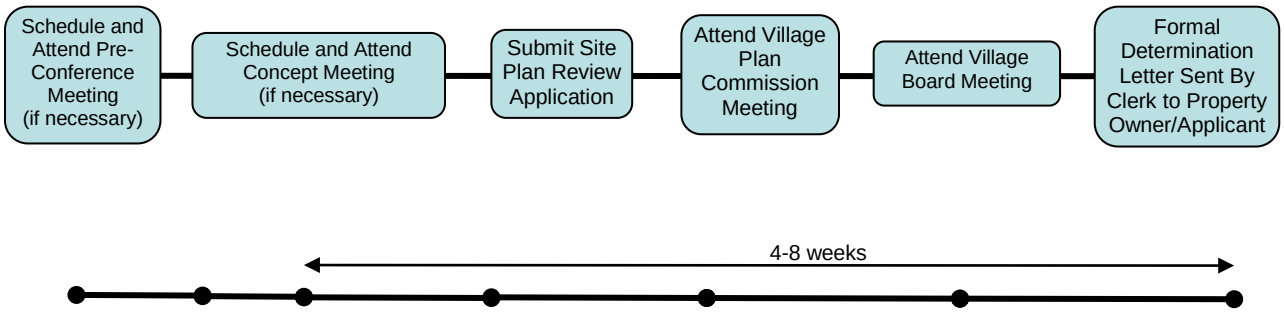
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information..... 653-2622

Village of Somers 859-2822
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Site Plan Review Procedure Timeline



For Reference Purposes

SOMERS BOBCAT RETAIL DEALERSHIP

NEW CONSTRUCTION

1242 122nd AVENUE | SOMERS , WI 53171

OWNER
ENRICO MOSCONI
DECLARATION OF TRUST
715 BENSON LN
LIBERTYVILLE, IL 60048

CONSTRUCTION MANAGER
BUKACEK CONSTRUCTION
GROUP, INC.
2429 SUMMIT AVE.
RACINE, WI 53404
(262) 637-9791

ARCHITECT
ROCCO CASTELLANO
DESIGN STUDIO, INC.
30 N. VINCENNES CIR.
NORTH BAY, WI 53402
(312) 925-0907

CIVIL ENGINEER
PINNACLE ENGINEERING GROUP
20725 W. WATERTOWN RD.
BROOKFIELD, WI 53186
(262) 754 - 8888

LIFE SAFETY & FIRE PROTECTION
DELEGATED DESIGN (TBD)

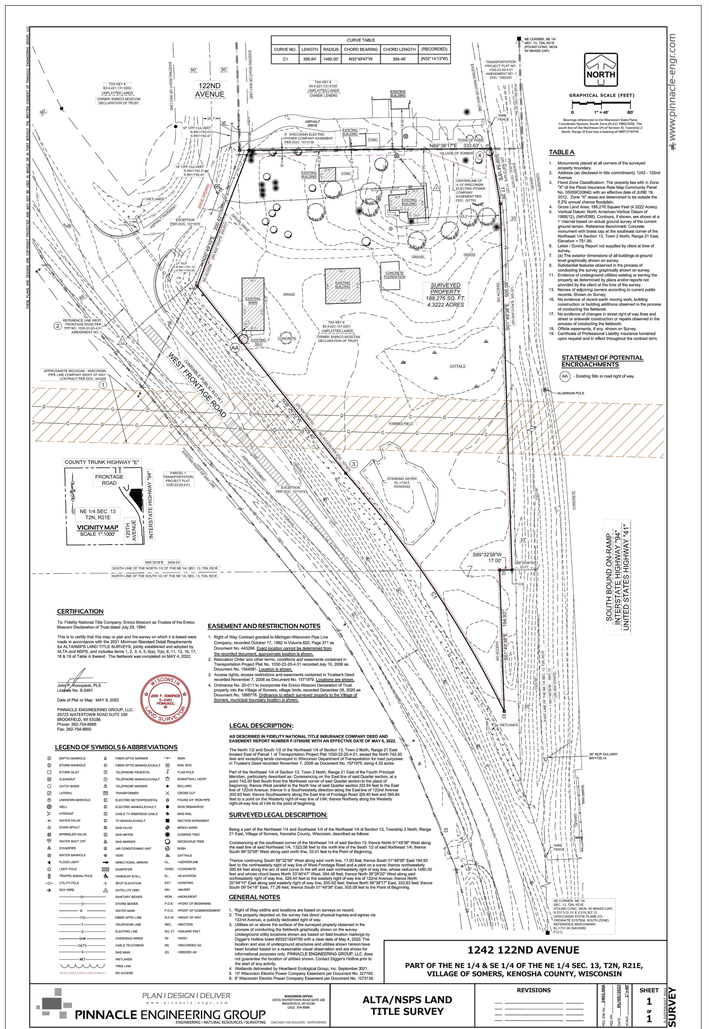
STRUCTURAL ENGINEER
GRAEF USA
332 SOUTH MICHIGAN AVE
CHICAGO, IL 60604
(312) 582 - 2000

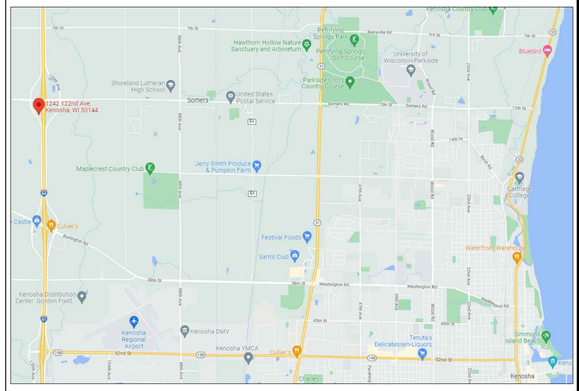
SIGNAGE CONSULTANT
INKSPOT DESIGN INC.
320 W. OHIO ST.
CHICAGO, IL 60654
(312) 337 - 9600

LANDSCAPE ARCHITECT
CHEN SITE DESIGN STUDIO LLC
195 N HARBOR DR.
CHICAGO, IL
(847) 363 - 0168

ELECTRICAL / PLUMBING ENGINEER
KORNACKI & ASSOCIATES
5420 SOUTH WESTRIDGE DR
NEW BERLIN, WI 53151
(262) 784-3323

MECHANICAL / PLUMBING ENGINEER
LBG ENGINEERING, LLC
13355 ANNE DR.
LEMONT, IL
(630) 247-2270





K11 — SITE LOCATION MAP
N.T.S.

GENERAL

G001 TITLE SHEET & PROJECT INFORMATION

ARCHITECTURAL

*A001 LEGENDS, ABBREVIATIONS & SPECIFICATIONS
*A002 PARTITION SCHEDULE & DETAILS
*A003 DOOR, FRAME & WINDOW TYPES & SCHEDULES
*A004 HARDWARE SCHEDULE (FUTURE DRAWING)

A101 FLOOR PLAN
*A102 ROOF PLAN
*A141 FURNITURE PLAN
*A161 LIFE SAFETY PLAN

A201 EXTERIOR ELEVATIONS
*A201 BUILDING SECTIONS

*A401 REFLECTED CEILING PLAN

*A501 EXTERIOR DETAILS - WALL SECTIONS

*A601 ENLARGED BATHROOM PLANS & INTERIOR DETAILS

CIVIL

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C-3 EXISTING CONDITIONS & DEMO PLANS
C-4 SITE DIMENSIONAL & PAVING PLAN
C-5 GRADING & EROSION CONTROL PLAN
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C-13 CONSTRUCTION DETAILS

LANDSCAPE

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L-2 LANDSCAPE ENLARGEMENT
L-3 LANDSCAPE ENLARGEMENT
L-4 LANDSCAPE NOTES & DETAILS

STRUCTURAL

TO BE DETERMINED

MECHANICAL / PLUMBING

TO BE DETERMINED

ELECTRICAL

E100 ELECTRICAL SITE PLAN
E101 POTOMETRIC SITE PLAN
E200 ELECTRICAL SCHEDULES AND DETAILS

* TO BE PROVIDED IN FUTURE ISSUANCES

GENERAL NOTES

ZONING AND SITE DATA

ZONING DISTRICT:	R2 - SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT
USE GROUP:	B - BUSINESS
LOT AREA:	± 188,276 SF (4.3222 ACRES)

APPLICABLE BUILDING CODES

2015 INTERNATIONAL BUILDING CODE (IBC)	W/ LOCAL AMENDMENTS
2014 NATIONAL ELECTRIC CODE	W/ LOCAL AMENDMENTS
CURRENT STATE OF ILLINOIS PLUMBING CODE	W/ LOCAL AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE	W/ LOCAL AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE	W/ LOCAL AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE	W/ LOCAL & STATE AMENDMENTS
2015 INTERNATIONAL FIRE CODE	W/ LOCAL AMENDMENTS
2003 LIFE SAFETY CODE - NFPA 101	
CURRENT STATE OF ILLINOIS ACCESSIBILITY CODE	
CURRENT DOWNERS GROVE ZONING ORDINANCE	
CURRENT DOWNER GROVE STORMWATER & FLOOD PLAIN ORD	

PARKING SUMMARY	NO CHANGE

BUILDING DATA

USE GROUP:	BUSINESS GROUP B
BUILDING AREA:	±13,325 SF

ALLOWABLE HEIGHTS & AREAS

AREA (PER STORY):	23,000 SF (NON-SPRINKLERED)
STORIES (ABOVE GRADE PLANE):	3 STORIES (NON-SPRINKLERED)
BUILDING HEIGHT (ABOVE GRADE PLANE):	55' (NON-SPRINKLERED)
ACTUAL BUILDING HEIGHT (ABOVE GRADE PLANE):	1 STORY / ±26'-6" (< 3 STY / 55')
ACTUAL BUILDING AREA:	13,325 SF (< 23,000 SF)
CONSTRUCTION TYPE:	II-B
FIRE SUPPRESSION:	NON SPRINKLED

FIRE RESISTANCE RATINGS

BUILDING ELEMENT	
PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS	
EXTERIOR	0 HR
INTERIOR	0 HR
NON-BEARING WALLS & PARTITIONS (EXTERIOR)	0 HR
NON-BEARING WALLS & PARTITIONS (INTERIOR)	0 HR
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0 HR
ROOF CONSTRUCTION & SECONDARY MEMBERS	0 HR
CORRIDORS (IBC 2015 TABLE 1020.1)	>30 OCC = 1 HR (NON - SPRINKLERED) / NA
DEAD END CORRIDOR	<20'-0"

DESIGN LOAD:

OFFICES	LIVE LOAD	50 PSF
	DEAD LOAD	15 PSF
	PARTITION LOAD	20 PSF
	TOTAL	85 PSF
BALCONIES & STAIRS	LIVE LOAD	100 PSF
	DEAD LOAD	10 PSF
	TOTAL	110 PSF
COMMERCIAL	LIVE LOAD	100 PSF
	DEAD LOAD	15 PSF
	TOTAL	115 PSF
ROOF	SNOW LOAD	30 PSF
	DEAD LOAD	25 PSF
	TOTAL	55 PSF
WIND	MWFRA	20 PSF
	CLADDING	25 PSF

FIRE EXTINGUISHERS: MIN DISTANCE BETWEEN = 75'

2	8/30/22	ISSUE FOR SITE PLAN REVIEW
1	6/22/22	ISSUE FOR CONCEPT DESIGN REVIEW

drawn by: CRC | checked by: CRC | project no.: 2022.07.01

rocco castellano design studio
C. ROCCO CASTELLANO A-12195.5 RACINE WIS.
ARCHITECT
EX. 7/31/22
30 N. VINCENNES CIR., NORTH BAY, WI 53402 * 312.925.0907
rocco.castellano@castellano.design

BUKACEK CONSTRUCTION
building your vision

SOMER'S BOBCAT
1242 122nd AVENUE
SOMERS WI 53171

TITLE SHEET & PROJECT INFORMATION

HORIZON

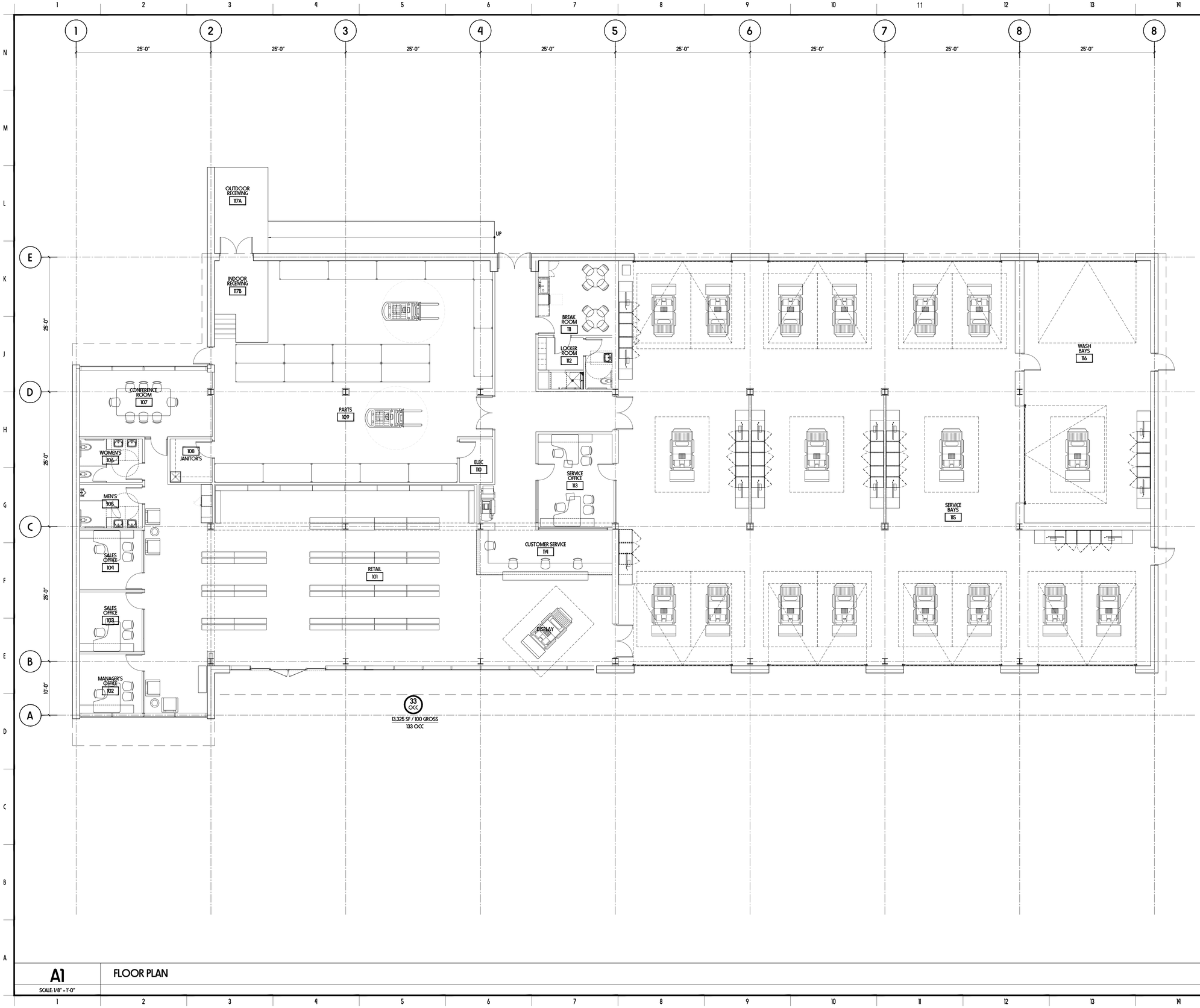
G001

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A1 — SURVEY - FOR REFERENCE
SCALE: 1" = 100'-0"

A6 — RESERVED
SCALE: TBD

A11 — DRAWING SHEET INDEX
N.T.S.



A1

SCALE: 1/8" = 1'-0"

FLOOR PLAN

GENERAL NOTES

2	8/30/22	ISSUE FOR SITE PLAN REVIEW
1	6/22/22	ISSUE FOR CONCEPT DESIGN REVIEW

drawn by: CRC | checked by: CRC | project no.: 2022.07.01

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BUKACEK CONSTRUCTION
building your vision

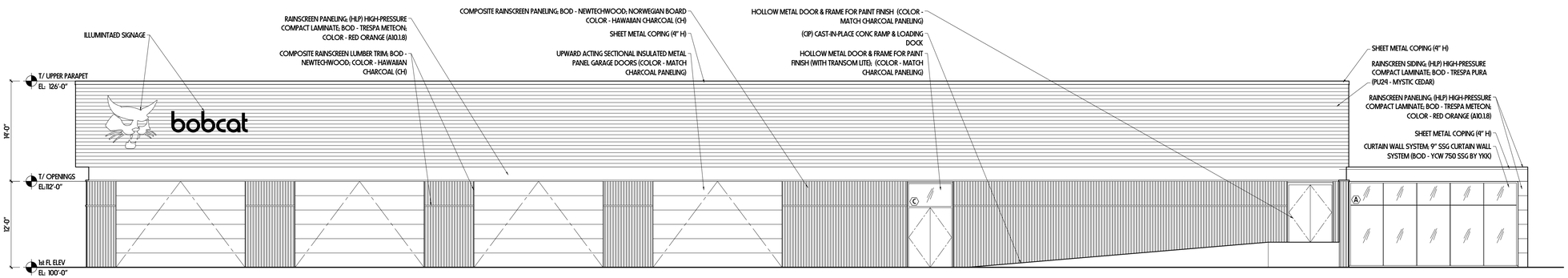
SOMER'S BOBCAT
1242 122nd AVENUE
SOMERS WI 53171

FLOOR PLAN
FIRST FLOOR

NORTH

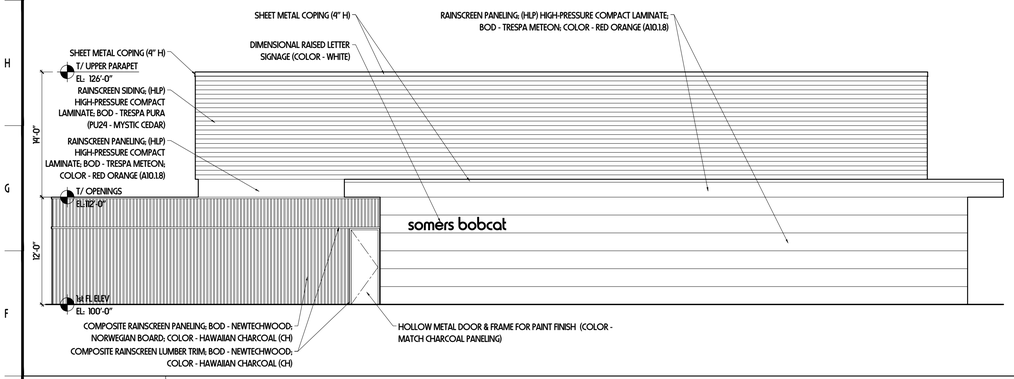
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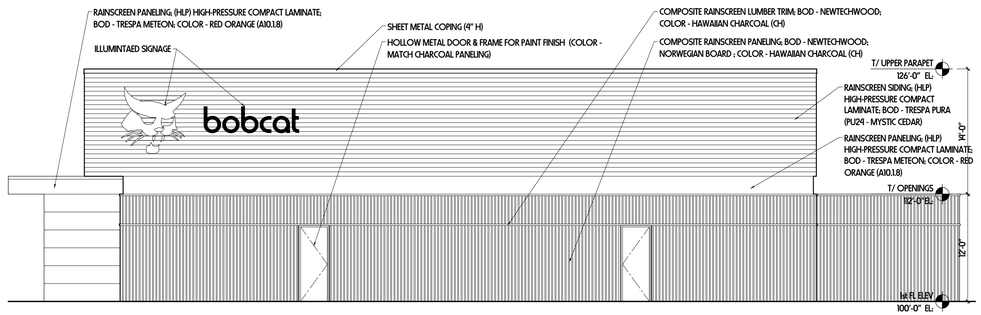
J1 EXTERIOR ELEVATIONS - NORTH FACADE

SCALE: 1/8" = 1'-0"



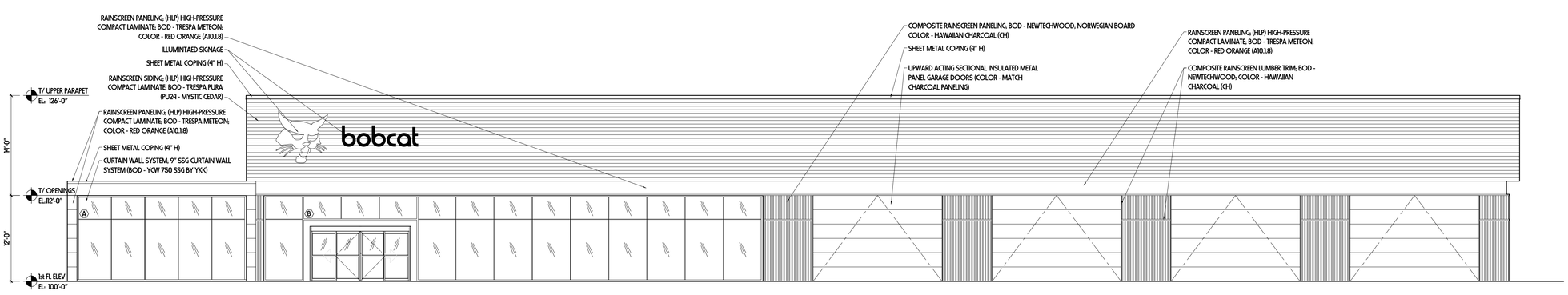
E1 EXTERIOR ELEVATIONS - WEST FACADE

SCALE: 1/8" = 1'-0"



E8 EXTERIOR ELEVATIONS - EAST FACADE

SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATIONS - SOUTH FACADE

SCALE: 1/8" = 1'-0"

GENERAL NOTES

2	8/30/22	ISSUE FOR SITE PLAN REVIEW
1	6/22/22	ISSUE FOR CONCEPT DESIGN REVIEW

drawn by: CRC | checked by: CRC | project no.: 2022.07.01

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building your vision

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1242 122nd AVENUE
SOMERS WI 53171

EXTERIOR ELEVATIONS

NORTH

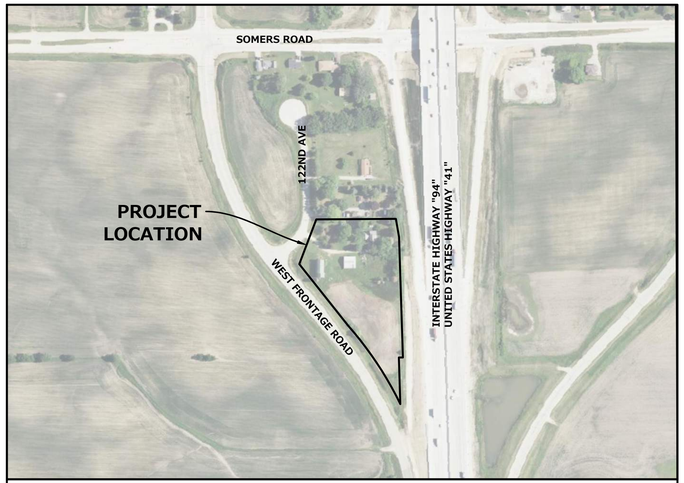
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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR
BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD
PLANS PREPARED
FOR
BOBCAT PLUS
12411 W SILVER SPRING DR
BUTLER, WI 53007



LOCATION MAP
SCALE: 1" = 300'

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L-2	LANDSCAPE ENLARGEMENT
L-3	LANDSCAPE ENLARGEMENT
L-4	LANDSCAPE NOTES & DETAILS

GOVERNMENT CONTACTS

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
MARK SEIDL, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN RD, SUITE 100
BROOKFIELD, WI 53186
MAIN: (262) 754-8888
E-MAIL: mseidl@pinnacle-engr.com

SURVEYOR:
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PINNACLE ENGINEERING GROUP
20725 WATERTOWN RD, SUITE 100
BROOKFIELD, WI 53186
MAIN: (262) 754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

APPLICANT/OWNER:
STEVE FOLKMAN
BOBCAT PLUS
12411 W SILVER SPRING DR
BUTLER, WI 53007
E-MAIL: sfolkman@bobcatplus.com

Architect:
C. ROCCO CASTELLANO, AIA, LEED AP
ROCCO CASTELLANO DESIGN STUDIO, INC
30 N. VINCENNES CIR.
NORTH BAY, WI 53402

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
UTILITY CROSSING		
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" / 6"	
SOIL BORING	B-1	B-1
TOPSOIL PROBE	P-1	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE
NTS	NOT TO SCALE		

BENCHMARKS

VERTICAL DATUM: **NAVD88**

REF BM: **CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 SECTION 13, TOWN 2 NORTH, RANGE 21 EAST EL.=751.90**

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL HAS NOT BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. DPW ENGINEERING INSPECTION REQUIRED FOR ALL WORK IN PUBLIC RIGHT-OF-WAY/ EASEMENTS. CONTACT JASON HERZOG, INSPECTION SUPERVISOR (262-787-3541), 72 HOURS PRIOR TO SCHEDULING WORK
16. GRADING AND DRAINAGE RECORD DRAWINGS AND UTILITY ASBUILTS/ RECORDS ARE REQUIRED BY DEVELOPMENT AGREEMENT. THESE SUBMITTALS SHALL BE PREPARED PER CITY STANDARDS UPON COMPLETION OF SITE WORK FOR ENGINEERING REVIEW. PUBLIC INFRASTRUCTURE DEDICATION SHALL BE ACCEPTED BY COMMON COUNCIL PRIOR TO OCCUPANCY PERMITS.

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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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REVISIONS

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF SOMERS CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE PER DETAIL ON PLAN OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE), TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS, A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO. 12 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO THE SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATION WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH DOUBLE ROW OF SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.

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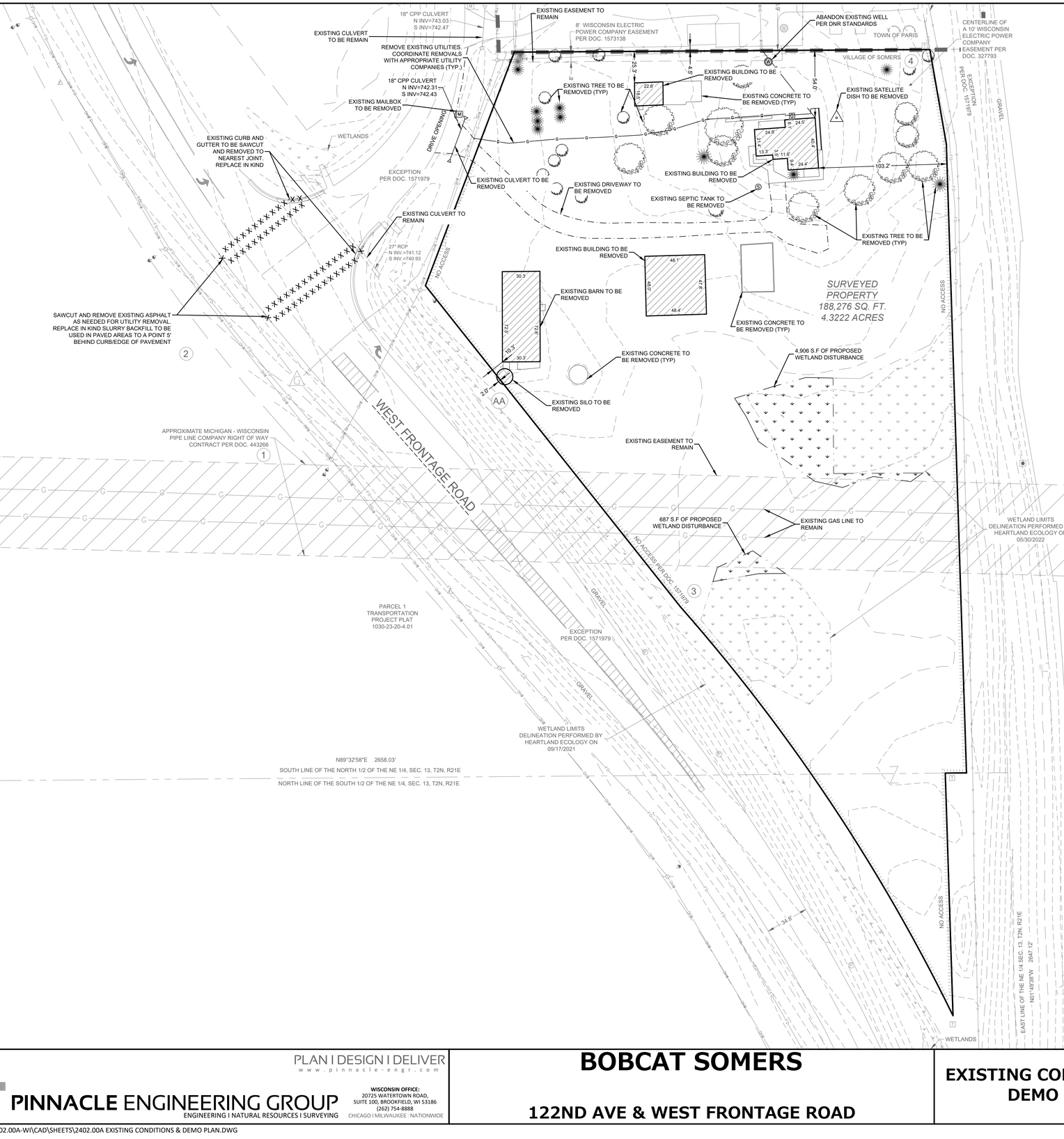
GENERAL NOTES

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LEGEND

SANITARY MANHOLE		STORM SEWER	
STORM MANHOLE		WATER MAIN	W
CATCH BASIN		LIGHTING	
INLET		ELECTRICAL CABLE	E
PRECAST FLARED END SECTION		ELECTRICAL TRANSFORMER OR PEDESTAL	
CONCRETE HEADWALL		POWER POLE	
VALVE VAULT		POWER POLE WITH LIGHT	
VALVE BOX		GUY WIRE	
FIRE HYDRANT		STREET SIGN	
BUFFALO BOX		GAS MAIN	G
CLEANOUT		TELEPHONE LINE	T
SANITARY SEWER		CONTOUR	749
FORCE MAIN		TREE	
CONCRETE SIDEWALK		EASEMENT LINE	

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

EXISTING CONDITIONS SURVEY:

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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EXISTING CONDITIONS & DEMO PLAN

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BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

EXISTING CONDITIONS & DEMO PLAN

REVISIONS

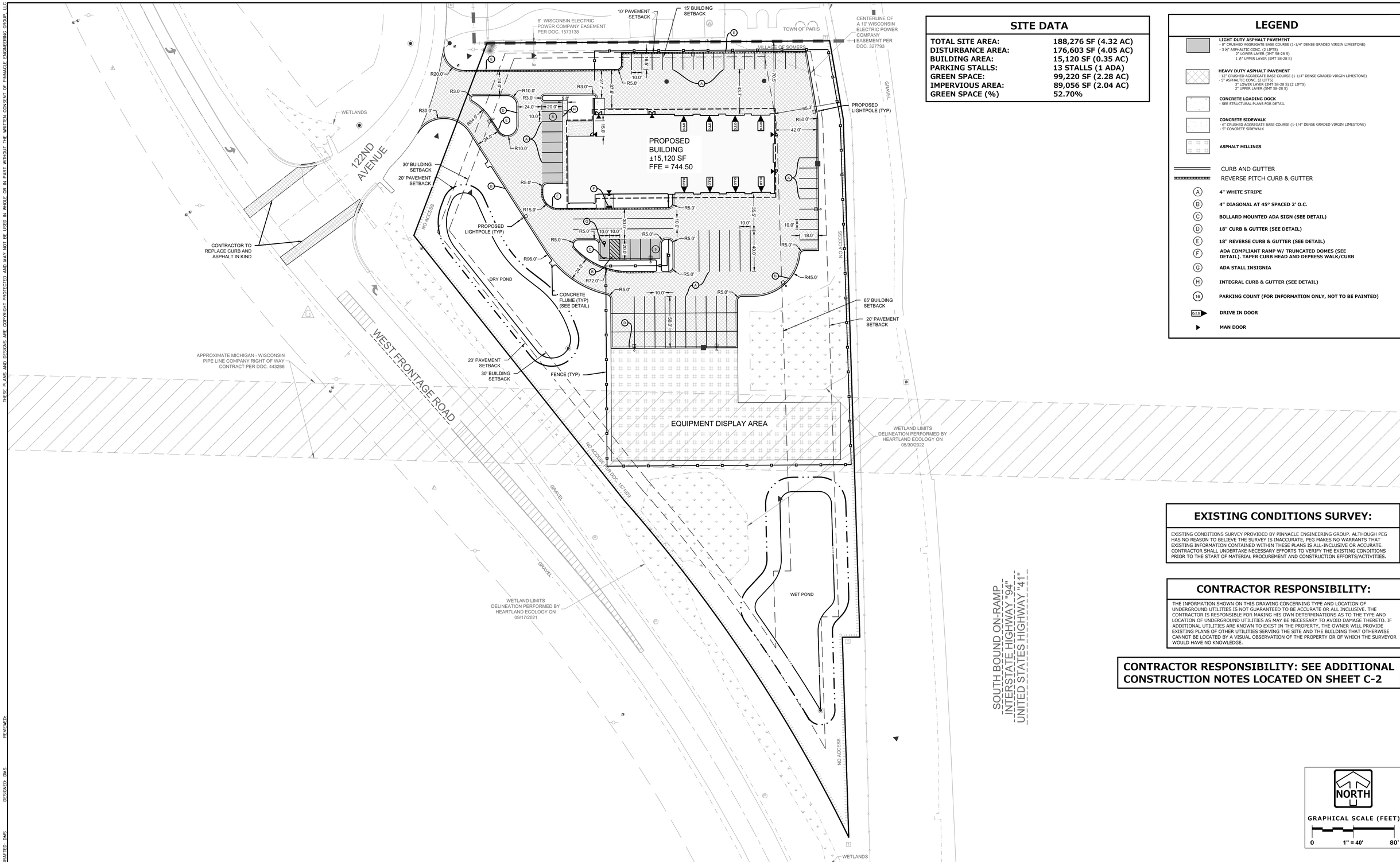
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SHEET
C-3
C-13

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SITE DATA

TOTAL SITE AREA:	**188,276 SF (4.32 AC)**
DISTURBANCE AREA:	**176,603 SF (4.05 AC)**
BUILDING AREA:	**15,120 SF (0.35 AC)**
PARKING STALLS:	**13 STALLS (1 ADA)**
GREEN SPACE:	**99,220 SF (2.28 AC)**
IMPERVIOUS AREA:	**89,056 SF (2.04 AC)**
GREEN SPACE (%)	**52.70%**

LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3.5" ASPHALTIC CONC. (2 LIFTS)
    - 2" LOWER LAYER (3MT 58-28 S)
    - 1.5" UPPER LAYER (5MT 58-28 S)
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" ASPHALTIC CONC. (2 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S) (2 LIFTS)
    - 2" UPPER LAYER (5MT 58-28 S)
- **CONCRETE LOADING DOCK**
  - SEE STRUCTURAL PLANS FOR DETAIL
- **CONCRETE SIDEWALK**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" CONCRETE SIDEWALK
- **ASPHALT MILLINGS**
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER
- (A) **4" WHITE STRIPE**
- (B) **4" DIAGONAL AT 45° SPACED 2' O.C.**
- (C) **BOLLARD MOUNTED ADA SIGN (SEE DETAIL)**
- (D) **18" CURB & GUTTER (SEE DETAIL)**
- (E) **18" REVERSE CURB & GUTTER (SEE DETAIL)**
- (F) **ADA COMPLIANT RAMP W/ TRUNCATED DOMES (SEE DETAIL). TAPER CURB HEAD AND DEPRESS WALK/CURB**
- (G) **ADA STALL INSIGNIA**
- (H) **INTEGRAL CURB & GUTTER (SEE DETAIL)**
- (16) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
- **DRIVE IN DOOR**
- **MAN DOOR**

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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SITE DIMENSIONAL & PAVING PLAN

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SITE DIMENSIONAL & PAVING PLAN

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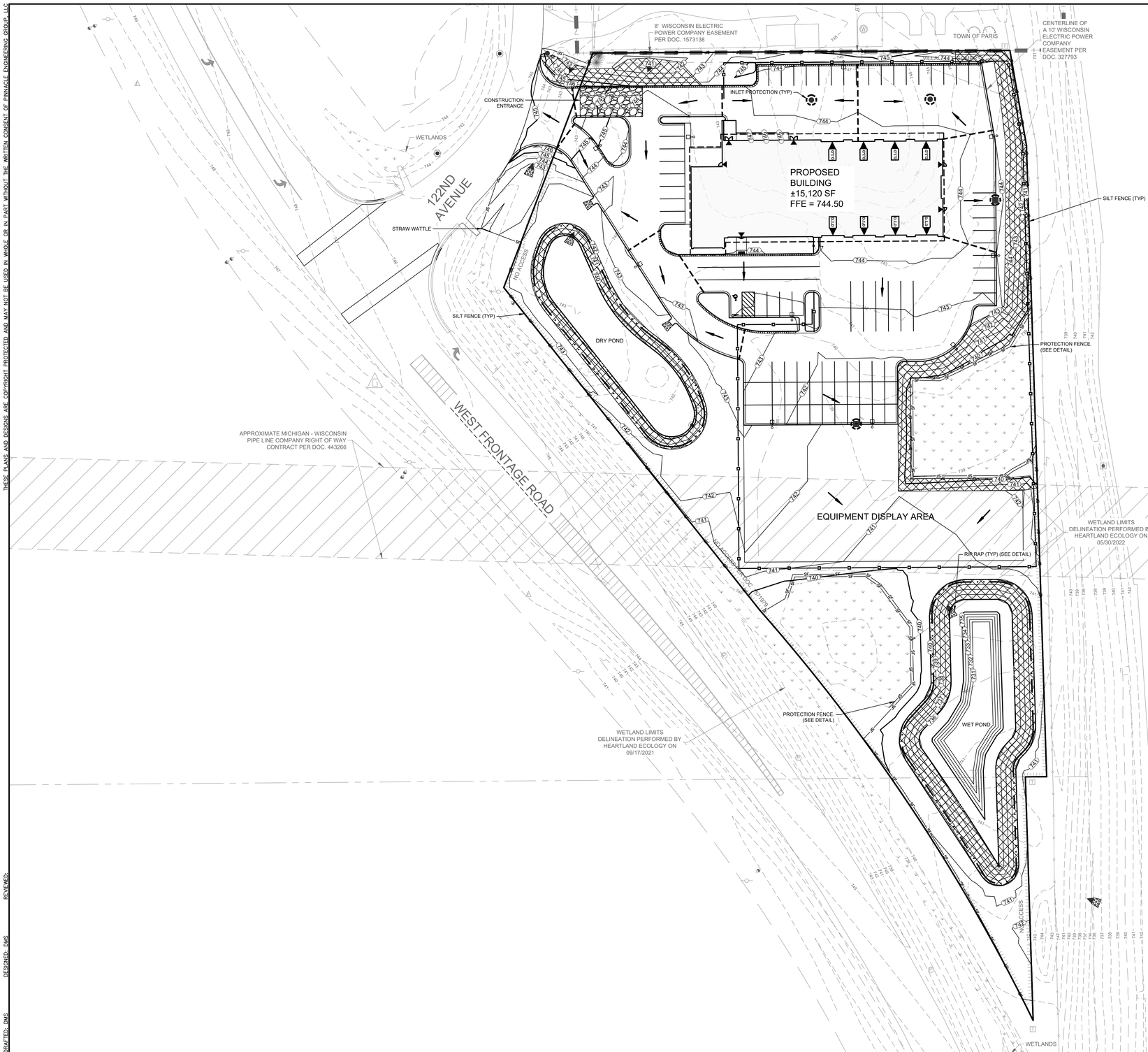
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SHEET
C-4
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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- 740 — PROPOSED CONTOUR
- 750.0 — PROPOSED SPOT ELEVATION
- GRASS / PAVEMENT — DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING
- SF — SILT FENCE
- WISDOT TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE
- HYDROSEED
- TURF REINFORCED MATTING (N.A.G. C-350 OR EQUIVALENT)

CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAP/BASINS AS NEEDED. IF SEDIMENT BASINS (BIO RETENTION BASINS) ARE TO BE USED, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE. DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
5. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
8. INSTALL TOPSOIL, AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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GRADING & EROSION CONTROL PLAN

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GRADING & EROSION CONTROL PLAN

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NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEEDED

LEGEND

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- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
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- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

8' WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. 1573138

TOWN OF PARIS

CENTERLINE OF A 10' WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. 327793

TOWN OF PARIS / TOWN OF SOMERS

WETLANDS

122ND AVENUE

PROPOSED BUILDING ±15,120 SF FFE = 744.50

NO ACCESS

DRY POND

WEST FRONTAGE ROAD

APPROXIMATE MICHIGAN - WISCONSIN PIPE LINE COMPANY RIGHT OF WAY CONTRACT PER DOC. 443266

EQUIPMENT DISPLAY AREA

WETLAND LIMITS DELINEATION PERFORMED BY HEARTLAND ECOLOGY ON 05/30/2022

WETLAND LIMITS DELINEATION PERFORMED BY HEARTLAND ECOLOGY ON 09/17/2021

WET POND

SOUTH BOUND ON-RAMP
INTERSTATE HIGHWAY "94"
UNITED STATES HIGHWAY "41"

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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SPOT GRADE PLAN

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SPOT GRADE PLAN

REVISIONS

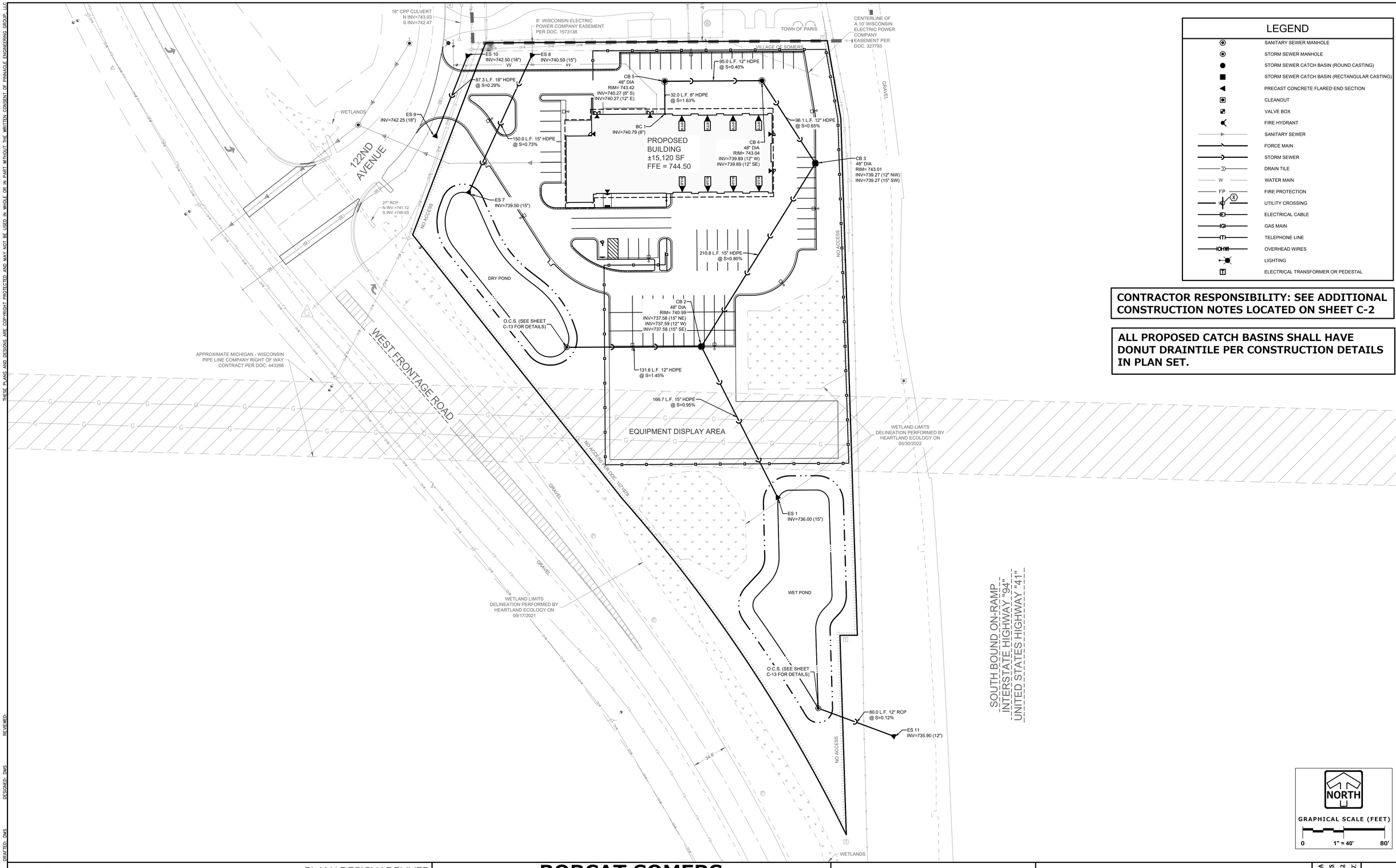
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LEGEND

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- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL PROPOSED CATCH BASINS SHALL HAVE DONUT DRAINTILE PER CONSTRUCTION DETAILS IN PLAN SET.

NORTH

GRAPHICAL SCALE (FEET)

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STORM SEWER PLAN

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STORM SEWER PLAN

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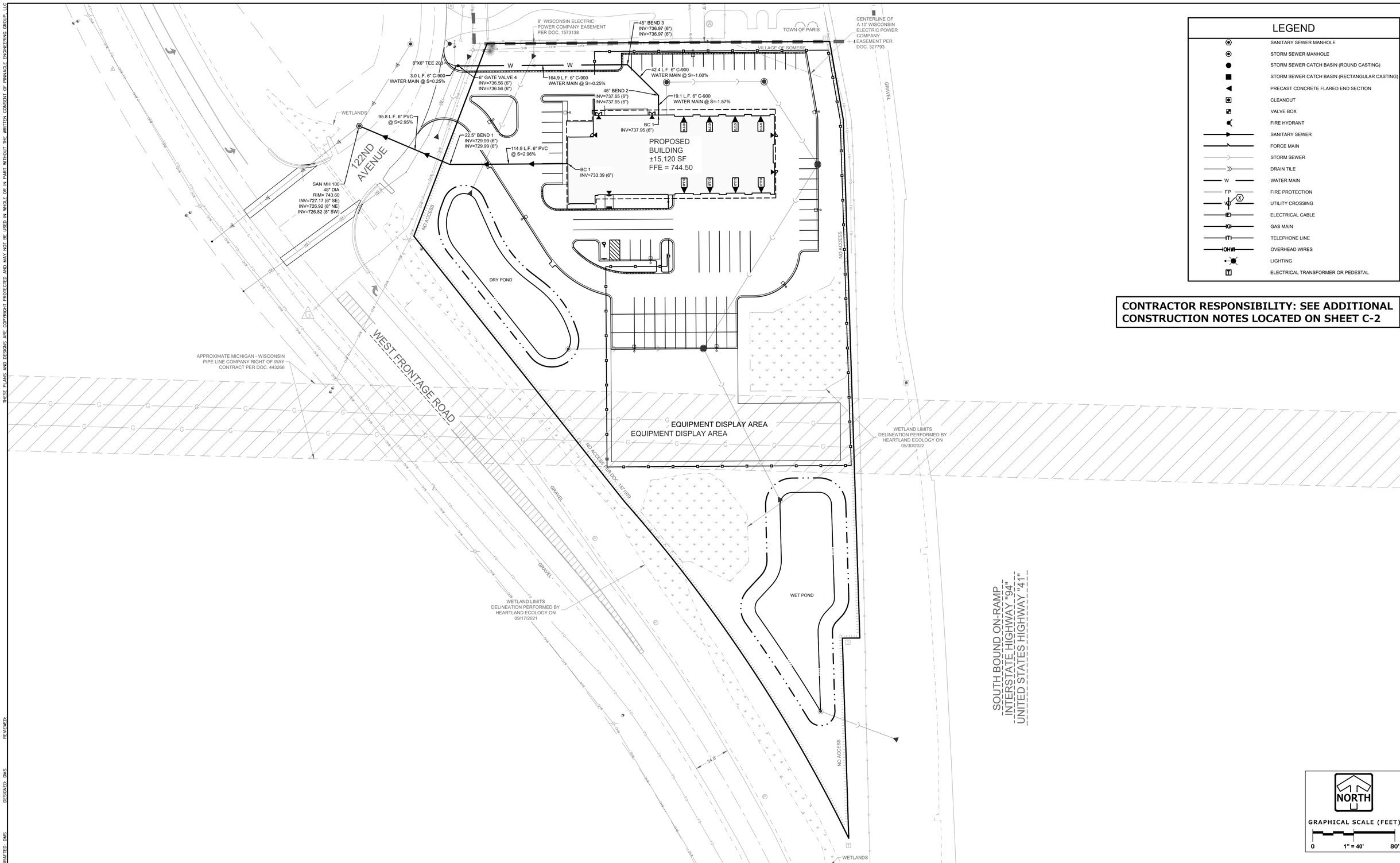
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- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
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- LIGHTING
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SANITARY & WATERMAIN PLAN

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SANITARY & WATERMAIN PLAN

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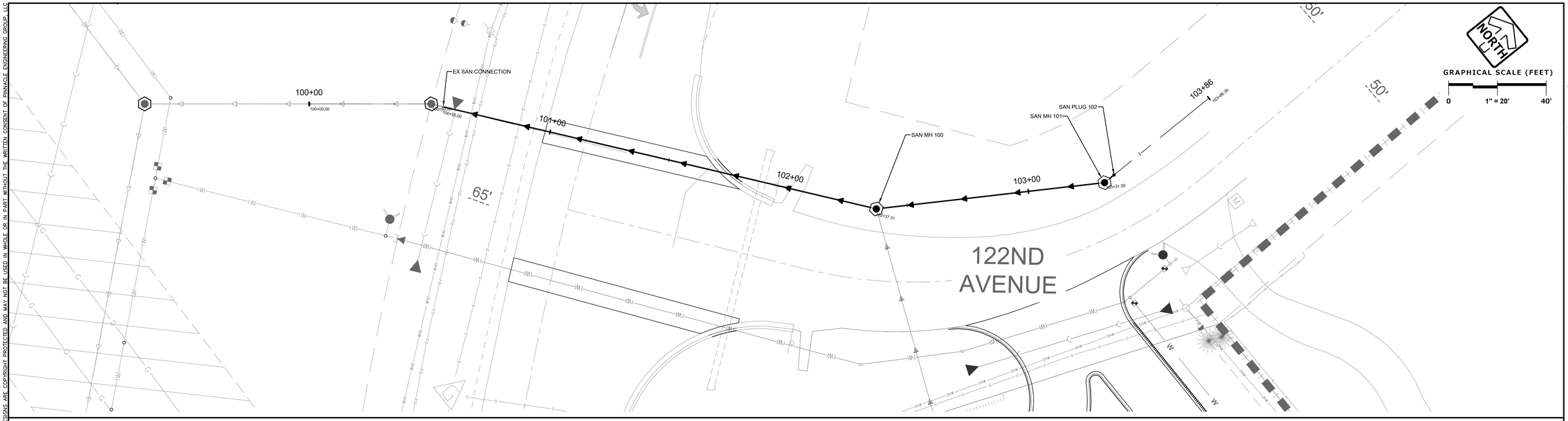
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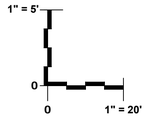
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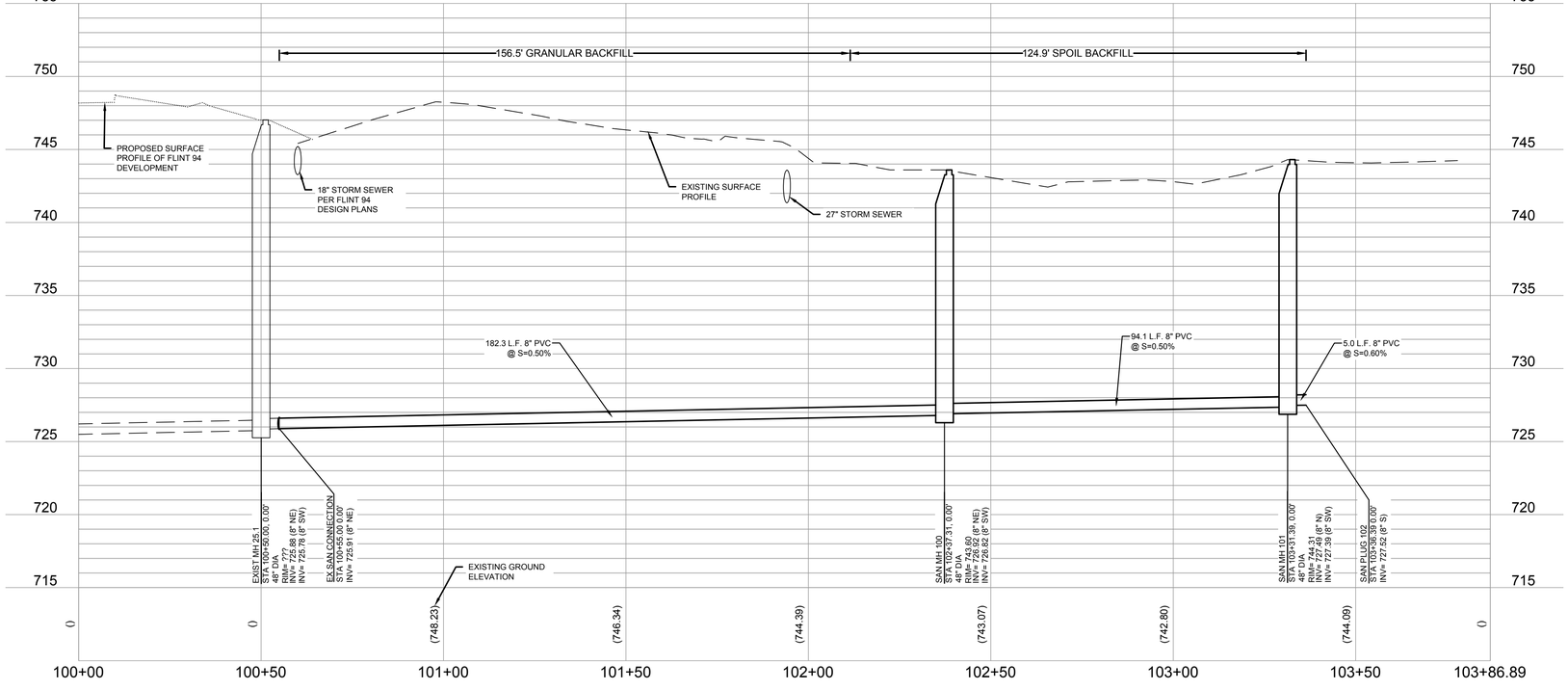
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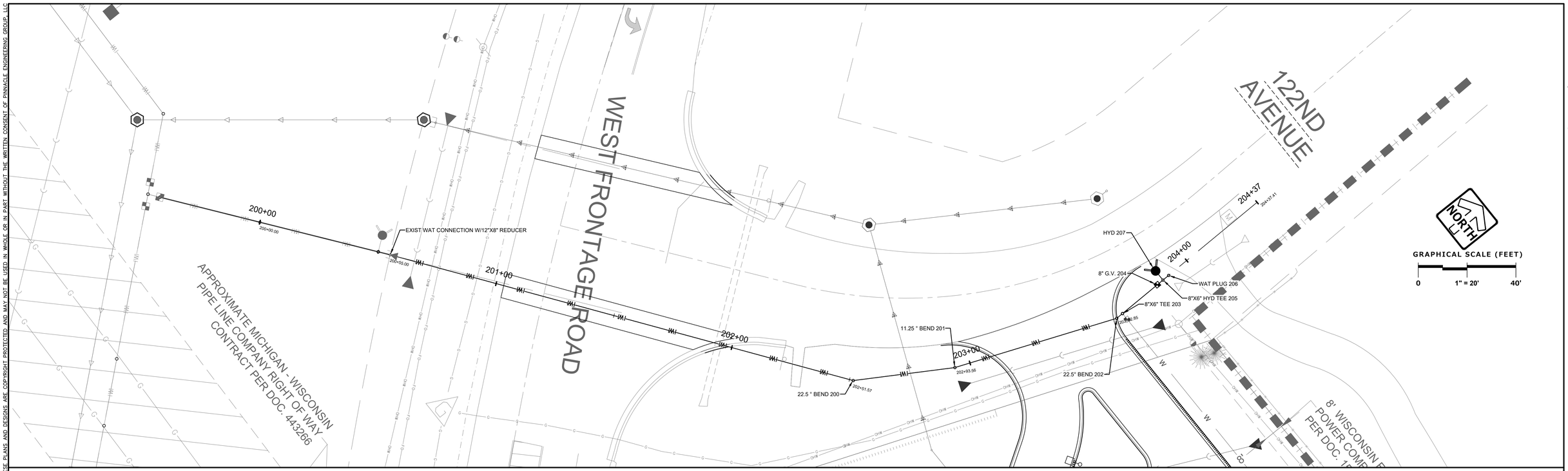
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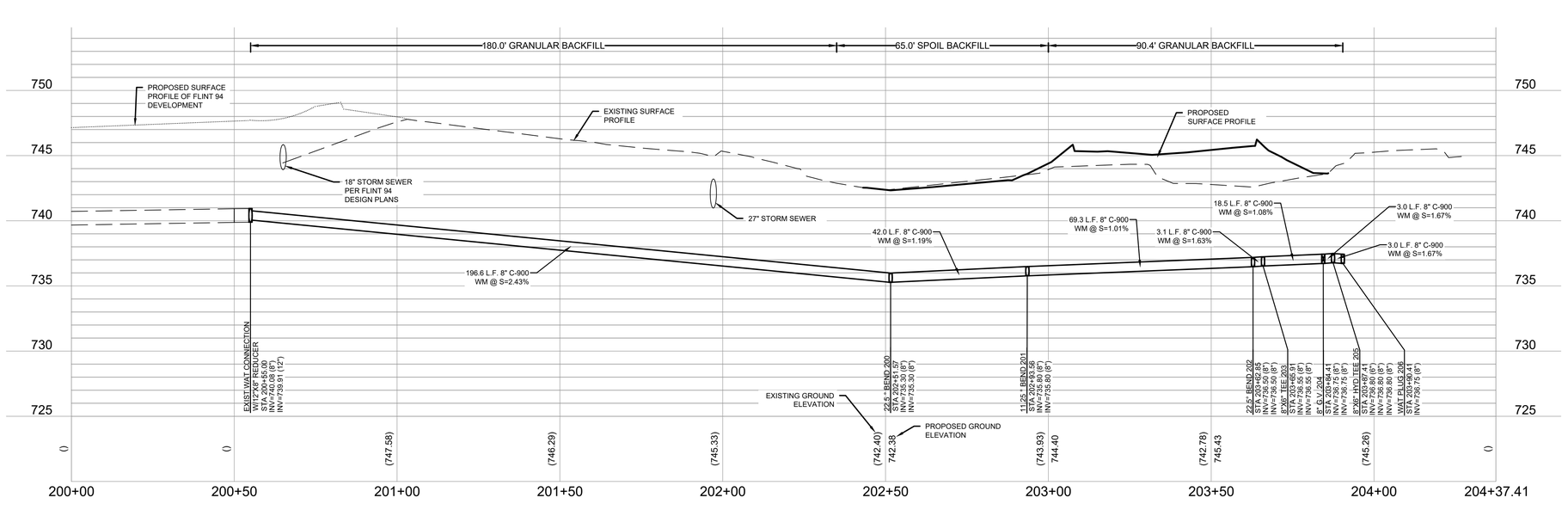
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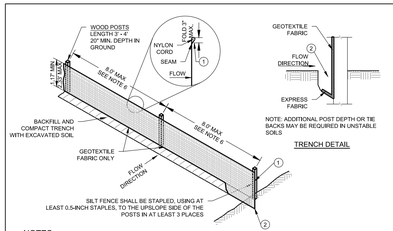
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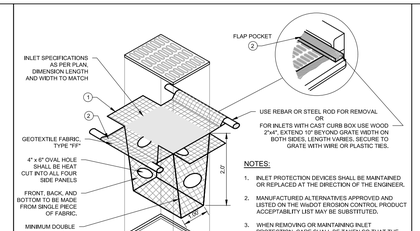
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NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 4-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE



NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

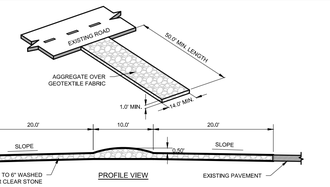
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3-INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

TYPE D INLET PROTECTION

#105 09/2019

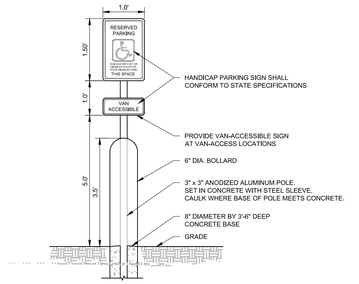


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD. THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING. AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

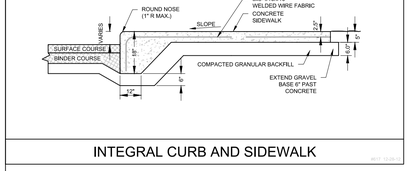
CONSTRUCTION ENTRANCE

#107 10/4/19



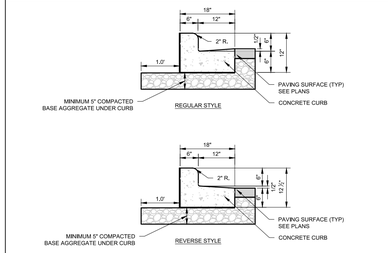
ADA SIGN

#707 10/4/19



INTEGRAL CURB AND SIDEWALK

#602 12/4/19

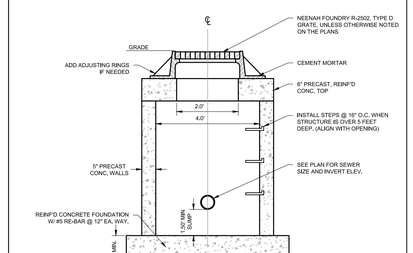


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB

#602 12/4/19

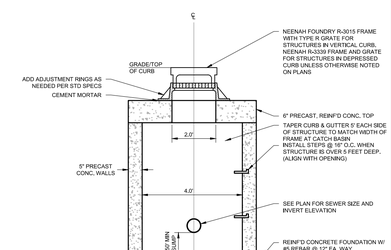


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN

#202 10/4/19

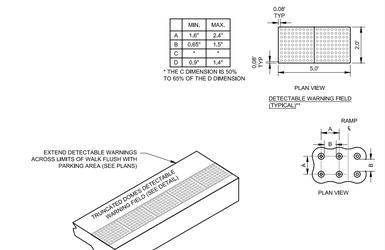


NOTES:

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2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN - CURB

#202 10/4/19

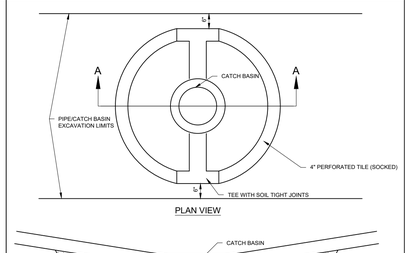


NOTES:

1. DETECTABLE WARNING FIELDS TO BE NEENAH FOUNDRY DETECTABLE WARNING FIELDS (OR APPROVED EQUAL) UNPAINTED NATURAL COLOR AND FIELD WEATHERED PRIOR TO INSTALLATION (VERIFY COLOR WITH OWNER PRIOR TO INSTALLATION.

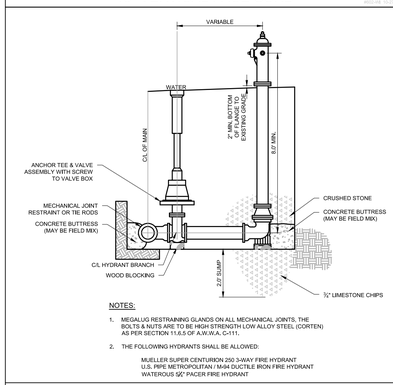
DETECTABLE WARNING TRUNCATED DOMES

#305 12/4/19



CATCH BASIN - UNDERDRAIN

#202 10/4/19



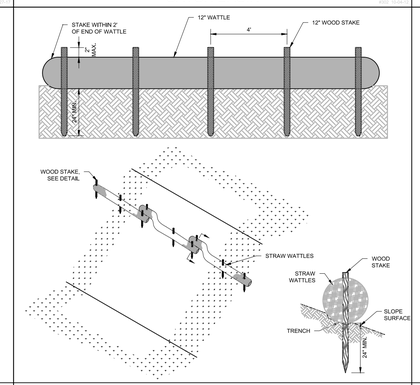
NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

   MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
   U.S. PIPE METROPOLITAN / M-64 DUCTILE IRON FIRE HYDRANT
   WATEROUS 50" PACER FIRE HYDRANT

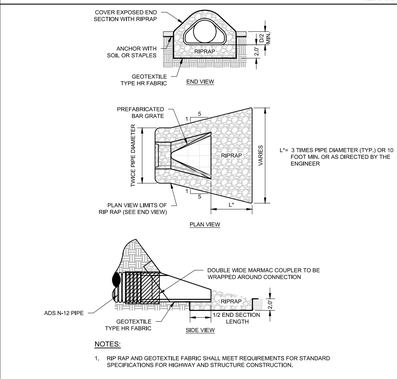
FIRE HYDRANT

#501 10/15/19



STRAW WATTLE

#137 06/01/15

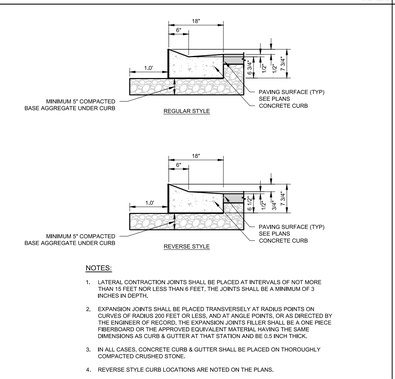


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

END SECTIONS

#1248 04/19/19

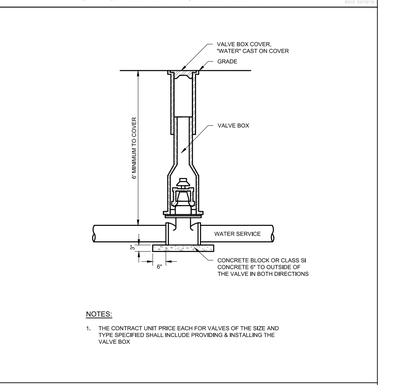


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3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB

#603 12/4/19



NOTES:

1. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX

SERVICE VALVE

#406 10/15/19

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CONSTRUCTION DETAILS

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START DATE 07-18-22
SCALE N.T.S.

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY, ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS, THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED, PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	D	*	*			
SODDING			E	*	*	*	*	*	*			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

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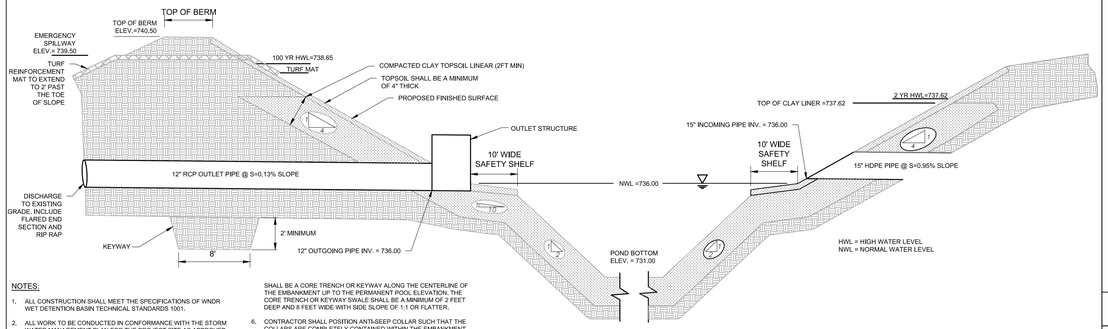
REVISIONS

PEG JOB No. 2402.00A
PEG PM MTS
START DATE 07-18-22
SCALE N.T.S.

SHEET
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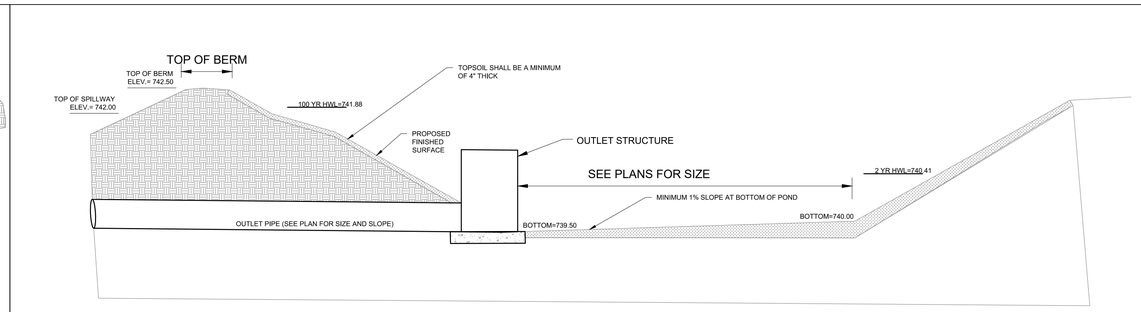
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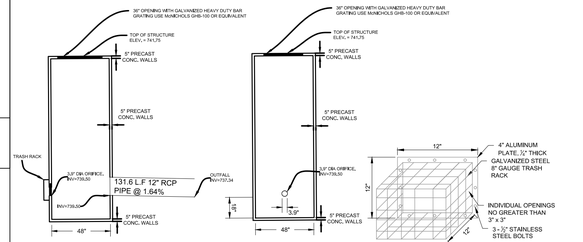
NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WNDR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. HDPE PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH ASSTHO M-294 TYPE "S" WITH WATER TIGHT JOINTS.
4. CLAY LINEAR SHALL BE A MINIMUM OF 2 FEET THICK, CLAY SHALL BE COMPACTED AT ≤210% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR.
5. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SWALE SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH SIDE SLOPE OF 1:1 OR FLATTER.
6. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN THE EMBANKMENT.
7. CONTRACTOR SHALL FIT STANDPIPES WITH REMOVABLE CONSTRUCTION ORIFICE PLATE OVER THE PERMANENT DEWATERING ORIFICE. THE CONSTRUCTION ORIFICE SHALL REMAIN IN PLACE UNTIL 70% VEGETATION IS ESTABLISHED OVER THE CONTRIBUTING AREA OF THE POND.
8. IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING AREA STABILIZATION).
9. TURF REINFORCEMENT MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.

TYPICAL WET POND CROSS SECTION



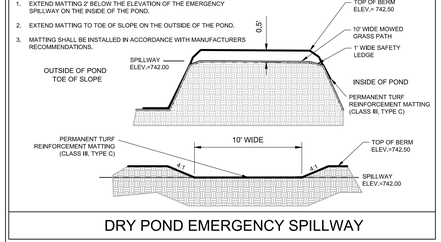
DRY POND CROSS SECTION



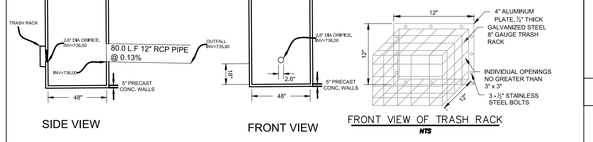
DRY POND OUTLET CONTROL STRUCTURE DETAIL

NOTES:

1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



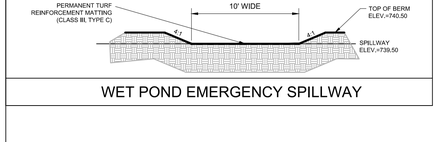
DRY POND EMERGENCY SPILLWAY



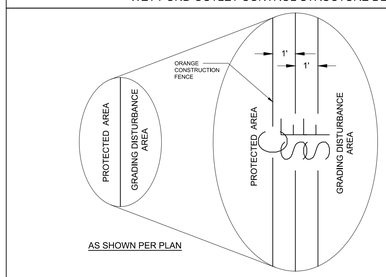
WET POND OUTLET CONTROL STRUCTURE DETAIL

NOTES:

1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



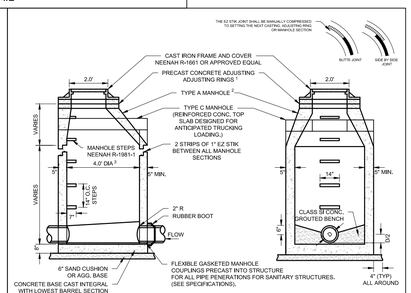
WET POND EMERGENCY SPILLWAY



NOTES:

1. PROTECTION FENCING INDICATES INSTALLATION OF A LINE OF CONSTRUCTION FENCE AND TWO LINES OF SILT FENCING.
2. BORDER PROTECTED AREA WITH CONSTRUCTION FENCE TO ENSURE NO ACCESS TO **ISOLATED NATURAL RESOURCE AREA.**
3. INSTALL SILT FENCE ACCORDING TO DETAIL AND WDNR TECHNICAL STANDARD 1056.

PROTECTION FENCE



NOTES:

1. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME, USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. THE FLAT TOP MAYBE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4' -0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.

SANITARY MANHOLE

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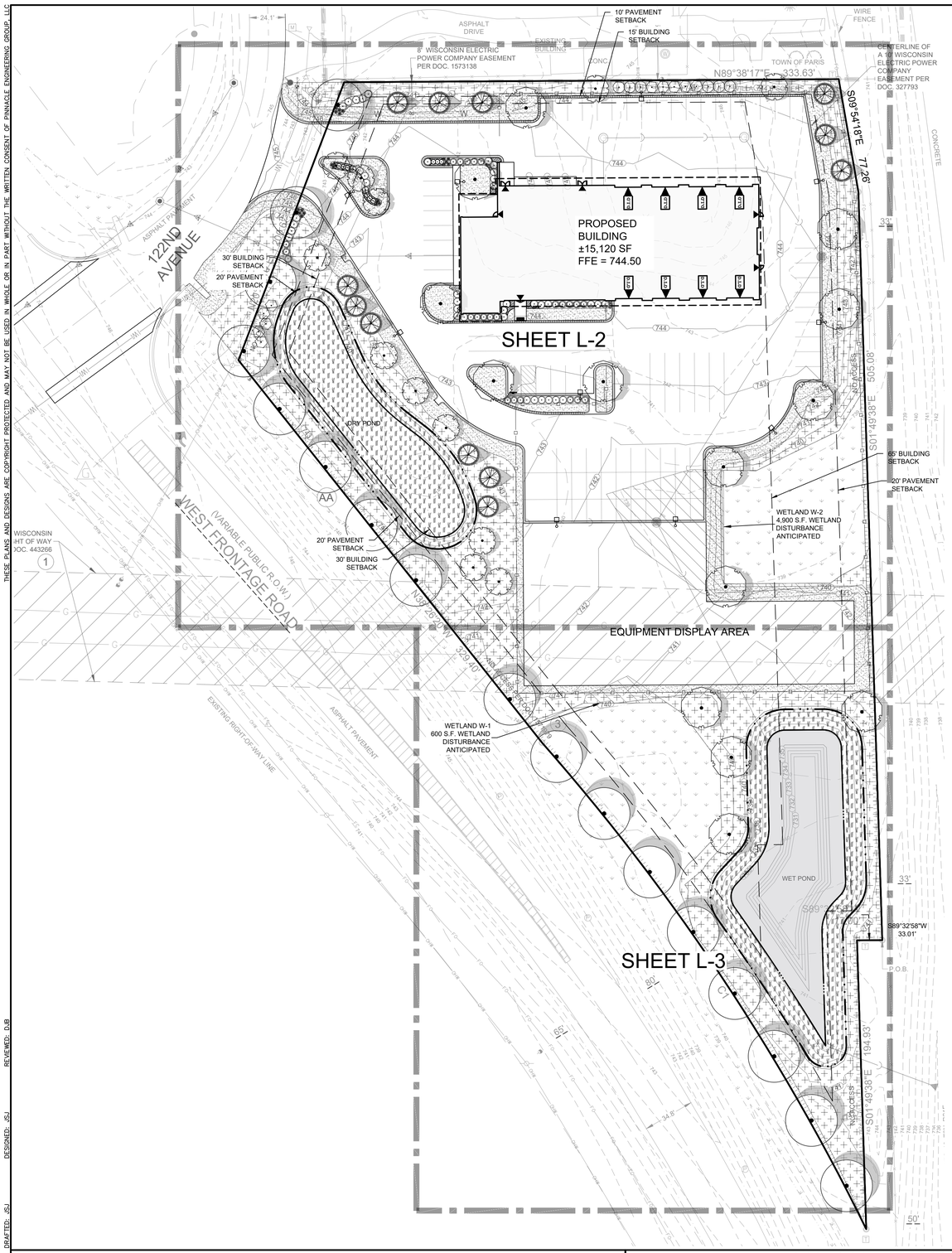
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		LIST OF POSSIBLE PLANTS:		
	14	DECIDUOUS TREE		
		Acer freemanii `Autumn Fantasy` 50` T x 40` W	Autumn Fantasy Maple	2" Cal.
		Acer saccharum 60` T x 45` W	Sugar Maple	2" Cal.
		Gleditsia triacanthos inermis `Shademaster` 60` T x 50` W	Shademaster Locust	2" Cal.
		Gymnocladus dioicus 70` T x 45` W	Kentucky Coffee Tree	2" Cal.
		Quercus x schuetti 70` T x 65` W	Swamp Bur Oak	2" Cal.
		Tilia tomentosa `Sterling` 45` T x 50` W	Sterling Silver Linden	2" Cal.
	12	ORNAMENTAL TREE		
		Amelanchier x grandiflora `Autumn Brilliance` 20` T x 20` W	Autumn Brilliance Serviceberry	1.5" Cal.
		Malus x `Prairie Maid` 20` T x 25` W	Prairie Maid Crabapple	1.5" Cal.
		Malus x `Sugar Tyme` 25` T x 25` W	Sugar Tyme Crabapple	1.5" Cal.
		Syringa reticulata `Ivory Silk` 25` T x 15` W	Ivory Silk Tree Lilac	1.5" Cal.
	12	EVERGREEN TREE		
		Abies concolor 40` T x 23` W	White Fir	5` Ht.
		Picea glauca `Densata` 30` T x 15` W	Black Hills Spruce	5` Ht.
		Pinus strobus 65` T x 30` W	White Pine	5` Ht.
	17	STREET TREES		
		Acer freemanii `Autumn Fantasy` 50` T x 40` W	Autumn Fantasy Maple	3" Cal.
		Acer saccharum 60` T x 45` W	Sugar Maple	3" Cal.
		Gleditsia triacanthos inermis `Shademaster` 60` T x 50` W	Shademaster Locust	3" Cal.
		Gymnocladus dioicus 70` T x 45` W	Kentucky Coffee Tree	3" Cal.
		Quercus x schuetti 70` T x 65` W	Swamp Bur Oak	3" Cal.
		Tilia tomentosa `Sterling` 45` T x 50` W	Sterling Silver Linden	3" Cal.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	6	LARGE EVERGREEN SHRUB			
		Juniperus x `J.N Select Blue`	Star Power Juniper	4` Ht.	15` T x 8` W
		Thuja occidentalis `Holmstrup`	Holmstrup Cedar	4` Ht.	14` T x 4` W
	10	LARGE DECIDUOUS SHRUB			
		Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush	3` Ht.	8` T x 8` W
		Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	3` Ht.	8` T x 8` W
	26	MEDIUM EVERGREEN SHRUB			
		Juniperus chinensis `Old Gold`	Old Gold Juniper	2` Ht.	3` T x 5` W
		Juniperus chinensis `Sea Green`	Sea Green Juniper	2` Ht.	5` T x 5` W
		Juniperus virginiana `Grey Owl`	Eastern Redcedar Juniper	2` Ht.	3` T x 5` W
		Taxus x media `Tauntonii`	Tauton Yew	2` Ht.	4` T x 5` W
	37	MEDIUM DECIDUOUS SHRUB			
		Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood	2` Ht.	3` T x 4` W
		Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea	2` Ht.	6' T x 5' W
		Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry	2` Ht.	5` T x 5` W
		Ilex verticillata `Red Sprite`	Red Sprite Winterberry	2` Ht.	5` T x 5` W
		Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose	2` Ht.	5` T x 5` W
		Sambucus nigra `Black Lace`	Black Lace Elderberry	2` Ht.	6` T x 6` W
		Syringa meyeri `Palibin`	Dwarf Korean Lilac	2` Ht.	5' T x 6' W
	1	LOW EVERGREEN SHRUB			
		Juniperus sabina `Buffalo`	Buffalo Juniper	24" W	1` T x 7` W
		Taxus x media `Everlow`	Everlow Yew	24" W	3` T x 5` W
	9	SMALL DECIDUOUS SHRUB			
		Diervilla lonicera `Kodiak Orange`	Kodiak Orange Diervilla	1.5` Ht.	4` T x 4` W
		Hydrangea paniculata `Bobo`	Bobo Hydrangea	1.5` Ht.	3` T x 4` W
		Itea virginica `Little Henry`	Little Henry Sweetspire	1.5` Ht.	3` T x 3` W
		Spiraea japonica `Magic Carpet`	Magic Carpet Spirea	1.5` Ht.	2` T x 3` W
	21	TALL ORNAMENTAL GRASS			
		Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem	1 gal.	36" T x 30" W
		Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass	1 gal.	36" T x 24" W
		Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.	24" T x 24" W
		Panicum virgatum `Northwind`	Northwind Switch Grass	1 gal.	42" T x 28" W
		Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass	1 gal.	30" T x 28" W
	6	SHORT ORNAMENTAL GRASS			
		Deschampsia cespitosa	Tufted Hair Grass	1 gal.	2` T x 2` W
		Eragrostis spectabilis	Purple Love Grass	1 gal.	24" T x 18" W
		Sporobolus heterolepis `Tara`	Prairie Dropseed	1 gal.	15" T x 20" W

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	140 sf	PERENNIALS	VARIETY		

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	16,561 sf	TURF	Reinders - Cadet 70/30 Fescue/Blue Mix	
	66,686 sf	NO MOW TURF	Reinders No Mow/Low Grow Mix	
	17,734 sf	NATIVE PLANTING	AGRECOL RAINWATER RENEWAL SEED MIX	

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
TOTAL SITE AREA 188,276 SF • **OPEN SPACE MINIMUM 15%** • **TREES 2/1000 SF** **SHRUBS 2= 1 TREE**	**28,241 SF** **99**	**99,220 SF** **56** **44.5 (89 SHRUBS)**
PARKWAY 780 ft * • **TREES 1/50 FT** * NOTE: GAS EASEMENT AREA REMOVED FROM PARKWAY	**16**	**17**
FOUNDATION PLANTINGS AREA 130 FT • **SHRUBS 2/20 FT**	**13**	**20**
PARKING AREA LANDSCAPE • **TREES 1/25 FT** **SHRUBS 4= 1 TREE**	**3.5**	**2** **4.5 (18 SHRUBS)**

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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LANDSCAPE OVERVIEW

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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CHICAGO I MILWAUKEE - NATIONWIDE

BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

LANDSCAPE OVERVIEW

REVISIONS

PEG JOB No.: 2402.00A
PEG PM: MTS
START DATE: 07-18-22
SCALE: 1" = 40'

SHEET
L-1
L-4

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DRIVE

EXISTING BUILDING

15' BUILDING SETBACK

8' WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. 1573138

CONC.

TOWN OF PARIS

VILLAGE OF SOMERS

N89°38'17"E 333.83'

S09°54'18"E 77.26'

CENTERLINE OF A 10' WISCONSIN ELECTRIC POWER COMPANY EASEMENT PER DOC. 327793

CONCRETE

33'

PROPOSED BUILDING
±15,120 SF
FFE = 744.50

D.I.D

D.L.D

30' BUILDING SETBACK

20' PAVEMENT SETBACK

NO ACCESS

S70°10'55"E 200.88'

DRY POND

AA

(VARIABLE PUBLIC R.O.W.)

WEST FRONTAGE ROAD

20' PAVEMENT SETBACK

30' BUILDING SETBACK

N39°26'09"W 524.41'

NO ACCESS

S01°49'38"E 505.08'

65' BUILDING SETBACK

20' PAVEMENT SETBACK

WETLAND W-2
4,900 S.F. WETLAND DISTURBANCE ANTICIPATED

EXISTING WETLAND, TYP.

SHEET L-2
SHEET L-3

EQUIPMENT DISPLAY AREA

PLANT KEY

TREES

BOTANICAL NAME LIST OF POSSIBLE PLANTS:	COMMON NAME
DECIDUOUS TREE	
Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple
Acer saccharum	Sugar Maple
Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
Gymnocladus dioicus	Kentucky Coffee Tree
Quercus x schuetti	Swamp Bur Oak
Tilia tomentosa `Sterling`	Sterling Silver Linden
ORNAMENTAL TREE	
Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry
Malus x `Prairie Maid`	Prairie Maid Crabapple
Malus x `Sugar Tyme`	Sugar Tyme Crabapple
Syringa reticulata `Ivory Silk`	Ivory Silk Tree Lilac
EVERGREEN TREE	
Abies concolor	White Fir
Picea glauca `Densata`	Black Hills Spruce
Pinus strobus	White Pine
STREET TREES	
Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple
Acer saccharum	Sugar Maple
Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
Gymnocladus dioicus	Kentucky Coffee Tree
Quercus x schuetti	Swamp Bur Oak
Tilia tomentosa `Sterling`	Sterling Silver Linden

SHRUBS

BOTANICAL NAME	COMMON NAME
LARGE EVERGREEN SHRUB	
Juniperus x `J.N Select Blue`	Star Power Juniper
Thuja occidentalis `Holmstrup`	Holmstrup Cedar
LARGE DECIDUOUS SHRUB	
Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
MEDIUM EVERGREEN SHRUB	
Juniperus chinensis `Old Gold`	Old Gold Juniper
Juniperus chinensis `Sea Green`	Sea Green Juniper
Juniperus virginiana `Grey Owl`	Eastern Redcedar Juniper
Taxus x media `Tauntonii`	Tauton Yew
MEDIUM DECIDUOUS SHRUB	
Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
Ilex verticillata `Red Sprite`	Red Sprite Winterberry
Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
Sambucus nigra `Black Lace`	Black Lace Elderberry
Syringa meyeri `Palibin`	Dwarf Korean Lilac
LOW EVERGREEN SHRUB	
Juniperus sabina `Buffalo`	Buffalo Juniper
Taxus x media `Everlow`	Everlow Yew
SMALL DECIDUOUS SHRUB	
Diervilla lonicera `Kodiak Orange`	Kodiak Orange Diervilla
Hydrangea paniculata `Bobo`	Bobo Hydrangea
Itea virginica `Little Henry`	Little Henry Sweetspire
Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
TALL ORNAMENTAL GRASS	
Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
Calamagrostis x a `Overdam`	Overdam Reed Grass
Panicum virgatum `Northwind`	Northwind Switch Grass
Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass
SHORT ORNAMENTAL GRASS	
Deschampsia cespitosa	Tufted Hair Grass
Eragrostis spectabilis	Purple Love Grass
Sporobolus heterolepis `Tara`	Prairie Dropseed

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	PERENNIALS	VARIETY
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	TURF	Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF	Reinders No Mow/Low Grow Mix
	NATIVE SEED PLANTING	AGRECOL RAINWATER RENEWAL SEED MIX

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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LANDSCAPE ENLARGEMENT

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REVISIONS

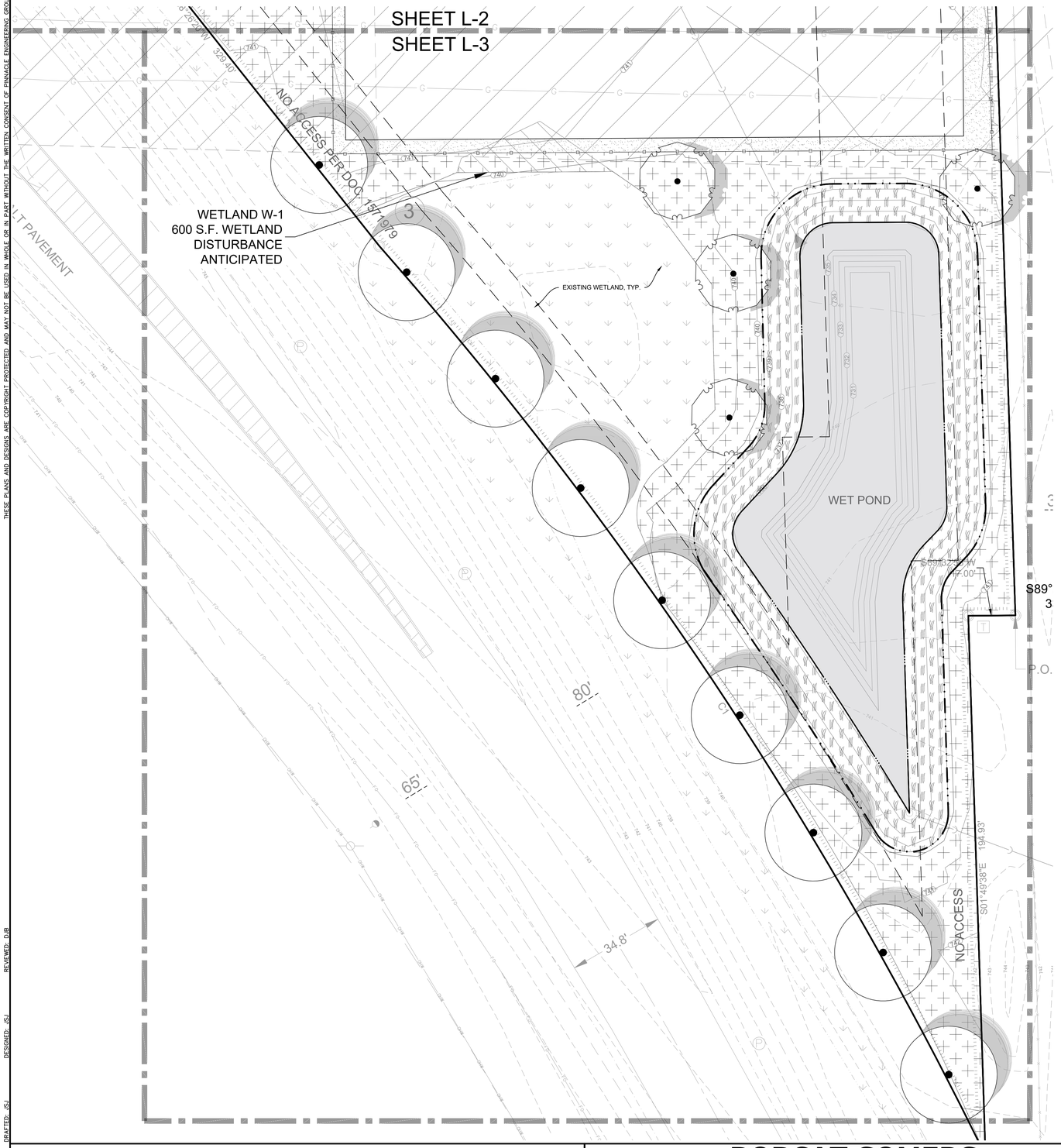
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PEG PM MTS
START DATE 07-18-22
SCALE 1" = 20'

SHEET
L-2
L-4

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PLANT KEY

TREES	BOTANICAL NAME LIST OF POSSIBLE PLANTS:	COMMON NAME
	DECIDUOUS TREE	
	Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple
	Acer saccharum	Sugar Maple
	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa `Sterling`	Sterling Silver Linden
	ORNAMENTAL TREE	
	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry
	Malus x `Prairie Maid`	Prairie Maid Crabapple
	Malus x `Sugar Tyme`	Sugar Tyme Crabapple
	Syringa reticulata `Ivory Silk`	Ivory Silk Tree Lilac
	EVERGREEN TREE	
	Abies concolor	White Fir
	Picea glauca `Densata`	Black Hills Spruce
	Pinus strobus	White Pine
	STREET TREES	
	Acer freemanii `Autumn Fantasy`	Autumn Fantasy Maple
	Acer saccharum	Sugar Maple
	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa `Sterling`	Sterling Silver Linden

SHRUBS	BOTANICAL NAME	COMMON NAME
	LARGE EVERGREEN SHRUB	
	Juniperus x `J.N Select Blue`	Star Power Juniper
	Thuja occidentalis `Holmstrup`	Holmstrup Cedar
	LARGE DECIDUOUS SHRUB	
	Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
	MEDIUM EVERGREEN SHRUB	
	Juniperus chinensis `Old Gold`	Old Gold Juniper
	Juniperus chinensis `Sea Green`	Sea Green Juniper
	Juniperus virginiana `Grey Owl`	Eastern Redcedar Juniper
	Taxus x media `Tauntonii`	Tauton Yew
	MEDIUM DECIDUOUS SHRUB	
	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
	Hydrangea p `Vanilla Strawberry`	Vanilla Strawberry Hydrangea
	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
	Sambucus nigra `Black Lace`	Black Lace Elderberry
	Syringa meyeri `Palibin`	Dwarf Korean Lilac
	LOW EVERGREEN SHRUB	
	Juniperus sabina `Buffalo`	Buffalo Juniper
	Taxus x media `Everlow`	Everlow Yew
	SMALL DECIDUOUS SHRUB	
	Diervilla lonicera `Kodiak Orange`	Kodiak Orange Diervilla
	Hydrangea paniculata `Bobo`	Bobo Hydrangea
	Itea virginica `Little Henry`	Little Henry Sweetspire
	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
	TALL ORNAMENTAL GRASS	
	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
	Calamagrostis x a `Overdam`	Overdam Reed Grass
	Panicum virgatum `Northwind`	Northwind Switch Grass
	Schizachyrium scoparium `Blue Heaven`	Blue Heaven Little Bluestem Grass
	SHORT ORNAMENTAL GRASS	
	Deschampsia cespitosa	Tufted Hair Grass
	Eragrostis spectabilis	Purple Love Grass
	Sporobolus heterolepis `Tara`	Prairie Dropseed

SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	PERENNIALS	VARIETY
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	TURF	Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF	Reinders No Mow/Low Grow Mix
	NATIVE SEED PLANTING	AGRECOL RAINWATER RENEWAL SEED MIX

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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LANDSCAPE ENLARGEMENT

REVISIONS

PEG JOB No. 2402.00A
PEG PM MTS
START DATE 07-18-22
SCALE 1" = 20'

SHEET
L-3
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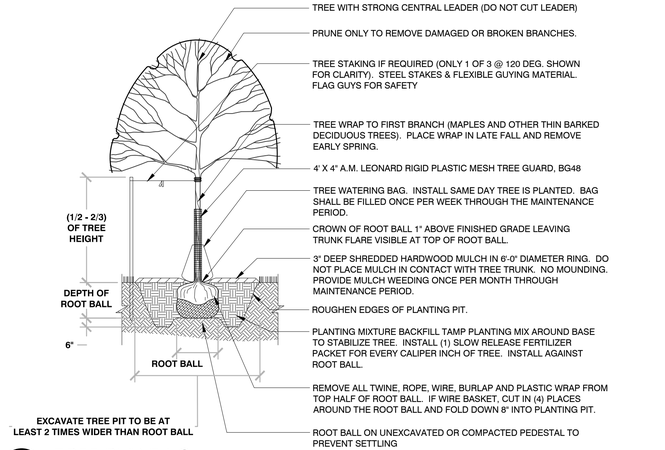
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GENERAL PLANTING NOTES

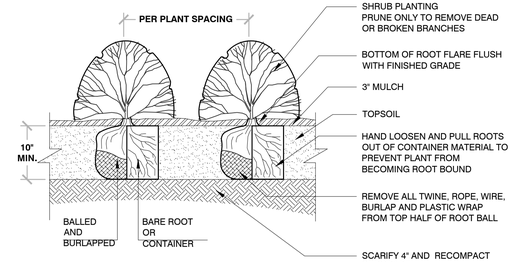
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

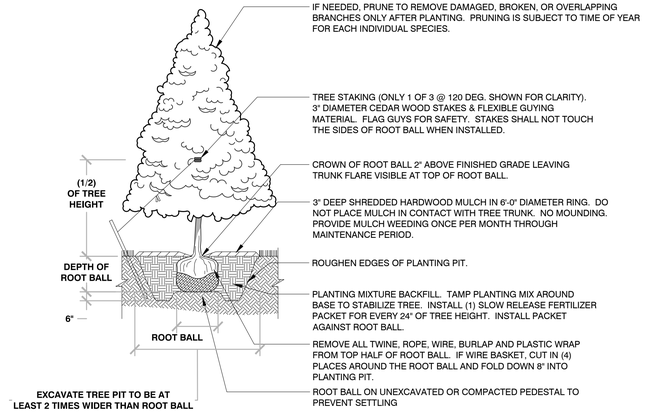


1 TREE PLANTING
1/4" = 1'-0" 329343-01

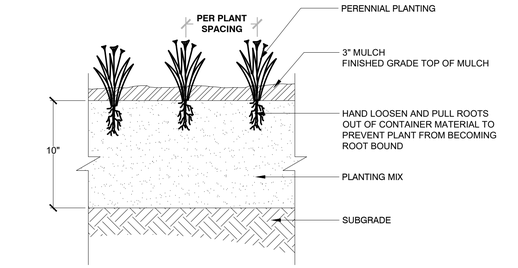


2 SHRUB PLANTING
1/2" = 1'-0" 329333-02

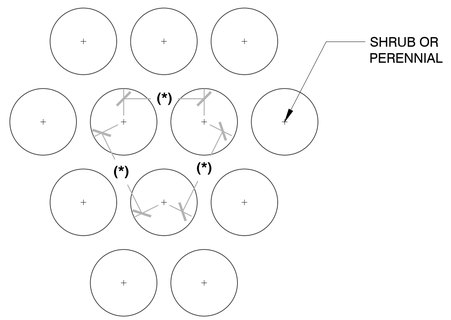
BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

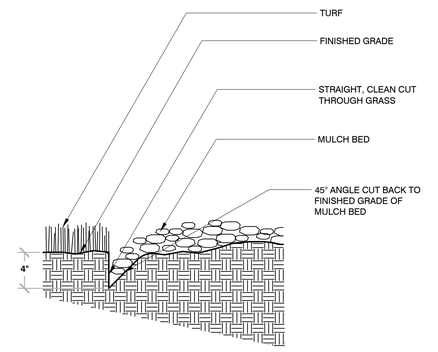


4 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

5 PLANT SPACING
3/4" = 1'-0" 3293-02



6 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

FOR REVIEW ONLY

LANDSCAPE NOTES & DETAILS

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD,
SUITE 100, BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

LANDSCAPE NOTES & DETAILS

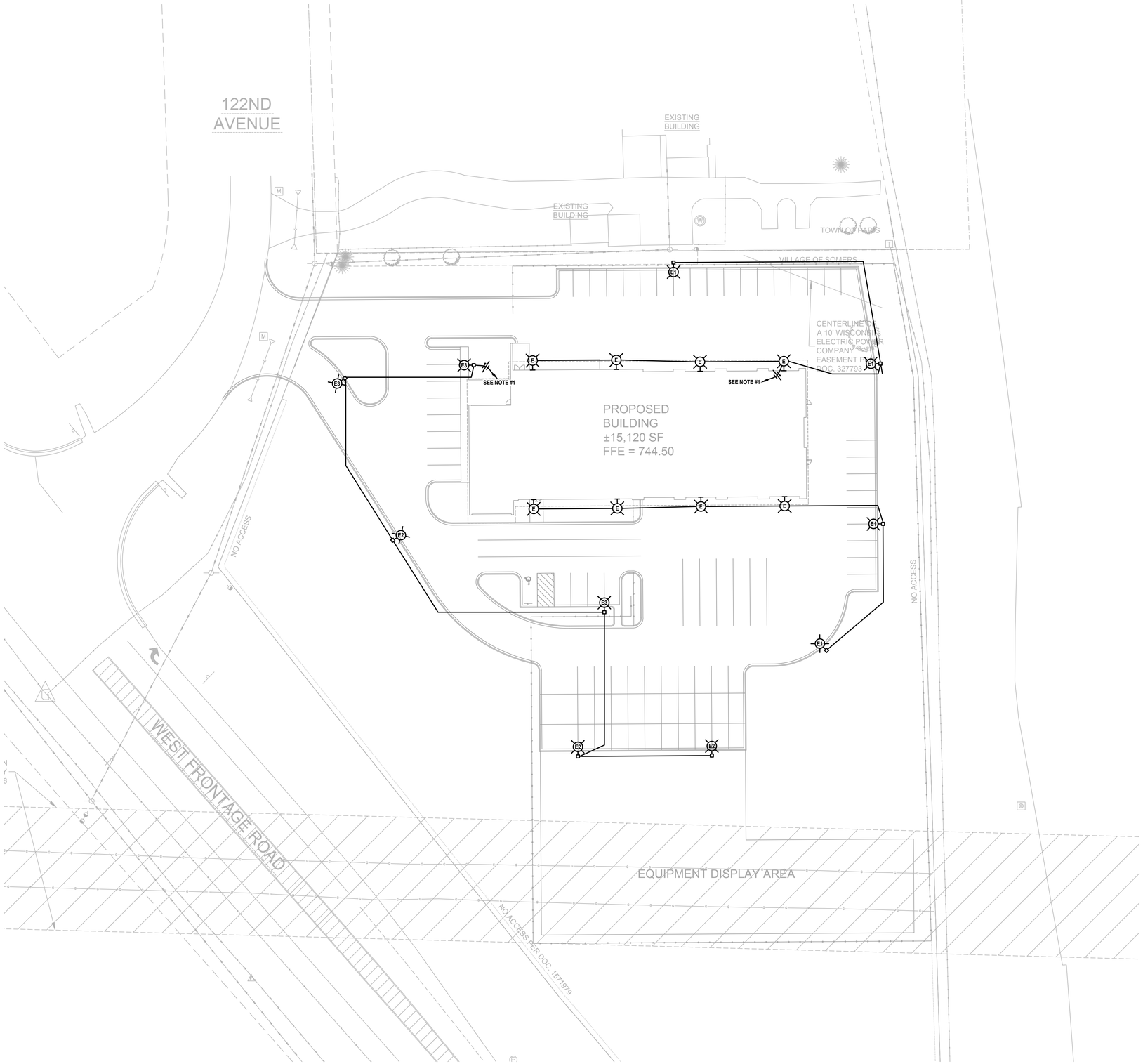
REVISIONS

PEG JOB No. 2402.00A
PEG PM MTS
START DATE 07.18.22
SCALE VARIES

SHEET L-4
L-4

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Z:\PROJECTS\2021\2402.00A-WI\CAD\SHEETS\2402.00A LANDSCAPE PLAN.DWG



ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"

NOTES:

1. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.

REVISIONS	
DATE	DESCRIPTION

PROJECT:
Somer's Bobcat
1242 122nd Avenue
Somers, WI 53171

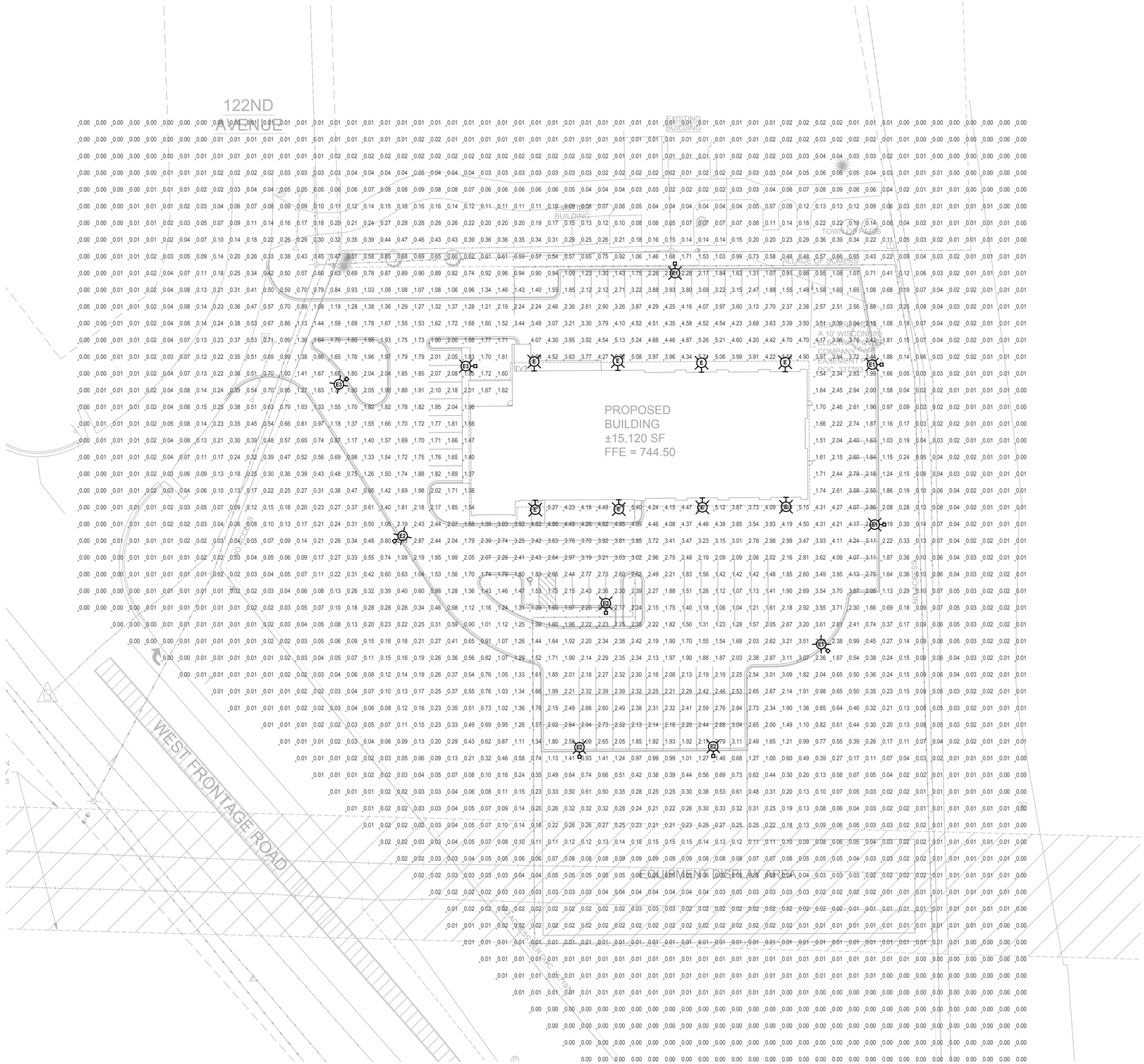
Power • Lighting • Systems • Controls Corporation Registration #33120-6-1K10672
Kornacki and Associates, Inc.
Consulting Electrical Engineers
2845 South Moorland Road New Berlin, Wisconsin 53151 (262) 784-3323 Fax 784-5014

DATE ISSUED 08/29/22
PROJECT NO. 22110
PROJECT MANAGER D.B.K.
DRAWN BY S.M.B.
CHECKED BY D.B.K.
APPROVED BY D.B.K.

SHEET NO.
E100

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 08/29/22



PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

LIGHTING ANALYSIS NOTES:
(SOMER'S REQUIREMENTS)

1. AVERAGE FOOTCANDLES: > 2.0
2. MAXIMUM FOOTCANDLES: NA
3. MINIMUM FOOTCANDLES: NA
4. MAXIMUM/MINIMUM RATIO: NA
5. AVERAGE/MINIMUM RATIO: NA
6. MAXIMUM FOOTCANDLES @ PROPERTY LINE: < 0.5
7. MAXIMUM MOUNTING HEIGHT: < 30'

LIGHTING ANALYSIS NOTES:
(PAVED AREAS ONLY)

1. AVERAGE FOOTCANDLES: 2.52
2. MAXIMUM FOOTCANDLES: 5.77
3. MINIMUM FOOTCANDLES: 0.86
4. MAXIMUM/MINIMUM RATIO: 6.7:1
5. AVERAGE/MINIMUM RATIO: 2.9:1
6. MAXIMUM FOOTCANDLES @ PROPERTY LINE IS < 0.5

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 08/29/22

REVISIONS	
DATE	DESCRIPTION

PROJECT:
Somer's Bobcat
1242 122nd Avenue
Somers, WI 53171

Power • Lighting • Systems • Controls
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APPROVED BY D.B.K.

SHEET NO.
E101

FIXTURE SCHEDULE

22110

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI			DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SHIELDING	FINISH	MOUNTING	CONTROLS		SEE NOTES
					70+	80+	90+							INTEGRAL	REMOTE	
E	89	277	11434	4000K		●		EXTERIOR WALL BRACKET	LITHONIA	DSX0 LED-P5-40K-T4M-MVOLT-WBA		SBA	WALL 15' A.F.G.		PHOTO-ON TC-OFF	
E1	134	277	13090	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P6-40K-BLC-MVOLT-SPA		SBA	SEE DETAIL 1/E200		PHOTO-ON TC-OFF	
E2	166	277	17969	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P7-40K-T4M-MVOLT-SPA		SBA	SEE DETAIL 1/E200		PHOTO-ON TC-OFF	
E3	166	277	19059	4000K		●		POLE & LUMINAIRE	LITHONIA	DSX0 LED-P7-40K-T5M-MVOLT-SPA		SBA	SEE DETAIL 1/E200		PHOTO-ON TC-OFF	

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
——	SWITCHED CIRCUIT
— —	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER



D-Series Size 0
LED Area Luminaire

Buy American

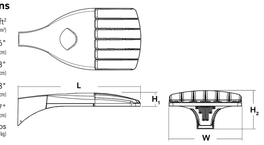
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA: 0.95 ft² (.09 m²)

Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height,: 3" (7.62 cm)

Height,: 7" (17.8 cm)

Weight (max): 16 lbs (7.25 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

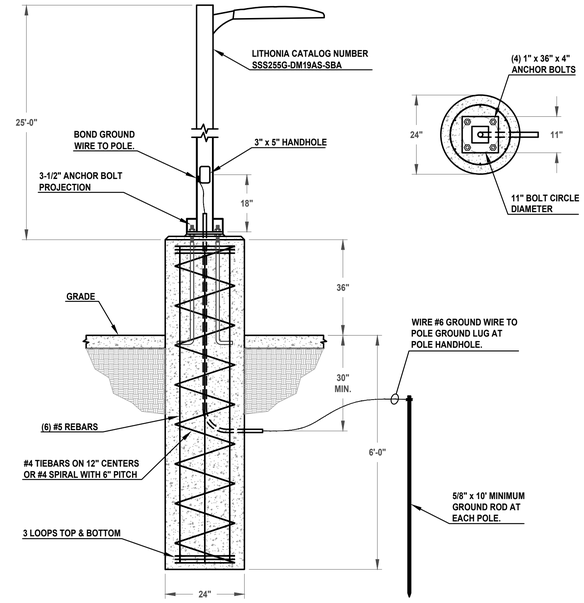
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[2] P12[1] P11[2] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT (120V-277V)[5,6] XVOLT (277V-480V)[5,6,9] 120[9] 208[9] 240[9] 277[9] 347[9] 480[9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[11] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13,14] PIRHN Network, high/low motion/ambient sensor[15] PER NEMA twist-lock receptacle only (control ordered separate)[16] PER5 Five-pin receptacle only (control ordered separate)[16,17] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18] PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20] FAO Field adjustable output[21]	**Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] L90 Left rotated optics[7] R90 Right rotated optics[7] DDL Diffused drop lens[22] HA 50°C ambient operations[1] BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes[23] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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1 ELECTRICAL
FIXTURE TYPES 'E1,E2 & E3' MOUNTING DETAIL
NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION

PROJECT:
Somer's Bobcat
1242 122nd Avenue
Somers, WI 53171

Kornacki and Associates, Inc.
Consulting Electrical Engineers
Power • Lighting • Systems • Controls
Corporation Registration #33120-6-1K10672
2845 South Moorland Road New Berlin, Wisconsin 53151 (262) 784-3323 Fax 784-5014

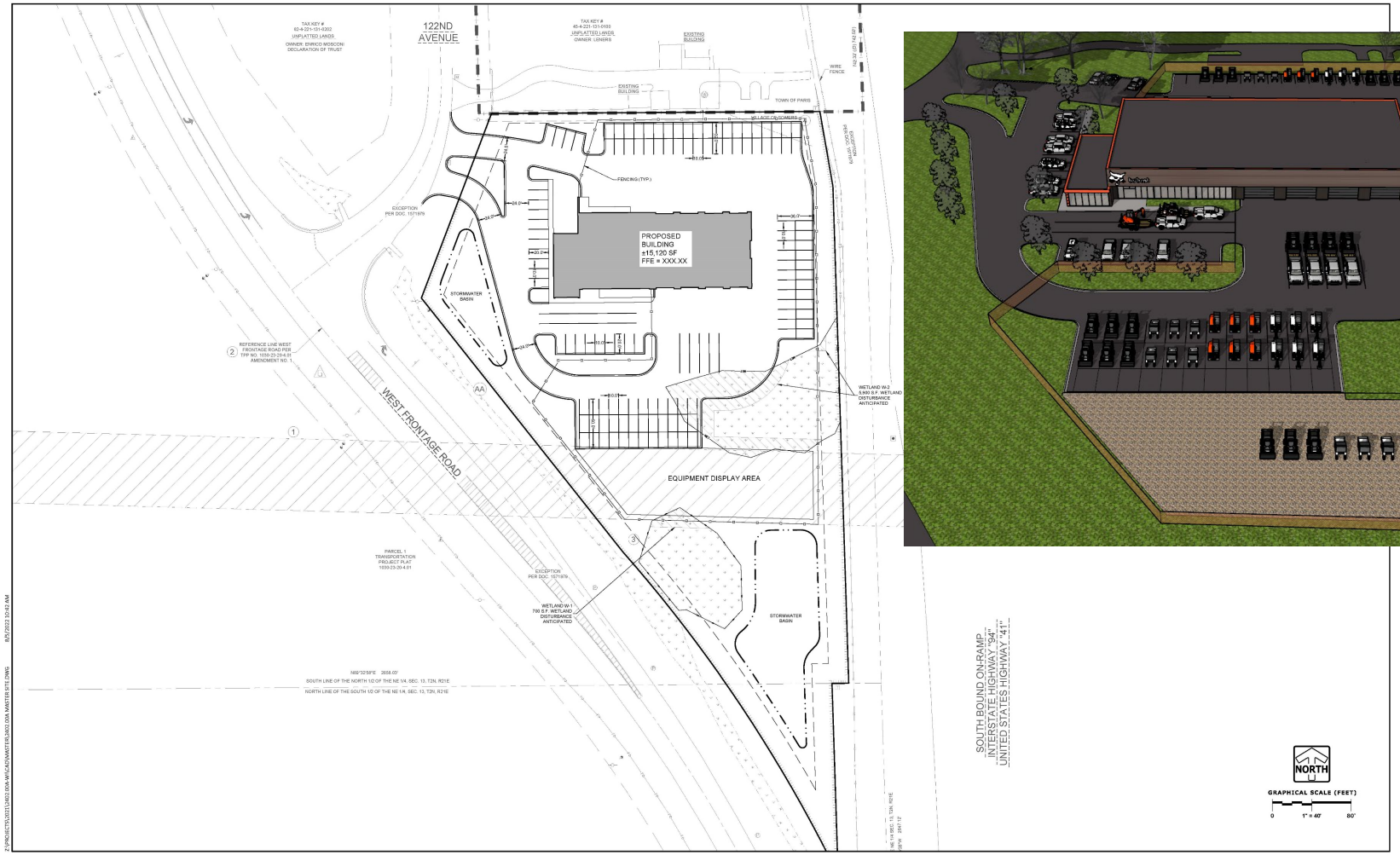
DATE ISSUED 08/29/22
PROJECT NO. 22110
PROJECT MANAGER D.B.K.
DRAWN BY S.M.B.
CHECKED BY D.B.K.
APPROVED BY D.B.K.

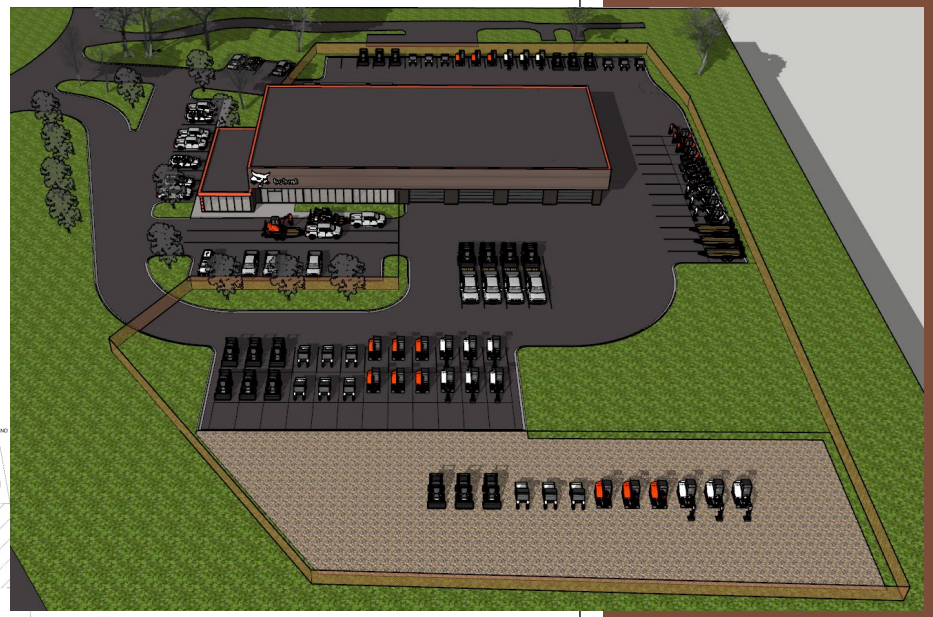
SHEET NO.
E200

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 08/29/22

SITE DEVELOPMENT





BOBCAT SOMERS - SITE PLAN

08/05/2022

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

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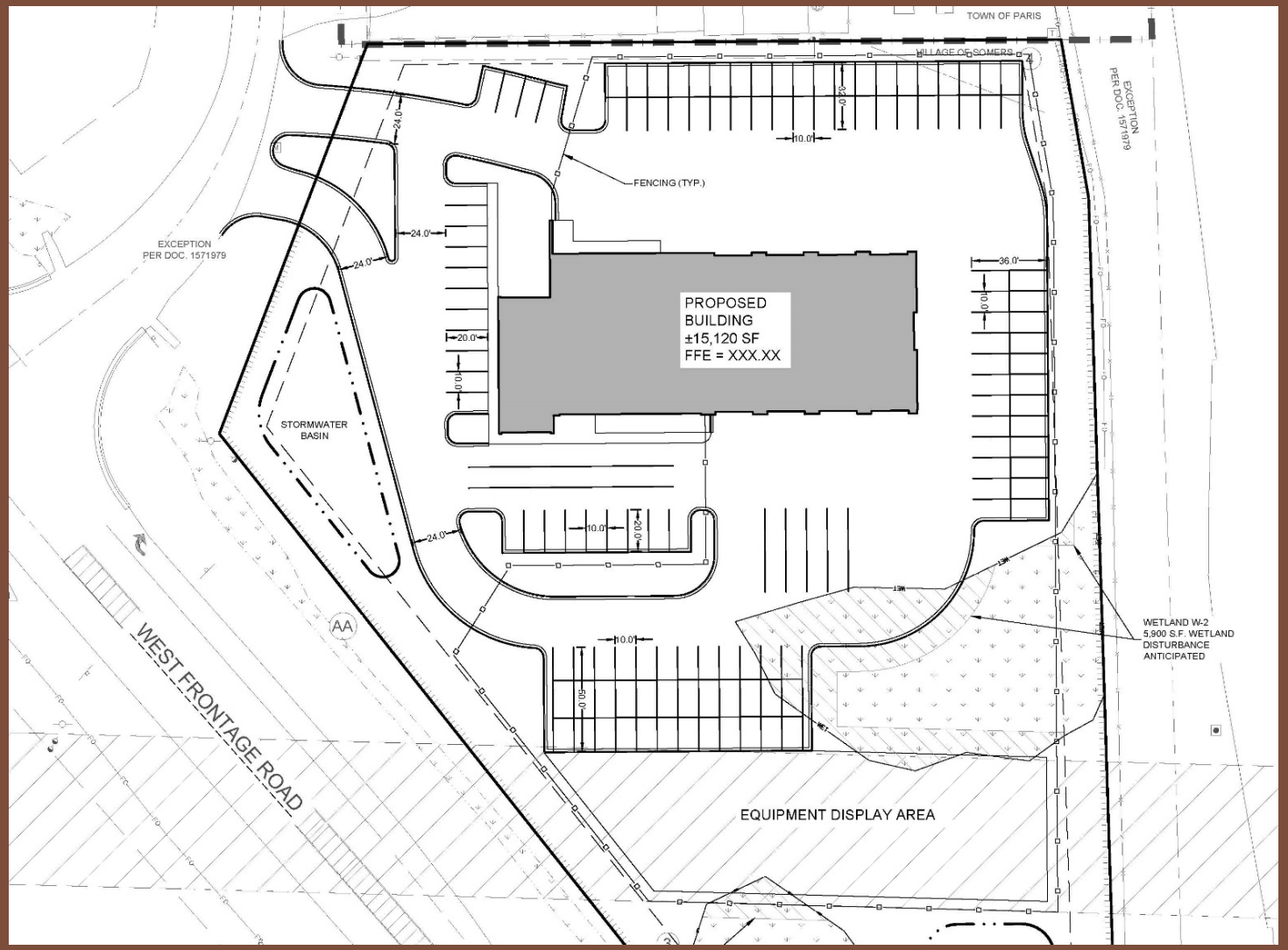
SOMERS BOBCAT

CONCEPT DESIGN REVIEW - 8 / 8 / 22

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SITE DEVELOPMENT



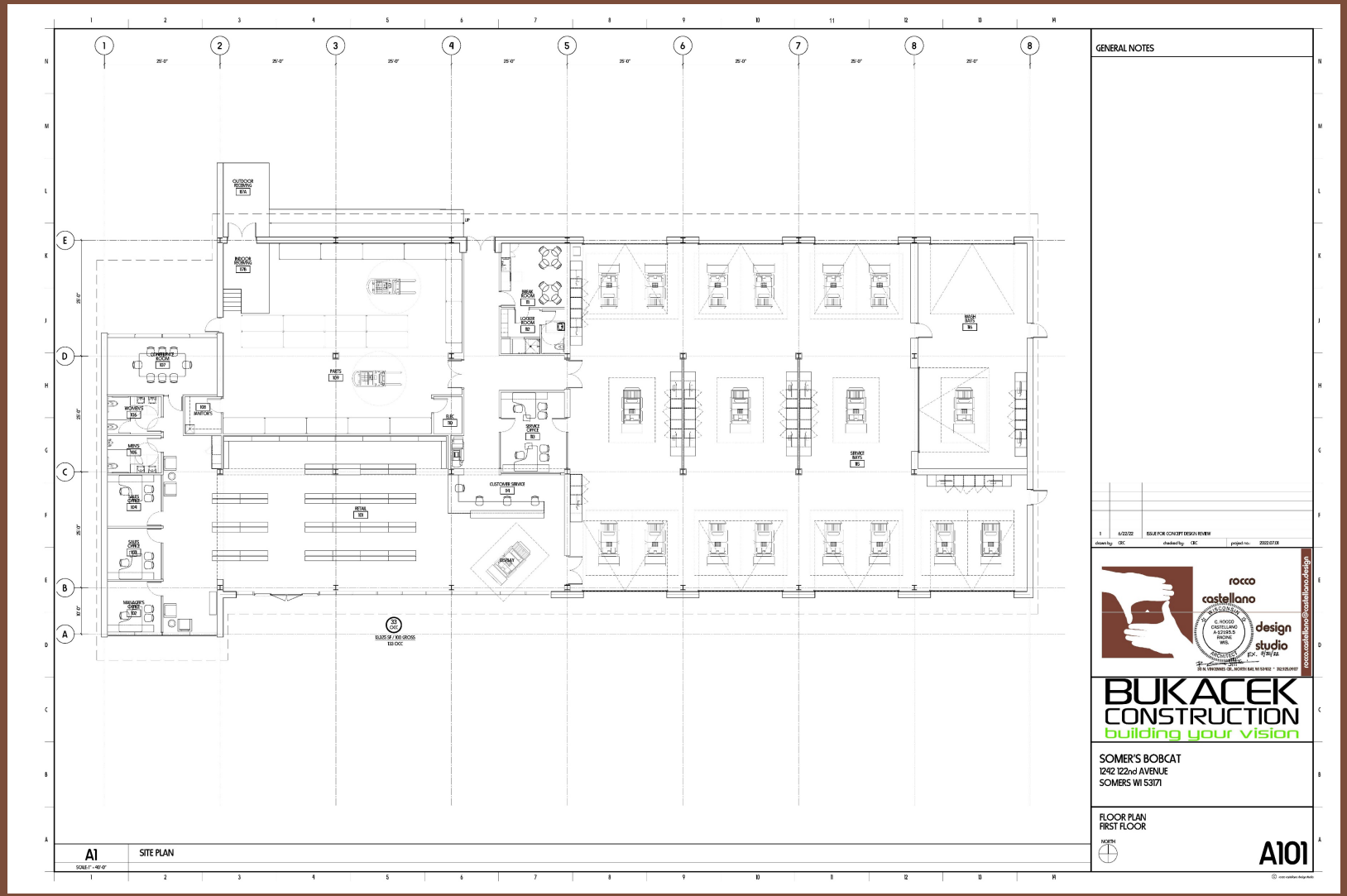
SOMERS BOBCAT

CONCEPT DESIGN REVIEW - 8 / 8 / 22

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FLOOR PLAN



SOMERS BOBCAT

CONCEPT DESIGN REVIEW - 8 / 8 / 22

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MODEL IMAGES





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MODEL IMAGES



SOMERS BOBCAT

CONCEPT DESIGN REVIEW - 8 / 8 / 22

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Established 1843
Somers
VILLAGE & TOWN
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P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 4th, 2022

TO: Village President Stoner and Board of Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #4 Discuss proposed Ordinance No. 2022-014, An Ordinance to Create Section 21.145 of the Code of Ordinances of the Village of Somers Relating to Parking and Storage of Regulations in Certain Zoning Districts.

BACKGROUND:

UPDATE:

COMMENTS:

ATTACHMENTS:

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 18th, 2022

TO: Village President Stoner and Village Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #4 Discuss 2023-2024 contract with Kenosha County for Planning & Development Services

BACKGROUND:

The Village's contract with Kenosha County to provide Planning and Zoning services is set to expire at the end of 2022. The contract that is set expire covered the year 2021 and 2022. Administration has been working with Andy Buehler, Kenosha County Planning and Zoning Director on a new contract. The agreed upon 2021 and 2022 contract amount for services was $88,000.00. The amount for services was based on a two-year average of actual cost to provide the service according to Kenosha County. Under our previous contracts, the County retains fees they collect, and the Village pays the difference.

Below is a summary of this said arrangement dating back to 2017:

Expenses	**2017**	**2018**	**2019**	**2020**	**2021**
Meetings	$ 3,576	$ 5,942	$ 5,764	$ 7,410	$ 8,786
PC/Board	$ 363	$ 213	$ 1,054	$ 630	$ 2,467
COC	$ -	$ 605	$ 695	$ 577	$ 458
Site Plan	$ 594	$ 404	$ 314	$ 557	$ 1,180
Variances	$ 308	$ 135	$ -	$ -	$ -
Violation Issue	$ -	$ 269	$ -	$ -	$ -
Floodplain Ordinance Review	$ -	$ 3,761	$ -	$ -	$ -
Shoreland Permit Reivew	$ -	$ 1,040	$ 1,080	$ -	$ 598
Zoning Permit Review	$ 3,908	$ 4,004	$ 3,720	$ 5,537	$ 4,769
Servicing Public	$ 72,540	$ 73,247	$ 74,231	$ 72,760	$ 82,971
Overhead	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000
TOTAL	$ 83,289	$ 91,620	$ 88,858	$ 89,471	$ 103,229
Revenue	$ 31,955	$ 44,640	$ 57,505	$ 55,210	$ 53,075
Balance	$ 51,334	46980	31353	34261	50154
Contract	$ 80,000	$ 80,000	$ 88,000	$ 88,000	$ 88,000
Gain/Loss	-3289	-11620	-858	-1471	-15229
Somers Owed	48045	35360	30495	32790	34925
Expense Average		$ 87,455	$ 87,922	$ 88,310	$ 91,293

COMMENTS:

Staff is very pleased with the overall service and working relationship with have had with the Director Buehler and his staff. The proposed contract would be another 2-year term ending in 2024. The amount for services rendered in each year of the contract is $92,000.00. This is the first increase in the contract that has been sought since the end of 2018.

My recommendation would be that if the Board wishes for flexibility that a one-year term be requested. Given the budget constraints, the Village will see in the next few years, locking in this price would be advantageous.

ATTACHMENTS:

Proposed 2023-2024 Planning and Zoning Contract

KENOSHA COUNTY PROFESSIONAL SERVICES AGREEMENT WITH THE VILLAGE OF SOMERS

This PROFESSIONAL SERVICES AGREEMENT entered into this _____ day of _____, 20_____ is by and between, the **Village of Somers**, 7511 12th Street, P.O. Box 197, Somers, WI 53171 (hereinafter referred to as "Village") and **Kenosha County**, a municipal corporation and political subdivision of the State of Wisconsin having its principal offices located at 1010 - 56th Street, Kenosha WI 53140, (hereinafter referred to as "the County").

RECITALS

WHEREAS, the Village has adopted a General Zoning and Shoreland/ Floodplain Zoning Ordinance, which is substantively identical to the County's General Zoning and Shoreland/Floodplain Zoning Ordinance which is administered by the County under Wis. Stat. §§ 59.69, 59.692 and 59.693.

WHEREAS, the County agrees to administer the Village's Zoning, Shoreland and Floodplain ordinance under certain terms and conditions;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

A. SCOPE OF SERVICES:

1. The County agrees to furnish floodplain, shoreland, wetland, planning and zoning professional services, to the Village, as described in Appendix A, attached hereto.

2. The Kenosha County Department of Public Works and Development Services Director and the Planning and Development Division Director shall have supervisory control over the personnel providing these services. The Directors shall consider any requests or suggestions made by the Village, but the Directors shall retain final authority to make the final decision as to the manner in which such services shall be rendered.

3. The County shall have the authority to enforce the Village's zoning codes, including but not limited to, notices of zoning violation. In the event County staff deems it necessary to refer an enforcement action for citation, it will be referred to the Village. The County is not responsible for issuance of citations or prosecutions thereof but agrees to provide logistical support for enforcement actions and to appear in municipal and/or Circuit Court for prosecution of the same.

4. The County shall continue to collect fees for review of any Village rezoning, comprehensive plan amendment, conditional use permit, plat, certified survey map, variance, zoning and shoreland permit applications, including fees for written responses to zoning, shoreland or planning inquires as structured under the County/Village zoning relationship in accordance with the adopted Schedule of Permit Fees.

B. ENTIRE AGREEMENT:

This Agreement, along with Addendum A constitutes the complete understanding of the parties and supersedes any and all other agreements, either oral or in writing between the parties with respect to the subject matter hereof. No other agreement, statement or promise relating to the subject matter of this Agreement which is not contained herein will be valid or binding. No amendment to this Agreement will be effective unless in writing and signed by both parties.

C. CONTRACT TERM:

The term of this Agreement shall be from January 1, 2023 until December 31, 2024 (the "**Term**"). The Agreement may be extended by mutual written agreement in one-year intervals with the consent of both parties. However, no interruption in service will occur by the County if there is a gap in the timing of a new agreement, as long as there is a good faith effort to maintain this arrangement for the sake of the continuous customer service for the Village.

D. COMPENSATION:

1. The total cost of services for the "Term" will be $92,000** to cover the cost of professional and administrative staff services for Village projects including permits, land use/land division inquiries, attendance at the Village Board, Planning Commission and other staff meetings as scheduled by the Village. To offset the costs associated with providing the professional services Kenosha County will retain the fees collected as referenced in section A sub 4. The Fees shall be based on the most current fee schedule.

   **$91,300 is the average of the last five years actual cost of services provided.

2. The Village agrees to pay Kenosha County the difference of any shortfall in revenues, generated by the fees collected, that are less than $92,000. An invoice for any shortfall in revenues will be sent to the Village no later than January 15th of the following year. Payment to Kenosha County for any revenue shortfall must be made no later than March 15th of the following year.

3. Kenosha County will retain 100% of any and all revenues which exceed the $92,000 contracted amount.

E. FORCE MAJEURE:

The County shall not be liable for failure or delay in performing its obligations hereunder if such failure or delay is due to a force majeure event or other circumstances beyond its reasonable control, including, without limitation, acts of any governmental body, war, insurrection, sabotage, embargo, fire, flood, labor disturbance, interruption of or delay in transportation, unavailability of third party services, failure of third party software or inability to obtain raw materials, supplies or power used in or equipment needed for provision of the services stated herein.

F. INDEMNITY:

Each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, committees, commissions, agencies, and representatives and shall be responsible for any losses, claims, and liabilities which are attributable to such acts, errors, or omissions including providing its own defense.

In situations including joint liability, each party shall be responsible for the consequences of its own acts, errors, or omissions and those of its employees, officers, officials, agents, boards, commissions, committees, agencies, and representatives. It is not the intent of the parties to waive any statutory protections or impose liability beyond that imposed by state statutes.

G. CONTRACT REVISIONS AND/OR TERMINATIONS:

1. The Village may not assign, transfer, sell, contract, gift or otherwise convey any of the rights or obligations contained herein, without the express written consent of the County**.**

2. Any revision of this Agreement must be agreed by the County and the Village by an amendment signed by the authorized representative of both parties.

3. Unrestricted Right of Termination: The County and the Village reserve the right to terminate this Agreement at any time for any reason by giving the other party one hundred eighty (180) days written notice by ordinary U.S. Mail, first class post paid, of such termination. Upon such notice termination will not take place until the end of the term. In the event of said termination, the County shall be paid for all services rendered through the date of termination and the Village may be reimbursed an amount determined by mutual agreement of both parties.

H. RELATIONSHIP OF PARTIES:

The parties intend to create an independent contractor relationship by this contract pursuant to which the County or its employees will not be considered an agent or employees of the Village for any purpose. No acts or assistance given by the County pursuant to this Agreement shall be construed to alter this relationship. It is the intention of the parties that the County and its employees shall exercise control over the manner and means of the operation of its business pursuant to this Agreement. The County affirmatively asserts that all criteria necessary to be considered an independent contractor for all federal and state tax, worker's compensation, unemployment and employee benefit plan purposes, and that the County has possession of federal employer identification number, and the parties agree that the County should be considered an independent contractor for each of these purposes. In this regard, the parties make and/or acknowledge the following representations:

1. The County is free to and does contract to provide similar services for others;

2. The County maintains a separate business with a separate office, equipment and related materials and has reoccurring liabilities and obligations in connection with the County's other business;

3. The County has its own federal employer identification number and files its own tax documents with the Internal Revenue Service and the Department of Revenue;

4. It is not anticipated that the fees which the County may earn pursuant to this Agreement will be the sole or even a major source of the County's income relative to the duties discharged on behalf of the Village hereunder;

5. The County will be solely responsible to make appropriate payments for unemployment tax and income tax for County employees, if any, including, but not limited to, employment taxes and withholding taxes, social security taxes and unemployment taxes;

6. The County has extensive experience providing services of the type to be performed under this Agreement, and it is not anticipated that the County will require any significant instructions, oversight or training from the Village with respect to the methods and procedures to be used in performing the services contemplated by this Agreement;

7. The County is free to determine the hours that its employees will devote to completing the services contemplated by this Agreement and the methods and procedures that the County will be used to perform those services, so long as those methods are ethical and in compliance with applicable laws;

8. The County and its employees is not entitled to participate in any salary or benefit plans available to Village employees and not entitled to any other benefits provided to regular employees of the Village.

Further, nothing contained in this Agreement shall be construed so as to constitute a partnership or joint venture between the County and the Village, and the County shall have no right to contract for, or on behalf of, or otherwise obligate the Village in any manner.

I. GOVERNING LAW:

The validity, construction, enforcement and effect of this Contract shall be governed by the laws of the State of Wisconsin. All agreements and covenants contained herein are severable, and in the event any one of them shall be held invalid by any competent court or agency, this Contract shall be interpreted as if such invalid covenant was not contained herein.

J. PUBLIC RECORD LAW COMPLIANCE:

The County and the Village are both legally bound to comply with the Wisconsin Public Records Law and Open Meetings Law (see sections 19.32-19.39 & 19.81-19.98, Wis. Statutes) and that, unless otherwise clearly allowed by law to be an exception to the Public Record Law and confidential, all aspects of this agreement are subject to open disclosure and are a matter of public record. It is further agreed to that neither party will take any action to obstruct the operation of these laws.

K. MISCELLANEOUS:

1. Notices: All notices required or permitted under this Agreement shall be in writing and shall be deemed received when (a) delivered personally, (b) 3 days after having been sent by registered or certified mail, return receipt requested, postage prepaid, (c) 1 day after deposit with a commercial express courier specifying next day delivery, with written verification of receipt, or (d) sent by confirmed facsimile (followed by the actual document via U.S. mail). All communications shall be sent to the address set forth for each party below its signature hereto or to such other address as either party may provide to the other party in writing.

2. Severability: If any provision of this Agreement is held to be unenforceable or invalid for any reason, the remaining provisions will continue in full force and effect with such unenforceable or invalid provision to be changed and interpreted to best accomplish its original intent and objectives.

3. Each of the undersigned hereby represent and warrant that they have the requisite power and authority to execute this Agreement and that the execution and delivery of this Agreement by the undersigned has been approved by all action required by law.

IN WITNESS WHEREOF, the parties hereto have executed this Professional Services Agreement as of the date first written above.

VILLAGE OF SOMERS	**KENOSHA COUNTY**
By:_____	_____
George Stoner, President	**Samantha Kerkman, County Executive**

Attest:_____

Brandi Baker, Clerk/Treasurer

APPENDIX A

Professional Services to be provided:

- County staff serves as planning liaison at various meetings, including monthly Village Board, Planning Commission and Board of Appeals (BOA) meetings; assist in preparing legal notices, agendas and minutes - online availability;
- Administration of the General Zoning and Shoreland/Floodplain Zoning Ordinance; Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 Ordinance, Non-Metallic Mining Restoration Ordinance, and Sanitary Code and Private Sewage System Ordinance**;
- Issuance of Zoning Permits for code compliant structures, review of Occupancy Permit for code compliant home occupations, temporary uses, new business uses;
- Conditional Use and Rezoning petitions, assist in processing petitions, assist in processing legal notices for petitions as public hearing items, draft proposed conditions and assist in drafting resolutions of approval for conditional use petitions and assist in drafting ordinances for rezoning approvals;
- Comprehensive Plan map and text amendments, assist in processing the petitions, assist in processing legal notices for all petitions as public hearing items and assist in drafting resolutions and ordinances;
- Variance petitions, temporary use permit applications and administrative appeal petitions, assist in processing the petitions, assist in processing legal notices for all petitions as public hearing items;
- Land Division by Subdivision Plat, Condominium Plat or Certified Survey Map (CSM) reviews (in compliance with State Statute Chapter 236), assist in processing the petitions, assist in processing legal notices for all petitions as public hearing items, assist in drafting resolutions and ordinances;
- Site Plan reviews, draft conditions of approval and all files attendant thereto;
- Issuance of Non-Metallic Mining & Reclamation permits;
- Zoning violations investigations and written orders;
- Issuance of Stipulated Shoreland Permits;
- Administration of Farmland Preservation and Soil and Water Resource Management Programs;
- Buildability, Re-Buildability, Zoning Verification, Floodplain Determination letters and Release of Waiver Liability reviews;
- Maintenance of all files thereto;
- Service Village residents by phone and on a walk-in basis, provide copies of topographic, aerial and zoning maps as well as special reports via the Kenosha County Department of Planning & Development office during regular business hours; Maintain parcel folder and parcel information repository. Digitally archive all new and historic parcel data using TrakIt – a permit and project tracking software;
- Housing Authority assistance related to grants and property buyouts;
- Interactive Mapping Zoning and Comprehensive Plan Data hosting;
- Other mapping services on a time and materials basis;
- Corporation Counsel assistance related to any of the above matters.

APPENDIX B

KENOSHA CO. DEPT. OF PLANNING & DEVELOPMENT FEE SCHEDULE
(effective February 14, 2019)
" E X C E R P T"

I. ORDINANCES

a.	General Zoning and Shoreland/Floodplain Zoning Ordinance	$ 50.00
b.	Subdivision Control Ordinance	30.00
c.	Sanitary Ordinance	30.00
d.	Xerox copies (per sheet)	0.25
e.	Xerox copies (color or 11 x 17)	1.00

II. PLANNING AND DEVELOPMENT PERMIT FEES

a.	Accessory bldg. over 150 sq. ft. in area	150.00
b.	Accessory bldg. addition or alteration	80.00
c.	Addition, alteration, or conversion of principal structure:	
	Agricultural	125.00
	Commercial	1,000.00
	Industrial	1,000.00
	Institutional and Park	400.00
	Residential	175.00
	Any other structure	100.00
d.	Advertising signs:	
	Portable	200.00
	Permanent New Sign ≤ 150sq. ft. total	150.00
	151-299 sq. ft. total	250.00
	≥ 300sq. ft. total	500.00
	Addition or alteration to Permanent Sign (Does not include re-facing of existing sign)	
	≤ 150sq. ft. total	100.00
	151-299 sq. ft. total	150.00
	≥ 300sq. ft. total	300.00
e.	Appeal to Board of Adjustments of administrative decision not related to a variance request	500.00
f.	Certificate of Compliance	250.00
g.	Conditional Use Permit (excluding M-3 and M-4 Districts)	780.00
h.	Conditional Use Permit Renewal (excluding M-3 and M-4 Districts)	330.00
i.	Conditional Use Permit in M-3 and M-4 Districts	5,000.00
j.	Decks	(each) 80.00
k.	Fences	(each) 50.00
l.	Planned Unit Development/Condominium Review Fee	(per building) 325.00
m.	Principal Structure:	
	Agricultural:	
	Dwelling	300.00
	General Farm Buildings including Barns, Greenhouses, etc.	125.00
	Commercial	2,000.00
	Industrial	2,000.00
	Institutional and Park	800.00
	Residential:	
	Single-Family	300.00
	Two-Family	600.00

Multi-Family ..... (per building) 300.00
Plus $50 per unit - Minimum $900.00 – Maximum $2,000.00

n. Rezoning (map or text amendments) 750.00
o. Comprehensive Plan Amendment 250.00
p. Stipulated Shoreland Permit (not including hydraulic Analysis) 250.00
q. Swimming Pool 80.00
r. Pool and Deck 120.00
s. Pool and Fence 100.00
t. Pool, Deck, and Fence 160.00
u. Mobile Towers
Siting & Construction of a New Mobile Service Support Structure & Facility $3,000.00
Class 1 Collocation $1,500.00
Class 2 Collocation $500.00
v. Variances/Temporary Use 550.00
w. All Other Permits 200.00

IV. SUBDIVISION AND LAND DIVISION FEES

a. Preliminary Plat or Condo Plat:
Base Fee 3,000.00
Plus Fee per Lot (includes lots and stormwater outlots) 25.00
b. Final Plat or Condo Plat:
Base Fee 3,000.00
Plus Fee per Lot (includes buildable lots and stormwater outlots) 25.00
c. Certified Survey Review (Requires Stormwater Review Pursuant to 14.08-8) 400.00
d. Subdivision Plat Approval Extension 750.00
e. Recording Fees (set by Deeds Office) 30.00

VI. DEVELOPMENT REVIEW FEES

a. Buildability, Re-Buildability, Zoning Verification and Floodplain Review Letters 65.00
additional parcels ..... (each) 10.00
b. Release of Waiver of Liability 20.00
c. Site Plan Review (does not include stormwater)
3,000 or less square feet per building area 750.00
3,001 to 10,000 square feet per building area 1,000.00
10,001 to 50,000 square feet per building area 1,250.00
50,001 to 100,000 square feet per building area 1,500.00
100,001 – 200,000 sq. ft. 1,750.00
200,001 – 400,000 sq. ft. 2,000.00
400,001 – 800,000 sq. ft. 2,250.00
Over 800,000 sq. ft. 2,500.00
d. Erosion Control Plan Review (no engineered stormwater management required) 250.00
e. Stormwater Management and Erosion Control Plan Review ..... (quote basis)
Administrative Fee ..... (10% of quote)
Preliminary Scoping Meeting 200.00
f. Hydraulic Analysis Engineering Review ..... varies
g. FEMA (Conditional) Letter of Map Revision (CLOMR/LOMR) Submittal [1] ..... varies
h. FEMA CLOMR/LOMR Application Processing 200.00
i. FEMA Letter of Map Amendment-Out As Shown (LOMA-OAS):
Application Processing Service 50.00

VII. VILLAGE OF SOMERS

a.	Rezone (includes $100 Publication)	1,450.00
b.	Comprehensive Plan Amendment (includes $85 Publication)	1,435.00
c.	Conditional Use Permit	1,350.00
d.	Certified Survey Map (includes $150 Publication)	1,150.00
e.	Variances/Temporary Use (includes $85 Publication)	985.00

[1] In accordance with National Flood Insurance Program (NFIP) Regulations

Established 1843
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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 18th, 2022

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #5 Review and discuss proposed Resolution 2022-017, A Resolution to Request a Modification of the Boundaries for the Village of Somers United States Postal Service Zip Code Designation through the Request for Zip Code and Boundary Review Process

BACKGROUND:

A stated 2022 Goal for the Village was to come up with a strategy to address Somers current zip code. As you are aware, the majority of our residents have a mailing address that does not match their municipal boundary. The only Somers residents that have a Somers mailing address are those that have P.O. Box. This situation has leads to confusion over how mail is delivered, how first responders are dispatched, and businesses identifying themselves as in the community that matches their mailing address.

Over the past year Administrator Peters has researched how a municipality can submit for its own Zip Code. Congressman Steil's office provided materials regarding these processes. The most practical is what is known as Zip Code Boundary Review submission to the Postal Service. This summer, Administrator Peters reached out to several communities around the country that have been through this process.

On August 23rd, Trustee Nelson and Administrator Peters spoke to a lobbyist who worked with a community in Florida whose Zip Code Boundary Review request was denied. This lobbyist worked with their federal leaders to create legislation that would force the USPS to grant them their own zip code. Their legislation stalled in the previous session of Congress.

Based on the above referenced meeting and their research, Trustee Nelson and Administrator Peters worked on creating a Resolution and supporting information to submit to the USPS to begin the Zip Code Boundary Review process. In tandem with this strategy, Administrator Peters reached out to Congressman Steil's office and Senator Johnson's office with the goal of either having our own bill submitted to force the USPS to grant Somers its own zip code or to "piggyback" off the above referenced legislation

submitted by the Florida communities. On September 1st, Trustee Nelson and Administrator Peters spoke with a staffer for Senator Johnson regarding the desire to have legislation introduced.

UPDATE:

On October 12th, Senator Johnson and Congressman Steil's office released a statement to the press announcing they had introduced legislation to designate single, unique ZIP codes for three Wisconsin communities – Somers, Mount Pleasant and Caledonia.

COMMENTS:

The Village can only submit a request for a Zip Code Boundary Review once every ten years. This will begin a process by which the USPS will study our zip code and decide as to whether the process should continue. Our request must be sent in by December in order for a change to take place in July of following year. Within 60 days the USPS has to give the Village, in writing, their rationale and justification for its findings as to our zip code. If they find that this process should move forward, then a formal survey is done of all customers that would be affected. If a simple majority submits replies in favor of the change, then Somers would receive a new zip code.

As you will note, Exhibit A refers to a map of where the Village would like its new zip code to encompass. As you are aware, the Village will eventually include the Somers/Paris Growth area. Administrator Peters has spoken to Paris Chairman Holloway regarding our possible submission the USPS and to whether this area should be included in our request at this time. Staff would be seeking direction as to whether to continue with the Zip Code Boundary Review Process and whether the Somers/Paris Growth area should be included at this time. It would be Administration' recommendation that this area should be included.

Administrator Peters will follow up with Chairman Holloway after our Work Session so that Paris is aware of the direction the Board on this matter.

ATTACHMENTS:

Draft Resolution 2022-017

Exhibit A

Proposed Federal Legislation

RESOLUTION NO. 2022-017

RESOLUTION TO REQUEST A MODIFICATION OF THE BOUNDARIES FOR THE VILLAGE OF SOMERS UNITED STATES POSTAL SERVICE ZIP CODE DESIGNATION THROUGH THE REQUEST FOR ZIP CODE AND BOUNDARY REVIEW PROCESS

WHEREAS, the Village of Somers (the Village), along with its residents and businesses, suffer detrimental consequences connected to existing USPS ZIP Code Designations for the Village; and

Whereas, the consequences connected to the existing USPS ZIP Code Designations for the Village, include but are not limited to 1) direct financial impacts; 2) confusion over polling places; 3) misdirection of mail; 4) threats to public safety; and 5) loss of community identity; and

WHEREAS the Village wishes to seek a Zip code boundary review to correct these consequences due to being assigned zip codes that do not match its municipal boundaries; and

WHEREAS, the current USPS ZIP Code Designation fails to recognize and support the reality of the Village's growth, the Village's operations, the needs of the Village's first responders, the Village's residents, and the Village's businesses; and

WHEREAS, the Village President and Village Board of Trustees desire to officially request a modification of the boundaries for the Village's USPS ZIP Code Designation and desire to initiate the USPS Zip Code Boundary Review Process by filing with the USPS Wisconsin District Manager the "Request for Zip Code and Boundary Review Process" attached hereto and incorporated as Exhibit A.

NOW THEREFORE, be it resolved that the Village President and Village Board of Trustees of the Village of Somers, Wisconsin:

1. That the Village hereby declares that it is necessary for the USPS to modify the Village's Zip Code Designation boundary currently assigned to the Village of Somers, Wisconsin;

2. That the Village President and Village Administrator may proceed with the process of changing the USPS Zip Codes currently assigned to the Village of Somers residents and businesses by filing with the USPS Wisconsin District Manager the "Request for Zip Code Boundary Review Process" attached hereto and incorporated as Exhibit A, and by pursuing any administrative processes and remedies connected thereto;

3. That the Village is aware of proposed federal legislation, that if enacted would serve to direct the United States Postal Service to designate a single unique zip code for the Village of Somers and supports said legislation; and

4. That the Village President and Village Board of Trustees, and Village Staff are hereby authorized and directed to do all acts necessary for initiating and proceeding with the administrative USPS Zip Code Boundary Review Process of the USPS.

VILLAGE OF SOMERS

By: _____
George Stoner, Village President

By: _____
Brandi Baker, Village Clerk/Treasurer

This resolution has been passed by the Village Board of Trustees for the Village of Somers, Wisconsin, this _____ day of October 2022.

Village of Somers, Wisconsin
Zip Code Boundary Review Request
Exhibit "A"

WHO

Village of Somers, County of Kenosha, State of Wisconsin

WHAT

Request Zip Code Boundary review which would allow property owners inside the Village boundaries to use a Somers, Wisconsin zip code. Example: Instead of Racine, WI 53403, use Somers, WI 53171.

HISTORY

According to the National Archives, Washington, DC records, the Somers post office was established June 6, 1870. Within the Town of Somers boundary throughout our history, there were "neighborhood" post offices established around 1905 in the Somers neighborhoods of Kellogg's Corners, Berryville in addition to rural routes going out of the City of Racine, Village of Sturtevant (Racine County), and City of Kenosha.

EXISTING SOMERS POST OFFICE

Village of Somers, population 8,402 (Source: US Census dated 4-1-2010) has an existing physical post office and Somers, Wisconsin zip code of 53171. A portion of the Town of Somers was annexed into the Village of Somers in 2015.

DESCRIPTION WITH STREET NAMES OF VILLAGE OF SOMERS BOUNDARY MAP

Attached. Ask Kenosha County Zoning if they would prepare map. Highlight and name boundary streets/highways.

TOP CURRENT ZIP CODES UTILIZED INSIDE VILLAGE BOUNDARY

10 City of Racine (53405)

11 City of Kenosha (53141)

15 City of Racine (53406)

28 Village of Pleasant Prairie, Kenosha County (53158)

31 Village of Bristol, Kenosha County (53104)

36 City of Kenosha (53143)

44 Village of Sturtevant, Racine County (53177)

107 Village of Somers (53171)

126 Village of Franksville, Racine County (53126)

170 City of Kenosha (53142)

220 City of Racine (53403)

904 City of Kenosha (53140)

1,762 City of Kenosha (53144)

Source: Information from Village tax bills

REASONS FOR WANTING SOMERS, WISCONSIN ZIP CODE FOR AREA WITHIN VILLAGE BOUNDARY

1. DIRECT FINANCIAL IMPACTS

   a. HIGHER HOMEOWNER AND AUTO INSURANCE PREMIUMS

      245 Village of Somers residents who have a City of Racine zip code pay a significant premium on homeowners and auto insurance rates, having a negative economic impact to Village residents relating to homeowners and automobile premiums.

      Example 1:

      A Village resident who has West Bend Mutual Insurance for homeowners and automobile coverage pays an annual 9% premium ($200.00) on homeowners and a 16% premium ($435.00) premium for auto because they have a City of Racine zip code of 53403.

      Example 2:

      West Bend Mutual Insurance underwriters do not recognize a 53171 Somers, Wisconsin zip code.

   b. LOSS OF POTENTIAL TENANTS

      Landlords express difficulty in re-leasing units due of Racine zip code. One landlord has stated that "Prospective tenants searching for space in Somers can't easily find us, while those searching in Racine often find Somers to be too far from their desired location."

   c. DIRECT GOVERNMENT FINANCIAL IMPACT:

      a. Funding or credits that are zip code based.
      b. Drivers License renewals

c. Loss of transportation aids due to vehicles that are located in the Village being changed at the State level to City of Racine of City of Kenosha due to their mailing address.

2. CONFUSION OVER POLLING PLACES

Majority of our population, evidenced by the zip code information above lists Racine, Kenosha, Sturtevant, and Franksville as mailing address; however, residents are required to vote in the Village of Somers.

3. MISDIRECTION OF MAIL

a. Somers incorporated into a Village in 2015. We have experienced substantial growth in the Village and the County of Kenosha. Since this time the Village has nearly doubled in value. The current zip code affects nearly $1,155,365,200 of estimated assessed value. This growth is the result of 4/5th generation farmers who wish to sell farmland, our ideal location between Chicago and Milwaukee. This growth helps Somers diversify its tax base which is necessary to fund the best public works and public safety services for our residents and businesses.

b. Customers, employees, deliveries, and contractors experience confusion when the mailing address of a business in located in Somers but has a Kenosha mailing address. Additional confusion applies to their marketing functions such as business cards, stationary, website, delivery of goods/services and building or highway signs.

c. Approximate 245 residents have a City of Racine or Racine County zip code but live in the Village of Somers in Kenosha County. Crossing county lines also leads to the following:
    a. Confusion where to vote
    b. Confusion on where to pay property taxes
    c. Confusion over sales tax revenue rebated by states to other cities than where it is collected
    d. Confusion over jury duty to serve where they are not eligible
    e. Confusion how to explain to visitors, emergency calls to sheriff or rescue, and delivery companies where a resident lives.
    f. In the past the Village has had to renamed streets to avoid packages being delivered to Racine addresses as opposed to the Village.

4. THREATS TO PUBLIC SAFETY

The Somers Fire Department has seen several issues related to Fire and EMS calls due to the Village not having their own Zip code.

a. A common issue is that elderly residents who are often afraid to call 911, will utilize a fire department non-emergency number. On several occasions residents in one of our senior

citizen complex, that has a Sturtevant mailing address, have called Sturtevant fire station in Racine County to request assistance. Once this occurs, they then have to be transferred to Kenosha County's dispatch center. This leads to delayed response times.

b. It is difficult to runs reports for total calls ran in our community verses outside our community. This makes it difficult to apply for grant funding. IE. FEMA grant applications.
c. Streets in the Village have had to be renamed because emergency calls have been dispatched to the City of Racine for houses with the same house number and street number.

5. LOSS OF COMMUNITY IDENTITY

Somers was established in 1843 and its historic character primarily has been agri-business and residential. It is sandwiched between the cities of Kenosha and Racine and borders I=94 and Lake Michigan. Residents who live here place a high value on the quality of life and the living environment of Somers. We are rich with natural resources, green space, parks, golf courses, and have a significant educational presence. We are a sought-after community to live.

We are the home of Somers Elementary School, Shoreland Lutheran High School, the University of Wisconsin Parkside, and partially border Carthage College, bringing culture, sports, and the arts to our community. Residents pride themselves on associating themselves with being a Somers resident and being a part of our many friendly neighborhood clusters throughout the Village.

As evidenced by the SWRPC Neighborhood plans, residents wish to retain, maintain, and enhance their lifestyle and living environment and do not wish to trend toward high density urbanization as the Village grows in the future.

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 18, 2022

TO: Village President Stoner and Village Trustees

FROM: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #6 Update from Trustee Nelson on Office Improvement Project

BACKGROUND:

The Village Board approved the updated Capital Improvement Plan for 2020 on May 12, 2020. The updated Capital Improvements Plan allocated $110,000 for office improvements.

The Village Board approved Phase I of the Office Improvement Project on July 14, 2020. Phase I. Projects completed under this phase were the purchase of new office furniture, new cubicles, new upfront desks, and ADA compliant door openers.

In May of 2021, the Village Board approved the front counter remodel project. This project was completed in August of 2021.

In 2022, the lobby was repainted, carpet was installed, and the new Somers Mural was put into place. New furniture was installed in the Clerk/Treasurer office. This allowed the existing furniture to be repurposed to create a separate Municipal Court Office.

As of September 16th, $73,896.73 of the $110,000 has been spent, leaving $36,103.57 for additional phases.

UPDATE:

Several Trustees requested that Trustee Nelson research design costs to remodel the auditorium/court/mutli purpose room. The room is out dated and it made sense to consider remodeling at the same time we would upgrade our audio and visual technology. The advantage of remodeling both at the same time would be coordination of electronics with cabinetry placement of holes for microphones, computers, electric outlets, wiring, etc.

Trustee Nelson and Staff would like to obtain Trustee feedback and direction on this project.

COMMENTS:

Highlights of suggested proposal include:

- Curvature of the board table and platform.
- Addition of two support stations on each end for Administrator, Clerk, Attorney, Assistant to the Administrator.
- New coordinated public podium.
- One or two conference tables fitting inside the "horseshoe" shape board table and platform.
- Handicap access to platform.
- Somers logo (similar to lobby) behind Board table and platform.
- New US and Wisconsin flags.
- Acoustical wall panels on concrete block walls to assist in sound improvement.
- Paint walls and kitchen sliding doors.
- Paint the reception area of the Fire Department to match lobby.
- New flooring.
- Replace bulletin board with framed large maps of vintage and current Village areas and voting districts large enough to show parcels which are helpful for public meetings.
- Additional chairs for support stations.
- Consider adding to electronics budget: a second audience viewing screen behind the board table platform, and two hanging tv screens facing the board table to enable the board and audience to view on-line presentations.
- Additional changes may be added in the planning after Clerk and Judge/Municipal Court Clerk reviews needs for court and elections.
- Other suggestions encouraged.

Trustee Nelson and Staff would like to obtain Trustee feedback and direction on this project.

ATTACHMENTS:

Auditorium Remodel Example A

Auditorium Remodel Example B


EXIT


EXIT

PROPOSAL

RUDIE | FRANK ARCHITECTURE

October 10, 2022

Jackie Nelson
c/o Village of Somers
7511 12th Street
Somers, WI 53171

Re: Meeting Room Alterations

Dear Jackie,

Thank you for taking the time to meet with me last Friday to discuss your remodeling project. We are happy to provide you this design proposal as outlined below.

PROJECT SCOPE

1. Design a new built-in U-shaped Commissioner's Desk .
2. Re-design platform as needed to fit new Commissioner's Desk, include handicap ramp access.
3. Design a new Podium in design to match Commissioner's Desk.
4. Design a new built-in 'welcome' cabinet in the Vestibule.
5. Design fabric covered wall panels to be placed over existing concrete block walls.

DESIGN SERVICES PROVIDED

Based on the above-described Project Scope, we will:

1. Prepare preliminary drawings for owner review and comment.
2. Review the above, make modifications as necessary, until a final design concept is approved by the Village.
3. Prepare final Design Drawings and Specifications ready for bidding, permitting and construction.
4. We assume the Village will provide "front end" specification information with regards to the bid form, construction contract, insurance, bonds, etc.

BIDDING SERVICES PROVIDED

1. We assume the Village will handle most work involved with the bidding phase, including advertising for bids, setting the bid due date, dissemination & printing of plans, and receiving of bids.
2. We will help answering design/plan related questions from bidders.
3. We will help the Village prepare a project Addendum if necessary.

CONSTRUCTION SERVICES PROVIDED

1. Attend project meetings as scheduled by the General Contractor.

2. Make periodic visits to the construction site and inspect the work to ensure it is being done according to the drawings.
3. Review contractor shop drawings and submittals for conformance to the drawings.
4. Review and approve General Contractor pay requests.
5. Review contractor Change Order Requests.
6. Do a final site walk-through and prepare a Final Punch List.

DESIGN FEES

We propose to provide our services at a rate of $165 per hour.

For the above itemized work, our fee will not exceed $9,240.00.

EXCLUSIONS

1. Electrical or Lighting Design Drawings.
2. HVAC Design Drawings. (Shouldn't be required based on project scope)
3. Plumbing Design Drawings. (Shouldn't be required based on project scope)
4. Selection and/or coordination of colors / color schemes.
5. Design of Security System or Camera Systems.
6. Design of Audio / Video System.
7. Local and/or State Plan Review Fees and Permit costs.
8. Changes to Project Scope once preparation of final drawings has started (see below).

ADDITIONAL SERVICES

Any changes or revisions to the drawings once an initial layout is agreed upon shall be considered as "Additional Services" and may be subject to additional fees. Such fees will be billed on an hourly basis at $200 per hour. We will notify the Owner in advance whether such changes or revisions will result in additional costs and will provide an estimate of possible fees to be incurred.

Thank you for this opportunity - do not hesitate to contact me if you have any questions or require further information.

Sincerely,



Ryan Rudie
Rudie|Frank Architecture, Inc.

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 18, 2022

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: # Discussion on Making a Difference Nominations

BACKGROUND:

In July 2021 the Village Board passed a Resolution to establish the Making a Difference Recognition Policy. This is a way to recognize citizens and former employees of Somers for the ways they have served and greatly contributed to the Community.

COMMENTS:

Trustee Sinnen and Nelson presented the following Nominations for consideration of the Making a Difference Citizen Recognition Award:

- Larry Gitzlaff, Somers Resident, for his donation of almost 24 acres to Somers to be used as a park/ recreational area.
- Ruth Teuscher, Somers Resident, who donated home and land which is now known as Hawthorn Hollow.
- Minnie Ozanne, Historian that chronicled Somers history for over 60 years. Was a Teacher at Burr Oak and Bullamore Forks Schools.
- Ernest and Dolores Tabbert, Somers Residents for over 75 years, Ernset served the Somers Fire Department for over 50 years and is an Army Veteran. Dolores served on Somers Fire and rescue for over 20 years and has and is still serving as a Chief Election Inspector for many years.

ATTACHMENTS:

Making a Difference Nomination Forms

Minnie Ozanne Plaque

Ruth N. Teuscher Plaque

Tabberet Plaque

Gitzlaff Plaque

Somers Logo

Making a Difference Award

Minnie G. Ozanne

In 1896, Minnie entered the field of journalism, and for the next 63 years, was the Correspondent Reporter in the Town of Somers for the Kenosha News, Racine Journal Times, and Milwaukee Journal, writing the column "*Neighborhood News*". The column served as a permanent record of Somers pioneer families and the building of our community. At the same time, she was a teacher at Burr Oak and Bullamore Forks elementary schools in Somers from the late 1800's and early 1900's.

She served as Somers Historian, writing and publishing a book titled "My Memories", copyrighted in 1948, which chronicled early settlement history, first churches, mail service, original pioneers, sawmills, butter factories, barns, and all original Somers schools.

On behalf of the community of Somers,

and with grateful thanks for the contribution above, the Village Board of Trustees

approved this award on _____

Somers Logo

Making a Difference Award

Ruth N. Teuscher

Ruth received her bachelor's degree in 1922 from the University of Chicago in addition to attending graduate school at Columbia University. She taught English and authored thirteen books. In 1935, Ruth purchased about 40 acres in Somers on Green Bay Road just west of Petrifying Springs Park. Together with her sister Margaret, they spent years preserving and improving their land. In 1966, Ruth donated her home and acreage, named Hawthorn Hollow, to the Chris Hyslop Foundation to be preserved as a nature sanctuary. Ruth was also instrumental in offering Hawthorn Hollow as a place to preserve and care for the 1847 original Pike River School, 1859 original Somers Town Hall, and the 1906 second Pike River School house buildings.

On behalf of the community of Somers,

and with grateful thanks for the contribution above, the Village Board of Trustees

approved this award on _____

Somers Logo

Making a Difference Award

Ernest & Dolores Tabbert

Ernest “Bunky” Tabbert, Jr. served on the Somers Fire Dept. for 51 years, including 17 as Chief. He followed his father’s footsteps, Ernest, Sr., who was the Department’s first Chief serving from 1934-1961. Bunky was a charter member of the Somers rescue squad, organized in 1977, where he quickly enlisted his wife “Dee” who joined him as a volunteer for many years. Her family is also steeped in the history of Somers. Her father was Somers Postmaster from 1945-1959. Dee has served as a Somers poll worker, in addition to chief election inspector, for many years.

On behalf of the community of Somers,

and with grateful thanks for the contribution above, the Village Board of Trustees

approved this award on _____

Somers Logo

Making a Difference Award

Larry Gitzlaff

In 2007, The Somers Town Board received an offer from Larry Gitzlaff to donate a parcel of land to use as a future town park. The Town Board accepted the donation of the 23.91 acre parcel, located on Highway E, as a valuable addition to our park system. The land, appraised in 2007 for $657,500.00, represented a 33 percent increase to Somers total park land.

Mr. Gitzlaff's foresight in making this generous gift will make it possible for future generations to enjoy a park in a central location within our community.

On behalf of the community of Somers,

and with grateful thanks for the contribution above, the Village Board of Trustees

approved this award on _____

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 18, 2022

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #8 Discussion on proposed Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program

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BACKGROUND:

During the Open Enrollment period, Staff looked into the Wisconsin Deferred Compensation Program that is offered through ETF.

This program allows employees a way to add to their retirement with pre-tax contributions.

COMMENTS:

Staff would like to offer Deferred Compensation to all eligible employees. This is at no cost to the Village and would be an optional for the employee to opt in to. ETF requires that the Village Board adopt the inclusion via a Resolution.

ATTACHMENTS:

Resolution 2022-018

Resolution 2022-018

Resolution for Inclusion Under the State of Wisconsin Deferred Compensation Program

Wisconsin Department
of Employee Trust Funds
PO Box 7931
Madison WI 53707-7931
1-877-533-5020 (toll free)
Fax 608-267-4549
etf.wi.gov

Be it resolved by the Village Board (Governing body) of the Village of Somers (Employer) that pursuant to the provisions of Section 40.81(1), Subchapter VII of Chapter 40 of the Wisconsin Statutes which provides in part as follows:

> An employer other than the State may provide for its employees the Deferred Compensation Plan established by the Board under Section 40.80. Any employer, including this state, who makes the Plan under Section 40.80 available to any of its employees, shall make it available to all its employees under procedures established by the department under this subchapter.

Such Village Board (Governing body) hereby determines to be included under the State of Wisconsin Deferred Compensation Program ("the Plan") provided by Subchapter VII of Chapter 40 of the Wisconsin Statutes and regulated by Chapter ETF 70 of the Wisconsin Administrative Code for its eligible personnel, and

Be it further resolved, the proper officers are herewith authorized and directed to take all actions and make such reductions and submit such deferrals as are required by the Department of Employee Trust Funds of the State of Wisconsin pursuant to Subchapter VII of Chapter 40 of the Wisconsin Statutes, and

Be it further resolved, that Village of Somers (Employer) agrees to be bound by the Terms and Conditions of the contracts between the State, its investment providers, and its Plan Administrator, and the "Plan and Trust Document" and the "Employer Guide" as amended from time to time. The employer certifies it has received a copy of the Plan and Trust document.

Be it further resolved, that the Village of Somers (Employer) representative submits a certified copy of this Resolution and "Designation of Agent" to the State of Wisconsin, Department of Employee Trust Funds and the Plan Administrator.

Be it further resolved, that the Village Board (Governing body) recognizing the Deferred Compensation Board's responsibility for maintaining the integrity of the Plan, the Village Board (Governing body) hereby resolved that the proper officers of Village of Somers (Employer) are hereby authorized and directed to cooperate fully with the Plan Administrator in accordance with procedures established by the Department of Employee Trust Funds.

Be it further resolved, that the Village Board (Governing body) of the Village of Somers (Employer) acknowledges and submits that the Plan offered under Section 40.80 et seq., Subchapter VII of Chapter 40 of the Wisconsin Statutes is not and cannot be used as an alternative or replacement plan for purposes of FICA taxes. The Plan is meant to act as a supplemental retirement benefit in addition to social security (FICA) benefits.

Dated this _____ day of _____, 2022.

Employer: Village of Somers Governing body: Village Board

_____	_____
Authorized signature	Authorized signature
George Stoner, President	Brandi Baker, Clerk/Treasurer
Print name	Print name

Designation of Agent

The person in the following position is hereby designated as the agent in matter pertaining to the State of Wisconsin Deferred Compensation Program.

Note: Employer email addresses will be automatically subscribed to ETF E-mail Updates, an ETF email service providing employers with important ETF benefits administration information. It is your responsibility to read, forward to others in your agency as necessary, and take the necessary action related to information in each ETF E-mail Update. Add etfwi@public.govdelivery.com to your email address book to prevent news from ETF from ending up in a SPAM folder. If you have questions, please call the Employer Communication Center at 1-877-533-5020.

Agent: Brandi Baker

Title of position of designated agent: Village Clerk/Treasurer

Alternate agent: Renee Kelly

Address: 7511 12th Street, P.O. Box 197, Somers, WI 53171

Telephone, including area code: (262) 859-2822

Email: bbaker@somers.org

Office hours: Mon - Fri 8:00 a.m. to p.m.

Federal employer ID number: 47-4090653

WRS ID number (if applicable): 5482000

Certification

I hereby certify that the foregoing Resolution is a true, correct, and complete copy of the Resolution duly and regularly passed by the Village Board (Governing body) of Village of Somers (Employer name) of Kenosha County (City) on the _____ day of _____, 20 22, and that this Resolution has not been repealed or amended, and is now in full force and effect.

Dated this _____ day of _____, 20 22.

Village Clerk/Treasurer
Employer representative title

_____
Employer representative signature

Number of eligible employees: 27

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: October 18, 2022

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #9 Discussion on Final Resolution 2022-019 for levying special charges on the Tax Roll

BACKGROUND:

Preliminary Resolution 2022-016 to levy special charges to the Tax Roll was passed at the Village Board meeting on October 11, 2022.

The following is the Final Resolution and will require a Public Hearing to be held at the Village Board meeting on October 25, 2022.

COMMENTS:

These charges are for outstanding invoices such as weed cutting and pond maintaince.

ATTACHMENTS:

Resolution 2022-019

FINAL RESOLUTION IMPOSING SPECIAL ASSESSMENT FOR PROPERTIES LOCATED IN VILLAGE OF SOMERS

The Village Board of Somers, Kenosha County, Wisconsin, hereby resolves as follows:

1. That the Village of Somers, as a direct result of inactions taken by the owners of parcels of real property located in the Village of Somers, caused the Village of Somers to expend money for wages, equipment costs and attorney and consultant fees associated with benefits extended to the property owners and in the amounts as shown on attached Schedule A.

2. All special assessments imposed hereby shall be due and payable on or before the 1st day of November, 2022. Any assessments not paid when due shall become a lien upon the property assessed as of the date of delinquency, together with interest at the rate of 12% per annum and shall be extended on the next tax roll as a delinquent tax against the property.

3. The Village Clerk/Treasurer shall mail a copy of this Resolution to the owners of the parcels charged for the cost of the special assessments imposed hereunder whose post office address are known or can be with reasonable diligence be ascertained, together with a statement of the amount charged against the parcels.

Dated at Somers, Wisconsin, this 25th day of October, 2022.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

draft

DAVISON LAW OFFICE, LTD.
1207 55th Street, Kenosha, Wisconsin 53140
Telephone No. (262) 657-5165 Fax No. (262) 657-5517 E-mail: dmltd@sbcglobal.net

SCHEDULE A

Name(s): Lester J. Hancock
Parcel No. 82-4-222-124-0401
Assessment: $74.14 (Pond Maintenance)

Name(s): John F. & Susan M. Ricchio
Parcel No. 82-4-222-124-0408
Assessment: $74.14 (Pond Maintenance)

Name(s): Charles E. & Mildred A. Chatman
Parcel No. 82-4-222-124-0415
Assessment: $74.14 (Pond Maintenance)

Name(s): Ashley R. & John T. Meyer
Parcel No. 82-4-222-124-0429
Assessment: $74.14 (Pond Maintenance)

Name(s): Shane T. & Kelley J. Pederson
Parcel No. 82-4-222-124-0430
Assessment: $74.14 (Pond Maintenance)

Name(s): John D. & Lisa M. Savaglio
Parcel No. 82-4-222-124-0431
Assessment: $74.14 (Pond Maintenance)

Name(s): Sparrows Trust
Parcel No. 82-4-222-124-0501
Assessment: $74.14 (Pond Maintenance)

Name(s): Shannon Boyer
Parcel No. 82-4-222-124-0529
Assessment: $74.14 (Pond Maintenance)

Name(s): Christopher C. Smith
Parcel No. 82-4-222-124-0531
Assessment: $74.14 (Pond Maintenance)

Name(s): Deborah L. Strecker
Parcel No. 82-4-222-124-0532
Assessment: $74.14 (Pond Maintenance)

Name(s): Raymond M. Radigan
Parcel No. 82-4-222-124-0537
Assessment: $74.14 (Pond Maintenance)

Name(s): Dimitrios Piliouras
Parcel No. 82-4-222-124-0601
Assessment: $74.14 (Pond Maintenance)

Name(s): Monica Anaya
Parcel No. 82-4-222-124-0602
Assessment: $74.14 (Pond Maintenance)

Name(s): Ronald J. Viroglio
Parcel No. 82-4-222-124-0613
Assessment: $74.14 (Pond Maintenance)

Name(s): Kyle Hettermann
Parcel No. 82-4-222-124-0619
Assessment: $74.14 (Pond Maintenance)

Name(s): Luigi Gabriele
Parcel No. 82-4-222-124-0624
Assessment: $74.14 (Pond Maintenance)

Name(s): Bethann E. Navarrette & Felipe Navarrette, Jr.
Parcel No. 82-4-222-124-0632
Assessment: $74.14 (Pond Maintenance)

Name(s): Leslie Horn
Parcel No. 82-4-222-124-0637
Assessment: $74.14 (Pond Maintenance)

Name(s): Daisy Strickland & Lisa R. Gross
Parcel No. 82-4-222-124-0642
Assessment: $74.14 (Pond Maintenance)

Name(s): Elizabeth Rael Ecklor
Parcel No. 82-4-222-124-0648
Assessment: $74.14 (Pond Maintenance)

draft

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Name(s): Shannon Gitzlaff
Parcel No. 82-4-222-124-0653
Assessment: $74.14 (Pond Maintenance)

Name(s): Tyler Huss
Parcel No. 82-4-222-124-0654
Assessment: $74.14 (Pond Maintenance)

Name(s): Tiffany A. Reid
Parcel No. 82-4-222-124-0656
Assessment: $74.14 (Pond Maintenance)

Name(s): Nicole D. Winberg
Parcel No. 82-4-222-124-0662
Assessment: $74.14 (Pond Maintenance)

Name(s): Laurine A. Edwards
Parcel No. 82-4-222-124-0663
Assessment: $74.14 (Pond Maintenance)

Name(s): Katherine L. Scamihorn
Parcel No. 82-4-222-124-0669
Assessment: $74.14 (Pond Maintenance)

Name(s): Jason R. & Jennifer L. Zapf
Parcel No. 82-4-222-124-0672
Assessment: $74.14 (Pond Maintenance)

Name(s): Michael L. Aasen
Parcel No. 82-4-222-124-0673
Assessment: $74.14 (Pond Maintenance)

Name(s): Paris Gabbana
Parcel No. 82-4-222-124-0677
Assessment: $74.14 (Pond Maintenance)

Name(s): Emma A. Oster
Parcel No. 82-4-222-124-0679
Assessment: $74.14 (Pond Maintenance)

Name(s): Maria E. Kaprelian
Parcel No. 82-4-222-124-0685
Assessment: $74.14 (Pond Maintenance)

Name(s): Federal National Mortgage Assoc.
Parcel No. 82-4-222-124-0688
Assessment: $74.14 (Pond Maintenance)

Name(s): Howard Vendrell
Parcel No. 82-4-222-124-0689
Assessment: $74.14 (Pond Maintenance)

Name(s): Karen Angelici
Parcel No. 82-4-222-124-0692
Assessment: $74.14 (Pond Maintenance)

Name(s): Ma Elena Aniog & Nelson T. Aniog
Parcel No. 82-4-222-124-0695
Assessment: $74.14 (Pond Maintenance)

Name(s): Steven & Adrienne Niemi
Parcel No. 82-4-222-124-0703
Assessment: $74.14 (Pond Maintenance)

Name(s): Erin R. Lachenschmidt
Parcel No. 82-4-222-124-0704
Assessment: $74.14 (Pond Maintenance)

Name(s): Andrew James
Parcel No. 82-4-222-124-0707
Assessment: $74.14 (Pond Maintenance)

Name(s): Jean M. McGuire
Parcel No. 82-4-222-124-0709
Assessment: $74.14 (Pond Maintenance)

Name(s): Wayne E. Dickerson
Parcel No. 82-4-222-124-0710
Assessment: $74.14 (Pond Maintenance)

Name(s): Katherine M. Kowbel
Parcel No. 82-4-222-124-0711
Assessment: $74.14 (Pond Maintenance)

Name(s): Miguel A. Escobedo and Cristine A. Tassotti
Parcel No. 82-4-222-124-0713
Assessment: $74.14 (Pond Maintenance)

draft

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Name(s): Maura Murphy
Parcel No. 82-4-222-124-0727
Assessment: $74.14 (Pond Maintenance)

Name(s): Sean & Trisha Gaspar
Parcel No. 82-4-222-011-0137
Assessment: $1,178.34 (Culvert)

Name(s): Alfred E. Mahaffy Family Trust and
Marion S. Mahaffy Family Trust
Parcel No. 82-4-222-011-0060
Assessment: $172.20 (Cut Weeds)

Name(s): Daniel F. Turk
Parcel No. 83-4-223-064-0340
Assessment: $588.40 (Cut Weeds)

Name(s): Daniel F. Turk
Parcel No. 82-4-222-143-0190
Assessment: $588.40 (Cut Weeds)

draft

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Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Tentative Agenda
Tuesday, October 25, 2022
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on October 11, 2022 Vouchers dated October 13, 2022 and October 20, 2022 & ACH Payments
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Plan Commission Recommendations (Bobcat Plus): a. Action on Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for rezoning from A-1 Agricultural Preservation Dist. & R-2 Suburban Single-Family Residential Dist. to B-3 Highway Business Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers. b. Action on Request by Enrico Mosconi Declaration of Trust, 715 Benson Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for a Conditional Use Permit for large size vehicle or equipment sales involving extensive outdoor display and storage in the B-3 Highway Business Dist. on Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers. c. Action on Request by Enrico Mosconi Declaration of Trust, 715 Benson

	Ln., Libertyville, IL60048 (Owner), Rocco Castellano, Design Studio, Inc., 30 N. Vincennes Cir., North Bay, WI 53402 (Agent), for approval of overall site plan and exterior fenestration on part of Tax Parcel #82-4-221-131-0201, located in the NE 1/4 of Section 13, T2N, R21E, Village of Somers.
8	Action on 2023-2024 contract with Kenosha County for Planning & Development Services
9	Action on proposed Resolution 2022-017, A Resolution to Request a Modification of the Boundaries for the Village of Somers United States Postal Service Zip Code Designation through the Request for Zip Code and Boundary Review Process.
10	Public Hearing on Final Resolution 2022-019, Resolution to levy special charges to the tax Roll
11	Motion to approve Final Resolution 2022-019, Resolution to levy special charges to the tax Roll
12	Action on Resolution 2022-018, A Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program
13	Motion to approve Making a Difference Nominations
14	Approval of Operator's Licenses: Nicole Schopp,
15	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the October 25, 2022 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 14th day of October 2022 Brandi Baker, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**

Original Post Date: October 14, 2022