Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
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 & July 2022 ACH Payments, August 2022 ACH Payments, September 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.

Original Post Date: October 21, 2022

	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	Plan Commission Recommendation (Mister Carwash): a. Action on request by RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), for approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339, located in the NE ¼ of Section 27, T2N, R22E, Village of Somers. *(For information purposes only, this property is located at Market Center Subdivision, Lots 2 of CSM #3015 fka Lot 15 in Somers Market Center)* b. Action on proposed developer's agreement the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339
9	Public Hearing on Final Resolution 2022-019, Resolution to levy special charges to the tax Roll
10	Action on Final Resolution 2022-019, Resolution to levy special charges to the tax Roll
11	Action on 2023-2024 contract with Kenosha County for Planning & Development Services
12	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.
13	Motion to approve Making a Difference Plaque Nominations
14	Discussion and possible action on change order #4 and change order #5 from A.W. Oakes and Son's Inc. for Sheridan Road Area Water Main Improvements
15	Discussion and possible action on request for partial payment #3 from Willkomm Excavating & Grading, Inc. in the amount of $93,387.70 for work on 2022 Water Mains (Becknell & First Park 94)
16	Action on Resolution 2022-018, A Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program
17	Approval of Operator's Licenses: Nicole Schopp,

18	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 & Agenda in 1 public place & on the Village website.

Dated this 21st 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 21, 2022

Village of Somers
Proceedings from the Regular Board Meeting October 11, 2022

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

President Stoner led the Pledge of Allegiance.

Present: President George Stoner, Trustees Gregg Sinnen, Jack Aupperle, Joe Smith, Ben Harbach, and Trustee Jackie Nelson. Trustee Karl Ostby was excused. Also present: Administrator Jason Peters, Attorney Jeff Davison, and Clerk/Treasurer Brandi Baker.

Consent and Approval of Minutes of Regular meetings on September 27, 2022, Special meeting on October 4, 2022. Vouchers dated September 29, 2022, and October 6, 2022

Trustee Aupperle moved to approve the minutes of Regular meetings on September 27, 2022, Special meeting on October 4, 2022. Vouchers dated September 29, 2022, and October 6, 2022
Seconded by Trustee Nelson. Motion carried 6-0 vote.

Correspondence

A petition from residents on 100th requesting repaving of the road was given before the meeting.

Citizen Comments

None

President and Trustee Comments

Trustee Smith asked about the weeds at the Veterinary Hospital.

President Stoner discussed the meeting of the Plan Commission the previous night.

Plan Commission Recommendation (J&M's Bar & Grill):

Request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.)

Trustee Aupperle moved to take the request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for

outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.) off the table.

Seconded by Trustee Harbach.Motion carried. 6-0 vote.

Trustee Nelson moved to adjudicate the request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.) until the January 24, 2023 Village Board meeting.

Seconded by Trustee Aupperle. Motion carried. 6-0 vote.

Plan Commission Recommendation (Stream Realty)

a. Action on request by Carol F Grohs Trust & Delmar R and Jeanne V Golbricht Trust, 10812 Burlington Rd, Kenosha WI 53144; Deborah K Kahana & John P Parmentier, 10610 Burlington Rd, Kenosha WI 53144-7448; Michael C Sarauer, 10524 Burlington Rd, Kenosha WI 53144 (owners), Joe Podge, Stream Realty, 226 N. Morgan St., Suite 500, Chicago, IL 60607 (Agent), for rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. to BP-1 Business Park Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 10610 Burlington Road, 10812 Burlington Road, and 10524 Burlington Road.)

Trustee Aupperle moved to approve request by Carol F Grohs Trust & Delmar R and Jeanne V Golbricht Trust, 10812 Burlington Rd, Kenosha WI 53144; Deborah K Kahana & John P Parmentier, 10610 Burlington Rd, Kenosha WI 53144-7448; Michael C Sarauer, 10524 Burlington Rd, Kenosha WI 53144 (owners), Joe Podge, Stream Realty, 226 N. Morgan St., Suite 500, Chicago, IL 60607 (Agent), for rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. to BP-1 Business Park Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers, subject to the following conditions:

1. Subject to final plans being reviewed and approved by Village Planning;

2. Subject to final engineering plans being reviewed and approved by Village Engineer;

3. Subject to recordation of a Village approved Certify Survey map that will serve to combine the above referenced parcels;

4. Subject to Developer entering into a Memorandum of understanding with Kenosha County for the construction of offsite public infrastructure; and

5. Execution of a Developer's Agreement between the Village of Somers and Stream Realty for a Proposed Planned Unit Development known as Somers Business Park.

Seconded by Trustee Harbach. Motion carried. 6-0 vote

b. Action on request by Carol F Grohs Trust & Delmar R and Jeanne V Golbricht Trust, 10812 Burlington Rd, Kenosha WI 53144; Deborah K Kahana & John P Parmentier, 10610 Burlington Rd, Kenosha WI 53144-7448; Michael C Sarauer, 10524 Burlington Rd, Kenosha WI 53144 (owners), Joe Podge, Stream Realty, 226 N. Morgan St., Suite 500, Chicago, IL 60607 (Agent), for approval of site plan and exterior fenestration on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 10610 Burlington Road, 10812 Burlington Road, and 10524 Burlington Road.)

Trustee Aupperle moved approve request by Carol F Grohs Trust & Delmar R and Jeanne V Golbricht Trust, 10812 Burlington Rd, Kenosha WI 53144; Deborah K Kahana & John P Parmentier, 10610 Burlington Rd, Kenosha WI 53144-7448; Michael C Sarauer, 10524 Burlington Rd, Kenosha WI 53144 (owners), Joe Podge, Stream Realty, 226 N. Morgan St., Suite 500, Chicago, IL 60607 (Agent), for approval of site plan and exterior fenestration on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers, subject to the following conditions:

1. Subject to final plans being reviewed and approved by Village Planning;

2. Subject to final engineering plans being reviewed and approved by Village Engineer;

3. Subject to recordation of a Village approved Certify Survey map that will serve to combine the above referenced parcels;

4. Subject to Developer entering into a Memorandum of understanding with Kenosha County for the construction of offsite public infrastructure; and

5. Execution of a Developer's Agreement between the Village of Somers and Stream Realty for a Proposed Planned Unit Development known as Somers Business Park.

Seconded by Trustee Harbach. Motion carried. 6-0 vote.

Action on proposed developer's agreement the Village of Somers and Stream Realty for a Proposed Planned Unit Development known as Somers Business Park.

Trustee Aupperle moved to approve proposed developer's agreement the Village of Somers and Stream Realty for a Proposed Planned Unit Development known as Somers Business Park., subject to the following conditions:

1. Subject to final plans being reviewed and approved by Village Planning;

2. Subject to final engineering plans being reviewed and approved by Village Engineer;

3. Subject to recordation of a Village approved Certify Survey map that will serve to combine the above referenced parcels; and

4. Subject to Developer entering into a Memorandum of understanding with Kenosha County for the construction of offsite public infrastructure;

Seconded by Trustee Nelson. Motion carried. 6-0 vote.

2023 General Fund Budget Presentation by Administrator Peters

Administrator Peters explained the General Fund 2023 Budget to the Village Board.

Action on awarding bid received for Offsite Public Utility Plans for Flint 94 Commence Center to Globe Contractors, Inc. in the amount of $1,223,941.50

Trustee Sinnen moved to approve awarding bid received for Offsite Public Utility Plans for Flint 94 Commence Center to Globe Contractors, Inc. in the amount of $1,223,941.50

Seconded by Trustee Nelson Motion carried. 6-0 vote.

Trustee Harbach asked what Alt B means, which was explained by Engineer Snyder.

Action on proposed contract with Kenosha County Sheriff's Office for Law Enforcement Services for 2023

Trustee Aupperle moved to approve proposed contract with Kenosha County Sheriff's Office for Law Enforcement Services for 2023

Seconded by Trustee Sinnen. Motion carried. 6-0 vote.

Action on proposed Resolution No. 2022-015, A Resolution Supporting a Strong State and Local Partnership

Trustee Sinnen moved to approve proposed Resolution No. 2022-015, A Resolution Supporting a Strong State and Local Partnership

Seconded by Trustee Harbach. Motion carried. 6-0 vote.

Action on changes to the Schedule of Fees for Rescue Squad Fees and Fire Department

Trustee Harbach moved to approve the changes to the Schedule of Fees for Rescue Squad Fees and Fire Department

Seconded by Trustee Nelson. Motion car. 6-0 vote.

Action on proposed Ordinance 2022-014, Ordinance 2022-015, Ordinance 2022-016, Ordinance 2022-017, Ordinance 2022-018, Ordinance 2022-019 for revisions to Zoning Code as it pertains to Indoor Recreation facilities in ZN 4.04 Business Districts and ZN 4.06 Public Districts

Trustee Aupperle moved to waive first reading of Ordinance 2022-014, Ordinance 2022-015, Ordinance 2022-016, Ordinance 2022-017, Ordinance 2022-018, Ordinance 2022-019

Seconded by Trustee Sinnen. Motion carried. 6-0 vote.

Trustee Aupperle moved to approve proposed Ordinance 2022-014, Ordinance 2022-015, Ordinance 2022-016, Ordinance 2022-017, Ordinance 2022-018, Ordinance 2022-019 for revisions to Zoning Code as it pertains to Indoor Recreation facilities in ZN 4.04 Business Districts and ZN 4.06 Public Districts

Seconded by Trustee Sinnen. Motion carried. 6-0 vote.

Discussion and possible action on Preliminary Resolution 2022-016 to Levy Special Charges to the tax roll

Trustee Aupperle moved to approve Preliminary Resolution 2022-016 to Levy Special Charges to the tax roll

Seconded by Trustee Nelson. Motion carried. 6-0 vote.

Action on proposed vacation of easement on Somers Owner LLC and Somers Owner II LLC (Becknell) property located on tax parcel# 82-4-222-183-0201

Trustee Aupperle moved to approve proposed vacation of easement on Somers Owner LLC and Somers Owner II LLC (Becknell) property located on tax parcel# 82-4-222-183-0201

Seconded by Trustee Sinnen. Motion carried. 6-0 vote.

Approval of Operator's Licenses: None

Adjourn

Trustee Harbach moved to adjourn at 6:18pm

Seconded by Trustee Aupperle. Motion carried. 6-0 vote

Drafted this 12h day of October by Brandi Baker Clerk/Treasurer

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

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 10/13/2022 - 10/13/2022

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/13/2022	POOL	60878	AIRONE	AIR ONE EQUIPMENT INC	12,050.00
10/13/2022	POOL	60879	BAXTER	BAXTER & WOODMAN	44,685.68
10/13/2022	POOL	60880	BAXTER	BAXTER & WOODMAN	28,080.64
10/13/2022	POOL	60881	BTM001	BOUND TREE MEDICAL LLC	68.12
10/13/2022	POOL	60882	BYFUGLIEN	BYFUGLIEN INC	429.17
10/13/2022	POOL	60883	CENTURYL	CENTURYLINK	12.08
10/13/2022	POOL	60884	SPECTRUM	CHARTER COMMUNICATIONS	139.98
10/13/2022	POOL	60885	CLAWZ	CLAWZ & PAWZ	275.00
10/13/2022	POOL	60886	CES001	CRANE ENGINEERING SALES INC	996.00
10/13/2022	POOL	60887	DAV001	DAVISON LAW OFFICE, LTD	10,777.00
10/13/2022	POOL	60888	DAV001	DAVISON LAW OFFICE, LTD	6,531.87
10/13/2022	POOL	60889	PEARSON	DIANA PEARSON	250.00
10/13/2022	POOL	60890	EME001	EMERGENCY MEDICAL PRODUCTS INC	123.48
10/13/2022	POOL	60891	JEF001	JEFFERSON FIRE & SAFETY INC	362.09
10/13/2022	POOL	60892	KCSHERIF	KENOSHA CO SHERIFF DEPT	54,136.22
10/13/2022	POOL	60893	KWU002	KENOSHA WATER UTILITY	42.00
10/13/2022	POOL	60894	MCDEVITTS	MCDEVITTS TOWING & REPAIR	979.04
10/13/2022	POOL	60895	MEN001	MENARDS - RACINE	49.49
10/13/2022	POOL	60896	NAP001	NAPA AUTO PARTS	80.58
10/13/2022	POOL	60897	PAY001	PAYNE & DOLAN INC	1,311.82
10/13/2022	POOL	60898	SAMSMC	SAM'S CLUB MC/SYNCB	1,929.26
10/13/2022	POOL	60899	WEE002	WE ENERGIES	1,735.81
10/13/2022	POOL	60900	WDT001	WI DEPT OF TRANSPORTATION	1,002.36

POOL TOTALS:

Total of 23 Checks:	166,047.69
Less 0 Void Checks:	0.00
Total of 23 Disbursements:	166,047.69

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/20/2022	POOL	60903	AIR001	AIRGAS USA, LLC	350.70
10/20/2022	POOL	60904	AJG001	ARTHUR J GALLAGHER RISK MGMT	575.00
10/20/2022	POOL	60905	BORLAND	CARRIE BORLAND	400.00
10/20/2022	POOL	60906	CLEANTECH	CLEAN TECH SUPPLIES	310.60
10/20/2022	POOL	60907	SCOVILLE	DAVID SCOVILLE	2,449.17
10/20/2022	POOL	60908	DINGES	DINGES FIRE COMPANY	669.36
10/20/2022	POOL	60909	GENCOM	GENERAL COMMUNICATIONS INC	232.00
10/20/2022	POOL	60910	HWY001	HIGHWAY C SERVICE INC	40.65
10/20/2022	POOL	60911	JEF001	JEFFERSON FIRE & SAFETY INC	321.07
10/20/2022	POOL	60912	KWU002	KENOSHA WATER UTILITY	36,666.12
10/20/2022	POOL	60913	POIRIER	KEVIN POIRIER	2,460.00
10/20/2022	POOL	60914	MEN001	MENARDS - RACINE	9.99
10/20/2022	POOL	60915	MORTON	MORTON SALT	30,021.95
10/20/2022	POOL	60916	NAP001	NAPA AUTO PARTS	162.97
10/20/2022	POOL	60917	QUADIENT	QUADIENT FINANCE USA INC	1,513.04
10/20/2022	POOL	60918	QUADIENTLE	QUADIENT LEASING USA INC	214.68
10/20/2022	POOL	60919	STAPLEAD	STAPLES	207.04
10/20/2022	POOL	60920	STRY001	STRYKER SALES LLC	17,737.04
10/20/2022	POOL	60921	WEE001	WE ENERGIES	403.52
10/20/2022	POOL	60922	WEE001	WE ENERGIES	130.14
10/20/2022	POOL	60923	WEE001	WE ENERGIES	346.54
10/20/2022	POOL	60924	WEE001	WE ENERGIES	6,493.41

POOL TOTALS:

Total of 22 Checks:	101,714.99
Less 0 Void Checks:	0.00
Total of 22 Disbursements:	101,714.99

Village of Somers

ACH payments and checks from Payroll system during the month of July 2022

DATE	CHECK#	PAYABLE TO	AMOUNT
6/30/2022	EFT633	DELTA DENTAL	$ 2,740.60
7/1/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 61,762.05
7/1/2022	EFT642	SOMERS FIRE FIGHTERS	$ 300.00
7/1/2022	EFT640	INTERNAL REVENUE SERVICE	$ 20,224.28
7/1/2022	EFT643	WI SCTF	$ 326.31
7/1/2022	EFT644	WISCONSIN DEPT OF REVENUE	$ 247.41
7/1/2022	EFT645	LIBERTY NATIONAL *(check voided)*	$ -
7/1/2022	EFT646	LIBERTY NATIONAL	$ 185.56
7/1/2022	EFT641	WI DEPT. OF REVENUE	$ 3,326.70
7/1/2022	60514	METLIFE	$ 520.00
7/5/2022	ACH	PNP BILLPAYMENT	$ 285.00
7/5/2022	ACH	WI DEPT REVENUE TAXPAYMNT	$ 47.41
7/11/2022	ACH	ANALYSIS LOSS/CHG FOR 06/30/22	$ 390.74
7/14/2022	ACH	DEPOSIT ITEM RETURNED	$ 185.40
7/14/2022	ACH	DEPOSIT ITEM RETURNED	$ 185.40
7/14/2022	ACH	DEPOSIT ITEM RTND	$ 12.00
7/14/2022	ACH	DEPOSIT ITEM RTND	$ 12.00
7/15/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 64,035.68
7/15/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 1,753.80
7/15/2022	EFT654	SOMERS FIRE FIGHTERS	$ 300.00
7/15/2022	EFT647	INTERNAL REVENUE SERVICE	$ 20,542.45
7/15/2022	EFT652	WI SCTF	$ 326.31
7/15/2022	EFT653	WISCONSIN DEPT OF REVENUE	$ 273.73
7/15/2022	EFT650	AFLAC INSURANCE	$ 425.22
7/15/2022	EFT655	EMPLOYEE TRUST FUNDS	$ 40,420.88
7/15/2022	EFT649	WI EMPLOYEE TRUST FUNDS	$ 27,871.54
7/15/2022	EFT648	WI DEPT. OF REVENUE *(check voided)*	$ -
7/15/2022	EFT651	WI DEPT. OF REVENUE	$ 3,353.54
7/15/2022	60534	SECURIAN FINANCIAL GROUP, INC	$ 1,094.58
7/15/2022	60535	METLIFE	$ 520.00
7/18/2022	ACH	WI Online Record WI-WORCS	$ 210.00
7/19/2022	ACH	KWIK TRIP INC PAYMENT	$ 6,422.13
7/21/2022	ACH	PNP BILLPAYMENT	$ 343.00
7/28/2022	ACH	MISC DEBIT	$ 1.26
7/28/2022	ACH	PNP BILLPAYMENT	$ 154.00
7/29/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 62,661.05
7/29/2022	EFT659	DELTA DENTAL	$ 2,874.85
7/29/2022	60598	METLIFE	$ 520.00
7/29/2022	EFT656	INTERNAL REVENUE SERVICE	$ 20,792.21
7/29/2022	EFT657	WI SCTF	$ 326.31
7/29/2022	EFT658	WISCONSIN DEPT OF REVENUE	$ 246.64
7/29/2022	EFT661	LIBERTY NATIONAL	$ 278.34
		TOTAL	**$ 346,498.38**

Village of Somers			
ACH payments and checks from Payroll system during the month of August 2022			
DATE	**CHECK#**	**PAYABLE TO**	**AMOUNT**
8/2/2022	ACH	PNP BILLPAYMENT	$ 413.40
8/3/2022	ACH	WIRE TRANSFER-IN	$ 15.00
8/4/2022	ACH	PNP BILLPAYMENT	$ 124.00
8/5/2022	ACH	PNP BILLPAYMENT	$ 298.40
8/8/2022	ACH	PNP BILLPAYMENT	$ 25,366.17
8/9/2022	ACH	ANALYSIS LOSS/CHG FOR 07/31/22	$ 387.62
8/12/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 63,955.33
8/12/2022	EFT662	INTERNAL REVENUE SERVICE	$ 20,823.74
8/12/2022	EFT667	SOMERS FIRE FIGHTERS	$ 300.00
8/12/2022	EFT665	WI SCTF	$ 326.31
8/12/2022	EFT666	WISCONSIN DEPT OF REVENUE	$ 263.95
8/12/2022	EFT664	EMPLOYEE TRUST FUNDS	$ 48,031.80
8/12/2022	EFT663	WI DEPT. OF REVENUE	$ 7,068.24
8/12/2022	60655	METLIFE	$ 520.00
8/12/2022	60680	SECURIAN FINANCIAL GROUP, INC	$ 1,022.82
8/16/2022	ACH	PNP BILLPAYMENT	$ 40.00
8/22/2022	ACH	PNP BILLPAYMENT	$ 140.00
8/22/2022	ACH	DEPOSIT ITEM RTND	$ 1,000.00
8/22/2022	ACH	DEPOSIT ITEM RTND	$ 12.00
8/23/2022	EFT671	AFLAC INSURANCE	$ 283.48
8/23/2022	ACH	WIRE TRANSFER WELLS FARGO BTSC PAYING AGENT ACCT	$ 66,850.00
8/23/2022	ACH	WIRE TRANSFER WELLS FARGO BTSC PAYING AGENT ACCT	$ 5,471.25
8/24/2022	ACH	KWIK TRIP INC PAYMENT	$ 6,117.71
8/24/2022	ACH	WI Online Record WI-WORCS	$ 161.00
8/25/2022	ACH	PNP BILLPAYMENT	$ 124.00
8/26/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 66,376.00
8/26/2022	EFT670	DELTA DENTAL	$ 3,009.10
8/26/2022	60707	SANTORO, DAWN	$ 69.26
8/26/2022	60708	SANTORO, MICHAEL	$ 69.26
8/26/2022	60709	SEYMOUR, LINDA	$ 115.43
8/26/2022	60710	LENCI, JOSEPH	$ 30.47
8/26/2022	EFT668	INTERNAL REVENUE SERVICE	$ 21,264.60
8/26/2022	EFT674	SOMERS FIRE FIGHTERS	$ 300.00
8/26/2022	EFT673	WI SCTF	$ 326.31
8/26/2022	EFT675	WISCONSIN DEPT OF REVENUE	$ 274.86
8/26/2022	EFT676	LIBERTY NATIONAL	$ 406.60
8/26/2022	EFT669	WI DEPT. OF REVENUE	$ 3,533.20
8/26/2022	60711	METLIFE	$ 520.00
8/26/2022	ACH	IRS USATAXPYMT	$ 21,264.60
8/26/2022	ACH	AFLAC INSURANCE 220826 BGT55459129	$ 283.48
8/29/2022	ACH	VILLAGE OF SOMER ACH	$ 2,619.78
8/31/2022	EFT672	WI EMPLOYEE TRUST FUNDS	$ 35,239.80
		TOTAL	**$ 404,818.97**

Village of Somers			
ACH payments and checks from Payroll system during the month of September 2022			
DATE	**CHECK#**	**PAYABLE TO**	**AMOUNT**
9/6/2022	ACH	PNP BILLPAYMENT	$ 160.00
9/9/2022	EFT677	INTERNAL REVENUE SERVICE	$ 19,950.52
9/9/2022	EFT679	SOMERS FIRE FIGHTERS	$ 300.00
9/9/2022	EFT680	WI SCTF	$ 326.31
9/9/2022	EFT681	WISCONSIN DEPT OF REVENUE	$ 240.64
9/9/2022	EFT678	WI DEPT. OF REVENUE	$ 3,466.15
9/9/2022	60754	METLIFE	$ 520.00
9/9/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 60,096.88
9/12/2022	ACH	ANALYSIS LOSS/CHG FOR 08/31/22	$ 523.11
9/13/2022	ACH	PNP BILLPAYMENT	$ 367.70
9/20/2022	EFT684	DELTA DENTAL	$ 3,009.10
9/20/2022	EFT682	INTERNAL REVENUE SERVICE	$ 21,623.32
9/20/2022	EFT683	WI DEPT. OF REVENUE	$ 3,560.85
9/20/2022	60806	SECURIAN FINANCIAL GROUP, INC	$ 1,161.98
9/20/2022	60807	METLIFE	$ 520.00
9/21/2022	EFT688	SOMERS FIRE FIGHTERS	$ 300.00
9/21/2022	EFT686	WI SCTF	$ 326.31
9/21/2022	EFT687	WISCONSIN DEPT OF REVENUE	$ 240.64
9/21/2022	EFT685	AFLAC INSURANCE	$ 283.48
9/22/2022	EFT691	EMPLOYEE TRUST FUNDS	$ 45,224.06
9/22/2022	EFT690	LIBERTY NATIONAL	$ 406.60
9/22/2022	EFT689	WI EMPLOYEE TRUST FUNDS	$ 26,986.85
9/22/2022	ACH	PNP BILLPAYMENT	$ 373.20
9/23/2022	60797	DELVALE-VERA, LUIS	$ 81.26
9/23/2022	60798	HANNES, JACOB	$ 81.26
9/23/2022	60800	LENCI, JOSEPH	$ 81.28
9/23/2022	60802	RAMOS, KAYLI	$ 81.26
9/23/2022	60805	YANKE, TRISTEN	$ 81.26
9/23/2022	60799	KAGEL, BOBBI JO	$ 81.26
9/23/2022	60801	LEWIS, MARGUISE	$ 132.06
9/23/2022	60803	SCHULZ, KYLE	$ 81.26
9/23/2022	60804	SMITH, KENNETH	$ 81.26
9/23/2022	ACH	VILLAGE OF SOMER SOMERS PAYROLL	$ 65,770.66
9/26/2022	ACH	KWIK TRIP INC PAYMENT	$ 4,391.87
9/26/2022	ACH	WI Online Record WI-WORCS	$ 168.00
9/30/2022	ACH	PNP BILLPAYMENT	$ 30.00
		TOTAL	**$ 261,110.39**

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
MEETING ITEM MEMORANDUM

MEETING DATE: October 25th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #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.

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/Paris 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.

PRIOR ACTION TAKEN:

In August of 2022, the Bobcat Plus group presented their project to the Paris/Somers IGA Commission as a concept. The IGA Commission met on October 10th to formally hear their request for rezoning 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. The Plan Commission's recommendations (5-0) were to approve the rezone, conditional use permit and site plan/exterior fenestration.

The utilities that will be needed for the project will be brought under I94 as a part of the recently approved Flint 94 offsite utility project.

The Board reviewed this matter at our October 18th Work Session. Samples of the exterior fenestration materials were presented at this meeting. The main discussion focused on outside storage of materials, parking, and the proposed fencing. 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. If they are not allowed to use this area as a display area, they will shift it to the north.

A draft of the conditional use permit has been provided by Attorney Davison. This covers concerns raised over the outside storage of materials and the concern over other items being stored on the property. Once we receive the narrative regarding parking is received, the number of spaces will be entered into the CUP.

As of the time of this memorandum, Bobcat Plus was still working on the following items:

- Owner to provide a narrative describing FTE / customer load / customer staging to confirm parking count comports with expected operational plan. This will be produced on the Owner's letterhead; and

- Developer to provide fencing details and cut sheets to address this design element.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Bobcat Plus would be looking for a conditional approval of these items so that they can close on the property. As the final plans have yet to be reviewed by Village Engineering, the fencing materials, and parking narrative will need to be incorporated, Administration would suggest that this matter be approved with the conditions listed below. The Board will see the final exhibits when the Developers Agreement is brought before the Board at a future meeting. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#7a

"Motion to approve 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, subject to the following conditions:

1. *Subject to final plans being reviewed and approved by Village Planning;*

2. *Subject to final engineering plans being reviewed and approved by Village Engineer; and*

3. *Execution of a Developer's Agreement between the Village of Somers and Bobcat Plus for a 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.*

#7b

"Motion to approve 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, subject to the following conditions:

1. *Subject to conditions as listed in Planning Memo dated September 27th, 2022;*

2. *Subject to final plans being reviewed and approved by Village Planning;*

3. *Subject to final engineering plans being reviewed and approved by Village Engineer; and*

4. *Execution of a Developer's Agreement between the Village of Somers and Bobcat Plus for a 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."*

#7c

"Motion to approve 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, subject to the following conditions:

1. *Subject to final plans being reviewed and approved by Village Planning;*

2. *Subject to final engineering plans being reviewed and approved by Village Engineer; and*

3. *Execution of a Developer's Agreement between the Village of Somers and Bobcat Plus for a 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."*

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

Draft of Conditional Use Permit

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

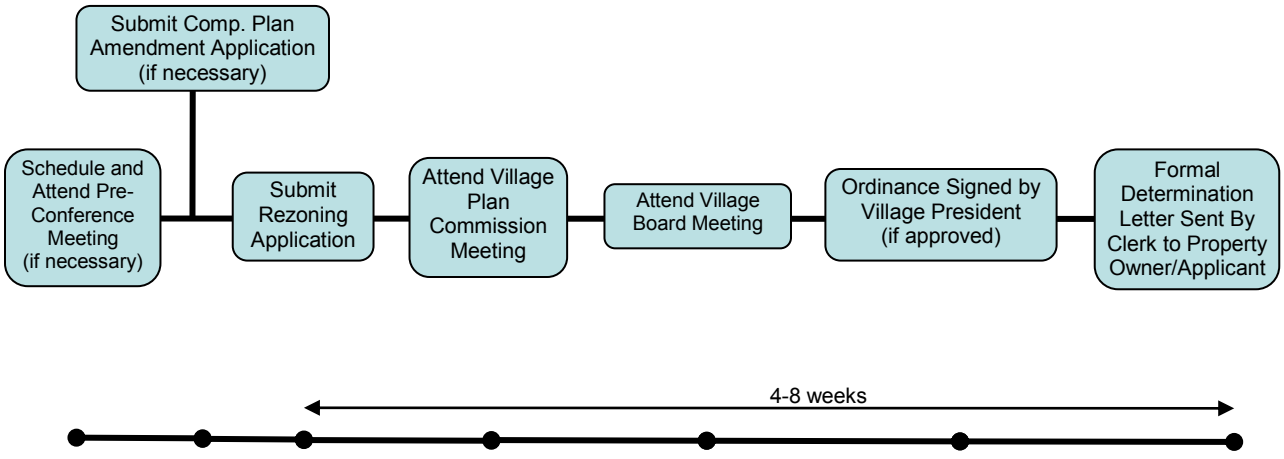
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

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
☐ 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

(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

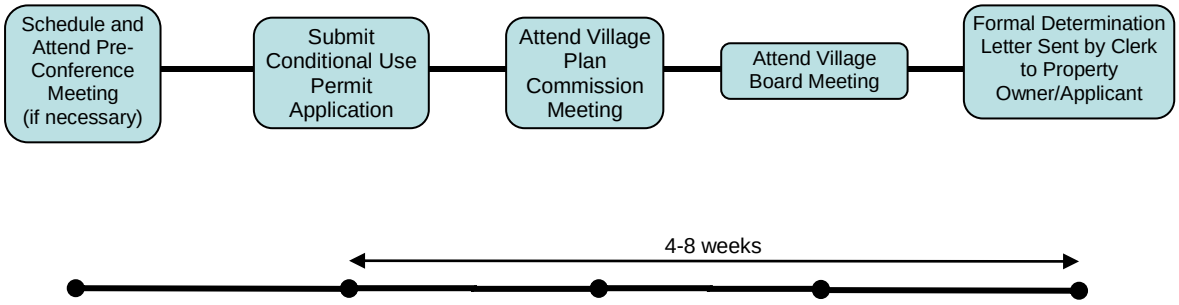
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile #..... 857-1920

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:

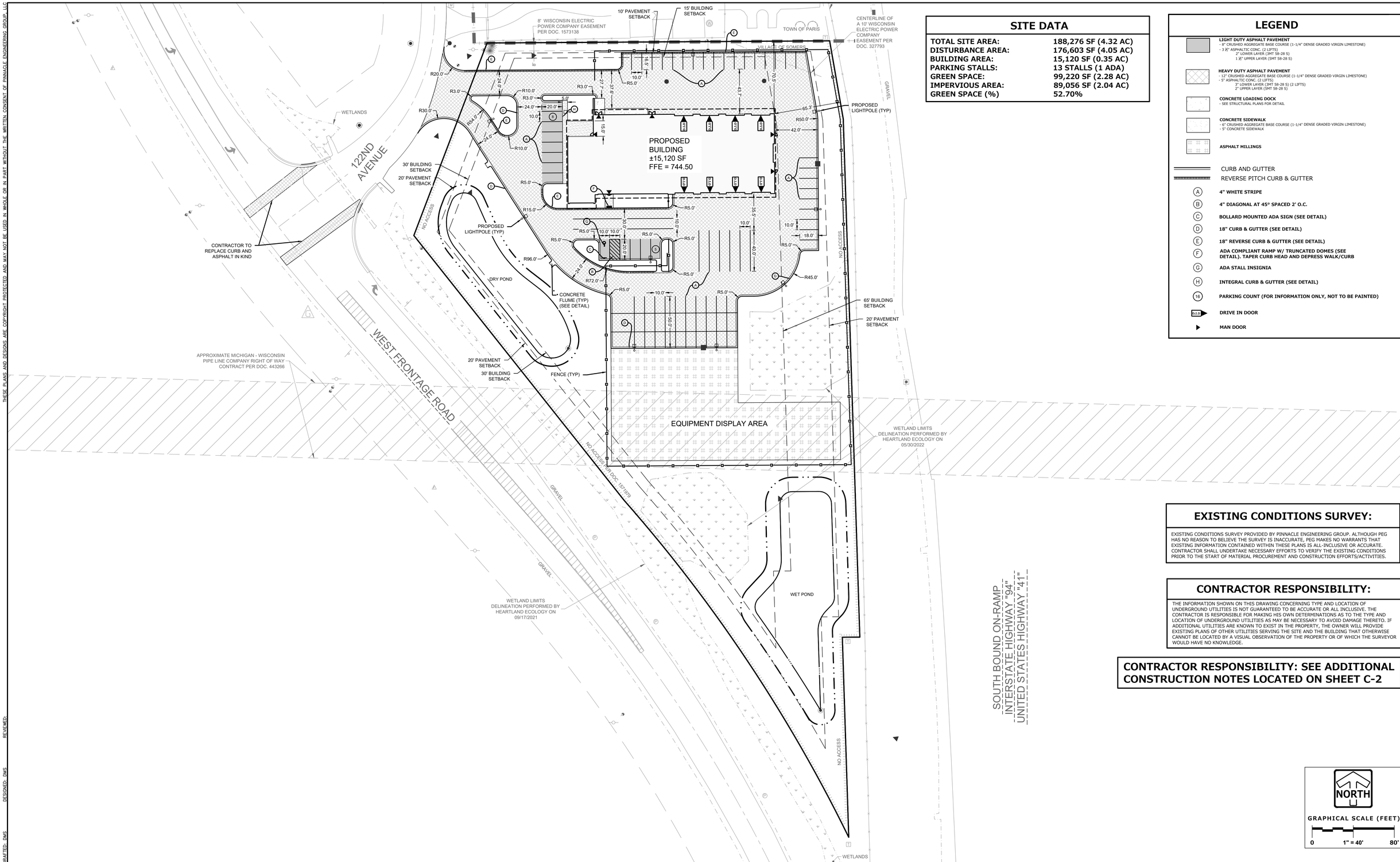
(h) The Kenosha County Department of Planning & Development may ask for additional information.

(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**
  - 12" 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

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

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

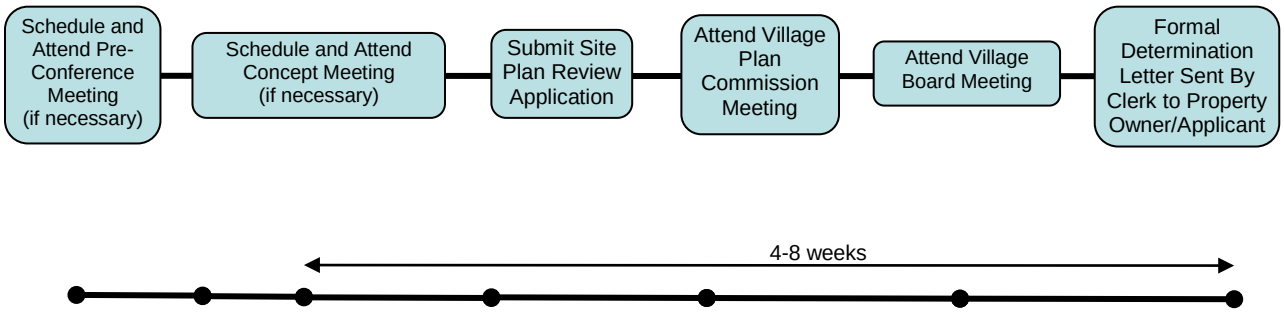
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

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)

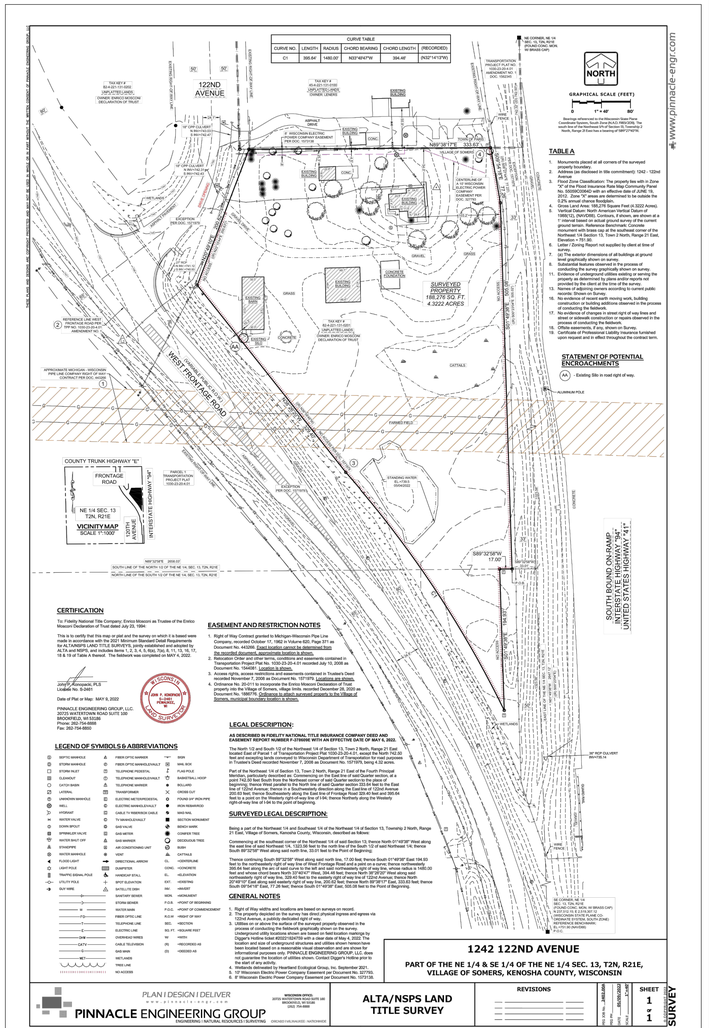
STRUCTURAL ENGINEER
GRAEF USA
332 SOUTH MICHIGAN AVE
CHICAGO, IL 60604
(312) 582 - 2000

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

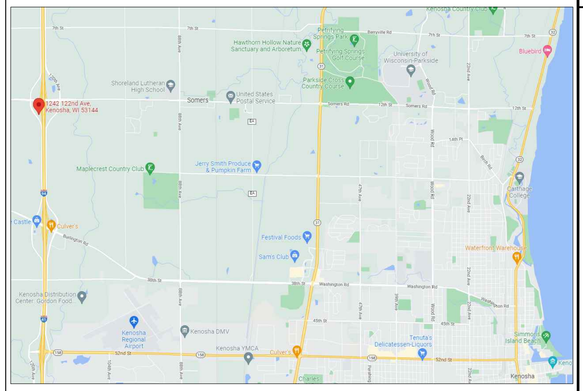
LANDSCAPE ARCHITECT
CHEN SITE DESIGN STUDIO LLC
195 N HARBOR DR.
CHICAGO, IL
(847) 363 - 0168

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



www.pinnacle-engr.com



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-2 GENERAL NOTES
C-3 EXISTING CONDITIONS & DEMO PLANS
C-4 SITE DIMENSIONAL & PAVING PLAN
C-5 GRADING & EROSION CONTROL PLAN
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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

HURON

G001

A1 — SURVEY - FOR REFERENCE

SCALE: 1" = 100'-0"

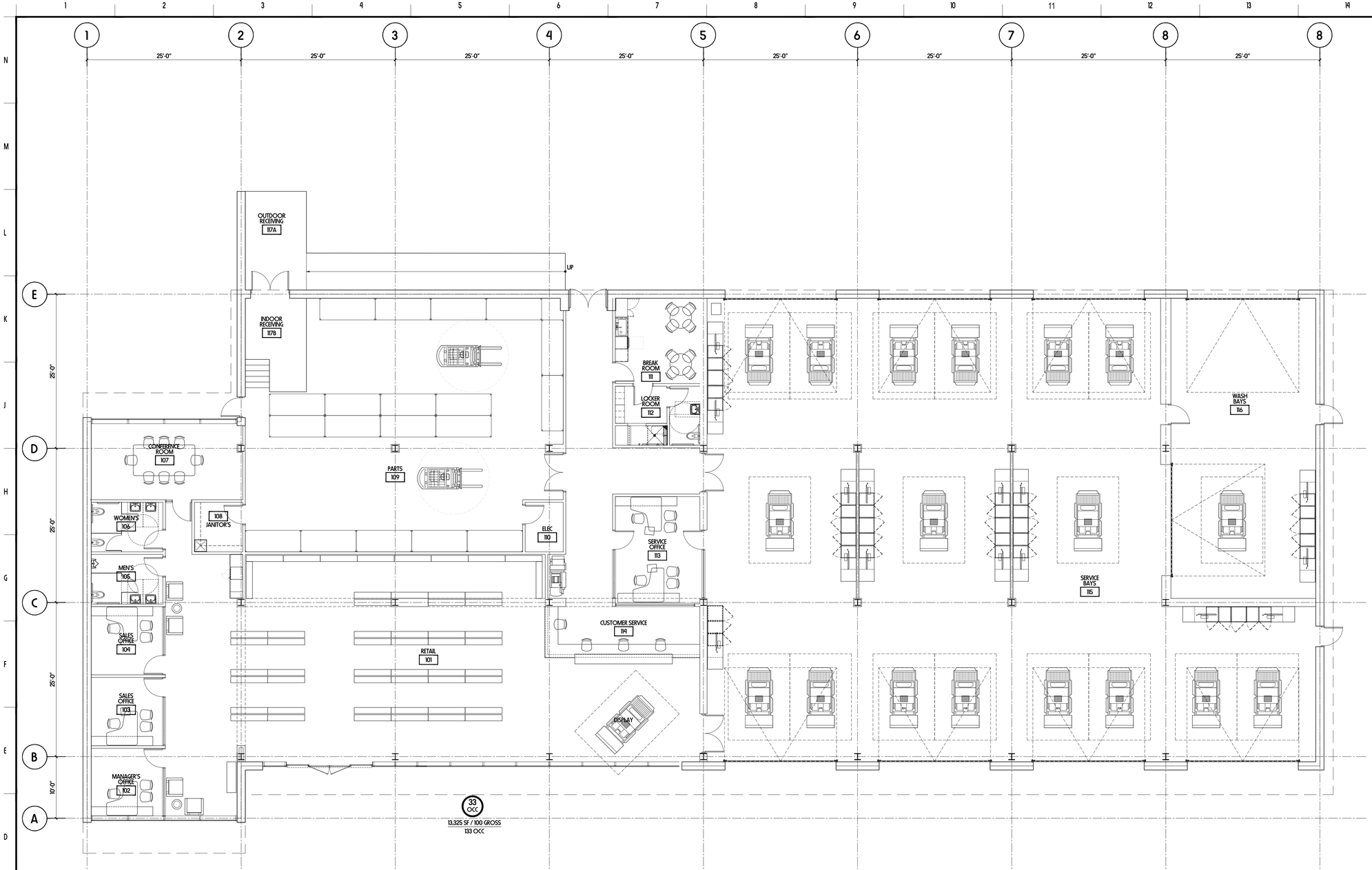
A6 — RESERVED

SCALE: TBD

A11 — DRAWING SHEET INDEX

N.T.S.

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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

rocco castellano design studio
WISCONSIN
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

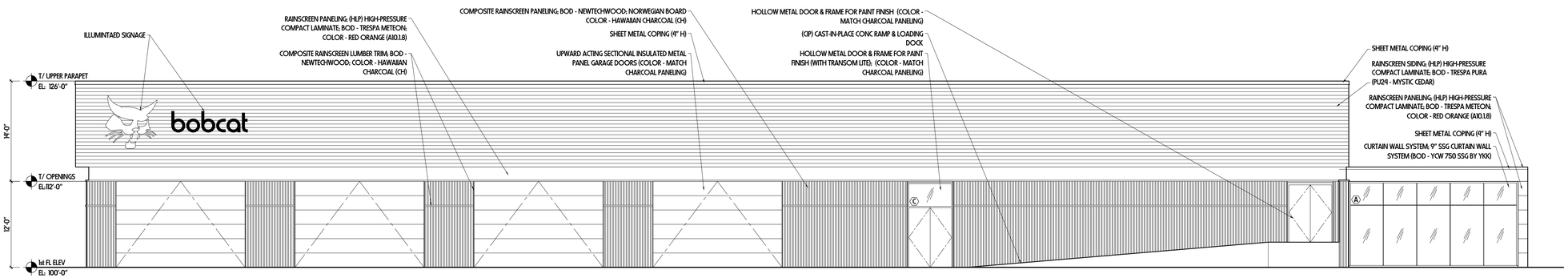
SOMER'S BOBCAT
1242 122nd AVENUE
SOMERS WI 53171

FLOOR PLAN
FIRST FLOOR

NORTH

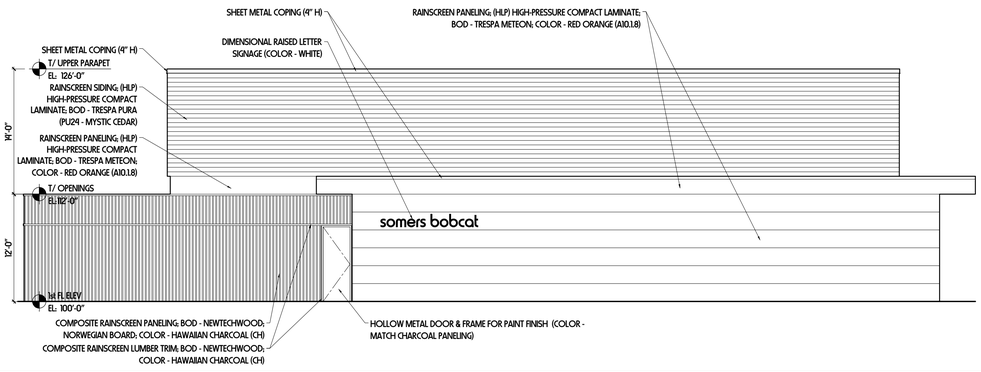
A101

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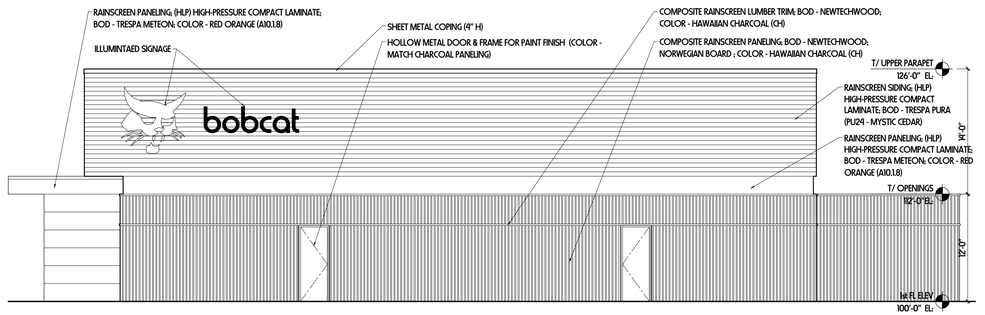
J1 — EXTERIOR ELEVATIONS - NORTH FACADE

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



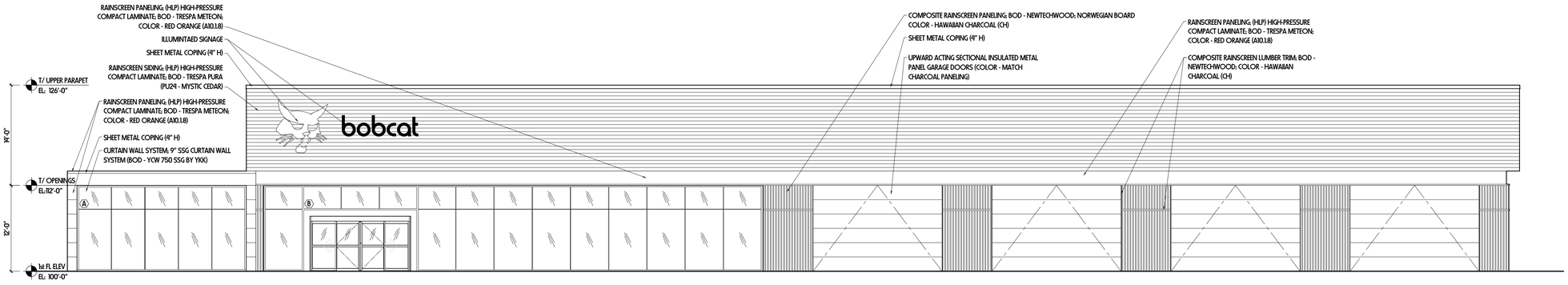
E1 — EXTERIOR ELEVATIONS - WEST FACADE

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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SOMERS WI 53171

EXTERIOR ELEVATIONS

NORTH

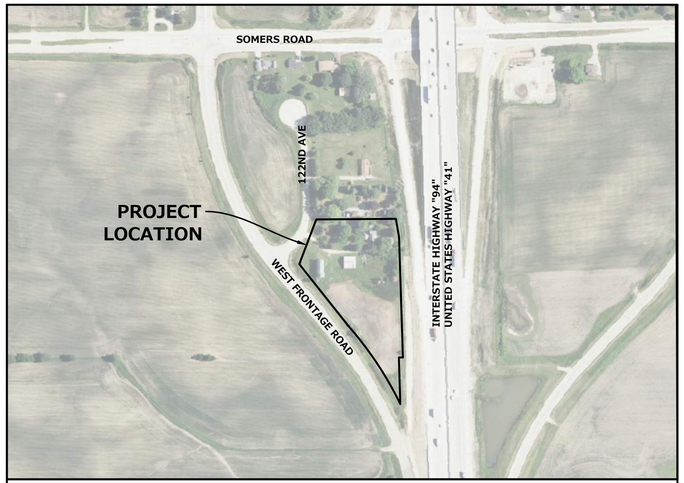
A201

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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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C-12	CONSTRUCTION DETAILS
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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:
JOHN KONOPACKI, P.L.S.
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-2	B-1 / B-2
TOPSOIL PROBE	P-1 / P-2	P-1 / P-2
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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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 MACIMUM 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.

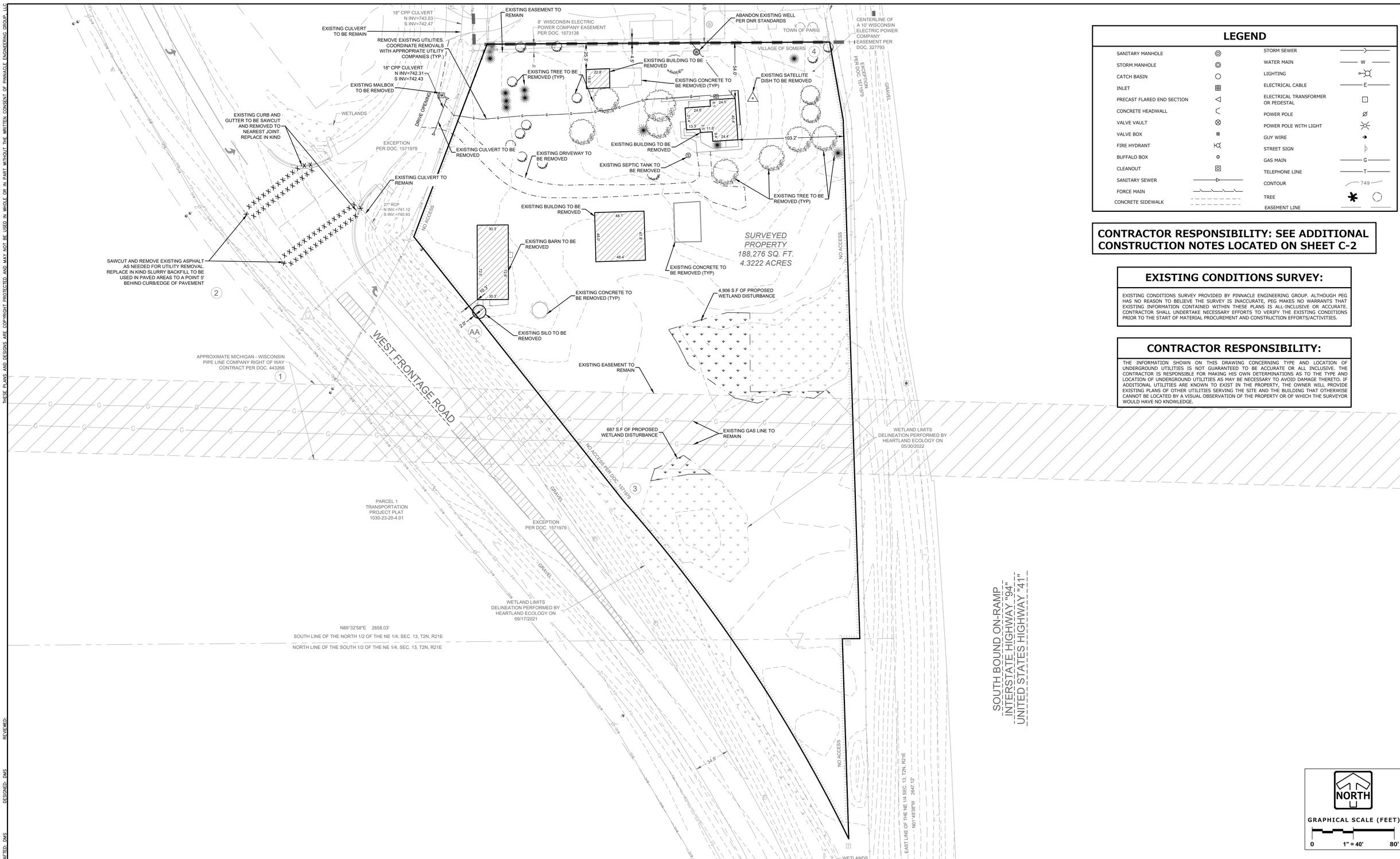
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GENERAL NOTES

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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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EXISTING CONDITIONS & DEMO PLAN

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BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

EXISTING CONDITIONS & DEMO PLAN

REVISIONS

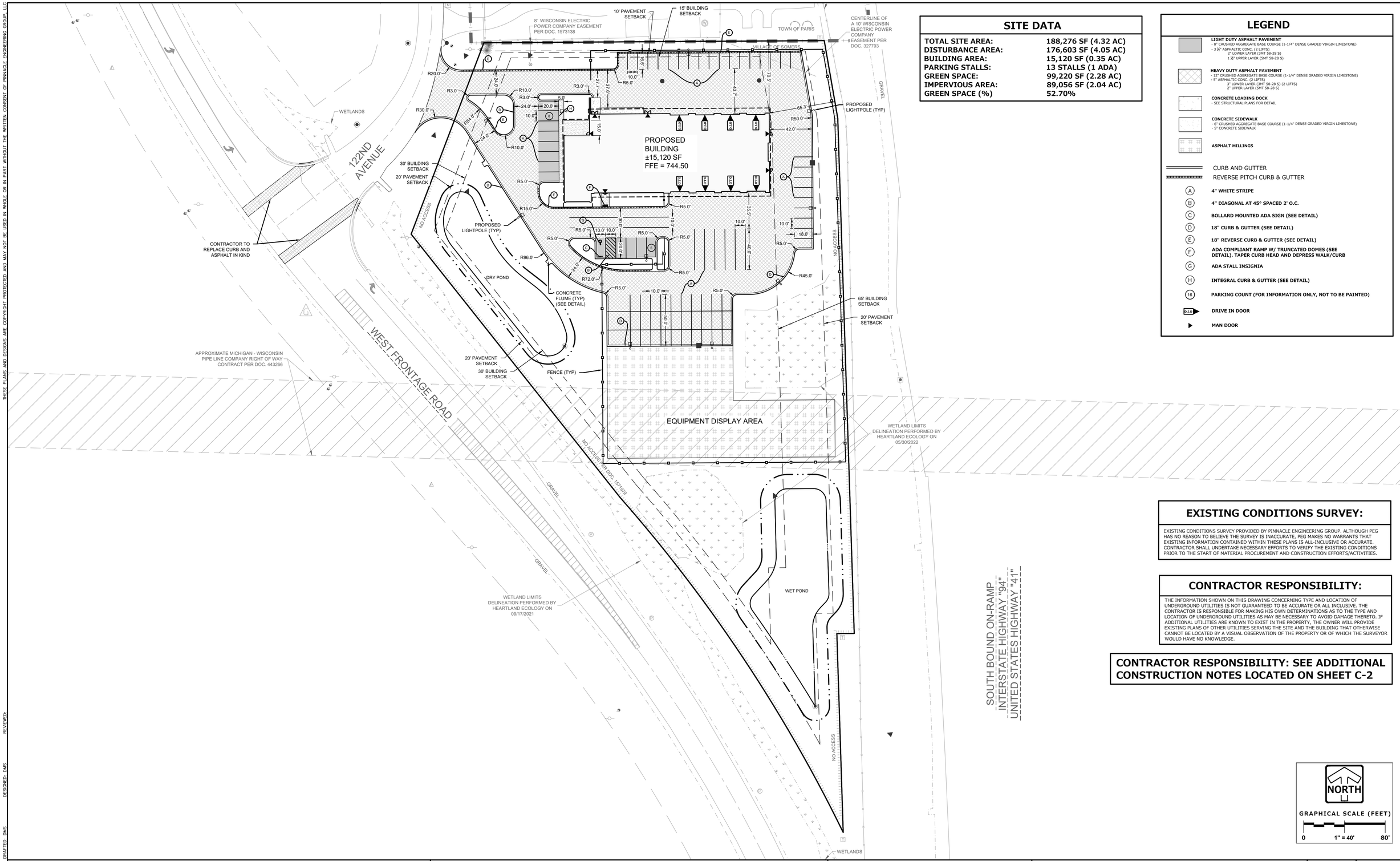
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SHEET
C-3
C-13

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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**
  - 12" 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

REVISIONS

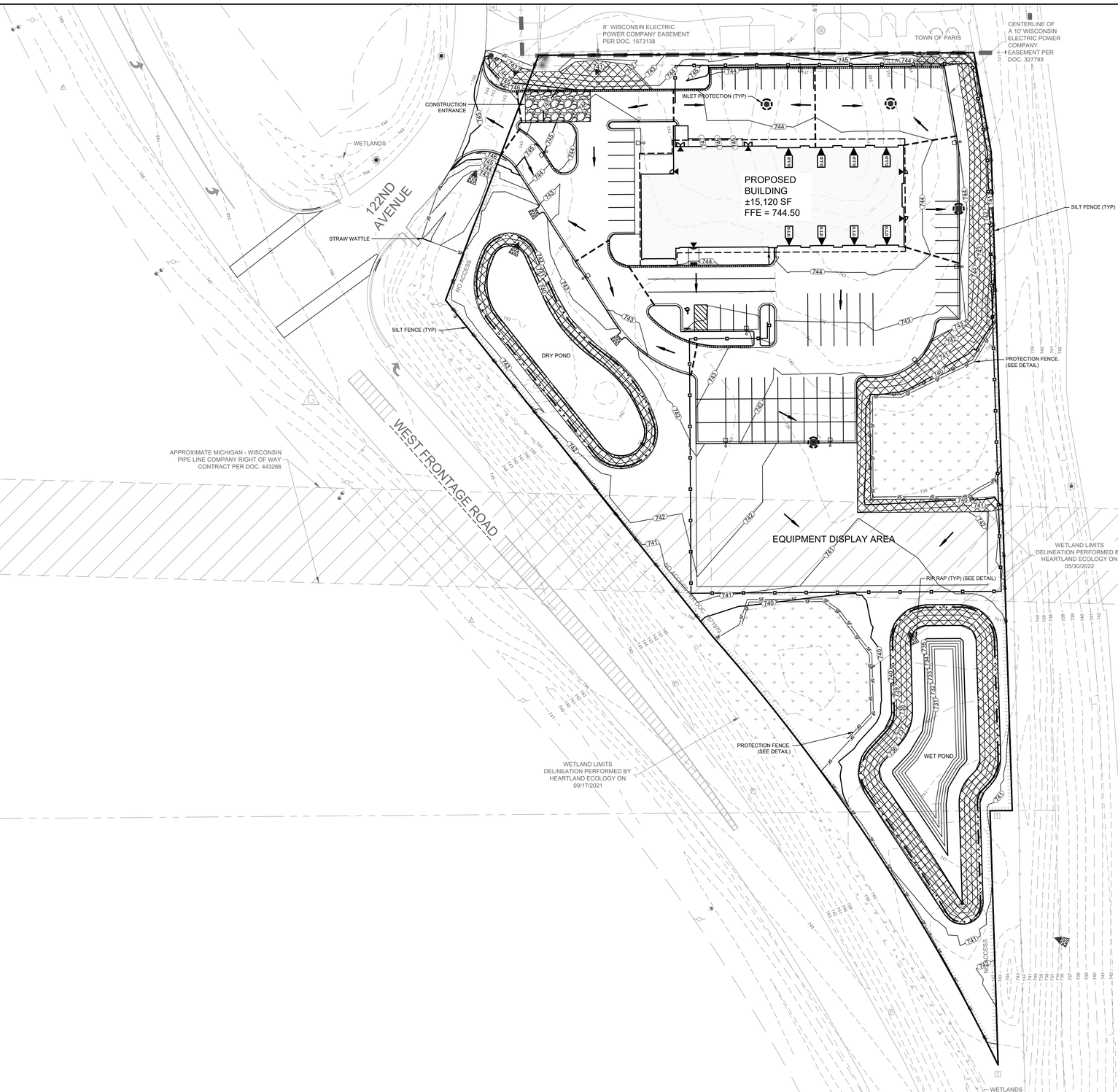
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SHEET
C-4
C-13

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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

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- 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

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

WEST FRONTAGE ROAD

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"

WETLANDS

NORTH

GRAPHICAL SCALE (FEET)

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SPOT GRADE PLAN

REVISIONS

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

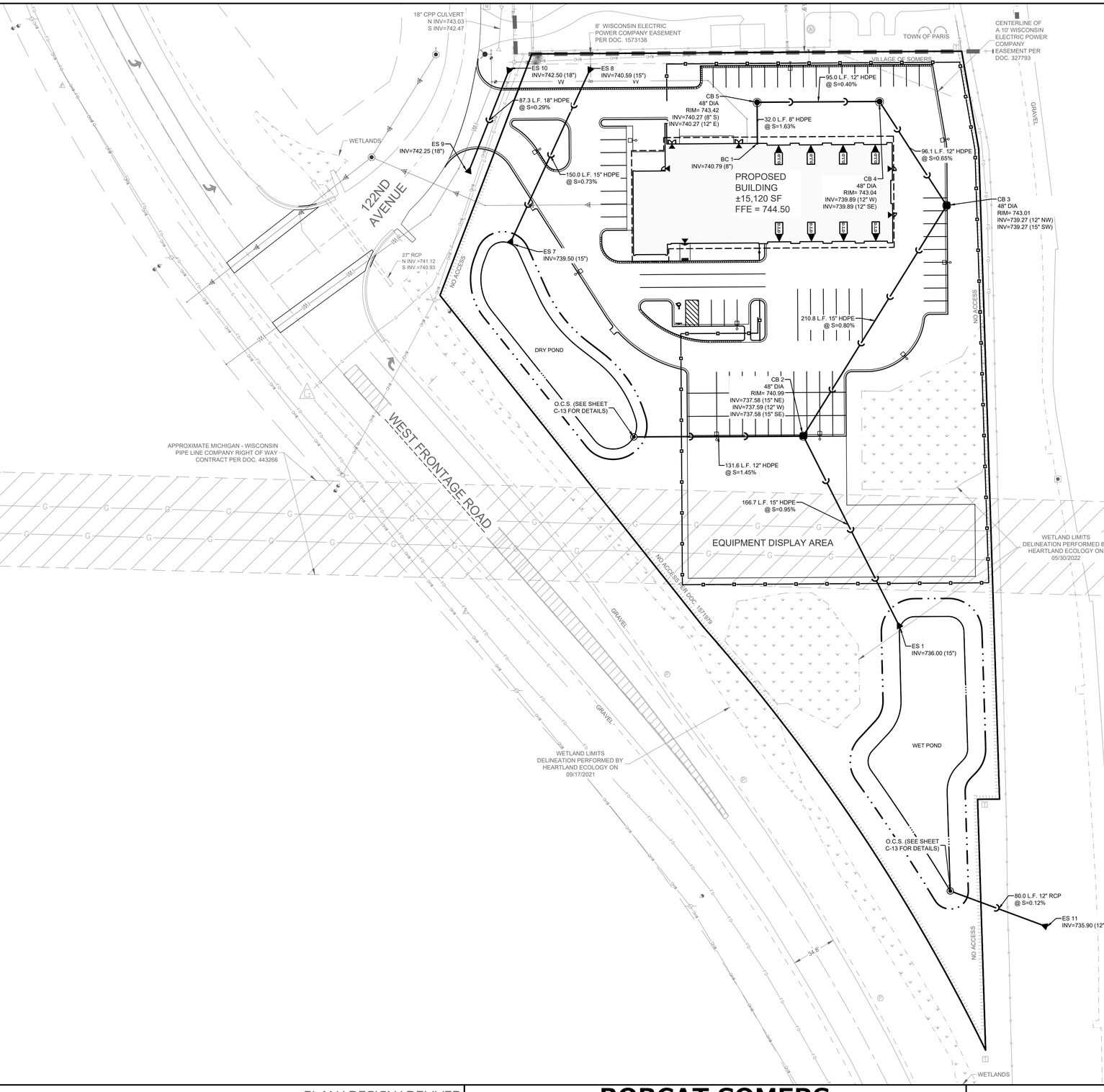
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SPOT GRADE PLAN

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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

REVISIONS

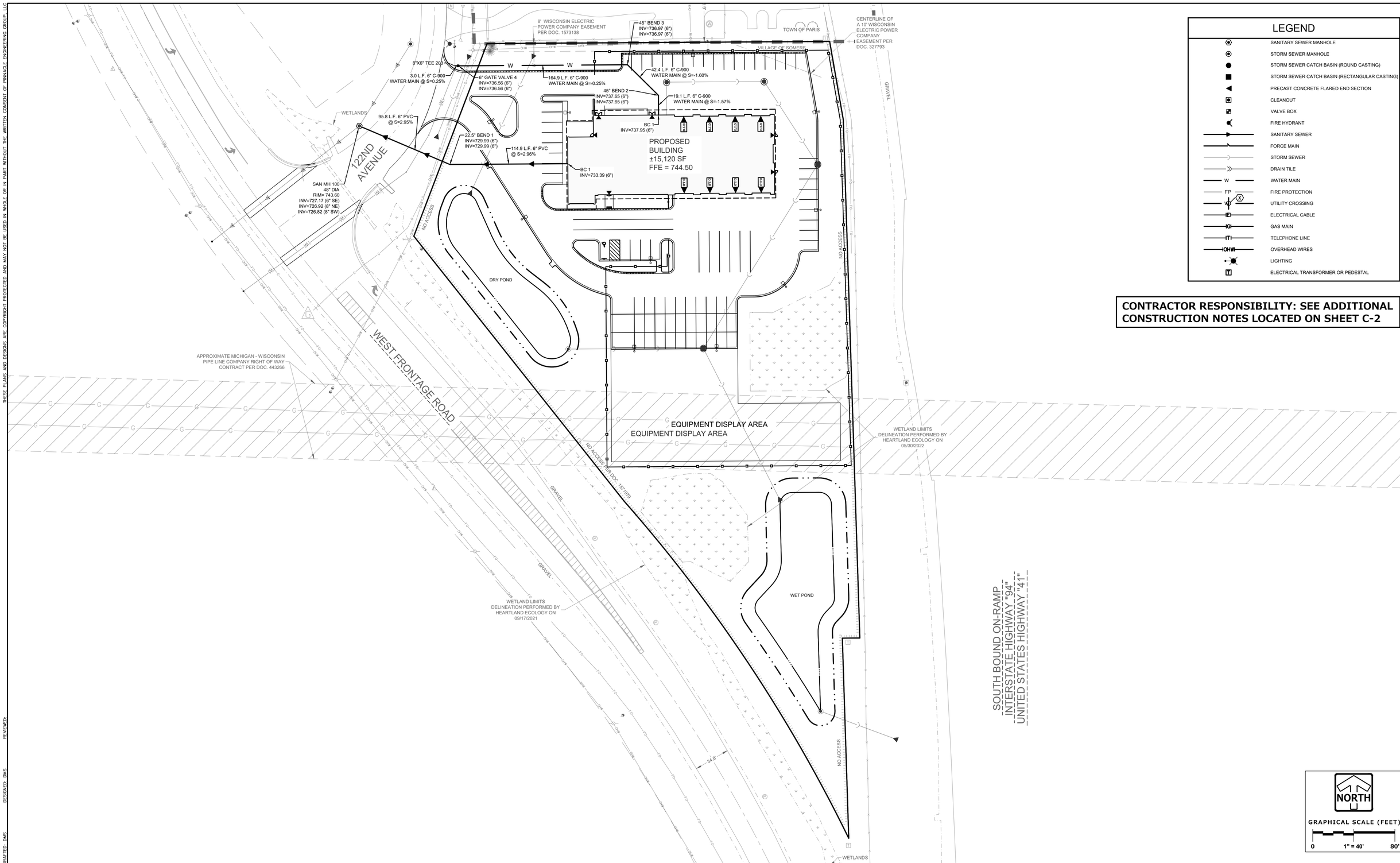
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PEG PM MTS
START DATE 07-18-22
SCALE 1"=40'

SHEET
C-7
C-13

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LEGEND

- SANITARY SEWER MANHOLE
- 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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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SANITARY & WATERMAIN PLAN

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(262) 754-8888
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BOBCAT SOMERS

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SANITARY & WATERMAIN PLAN

REVISIONS

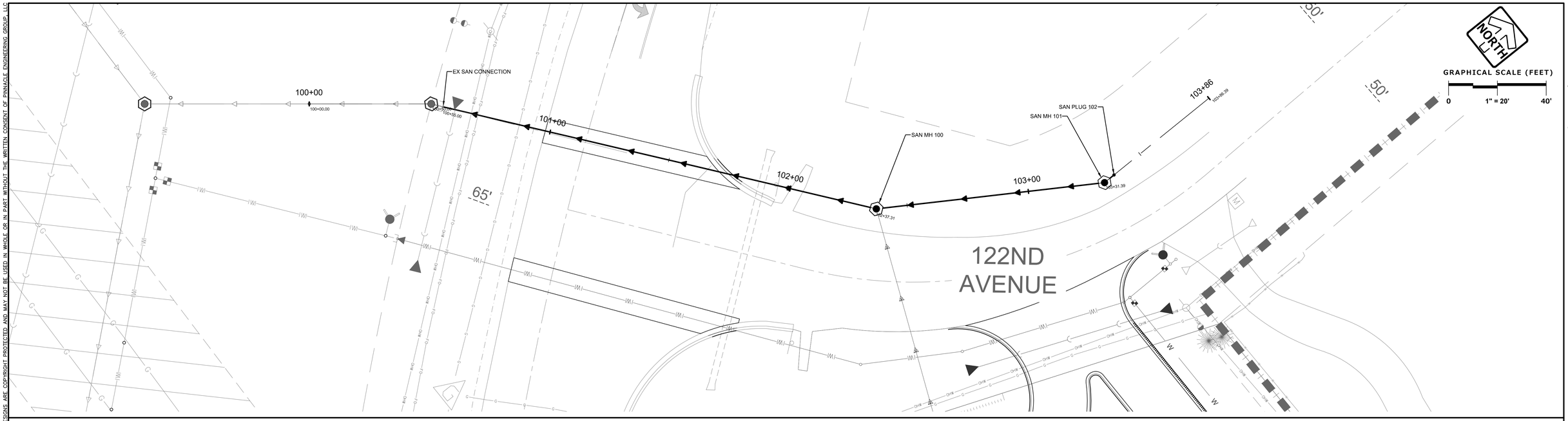
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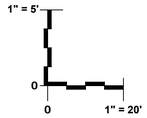
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C-8
C-13

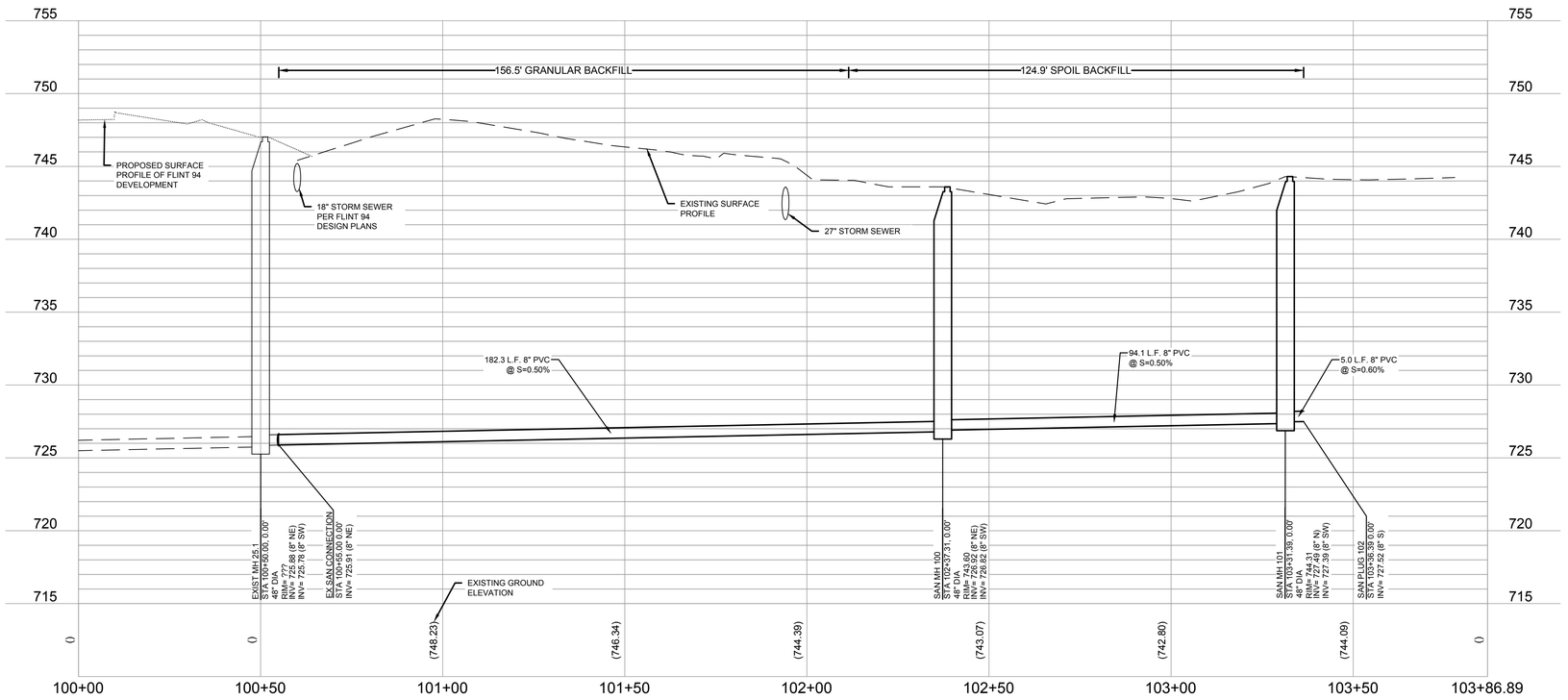
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SCALE	1" = 20'

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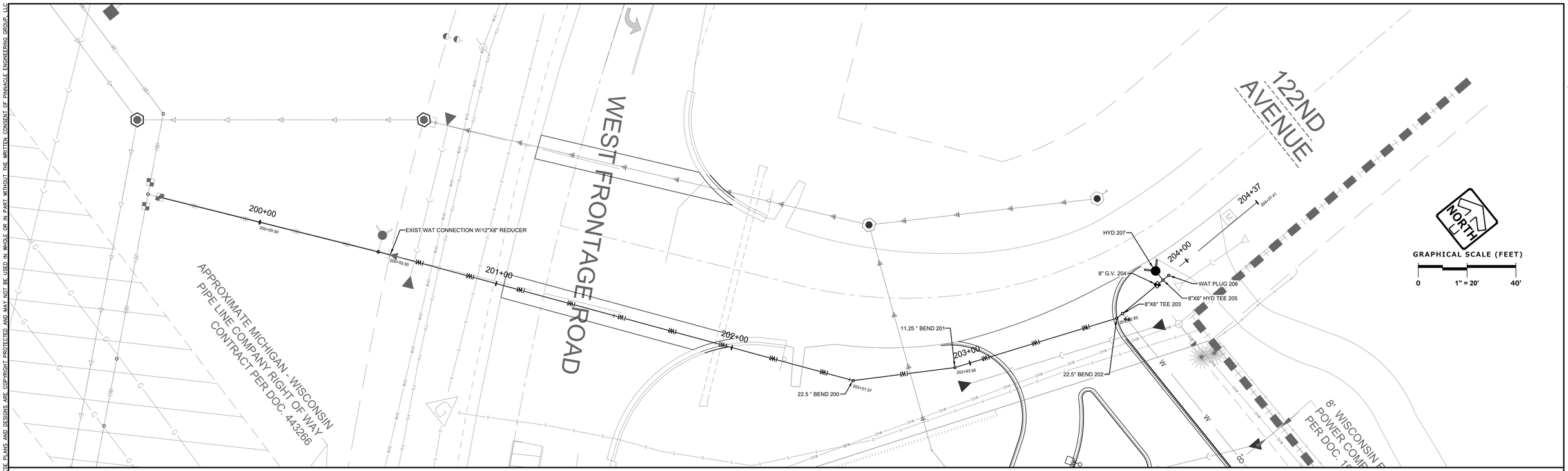
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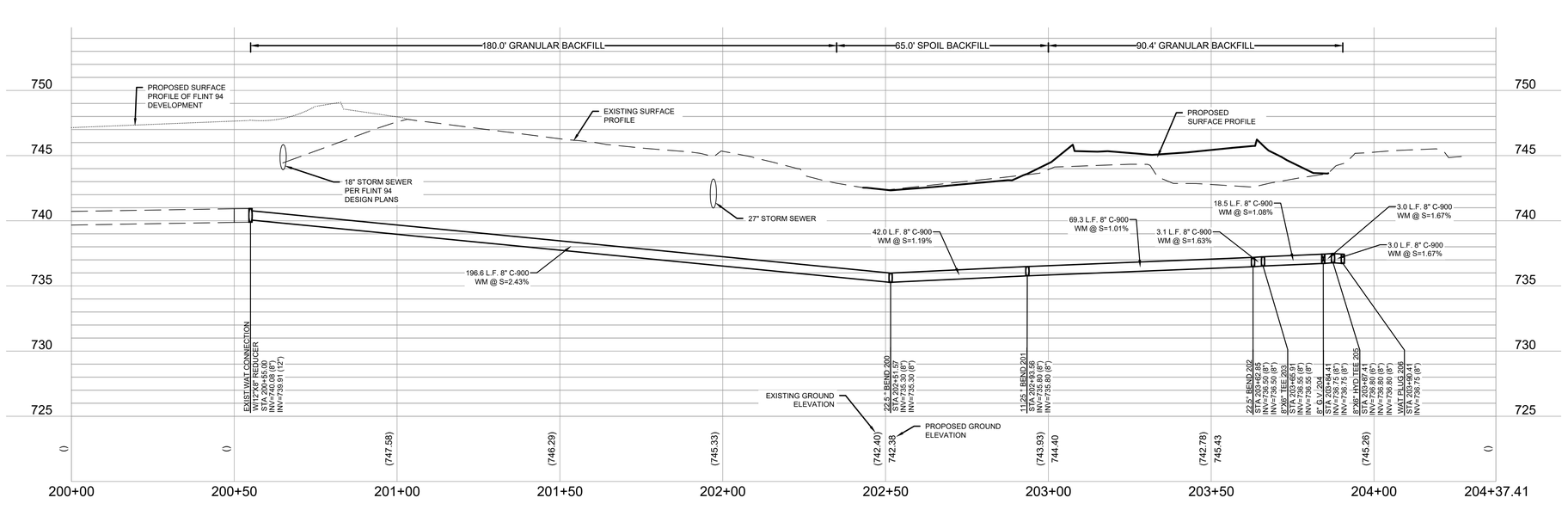
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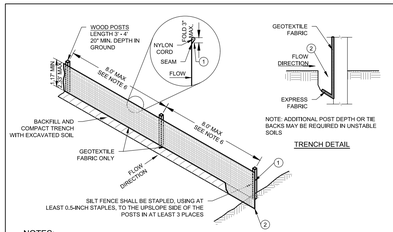
PUBLIC WATERMAIN PLAN & PROFILE

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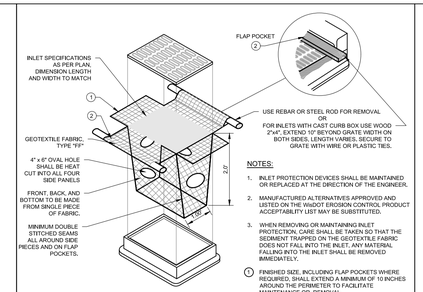
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NOTES:

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:

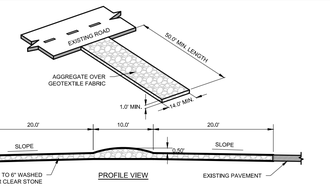
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE 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.

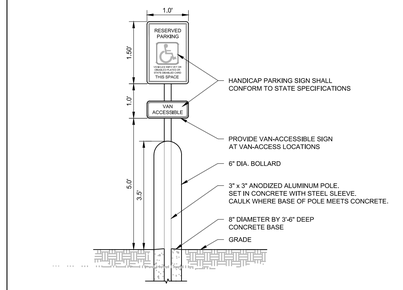
TYPE D INLET PROTECTION



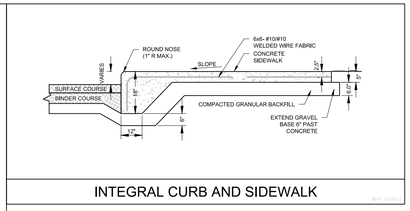
NOTES:

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.

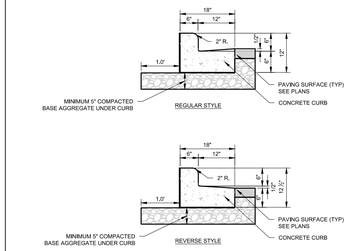
CONSTRUCTION ENTRANCE



ADA SIGN



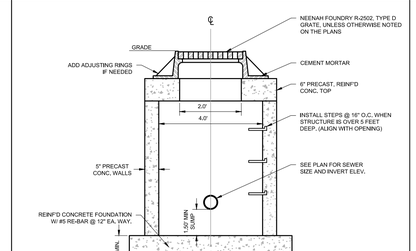
INTEGRAL CURB AND SIDEWALK



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.

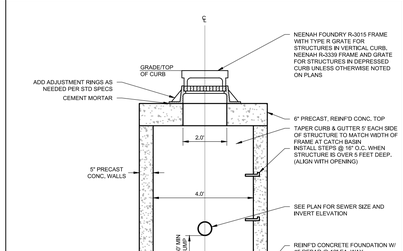
18" VERTICAL FACE CURB



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.

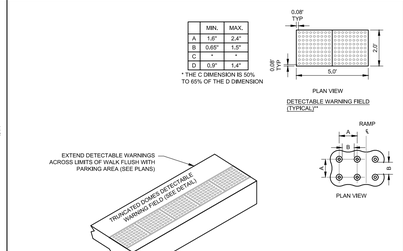
CATCH BASIN



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. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

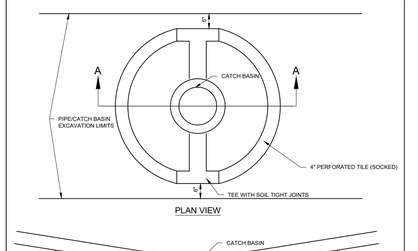
CATCH BASIN - CURB



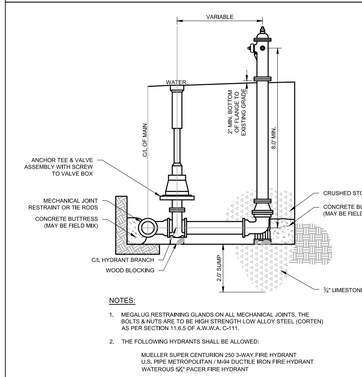
NOTES:

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



CATCH BASIN - UNDERDRAIN

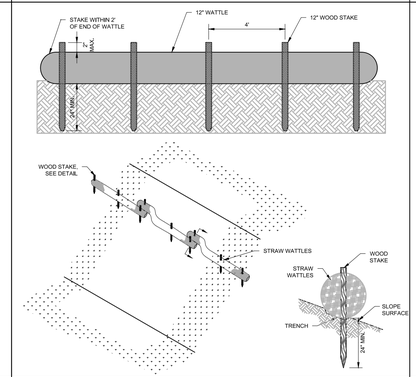


NOTES:

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:

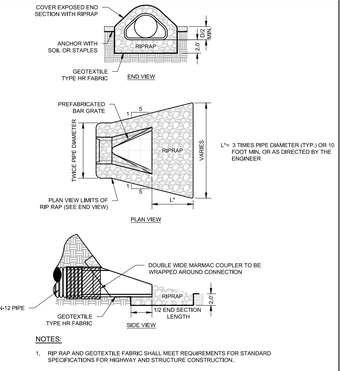
   MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
   U.S. PIPE METROPOLITAN / M-64 DUCTILE IRON FIRE HYDRANT
   WATEROUS 50" PACER FIRE HYDRANT

FIRE HYDRANT



STRAW WATTLE

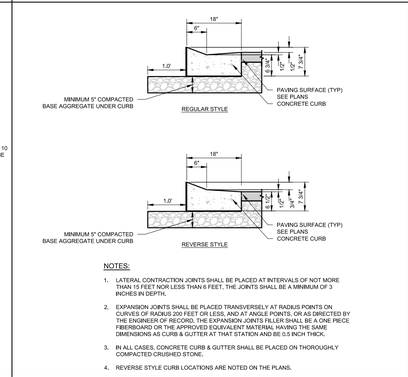
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NOTES:

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

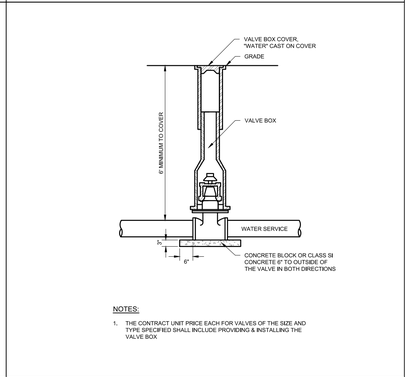
END SECTIONS



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" DEPRESSED CURB



NOTES:

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

SERVICE VALVE

REVIEWED:

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CONSTRUCTION DETAILS

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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	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
	STABILIZATION UTILIZATION PERIODS											
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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REVIEWED:

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CHICAGO I MILWAUKEE - NATIONWIDE

BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

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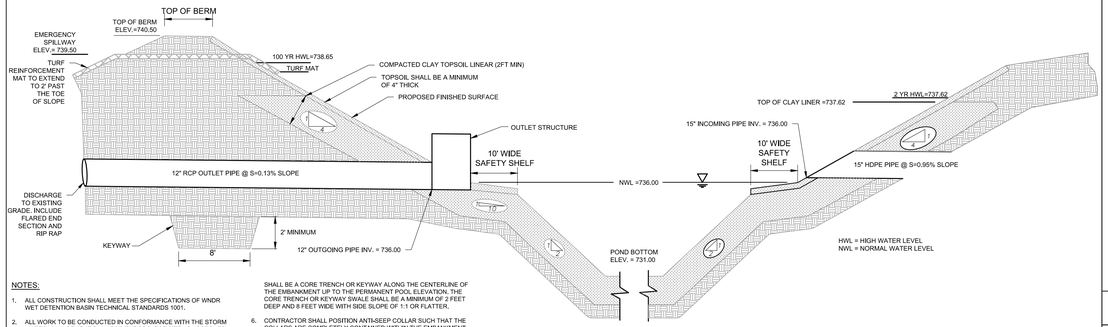
REVISIONS

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

SHEET
C-12
C-13

Z:\PROJECTS\2021\2402.00A-WI\CAD\SHEETS\C-11 CONSTRUCTION DETAILS.DWG

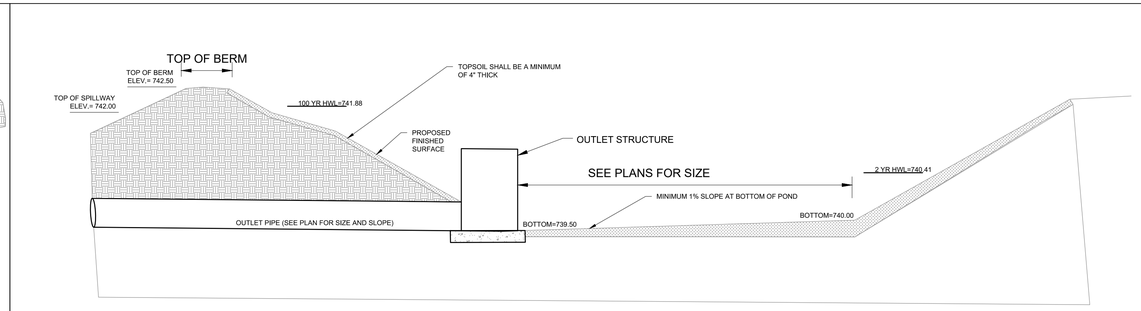
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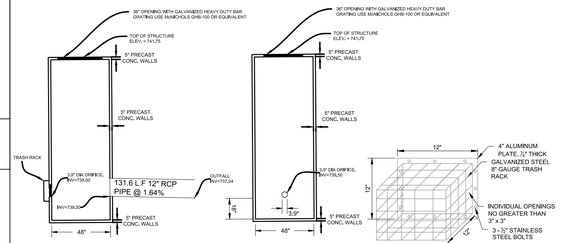
NOTES:

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



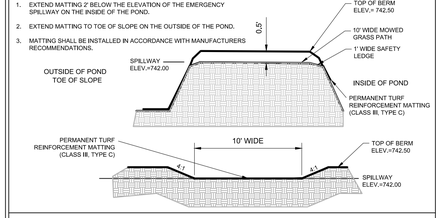
DRY POND CROSS SECTION



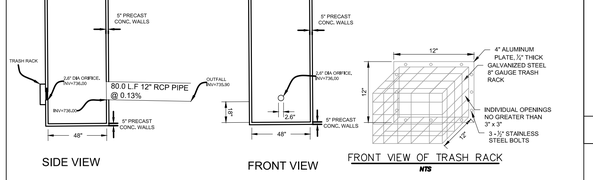
DRY POND OUTLET CONTROL STRUCTURE DETAIL

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.



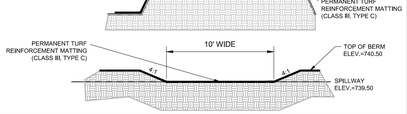
DRY POND EMERGENCY SPILLWAY



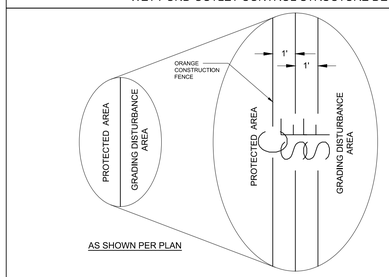
WET POND OUTLET CONTROL STRUCTURE DETAIL

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.



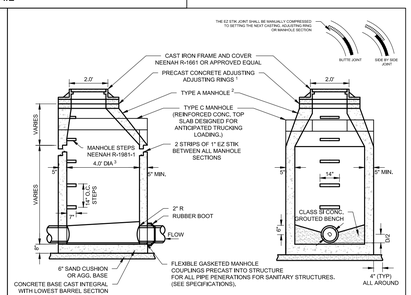
WET POND EMERGENCY SPILLWAY



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

BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

CONSTRUCTION DETAILS

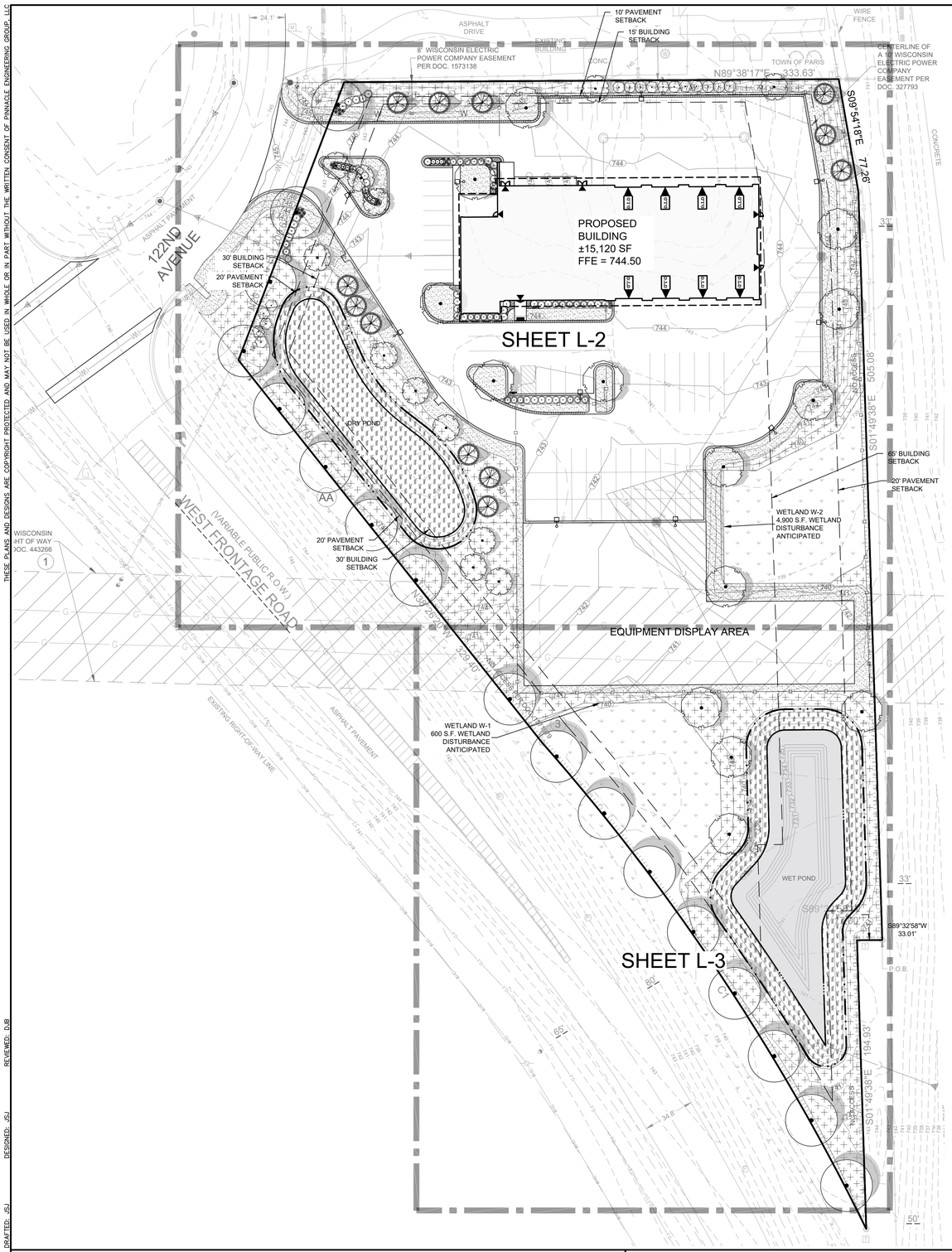
REVISIONS

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

SHEET
C-13
C-13

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Z:\PROJECTS\2021\2402.00A-WI\CAD\SHEETS\C-11 CONSTRUCTION DETAILS.DWG



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

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

FOR REVIEW ONLY

www.pinnacle-engr.com

LANDSCAPE OVERVIEW

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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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

N89°38'17"E 33.33'

VILLAGE OF SOMERS

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

S01°49'38"E 505.08'

DRY POND

AA

65' BUILDING SETBACK

20' PAVEMENT SETBACK

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

EXISTING WETLAND, TYP.

(VARIABLE PUBLIC R.O.W.)

WEST FRONTAGE ROAD

N39°26'00"W 1204.41'

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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DRAFTED: JSJ

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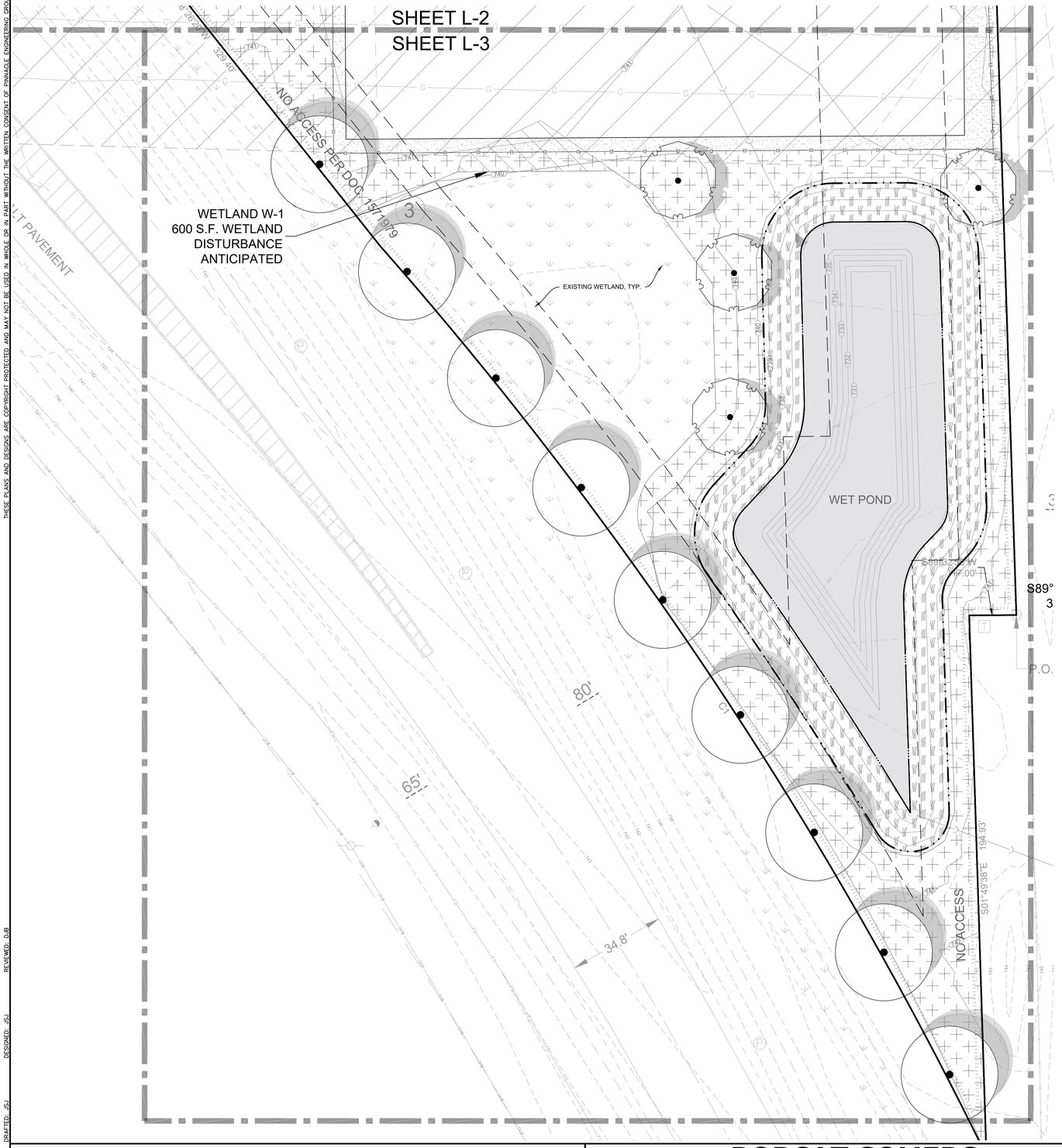
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SHEET
L-2
L-4

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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	
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	Syringa reticulata `Ivory Silk`	Ivory Silk Tree Lilac
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SHRUBS	BOTANICAL NAME	COMMON NAME
	LARGE EVERGREEN SHRUB	
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	LARGE DECIDUOUS SHRUB	
	Cephalanthus occidentalis `Ping Pong`	Ping Pong Buttonbush
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	MEDIUM EVERGREEN SHRUB	
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	SMALL DECIDUOUS SHRUB	
	Diervilla lonicera `Kodiak Orange`	Kodiak Orange Diervilla
	Hydrangea paniculata `Bobo`	Bobo Hydrangea
	Itea virginica `Little Henry`	Little Henry Sweetspire
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	TALL ORNAMENTAL GRASS	
	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
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SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	PERENNIALS	VARIETY
GROUND COVERS	BOTANICAL NAME	COMMON NAME
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	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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REVIEWED: DJB
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SHEET L-3 L-4

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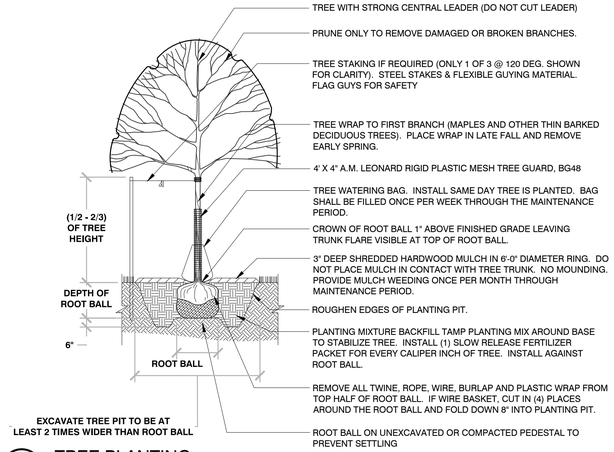
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GENERAL PLANTING NOTES

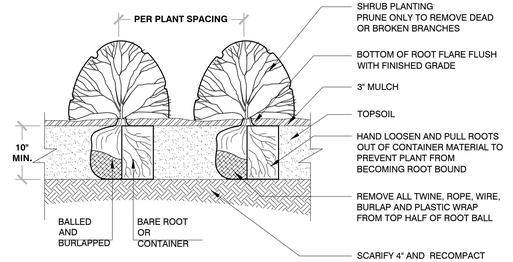
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE 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 $\frac{2}{3}$ 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.

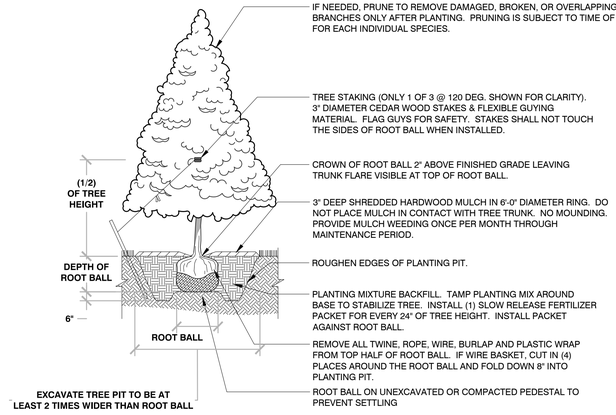


1 TREE PLANTING
1/4" = 1'-0" 329343-01



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

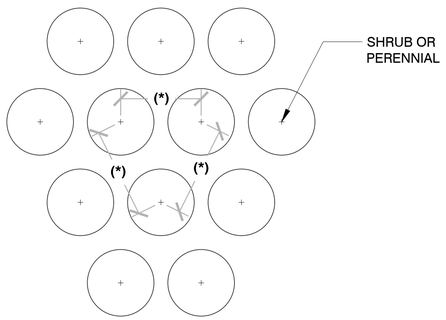
BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY 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

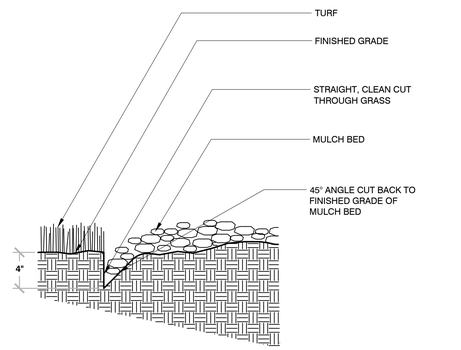


4 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = 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

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

BOBCAT SOMERS

122ND AVE & WEST FRONTAGE ROAD

LANDSCAPE NOTES & DETAILS

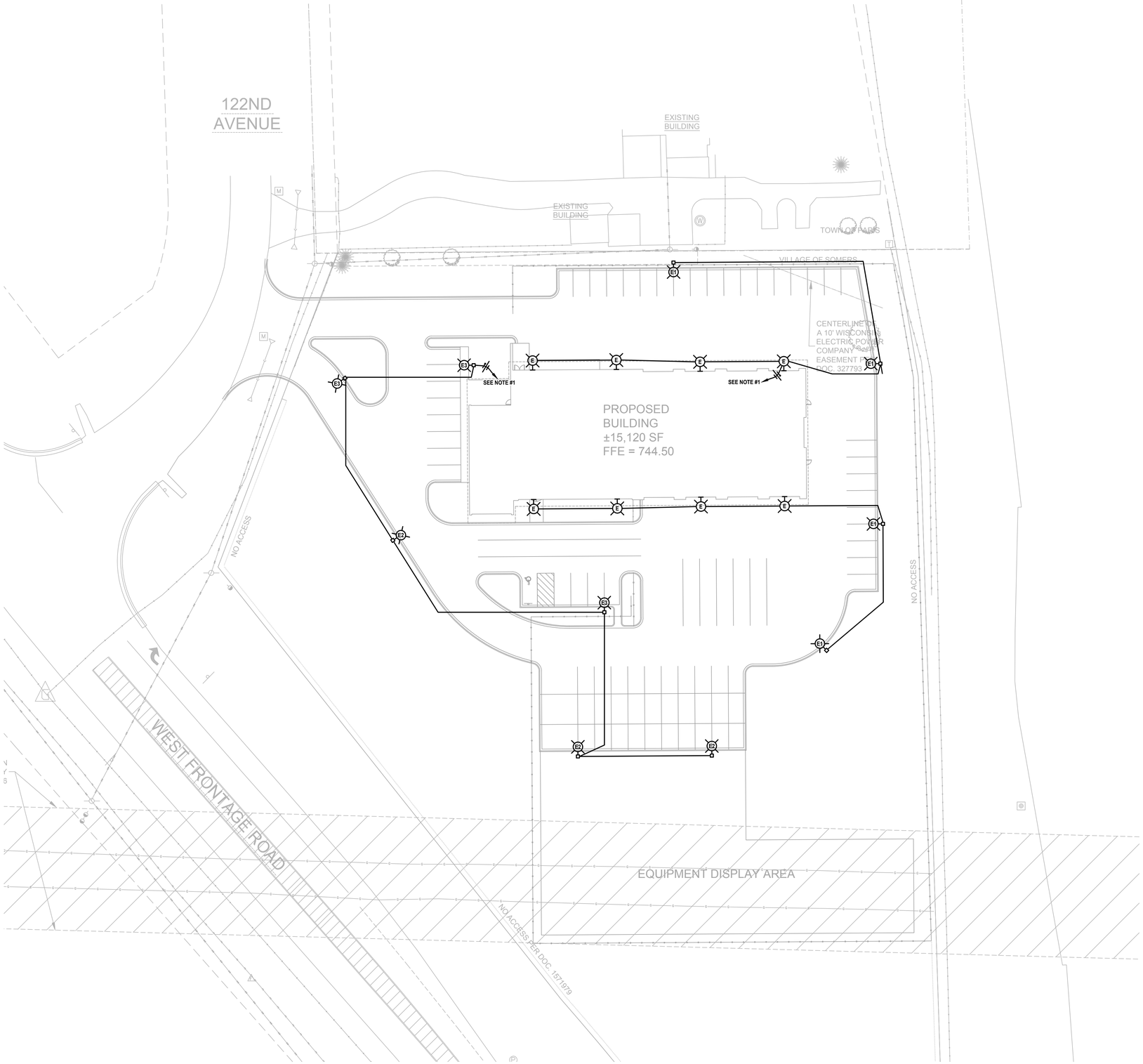
REVISIONS

PEG JOB No. 2402.00A
PEG PM MTS
START DATE 07-18-22
SCALE VARIES

SHEET L-4
L-4

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

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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

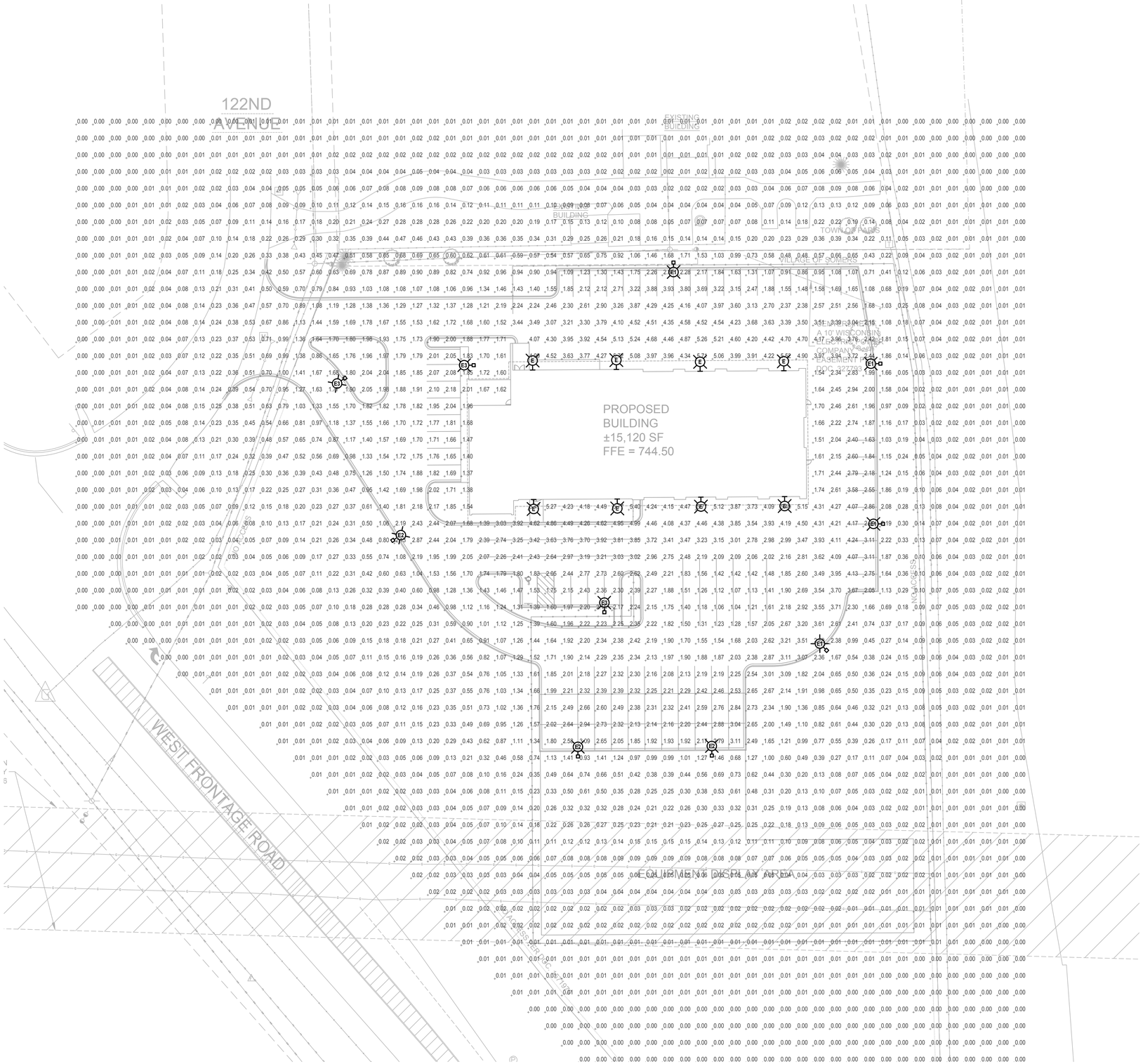
Power • Lighting • Systems • Controls
Corporation Registration #33120-6-1K10672
Kornacki and Associates, Inc.
Consulting Electrical Engineers
2845 South Moorland Road New Berlin, Wisconsin 53151 (262) 784-3323 Fax 784-5014

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

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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

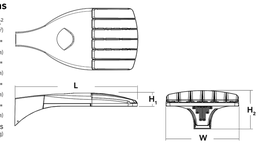
Buy American

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$_1$: 3" (7.62 cm)
Height$_2$: 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

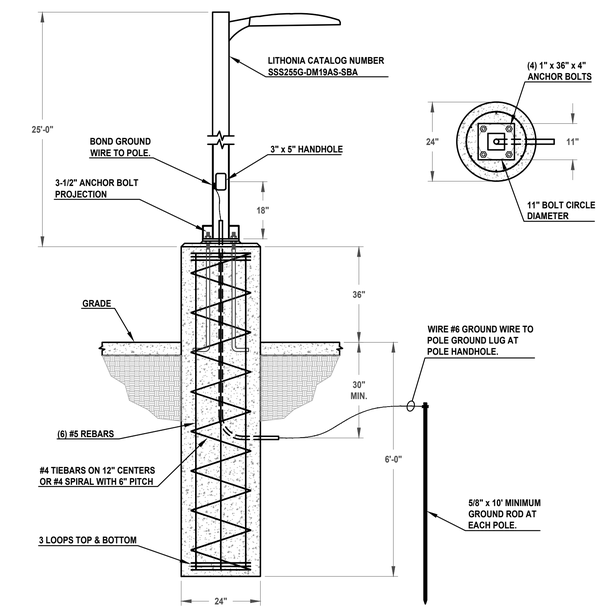
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[2] P12[2] P11[2] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium 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	

LITHONIA LIGHTING.
COMMERCIAL OUTDOOR

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DSX0-LED
Rev. 07/19/21
Page 1 of 8



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

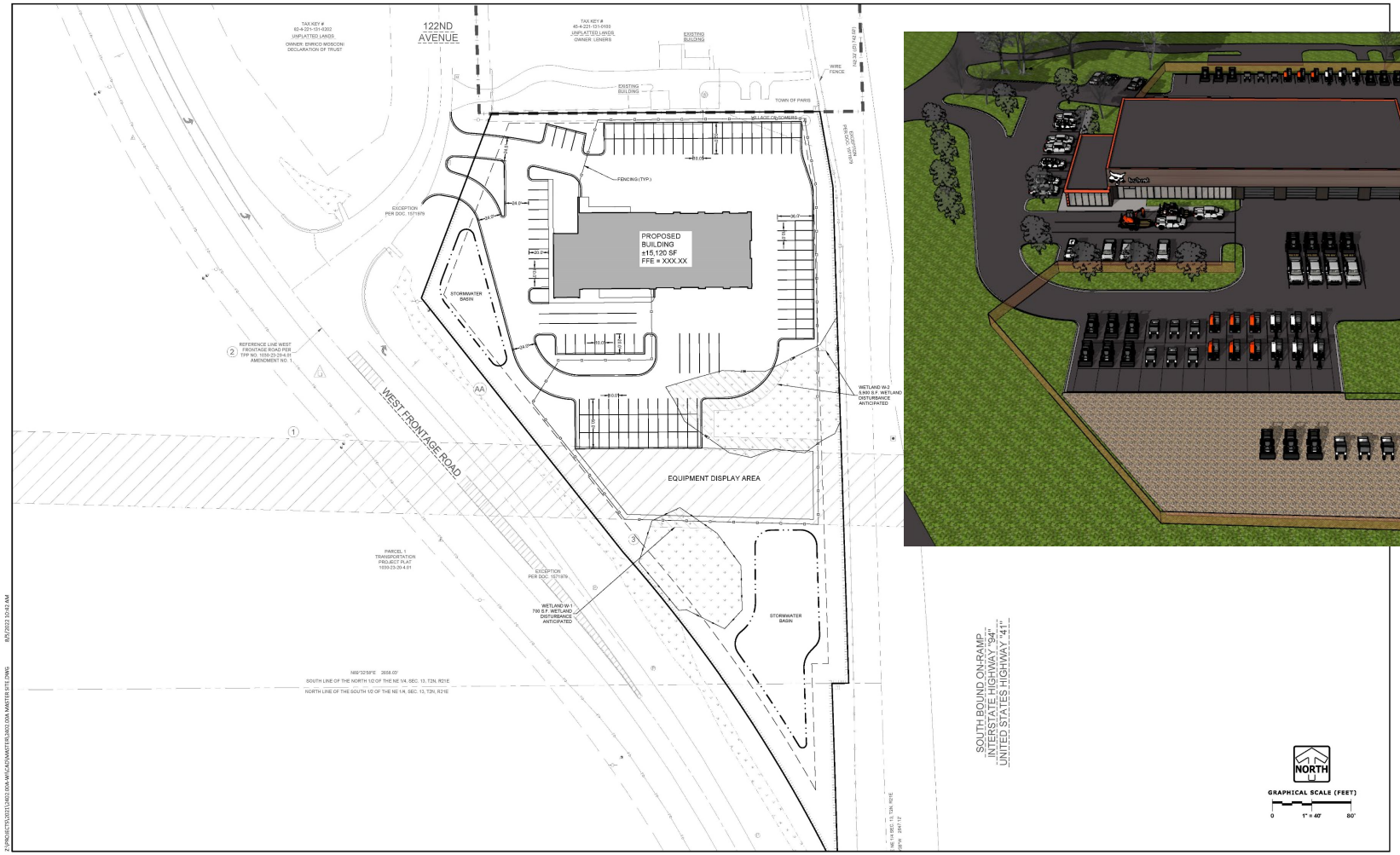
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PROJECT NO. 22110
PROJECT MANAGER D.B.K.
DRAWN BY S.M.B.
CHECKED BY D.B.K.
APPROVED BY D.B.K.

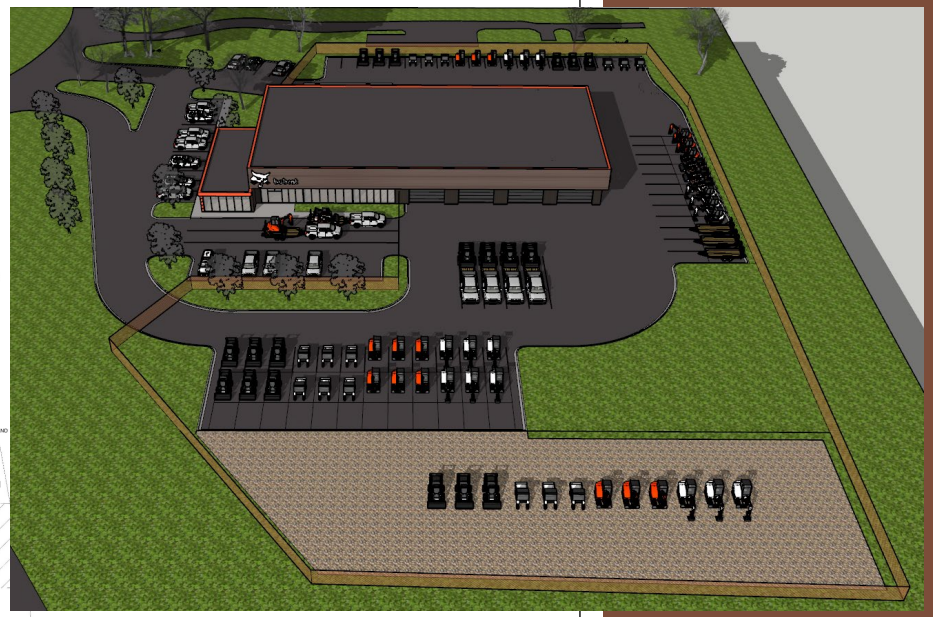
SHEET NO.
E200

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

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PLAN | DESIGN | DELIVER

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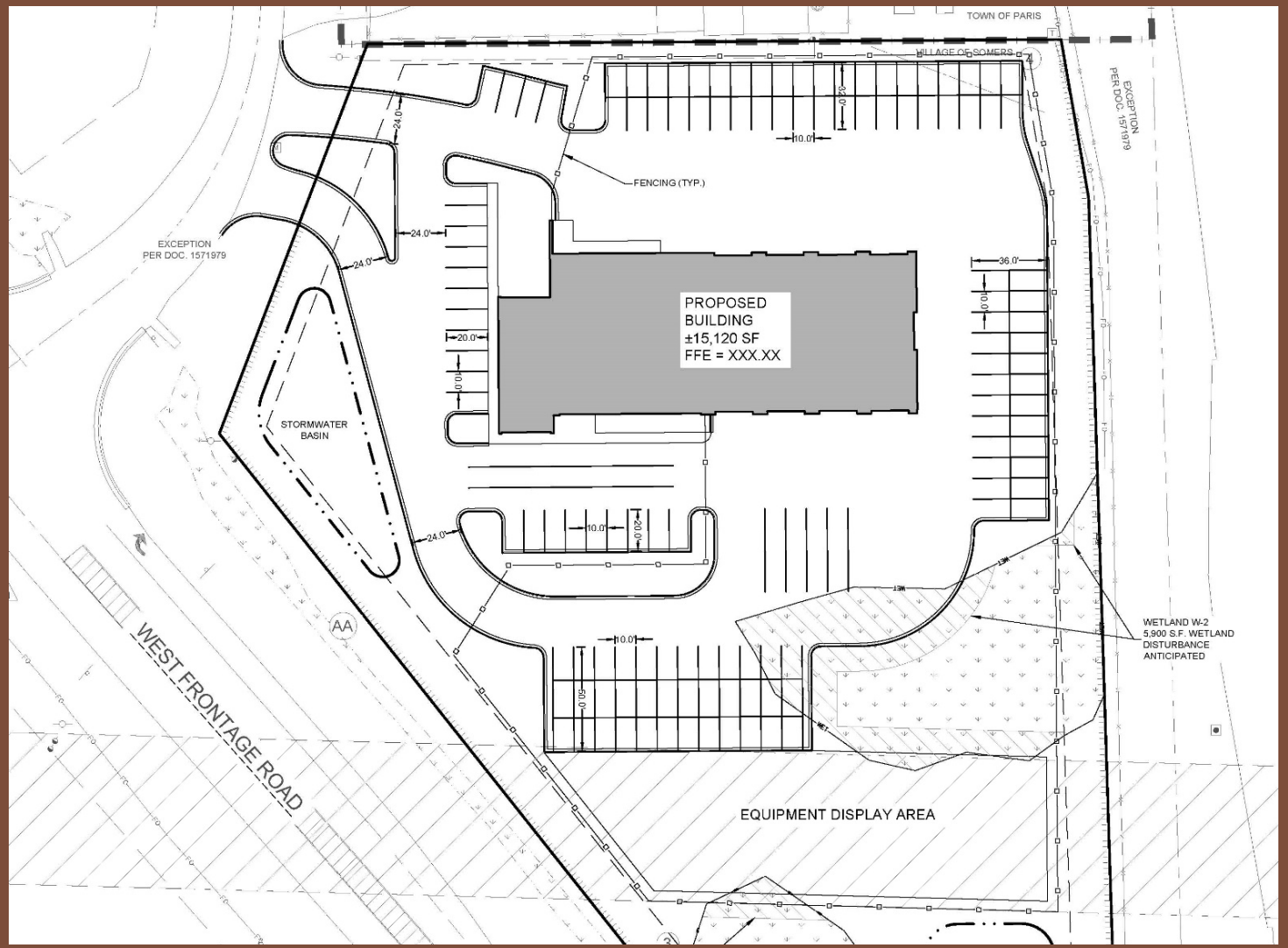
SOMERS BOBCAT

CONCEPT DESIGN REVIEW - 8 / 8 / 22

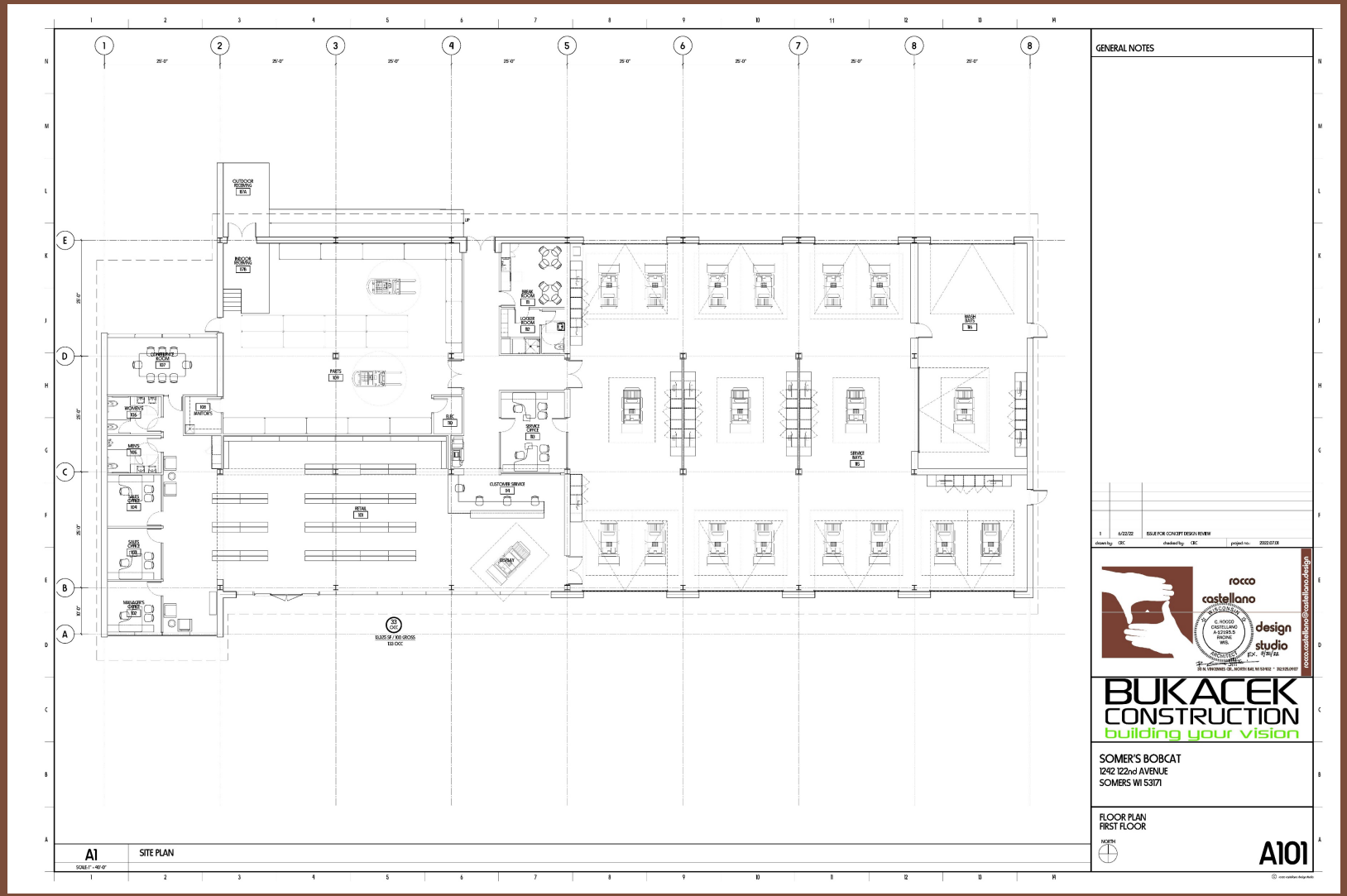
BUKACEK CONSTRUCTION building your vision

rocco castellano design studio

SITE DEVELOPMENT



FLOOR PLAN


GENERAL NOTES
A1
SITE PLAN
rocco castellano design studio
BUKACEK CONSTRUCTION
building your vision
SOMER'S BOBCAT
1242 122nd AVENUE
SOMERS WI 53171
FLOOR PLAN
FIRST FLOOR
A101

MODEL IMAGES





MODEL IMAGES



CONDITIONAL USE PERMIT

Effective Date: November _____, 2022

The Village Board of the Village of Somers, Kenosha County, Wisconsin, hereby grants to the owners of the below referenced parcel, described with more particularity on the legal description attached hereto and incorporated herein by reference, the right for the owners, their lessees, agents or representatives, for all allowed uses in the B-3 "Highway Business District" subject to the following conditions:

Davison Law Office, Ltd.
1207 55th Street
Kenosha, WI 53140

82-4-221-131-0201

1. This Conditional Use Permit is subject to the application of Enrico Mosconi Declaration of Trust, owner, for such purpose on file in the office of Planning and Development for the Village of Somers dated the 26th day of September, 2022.

2. The applicant shall comply with all requirements detailed in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinances, regarding the standards contained in Sections ZN 5.03(8)(b)107 and ZN 5.03(8)(b)13, Automotive Sales, Service and Repairs in the B-2 and B-3 Districts.

    a) All servicing and repair work shall be within an enclosed structure. Repair materials, accessories for new or used equipment and new, used or junk parts shall not be stored outside. 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.

    b) A detailed site and security plan shall be required indicating the location of storage areas, the type of material to be stored and a list of all hazardous materials stored on the property along with precautions necessitated by the storage of such hazardous materials.

    c) Lights shall not be beamed directly onto adjoining property. Any future outdoor lighting for the property shall consist of full cut-off luminaries and shall be approved by the Village Administrator prior to installation and shall be in compliance with Section ZN 3.18 of the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinances.

3. No recreational vehicles, motorhomes, boats or storage containers shall be stored outside on the premises.

draft

4. No vehicles be parked within the vision triangle, as designated by the site plan.

5. Subject to outdoor display of sale vehicles/equipment being located as indicated on the submitted site plan. No vehicles/equipment for sale shall be parked/displayed in any road right-of-way.

6. No salvaged materials, used materials, refuse or junk shall be stored on the property.

7. Gasoline, other petro hydrocarbons, or any hazardous materials shall be stored in approved containers, inspected and approved by the Somers Fire Department and a list of such materials shall be submitted to the Kenosha County Division of Emergency Management.

8. Shall maintain a drive/access lane from 122nd Avenue through the site to allow for full emergency vehicle access.

9. All vehicles stored at the site shall be licensed and roadworthy at all times unless such vehicles are stored inside a building.

10. No cars shall be parked within the vision triangle.

11. No exterior signage shall be installed without first obtaining all necessary review and permits from the Village of Somers.

12. A Certificate of Compliance shall be issued by the Kenosha County Department of Planning & Development prior to commencing business on the site.

13. Subject to the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Site Plan Review.

14. Subject to the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance General Land Use Regulations, Traffic, Parking and Access. Subject to providing at least _____ (_____) parking spaces for customer and employee use.

15. That this Conditional Use Permit shall be subject to any dumpster locations being appropriately fenced and/or screened from view from the street right-of-ways and adjacent residential uses in accordance with the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Development Agreement.

16. A zoning permit shall be applied for and issued by the Department of Planning and Development prior to commencing construction of any structures which shall include buildings, fences, decks, signage or any other improvements.

draft

17. This Conditional Use Permit shall be subject to compliance with Chapter 18 of the Village Somers Building Code.

18. Pursuant to the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance, this Conditional Use Permit shall not be valid unless recorded with the Office of the Kenosha County Register of Deeds within five (5) days after the issuance of the permit. Any recording fees shall be paid by the applicant.

19. It is the responsibility of the petitioner to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, provide any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary and requested by the Village. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Village of Somers or other applicable agencies until such time as the conditional use permit is brought back into compliance. Continued violation of the conditions, as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.

20. Any substantial change or expansion of the submitted plan of operations–i.e. new buildings and/or change in use–shall require the petitioner to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.

22. If property ownership changes, then it is the responsibility of the applicant that signed these conditions to notify any new owner of all of the above stated conditions of approval. It shall be presumed by the recordation of this Conditional Use Permit that any new owner or tenant has been advised of these conditions.

21. That this Conditional Use Permit shall be construed as a covenant running with the land and shall be binding upon the undersigned owner, lessees, and/or their successors and assigns.

22. In the event that there are any violations of the conditions stated herein, or other violations of the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinances, then, upon written notice to the owner, the Village Board shall review such alleged violation(s) and may revoke, modify or amend the conditions stated herein.

draft

Dated at Somers, Wisconsin, this _____ day of _____, 2022.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2022, the above named George Stoner, President and Brandi Baker, Clerk/Treasurer of the Village of Somers, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Printed Name_____
Notary Public; Kenosha County, WI
My commission expires_____.

draft

OWNER

_____

By:_____
Printed Name:_____
Title:_____

STATE OF WISCONSIN)
) SS.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2022, the above named _____, a duly authorized representative of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Printed Name:_____
Notary Public; Kenosha County, WI
My commission expires _____.

This instrument was drafted by

Attorney Jeffrey J. Davison
DAVISON LAW OFFICE, LTD.

draft

LEGAL DESCRIPTION:

draft

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
MEETING ITEM MEMORANDUM

MEETING DATE: October 25th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #8 Plan Commission Recommendation (Mister Carwash):

a. Action on request by RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), for approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339, located in the NE ¼ of Section 27, T2N, R22E, Village of Somers. (For information purposes only, this property is located at Market Center Subdivision, Lots 2 of CSM #3015 fka Lot 15 in Somers Market Center)

b. Action on proposed developer's agreement the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339

BACKGROUND:

In early May, the Village was approached by ISG, Inc. regarding the possibility of bringing a Mister Carwash to Somers Market Center. The site they are interested in developing is due west of the new Chipotle restaurant currently under construction. This 2.1-acre parcel was created by a CSM when Chipotle split the former Lot 15. The project would include a 5,460 sq. ft. Mister Car Wash single-bay automatic car wash building with 22 exterior vacuum stalls. The parcel is currently zoned B-4 Planned Business Dist. w/ PUD Planned Unit Development Overlay Dist. Mister Carwash would only need site plan and exterior fenestration approval as no zoning change would be required for the project to move forward.

PRIOR ACTION TAKEN:

Plan Commission reviewed this request at their August 8th meeting. The Plan Commission's recommendation (5-0) was to recommend approval of the site plan and exterior fenestration.

The Board reviewed this matter at our August 16th Work Session. The Board was generally in favor of the project but directed Administration to bring this matter once RCG had addressed several of the maintenance issues in Somers Market Center. The majority of these issues have now been resolved. They will be paving an area that was recently milled and they ordered a light pole to replace one that was damaged. Administration is confident that these last two matters will be addressed.

Mister Car Wash has updated their plans to address any engineering comments and has received their airport overlay approval.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Attorney Davison has drafted a proposed development agreement with Mister Car Wash. Staff would recommend the approval of both items 8a and 8b. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

8a.

"Motion to approve request by RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), for approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339, located in the NE ¼ of Section 27, T2N, R22E, Village of Somers subject to following conditions:

1. *Execution of a Developer's Agreement between the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339*

8b.

"Motion to approve proposed developer's agreement the Village of Somers and Mister Car Wash for a proposed car wash on Tax Parcel 82-4-222-271-0339"

ATTACHMENTS:

Planning Memo dated 07/22/2022

Plan Commission Minutes – 08/11/2022 Highlighted

Transmittal Letter

Site Plan Checklist

Engineering Approval

Updated Site Plan

Elevations

Stacking Exhibit

Draft of Developers Agreement

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: **Village of Somers Plan Commission**

FROM: **Luke Godshall, Kenosha County Planning & Development**

RPT DATE: **07-22-22**

MTG DATE: **08-08-22**

APPLN DATE: **06-23-22**

RE: **Mister Car Wash**

BACKGROUND:

1. Petitioner/Agent: Emma Skidmore, Project Manager – CWP West Corp., A Delaware Corporation
2. Property Owner: RCG-Somers, LLC
3. Location/Address: Lot 2 of CSM #3015 (fka Lot 15 in Somers Market Center).
4. Tax key Number(s): 82-4-222-271-0339
5. Area: 2.10 acres
6. Existing Zoning: B-4 Planned Business Dist. w/ PUD Planned Unit Development Overlay Dist.
7. Proposed Zoning: no change proposed

OVERVIEW:
The Petitioner proposes to develop tax parcel #82-4-222-271-0339 in Somers Market Center with an approximately 5,460 sq. ft. Mister Car Wash single-bay automatic car wash building with 22 exterior vacuum stalls. This request requires site plan and building exterior/fenestration approval from the Village Board. For reference, the parcel is situated between Popeyes to the west and the recently approved Chipotle to the east.

PLANNER COMMENTS:
The Petitioner has submitted plans of the proposed building which include building size, layout, dimensions, and proposed materials and finishes. The building is proposed to be a maximum height of 30 feet, which falls well below the zoning district maximum of 60'. The building exterior is shown to be comprised of a variety of finishes and materials which are detailed on the submitted plans.

Minimal wall signage is depicted on the east and west building elevations, as well as above the wash bay doors on the north and south elevations. Wall signage as depicted appears to fall within zoning ordinance requirements.

The submitted site plan indicates that the proposed building and parking areas meet all minimum setback requirements.

The submitted site plan provides for 3 parking spaces for employees, and 22 customer vacuum stalls. 1 space per wash bay is required by ordinance, so the submitted parking plan is compliant.

Village of Somers zoning ordinance also requires that automatic car washes provide for vehicle stacking of at least 5 spaces before each wash bay, and at least 2 spaces after each bay. Per the submitted Vehicle Stacking Exhibit, vehicles will be able to line up using three separate lanes leading up to the Point of Sale (P.O.S) canopy and payment terminals. From there, vehicles will merge into a single lane prior to entering the wash. The site provides for a total of 39 spaces before the wash bay and 5 spaces after the wash bay.

The site contains two (2) existing access points onto Market Lane which connect to a previously created cross-access easement that connects the Popeyes site immediately to the west and the Chipotle & Taco Bell multi-tenant sites to the east.

The submitted landscape plan (labelled as "Restoration and Planting Plan" – Sheet C5-10 of the submitted materials) provides for a diverse mixture of deciduous & evergreen trees, shrubs, and ornamental grasses. Overall, the plan generally meets minimum landscaping criteria contained in the zoning ordinance. The one area that appears deficient on the landscaping plan is along the CTH S frontage along the southern portion of the site which is only shown to be grassed (aside from 4 trees at the extreme southwestern portion of the site). Section ZN 3.19(7)(b) requires street frontage landscaping to provide at least one evergreen or deciduous tree per 50 feet of street frontage (two ornamental trees may be used to equal one evergreen or deciduous tree), and shrubs may not be used to meet the requirement. The property contains 333.57' of frontage along CTH S, so there should be at least 7 evergreen or deciduous trees (or 14 ornamental trees or equivalent combination) located along the frontage adjacent to CTH S. A revised landscape plan should be submitted for review and approval.

A photometric plan, prepared by a.23 studios and dated 06/29/2022, indicates compliance with the Village ordinance standard of light intensity not exceeding 0.5 foot-candles at property lines. The proposed lighting fixtures indicated on the photometric plan are shown to be full cut-off type fixtures and comply with Village zoning ordinance.

The project submittal does not include details of where ground signage might be located. It should be noted that any ground sign on this site would be limited to 10' in height, commensurate with other ground signs that have been approved for other developments within Somers Market Center.

This project will require approval from the City of Kenosha for an Airport Site Plan review, as the property is located within one the City's air zones.

Planning & Development will issue zoning permits for the project only after the Petitioner has executed a Developer's Agreement with the Village and has met any other of the Village's requirements for the development.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this project, staff would recommend the following conditions:

1. Subject to submitting a revised landscaping plan to address lack of trees along CTH S street frontage.
2. Subject to all lighting fixtures being full cut-off type fixtures.
3. Subject to final review and approval by the Village of Somers engineer.
4. Subject to approval of an Airport Site Plan Review by the City of Kenosha.
5. Subject to approval by the Somers Fire & Rescue Department.
6. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.
7. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers**.**

Village of Somers
Proceeding from the Village Plan Commission Meeting
August 8, 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 Aiello, Boxx, Lee, and Grimes. Commissioners Fredrick and Gardinier had excused absences.

Staff Present in person: Assistant to the Administrator Cassandra Bodenbach and Administrator Jason Peters via Teams

Kenosha County Planners: Luke Godshall via Teams

2. **Pledge of Allegiance**

Chairman Stoner led everyone in stating the Pledge of Allegiance.

3. **Approve Minutes of July 11, 2022**

Commissioner Boxx moved to approve to the Minutes from the July 11th Meeting. Seconded by Commissioner Aiello. Motion carried. 5-0 vote.

4. **Correspondence**

None.

5. **Citizen Comments**

None.

6. **<u>Conditional Use Permit:</u>**

Public Hearing and Action on Request by: Somers USA, LLC, 1170 22nd Avenue, Kenosha, WI 53140 (Owner), Ted Gement, BP Kenosha Travel Plaza, 1170 22nd Avenue, Kenosha, WI 53140 (Agent); requesting an amendment to a previously approved Conditional Use Permit to allow alcohol consumption on the premises in the B-3 Highway Business District on Tax Parcel # 82-4-222-193-0202 located in the southwest quarter of Section 19, Township 2 North, Range 22 East, Village of Somers. For informational purposes only, this property is located on the northwest corner of the intersection of 120th Avenue (the east frontage road of I-94) and County Trunk Highway "S".

Public Hearing was opened at 5:31 p.m.

Public Comment:

None.

Public Hearing was closed at 5:31 p.m.

Commissioner Boxx moved to approve an amendment to a previously approved Conditional Use Permit to allow alcohol consumption on the premises in the B-3 Highway Business District. Seconded by Aiello.

Commissioner's Discussion:

The lights surrounding the building were mentioned as they are not shielded enough on the property and are blinding from the north. The owner of the property reassured the commission that it will be taken care of

He also wanted to point out that the serving of alcohol will not change the environment of the establishment. It will be low-key, have limited hours, and not a typical bar atmosphere.

Motion passed 5-0 vote.

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

Action o request by: RCG SOMERS LLC, 3060 Peachtree Rd NW Ste 400, Atlanta, GA 30305 (owner), Jeana Kedrowski, ISG, Inc., 7900 International Drive, Ste 550, Bloomington, MN 55425 (Agent), requests approval of a site plan and exterior fenestration for a proposed car wash on Tax Parcel 82-4-222-271-0339, located in the NE ¼ of Section 27, T2N, R22E, Village of Somers.

Commissioner Boxx moved to approve site plan and exterior fenestration for a proposed car wash. Seconded by Aeillo.

Commissioner's Discussion:

All of the commissioners agreed there is concern for the traffic patterns and flow. However, Commissioner Boxx stated the development fits nicely in that area and is a good use of the property.

Commissioner Stoner and Administrator Peters pointed out the issues we have had in maintaining the roads and easements and they will not be an issue in the future. RCG must maintain the property.

Motion passed 5-0 vote.

8. **Adjourn**

Commissioner Boxx moved to adjourn at 5:43 p.m. Seconded by Aiello.

Motion carried. 5-0 vote.

Drafted this 9th day of August 2022. These minutes are not official until approved by the Plan Commission. Submitted by Cassandra Bodenbach, Assistant to the Village Administrator

Letter of Transmittal

ISG

Date: 6-23-2022

ISG Project Number: 26725

Attention: Luke Godshall

To: Kenosha County Public Works and Development Services
Division of Planning and Development
19600 75th Street, Suite 185-3
Bristol, WI 53104

RE: MCW Market Lane – Somers WI

We are sending you: ☒ Attached ☐ Under separate cover

The following: ☐ Shop Drawings ☐ Prints ☒ Plans ☐ Samples
☐ Specifications ☐ Copy of Letter ☐ Change Order ☒ Other:

COPIES	DATE	DESCRIPTION
10	6-23-2022	11 x 17 Site Plan Sets
10	6-23-2022	11 x 17 Building Elevation Plans
2	6-23-2022	Village of Somers Site Plan Review Checklist
1	6-23-2022	Site Plan Review Fee for Village of Somers (check #68530)

Remarks:

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: May 12, 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: N/A

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: June 23, 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): August 8, 2022

Village Board meeting date (tentative): August 23, 2022

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

SITE PLAN REVIEW CHECKLIST

Owner: CWP West Corp., A Delaware Corporation Date 6-21-2022

Mailing Address: Emma Skidmore - Project Manager Phone # 520-428-6543

222 E. 5th Street, Tucson, AZ 85705 Phone #

Agent: Jeana Kedrowski - ISG Inc Phone # 952-426-0699

Mailing Address: 7900 International Drive, Ste 550 Bloomington, MN 55425 Phone #

Architect/Engineer: Amanda Thomas (Civil Engineer) - ISG Inc Phone # 952-426-0699

Mailing Address: 7900 International Drive, Ste 550 Bloomington, MN 55425 Phone #

Tax Parcel Number(s): 82-4-222-271-0337 Acreage of Project: 3.21

Existing Zoning: B-4 Proposed Zoning: B-4

Conditional Use Permit: N/A

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

Description of project: New Build of a Car Wash

Size of existing building(s): N/A

Size of new building(s) and/or addition(s):

Number of current and projected full-time and part-time employees, number of shifts:

To Be Determined

Number of proposed units: N/A Description of units: N/A

Density:

[X] Plat of Survey Submitted:

[N/A] Covenants and Restrictions Submitted

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

[X] 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.

[X] 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.

[X] 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.

[X] 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.

[X] 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.

[X] 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.

[X] 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.

[X] 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?

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

[X] Buildings and uses shall provide for safe traffic circulation and safe driveway locations.

[X] Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

[X] 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.

[X] 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.

[X] 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.

[X] 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.

[X] 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.

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

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

[X] 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.

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

[X] 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?

[X] 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

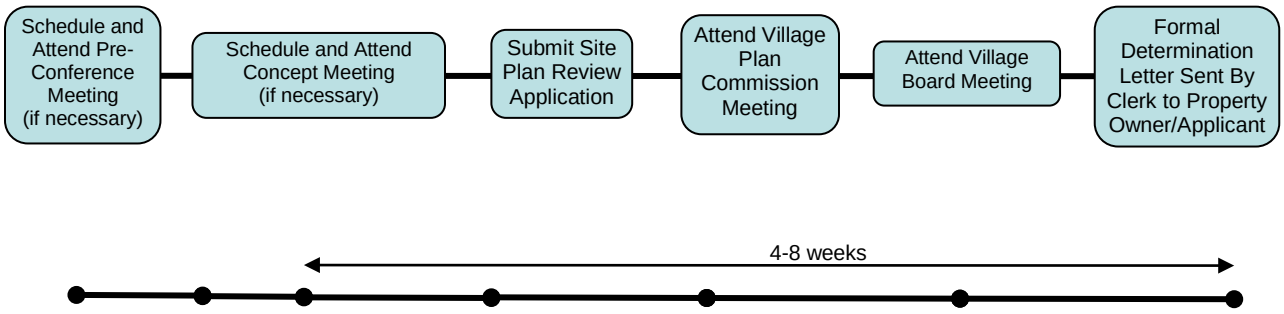
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

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

BAXTER & WOODMAN
Consulting Engineers
256 South Pine Street, Burlington, WI 53105 • 262.763.7834 • baxterwoodman.com

October 19, 2022

Mr. Jason J. Peters, JD/MPA, Administrator
Village of Somers
7511 12th Street
Somers, WI 53171

Vial Email: jpeters@somers.org

Subject: Market Center – Mister Carwash– Approval Recommendation

Dear Jason,

As requested, we reviewed the attached engineering plan set, site lighting plans and storm water management memorandum for the subject project.

We recommend approval of the documents. The developer should provide a printed set of the plans to the building inspector that has the engineers seal and signature.

Our review did not include in depth field verification of existing conditions, elevations, grades and/or topography as shown on the plans. The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions, as well as providing a design that complies with Village Ordinances and Standards.

Based on the documents submitted, this development is expected to have an Equivalent Run-off Unit (ERU) of 10.1 for assessment by the Village's Storm Water Utility.

Please call if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Douglas R. Snyder, P.E.

DRS/JDS
C: Cassandra Bodenbach, Assistant (email)
Jeana Kedrowski, ISG, Inc. (email)
Luke Godshall, Kenosha County (email)
Jon Steinbach, P.E., Baxter & Woodman, Inc. (email)

P:\SOMEV\221744-Market Center Mister Carwash\80-PlanReview\Work\Late September - October 2022 Submission\Approval Recommendation.docx

UTILITY PROVIDERS

COMPANY	CONTACT INFO
WATER	TOWN AND VILLAGE OF SOMERS 262-859-2822
SANITARY	TOWN AND VILLAGE OF SOMERS 262-859-2822
GAS	WE ENERGIES-HIGH PROFILE GAS 800-289-1398
ELECTRIC	WE ENERGIES-ELE AND WE GAS 262-446-9821
TELEPHONE	AT&T DISTRIBUTION 262-446-9821
INTERNET	MIDWEST FIBER NETWORKS 262-446-9821
CABLE	TIME WARNER CABLE 262-446-9821

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "WISCONSIN STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-242-8511).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS, THE CITY OF SOMERS REQUIREMENTS, THE WISDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2022 EDITION, AND CURRENT VERSION OF THE PLUMBING CODE OF WISCONSIN UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 1927) THE NORTHERLY LINE OF CSM NO. 2971, MEASURED AS BEARING N85°45'01"E

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN MAY 2022 BY VIERBICHER



LOCATION MAP

SCALE IN FEET
0 1000 2000

MISTER CARWASH SOMERS

Mister™

LEGEND

EXISTING

CITY LIMITS		UT	UNDERGROUND TELEPHONE
SECTION LINE		UTV	UNDERGROUND TV
QUARTER SECTION LINE		OHL	OVERHEAD UTILITY
RIGHT OF WAY LINE		UTL	UNDERGROUND UTILITY
PROPERTY / LOTLINE		FBO	UNDERGROUND FIBER OPTIC
EASEMENT LINE		990	CONTOUR (MAJOR)
ACCESS CONTROL	△ △	989	CONTOUR (MINOR)
WATER EDGE	W		DECIDUOUS TREE
WETLAND BOUNDARY	WET		CONIFEROUS TREE
WETLAND / MARSH			
FENCE LINE	X X X X		TREE LINE
CULVERT	<<		MANHOLE/STRUCTURE
STORM SEWER	<<		CATCH BASIN
SANITARY SEWER	<		HYDRANT
SANITARY SEWER FORCEMAIN	<II		VALVE
WATER	I		CURB STOP
GAS	G		POWER POLE
OVERHEAD ELECTRIC	OE		UTILITY PEDESTAL / CABINET
UNDERGROUND ELECTRIC	UE		

PROPOSED

LOT LINE	
RIGHT OF WAY	
EASEMENT	
CULVERT	<<
STORM SEWER	<<
STORM SEWER (PIPE WIDTH)	
SANITARY SEWER	<
SANITARY SEWER (PIPE WIDTH)	
WATER	I I
GAS	G
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TV	UTV
CONTOUR	1015
MANHOLE	
CATCH BASIN	
HYDRANT	
VALVE	

PROJECT ADDRESS / LOCATION:

1481 MARKET LANE
SOMERS, WI 53144

S 27 T 2N R 22E

SOMERS TWP
KENOSHA COUNTY
SOMERS, WISCONSIN

ZONING SUMMARY

ZONING:	B-4-PLANNED BUSINESS DISTRICT
SITE/LOT AREA:	91597.3 SQ. FT / 2.103 AC.
IMPERVIOUS AREA:	50491.2 SQ. FT / 1.159 AC.
GREENSPACE PROVIDED:	41106.1 SQ. FT / .944 AC.

SIGN REQUIREMENTS

MAXIMUM HEIGHT:	35'-0"
SETBACK:	15'
TOTAL WALL SIGN AREA:	36 SQ. FT
WALL SIGN LETTER HEIGHT:	8"

PARKING REQUIREMENTS

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
13'x20'	7/WASH BAY	8	25
	TOTAL:	**8**	25

SETBACKS

	PARKING	BUILDING	PROVIDED BUILDING
FRONT YARD	20'	65'	65'
SIDE YARD	10'	-	-
REAR YARD	30'	25'	25'

CIVIL SHEET INDEX

C0-10 TITLE
C0-11 CONSTRUCTION NOTES
C0-12 DETAILS
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C0-15 DETAILS
C1-10 EROSION CONTROL DETAILS
C1-20 EROSION CONTROL NOTES
C1-30 EROSION CONTROL PLAN
C2-10 EXISTING SITE AND REMOVAL PLAN
C3-10 SITE PLAN
C3-20 SITE UTILITY PLAN
C4-10 SITE GRADING PLAN
C5-10 RESTORATION AND PLANTING PLAN
C5-20 IRRIGATION PLAN
C5-30 PLANTING NOTES AND DETAILS

B.M. ELEVATION=722.70
TOP NUT OF FIRE HYDRANT LOCATED NORTHEAST CORNER OF SITE

B.M. ELEVATION=724.20
EAST SIDE OF CONCRETE LIGHT POLE BASE

B.M. ELEVATION=726.90
EAST SIDE OF CONCRETE LIGHT POLE BASE

DATUM CONVERSION FROM NAVD 88 - NGVD 29 ADD 0.214 FT

ISG

Mister™

WISCONSIN
JERREMY D. FOSS
E-39500
PROFESSIONAL ENGINEER

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26725
FILE NAME	26725 C0 - TITLE
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

TITLE

SHEET

C0-10

VILLAGE OF SOMERS CONSTRUCTION NOTES

GENERAL

- Comply with the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
- Obtain written approval for the proposed Plans and Specifications from the Village Engineer prior to construction.

SANITARY SEWER

GENERAL

- Bedding & cover material: 3/8" crushed limestone chips (pea gravel is not acceptable).
- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- Mandrel test: After 30-days.
- Internal sewer inspection: Closed circuit color television.
- Low-pressure air test: Per Standard Specifications.
- Manhole vacuum test: Per Standard Specifications.

PIPE MATERIAL

- Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.

MANHOLE MATERIALS

- 48-inch ID precast concrete w/eccentric cones (typ.), ASTM C478.
- Design flat top slabs to resist H-20 loading.
- Frames and covers: Neenah R-1580 or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R1916-C, East Jordan 1058 WT, or equal.
- Use a minimum of 4 inches and a maximum of 19 inches of concrete adjusting rings.
- Internal/external chimney seals: Adaptor, Inc. or equal.
- Exterior joint protection: WrapidSeal by CCI Pipeline Systems or MacWrap by Mar Mac Construction Products.
- Exterior surface treatment: Heavy-duty coal tar pitch, Top-Coat or bituminous Super Service Black.

SANITARY LATERALS

- Minimum 6-inch PVC SDR-26.
- Provide wye connections unless allowed otherwise by Village Engineer. Provide ductile iron riser tee on deeper installations.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and 2-1/2 inch by 18-inch C.P. Test Services – Valvco terminal box.

WATER MAIN

GENERAL

- Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- Bedding & cover material: 3/8" crushed limestone chips (pea gravel is not acceptable).
- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Operation of valves: By Village representatives or agents unless allowed otherwise.
- One-hour pressure test: 150 psi with no loss.
- Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.

PIPE MATERIAL

- Ductile iron: Conforming to AWWA C-151/ANSI A21.51, minimum Class 52.
- PVC: Conforming to AWWA C-900, class 150, SDR 18.
- Tracer wire shall be installed with PVC pipe, extend wire up all valve boxes and to hydrants terminated in a 4-inch diameter by 30-inch long PVC pipe with a treaded cap set behind the hydrant.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, single strand blue insulated copper, minimum No. 10 AWG.
- Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- Terminal Box: 2-1/2 inch by 18-inch C.P. Test Services - Valvco.
- Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.

FITTINGS

- Only American-made fittings, pipe, valves, and hydrants will be allowed.
- Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53.
- All fittings shall be full-bodied styles.
- If a sleeve is required, a full-bodied solid sleeve shall be used.
- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: Cor-Blue or A-304 stainless steel, no substitutions.
- Use restrained joints on all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.

VALVES

- 4-inch to 12-inch: Resilient wedge gate valve, non-rising stem meeting AWWA C509, Clow Model 2639/2640.
- 14-inch and larger: Butterfly valve, Clow Model 4500.
- Provide restrained joints on all valve fittings.

VALVE BOXES

- Three-piece, Tyler Series 6860 with bottom section compatible with valve box stabilizer.
- Valve box stabilizer: metal "spider" type for gate valves or butterfly valve type by Adaptor, Inc., no substitutions.
- Provide bituminous coated carbon steel valve operating extension rods with 2-inch square operating nuts terminating within 2 inches below the lid for all main line valves that are buried deeper than 8 feet from top of pipe.
- Do not extend locator wire into valve boxes.

TAPPING VALVE AND SLEEVES

- Two-piece bolted stainless steel type with mechanical joints.
- Sleeve Model/Manufacturer: Cascade CST extra heavy duty.
- Valve Model/Manufacturer: Clow F-5093 or Kennedy C950.

WATER SERVICES

- Pipe: Type K copper tubing or High Density Polyethylene tubing, SDR 9, 200 psi, copper tube sized.
- Size: 1-inch, 1 ½-inch, and 2-inch.
- Utilize stainless steel stiffeners of compatible size and connection type.
- Depth of bury: Between 6-feet and 6.5-feet from main to curb box.
- Service pipe shall be seamless from the main to the curb box.
- Service saddles for connecting to PVC pipes: Stainless steel saddle with O-ring and grade 30 rubber grid map; Cascade styles CSC1, CSC2, CS22, or equal.
- Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
- Curb stops: McDonald No. 6106, or equal.
- Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes.
- Polywrap service box.
- Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.

FIRE HYDRANTS

- Model/Manufacturer: Clow Medallion or equal.
- Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
- Nozzle height: 18-inches to 26-inches to finish grade.
- Equip steamer nozzle with a factory installed 5" Storz Quick Connect.
- Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
- Auxiliary valves: Connect directly to water main at an anchor tee.
- Hydrant lead pipe: Class 52 ductile iron or C-900 PVC with restrained joints.
- Hydrant leads and fittings: Restrain by Mega-lug gland or equal.
- Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
- Spacing: Maximum 400 feet (residential subdivisions).
- Place locator wire terminal boxes at all hydrant locations.

STORM SEWER

GENERAL

- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- Provide sump pump connection/storm sewer pipes for all new homes with flexible watertight tee service connector, KOR-N-TEE by NPC Systems, or approved equal.

PIPE MATERIAL

- Within road right-of-way: Minimum 12-inch reinforced concrete pipe, minimum class III, conforming to ASTM C76 or ASTM C507.
- Outside road right-of-way: Alternate pipe material, such as HDPE ADS N-12, may be permitted by Village Engineer.
- Rubber O-ring gasket pipe required.

MANHOLE MATERIALS

- Design flat top slabs to resist H-20 loading.
- Frames and closed lids: Heavy duty, indented top solid lid, non-rocking, Neenah R1580 with Type B lid or equal.
- Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or equal.
- Beehive grate manhole covers: Neenah R-2560 E1 or equal.
- Manholes shall be 4'-0" diameter minimum.
- Joints for manhole riser section shall be made with non-shrink grout, rubber "O"-ring gaskets, a continuous ring of butly rubber sealant (EZ-Stik or Kent Seal in rope form) or equal.
- Adjusting rings and manhole frames shall be set with non-shrink grout or butyl rubber sealant troweled into a 1/4-inch thick layer over the entire surface areas of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent Seal butyl base sealant in trowelable grade or equal.

CATCH BASINS

- 2'x3' precast concrete box with a minimum 12-inch sump for catch basins in the curb line.
- 2' diameter precast concrete structure with a minimum 12-inch sump for catch basins in grassed areas.
- Do not place catch basins within the entire curb return at intersections, if possible.
- Curb inlet frames: Neenah R-3067-L.
- Turf area drainage grates: Beehive type, Neenah R-2560 E1 or equal.

DRIVEWAY CULVERTS

- Minimum 15-inch diameter CMP or RCP with flared end sections.

STORM LATERALS

- Minimum 6-inch PVC SDR-26.
- Provide wye connections unless allowed otherwise.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and 2-1/2 inch by 18-inch C.P. Test Services – Valvco terminal box.

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

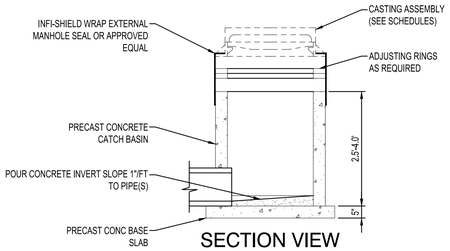
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FILE NAME	26725 C0 - TITLE
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

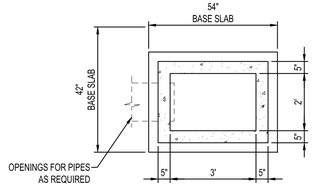
CONSTRUCTION NOTES

SHEET

C0-11



SECTION VIEW

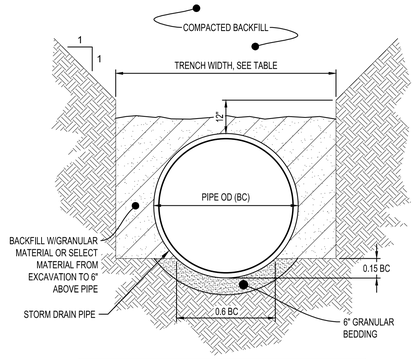


PLAN VIEW

NOTES:

1. INFI-SHIELD WRAP EXTERNAL MANHOLE SEAL, OR APPROVED EQUAL, SHALL BE PLACED AROUND CASTING AND ADJUSTING RINGS.

TYPE 1 CATCH BASIN
NTS

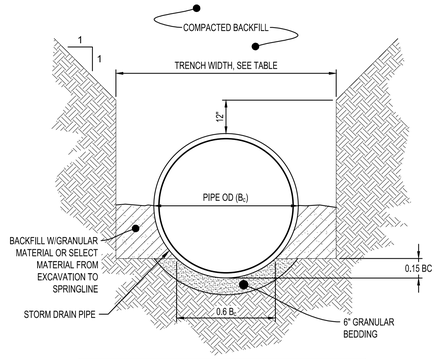


TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	BC + 24"
42" TO 54"	1.5 x BC
60" OR OVER	BC + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

NON-CONCRETE
STORM DRAIN PIPE BEDDING
NTS

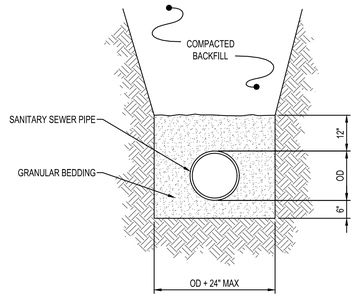


TRENCH WIDTH	
PIPE Ø	**TRENCH WIDTH**
36" OR LESS	B_C + 24"
42" TO 54"	1.5 x B_C
60" OR OVER	B_C + 36"

NOTES:

1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

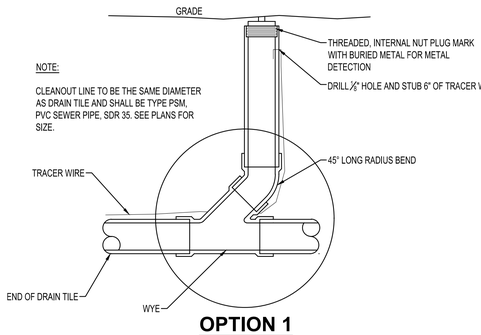
REINFORCED CONCRETE
STORM DRAIN PIPE BEDDING
NTS



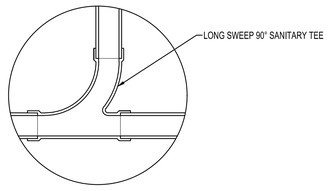
NOTES:

1. GRANULAR BEDDING AND ENCASEMENT FOR SANITARY SEWER PIPES SHALL BE INCIDENTAL TO CONSTRUCTION

PIPE BEDDING
SANITARY SEWER
NTS

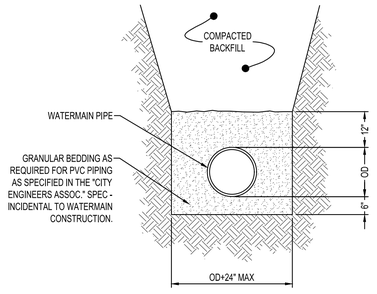


OPTION 1



OPTION 2

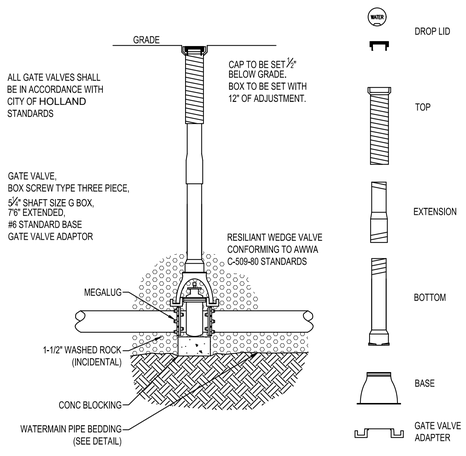
SANITARY CLEANOUT
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NOTE:

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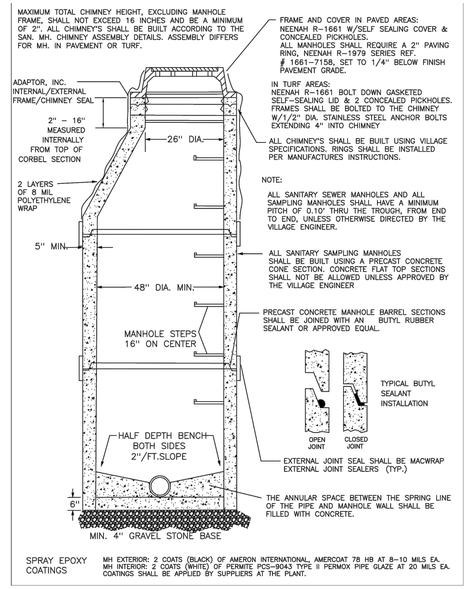
PIPE BEDDING
WATER MAIN
NTS



NOTES:

1. INSTALL TOP NUT EXTENDER TO 7' DEPTH ON ALL VALVES WITH OVER-DEPTH

TYPICAL
GATE VALVE & BOX INSTALLATION
NTS



SPRAY EPOXY COATINGS

MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL; AMERCOAT 78 HB AT 8-10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS-9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

SANITARY SAMPLING MANHOLE (S-2)
NTS

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

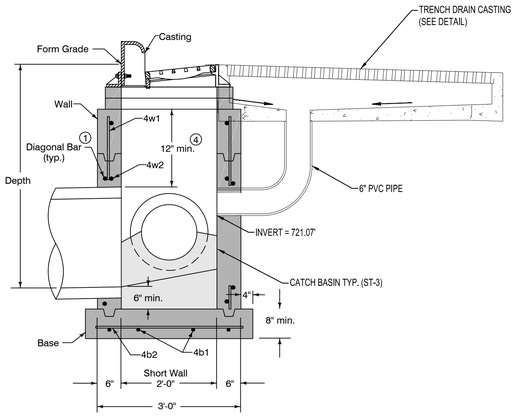
PROJECT NO.	22-26725
FILE NAME	26725 C0-DETAILS
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

DETAILS

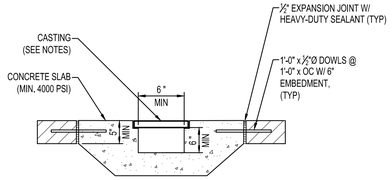
SHEET

C0-12



CATCH BASIN - TRENCH DRAIN CONNECTION

NTS

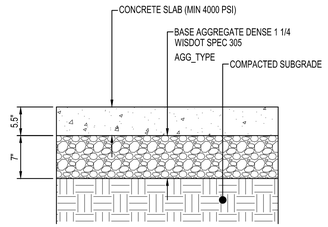


NOTES:

CASTING	=	NEENAH R-4990-CX
GRATE	=	TYPE C

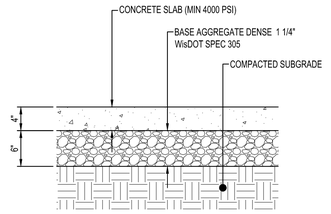
CONCRETE TRENCH DRAIN

NTS



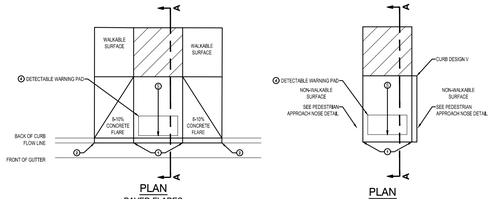
STANDARD CONCRETE PAVEMENT

NTS



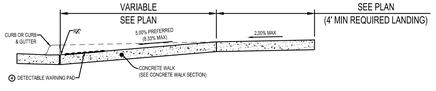
CONCRETE WALK

NTS



PLAN
PAVED FLARES
(ADJACENT TO WALKABLE SURFACE)

PLAN
RETURNED CURB



SECTION A-A

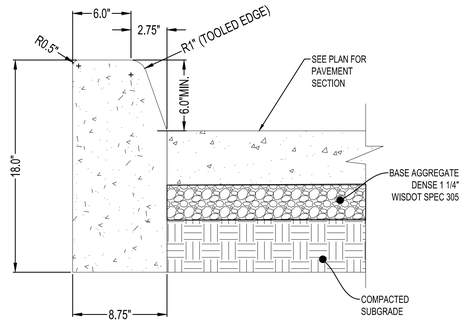
LEGEND	
①	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3 % MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
	LANDING AREA = 4' x 4' MIN. (5' x 5' MIN. PREFERRED). DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PEDESTRIAN ACCESS ROUTE.

NOTES:

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 2" FOR 6" HIGH CURB AND 3" FOR 8" HIGH CURB.
④ IF DEPICTED ON THE PLANS, DETECTABLE WARNING PADS WILL BE INSTALLED IN ACCORDANCE WITH MnDOT STANDARD PLAN 5-297.250.

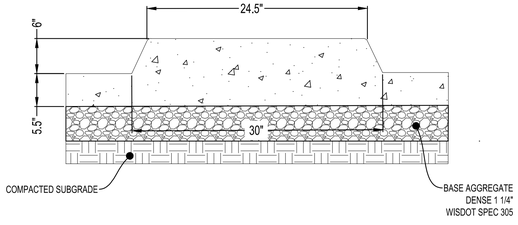
STANDARD PERPENDICULAR CURB RAMP

NTS



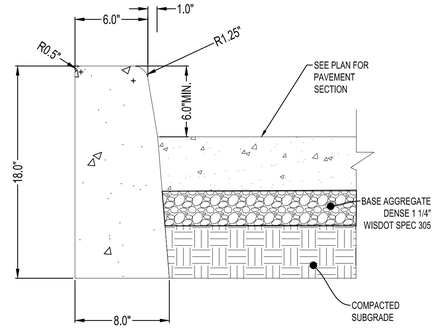
CONCRETE TAPERED CURB

NTS



POS ISLAND CURB DETAIL

NTS



CONCRETE VERTICAL CURB

NTS

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26725
FILE NAME	26725 C0-DETAILS
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

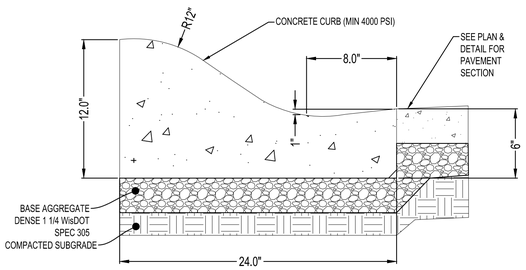
TITLE

DETAILS

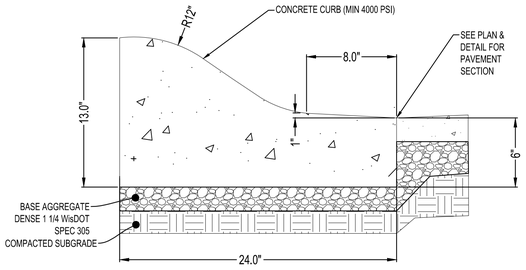
SHEET

C0-13

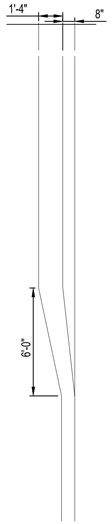
STANDARD ROLLED CURB



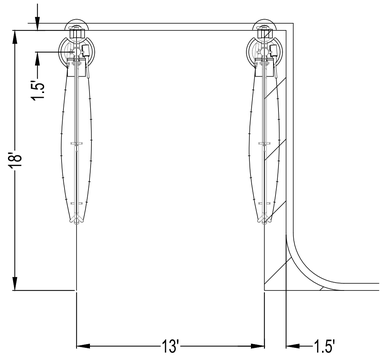
REVERSE PITCH ROLLED CURB



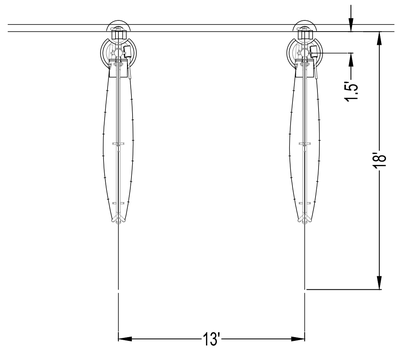
CONCRETE ROLLED CURB
NTS



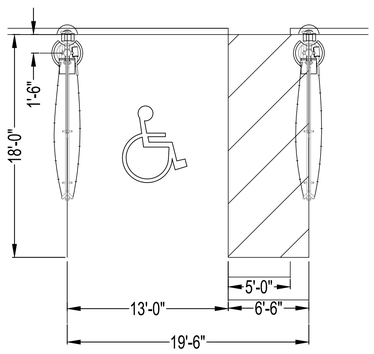
TAPERED/ VERTICAL CURB TRANSITION TO ROLLED CURB
NTS



VACUUM STALL WITH CURB
NTS

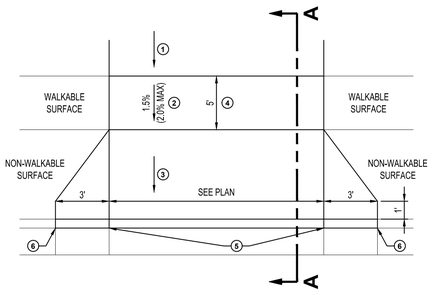


VACUUM STALL TYP.
NTS

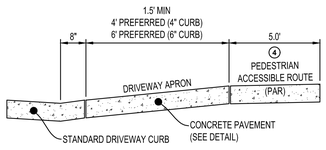


NOTE: ALL STRIPING TO BE 4" WIDE AND COLOR WHITE

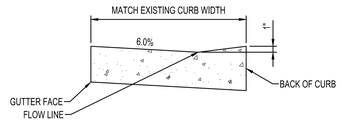
ADA PARKING STALL & ADJ. ACCESS AISLE
NTS



PLAN



SECTION A-A



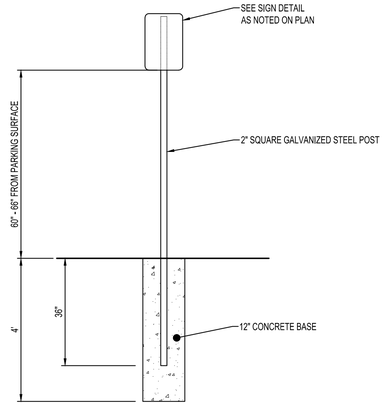
STANDARD CURB AT DRIVEWAY

NOTES:

TO BE USED WHEN THE DRIVEWAY PAR IS LEVEL WITH OR ABOVE THE TOP OF CURB, RESULTING IN A CONTINUOUS PAR PROFILE.

1. 8.0% MAX PREFERRED.
2. THE PEDESTRIAN ACCESS ROUTE(PAR) MAY NOT EXCEED 0.02 FT/FT AS CONSTRUCTED.
3. 8.0% MAX PREFERRED, 10.0% MAX FOR COMMERCIAL AND 12.0% MAX FOR RESIDENTIAL.
4. 5.0' STANDARD MIN PAR WIDTH (4' ABSOLUTE MINIMUM). IF FEASIBLE WIDEN DRIVEWAY PAR WIDTH TO MATCH APPROACHING SIDEWALK PAR WIDTHS.
5. 0" CURB HEIGHT.
6. 6" CURB HEIGHT.

TYPICAL DRIVEWAY
NTS



SIGN POST IN CONCRETE
NTS

ISG

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

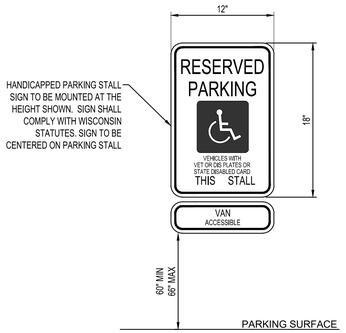
PROJECT NO.	22-26725
FILE NAME	26725 C0-DETAILS
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

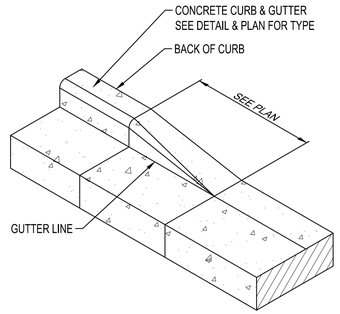
DETAILS

SHEET

C0-14



ACCESSIBLE PARKING SIGN
NTS



CURB TAPER
NTS

ISG

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PROJECT

MISTER CARWASH
SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

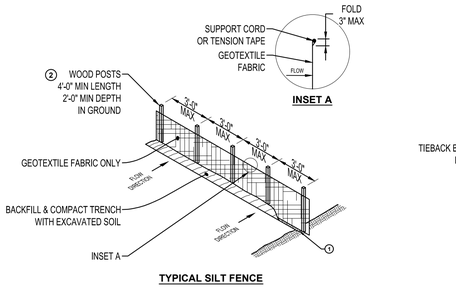
PROJECT NO.	22-26725
FILE NAME	26725 C0-DETAILS
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

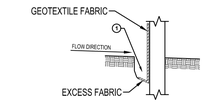
DETAILS

SHEET

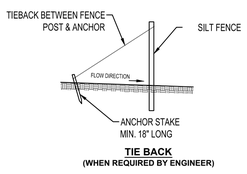
C0-15



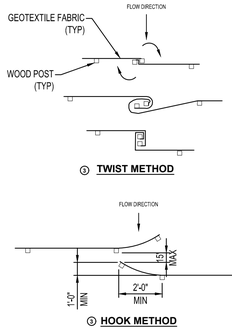
TYPICAL SILT FENCE



TRENCH



TIE BACK
(WHEN REQUIRED BY ENGINEER)



NOTES:

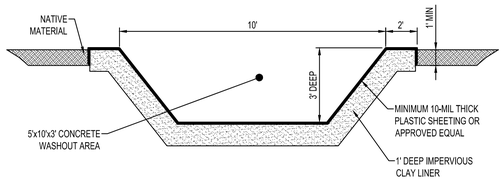
ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH & NAILS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

1. FOR MANUAL INSTALLATIONS, TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY & ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POST SHALL BE A MINIMUM SIZE OF 1 ⅛" x 1 ⅛" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS.
   - A. TWIST METHOD - OVERLAP THE END POSTS & TWIST, OR ROTATE AT LEAST 180°.
   - B. HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.

SILT FENCE
NTS



NOTES:

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.

CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.

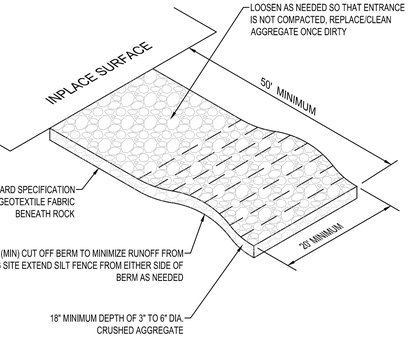
WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS

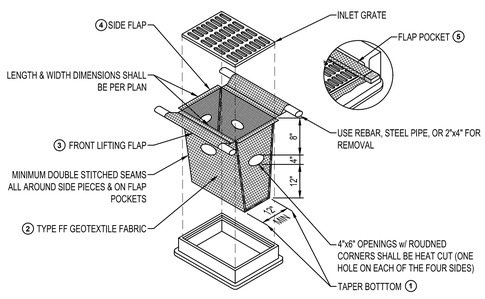
EROSION CONTROL QUANTITIES

DESCRIPTION	UNITS	QUANTITY
STORM DRAIN INLET PROTECTION	EACH	6
PERIMETER CONTROL	LF	991
STABILIZED CONSTRUCTION EXIT	EACH	1
CONCRETE WASHOUT AREA	EACH	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.



ROCK TRACKING PAD
NTS



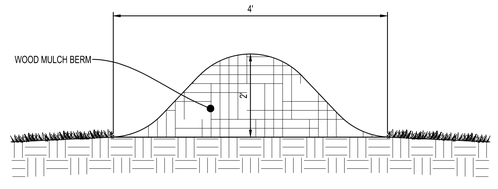
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG & THE STRUCTURE MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP & BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, & BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING & MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER & REINFORCE WITH MULTIPLE STICHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REBAR FLAP & SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

TYPE D
INLET PROTECTION
NTS



WOOD MULCH BERM
NTS

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PROJECT

MISTER CARWASH
SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26725
FILE NAME	26725 C1-EROSION
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

EROSION CONTROL DETAILS

SHEET

C1-10

EROSION CONTROL NOTES

PROJECT LOCATION
CITY/TOWNSHIP: SOMERS
COUNTY/STATE: KENOSHA/WISCONSIN
ZIP CODE: 5
LATITUDE/LONGITUDE: 42.604381, -87.880469

PROJECT DESCRIPTION
THE PROJECT INCLUDES CONSTRUCTION OF A NEW CARWASH BUILDING AND PARKING LOT WITH ASSOCIATED GRADING AND UTILITIES.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)

CONSTRUCTION ACTIVITIES:	ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:
CLEARING AND GRUBBING OPERATIONS, GRADING, TEMP, POND	APRIL 2023 – MAY 2023
BUILDING FOUNDATIONS AND UTILITIES	APRIL 2023 – MAY 2023
CURB & GUTTER/SIDEWALK	MAY 2023 – JULY 2023
PAVING	AUGUST 2023
INITIAL TURF	AUGUST 2023
LANDSCAPING, FINAL TURF, MISC.	SEPTEMBER 2023

THE CONTRACTOR SHALL CONTACT THE CITY OF SOMERS TWO WEEKS PRIOR TO THE ENDING DATE OF ANY PROPOSED CONSTRUCTION SITE ACTIVITY UNLESS ACTIVITY HAS ALREADY BEEN COMPLETED, IT MAY BE NECESSARY TO INSTALL ADDITONAL SEDIMENT CONTROL PRACTICES, INSTALL TEMPORARY SEEDING OR STABILIZATION, OR TO PROVIDE REVISED SEDIMENT CONTROL PERFORMANCE STANDARD CALCULATIONS.

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS
TOTAL AREA TO BE DISTURBED = 1.61 ACRES
IMPERVIOUS AREA PRE-CONSTRUCTION = 0 ACRES
POST-CONSTRUCTION = 0.97 ACRES
NET INCREASE OF IMPERVIOUS AREA = 0.97 ACRES

CONTACT INFORMATION/RESPONSIBLE PARTIES
THE OWNER OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS EROSION CONTROL PLAN AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE EROSION CONTROL PLAN IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: MISTER CARWASH (MIKE PURFEERST, CONSTRUCTION MANAGER)
6403 CAMBRIDGE STREET
ST. LOUIS PARK, MN
952-221-4578 / MPURFEERST@MISTERCARWASH.COM

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE ON THE WPDES PERMIT (THROUGH EXECUTION OF A WPDES PERMIT MODIFICATION FORM), AND THEREBY AGREE TO IMPLEMENT THIS EROSION CONTROL PLAN IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO EROSION CONTROL PLAN AMENDMENT SECTION). THE WPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE DNR AFTER THE PROJECT IS AWARDED TO THE OPERATOR, PRIOR TO LETTING THE PROJECT.

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE EROSION CONTROL PLAN HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS, AND IS RESPONSIBLE FOR SECTION 3-4, 6-22, 24, AND APPLICABLE PARTS OF 23, TO REMAIN IN COMPLIANCE WITH WPDES PERMIT.

OPERATOR/PERMITTEE: (TO BE DETERMINED AND IDENTIFIED THROUGH TRANSFER OF WPDES-CSW PERMIT)

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE EROSION CONTROL PLAN FOR THIS PROJECT. THIS EROSION CONTROL PLAN WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TO SECTION 21 OF THE WPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE WPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

PERMENANT STORMWATER MANAGEMENT DESIGNER:
ISG INC. (JERREMY FOSS)
7900 INTERNATIONAL DR., SUITE 550
MINNEAPOLIS, MN 55416
JERREMY.FOSS@ISGINC.COM

PERMANENT STORMWATER TREATMENT SYSTEMS
THE WPDES PERMANENT WATER QUALITY VOLUME (SECTION 15) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE WET POND. HYDROLOGIC AND WATER QUALITY MODELING DATA AND THE CONTAMINATION CHECKLIST IS AVAILABLE UPON REQUEST. THE SITE IS NOT ABLE TO MEET THE FULL VOLUME REDUCTION REQUIREMENT DUE TO ON-SITE SOILS THAT ARE NOT CONDUCIVE TO INFILTRATION. INFILTRATION RATES WERE DETERMINED BY THE SOIL-BORING RESULTS.

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES
SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S EROSION CONTROL PLAN AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. THE ON-SITE SOILS INCLUDE TOPSOIL, SAND AND LEAN CLAY.

IMMEDIATE RECEIVING WATERS: STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO STORM SEWER PIPES AND PROJECT DISCHARGE POINTS DISCHARGE TO PIKE CREEK (WATERS ID WI100354O0). A RECEIVING WATERS REVIEW WAS COMPLETED ON 08/30/2022. BASED ON THIS REVIEW THE RECEIVING WATER PIKE CREEK IS AN IMPAIRED WATER.

NEW STORMWATER DISCHARGE: STORMWATER DISCHARGE THAT WOULD FIRST OCCUR AFTER THE PERMITTEE'S START DATE OF COVERAGE TO A SURFACE WATER TO WHICH THE SITE DID NOT PREVIOUSLY DISCHARGE STORM WATER SHALL NOT BE ESTABLISHED DIRECTLY TO AN ORW, ERW, FISH AND AQUATIC LIFE WATER OR IMPAIRED WATER UNLESS THE DISCHARGE OF POLLUTANTS IS LESS THAN OR EQUAL TO THE EXISTING LEVELS OF POLLUTANTS IMMEDIATELY UPSTREAM OF THE DISCHARGE SITE.

DISCHARGE OF POLLUTANT(S) OF CONCERN VIA STORMWATER TO AN IMPAIRED WATER OR APPROVED TMDL SHALL BE MANAGED BY CONTROL MEASURES AND MANAGEMENT PRACTICES THAT WILL COLLECTIVELY BE USED TO REDUCE OR ELIMINATE THE STORMWATER DISCHARGE OF POLLUTANT(S) OF CONCERN THAT CONTRIBUTE TO THE IMPAIRMENT OF THE WATER BODY.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE
THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS EROSION CONTROL PLAN HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS EROSION CONTROL PLAN. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES ARE ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS EROSION CONTROL PLAN (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED
AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITEES ARE RESPONSIBLE FOR PRESERVING A 75 FOOT NATURAL BUFFER OR (IF INFEASIBLE AND DOCUMENTED) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS WITHIN A SURFACE WATER IS LOCATED WITHIN 75 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROADSIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

EXISTING VEGETATION SHALL BE PRESERVED WHERE FEASIBLE AND LAND DISTURBING CONSTRUCTION ACTIVITIES SHALL BE STAGED TO LIMIT EXPOSED SOIL AREAS SUBJECT TO EROSION. DISTURBED PORTIONS OF THE CONSTRUCTION SITE ARE TO HAVE TEMPORARY OR PERMANENT COVER (VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED AS SOON AS PRACTICABLE.

EROSION AND SEDIMENT CONTROL BMPS
EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE USED TO PREVENT OR REDUCE THE FOLLOWING IN ORDER TO DISCHARGE NO MORE THAN 5 TONS PER ACRE PER YEAR OF SEDIMENT FROM THE DISTURBED AREA.

1. THE DEPOSITION OF SOIL FROM BEING TRACKED ONTO STREETS BY VEHICLES.
2. THE DISCHARGE OF SEDIMENT FROM DISTURBED AREAS INTO ON–SITE STORM WATER INLETS.
3. THE DISCHARGE OF SEDIMENT FROM DISTURBED AREAS INTO ADJA-CENT WATERS OF THE STATE.
4. THE DISCHARGE OF SEDIMENT FROM DRAINAGE WAYS THAT FLOW OFF THE SITE.
5. THE DISCHARGE OF SEDIMENT BY DEWATERING ACTIVITIES.
6. THE DISCHARGE OF SEDIMENT ERODING FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS.
7. THE DISCHARGE OF SEDIMENT FROM EROSIVE FLOWS AT OUTLETS AND IN DOWNSTREAM CHANNELS.
8. THE TRANSPORT BY RUNOFF INTO WATERS OF THE STATE OF CHEMICALS, CEMENT, AND OTHER BUILDING COMPOUNDS AND MATERIALS ON THE CONSTRUCTION SITE DURING THE CONSTRUCTION PERIOD. HOWEVER, PROJECTS THAT REQUIRE THE PLACEMENT OF THESE MATERIALS IN WATERS OF THE STATE, SUCH AS CONSTRUCTING BRIDGE FOOTINGS OR BMP INSTALLATIONS, ARE NOT PROHIBITED BY THIS SUBDIVISION.
9. THE TRANSPORT BY RUNOFF INTO WATERS OF THE STATE OF UNTREATED WASH WATER FROM VEHICLE AND WHEEL WASHING.

THE OPERATOR SHALL CLEARLY IDENTIFY THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT ARE RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE EROSION CONTROL PLAN. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN A REASONABLE TIMEFRAME FOR EXPOSED SOILS.

DEWATERING
DEWATERING, STREAM DIVERSION, OR BASIN DRAINING MAY BE REQUIRED DURING CONSTRUCTION OF THIS PROJECT. WHEN DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE EROSION CONTROL PLAN. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS, IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIP-RAP, SANDBAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION
NO CONSTRUCTION OPERATIONS, INCLUDING REMOVAL, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE EROSION CONTROL PLAN CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMPS AND A CHAIN OF RESPONSIBILITY FOR EROSION CONTROL PLAN IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMPS IN ACCORDANCE WITH THE PERMIT REQUIREMENTS TO PREVENT ANY PERMIT CONDITIONS (NR 216 RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE WPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

TEMPORARY & PERMANENT EROSION PREVENTION BMPS

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAR FEET FROM THE PROPERTY EDGE, OR AT LEAST EVERY 24 HOURS FOR CONNECTION WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS HOWEVER MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYACRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
USE THE REQUIRED CLASS AND TYPE OF EROSION MAT THE PLANS SHOW OR IS SPECIFIED.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.
METHOD A, NETTING: SECURLY ANCHOR MULCHING MATERIAL BY APPROVED NETTING AND PEGS OR STAPLES
METHOD B, TACKIFIER: UTILIZE A TACKIFIER TO TREAT OR APPLY TO THE MULCHING MATERIAL

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

DOWNGRADIENT SYSTEMS: IF THE DOWNGRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE EROSION CONTROL PLAN MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH, SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, ALL UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY SEDIMENTATION BASINS: THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT ANTICIPATED PRECIPITATION EVENT (50% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEE(S) OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/DRAINDDIT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE EROSION CONTROL PLAN.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE EROSION CONTROL PLAN TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

POLLUTION PREVENTION MANAGEMENT MEASURES
THE FOLLOWING PREVENTATIVE MEASURES SHALL BE INCORPORATED:

1. MAINTENANCE OF EXISTING VEGETATION, ESPECIALLY ADJACENT TO SURFACE WATERS WHENEVER POSSIBLE;
2. MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOP-SOIL;
3. MINIMIZATION OF LAND DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE;
4. DEVELOPMENT OF SPILL PREVENTION AND RESPONSE PROCEDURES.

POTENTIAL SOURCES OF UNAUTHORIZED DISCHARGES CONSTRUCTION ACTIVITIES INCLUDE WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS; FUELS, OILS AND OTHER POLLUTANTS USED IN VEHICLE OPERATION AND MAINTENANCE; AND SOAPS OR SOLVENTS USED IN VEHICLE AND/OR EQUIPMENT WASHING.

THE PERMITTEE SHALL NOTIFY THE DEPARTMENT OF ANY RELEASE OR SPILL O FA HAZARDOUS SUBSTANCE TO THE ENVIRONMENT IN ACCORDANCE WITH S. 292.11, WIS. STATS., AND CH. CR 706 WIS. ADM. CODE AT (800) 943-0003.

INSPECTIONS & MAINTENANCE
THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST EROSION CONTROL PLAN INSPECTION REPORT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE EROSION CONTROL PLAN. THE DEPARTMENT HAS DEVELOPED A MODEL INSPECTION REPORT AVAILABLE AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/CONSTRUCTION/FORMS.HTML OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

A. DATE, TIME AND EXACT LOCATION OF THE INSPECTION.
B. NAME OF PERSON(S) CONDUCTING INSPECTIONS.
C. AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.
D. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
E. DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE AND ANY SCHEDULE MODIFICATIONS THAT MAY INCREASE SEDIMENT DISCHARGE.
F. WEEKLY INSPECTIONS AND INSPECTIONS WITHIN 24-HOURS AFTER A RAINFALL EVENT OF 0.5-INCHES OR MORE SHALL BE ENTERED ON THE CITY OF SOMERS PERMITRACK SITE. THE PERMITRACK APPLICATION IS ACCESSIBLE AT HTTP://WWW.MYPERMITRACK.COM/

THE OWNER SHALL BE IN CHARGE OF THE LONG-TERM MAINTENANCE OF PERMANENT BMPS.

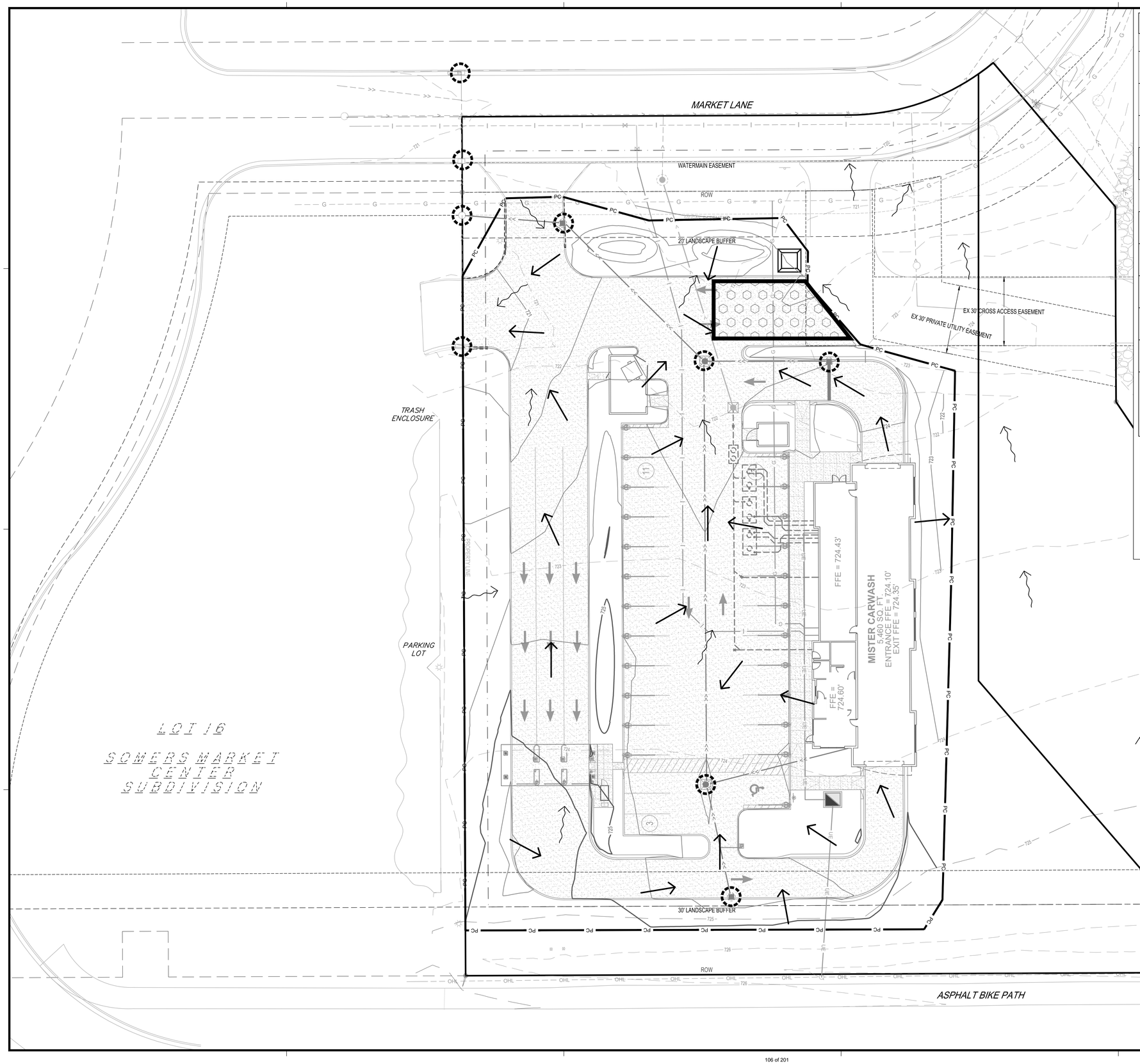
EROSION CONTROL PLAN AMENDMENTS & RECORD KEEPING
EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE EROSION CONTROL PLAN.

THE EROSION CONTROL PLAN SHALL BE AMENDED IF:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE CONSTRUCTION SITE, WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS;
2. THERE IS A CHANGE IN THE SEQUENCE, SCHEDULE, OR PHASING OF CONSTRUCTION AT THE CONSTRUCTION SITE WHICH HAS A REASONABLE POTENTIAL TO CAUSE AN EXCEEDANCE OF THE 5 TONS PER ACRE PER YEAR SEDIMENT PERFORMANCE STANDARD.
3. THE ACTIONS REQUIRED BY THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE STORM WATER RUNOFF.

FOR CONSTRUCTION SITES FOR WHICH THERE HAS BEEN EARLIER DEPARTMENT REVIEW OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, IF THE PERMITTEE IDENTIFIES CHANGES NEEDED IN EITHER PLAN, THE PERMITTEE SHALL NOTIFY THE DEPARTMENT AT LEAST 5 WORKING DAYS PRIOR TO MAKING THE CHANGES IN THE PLAN.

THE EROSION CONTROL PLAN (ORIGINAL OR COPIES), ALL CHANGES TO THE EROSION CONTROL PLAN, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
PC	PERIMETER CONTROL
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

EROSION CONTROL QUANTITIES

DESCRIPTION	UNITS	QUANTITY
STORM DRAIN INLET PROTECTION	EACH	6
PERIMETER CONTROL	LF	991
STABILIZED CONSTRUCTION EXIT	EACH	1
CONCRETE WASHOUT AREA	EACH	1

QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26725
FILE NAME	26725 C1-EROSION
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

EROSION CONTROL PLAN

SHEET

C1-30

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

MARKET LANE

WATERMAIN EASEMENT

ROW

UTILITY EASEMENT

20' LANDSCAPE BUFFER

30' BUILDING SETBACK

REMOVE EXISTING CURB

REMOVE EXISTING CURB

PROTECT EXISTING LIGHT POLE

PROTECT EXISTING CURB & PAVEMENT

SAWCUT & REMOVE BITUMINOUS PAVEMENT

REMOVE EXISTING CURB

PROTECT EXISTING STORM STRUCTURE

TRASH ENCLOSURE

EX SMH R=721.40 I=712.25 (8") E

EX STMH R=720.98 I=714.96 (18") S

EX CIN R=720.37 I=716.56 (18" RCP) N I=716.75 (18" RCP) S

EX FIN RIM R=721.39 I=716.90 (18" RCP) N I=716.61 (18" RCP) S

EX EX CIN R=720.37 I=717.57 (18" PVC) N

EX EX CIN R=720.39 I=717.57 (18" PVC) N

EX SMH R=719.96

EX FIN RIM R=720.38 I=716.40 (15" RCP) N I=716.67 (12" PVC) S

EX CIN BOC R=727.56 I=717.71 (12" PVC) S I=717.64 (12" PVC) N

EX SMH R=723.06 I=712.66 (8") E I=712.40 (8") N

EX 30' CROSS ACCESS EASEMENT

EX 30' PRIVATE UTILITY EASEMENT

PARKING LOT

EX CIN BOC R=723.19 I=718.43 (12" PVC) N

TRASH ENCLOSURE

15' GAS EASEMENT PER DOC.#1535778

LIMITS OF CLEARING AND GRUBBING

PARKING LOT

LOT 16
SOMERS MARKET CENTER SUBDIVISION

65' BUILDING SETBACK

EX 15' UTILITY EASEMENT

30' LANDSCAPE BUFFER

ROW

OHL

ASPHALT BIKE PATH

N

0 20 40
SCALE IN FEET

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

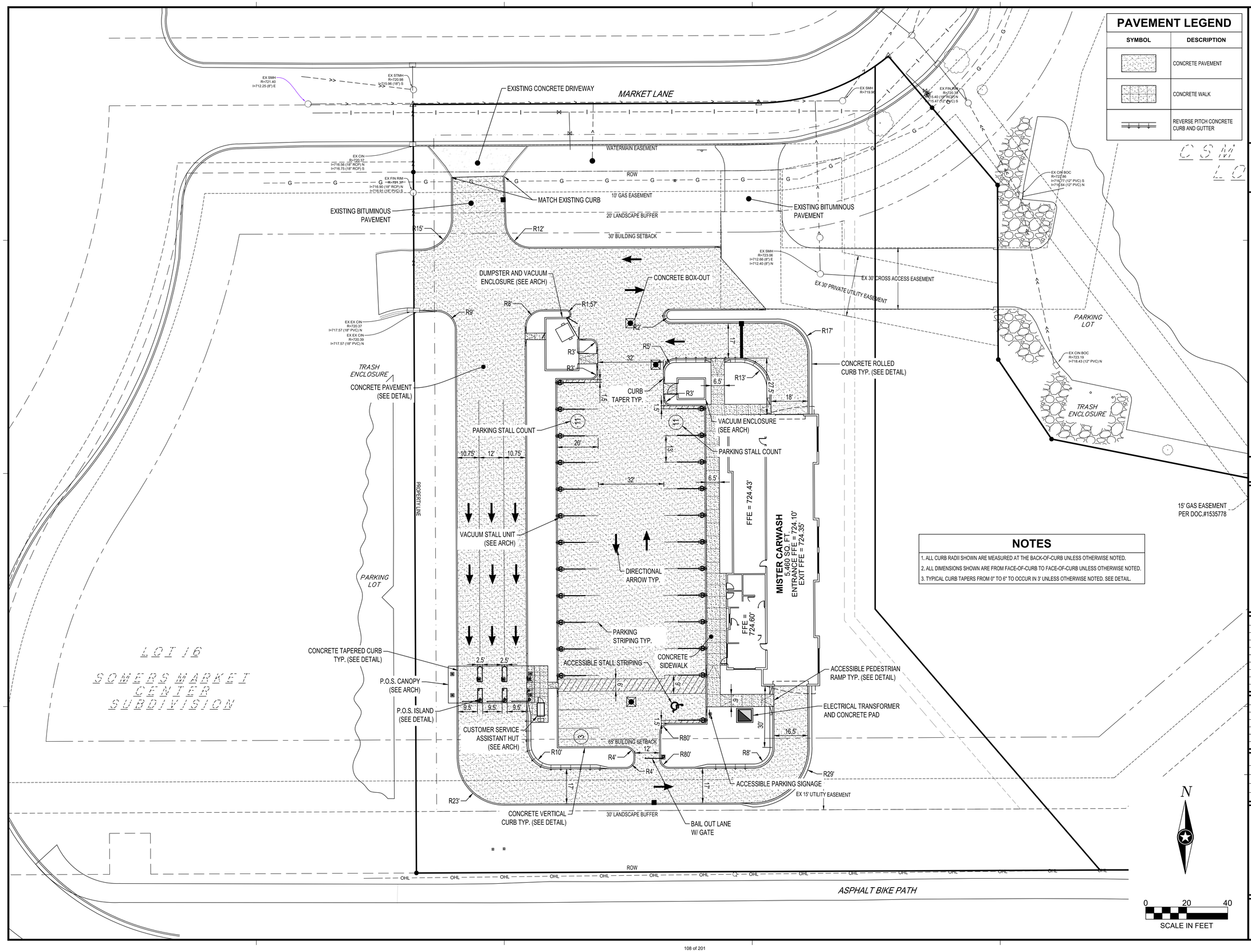
PROJECT NO.	22-26725
FILE NAME	26725 C2-EXIST
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

EXISTING SITE AND REMOVAL PLAN

SHEET

C2-10



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

NOTES

1. ALL CURB RADII SHOWN ARE MEASURED AT THE BACK-OF-CURB UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ARE FROM FACE-OF-CURB TO FACE-OF-CURB UNLESS OTHERWISE NOTED.
3. TYPICAL CURB TAPERS FROM 0" TO 6" TO OCCUR IN 3' UNLESS OTHERWISE NOTED. SEE DETAIL.

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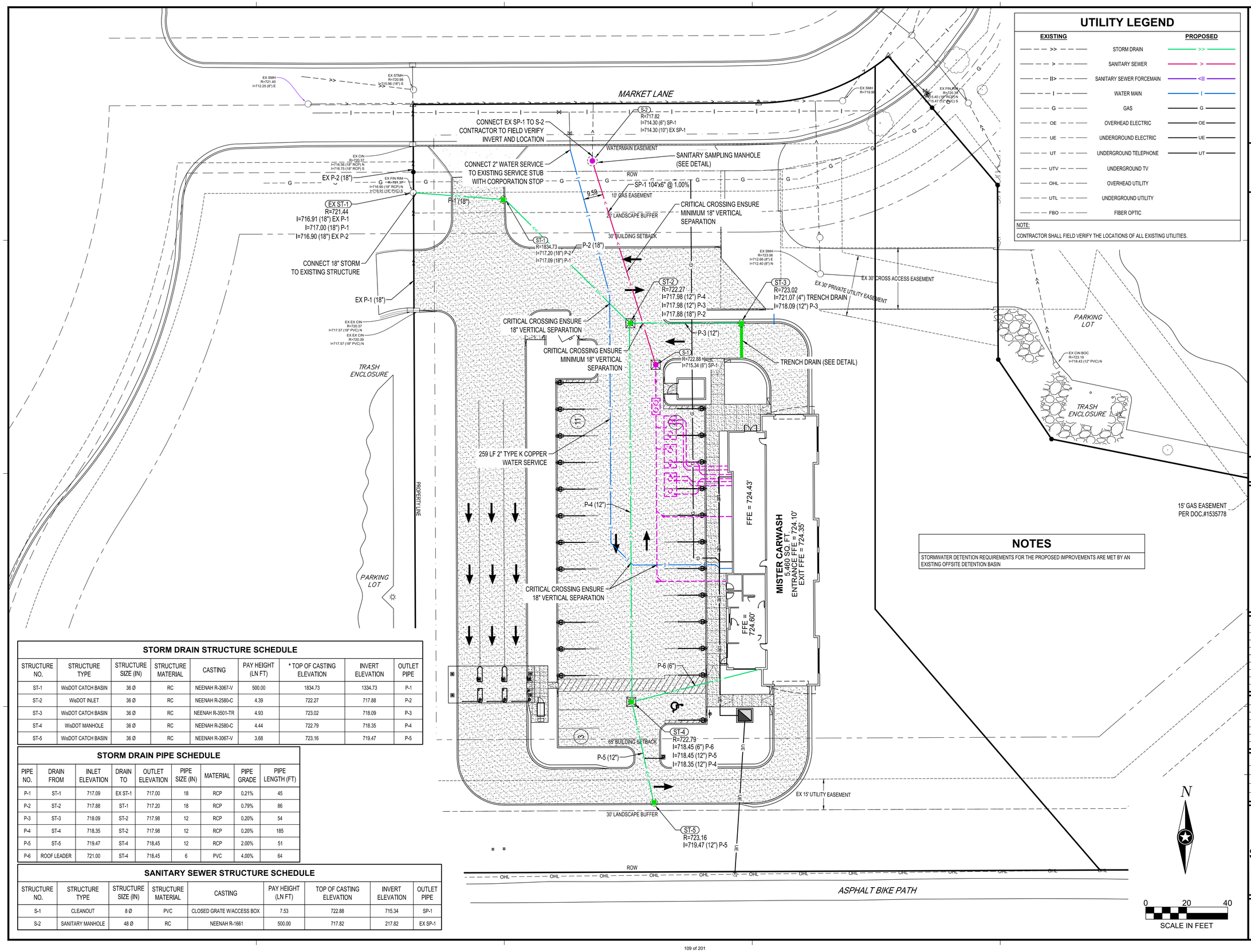
PROJECT NO.	22-26725
FILE NAME	26725 C3-SITE
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

SITE PLAN

SHEET

C3-10



UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	<II
I	WATER MAIN	I
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
UT	UNDERGROUND TELEPHONE	UT
UTV	UNDERGROUND TV	
OHL	OVERHEAD UTILITY	
UTL	UNDERGROUND UTILITY	
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

NOTES

STORMWATER DETENTION REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS ARE MET BY AN EXISTING OFFSITE DETENTION BASIN

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
ST-1	WisDOT CATCH BASIN	36 Ø	RC	NEENAH R-3067-V	500.00	1834.73	1334.73	P-1
ST-2	WisDOT INLET	36 Ø	RC	NEENAH R-2580-C	4.39	722.27	717.88	P-2
ST-3	WisDOT CATCH BASIN	36 Ø	RC	NEENAH R-3501-TR	4.93	723.02	718.09	P-3
ST-4	WisDOT MANHOLE	36 Ø	RC	NEENAH R-2580-C	4.44	722.79	718.35	P-4
ST-5	WisDOT CATCH BASIN	36 Ø	RC	NEENAH R-3067-V	3.68	723.16	719.47	P-5

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	717.09	EX ST-1	717.00	18	RCP	0.21%	45
P-2	ST-2	717.88	ST-1	717.20	18	RCP	0.79%	86
P-3	ST-3	718.09	ST-2	717.98	12	RCP	0.20%	54
P-4	ST-4	718.35	ST-2	717.98	12	RCP	0.20%	185
P-5	ST-5	719.47	ST-4	718.45	12	RCP	2.00%	51
P-6	ROOF LEADER	721.00	ST-4	718.45	6	PVC	4.00%	64

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
S-1	CLEANOUT	8 Ø	PVC	CLOSED GRATE W/ACCESS BOX	7.53	722.88	715.34	SP-1
S-2	SANITARY MANHOLE	48 Ø	RC	NEENAH R-1661	500.00	717.82	217.82	EX SP-1

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

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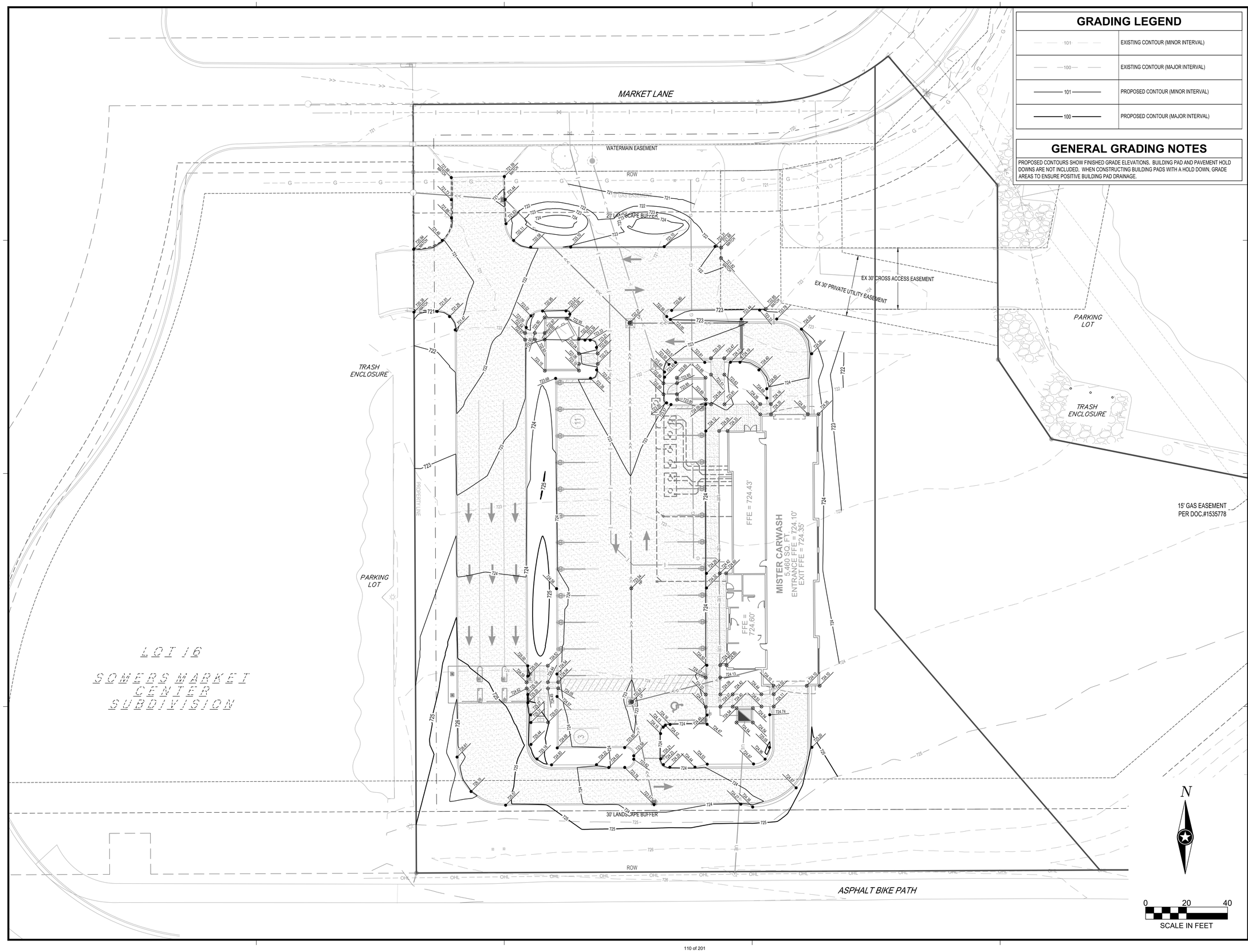
PROJECT NO.	22-26725
FILE NAME	26725 C3-SITE
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

SITE UTILITY PLAN

SHEET

C3-20



GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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MISTER CARWASH SOMERS

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ISSUE SCHEDULE		
DATE	DESCRIPTION	BY

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	22-26725
FILE NAME	26725 C4-GRADE
DRAWN BY	JAT
DESIGNED BY	ART
REVIEWED BY	JDF

TITLE

SITE GRADING PLAN

SHEET

C4-10

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AC	1	ABIES CONCOLOR WHITE FIR	6' HT MIN	B & B
	PD	2	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT MIN	B & B

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	CA2	2	CORNUS ALTERNIFOLIA PAGODA DOGWOOD	2.5" CAL	B & B

OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	BN	3	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	2.5" CAL	B & B
	CA	2	CARPINUS CAROLINIANA AMERICAN HORNBEAM	2.5" CAL	B & B
	OV	1	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2.5" CAL	B & B
	SD	7	SORBUS DECORA SHOWY MOUNTAIN ASH	2.5" CAL	B & B

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AS	8	AMELANCHIER STOLONIFERA RUNNING SERVICEBERRY	5 GAL	CONT
	CA3	34	CEANOTHUS AMERICANUS NEW JERSEY TEA	5 GAL	CONT
	CR	17	CORNUS SERICEA RED TWIG DOGWOOD	2 GAL	CONT
	DL	22	DIERVILLA SESSILIFOLIA 'LPDC PODARAS' COOL SPLASH DWARF HONEYSUCKLE	2 GAL	CONT
	RG	35	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	2 GAL	CONT
	RB	21	ROSA BLANDA SMOOTH ROSE	1 GAL	CONT
	SS	11	SORBARIA SORBIFOLIA `SEM' SEM ASH LEAF SPIREA	5 GAL	CONT

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	JF	10	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	CONT

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	CK	43	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	2 GAL	CONT

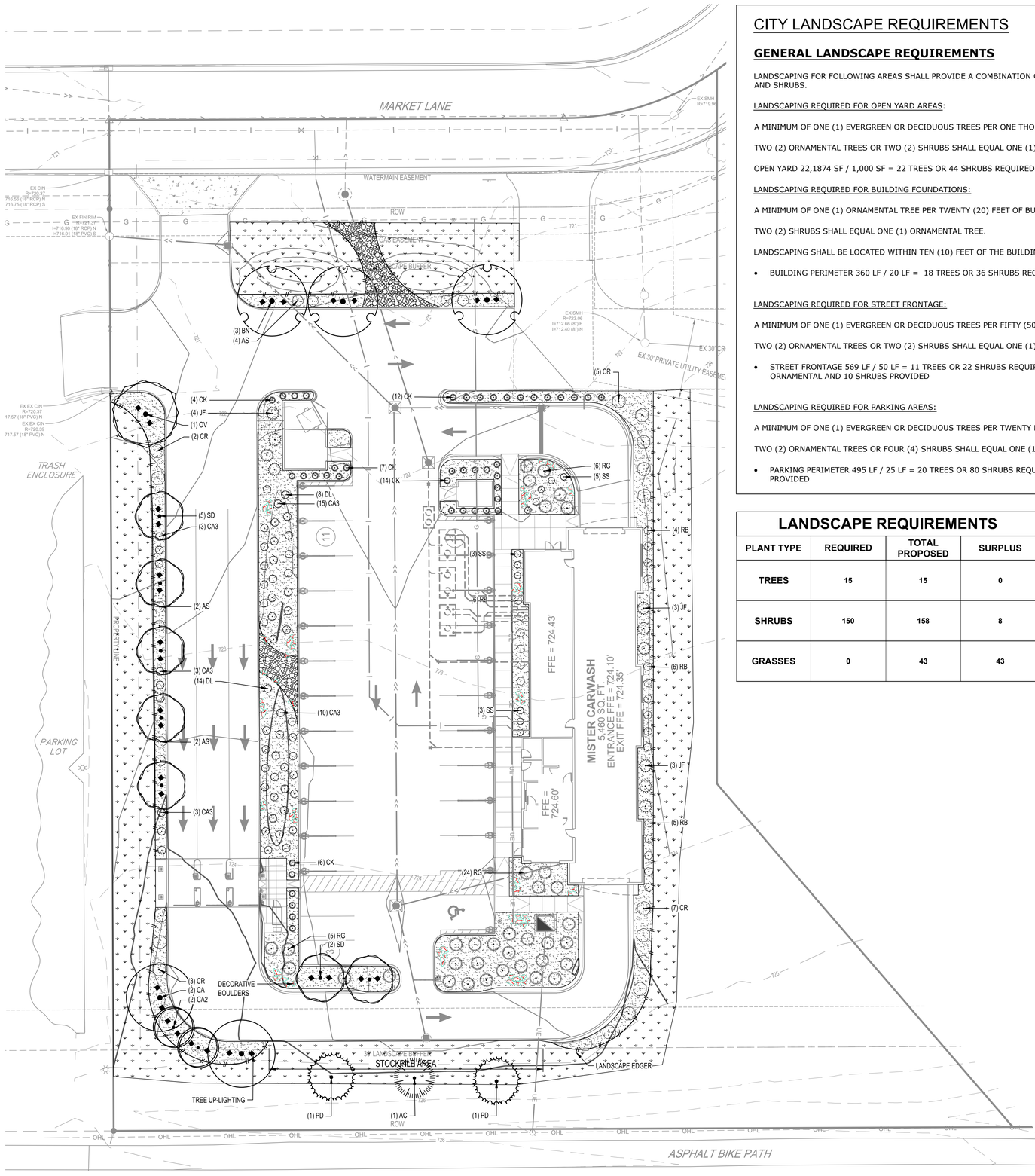
ROCK MULCH	CODE	QTY	BOTANICAL / COMMON NAME
	RM2	9,305 SF	2" - 3" DECORATIVE GRANITE LANDSCAPE ROCK (GRAY COLOR) WITH NON WOVEN LANDSCAPE FABRIC
	WO2	668	3" - 6" DIA RIVER ROCK AT 3" DEPTH

SEED MIX	CODE	QTY	BOTANICAL / COMMON NAME
	TS	12,252 SF	WISDOT SEED MIX #40

EDGER	QTY	DESCRIPTION
	715 LF	STEEL EDGER (SEE DETAIL)

BOULDERS	QTY	DESCRIPTION
	20	3' x 2' x 1.5' PROPOSED BOULDERS (SEE DETAIL) SUBMIT PICTURES & DIMENSIONS PRIOR TO INSTALLATION
	43	2' x 1.5' x 1' PROPOSED BOULDERS (SEE DETAIL) SUBMIT PICTURES & DIMENSIONS PRIOR TO INSTALLATION

LIGHTING	QTY	DESCRIPTION
	30	TREE UP-LIGHT BY LUMINAIRE MODEL KG-3LED-SB



CITY LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPING FOR FOLLOWING AREAS SHALL PROVIDE A COMBINATION OF DECIDUOUS, ORNAMENTAL TREES AND SHRUBS.

LANDSCAPING REQUIRED FOR OPEN YARD AREAS:

A MINIMUM OF ONE (1) EVERGREEN OR DECIDUOUS TREES PER ONE THOUSAND (1,000) SF OF OPEN YARD AREA.

TWO (2) ORNAMENTAL TREES OR TWO (2) SHRUBS SHALL EQUAL ONE (1) EVERGREEN OR DECIDUOUS TREE.

OPEN YARD 22,1874 SF / 1,000 SF = 22 TREES OR 44 SHRUBS REQUIRED / 6 TREES AND 32 SHRUBS PROVIDED

LANDSCAPING REQUIRED FOR BUILDING FOUNDATIONS:

A MINIMUM OF ONE (1) ORNAMENTAL TREE PER TWENTY (20) FEET OF BUILDING FOUNDATION.

TWO (2) SHRUBS SHALL EQUAL ONE (1) ORNAMENTAL TREE.

LANDSCAPING SHALL BE LOCATED WITHIN TEN (10) FEET OF THE BUILDING.

- BUILDING PERIMETER 360 LF / 20 LF = 18 TREES OR 36 SHRUBS REQUIRED / 36 SHRUBS PROVIDED

LANDSCAPING REQUIRED FOR STREET FRONTAGE:

A MINIMUM OF ONE (1) EVERGREEN OR DECIDUOUS TREES PER FIFTY (50) FEET IF STREET FRONTAGE

TWO (2) ORNAMENTAL TREES OR TWO (2) SHRUBS SHALL EQUAL ONE (1) EVERGREEN OR DECIDUOUS TREE.

- STREET FRONTAGE 569 LF / 50 LF = 11 TREES OR 22 SHRUBS REQUIRED / 5 DECIDUOUS TREES, 2 ORNAMENTAL AND 10 SHRUBS PROVIDED

LANDSCAPING REQUIRED FOR PARKING AREAS:

A MINIMUM OF ONE (1) EVERGREEN OR DECIDUOUS TREES PER TWENTY FIVE (25) FEET OF PARKING PERIMETER.

TWO (2) ORNAMENTAL TREES OR FOUR (4) SHRUBS SHALL EQUAL ONE (1) EVERGREEN OR DECIDUOUS TREE.

- PARKING PERIMETER 495 LF / 25 LF = 20 TREES OR 80 SHRUBS REQUIRED / 2 TREES AND 72 SHRUBS PROVIDED

LANDSCAPE REQUIREMENTS

PLANT TYPE	REQUIRED	TOTAL PROPOSED	SURPLUS
TREES	15	15	0
SHRUBS	150	158	8
GRASSES	0	43	43

N

0 20 40
SCALE IN FEET

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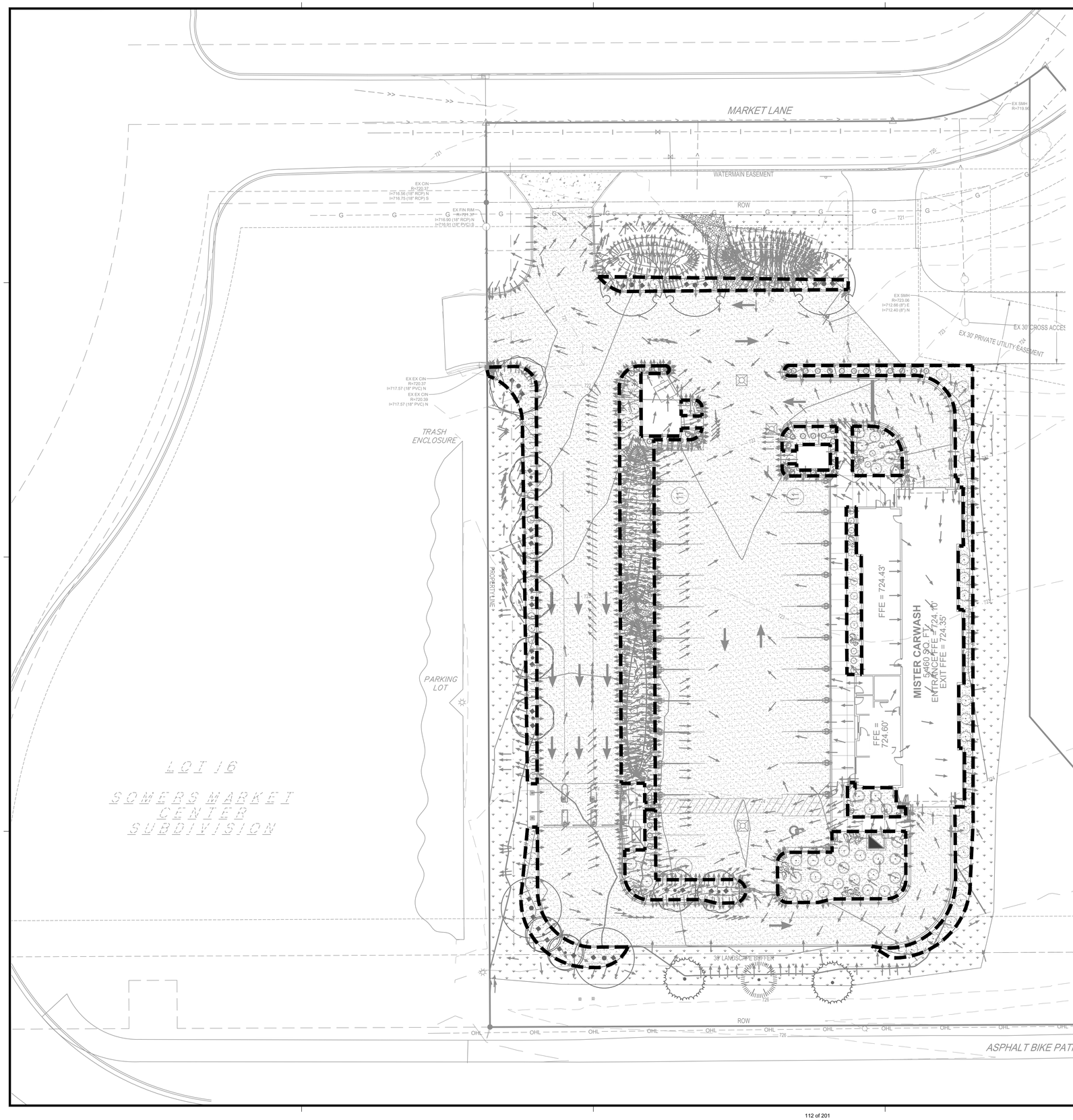
PROJECT NO.	22-26725
FILE NAME	26725 C5 - LANDSCAPE
DRAWN BY	AE
DESIGNED BY	AE
REVIEWED BY	DP

TITLE

RESTORATION AND PLANTING PLAN

SHEET

C5-10



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	UNITS	QUANTITY
	IRRIGATION LIMITS	SF	9,555

IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL EXISTING UTILITIES AND STRUCTURES. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. DAMAGE DONE TO UTILITIES, STRUCTURES, OR OTHER FINISHED WORK SHALL BE REPAIRED OR REPLACED AT THE IRRIGATION CONTRACTORS EXPENSE.
2. IRRIGATION CONTRACTOR TO FIELD ADJUST DRIP LINE LOCATIONS SO AS TO AVOID CONFLICTS WITH TREES, SITE FURNITURE, AND UTILITIES.
3. INSTALL PVC SCHEDULE 40 PIPE SLEEVES UNDER HARDSCAPE AT ALL POINTS WHERE IRRIGATION MAIN LINE AND LATERALS ARE LOCATED.
4. INSTALL ALL MAINLINES TO SLOPE AT 1% MINIMUM TO MANUAL DRAIN VALVES LOCATED AT LOW POINTS OR AS INDICATED ON PLANS OF MAINLINE SYSTEM.
5. THE CONTRACTOR SHALL PLACE A #12 SOLID COPPER TRACE WIRE WITH PURPLE PE COVER FOR WATER ALONG ALL PVC MAINLINE. THIS INCLUDES ALL PVC MAINLINE CONNECTING QUICK COUPLER VALVES.
6. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO INSURE THE POINT OF CONNECTION IS PROVIDED PER PLANS.
7. INSTALL A BACKFLOW PREVENTER AND ENCLOSURE AT THE POINT OF CONNECTION. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COORDINATE WITH THE CITY OF – HOLLAND TO ENSURE THE POINT OF CONNECTION MEETS ALL CODES.
8. IRRIGATION CONTRACTOR SHALL INSTALL DRIP IRRIGATION SYSTEM FOR ALL PLANTING AREAS. CONTRACTOR TO SUBMIT IRRIGATION PLAN AND PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
9. CONTRACTOR TO INSTALL NEW TORO CUSTOM COMMAND SERIES / HUNTER ACC-D / RAIN BIRD ESP-LXIVM CONTROLLER WITH STAINLESS STEEL PEDESTAL MOUNT. SOURCE IRRIGATION CONTROLLER, RAIN / FREEZE SENSOR, QUICK COUPLERS, AND CONTROL VALVES FROM ONEMANUFACTURER. CONTRACTOR TO VERIFY 110V UNINTERRUPTED ELECTRICAL SERVICE FOR THE CONTROLLER. CONTRACTOR TO INSTALL CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.
10. INSTALL VALVE BOX LOCATIONS IN PLANTING AREAS, PARALLEL TO AND SET BACK FROM PAVEMENT EDGES AS INDICATED ON THE PLANS.
11. PROTECT AT ALL TIMES THE WORK FROM DAMAGE AND THEFT. REPLACE ALL DAMAGED OR STOLEN PARTS AT CONTRACTOR'S EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE CLIENT.

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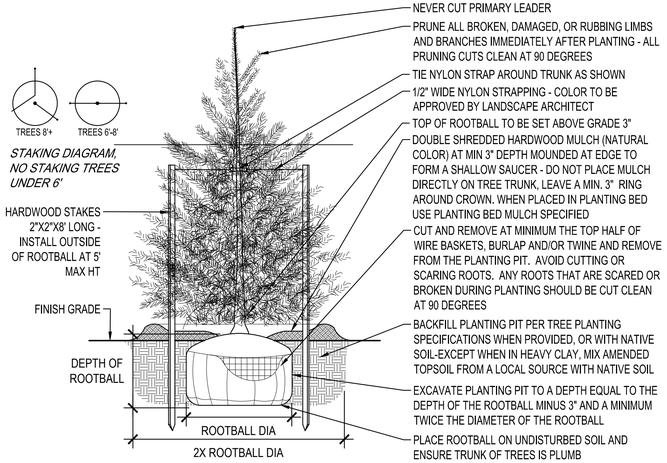
PROJECT NO.	22-26725
FILE NAME	26725 C5 - LANDSCAPE
DRAWN BY	AE
DESIGNED BY	AE
REVIEWED BY	DP

TITLE

IRRIGATION PLAN

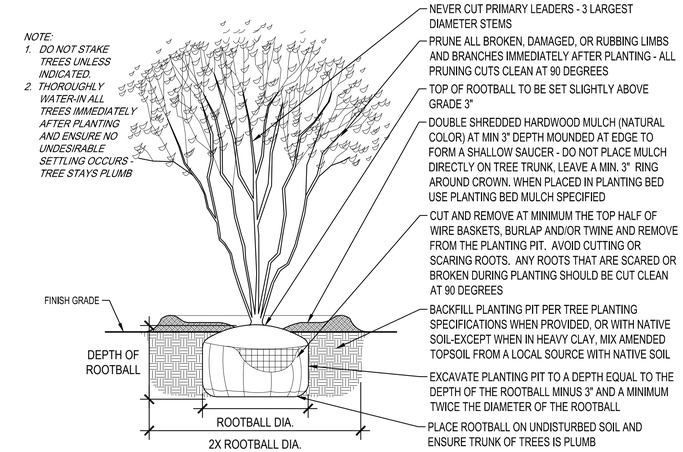
SHEET

C5-20



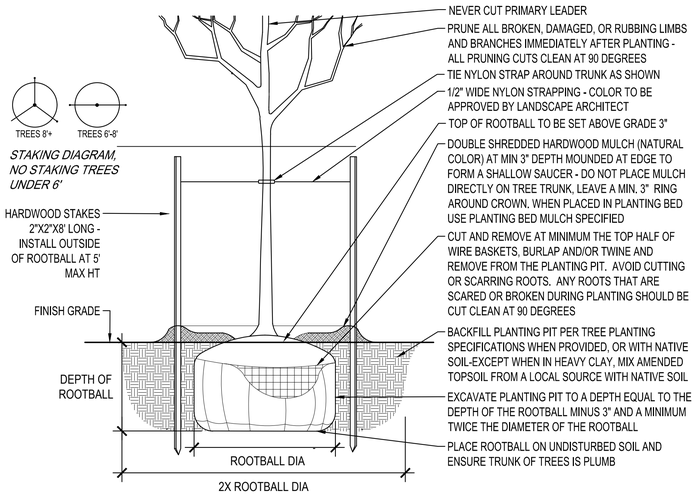
CONIFER / EVERGREEN TREE PLANTING DETAIL

NTS



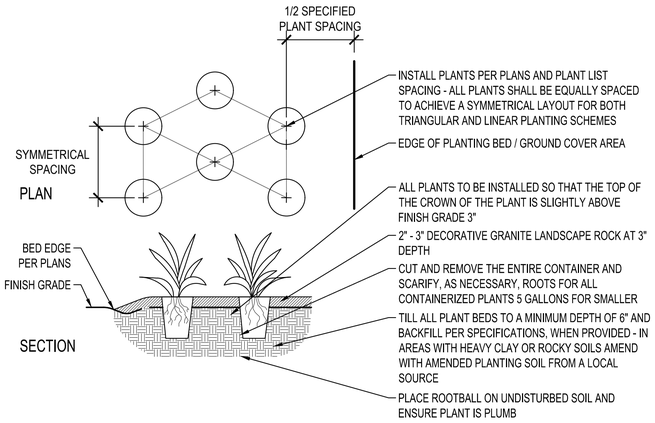
MULTI-STEM TREE PLANTING DETAILS

NTS



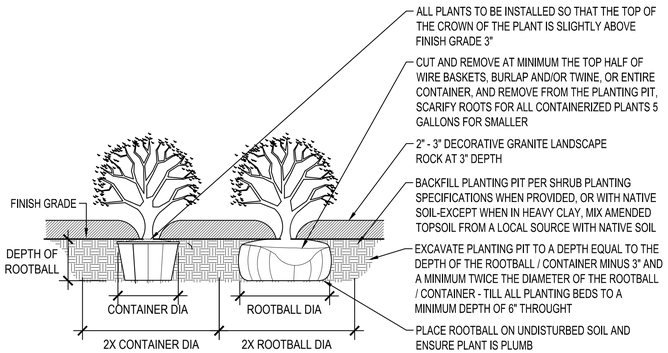
DECIDUOUS TREE PLANTING DETAIL

NTS



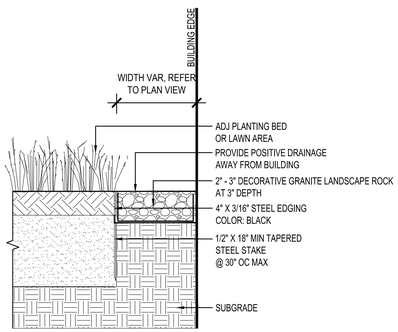
PERENNIAL PLANTING DETAIL

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SHRUB PLANTING DETAIL

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MAINTENANCE EDGE AT BUILDING

NTS

PLANTING NOTES

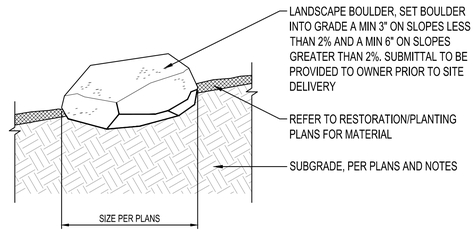
1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. TOPSOIL SHALL MEET WISDOT SPECIFICATION 625 TOPSOIL AND SALVAGED TOPSOIL SPECIFICATIONS. TOPSOIL SHALL CONSIST OF LOAM, SANDY LOAM, SILT LOAM, SILT CLAY LOAM, OR CLAY LOAM HUMUS-BEARING SOILS ADAPTED TO SUSTAIN PLANT LIFE. ENSURE THIS TOPSOIL IS IN A PH RANGE OF 6.0-7.5 WITH NO LESS THAN 3 PERCENT SOIL ORGANIC MATTER.
5. REFER TO PLANTING AND SITE DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR MIX TYPE.
6. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
8. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
9. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE AND OWNER.
10. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO A.N.S.I.
11. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
12. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
13. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. PROVIDE DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR) SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS A 2" - 3" DECORATIVE LANDSCAPE ROCK AT (GRAY COLOR) 3" MINIMUM DEPTH WITH NON WOVEN LANDSCAPE FABRIC AS SHOWN IN TREE PLANTING DETAIL. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
18. MULCHING MATERIAL SHALL BE DOUBLE SHREDDED HARDWOOD MULCH (NATURAL COLOR), WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
22. TURF AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED IF NOT INDICATED ON THE PLANS AS ANOTHER SURFACE.
23. CONTRACTOR SHALL PROVIDE SAMPLE OF SHREDDED HARDWOOD MULCH TO BE APPROVED BY OWNER AND ARCHITECT.
24. INDICATED QUANTITIES ARE ESTIMATES AND SHOULD BE CONFIRMED BY THE CONTRACTOR/BIDDER.
25. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

NOTES:

ALL BOULDERS SHALL BE FREE OF SHARP EDGES AND SURFACES THAT COULD BE HARMFUL TO PEDESTRIANS. FLAT SIDE OF BOULDER TO BE PLACED UPWARDS.

BOULDERS TO BE LOCALLY SOURCED FIELDSTONE BOULDERS, SUBMIT PICTURES AND DIMENSIONS PRIOR TO INSTALLATION TO LANDSCAPE ARCHITECT.

GENERAL BOULDER SIZES:
32% 3' X 2' X 1.5'
68% 2' X 1.5' X 1'



LANDSCAPE BOULDERS

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE

DATE	DESCRIPTION	BY

REVISION SCHEDULE

DATE	DESCRIPTION	BY

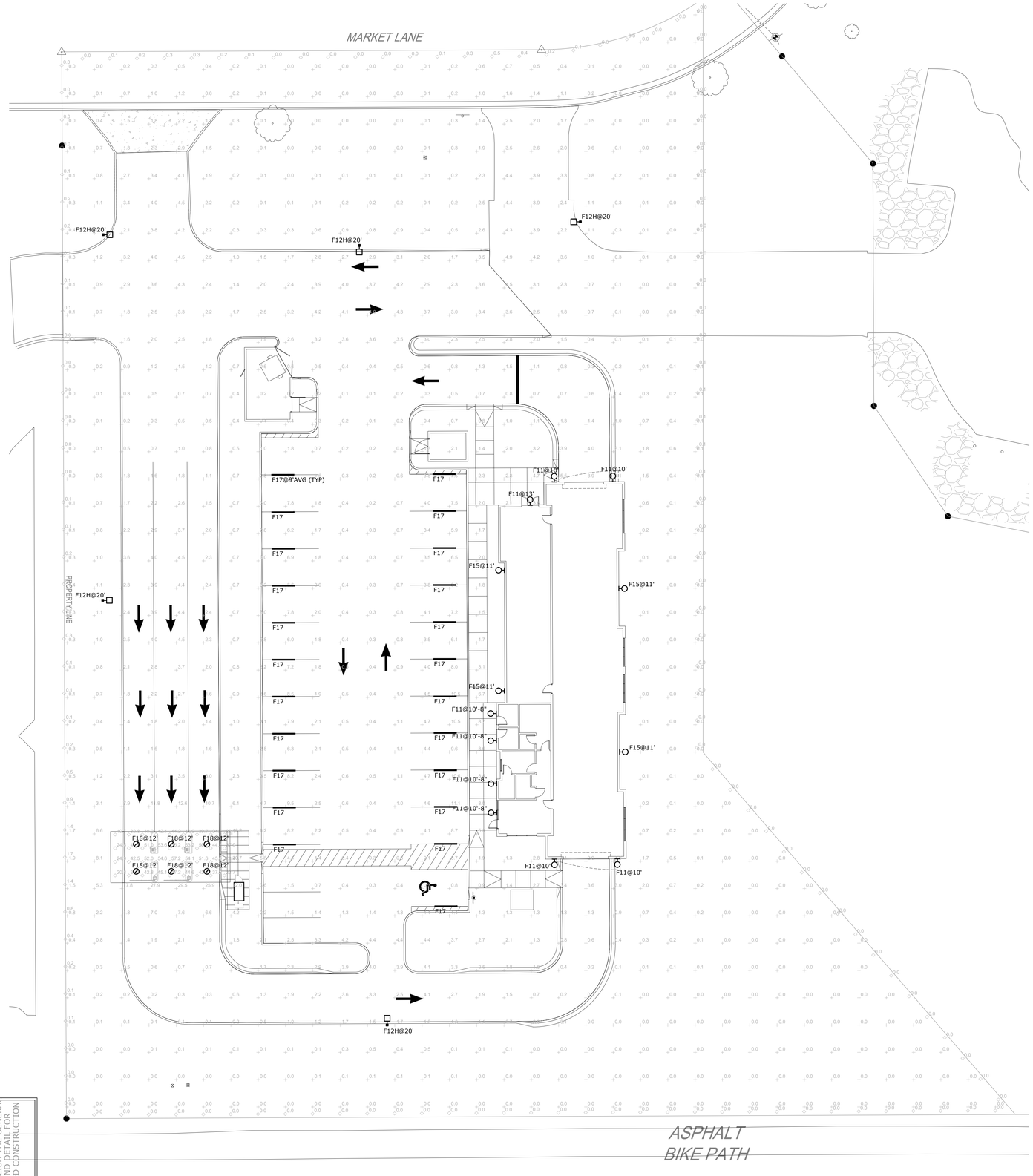
PROJECT NO.	22-26725
FILE NAME	26725 C5 - LANDSCAPE
DRAWN BY	AE
DESIGNED BY	AE
REVIEWED BY	DP

TITLE

PLANTING NOTES AND DETAILS

SHEET

C5-30



A EP1.0 PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL STANDARDS OF QUALITY AND DETAIL FOR BIDDING PURPOSES AND FOR DEVELOPING A NEGOTIATED CONSTRUCTION CONTRACT.

Parking (Symbol: +)

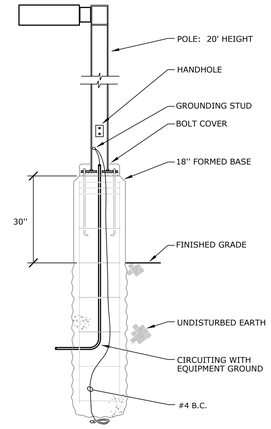
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Maximum	29.5	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

POS Canopy (Symbol: ◇)

Average	40.8	fc
Maximum	57.2	fc
Minimum	19.7	fc
Max/Min	2.9:1	
Average/Min	2.1:1	

Property Line (Symbol: ◇)

Average	0.1	fc
Maximum	1.7	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	



NOTE:
ASSEMBLY SHALL BE FACTORY CERTIFIED TO WITHSTAND 110 MPH WINDS (1.3 GUST FACTOR) WITHOUT DAMAGE OR PERMANENT DEFLECTION.
PROVIDE POLE BASE SHOP DRAWING FOR REVIEW. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL POLE BASE DIAGRAMS.

B 1.0 POLE BASE DIAGRAM
NO SCALE

LIGHTING FIXTURE SCHEDULE

FIXTURE SCHEDULE GENERAL NOTES:

1. FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (i.e., DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.
2. FIXTURES SHALL INCLUDE ALL ACCESSORIES NECESSARY FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.
3. PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
4. ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP(S) AND BALLAST(S). (OSRAM SYLVANIA SERIES)
5. CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
6. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILINGS.
7. LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION.
8. ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LED DRIVERS, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS SHALL BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
9. PROVIDE CLEARANCES FROM COMBUSTIBLES: A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH ARE NON-IC RATED.
10. FOR FIXTURES RECESSED IN SUSPENDED T-BAR CEILING, PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS.
11. FIXTURES WITH EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING IN COMPLIANCE WITH NEC ARTICLE 700.
12. EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY-INSTALLED INTEGRAL TEST SWITCHES.
13. FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS, PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR GASKETING, INVERTED LENS, AND FOOD SERVICE RATING.
14. LED FIXTURES SHALL EQUAL OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS:
    - L8/50: 80% OF LUMEN OUTPUT AT 50,000 HOURS
    - CRI GREATER THAN OR EQUAL TO 80.
    - LUMENS PER WATT: DOWNLIGHTS = GREATER THAN 60, OTHERWISE GREATER THAN 90.
    - UNIFORMITY: (3) MCADAMS ELLIPSES.
    - FUNCTIONAL LIFE: GREATER THAN 60,000 HOURS
    - INTERIOR AMBIENT: GREATER THAN 40°C, 104°F
    - EXTERIOR AMBIENT: GREATER THAN 50°C, 122°F
    - SEAL AGAINST DUST AND INSECT ENTRY.
    - POWER FACTOR: 0.9 OR BETTER.
    - MANUFACTURERS GUARANTEE: 5 YEARS.
15. FOR LED RETROFIT LAMPS, PROVIDE SELF-BALLASTED LED LAMPS WITH THESE CHARACTERISTICS:
    - CRI GREATER THAN OR EQUAL TO 80.
    - COLOR = 2700K OR 3000K
    - LIFE = GREATER THAN OR EQUAL 25,000 HOURS
    - MANUFACTURERS GUARANTEE = 5 YEARS.
    - DIMMABLE AS NOTED.
    - LUMENS AS NOTED.
16. WHERE FIXTURE AND/OR LAMP IS SPECIFIED BY MANUFACTURER AND CATALOG NUMBER, PERFORMANCE OF PROPOSED SUBSTITUTE SHALL EQUAL OR EXCEED PUBLISHED DATA OF THE SPECIFIED FIXTURE.

TYPE	DESCRIPTION	LAMP	CONTROL	VOLTAGE	LOAD	MANUFACTURER	SERIES	NOTES
F11	WALL MOUNTED LED WALL SCONCE. DARK BRONZE FINISH	LED: 3460 Lm 4000K 80CRI	ON/OFF	120/277	28W	LSI	XWM-FT-LED-03-40-UE-BRZ	
F11E	WALL MOUNTED LED WALL SCONCE. DARK BRONZE FINISH WITH EMERGENCY BATTERY BACKUP	LED: 3460 Lm 4000K 80CRI	ON/OFF	120/277	28W	LSI	XWM-FT-LED-03-40-UE-BRZ-BB	
F12H	SINGLE POLE MOUNTED LED AREA LIGHT. TYPE 3 DISTRIBTUION, DARK BRONZE FINISH. WITH 20' 4" SQUARE POLE WITH HOUSE SIDE SHIELD. PROVIDE WITH FIXTURE MOUNTED OCCUPANCY SENSOR TO DIM FIXTURE DURING UNOCCUPIED HOURS.	LED: 9926 Lm 4000K 70CRI	0-10V	120/277	154W	LSI	MRM-LED-9L-SIL-3-UNV-DIM-40-70CRI-BRZ-IL	
F15	WALL MOUNTED LED 15 DEG. DOWN LIGHT SCONCE, TEXTURED BRONZE	LED: 820 Lm 4000K 80CRI EACH	ON/OFF	120/277	7W	INSIGHT	SSL-DN-7W-40K-15-40K -05-WM -277-DIM-TBR	
F17	VACUUM CANOPY ARCH LIGHT - FURNISHED WITH VACUUM CANOPY WITH GLARE CONTROL FOR DOWNLIGHT ONLY FUNCTIONALITY	LED	ON/OFF	120/277	27W	G&G	GPX-6-SO-40K-GC SERIES	
F18	POS CANOPY LIGHT - FURNISHED WITH POS CANOPY	LED: 13000 Lm 5000K	ON/OFF	120/277	93W	LSI	CRUS-SC-LED-SS-50-UE -WHT SERIES	

Revisions

PHOTOMETRIC SITE PLAN

Mister

Mister Car Wash WI 1481
Market Lane - 130.C1
NE Corner Green Bay Rd. & 38th St.
Somers, WI 53144

711 East 9th Street
Tucson, Arizona 85719
(520) 622-2300 phone
www.a23studios.com
a.23studios

Date 06.29.22
Scale Noted
Sheet

EP1.0

Catalog #: CRUS SC LED SS 50 UE WHT Project: Mister Car Wash

Prepared By: _____ Date: _____ Type: _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

IP66



OVERVIEW	
Lumen Package	5,000 - 22,000
Wattage Range	38 - 152
Efficacy Range (LPW)	114 -156
Weight lbs(kg)	23 (10.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient temperature operation. (Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

Warranty

- LSI LED fixtures carry a 5-year warranty (contact your LSI representative for extended warranty options.)

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA-compliant with 3000K or lower color temperature.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

ORDERING GUIDE

Scottsdale® Legacy LED Canopy Luminaire (CRUS)

Back to Quick Links

TYPICAL ORDER EXAMPLE: CRUS SC LED SS 50 UE WHT

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Options
CRUS - LED Canopy Luminaire	SC - Symmetric AC - Asymmetric	LED	SLW - 5,000 Lumens VLW - 9,000 Lumens LW - 11,000 Lumens SS - 13,000 Lumens MD - 18,000 Lumens WHD - 22,000 Lumens Custom Lumen Packages[1]	50 - 5,000K 40 - 4,000K 30 - 3,000K	UE - Universal Voltage (120 - 277V) HV - High Voltage 347 - 480V	WHT - White BRZ - Bronze BLK - Black	HL[2] - Hazardous Location DVL - Diffuse Lens

FOOTNOTES:
1. AC distribution utilizes a reflector which alters the look from a standard SC distribution.
2. Not available on SLW.
3. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
Retrofit Panels - EC / ECTA / SO[1] to CRUS, for 16" Deck Panel	525946
Retrofit Panels - ECTA / SO[1] to CRUS, for 12" Deck Panel	530281
Retrofit 2x2 Cover Panel (no holes)	307282
Retrofit RIC Cover Panel Blank (no holes)	354702
Kit - Hole Plugs and Silicone (enough for 25 retrofits)[2]	1320540

1 - Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV

Back to Quick Links

PERFORMANCE

DELIVERED LUMENS

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
VHO	SC	21301	140	B4-U0-G2	21835	144	B4-U0-G2	22997	150	B4-U0-G2	152
	AC	17305	114	B3-U0-G3	17799	117	B3-U0-G3	18502	122	B3-U0-G3	
HO	SC	17869	143	B3-U0-G1	18546	148	B3-U0-G2	19071	152	B4-U0-G2	125
	AC	14082	116	B2-U0-G2	14895	119	B3-U0-G2	15546	124	B3-U0-G2	
SS	SC	13113	141	B3-U0-G1	13449	144	B3-U0-G1	13980	150	B3-U0-G1	93
	AC	11468	123	B3-U0-G2	11761	126	B3-U0-G2	12226	131	B3-U0-G2	
UW	SC	10457	144	B3-U0-G1	10724	148	B3-U0-G1	11148	154	B3-U0-G1	73
	AC	9145	126	B2-U0-G2	9379	129	B2-U0-G2	9749	134	B3-U0-G2	
VLW	SC	8783	146	B3-U0-G1	9008	149	B3-U0-G1	9364	155	B3-U0-G1	60
	AC	7681	127	B2-U0-G1	7878	131	B2-U0-G1	8189	136	B3-U0-G1	
SLW	SC	5585	146	B2-U0-G1	5728	150	B2-U0-G1	5954	156	B2-U0-G1	38
	AC	4694	123	B1-U0-G1	5009	131	B1-U0-G1	5207	136	B1-U0-G1	

*LECs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
VHO	152	1.27	0.73	0.64	0.55	0.44	0.32
HO	124	1.03	0.6	0.52	0.45	0.36	0.26
SS	90	0.77	0.44	0.38	0.33	0.27	0.19
LW	72	0.6	0.35	0.3	0.26	0.21	0.15
VLW	60	0.5	0.29	0.25	0.22	0.17	0.13
SLW	38	0.32	0.18	0.16	0.14	0.11	0.08

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

OPERATING TEMPERATURE

LUMEN PACKAGE	MOUNTING	Min
VHO	Metal/Wood Canopy	45 C
HO	Metal/Wood Canopy	45 C
SS	Metal/Wood Canopy	55 C

FOOTNOTES:
1 - Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on

Recommended Lumen Maintenance* CRUS VHO

Ambient Temp C	Initial [1]	25k hr [1]	50k hr [1]	75k hr [1]	100k hr [1]
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
30 C	102%	97%	92%	88%	84%
40 C	101%	95%	90%	85%	80%
50 C	101%	94%	89%	82%	78%

Recommended Lumen Maintenance* CRUS SS

Ambient Temp C	Initial [1]	25k hr [1]	50k hr [1]	75k hr [1]	100k hr [1]
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
30 C	102%	97%	92%	88%	84%
40 C	102%	97%	92%	88%	84%
50 C	101%	95%	91%	86%	82%

time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) a. the packaged LED.
3 - In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED.

G&G INDUSTRIAL LIGHTING
T 800.285.6780 E sales@ggled.net
www.ggled.net

GPX DRIVERLESS LINEAR

Date
Project

c UL us LISTED DIRECT AC DRIVERLESS DLC



Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient quick-disconnects and cabling make GPX Series fixtures easy to install and daisy chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polyester outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary
Delivered Light Output: Up to 8,200 Lumens
Efficacy: to 130 LPW
CRI: Typical 85 CRI
Lifetime: Designed to last 100,000 Hours at 25°C
Warranty: 5 Years (See ggled.net for Terms)
Mounting: Ceiling or Wall
Protection Class: IP67
Dimming: Yes, TRIAC Dimmable
Voltage: 120 VAC or 277 VAC Input
Maximum Run Length: Refer to the Table on Page 2
Ambient Temperature: -40°C to 55°C

Ordering Information

Product | Length | Lumen Output | Color Temp. | Lens Diffusion | UV Protection | Through Wired | Voltage

GPX | 2 (2 Foot) | SO/Blank (Standard Output 685 Lumens/Ft.) | 50K (standard) 5000 Kelvin | 40K 4000 Kelvin | Blank (standard) Chemical Resistant Clear Lens | Blank (standard) No Coating, Rated for Indoor Use | Blank (standard) Connectors on Input & Output for ability to Daisy Chain Fixtures | 120V 120 VAC Input

4 (4 Foot) | HO* High Output (1,100 Lumens/Ft.) *Available in 4' & 8' only | GC (add-to-cart) Chemical Resistant Lens with Added Diffusion Sheet | UVO Outdoor-Rated with UV-Blocking Coating | SE (Single-Ended) Connector on Input Only. No Daisy Chain, for Standalone Install | 277V 277 VAC Input

6 (6 Foot)

8 (8 Foot)

Power & Connection Accessories

Cable	Type	Length	Wire
*Any Jumper Cable Required on End-to-End Connection			
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-LDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-LDR-25	Leader Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNTANM	Non-Metallic Quick Latch
GPX-MNT-SS	Stainless Steel Bolt Latch

*For serviceability and expansion/contraction considerations G&G limits the number of luminaires connected end-to-end (without a jumper cable) to a maximum of 6.

Rev Date 20.1105

STRONG. SIMPLE. COMPACT.

G&G INDUSTRIAL LIGHTING
T 800.285.6780 E sales@ggled.net
www.ggled.net

G&G FULLY INTEGRATED GUARANTEE

OUR PRODUCTS ARE ENGINEERED TESTED MANUFACTURED ASSEMBLED & SHIPPED FROM ONE FACILITY

Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Specifications

Construction & Materials
Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Multiple cable lengths support a variety of layouts.

Integrated aluminum heat spreader.

Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

All G&G luminaires and components (with the exception of our LED boards and drivers) are proudly manufactured and assembled in the USA.

Electrical System
Power Factor: 0.9 nominal.

Input Power: Stays consistent over life.

Temperature Rating: Designed to operate in temperatures -40°C to 55°C.

Total Harmonic Distortion: < 20%

Regulatory Qualifications
cULus Listed

UL Listed for Wet Locations

DLC Listed

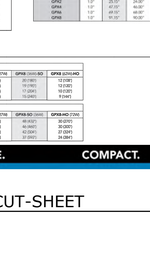
NEMA 4X Rated

Photometry

GPX Series
Based on DTC Report Test #: 14404-T

Fixture photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%.

Polar Candela Distribution



Zonal Lumen Summary

Zone	Luminaire
0-30	29.7%
0-60	73.7%
0-90	77.8%
0-90	98.5%
0-180	100%

Lumen & Power Data

Length & Output	Lumens	Wattage	Amps @120V	Amps @277V
GPX2-SO	1370	16	0.133	0.058
GPX4-SO	2400	18	0.150	0.065
GPX6-SO	3400	27	0.225	0.097
GPX8-SO	4800	36	0.300	0.130
GPX4-HO	4400	31 (to 8' 277V)	0.258	0.112
GPX8-HO	8200	63 (1' 8' 277V)	0.517	0.224

Dimensions

Model	Fixture Diameter	Fixture Length Thru-Wire	Fixture Length Single End	Mounted Width	Mounted Height
GPX2	1.0"	25.25"	24.50"	1.25"	1.75"
GPX4	1.0"	47.75"	46.50"	1.25"	1.75"
GPX6	1.0"	70.25"	68.50"	1.25"	1.75"
GPX8	1.0"	91.75"	90.50"	1.25"	1.75"

Maximum Fixture Run

Maximum Fixture Run (Per 1 Leader Cable): 120VAC

	GPX2-SO (1ft)	GPX4-SO (2ft)	GPX4-HO (2ft)	GPX6-SO (2ft)	GPX8 (4ft)	GPX8-SO	GPX8 (2ft)	GPX8-HO
JMP1 (1ft)	44 (1ft)	37 (1ft)		23 (1ft)		26 (1ft)	20 (1ft)	12 (1ft)
JMP2 (2ft)	39 (2ft)	34 (2ft)		21 (2ft)		24 (1ft)	19 (1ft)	12 (1ft)
JMP4 (4ft)	30 (3ft)	31 (2ft)		19 (1ft2)		23 (2ft)	17 (2ft)	10 (2ft)
JMP8 (8ft)	40 (4ft)	34 (2ft)		16 (1ft)		19 (3ft)	15 (2ft)	9 (1ft)

Maximum Fixture Run (Per 1 Leader Cable): 277VAC

	GPX2-SO (1ft)	GPX4-SO (2ft)	GPX4-HO (2ft)	GPX6-SO (2ft)	GPX8 (4ft)	GPX8-SO	GPX8-HO (1ft)
JMP1 (1ft)	157 (61')	89 (44')		56 (28')		63 (41')	48 (63')
JMP2 (2ft)	141 (94')	83 (#N/A)		55 (28')		59 (42')	46 (60')
JMP4 (4ft)	119 (114')	73 (94')		49 (28')		54 (94')	42 (56')
JMP8 (8ft)	95 (92')	61 (78')		40 (40')		44 (44')	37 (50')

Rev Date 20.1105

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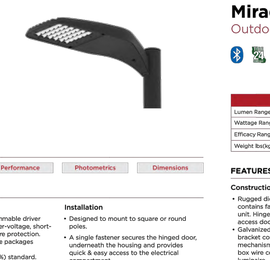
insight lighting

SCOPE LARGE SCONCE
CYLINDER UP OR DOWN, UP/DOWN | WHITE LIGHT

PROJECT: _____ TYPE: _____ CATALOG #: SSL ___ MO ___ WM ___

PROFILE

WATTAGE	MO (40.0W) IN EITHER DIRECTION
OPTICS	15°, 30°, 55°, ASYMMETRIC
CCT	2700K, 3000K, 3500K, 4000K (82 CRI)
CRI	82+ CRI
PERFORMANCE	UP TO 10725 PEAK CANDELA (MO)
VOLTAGE	120V OR 277V
POWER	INTEGRATED POWER SUPPLY
DIMMING	0-10V, DMX
DIMENSIONS	12.00" X 5.70", 16.00" X 5.10"
HOUSING	EXTRUDED ALUMINUM HOUSING
LENS	TEMPERED GLASS
FINISH	HIGH DURABILITY POWDER COATING
WARRANTY	5-YEAR LIMITED
OPERATING TEMP	-30° C TO 45° C
LUMEN MAINTENANCE	84,000 HOURS
CERTIFICATION	ETL AND cETL FOR WET LOCATION



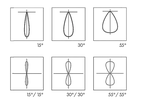
FIXTURES SHOWN
SSL-LED-MO-40K-20-UNV-DIM-WH-15L

STANDARD FINISHES



TEXTURED WHITE | TEXTURED BLACK | TEXTURED BRONZE | TEXTURED L. BRONZE | TEXTURED GRAY | TEXTURED L. BRONZE

OPTICS NOT AS AVAILABLE OPTICS SHOWN



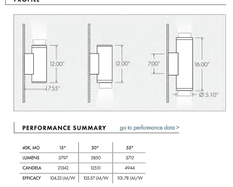
15° | 30° | 55°

15° / 55°

30° / 30°

55° / 55°

PROFILE



PERFORMANCE SUMMARY go to performance data >

40K, MO	15°	30°	55°
LUMENS	3,757	3650	3712
CANDELA	21342	12251	4144
EFFICACY	104.22 LM/W	103.57 LM/W	105.78 LM/W

CONTROL & WIRING OPTIONS Go To DMX Guide >

DMX DISTRIBUTION AND PROGRAMMING KIT - REQUIRED FOR DMX DIMMING	
DMX/RDM DISTRIBUTION KIT (4 OUTPUTS) - IP67	CDS-RDM
DMX/RDM Distribution Kit consists of four outputs. Each output is limited to one run per output - up to 32 Tokmo max. If light direction is Uplight and Downlight, up to 16 Tokmo max. Four terminators are included for end of line termination	
RDM TOOL - OPTIONAL	
DMX/RDM PROGRAMMING TOOL	RDM
DMX/RDM measurement and testing tool. Allows for RDM addressing and monitoring of products that have RDM capability while also being able to test all elements of DMX: dim's signals to ensure proper system operations. Comes factory to order.	

insight lighting

SCOPE LARGE SCONCE
CYLINDER UP OR DOWN, UP/DOWN | WHITE LIGHT

PROJECT: _____ TYPE: _____ CATALOG #: SSL ___ MO ___ WM ___

SPECIFICATION

SSL ___ MO ___ WM ___

■	2	1	3	4	5	6	7	8	9	10	11	12

1 FIXTURE
- SCOPE LARGE SCONCE SSL

2 LIGHT DIRECTION
- UPLIGHT UP
- DOWNLIGHT DN
- UPLIGHT AND DOWNLIGHT UD

3 WATTAGE
- MEDIUM OUTPUT MO
- HIGH OUTPUT Custom 7W

4 CCT LIP
- 2700K 27K
- 3000K 30K
- 3500K 35K
- 4000K 40K
- NO SELECTION NA

5 OPTICS UP
- 15° 15
- 30° 30
- 55° 55
- ASYMMETRIC ASY
- NO SELECTION NA

Contact factory for High Output optic combinations

6 CCT DOWN
- 2700K 27K
- 3000K 30K
- 3500K 35K
- 4000K 40K
- NO SELECTION NA

7 OPTICS DOWN
- 15° 15
- 30° 30
- 55° 55
- ASYMMETRIC ASY
- NO SELECTION NA

Contact factory for High Output optic combinations

8 MOUNTING
- WALL MOUNT WM

9 VOLTAGE
- 120V 120
- 277V 277

10 CONTROLS
- NON-DIMMING NO
- 0-10V DIMMING DIM
- DMX DIMMING DMX

Requires DMX Distribution and Programming Kit see below

Dimming controls to be provided by others

11 FINISH
- TEXTURED WHITE TW
- TEXTURED BLACK TBL
- TEXTURED BRONZE TBR
- TEXTURED LIGHT BRONZE TLB
- TEXTURED GRAY TG
- TEXTURED SANDSTONE TS
- CUSTOM COLOR CC

Contact factory for custom color - additional charges will apply

12 OPTIONS
- HIGH CRI, 90+ HCRI
- CORROSION RESISTANT FINISH CRF

Coastalair Resistance Finish Complies with ASTM B117 standard

CRF is recommended for coastal or extreme exterior environments

CONTROL & WIRING OPTIONS

DMX DISTRIBUTION AND PROGRAMMING KIT - REQUIRED FOR DMX DIMMING	
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Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 9 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3° drill pattern B3 for easy fastening of LSI products. (See drawing on page 9)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- Designlights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

Specifications and dimensions subject to change without notice.

F12H - WITH HOUSE SIDE SHIELD
F14 - DUAL HEAD, NO HOUSE SIDE SHIELD.

Type: _____

Mirada Medium Outdoor LED Area Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation[1]	Voltage	Driver
MRM - Mirada	LED	7L - 7,000 lms 9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms Custom Lumen Package[2]	SIL - Silicone	2 - Type 2 3 - Type 3 SW - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - Phosphor Converted Amber[3]	70CRI - 70 CRI	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MDW - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IL - Integral Housesider Shield[4] IL - Integral Louver (Sharp Split Light Cutoff)[4]

Controls (Choose One)

(Blank) - None	Stand-Alone Controls	Lutron Limelight Controls
Wireless Controls System	EXT - 0-10v Dimming leads extended to housing exterior	LLC – LimeLight Integral Wireless Radio Control by Lutron®
ALSC - AirLink Synapse Control System	CRTP - 7 Pin Control Receptacle ANSI C136.41 [5]	LLCS1 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-15' mtd height®
ALSCH - AirLink Synapse Control System Host / Satellite®	IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' Mtd)®	LLCS2 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 16-30' mtd height®
ALSCHSD - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor [6]	IMSBT2- Integral Bluetooth™ Motion and Photocell Sensor (25-40' Mtd)®	LLCS3 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 31-40' mtd height®
ALSCHSS - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor [7]		
ALSCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)	**Button Type Photocells**	
ALSCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)	PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	

Accessory Ordering Information[7]

Controls Accessories	
Description	Order Number*
PCI120 Photocell for use with CRTP option (120V)[8]	1220144
PCI208-277 Photocell for use with CRTP option (208V, 240V, 277V)[8]	1220516
Twist Lock Photocell (347V) for use with CRTP [8]	1220518
Twist Lock Photocell (480V) for use with CRTP [8]	1220180
AirLink 5 Pin Twist Lock Controller [9]	6914R9
AirLink 7 Pin Twist Lock Controller [9]	6914Y2
PMOS24-24V Pole-Mounted Occupancy Sensor (24V)	6922904CLR
Shorting Cap for use with CRTP	1408209

Fusing Options[10]	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding Options	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Bliss Medium	

Mounting Accessories[9]	
Description	Order Number*
Universal Mounting Bracket	6941R2CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	6951SKCLR
Horizontal Slip Fitter (2" - 2 3/8" Tenon)	4527613JLR
Quick Mount Pole Bracket (Square Pole)	6973733CLR
Quick Mount Pole Bracket (4-5" Round Pole)	6989633CLR
10 Tilt Quick Mount Pole Bracket (Square Pole)	6989350CLR
10 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	6989950CLR
Wall Mount Bracket	5831350CLR
Wood Pole Bracket (6" Minimum Pole Diameter)	7512190JLR

Miscellaneous Accessories	
Description	Order Number
Integral LouverShield	6900B1
Integral House Side Shield	742413
10' Linear Slot Spline Kit (2" Recommended per Luminaire)	7516ES2

FOOTNOTES:
1. Orientation and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with SW distribution
3. Consult Factory for availability.
4. Not available in HV.
5. IMSBT is field configur

Memorandum

Subheader

To:	Jonathan D. Steinbach, P.E.
From:	Jerremy D. Foss, P.E.
Date:	September 27th, 2022
Subject:	Mister Carwash Somers, WI Stormwater Design
cc:	Amanda R. Thomas, P.E.

STORMWATER DESIGN

As requested in the comment letter received on September 15th, 2022, this memorandum serves to demonstrate that the stormwater design for the above-mentioned project is in conformance with the development assumptions of the overall Somers Market Center Subdivision SWMP. Based on the overall SWMP the runoff curve number assumed for our site is (CN) = 91.60 (92).

Our total site drainage area is 61,311 SF (1.41 Ac) with 68.85% (0.97 Ac) being impervious parking lot area and the remainder (0.44 Ac) being pervious greenspace. We calculated our runoff curve number to be (CN) = 90.52 (91) which falls within the initial assumptions made for the site.

Attachments:

Storm Water Sizing and Calculations

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN



Jerremy Foss, **PE**

Project Engineer

Reg. No. 39500-6

ISG

7900 International Drive,

Bloomington, MN 55425

7900 International Drive + Suite 550 + Minneapolis, MN 55425
952.426.0699 + ISGInc.com
Architecture + Engineering + Environmental + Planning

Mister Carwash Somers

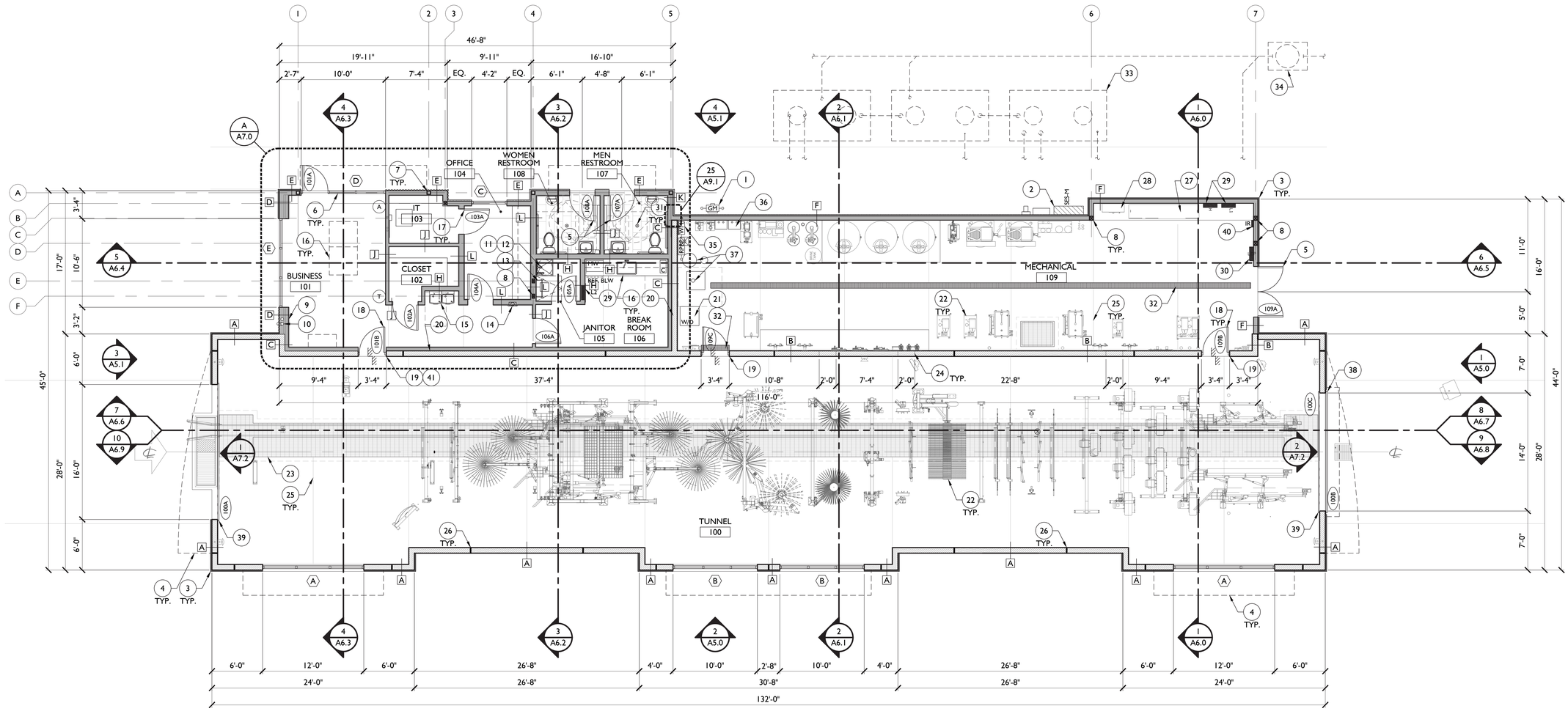
Somers, Wisconsin

Engineer's Project Number: 22-26725
Dated this 27TH day of September, 2022

Mister®

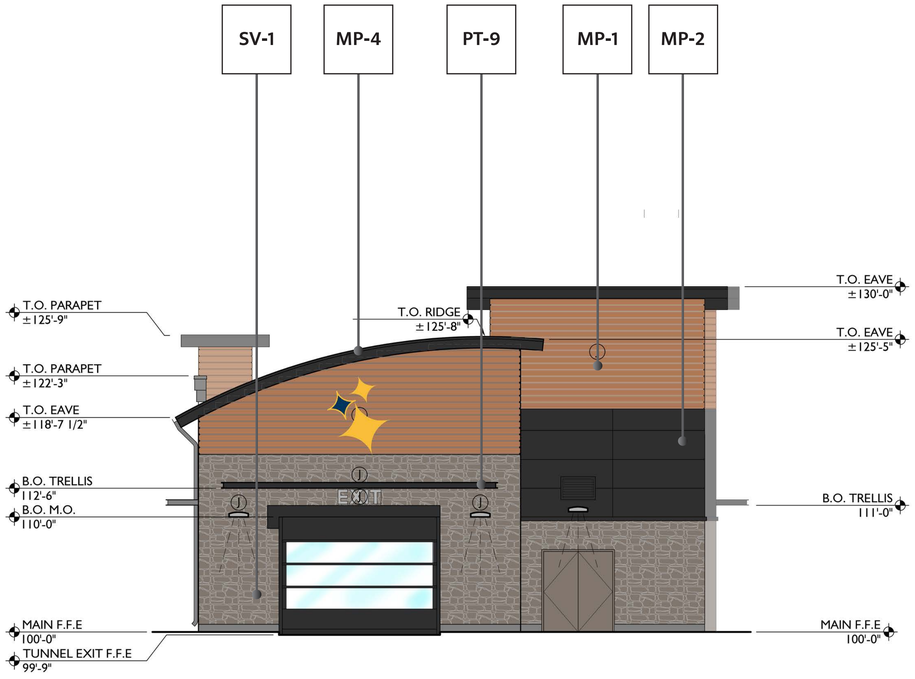
August 2, 2022

Mister Car Wash WI 1481, 130C1
Elevations and Materials
A23 Studios #22085



1 FLOOR PLAN

3/16" = 1'



1

CAR WASH TUNNEL EXIT ELEVATION

3/16" = 1'

MATERIAL TAKE OFF

Exterior Building Finishes - 8,885 sqft - 100%

A. (SV-1) Natural Stone (Veneer) - 2,108 sqft - 24%

B. (ALU) Store Front and Glass - 511 sqft - 6%

C. (EIFS) EIFS - 1,609 sqft - 18%

D. (CU-1/2) CMU - 1,032 sqft - 12%

E. (MP-1) Alumaboard - 2,422 sqft - 27%

F. (MP-2) Metal Wall Panel - 798 sqft - 9%

G. Polycarbonate Overhead Doors - 312 sqft - 3%

H. Painted Hollow Metal Doors - 93 sqft - 1%

FINISH LEGEND

MP-2	METAL PANEL - ACM / COLOR TO BE CLOSE TO TRICORN BLACK SW 6528
MP-4	METAL PANEL - PRE-FINISHED STANDING SEAM METAL ROOF / COLOR TO BE CLOSE TO TRICORN BLACK SW 6528
MP-1	METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN
SV-1	STONE VENEER - ELDORADO / LIMESTONE / YORK
PT-9	EXTERIOR PAINT - SHERWIN-WILLIAMS / TRICORN BLACK SW 6528
PT-6	EXTERIOR PAINT - SHERWIN-WILLIAMS / ACIER SW 9170
CU-1	CMU (TEXTURED) - COLOR TO BE CLOSE TO PEPPERCORN SW7674
ALU	WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
CU-2	CMU (SMOOTH) - COLOR TO BE CLOSE TO ACIER SW9170
PT-3	EXTERIOR PAINT - SHERWIN-WILLIAMS / PEPPERCORN SW 7674
EIFS	EXTERIOR INSULATION FINISHING SYSTEM



2

CAR WASH TUNNEL WALL ELEVATION

3/16" = 1'



CAR WASH TUNNEL ENTRANCE

3/16" = 1'

MATERIAL TAKE OFF

Exterior Building Finishes - 8,885 sqft - 100%

A. (SV-1) Natural Stone (Veneer) - 2,108 sqft - 24%

B. (ALU) Store Front and Glass - 511 sqft - 6%

C. (EIFS) EIFS - 1,609 sqft - 18%

D. (CU-1/2) CMU - 1,032 sqft - 12%

E. (MP-1) Alumaboard - 2,422 sqft - 27%

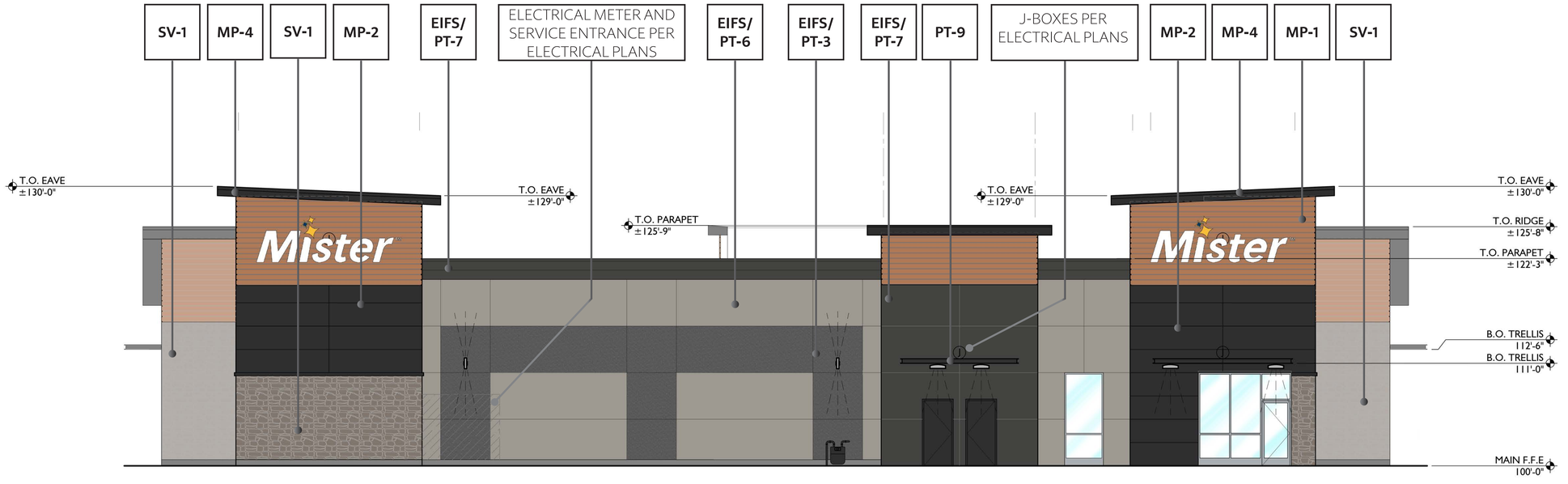
F. (MP-2) Metal Wall Panel - 798 sqft - 9%

G. Polycarbonate Overhead Doors - 312 sqft - 3%

H. Painted Hollow Metal Doors - 93 sqft - 1%

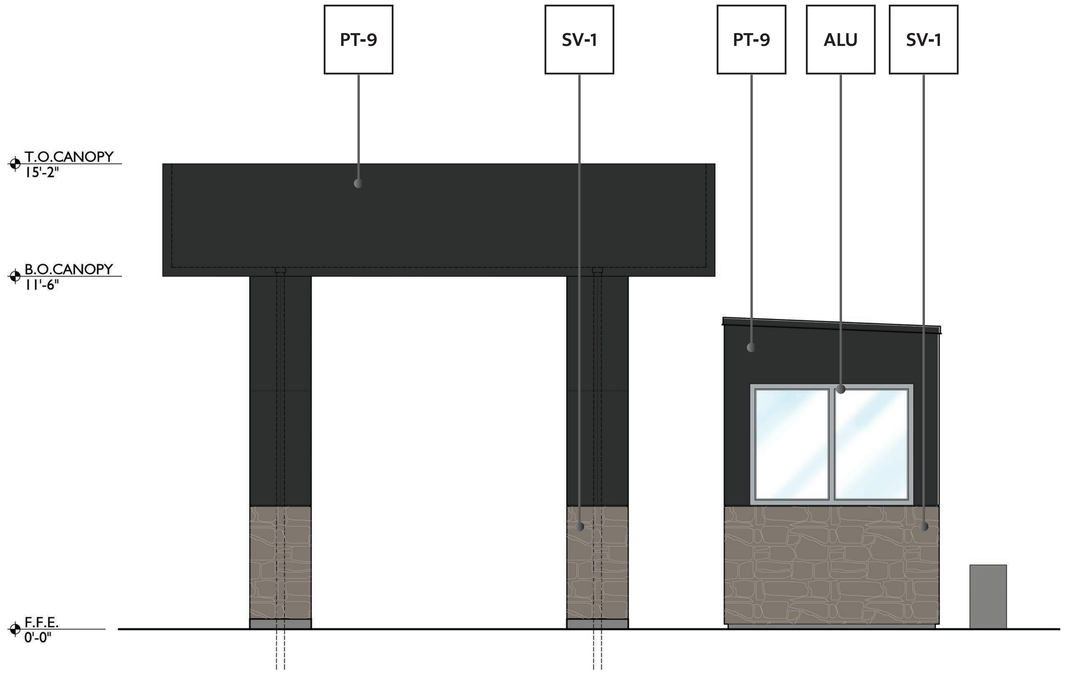
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BUSINESS/ MECHANICAL ELEVATION

3/16" = 1'

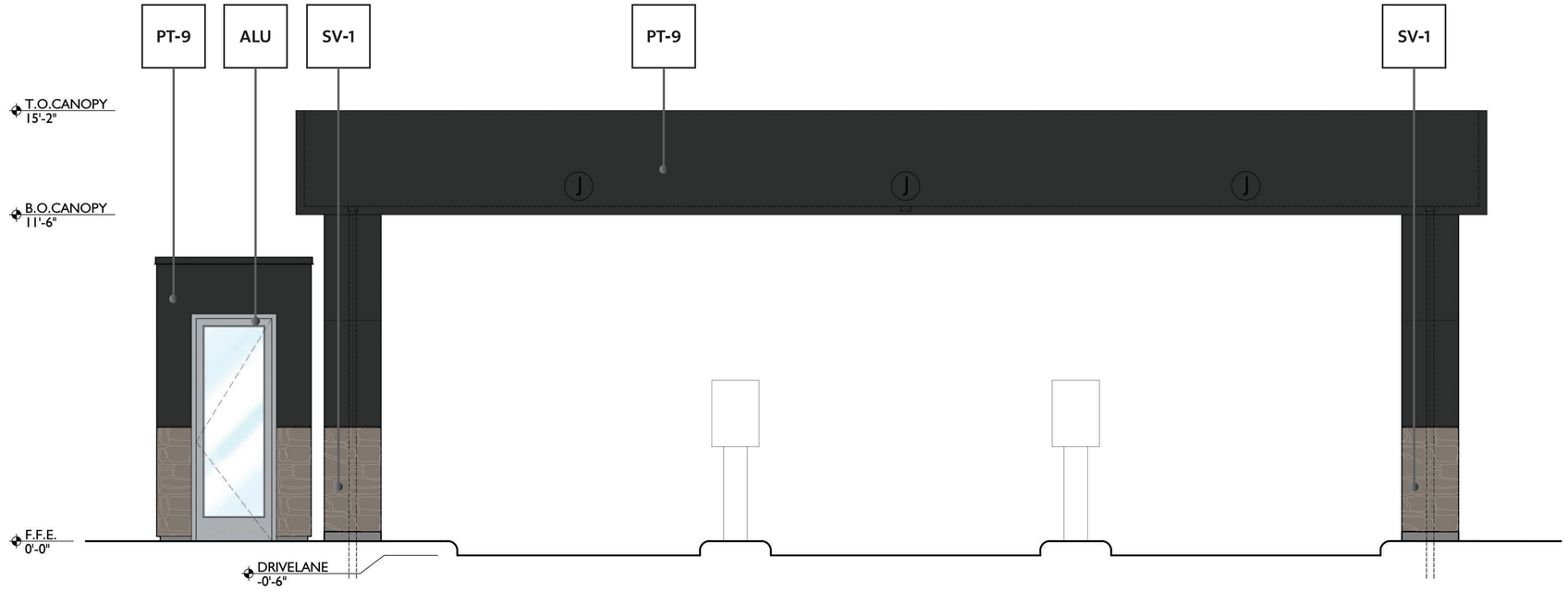


5 **POS CANOPY SIDE ELEVATION**

1/2" = 1'

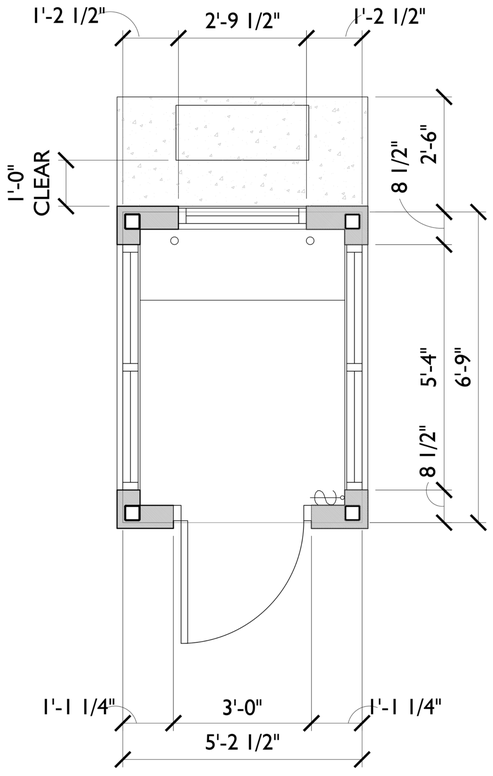
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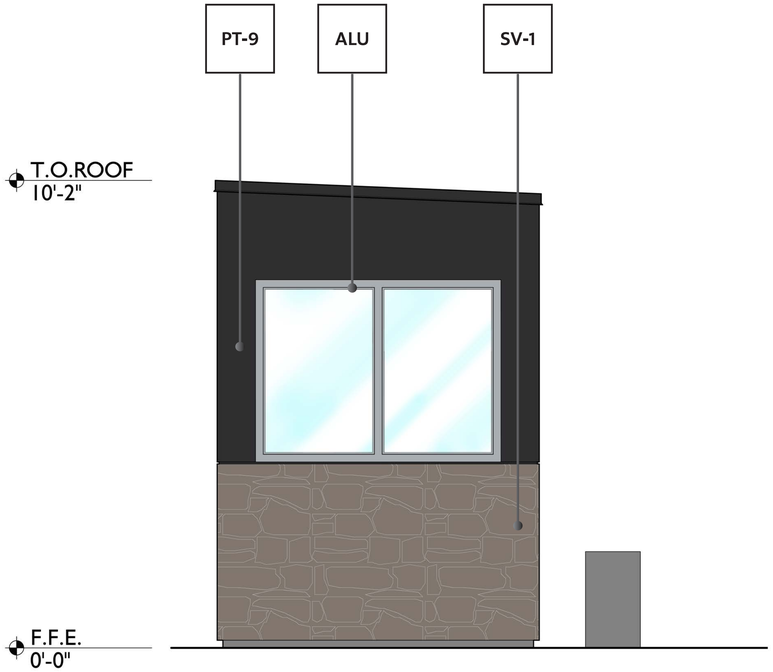
6 **POS CANOPY FRONT ELEVATION**

1/2" = 1'



7 **ATTENDANT SHELTER PLAN**

3/4" = 1'

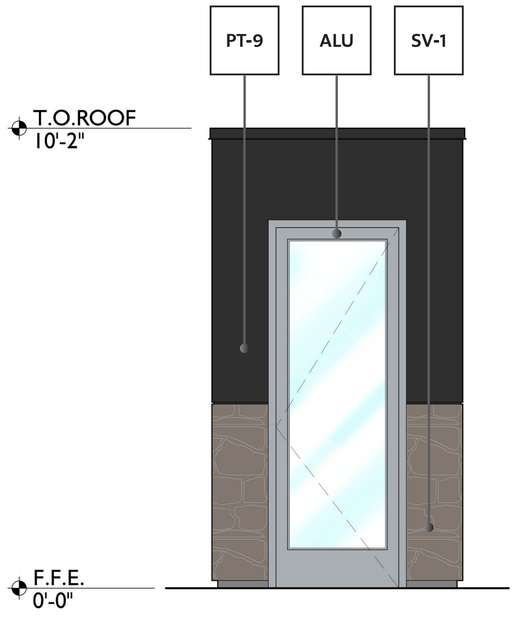


8 **ATTENDANT SHELTER SIDE ELEVATION**

3/4" = 1'

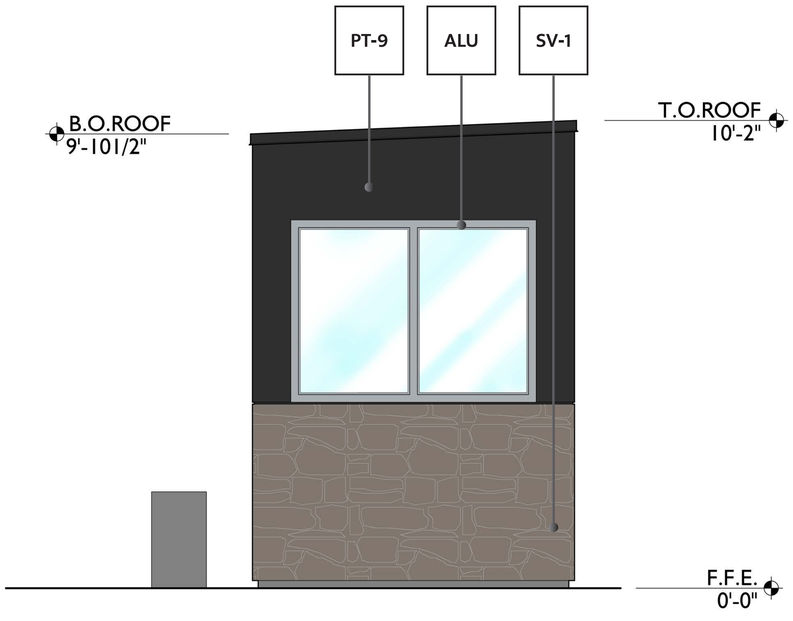
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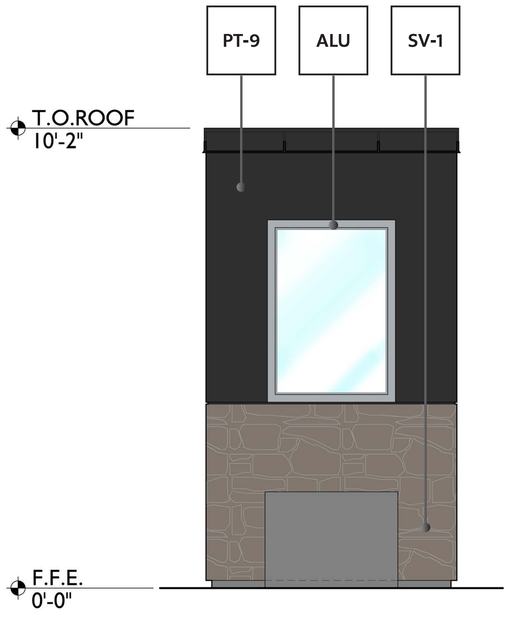
9 **ATTENDANT SHELTER FRONT ELEVATION**

3/4" = 1'



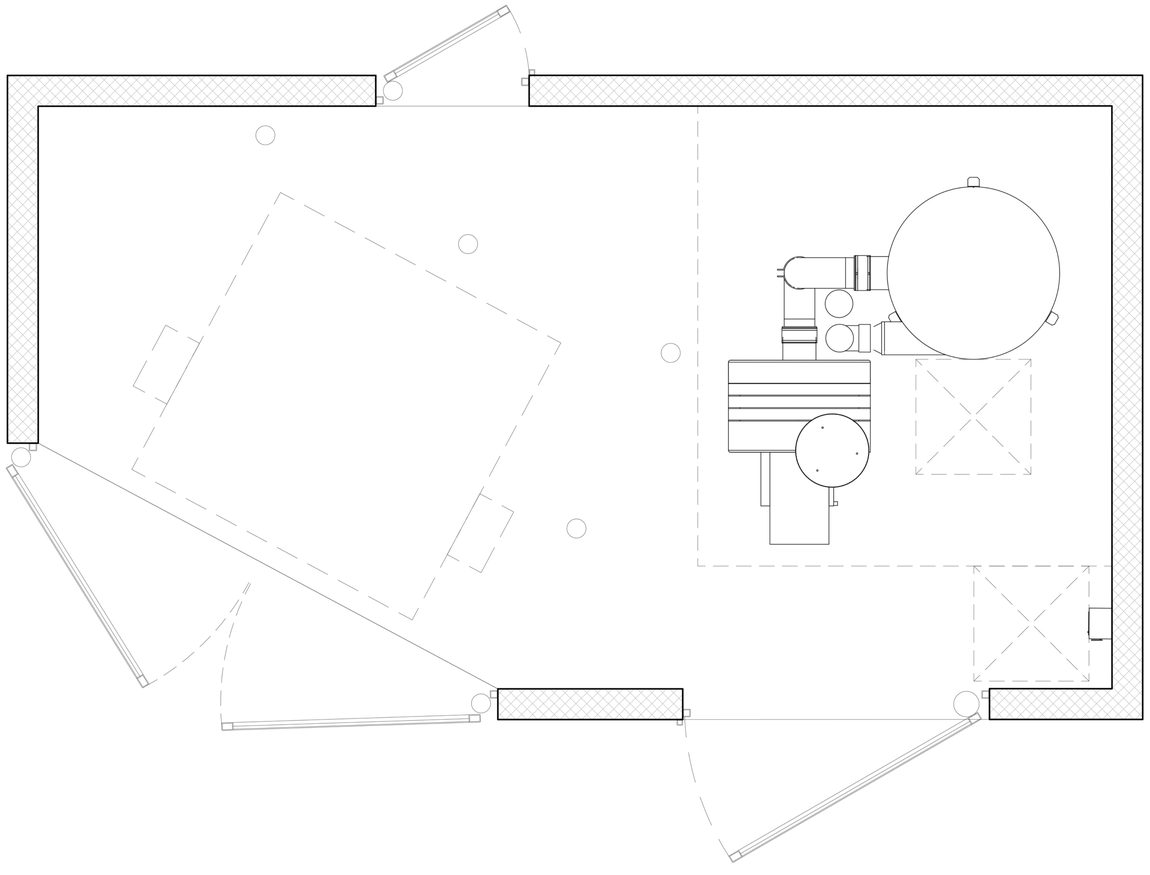
10 **ATTENDANT SHELTER SIDE ELEVATION**

3/4" = 1'



11 **ATTENDANT SHELTER READ ELEVATION**

3/4" = 1'



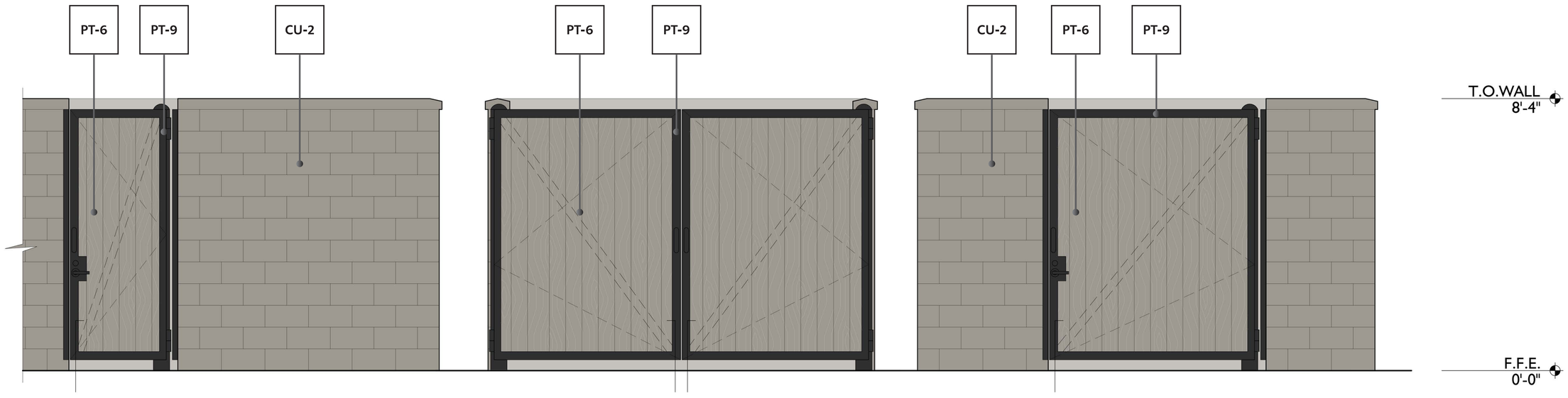
FINISH LEGEND

MP-2		METAL PANEL - ACM / COLOR TO BE CLOSE TO TRICORN BLACK SW 6528
MP-4		METAL PANEL - PRE-FINISHED STANDING SEAM METAL ROOF / COLOR TO BE CLOSE TO TRICORN BLACK SW 6528
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN
SV-1		STONE VENEER - ELDORADO / LIMESTONE / YORK
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / TRICORN BLACK SW 6528
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / ACIER SW 9170
CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO PEPPERCORN SW7674
ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO ACIER SW9170
PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / PEPPERCORN SW 7674
EIFS		EXTERIOR INSULATION FINISHING SYSTEM

12

DUMPSTER AND VACUUM ENCLOSURE PLAN

3/4" = 1'-0"



13

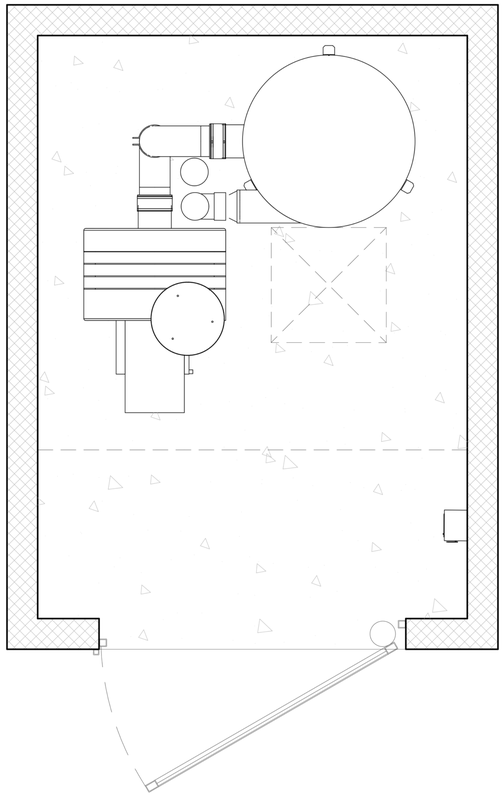
DUMPSTER AND VACUUM ENCLOSURE ELEVATIONS

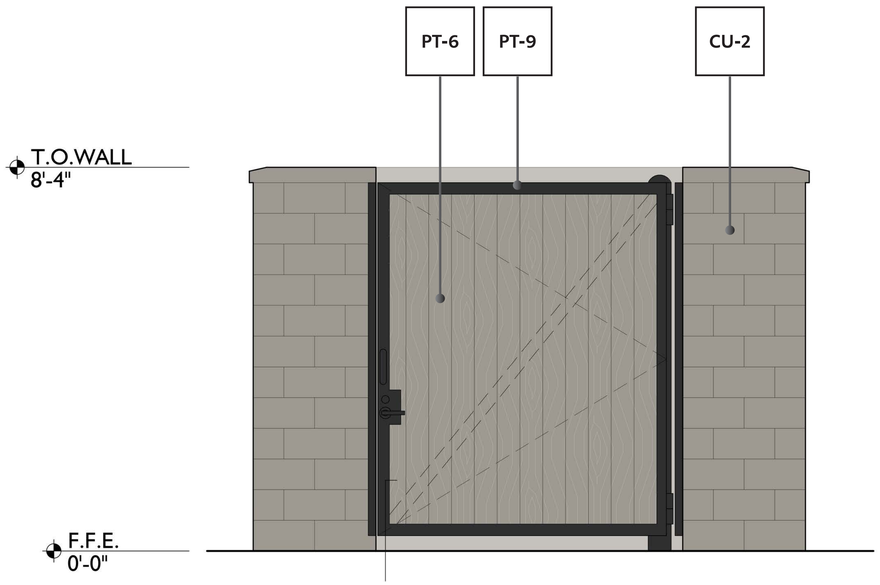
3/4" = 1'-0"

FINISH LEGEND

MP-2		METAL PANEL - ACM / COLOR TO BE CLOSE TO TRICORN BLACK SW 6528
MP-4		METAL PANEL - PRE-FINISHED STANDING SEAM METAL ROOF / COLOR TO BE CLOSE TO TRICORN BLACK SW 6528
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN
SV-1		STONE VENEER - ELDORADO / LIMESTONE / YORK
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / TRICORN BLACK SW 6528
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / ACIER SW 9170

CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO PEPPERCORN SW7674
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CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO ACIER SW9170
PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / PEPPERCORN SW 7674
EIFS		EXTERIOR INSULATION FINISHING SYSTEM





14 **VACUUM ENCLOSURE ELEVATIONS AND PLAN**

3/4" = 1'-0"

CAR STACKING EXHIBIT

NUMBER OF CARS: 44

MARKET LANE

WATERMAIN EASEMENT

ROW

10' GAS EASEMENT

20' LANDSCAPE BUFFER

30' BUILDING SETBACK

30' CROSS ACCESS EASEMENT

30' PRIVATE UTILITY EASEMENT

15' GAS EASEMENT PER DOC.#1535778

15' UTILITY EASEMENT

65' BUILDING SETBACK

30' LANDSCAPE BUFFER

PROPERTY LINE

TRASH ENCLOSURE

PARKING LOT

PARKING LOT

TRASH ENCLOSURE

LOT 16
SOMERS MARKET CENTER SUBDIVISION

MISTER CARWASH
5,480 SQ. FT.
ENTRANCE FFE = 724.10'
EXIT FFE = 724.35'

FFE = 724.43'

FFE = 724.60'

ASPHALT BIKE PATH

OHL

N

0 20 40
SCALE IN FEET

PLOT DATE: 6/24/2022 12:45 PM

ISG

Mister™

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PROJECT

MISTER CARWASH SOMERS

SOMERS WISCONSIN

ISSUE SCHEDULE

DATE	DESCRIPTION	BY

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	22-26725
FILE NAME	26725 STACKING EXHIBIT
DRAWN BY	-
DESIGNED BY	-
REVIEWED BY	-

TITLE

VEHICLE STACKING EXHIBIT

SHEET

1

PRELIMINARY NOT FOR CONSTRUCTION

DEVELOPER'S AGREEMENT BETWEEN THE VILLAGE OF SOMERS AND _____, A PROPOSED DEVELOPMENT BEING A PART OF SECTION 27, TOWN 2 NORTH, RANGE 22 EAST

WITNESS THIS AGREEMENT made and entered into this _____ day of _____, 2022, by and between the VILLAGE OF SOMERS, Kenosha County, Wisconsin, the VILLAGE OF SOMERS UTILITY DISTRICT ("District") and the VILLAGE OF SOMERS WATER UTILITY ("Utility") (the Town of Somers, the Utility and the District are hereinafter collectively referred to as the "Village") and _____, a limited liability company organized and doing business under the laws of the State of Wisconsin (hereinafter referred to as the "Developer").

WHEREAS, the Developer has proposed to develop on a parcel of land (hereinafter referred to as the "Real Estate") described with more particularity on the attached Exhibit "B".

WHEREAS, the Village Plan Commission has recommended to the Village Board that the Site Plan attached hereto as Exhibit "A" be approved, and has recommended to the Village Board that said Development be approved subject to the following terms and conditions:

I. INFRASTRUCTURE IMPROVEMENTS

A. INTERNAL PAVEMENT/PARKING AREA AND STORM SEWERS.

The Developer shall be responsible to pay for and shall proceed with the preparation of complete plans and specifications for all internal paving and parking areas for the respective proposed site improvements, including all earth work, subgrade preparation and gravel bedding preparation for asphalt paving.

1. Required Improvements. The Developer shall be responsible to pay for and shall proceed with the preparation of complete plans and specifications for all internal paved surfaces prepared by Developer's engineer, including base course preparation and storm sewer construction. For purposes of this Section A, all references to pavement include curbs and gutters. No construction shall be commenced until plans and specifications have been reviewed by the Village Engineer and approved by Village. All internal paving improvements shall be privately owned by Developer. The entire cost for the construction of all internal paving improvements including fees for Village services, (inspection, engineering, legal, etc.) shall be paid by the Developer.

2. Indemnification. Developer shall, during the term of Agreement, indemnify, defend and hold harmless Village and its officers, consulting engineers, attorneys, agents, representatives and employees thereof from and against any and all claims, damages, judgments, costs and expenses and attorneys' fees which any of them may pay, sustain or incur should any

_____ Developer's Initials

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person or party including Developer, Developer's contractor, subcontractors or materialmen, incur personal injury, property loss or damage arising out of the design or construction of the roadway improvements other than any act or omission of Village, its agents or contractors; provided that Village shall cooperate with Developer and Developer's legal counsel in defending against any such claim. Village shall be permitted to assist in the defense of any such claim at Village's expense if by separate counsel, to the extent permitted by Developer's insurance company.

B. GRADING, EROSION CONTROL AND SURFACE WATER DRAINAGE.

The Developer shall construct stormwater maintenance facilities which shall be adequate to serve the Real Estate, which shall be in compliance with the requirements and specifications as set forth in Section 18.32(F) of the Somers Subdivision and Platting Ordinance and which shall be connected to the subdivision stormwater collection system constructed pursuant to that certain Developer's Agreement between the Town, now Village of Somers and the Somers Market Center, LLC, for "Somers Market Center" a proposed Planned Unit Development Being Part of Section 27, Town 2 North, Range 22 East, the original of which Developer's Agreement was recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on October 4, 2007, as Document No. 1536037 and Declaration of Stormwater Facility Maintenance recorded October 4, 2007, as Document No. 1536038. Storm and surface water shall be retained on the Real Estate to the extent necessary to assure that the rate of storm and surface water runoff from the Real Estate, during construction and after completion of construction of improvements, shall not be greater than the rate of runoff allowed in Chapter 18 of the Code of Ordinances of the Village of Somers.

II. ADDITIONAL REQUIRED DEVELOPER IMPROVEMENTS AND DESIGN STANDARDS FOR SAME

A. LANDSCAPING.

1. The Developer shall provide plans and specifications to be approved by the Village, for landscaping for all areas of the proposed development which are in accordance with the landscaping standards stated hereafter and consistent with the Landscaping Plan attached hereto as Exhibit "C". Plans shall show plant lay-out, and shall specify a species and size. All landscaping shall be sprinkled. Exhibit "C" attached is deemed by the Village to satisfy all conditions and requirements of Section II.A. of this Agreement.

2. The total of the area surface of the Real Estate which shall be devoted to green space shall be as is depicted on Exhibit "C" attached hereto or referred to in other documents or incorporated herein by reference. For purposes of this Agreement, "green space" shall be defined as areas which do not constitute impervious or otherwise improved surface areas. The landscaping standards contained herein establish a system to determine the appropriateness and effectiveness of plant installation. The system recognizes that the installation and maintenance

of live plants is essential to creating a healthy, safe and aesthetically pleasing environment. The system places priority on the planting of deciduous shade trees which results in the highest level of environmental impact mitigation. As such all real property proposed for development shall be landscaped as follows:

(a) Green areas of the site not used for landscaping shall be seeded or sodded with an acceptable maintainable lawn seed mix. Mulch of plantings or planting beds is acceptable provided that such mulching consists of organic or natural materials. Mulches shall be installed so that they will not erode, fall, be plowed or otherwise transported into walks, drives, streets or other hard surfaced portions of the site.

(b) All landscaping shall be installed consistent with industry accepted standards. Installation shall occur prior to the issuance of a Certificate of Occupancy for the site unless such occupancy occurs during winter, in which case the landscaping shall be completed by June 1 of the next summer.

(c) Landscaping required by this title is intended to be a permanent site improvement just as any other building, structure or infrastructure that is necessary to facilitate the intended use of the site. As such, all landscaping shall be continually maintained in a live state. Maintenance shall included periodic and timely watering, fertilizing, pruning and any other such normally required horticulture activity necessary to keep all landscaping in a healthy, safe and aesthetically pleasing state. All landscaping shall be watered by an underground irrigation system which shall be activated no later than May 1 of each year and deactivated no sooner than October 1 of each year. Recognizing that over time plants may mature and die or otherwise expire because of natural or unnatural causes, maintenance shall include the removal and replacement of dead or dying plants. Such replacement shall occur within the same year in which a plant dies or in the spring planting season of the following year.

(d) Planting in utility easements should be avoided. If such planting does occur, it is at the risk of the property owner. Any plants that must be removed because of utility work within such easements shall be replaced by the property owner(s) at their cost. Replacement landscaping shall satisfy the minimum standards of this title.

B. EXTERIOR LIGHTING AND ILLUMINATION

1. The Developer shall provide plans and specifications to be approved by the Village for the exterior lighting and illumination of the development consistent with the Lighting/Photometric Plan, Exhibit "F" attached hereto. Developer shall be responsible for all costs associated with construction and installation of all exterior lighting and illumination. Exhibit "F" as attached is deemed by Village to satisfy all conditions and requirements of Section II.B. of this Agreement.

2. The intent of the following standards is to mitigate the impact of exterior illumination related to development on surrounding properties, while providing safe, healthy and

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visually attractive nighttime environments. In order to achieve that, good lighting design shall be practiced. Good lighting design is characterized by: Illumination levels appropriate for the visual task; reasonably uniform illumination levels on adjoining sites; an absence of glare and consideration of the compatibility and aesthetics of illumination and the mechanical improvements that create it as those relate to surrounding properties and the character of the community.

In order to insure that proper lighting design occurs, the following standards shall apply to all development within the Real Estate:

(a) All exterior lighting fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North American (IESNA) and shall be of the same design and theme throughout the development. All lighting shall be designed and fixtures selected to prevent glare. The Developer, with the advance written approval of the Village, may modify the cutoff fixture requirement for security lighting in areas where the exterior lights are not visible from a residential area or a public street.

(b) Illumination of sites and improvements thereon shall be designed to avoid competition with illumination on adjoining or neighboring properties.

(c) Illumination levels shall be appropriate for the intended. improvement, area and/or function to be illuminated. In general, illumination levels should follow the guidelines and recommendations of the IESNA.

(d) In no event shall any exterior illumination exceed an average illumination level of twenty (20') foot-candles for the surface to be illuminated unless approved otherwise by the Plan Commission as part of a conditional use permit.

(e) The illumination uniformity ratio (the ratio of the average illumination to the minimum illumination) for the surface to be, illuminated shall not exceed 4:1.

(f) The illumination level at any property line shall not exceed one-half (0.5') foot-candle above the ambient lighting conditions on a cloudless night.

(g) In no instance shall an outdoor lighting fixture be mounted or oriented such that the lighting element is visible from any residence located in a residential zone district.

(h) The following shall be the maximum mounting height for the respective lighting fixture. The mounting height shall be measured from the surface to be illuminated to the bottom of the light fixture.

(1) Parking lot light fixtures in lots - twenty-five (25') feet.

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(2) Building or security lighting - twenty-five (25') feet.

(3) Any other site lighting fixture twenty-five (25') feet or as determined appropriate and consistent with the intent of this title by the Village Administrator.

(i) When a use is not in operation, only building mounted security lighting and up to fifty (50%) percent of all other outdoor lighting fixtures may remain illuminated.

(j) Exterior illumination of wall, building or ground signs, architecture, landscaping, site amenities or other specialty illumination of any kind shall be designed consistent with the intent of this title.

(k) Alternatives to these standards may be proposed to incorporate the use of a particular architectural style or theme or to incorporate innovative or unique illumination techniques. Such alternatives shall be presented to the Village Plan Commission and Village Board with supportive evidence sufficient to determine that the proposal is consistent with intent of the heretofore-established standards. Approval of an alternative illumination plan is at the discretion of the Village Administrator.

(l) A lighting plan, specifications for all proposed fixtures and photometric plan or other plans delineating illuminance levels that evidence compliance with the established standards are required for all developments in order to determine compliance with these standards.

C. BUILDING DESIGN.

1. Exterior building materials shall be of comparable aesthetic quality on all sides. Building materials such as glass, brick, tinted and decorative concrete block, wood, stucco, and exterior insulation and finish systems (EIFS) shall be used, as determined appropriate by the Plan Commission. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.

2. The building exterior shall complement other buildings in the vicinity, and shall be of a design determined appropriate by the Village Board and consistent with the Architectural Renderings depicted on attached Exhibit “D”. Exhibit “D” as attached is deemed by the Village to satisfy all conditions and requirements of Section II.C. of this Agreement.

3. Public building entryways shall be clearly defined and highly visible on the building’s exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details.

4. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature bright colors or black, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage, subject to the limitations contained in applicable standards contained in both Kenosha County and Village ordinances.

5. Screening.

(a) All ground-mounted and wall-mounted mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior.

(b) All rooftop mechanical equipment shall be screened by parapets, upper stories, or other areas of exterior walls or roofs so as to not be visible from public streets adjacent or within one thousand (1,000') feet of the subject property. Fences or similar rooftop screening devices may not be used to meet this requirement.

(c) Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls, which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above.

(d) Gates and fencing may be used for security and access, but not for screening, and they shall be of high aesthetic quality. Decorative metal picket fencing and screening is acceptable. Chain link, wire mesh or wood fencing is unacceptable. Decorative, heavy-duty wood gates may be used.

6. Inspections. The Village Building Inspector shall be entitled to inspect all aspects of the construction of the improvements so as to confirm such improvements are consistent with the terms of this Agreement including, but not limited to, the contents of Exhibit "D" attached hereto.

D. TRAFFIC IMPACT.

1. The project shall have direct access to existing private arterial and/or collector roads deemed appropriate by the Village and/or the authority having authority over the respective road(s).

2. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be

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accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks.

E. PARKING.

1. Parking lots shall be in conformance with Exhibit "A" attached hereto.

2. Parking lot design shall employ interior, vertical faced, curbed landscaped islands at all parking aisle ends. In addition, the project shall provide landscaped islands within each parking aisle spaced at intervals as depicted in the attached Exhibit "A" which is incorporated herein by reference.

3. Semi-tractor/trailer parking shall be prohibited.

F. SIGNAGE.

All signage shall comply with the requirements contained in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinances. The plan for exterior signage shall provide for modest, coordinated and complimentary exterior sign locations, configurations, and color throughout the development. All freestanding signage within the development shall complement on-building signage. The Village may require the use of muted corporate colors on signage if proposed colors are not compatible with the Village design objectives for the area. The use of logos, slogans, symbols, patterns, striping and other markings, and colors associated with a franchise or chain is permitted, and shall be considered as contributing to the number and area of permitted signs.

G. MAINTENANCE OF IMPROVEMENTS.

Developer shall be responsible for maintaining the appearance of the entire development including, but not limited to, all parking areas, and landscape features in accordance with Exhibit "A" attached hereto. Developer shall be responsible for the collection of debris and snow plowing throughout the entire property and shall periodically clean and maintain all paved surfaces. Any debris collected shall be disposed of in accordance with all federal, state and local laws. Developer acknowledges that if, after thirty (30) days written notice from Village, maintenance has not yet been performed in accordance with the provisions of this paragraph then the Village may proceed to maintain or hire an independent contractor of its choice to maintain the property or parts thereof and impose the costs of such maintenance upon the benefitted property as a special assessment.

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_____ Developer's Initials

III. DEVELOPER WARRANTIES AND OBLIGATIONS

A. VILLAGE COSTS.

Upon execution of this Agreement, Developer shall pay to the Village the actual costs incurred by the Village for engineering, attorney fees and administrative costs. The Developer shall also pay to the Village Engineering fees for staking and inspection of all improvements and any legal and administration costs encountered by the Village in the development of the real estate as set forth in this Agreement and all documents incorporated therein. In addition to the reimbursements to the Village for costs incurred by the Village referred to above, but in lieu of making a cash deposit for costs undertaken by the Village, the Developer may, at its election, provide the Village with an irrevocable letter of credit in a form acceptable to the Village's attorneys issued by a financial institution within the State of Wisconsin to be drawn on by the Village as may be required. Such letter of credit (or cash deposit) shall be in the sum equal to one hundred twenty-five (125%) percent of the collective estimate of all Village engineering costs related to the improvements and any legal and administration costs encountered by the Village in the development of the Real Estate. The Village shall provide the Developer with an accounting of expenditures made on behalf of the Developer and in the event that funds are not sufficient, the Developer shall immediately provide the additional funds. In the event that there shall be surplus funds after the projects are completed the excess shall be returned to the Developer. Payment of all such costs or, in the alternative, delivery of a letter of credit, shall be made prior to issuance of any building permit and the issuance of any building permit shall be conditioned upon payment of such sums or providing a letter of credit in lieu thereof.

B. SUBDIVISION AND CONDOMINIUM PLATTING ORDINANCE.

The Developer represents that Developer has reviewed a copy of the Somers Subdivision and Condominium Platting Ordinance and will complete the improvements set forth herein in compliance with the Subdivision and Platting Ordinance, and its revisions and further agrees to comply therewith, except as may be modified by the terms of this Agreement.

C. INDEMNIFICATION.

Developer shall, during the term of this Agreement, indemnify, defend and hold harmless Village and officers, consulting engineers, attorneys, agents, representatives and employees thereof from and against any and all claims, damages, judgments, costs and expenses and attorney fees which any of them may pay, sustain or incur should any person or party incur personal injury, property loss or damage arising out of the design or construction of any of the public or private improvements relating to this proposed development or as a result of any claim for labor, materials or improvements in connection with the construction of the same other than any act or omission to Village, its agents or contractors, provided that Village shall cooperate with Developer and Developer's legal counsel in defending against any such claim, at Village's expense if by separate counsel, to the extent permitted by Developer's insurance company. Any costs or expenses including actual attorney fees, which the Village incurs as a result of any claim

indemnified herein shall be reimbursed to the Village either through a cash deposit, any letter of credit posted by the Developer in connection with this Agreement, other assurance or through such other means as the Village, in the Village's sole discretion, deems appropriate.

The Developer contemplates extensive earth work which alters the original topography of the site as shown on the grading plan. It is specifically understood between the Developer and the Village that the indemnification contained in this paragraph shall cover any claim by any other property owner or any contractor, subcontractor or other person who bids on or performs services in connection with any portion of site grading required under this Agreement where such party claims, in whole or in part, to have been damaged, mistaken, misled, or otherwise in error as a result in the change in topography created by the Developer or for any other reason whatsoever.

D. STORMWATER MAINTENANCE.

Developer shall maintain all stormwater facilities in perpetuity. This obligation shall be binding upon all successors and assigns of the Developer and, upon recordation of this document, shall be binding upon all subsequent owners of land served by the stormwater management detention facilities to be constructed under the terms of this Agreement. The Developer shall:

1. Maintain all stormwater facilities located on the Real Estate.

2. By entering into this Agreement, authorize the Village to access the property to conduct inspections of stormwater detention facilities as necessary to ascertain that the facilities are maintained in accordance with this Agreement. Developer understands that Developer is responsible to perform the terms and maintenance under this Agreement to repair any maintenance problems which require correction, with specified corrective actions to be taken within thirty (30) days of discovering the need for the same.

3. The Village shall be authorized at the Village's discretion to perform the corrective actions if the landowner does not make required action within the specified time period. The Village may enter the amount due on the tax rolls and collect the monies as a special charge against all property benefitted by such action by the Village pursuant to §66.0703, Wis. Stats., or such other statute as may be applicable.

E. U.S.T. REMOVAL.

Developer intends to own and operate a vehicle car wash which may include the installation of one or more underground storage systems (hereinafter referred to as U.S.T.s) lying underneath a portion of the Real Estate described with more particularity above. The Developer agrees that if U.S.T.s are located on the Real Estate and the Real Estate is no longer utilized actively as for vehicle car wash for a period of twelve (12) months, or if the property is transferred to a third party not related to the Developer and such transfer is not approved in

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advance in writing by the Village then, and in such event, the Developer shall be required and warrants to perform as follows:

1. The Developer will remove and dispose of any and all U.S.T.s in, on or under the property and backfill the tank pit and adjacent areas to grade, in accordance with all backfill and compaction standard specifications which are required by the Village, state or federal law. These requirements shall be accomplished in a good and workmanlike manner and in compliance with all rules and regulations imposed upon the Developer and in compliance with all requirements under state statute, federal code or local ordinance. All such removal, backfill and remediation shall be accomplished in accordance with a schedule which is agreed upon by the Developer and the Village but which shall in any circumstance be not greater than twelve (12) months from the date of notice from the Village to the Developer in writing, that the Developer is required to comply with the provisions of this section.

2. After the satisfactory removal and disposal of the U.S.T.s, at the Developer's cost, it shall be the responsibility of the Developer to take any and all corrective or remedial action (hereinafter "corrective action") required by any federal, state or local agency for cleanup, removal, disposal, and abating of any and all soil contamination, groundwater contamination or any other contamination of the property caused by or due to the presence of any hazardous, non-hazardous, toxic, non-toxic or other harmful substance, or any derivative thereof, including but not limited to petroleum hydrocarbons or their derivatives (hereinafter referred to as "contamination") and/or the release or discharge of any such contamination in, upon, over or under the Real Estate or any contiguous property. Corrective action shall be associated with the active operation of a vehicle refueling station and shall not be deemed to include known or unknown pre-existing contamination on or adjacent to the Real Estate.

3. During the implementation of any corrective action, the Developer shall be responsible for the design, construction, maintenance and/or safety of the Real Estate and any other implements or improvements on the Real Estate and/or upon adjacent properties (or in any way affecting improvements located on any adjacent properties), which are caused by any release or discharge of any contamination onto or under the Real Estate, and/or any adjacent properties. This section shall not limit the Developer's responsibility for liability for corrective action required by this Agreement and/or state or federal law and regulation due to any release or discharge of any contamination onto or under the Real Estate, and/or adjacent properties.

4. Upon completion of all required corrective action, including any necessary backfilling, the Developer shall notify the Village and request a letter or other written communication from the Village stating that no further corrective action is required. The Village may require that the Developer provide written documentation from any state or federal authorities or agencies verifying that the Real Estate is, at that time, in compliance with the rules and regulations of any applicable state or federal law, statute or administrative code provision.

5. Any and all liability, costs, expenses, fees and/or any and all other expenditures necessitated by the removal and disposal of the U.S.T.s and other materials described herein and

_____ Developer's Initials

necessitated by corrective action shall be borne solely by the Developer and the obligation for payment of the same shall be the sole responsibility of the Developer.

6. In the event that the Developer fails to fill any of its responsibilities and obligations under this section, the Village may enforce specific performance of this Agreement, may undertake to perform any and all responsibilities set forth in this Agreement (at the sole election of the Village) or pursue any and all other remedies at law or in equity, to which the Village may be entitled. If the Village elects to perform any or all responsibilities and obligations of the Developer under this section of the Agreement, the Developer shall be liable to the Village for any expenditures or costs necessitated by the performance by the Village, including all actual attorney's fees and costs incurred for the same and the Village may impose such costs against the Real Estate as a special charge or special assessment.

7. The Developer shall comply with any and all applicable federal, state and local laws, rules and regulations relating to U.S.T.s and removal or remediation of the same.

8. No waiver by the Village of any default or breach of any term, condition or covenant under this section shall be deemed to be a waiver of any subsequent default or breach of the same or other term, provision or covenant contained herein.

9. This section and all terms, provisions and obligations of the Developer shall be construed as covenants running with the Real Estate and shall enure to the benefit and be binding upon the Developer and the Village and their respective successors and assigns.

IV. MISCELLANEOUS

A. ASSIGNMENT.

The Developer recognizes that this agreement is based on Developer's presentation to the Plan Commission and Village Board and Developer shall not assign or transfer this agreement to any other person or corporation without prior consent of the Village.

B. MODIFICATION AND APPLICABLE LAW.

This Agreement supersedes all prior oral or written understandings or representations between the parties except as may be embodied by applicable state, county or village statute, code or ordinance. Any modification to the terms of this Agreement shall only be enforceable if in writing signed by duly authorized representatives of each of the parties hereto in the same manner as this Agreement. This Agreement shall be construed and enforced under the laws of the State of Wisconsin.

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C. TERM.

Agreement shall be in effect for a period of forty (40) years from the date of execution hereof and shall inure to the benefit of and be binding upon the successors in title and assigns of Developer and upon successor corporate authorities and successor municipalities of Village. However, the guarantee of improvements shall be for the period specified herein, whether or not such guarantee may extend beyond the term of Agreement, and any recorded restrictions shall have the life accorded to such restrictions under applicable state law.

D. IMPACT FEES.

Developer and Village agree that in lieu of the imposition of the fees delineated in Section 18.30 of the Code of Ordinances of the Village of Somers, including impact fees, the Developer shall make to the Village a donation in the sum of Forty Two Thousand Six Hundred five and 00/100 ($42,605.00) Dollars upon execution of this Agreement and receipt of all required approvals by the Village of Somers. The Developer and the Village hereby agree to be contractually bound by the terms and conditions of this paragraph, IV.D., in lieu of the terms and conditions of Section 18.30 of the Code of Ordinances, except as provided hereafter, and in consideration of such accommodation on the part of the Village, the Developer agrees to forever waive and relinquish any objection to any fees or the use of such fees by the Village whether such objection could be based upon Chapter 18 of the Code of Ordinances of the Village of Somers, Chapter 66 of the Wisconsin Statutes or otherwise. This waiver and acknowledgment shall be binding upon the legal successors and assigns of the Developer. Developer affirmatively represents that it is not necessary for the Village to expend the donation received under this Agreement in the year in which received and that the Village may use such donation for any lawful purpose without consulting with or advising the Developer as to how such donation is to be used. The foregoing notwithstanding, the voluntary donation referred to in this paragraph IV.D., shall not eliminate the requirements of municipal sanitary sewer connection fees to be paid by users of those systems as required by Section 18.30(L) of the Code of Ordinances of the Village as described hereafter and as delineated on the attached Exhibit "G". Sewer connection fees shall be payable upon execution of this Agreement.

E. DEFAULTS.

No default shall arise hereunder unless the non-defaulting party has provided the defaulting party with written notice and a reasonable cure period of at least ten (10) business days.

F. SEVERABILITY.

If any provision, covenant, or a portion of this Agreement or its application to any person, entity or property is held to be invalid or unenforceable by a court of law or equity, such status shall not affect the application or validity of other provisions, covenants or portions of this

Draft

_____ Developer's Initials

Agreement which shall be given effect without the invalid provisions or applications, and to this end, the provisions and covenants of this Agreement are declared to be severable.

G. RECORDATION.

This Agreement shall be recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, and all costs of recordation shall be paid by the Developer.

H. EXECUTION OF COUNTERPARTS.

This Agreement may be executed as three (3) or more counterparts, with each acting as an original.

I. EXHIBITS INCORPORATED BY REFERENCE.

Each of the terms, conditions and specifications described, noted or depicted on the following Exhibits are hereby incorporated herein by reference:

Exhibit A	Site Plan (Multiple page Exhibit)
Exhibit B	Legal Description
Exhibit C	Landscaping Plan
Exhibit D	Architectural Rendering
Exhibit F	Lighting/Photometric Plan
Exhibit G	Sanitary Sewer Connection Fees

J. INTEGRATION.

This Developer's Agreement, including the exhibits hereto, and such other documents as are incorporated herein embodies the entire agreement and understanding among the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof.

K. CHOICE OF LAW AND VENUE.

This Developer's Agreement and all attached exhibits shall be construed and enforced according to the laws of the State of Wisconsin. The parties agree that any matter which may be brought or pursued in court hereunder shall be brought and maintained only in the Circuit Court for Kenosha County, Wisconsin, and each party consents to such venue and the court's personal jurisdiction over each party.

L. WAIVER OF BREACH OR VIOLATION NOT DEEMED CONTINUING.

Either party may, to the extent legally allowed, (a) extend the time for performance of any of the obligations or other acts of the other party(s), (b) waive any inaccuracies in the

draft

representations or warranties of the other party(s) hereto contained herein, or in any document delivered pursuant hereto and (c) waive any compliance by any of the other parties hereto with any of the agreements or conditions contained herein. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to be, a waiver of any or other subsequent breach or violation of any provision hereof. No breach or violation of any provision hereof shall be waived except by an agreement in writing signed by the waiving party.

M. CONSTRUCTION.

Each party to this Agreement and their respective legal counsel acknowledge that they have had the opportunity to participate equally in the drafting of this Agreement and that in the event of a dispute, no party shall be treated, for any purpose as the author of this Agreement nor have any ambiguity resolved against it on account thereof.

N. NOMENCLATURE.

The use of the male gender shall include the female, the individual shall include the corporate, and the singular shall include the plural, and visa versa, wherever such usage is appropriate to the context.

WITNESS OUR HANDS AND SEALS this _____ day of _____, 2022.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2022, the above named George Stoner, President and Brandi Baker, Clerk/Treasurer of the Village of Somers, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Printed Name_____
Notary Public; State of Wisconsin
My commission expires_____.

_____ Developer's Initials

draft

DEVELOPER

_____

By:_____

Printed Name:_____

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 2022, the above _____ _____ on behalf of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Printed Name:_____

Notary Public; _____ County, _____

My commission expires_____.

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LEGAL DESCRIPTION

Lot 2, Certified Survey Map No. 3015 recorded with the Kenosha County Register of Deeds Office on June 8, 2022, as Document Number 1929968, being a redivision of Lot 2, Certified Survey Map No. 2971 recorded with the Kenosha County Register of Deeds Office on May 17, 2021, as Document No. 1899278, being part of the Southeast 1/4 of the Northeast 1/4 of Section 27, Town 2 North, Range 22 East, Village of Somers, Kenosha County, State of Wisconsin.

Parcel No. 82-4-222-271-0339

draft

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
MEETING ITEM MEMORANDUM

MEETING DATE: October 25, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM:
#9 Public Hearing on Final Resolution 2022-019, Resolution to levy special charges to the tax Roll

#10 Action 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.

PRIOR ACTION TAKEN:

This was discussed at the Village Work Session on October 18, 2022

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#9

"Motion to open public hearing"

HOLD PUBLIC HEARING

"Motion to close public hearing"

#10

“Motion to approve Final Resolution 2022-019 for levying special charges on the tax roll”

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

SCHEDULE A

Name(s): Lester J. Hancock
Parcel No. 82-4-222-124-0401
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): Shane T. & Kelley J. Pederson
Parcel No. 82-4-222-124-0430
Assessment: $74.14 (Pond Maintenance)

Name(s): Sparrows Trust
Parcel No. 82-4-222-124-0501
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): 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): 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)

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

Name(s): Nicole D. Winberg
Parcel No. 82-4-222-124-0662
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): 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): Ma Elena Aniog & Nelson T. Aniog
Parcel No. 82-4-222-124-0695
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)

DAVISON LAW OFFICE, LTD. **(Rev. 10/21/22)**
1207 55th Street, Kenosha, Wisconsin 53140
Telephone No. (262) 657-5165 Fax No. (262) 657-5517 E-mail: dmltd@sbcglobal.net

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)

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)

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: October 25th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #11 Action on 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. This was a two-year 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

Administration has been working with Andy Buehler, Kenosha County Planning and Zoning Director on a new contract. Staff is very pleased with the overall service and working relationship with Director Buehler and his staff. The proposed contract would cover years 2023 and 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.

PRIOR ACTION TAKEN:

The Board reviewed this matter at our October 18th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Administration would recommend the approval of the proposed 2023-2024 contract with Kenosha County for Planning & Development Services In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve 2023-2024 contract with Kenosha County for Planning & Development Services"*

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. <u>CONTRACT REVISIONS AND/OR TERMINATIONS</u>:

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
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
MEETING ITEM MEMORANDUM

MEETING DATE: October 25th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #12 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.

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 a P.O. Box. This situation has led 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 a 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.

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 the 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.

On October 12th, Senator Johnson and Congressman Steil's offices 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.

PRIOR ACTION TAKEN:

The Board reviewed and discussed this matter at our October 18th Work Session. At this Work Session the main question to be addressed was whether the Village would include the entire Somers/Paris Growth area in our resolution. The general consensus was to include the entire growth area at this time. Administrator Peters has spoken to Paris Chairman Holloway regarding our possible submission to the USPS and to whether this area should be included in our request at this time. Administration will send a copy of this resolution to the Town of Paris should it pass.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Administration would recommend the approval of Resolution 2022-017. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

> "*Motion to approve 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"*

ATTACHMENTS:

Proposed 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.

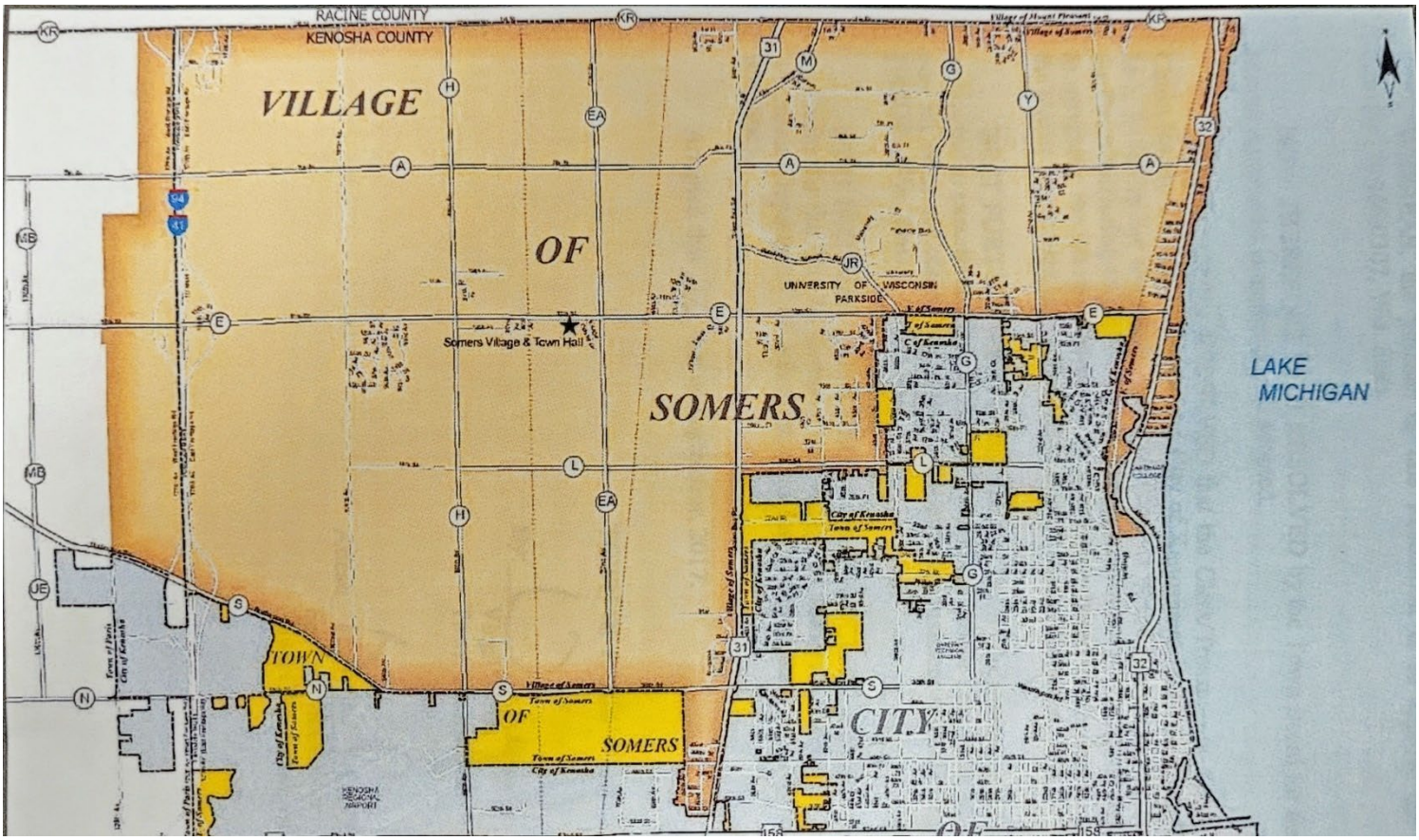
HISTORY

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



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

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 Caledonia, 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.

117TH CONGRESS
2D SESSION

S. _____

To establish new ZIP codes for certain Wisconsin communities, and for other purposes.

IN THE SENATE OF THE UNITED STATES

Mr. JOHNSON introduced the following bill; which was read twice and referred to the Committee on _____

A BILL

To establish new ZIP codes for certain Wisconsin communities, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. ESTABLISHING NEW ZIP CODES.

Not later than 270 days after the date of enactment of this Act, the United States Postal Service shall designate a single, unique ZIP code for, as nearly as practicable, each of the following communities:

(1) Village of Somers, Wisconsin.

(2) Village of Mount Pleasant, Wisconsin.

(3) Village of Caledonia, Wisconsin.

Established 1843
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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
MEETING ITEM MEMORANDUM

MEETING DATE: October 25, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #13 Action on Making a Difference Plaque 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.

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.

PRIOR ACTION TAKEN:

This was discussed at the Village Work Session on October 18, 2022

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve Making a Difference Plaque Nominations for Larry Gitzlaff, Ruth Teuscher, Minnie Ozanne, and Ernest and Dolores Tabbert."*

ATTACHMENTS:

Making a Difference Nomination Forms

Gitzlaff Plaque

Minnie Ozanne Plaque

Ruth N. Teuscher Plaque

Tabbret Plaque

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VILLAGE & TOWN

Village of Somers
Making a Difference Citizen Nomination Form

1. The purpose of the Making a Difference Citizen Recognition Award is to honor a person who has made a significant contribution to their community through time, actions, talents, and dedications.
2. The nomination form must be submitted to the Village/Town Board to be considered, per Village Resolution No. 2021-019.
3. The Nominator is responsible for submitting all details on the application together with any verification of facts, if possible.

NOMINATOR

- Your Name: Gregg Sinnen
- Your Address: 3190 100 ave Kenosha 53144
- Your Telephone Number: 262 859 2062
- Your Email: gsinnen@wi.rr.com
- Your Relationship to the Nominee: None

NOMINEE

- Nominee's Name: Minnie Ozanne
- If Nominee is Deceased, Please Provide Next of Kin's Name/Contact Information: Deceased.
- Address:
- Telephone Number:
- Email:

CATEGORY

☒ Civic Pride ☐ Leadership ☒ Community Spirit ☐ Philanthropy – donation of money, property, other item(s) of current or historic value

QUALIFICATION

- Recommended cumulative 20-year time period for service to the community in one or various capacities (elected official, committees, commissions, ad-hoc panels, volunteer for parade, recreation, elections, or other civic circumstances to be considered by majority of the Board).
- Individual may be living or deceased, living in Somers, or moved outside of Somers due to health, family, employment, retirement, or other reasons.

WHY SHOULD YOUR NOMINEE BE CONSIDERED FOR THIS AWARD? Please be specific.

Historian that chronicled Somers history for over 60 years. Teacher at Burr Oak and Bullamore Forks schools.

Signature: Gregg Sinnen Date: 10/12/22

PLEASE ATTACH DOCUMENTATION TO SUPPORT EVIDENCE, IF AVAILABLE.

Form Dated July 27, 2021

Established 1841
Somers
VILLAGE & TOWN

Village of Somers
Making a Difference Citizen Nomination Form

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2. The nomination form must be submitted to the Village/Town Board to be considered, per Village Resolution No. 2021-019.
3. The Nominator is responsible for submitting all details on the application together with any verification of facts, if possible.

NOMINATOR

- Your Name: Gregg Sinnen
- Your Address: 3190 100 ave Kenosha 53144
- Your Telephone Number: 262 859 2062
- Your Email: gsinnen@wi.rr.com
- Your Relationship to the Nominee: None

NOMINEE

- Nominee's Name : Ruth Teuscher
- If Nominee is Deceased, Please Provide Next of Kin's Name/Contact Information: Deceased - None Known. Contact Hawthorn Hollow
- Address: 880 Green Bay Rd Kenosha 53144
- Telephone Number: 262 552 8196
- Email:

CATEGORY

☐ Civic Pride ☐ Leadership ☒ Community Spirit ☒ Philanthropy – donation of money, property, other item(s) of current or historic value

QUALIFICATION

- Recommended cumulative 20-year time period for service to the community in one or various capacities (elected official, committees, commissions, ad-hoc panels, volunteer for parade, recreation, elections, or other civic circumstances to be considered by majority of the Board).
- Individual may be living or deceased, living in Somers, or moved outside of Somers due to health, family, employment, retirement, or other reasons.

WHY SHOULD YOUR NOMINEE BE CONSIDERED FOR THIS AWARD? Please be specific.

Long time Somers resident. Donated home and land known as Hawthorn Hollow. Hawthorn Hollow now home to 2 Pike River Schools as well as the original Somers Town Hall.

Signature: Gregg Sinnen Date: 10/12/22

PLEASE ATTACH DOCUMENTATION TO SUPPORT EVIDENCE, IF AVAILABLE.

Form Dated July 27, 2021

Established 1843
Somers
VILLAGE & TOWN

Village of Somers
Making a Difference Citizen Nomination Form

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2. The nomination form must be submitted to the Village/Town Board to be considered, per Village Resolution No. 2021-019.
3. The Nominator is responsible for submitting all details on the application together with any verification of facts, if possible.

NOMINATOR

- Your Name: Gregg Sinnen
- Your Address: 3190 100 ave Kenosha 53144
- Your Telephone Number: 262 859 2062
- Your Email: gsinnen@wi.rr.com
- Your Relationship to the Nominee: None

NOMINEE

- Nominee's Name: Larry Gitzlaff
- If Nominee is Deceased, Please Provide Next of Kin's Name/Contact Information: Deceased. Son - Paul Gitzlaff
- Address: 923 72 ave Kenosha 53144
- Telephone Number: 262 859 0419
- Email:

CATEGORY

☐ Civic Pride ☐ Leadership ☐ Community Spirit ☒ Philanthropy – donation of money, property, other item(s) of current or historic value

QUALIFICATION

- Recommended cumulative 20-year time period for service to the community in one or various capacities (elected official, committees, commissions, ad-hoc panels, volunteer for parade, recreation, elections, or other civic circumstances to be considered by majority of the Board).
- Individual may be living or deceased, living in Somers, or moved outside of Somers due to health, family, employment, retirement, or other reasons.

WHY SHOULD YOUR NOMINEE BE CONSIDERED FOR THIS AWARD? Please be specific.

Donation of almost 24 acres to Somers to be used as park/recreational area.

Signature: Gregg Sinnen Date: 10/12/22

PLEASE ATTACH DOCUMENTATION TO SUPPORT EVIDENCE, IF AVAILABLE.

Form Dated July 27, 2021

Established 1843
Somers
VILLAGE & TOWN

Village of Somers
Making a Difference Citizen Nomination Form

1. The purpose of the Making a Difference Citizen Recognition Award is to honor a person who has made a significant contribution to their community through time, actions, talents, and dedications.
2. The nomination form must be submitted to the Village/Town Board to be considered, per Village Resolution No. 2021-019.
3. The Nominator is responsible for submitting all details on the application together with any verification of facts, if possible.

NOMINATOR

- Your Name: Gregg Sinnen
- Your Address: 3190 100 ave Kenosha 53144
- Your Telephone Number: 262 859 2062
- Your Email: gsinnen@wi.rr.com
- Your Relationship to the Nominee: None

NOMINEE

- Nominee's Name: Ernest and Dolores Tabbert
- If Nominee is Deceased, Please Provide Next of Kin's Name/Contact Information: Living
- Address:
- Telephone Number:
- Email:

CATEGORY

☒ Civic Pride ☒ Leadership ☒ Community Spirit ☐ Philanthropy – donation of money, property, other item(s) of current or historic value

QUALIFICATION

- Recommended cumulative 20-year time period for service to the community in one or various capacities (elected official, committees, commissions, ad-hoc panels, volunteer for parade, recreation, elections, or other civic circumstances to be considered by majority of the Board).
- Individual may be living or deceased, living in Somers, or moved outside of Somers due to health, family, employment, retirement, or other reasons.

WHY SHOULD YOUR NOMINEE BE CONSIDERED FOR THIS AWARD? Please be specific.

Ernest served over 50 years on the Somers Fire Dept. Ernest is an Army Veteran. Ernest was a charter member of Somers Rescue Squad Dolores served on the Somers Rescue Squad for 20 years. Dolores has served as a chief election officer and has been a poll worker for many years. They have lived in Somers for over 75 years.

Signature: Gregg Sinnen Date: 10/10/22

PLEASE ATTACH DOCUMENTATION TO SUPPORT EVIDENCE, IF AVAILABLE.

Form Dated July 27, 2021

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 _____

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 _____

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
MEETING ITEM MEMORANDUM

MEETING DATE: October 25th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #14 Discussion and possible action on change order #4 and change order #5 from A.W. Oakes and Son's Inc. for Sheridan Road Area Water Main Improvements

BACKGROUND:

On January 12, 2021, the Board awarded the bid for the Sheridan Road Area Water Main Improvements in the amount of $3,865,659 to A.W. Oakes and Son, Inc. A.W. Oakes's water main work is complete. Baxter Woodman and A.W. Oakes & Sons Inc. have requested that change order #4 and change order #5 be approved to full our requirements under the DNR's Safe Drinking Water Loan Fund. Change order #4 increased the contract by $2,575 for a meter bypass. Change order #5 serves to quantify the completed work and zero out the contract. This references a decrease to the contract of $474,289.84. The final contract after these change orders would be $3,498,492.66.

For reference, the Board has previously approved the following payments:

• 1st request	May 25, 2021	$901,974.25
• 2nd request	June 8, 2021	$148,267.37
• 3rd request	July 27, 2021	$242,575.71
• 4th request	August 24, 2021	$251,818.42
• 5th request	September 14, 2021	$212,478.12
• 6th request	October 26, 2021	$460,710.55
• 7th request	November 23, 2021	$336,203.20
• 8th request	February 8, 2022	$729,872.66
• 9th request	April 12, 2022	$109,875.80

PRIOR ACTION TAKEN:

Change order #4 and Change order #5 have not been previously reviewed by the Board.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Engineer Biwer has reviewed the requests and recommends approval of both change orders. In the event the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#14

"Motion to approve action on change order #4 and change order #5 from A.W. Oakes and Son's Inc. for Sheridan Road Area Water Main Improvements"

ATTACHMENTS:

Change Order #4 – A.W. Oakes & Sons, Inc.

Change Order #5 – A.W. Oakes & Sons, Inc.

00 63 63

CHANGE ORDER #4

PROJECT: Sheridan Road Area Water Main Improvements

DATE OF ISSUANCE: June 13, 2022

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
256 S. Pine St.
Burlington WI, 53105

CONTRACTOR: A.W. Oakes & Son, Inc.
2000 Oakes Road
Racine, WI 53402

ENGINEER's Project No. 190332.61

You are directed to make the following changes in the Contract Documents:

Description: Install meter bypass at 14th Street meter pit.

Purpose of Change Order: Village requested a meter bypass.

Attachments: Contractor e-mail dated May 26, 2022 with cost.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$3,865,659.00	Original Contract Time: Substantial Completion: October 31, 2021 Completion: December 31, 2021
Previous Change Orders: No. 1 to No. 3	$104,548.50	Change from previous Change Orders: 147 days
Current Contract Price:	$3,970,207.50	Current Contract Time: Substantial Completion: October 31, 2021 Completion: May 27, 2022
Net increase of this Change Order:	$2,575.00	Net Increase of this Change Order: 0 days
Contract Price with this Change Order:	$3,972,782.50	Contract Time with this Change Order: Substantial Completion: October 31, 2021 Completion: May 27, 2022

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	A.W. OAKES & SON, INC.
By Brett D. Biwer	By	By
Brett D. Biwer, P.E. Project Manager	George Stoner Village President	~~Daniel D. Oakes~~ ~~President~~ Jamisa Beesley Project Manager

Brett D. Biwer

From: Jay Beesley <jbeesley@awoakes.com>
Sent: Thursday, May 26, 2022 2:54 PM
To: Brett D. Biwer
Cc: Cory Ivy
Subject: 2" Bypass Somers Sheridan Area Water Main

Brett,

I received the invoice info for the bypass. Price for installing providing and installing the bypass is $2575.00/Lump Sum. Let me know if you have any questions.

Thanks,

Jay Beesley
Project Manager

Oakes & Son

Phone: (262) 977-3511
Fax: (262) 886-4475
~An Equal Opportunity Employer~

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CHANGE ORDER #5

PROJECT: Sheridan Road Area Water Main Improvements

DATE OF ISSUANCE: August 10, 2022

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
256 S. Pine St.
Burlington WI, 53105

CONTRACTOR: A.W. Oakes & Son, Inc.
2000 Oakes Road
Racine, WI 53402

ENGINEER's Project No. 190332.61

You are directed to make the following changes in the Contract Documents:

Description: Project Close-Out
Purpose of Change Order Quantify completed work and zero out contract.

Attachments: List of final Quantities and Cost.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$3,865,659.00	Original Contract Time: Substantial Completion: October 31, 2021 Completion: December 31, 2021
Previous Change Orders: No. 1 to No. 4	$107,123.50	Change from previous Change Orders: 147 days
Current Contract Price:	$3,972,782.50	Current Contract Time: Substantial Completion: October 31, 2021 Completion: May 27, 2022
Net decrease of this Change Order:	($474,289.84)	Net Increase of this Change Order: 0 days
Contract Price with this Change Order:	$3,498,492.66	Contract Time with this Change Order: Substantial Completion: October 31, 2021 Completion: May 27, 2022

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	A.W. OAKES & SON, INC.
By _____	By _____	By _____
Brett D. Biwer, P.E. Project Manager	George Stoner Village President	Daniel D. Oakes President

FINAL QUANTITIES
SHERIDAN ROAD AREA WATER MAIN IMPROVEMENTS
SAFE DRINKING WATER LOAN PROGRAM #5610-01
VILLAGE OF SOMERS

		BID AMOUNT			FINAL AMOUNT			
ITEMS	UNIT	BID QTY	UNIT PRICE	BID AMOUNT	FINAL QTY	FINAL AMOUNT	BID TO FINAL DIFFERENCE	
MOBILIZATION	LS	1	$121,000.00	$ 121,000.00	1.00	$ 121,000.00	$ -	
PRECONSTRUTION VIDEO	LS	1	$ 10,000.00	$ 10,000.00	1.00	$ 10,000.00	$ -	
CONSTRUCTION LAYOUT AND STAKING	LS	1	$ 24,000.00	$ 24,000.00	1.00	$ 24,000.00	$ -	
CLEARING AND GRUBBING	LS	1	$ 10,500.00	$ 10,500.00	1.00	$ 10,500.00	$ -	
TREE REMOVAL - 6" to 15" diameter	EA	50	$ 165.00	$ 8,250.00	9.00	$ 1,485.00	$ (6,765.00)	
TREE REMOVAL - Over 15" diameter	EA	20	$ 625.00	$ 12,500.00	14.00	$ 8,750.00	$ (3,750.00)	
WATER MAIN (OPEN CUT) - 2-IN	LF	300	$ 91.00	$ 27,300.00	214.00	$ 19,474.00	$ (7,826.00)	
WATER MAIN (OPEN CUT) - 6-IN	LF	500	$ 78.00	$ 39,000.00	309.80	$ 24,164.40	$ (14,835.60)	
WATER MAIN (OPEN CUT) - 8-IN	LF	11,300	$ 89.00	$ 1,005,700.00	10710.30	$ 953,216.70	$ (52,483.30)	
WATER MAIN (HDD) - 8-IN	LF	600	$ 127.00	$ 76,200.00	721.00	$ 91,567.00	$ 15,367.00	
WATER MAIN (HDD) - 12-IN UPSIZE	LS	1	$ 56,000.00		1.00	$ 56,000.00	$ 56,000.00	C.O.#2
GRANULAR BACKFILL (WATER MAIN)	LF	11,800	$ 23.00	$ 271,400.00	10674.20	$ 245,506.60	$ (25,893.40)	
GATE VALVE AND BOX - 8-IN	EA	20	$ 1,590.00	$ 31,800.00	18.00	$ 28,620.00	$ (3,180.00)	
GATE VALVE AND BOX - 6-IN	EA	1	$ 1,175.00	$ 1,175.00	1.00	$ 1,175.00	$ -	
GATE VALVE AND BOX - 2-IN	EA	1	$ 555.00	$ 555.00	1.00	$ 555.00	$ -	
FIRE HYDRANT	EA	39	$ 5,750.00	$ 224,250.00	42.00	$ 241,500.00	$ 17,250.00	
FIRE HYDRANT BARREL EXTENSION	VF	12	$ 1,000.00	$ 12,000.00	5.50	$ 5,500.00	$ (6,500.00)	
CONNECT TO WATER MAIN (NON-PRESSURE)	EA	20	$ 3,840.00	$ 76,800.00	22.00	$ 84,480.00	$ 7,680.00	
WATER SERVICE CONNECTION - 1-1/4-IN CTS	EA	250	$ 685.00	$ 171,250.00	244.00	$ 167,140.00	$ (4,110.00)	
WATER SERVICE CONNECTION - 1-1/2-IN CTS	EA	3	$ 785.00	$ 2,355.00	4.00	$ 3,140.00	$ 785.00	
WATER SERVICE CONNECTION - 2-IN CTS	EA	1	$ 915.00	$ 915.00	3.00	$ 2,745.00	$ 1,830.00	
WATER SERVICE PIPE - 1-1/4-IN CTS	LF	5,000	$ 88.00	$ 440,000.00	6150.00	$ 541,200.00	$ 101,200.00	
WATER SERVICE PIPE - 1-1/2-IN CTS	LF	75	$ 108.00	$ 8,100.00	80.00	$ 8,640.00	$ 540.00	
WATER SERVICE PIPE - 2-IN CTS	LF	271	$ 44.00	$ 11,924.00	160.00	$ 7,040.00	$ (4,884.00)	
1-1/4-IN CTS ON PRIVATE PROPERTY 10th Place	LF	130	$ 88.00		130.00	$ 11,440.00	$ 11,440.00	NOT APPLICABLE TO LOAN
PIPE INSULATION	LF	50	$ 17.00	$ 850.00	0.00	$ -	$ (850.00)	
ABANDON WM APPURTENANCES - Fire Hydrant	EA	30	$ 850.00	$ 25,500.00	31.00	$ 26,350.00	$ 850.00	
ABANDON WM APPURTENANCES - Valve Box	EA	32	$ 200.00	$ 6,400.00	43.00	$ 8,600.00	$ 2,200.00	
ABANDON WM APPURTENANCES - Water Meter Pit	EA	1	$ 1,000.00	$ 1,000.00	1.00	$ 1,000.00	$ -	
WATER METER PIT	EA	1	$ 6,000.00	$ 6,000.00	1.00	$ 6,000.00	$ -	NOT APPLICABLE TO LOAN
METER BYPASS	LS	1	$ 2,575.00		1.00	$ 2,575.00	$ 2,575.00	C.O.#4 NOT APPLICABLE TO LOAN
SANITARY SERVICE LINE REPAIR	EA	50	$ 225.00	$ 11,250.00	12.00	$ 2,700.00	$ (8,550.00)	
FRAMES AND GRATES TO BE ADJUSTED	EA	41	$ 500.00	$ 20,500.00	4.00	$ 2,000.00	$ (18,500.00)	
REMOVE AND REPLACE UNSUITABLE MATERIAL	TON	600	$ 36.10	$ 21,660.00	0.00	$ -	$ (21,660.00)	
EXPLORATORY EXCAVATION	HR	8	$ 335.00	$ 2,680.00	17.50	$ 5,862.50	$ 3,182.50	
ASPHALTIC SURFACE REMOVAL - 3" TO 4"	SY	32,400	$ 2.65	$ 85,860.00	25715.00	$ 68,144.75	$ (17,715.25)	
BASE REPAIR - 3-inch Breaker Run	TON	1,800	$ 32.00	$ 57,600.00	0.00	$ -	$ (57,600.00)	
BASE REPAIR - 1 1/4-inch Dense Grade Aggregate	TON	2,000	$ 30.00	$ 60,000.00	43.39	$ 1,301.70	$ (58,698.30)	
HOT MIX ASPHALT PAVEMENT - 4", Binder & Surface	SY	32,400	$ 17.65	$ 571,860.00	25715.00	$ 453,869.75	$(117,990.25)	
TEMPORARY HOT MIX ASPHALT	SY	1,000	$ 43.60	$ 43,600.00	0.00	$ -	$ (43,600.00)	
PCC C&G REMOVE AND REPLACE - 30"	LF	200	$ 55.00	$ 11,000.00	0.00	$ -	$ (11,000.00)	
DRIVEWAY REMOVAL AND REPLACEMENT - PCC	SY	1,600	$ 60.00	$ 96,000.00	34.10	$ 2,046.00	$ (93,954.00)	
DRIVEWAY REMOVAL AND REPLACEMENT - HMA	SY	1,600	$ 23.00	$ 36,800.00	2303.00	$ 52,969.00	$ 16,169.00	
AGGREGATE SHOULDER - 3/4" Base Agg. Dense	TON	2,400	$ 36.00	$ 86,400.00	888.16	$ 31,973.76	$ (54,426.24)	
CULVERT REMOVAL AND REPLACEMENT - 15" CMP	LF	150	$ 75.00	$ 11,250.00	0.00	$ -	$ (11,250.00)	
CULVERT REMOVAL AND REPLACEMENT - 12" CMP	LF	150	$ 64.00	$ 9,600.00	67.00	$ 4,288.00	$ (5,312.00)	
14TH PLACE STORM SEWER	LS	1	$ 48,548.50		1.00	$ 48,548.50	$ 48,548.50	C.O.#1 NOT APPLICABLE TO LOAN
RESTORATION OF LAWNS AND PARKWAY	LS	1	$ 85,000.00	$ 85,000.00	1.00	$ 85,000.00	$ -	

BAXTER & WOODMAN Consulting Engineers

FINAL QUANTITIES
SHERIDAN ROAD AREA WATER MAIN IMPROVEMENTS
SAFE DRINKING WATER LOAN PROGRAM #5610-01
VILLAGE OF SOMERS

ITEMS	UNIT	BID QTY	UNIT PRICE	BID AMOUNT	FINAL QTY	FINAL AMOUNT	BID TO FINAL DIFFERENCE
EROSION CONTROL - Inlet Protection Filter	LS	1	$ 5,250.00	$ 5,250.00	1.00	$ 5,250.00	$ -
EROSION CONTROL - Straw Bales	LS	1	$ 2,625.00	$ 2,625.00	1.00	$ 2,625.00	$ -
DUST CONTROL	TON	20	$ 250.00	$ 5,000.00	14.20	$ 3,550.00	$ (1,450.00)
TRAFFIC CONTROL AND PROTECTION	LS	1	$ 15,000.00	$ 15,000.00	1.00	$ 15,000.00	$ -
			Bid Total:	$ 3,865,659.00	Final Total:	$ 3,498,492.66	$ (367,166.34)

PROJECT SUMMARY		
Original contract Sum:	$ 3,865,659.00	
Net Change by Change Order:	$ (367,166.34)	Change Orders #1, #2, #4, & #5
Final Contract Sum:	$ 3,498,492.66	
Total Completed and Stored to Date:	$ 3,498,492.66	
Retainage:	$ -	
Total Earned Less Retainage:	$ 3,498,492.66	
Less Previous Certificates for Payment:	$ 3,498,492.66	
Current Payment Due:	$ -	
Balance to Finish:	$ -	

CHANGE ORDER SUMMARY	
Change Order #1:	$ 48,548.50
Change Order #2:	$ 56,000.00
Change Order #3:	$ -
Change Order #4:	$ 2,575.00
Change Order #5:	$ (474,289.84)
	$ (367,166.34)

DNR LOAN SUMMARY	
FINAL CONTRACT AMOUNT:	$ 3,498,492.66
WATER SERVICE OUTSIDE R/W:	$ (11,440.00)
PAID BY STORM SEWER UTILITY:	$ (48,548.50)
METER PIT:	$ (6,000.00)
METER BYPASS, C.O. #4	$ (2,575.00)
APPLICABLE TO DNR LOAN:	$ 3,429,929.16

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: October 25th, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #15 Discussion and possible action on request for partial payment #3 from Willkomm Excavating & Grading, Inc. in the amount of $93,387.70 for work on 2022 Water Mains (Becknell & First Park 94)

BACKGROUND:

In December of 2021, the Board approved a development agreement with Becknell. The Board agreed to participate in extending water main from the corner of CTH L to the proposed project. This main will be necessary to facilitate the required fire protection flows for a project of this size.

First Park 94 Phase II Water Main project has been listed in our TID #1 CIP for some time and is listed as a 2022 project. This project will serve to "loop" the water main in the park and will serve to provide sufficient flows to our new water mains west of the subcontinental divide.

On March 22, 2022, the Board awarded the bid for 2022 Water Mains (Becknell & First Park 94) to Willkomm Excavating & Grading, Inc. in the amount of $1,099,968.80. On September 13th, the Board approved Change Order #1 that added an additional $13,035 to the contract. The total contract price is now $1,113,003.80.

Partial funding for this project came in the form of $400,000 from Becknell and the remainder will be funded by our recent General Obligation Promissory Note, 2022A from Tri-City.

Willkomm Excavating & Grading, Inc. has submitted its third request for partial payment in the amount of $93,387.70. The Board has previously approved the following:

• 1st request	May 24, 2022	$409,779.36
• 2nd request	June 28, 2022	$591,838.24

Payments to date $1,001,617.60

PRIOR ACTION TAKEN:

The request for payment #3 has not been previously reviewed by the Board.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Engineer Biwer has reviewed the request and recommends approval of the payment. In the event the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve request for partial payment #3 from Willkomm Excavating & Grading, Inc. in the amount of $93,387.70 for work on 2022 Water Mains (Becknell & First Park 94)"*

ATTACHMENTS:

Engineer Snyder Recommendation on Willkomm Excavating & Grading, Inc. 2022 Water Mains (Becknell & First Park 94) -Payment #3

BAXTER & WOODMAN
Consulting Engineers
256 South Pine Street, Burlington, WI 53105 • 262.763.7834 • baxterwoodman.com

October 20, 2022

Brandi Baker, Village Clerk
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: 2022 Water Mains -- Payment Recommendation

Dear Village Clerk,

Enclosed is an Application for Payment from Willkomm Excavating & Grading, Inc., Contractor, for work performed on the 2022 Water Mains project. The following is our opinion of the amount due and payable to the Contractor:

Contract Price Including C.O. #1	$1,113,003.80
Work Completed to Date	$1,123,082.35
Less Amount Retained	($28,077.05)
Subtotal	$1,095,005.30
Less Previous Payments	$1,001,617.60
Total Amount Due for Partial Payment 3	$93,387.70

A breakdown of costs attributed to TID #6 (Becknell) and TID #1 (First Park 94) will be provided at project completion.

We recommend payment to Willkomm Excavating & Grading, Inc. for $93,387.70.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Brett D. Biwer

Brett D. Biwer, P.E.

BDB/bdb
Encs.
C/encs.: Jason Peters, Administrator (email)
Doug Snyder, Village Engineer (email)
Nathan Willkomm, Willkomm, Inc. (email)

P:\SOMEV\212121-BECHNELL OFFSITE WAT\CONSTRUCTION\PAY REQUESTS\PAY REQUEST #3\PAY REQUEST #3 RECOMMENDATION.DOC

To(OWNER): Village/Town of Somers
7511 - 12th Street
Somers, WI 53171

From: Willkomm Excavating & Grading, Inc.
17108 County Line Road
Union Grove, WI 53182
(262) 878-0877

Project: 2022 Water Main - Somers

Via(Architect/: Engineer)

Application No: 3
Invoice No: 22-002-3
Invoice Date: 8/26/2022
Terms: Net 30
Due Date: 9/25/2022
Period To: 8/26/2022
Project No:
Contract Date:

For:

Original Contract sum.....	1,099,968.80
Change Orders.....	13,035.00
Contract sum.....	1,113,003.80
Completed to date.....	1,123,082.35
Retainage.....	28,077.05
Total earned less retainage.....	1,095,005.30
Previous billings.....	1,001,617.60
Current payment due.....	93,387.70
Sales tax.....	0.00
Total due.....	93,387.70

To(OWNER): Village/Town of Somers
7511 - 12th Street
Somers, WI 53171

Project: 2022 Water Main - Somers

Application No: 3
Invoice No: 22-002-3
Invoice Date: 8/26/2022
Terms: Net 30
Due Date: 9/25/2022
Period To: 8/26/2022
Project No:
Contract Date:

From: Willkomm Excavating & Grading, Inc.
17108 County Line Road
Union Grove, WI 53182
(262) 878-0877

Via(Architect/: Engineer)

For:

No.	Description	Total Quantity		Unit Cost	Total Cost	Completed Units	Current Value	Prior Value	Due This Request
1010.70	Mobilization	1	LS	2,884.00	2,884.00	1	2,884.00	2,884.00	0.00
1020.790	Construction Layout & Staking	1	LS	5,253.00	5,253.00	1	5,253.00	5,253.00	0.00
1030.457235	Drain Tile R & R	4	EA	319.00	1,276.00	0	0.00	0.00	0.00
1040.840	Tree Removal 6" ti 20" Diam	12	EA	464.00	5,568.00	36	16,704.00	16,704.00	0.00
1051.631210	Water Main (Open Cut) 12"	3,537	LF	75.00	265,275.00	3,562	267,150.00	222,900.00	44,250.00
1052.631611	Water Main 16" Gran BF	15	LF	417.00	6,255.00	13	5,421.00	0.00	5,421.00
1060.631320	Water Main (Direct Drill) 12"	450	LF	143.00	64,350.00	450	64,350.00	64,350.00	0.00
1070.621120	Gate Balve & Box 12"	7	EA	3,669.00	25,683.00	7	25,683.00	22,014.00	3,669.00
1080.61371	Gate Valve & Vault 12"	1	EA	14,662.00	14,662.00	1	14,662.00	14,662.00	0.00
1090.622160	Butterfly Valve & Box 16"	1	EA	5,318.00	5,318.00	1	5,318.00	0.00	5,318.00
1100.61821	Fire Hydrant	9	EA	6,586.00	59,274.00	9	59,274.00	52,688.00	6,586.00
1110.61826	Fire Hydrant Barrel Extension	9	EA	787.00	7,083.00	15.5	12,198.50	0.00	12,198.50
1120.623162	Connect to Water Main 16"	1	EA	5,083.00	5,083.00	1	5,083.00	0.00	5,083.00
1130.25896	Granular Backfill	661	LF	27.00	17,847.00	661	17,847.00	17,847.00	0.00
1141.830	Silt Fence	4,990	LF	1.85	9,231.50	5,481	10,139.85	10,139.85	0.00
1142.831	Erosion Mat	466	SY	1.55	722.30	85	131.75	0.00	131.75
1143.310	Construction Entrance	1	EA	2,259.00	2,259.00	1	2,259.00	2,259.00	0.00
1150.830	Restoration of Unpaved Areas	1	LS	13,355.00	13,355.00	0	0.00	0.00	0.00
1160.815	Traffic Control & Protection	1	LS	515.00	515.00	1	515.00	515.00	0.00
2010.70	Mobilization	1	LS	2,884.00	2,884.00	1	2,884.00	2,884.00	0.00
2020.890	Construction Layout & Staking	1	LS	5,665.00	5,665.00	1	5,665.00	5,665.00	0.00
2030.457235	Drain TIle R & R	4	EA	319.00	1,276.00	1	319.00	319.00	0.00
2040.631610	Water Main (Open Cut) 16"	3,594	LF	126.00	452,844.00	3,604	454,104.00	454,104.00	0.00
2050.622160	Butterfly Valve & Box 16"	6	EA	4,530.00	27,180.00	6	27,180.00	27,180.00	0.00
2060.61821	Fire Hydrant	6	EA	6,550.00	39,300.00	7	45,850.00	39,300.00	6,550.00
2070.618210	Fire Hydrant (Air Release)	4	EA	6,460.00	25,840.00	3	19,380.00	25,840.00	-6,460.00
2080.61826	Fire Hydrant Barrel Extension	10	LF	852.00	8,520.00	15	12,780.00	12,780.00	0.00
2090.623162	Connect to Water Main 16"	2	EA	4,254.00	8,508.00	2	8,508.00	8,508.00	0.00
2100.25896	Granular Backfill	270	LF	30.00	8,100.00	276	8,280.00	8,280.00	0.00
2110.830	Silt Fence	2,500	LF	1.85	4,625.00	3,725	6,891.25	6,891.25	0.00
2120.830	Restore 0f Unpaved Areas	1	LS	3,333.00	3,333.00	1	3,333.00	3,333.00	0.00
3000.01	CO 01 Excavate Topsoil & Fill	1	LS	13,035.00	13,035.00	1	13,035.00	0.00	13,035.00
					1,113,003.80		1,123,082.35	1,027,300.10	95,782.25

Becknell
$95,692.25

First Park 94
$90.00

Change Order #1
Attributed to Becknell

WAIVER OF LIEN TO DATE

STATE OF Wisconsin)
COUNTY OF Kenosha)

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Village of Somer to furnish Utilities for the premises known as 2022 Water Main - Somers, of which is owned by Village of Somers

THE undersigned, for and in consideration of Ninety Three Thousand Three Hundred Eighty Seven and 70/100 ($93,387.70) dollars, and other good and valuable consideration, the receipt whereof is hereby achkowleded, hereby conditionally** waives its right to lien, under the State of Wisconsin statutes, relating to construction liens, with respect to and on said above-described premises, and the improvement thereon, and on the material, fixtures, apparatus, or machinery furnished, and on the moneys, funds, or other consideration due, or to become due, from the owner, on account of labor, services, material, fixtures, apparatus, or machinery, furnished, or which may be furnished, at any time hereafter, by the undersigned for the above-described premises. INCLUDING EXTRAS*.

DATE: 9/8/2022

COMPANY NAME: Willkomm Excavating & Grading, Inc.
ADDRESS: 17108 County Line Road
Union Grove WI 53182

SIGNATURE AND TITLE: Nicholas A. Willkomm

* EXTRAS ARE LIMITED TO APPROVED CHANGE ORDERS TO THE CONTRACT. AMOUNT DOES NOT INCLUDE ANY CHANGE ORDER REQUEST SUBMITTED TO GENERAL CONTRACTOR, BUT NOT YET COUNTER-EXCUTED, AND ANY CHANGE ORDER STILL BEING NEGOTIATED WITH GENERAL CONTRACTOR.
** This waiver is conditioned upon the actual receipt of payment. If the check is returned "NSF" or payment is stopped, this lien waiver is void.

CONTRACTOR'S AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF Kenosha)

TO WHOM IT MAY CONCERN:

THE undersigned, Nicholas A Willkomm, being duly sworn, deposes and says that he is President of Willkomm Excavating & Grading, Inc., who is the contractor furnishing Site Excavation & Site Utilities on the project located at 18th St & 100th Ave and 88th Ave & 38th St, Somers WI, and owned by Village of Somers.

That the total amount of the contract, including extras*, is $1,123,082.35, on which we have received payment of $ 1,001,617.60 prior to this payment. That this waiver is true, correct, and genuine. That the following are the names of all parties who have furnished material or labor, or both, for said work, and all the parties having a contract or subcontract for a specific portion of said work, or for material, entering into the construction thereof, and the amound due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	APPROVED CO	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Willkomm Excavating & Grading, Inc.	Utilities	$ 332,023.90	$ -	$ 212,197.69	$ 91,749.16	$ 28,077.05
Concrete Specialties	Structure	$ 2,274.66	$ -	$ 2,274.66	$ -	$ -
Core & Main	Pipe	$ 708,003.18	$ -	$ 708,003.18	$ -	$ -
Reesman	Aggregate	$ 10,288.72	$ -	$ 10,288.72	$ -	$ -
Super Aggregate	Aggregate	$ 37,886.80	$ -	$ 37,886.80	$ -	$ -
T & T Tree	Clearing	$ 16,200.00	$ -	$ 15,390.00	$ 810.00	$ -
Highway Landscaper	Landscaping	$ 16,405.09	$ -	$ 15,576.55	$ 828.54	$ -
TOTAL LABOR AND MATERIAL TO COMPLETE		$ 1,123,082.35	$ -	$ 1,001,617.60	$ 93,387.70	$ 28,077.05

That there is no other outstanding contract for said work, and that there is nothing due or to become due to any person for material, labor, or other work of any kind done, or to be done, upon or in connection with said work other than above-stated.

DATE: 9/8/2022

SIGNATURE: Nicholas A. Willkomm

Subscribed and sworn to before me this 8th day of September, 2022

NOTARY PUBLIC STATE OF WISCONSIN

Alan Mark

My Commission Expires: 5/15/2024
NOTARY PUBLIC

* EXTRAS ARE LIMITED TO APPROVED CHANGE ORDERS TO THE CONTRACT. AMOUNT DOES NOT INCLUDE ANY CHANGE ORDER REQUEST SUBMITTED TO GENERAL CONTRACTOR, BUT NOT YET COUNTER-EXCUTED, AND ANY CHANGE ORDER STILL BEING NEGOTIATED WITH GENERAL CONTRACTOR.

FINAL WAIVER OF LIEN

For value received, Core & Main hereby unconditionally waive **ALL** rights and claims for lien on land and on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For Village of Somers owner, by Willkomm Excavating & Grading, Inc. contractor, for _____ in same being situated in Kenosha County, State of Wisconsin, described as 2022 Water Main - Somers.

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, **NONE**.

Core & Main

Sam McKeague Credit Associate — July 7, 2022

Name – Title — Date

FINAL WAIVER OF LIEN

For value received, Reesmans Excavating & Grading hereby unconditionally waive **ALL** rights and claims for lien on land and on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For Village of Somers owner, by Willkomm Excavating & Grading, Inc. contractor, for Aggregates in same being situated in Kenosha County, State of Wisconsin, described as 2022 Water Main - Somers.

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, **NONE**.

Reesmans Excavating & Grading

V.P. 7-12-2022

Name – Title Date

FINAL WAIVER OF LIEN

For value received, Super Aggregates hereby unconditionally waive **ALL** rights and claims for lien on land and on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For Village of Somers owner, by Willkomm Excavating & Grading, Inc. contractor, for AGGREGATES in same being situated in Kenosha County, State of Wisconsin, described as 2022 Water Main - Somers.

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, **NONE**.

Super Aggregates

President 6-28-22

Name – Title Date

PARTIAL WAIVER OF LIEN

7-12, 2022

For value received $7,695.00, we hereby unconditionally waive **PARTIAL** rights and claims for lien on land and on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For Village of Somers owner, by Willkomm Excavating & Grading, Inc. contractor, for _____, same being situated in Kenosha County, State of Wisconsin, described as 2022 Water Main - Somers.

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, **NONE**

T & T Tree Services LL

Chris Hall member
Name – Title

PARTIAL WAIVER OF LIEN

June 30, 2022

For value received $7,695.00, we hereby unconditionally waive **PARTIAL** rights and claims for lien on land and on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For Village of Somers owner, by Willkomm Excavating & Grading, Inc. contractor, for T & T Tree Service, same being situated in Kenosha County, State of Wisconsin, described as 2022 Water Main - Somers.

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, **NONE**

T & T Tree Services LL

C Butterbrodt member

Name – Title

PARTIAL WAIVER OF LIEN

6/20, 2022

For value received $11,378.70, we hereby unconditionally waive **PARTIAL** rights and claims for lien on land and on building about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

For Village of Somers owner, by Willkomm Excavating & Grading, Inc. contractor, for_____, same being situated in Kenosha County, State of Wisconsin, described as 2022 Water Main - Somers.

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, **NONE**

Highway Landscapers, Inc.

Scott Thurkow

Name – Title PRESIDENT

CERTIFICATE 00 62 76.01
SWORN STATEMENT

State of Wisconsin }ss.
County of Kenosha }

THE AFFIANT, Nicholas A Willkomm *BEING FIRST DULY SWORN, ON OATH DEPOSES AND SAYS*

THAT HE/SHE IS President *(POSITION)* *THAT* _____ *HAS*

CONTRACT WITH 2022 Water Main Somers *, OWNER* _____ *FOR*

Utilities
(KIND OF WORK)

ON THE FOLLOWING DESCRIBED PREMISES IN SAID COUNTY, TO-WIT: Kenosha County

THAT, FOR THE PURPOSE OF SAID CONTRACT, THE FOLLOWING PERSONS HAVE BEEN CONTRACTED WITH, AND HAVE FURNISHED, OR ARE FURNISHING AND PREPARING MATERIALS FOR, AND HAVE DONE OR ARE DOING LABOR ON SAID IMPROVEMENT. THAT THERE IS DUE AND TO BECOME DUE THEM, RESPECTIVELY, THE AMOUNTS SET OPPOSITE THEIR NAMES FOR MATERIALS OR LABOR AS STATED. THAT THIS IS A FULL, TRUE, AND COMPLETE STATEMENT OF ALL SUCH PERSONS, AND OF THE AMOUNTS PAID.

1	2	3	4	5	6	7
NAME AND ADDRESS	KIND OF WORK	ADJUSTED TOTAL CONTRACT INCL. EXTRAS AND CREDITS	TOTAL RETAINED INCLUDING THIS APPLICATION	NET PREVIOUSLY PAID	NET AMOUNT OF THIS PAYMENT	BALANCE TO BECOME DUE (INC. RETENTION)
Concrete Specialties	Structure	2,274.66		2,274.66	0.00	0.00
Core & Main	Pipe	708,003.18		708,003.18	0.00	0.00
Reesman	Aggregate	10,288.72		10,288.72	0.00	0.00
Super Aggregate	Aggregate	37,886.80		37,886.80	0.00	0.00
T & T Tree	Clearing	16,200.00		15,390.00	810.00	0.00
Highway Landscaper	Landscaping	16,405.09		15,576.55	828.54	0.00
TOTAL		791,058.45		789,419.91	1,638.54	0.00

AMOUNT OF ORIGINAL CONTRACT	$ 1,099,668.80	WORK COMPLETED TO DATE	$ 1,123,082.35
EXTRAS TO CONTRACT	$ 13,035.00	LESS % RETAINED	$ 28,077.05
TOTAL CONTRACT AND EXTRAS	$ 1,113,003.80	MATERIAL STORED	$
CREDITS TO CONTRACT	$	NET AMOUNT EARNED	$ 1,095,005.30
ADJUSTED TOTAL CONTRACT	$	NET PREVIOUSLY PAID	$ 1,001,617.60
		NET AMOUNT OF THIS PAYMENT	$ 93,387.70
		BALANCE TO BECOME DUE (INC. RETENTION)	$ 28,077.05

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed _____% of the cost of work completed to date.

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed Nicholas A. Willkomm

Nicholas A Willkomm, President
(Position)

Subscribed and sworn to before me this 6th *day of* September *20* 22

STATE OF WISCONSIN NOTARY PUBLIC LISA MORTON

Lisa Morton *Notary Public*

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
MEETING ITEM MEMORANDUM

MEETING DATE: October 25, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #16 Action on Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program

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.

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.

PRIOR ACTION TAKEN:

This was discussed at the Village Work Session on October 18, 2022

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve Resolution 2022-018 regarding inclusion of the Wisconsin Deferred Compensation Program"*

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 _____, 2022, and that this Resolution has not been repealed or amended, and is now in full force and effect.

Dated this _____ day of _____, 2022.

Village Clerk/Treasurer
Employer representative title

_____
Employer representative signature

Number of eligible employees: 27

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: October 25, 2022

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #17 Action on recommendation to approve operator licenses

BACKGROUND:

Nicole Schopp has applied for operators' licenses for the Village of Somers. No discrepancies with the applications.

PRIOR ACTION TAKEN:

None.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve applications, a suggested motion would be as follows:

"*Motion to approve Operator Licenses: Nicole Schopp"*

ATTACHMENTS:

NONE