Village of Somers
7511 12th Street
Somers, WI 53171

Village Work Session Meeting Agenda
Tuesday, January 3rd, 2023
5:30 p.m.

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	Administrator's Report
3	Engineer's Report
4	President & Trustee Reports
5	Presentation from County Supervisor Dave Geertsen
6	Discuss Plan Commission Recommendation (Turn Key Real Estate, LLC): a. Request by: Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), for approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers. *(For informational purposes only, this property is located at 8311 12th Street)*
7	Discuss Plan Commission Recommendation (GRACE35 LLC): a. Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).*

	b. Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for rezoning from B-2 Community Business Dist. to I-1 Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).* c. Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).*
8	Discuss Plan Commission Recommendation (Archives and Armory) a. 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), for site plan and exterior fenestration review on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.
9	Discuss proposed Ordinance 2023-001, An Ordinance to Create Section 18.53 of the Code of Ordinances of the Village of Somers Relating to Comprehensive Plan
10	Review and discuss change order #2 from PTS Contractors, Inc. for Sanitary Sewers West of the Subcontinental Divide – Phase 1
11	Review and Discuss change order #2 from PTS Contractors, Inc. for Water Mains West of the Subcontinental Divide – Phase 1
12	Discuss 2023 Fire Department CIP
13	Review tentative agenda for Village Board meeting on January 10th, 2023
14	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the January 3rd, 2023, Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 29th day of December, 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

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 3rd, 2023

TO: Village President Stoner and Village Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #2 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked since our December 6th Work Session:

Development

- The Plan Commission met on December 12th, 2022 to review the following.
    - Request for a Certified Survey Map on Tax Parcel # 82-4-222-162-0125 (8311 12th St). This will serve to split the lot. The Plan Commission's recommendation was to approve (7-0).
    - Request from Grace35 LLC for a Comp Plan Amendment, Rezone and Site Plan/Exterior Fenestration approval on Tax Parcel # 82-4-222-161-0106 (1200 Village Centre Drive). This 40-bed CBRF (Community-Based Residential Facility)/assisted living facility was first presented to the Plan Commission for conceptual approval in June 2022. The Plan Commission's recommendation was to approve each request (7-0).
    - Request from Archives and Armory PMML Wisconsin LLC for Site Plan/Exterior Fenestration approval on Tax Parcel # 82-4-222-181-0201 (1487 120th Ave. / East Frontage Rd.). The project, a firearms education center with indoor shooting lanes, classrooms and retail sales, came before the Plan Commission in September 2022 for concept review. The Plan Commission's recommendation was to approve (7-0).
    - Request from Ravine Park Partners for conceptual review of an extension of the Hawthorn Apartments development, consisting of an additional 140 units & 4 commercial parcels along STH 31. This would be on Tax Parcel # 82-4-222-104-0102 (just north of their current development). The Plan Commission was

generally in favor the project. The Developer should be bringing the project in for formal approval in the next few months.

- There are currently no items scheduled for the Plan Commission in January.

- December 7th - Administrator Peters, Engineer Biwer and President Stoner met with the DOT to review access points on the East Frontage Road from HWY 142 to CTH E.

- December 8th - Administration, Planning/Zoning, President Stoner and Trustee Nelson met to review the principal, assessor and conditionals uses in our B-2 Business districts as compared to surrounding communities.

- December 13th - Administrator Peters met with representatives from Mister Car Wash to assist them in a final matter regarding their Developer's Agreement. They plan on closing on the property in early 2023. The Developer's Agreement and all exhibits were sent to their representatives on December 16th.

- December 13th - Administrator Peters attended his monthly updated meeting on Pritzker Archives & Memorial Park Center.

- December 14th - Administrator Peters and Attorney Davison met with Ravine Park Partners to review the 2022 payment to them under developer's agreement for reimbursement for utility and road work for the Hawthorn Luxury Apartment project. This is a scheduled "PAYGO" payment from the TID #4.

- December 15th - Administrator Peters, Engineer Biwer and President Stoner met with Becknell to receive an update on their plans for Phase II of their project on the East Frontage Road.

- December 20th - Administrator Peters and President Stoner met with a franchise representative for a possible hotel near I-94. This was just a meeting to get know the franchise. A market feasibility study is being prepared. Once this is completed more meetings will be scheduled.

- In early December, Public Works finished installing the new product on 100th Avenue to help reduce the bumps in the road. The Village will see how this holds up. If we are happy with the results, Public Works will continue going north in the Spring.

- December 8th - Administrator Peters and Trustee Ostby met with State Assembly members Tip McGuire and Amanda Nedweski. We discussed levy limits, shared revenue and how we can work together to find ways to increase funding for public safety.

- December 14th - Administrator Peters and Attorney Davison met with legal counsel for Nancy Lake regarding her assessment lawsuit. The goal of the meetings was to find a solution to avoid going to trial for this matter. The meeting seemed to very productive.

- December 14th - EMC (Village/Town insurance agent) conducted their yearly audit of our physical facilities.

- December 15th - Administrator Peters and President Stoner met with representatives from the DNR's Water Diversion group. New rules are being proposed for diversion applications and amendments to applications. The group was seeking feedback from the Village on how we felt the process worked for our diversion.

- December 16th and December 21st - Interviews were held for the first of two Public Works I position that were authorized in the 2023 budget. These positions will serve to allow the new person to learn from the two individuals that will be retiring in late 2023. We believe we have found our person and will report to the Board when they have officially accepted the offer.

- The Collective Bargaining Agreement between the Village of Somers and the Somers Professional Firefighters IAFF Local 4831 that was approved at our December 13th Board meeting has been executed.

- Staffing updates.

    - Kevin Poirier will become the Village's new Assistant to the Administrator/Communication Specialist. He will start in early January. This position was created to fill the recently vacated Assistant to the Administrator.

    - Janet Martin, our Accounts Payable/Receivables Clerk, announced she will be retiring in early 2023. She has been a wonderful asset to the Village/Town and she will be truly missed. Her position was posted and we are expecting to conduct interviews in early January.

    - Russ Nolen, our Building Inspector, announced that he will be retiring in early 2023. Mr. Nolen has overseen a tremendous amount of development over the past 5 years and his knowledge will be very hard to replace. Administration is looking into several options to fill this position.

Clerk

- The Village and Town received Tax Certifications at the end of November.
- Levy limit worksheet and the Statement of Taxes were both filed with DOR on December 15th.
- Tax Bill Verification was signed and to the County on December 2nd.
- Tax bills were ready on online December 8th and were mailed out that afternoon. The front office staff has been busy working hard on receipting incoming tax payments.

Development Pipeline

Last updated: 12/22/2022

Name of Developer	Type of Development (Residential, Commercial, Industrial, Mixed Use)	Location	Date Engaged	Pre-Deve. Agree.	Current Zoning	Requested Zoning	Current Comp Plan	Comp Plan Requested	Neighbor. Plan	CSM or Plat	Public Improv. Needed	Est. Improv. Costs	Acres	Current Value	Est. Value	Build Out Year	Year Full Assessed on Tax Roll	TIF Dist.	Requested Assistance	Proposed Assistance	Assistance Committed	Plan Comm. Date	Board Final Approval	Devel. Agree. Date	Comp Plan Ord	NOTES
Akil Ajmeri 3308 Green Bay Road	Multi-Tenant Commercial Building w/ Ayra Liquor Store as anchor	Somers Market north of Jiffy Lube	1/7/2021	No	A-1	B-3	Commercial	Commercial	Southeast	No	No		0.95	$375,000		2021	2022	2	N/A	N/A	N/A	3/8/2021 Concept				03/21 Plan Commission Meeting heard concept 02/22 Met w/ Developer, moving forward pending easment with RCG
Alliance Development	Chipolte	Somers Market	1/14/2022	Yes	B-4	B-4 w PUD	Commercial	Commercial	Southeast	N/A	N/A	N/A	1.1082			2022	2023	2	N/A	None	N/A	4/11/2022	Approved 05/10/2022	6/23/2022	N/A	01/22 Intial Meeting w/ Developers, Same Developers as Starbucks building 4/22 PC Recommened approval 4/22 Developer submitted updated plans based on PC
Bear Development Willow Creek	Multi-Family Townhouse Single Family	Hwy E by lift station	8/23/2018	Yes	R-9 A-2 C-1		High Density Residential Secondary Environmental Other Conservancy Land Non-farmed Wetland Street & Highway ROW		Somers Center East		Road Water Sewer		40.54	$11,500				4								10/8/2018 Conceptual Presented to Plan Commission 01/2019 Bear updating plan, will come back to Plan Commission 04/2019 Bear has new plan & working with administration to bring to Plan Commission 05/2019 Met with Bear & Root Pike Win, TID 4 amendments to be made so 35% rule is followed 6/2019 TID 4 amends will go to JRB, Plan Commission & Board in July 19 8/13 TID Amendments Finalized, Developer hoping to Bring Plans in Fall 4/20 Spoke to Developer, bringing in new concept plan 11/20 Met wi/ Developer, concept with single family & owner occupied duplexes
Becknell	Industrial/ Warehouse	East Frontage	Spring 21	Yes	A-1	BP-1	Business/Industrial Secondary Environmental Other Conservancy	No	Kilborn	Yes	Road Water Sewer	$800,000	132.1	$294,600	$60,000,000	Phase I 2022	Phase I 2023	6 3	Yes, offsite water main	$460,000	$460,000	9/13/201	09/28/2021 Comp, Zoning, Site 11/09/2021 DA	10/8/2021	N/A	4/21 Introductory meeting 7/21 Submitted materials 8/21 Weekly meetings regarding possible development agreement 09/13 Plan Commission Approved 9/28 Board Approved 10/05 Board will review DA 11/21 DA Approved 12/21 DA Executed by Viillage being recored 06/22 Watermain should be completed in June 9/22 Building is completely vertical
Bobcat Plus	Bobcat Dealership	Somers Expansion Area (West of 94)	Fall 2021	Yes	R-2 Paris	B-3	Commercial	Commercial	N/A IGA	Yes	Sewer Water		4.32	$202,000		2023	2024	N/A	N/A	N/A	N/A	IGA Concept 8/8/2022 IGA Meeting 10/10/2022 Plan Commission 10/10/2022	10/25/2022			9/21 1st intro meeting. Submitted letter requesting review by IGA 8/22 IGA Committee heard concept 9/22 Filed for Plan Commission meeting 10/22 Approved by IGA and Conditionally Approved by Board 12/22 Waiting for Final Plans submitting
Blue Paint Development, LLC	Multi-Family	743 -769 Sheridan Road	Off & On Conversations since 2018	Yes	B-3	R-11, C-1 & PUD overlay	High-Density Res., PE	High-Density Res., PEC	Lakeshore	N/A	N/A	N/A	5.57	$724,000	$27,000,000	2021	2022	N/A	N/A	N/A	N/A	Concept 5/11/2020 7/12/2021 9/13/2021	09/28/2021 Zoning, Site	8/3/2022	N/A	the past few years, suggested that he bring a concept to Plan Commission. Concept will be heard at 5/11/2020 PC 06/20 Developer held community meeting 12/20 Project has gone dormant, have not heard from Developer 04/21 received call from developer will be pursing the project 05/21 Predevelpers executed, meeting with Developer, will be submitting for Plan Commission 07/21 Plan Commission recommendation to deny 07/21 Board Reviewed voted to deny 07/21 resubmitted alternate plan for Sept Plan Commission 09/13 Plan Commission Approved

Carthage College	Maintence Facility Building	17th Street	10/1/2021	Yes	R-10	I-1	Medium Density Residential	Government & Institutional	Lakeshore	YES	N/A	N/A	1.3	$302,000		2023		N/A	N/A	N/A	N/A	5/9/2022 9/12/2022	6/14/2022 9/27/2022	11/29/2022	Executed	11/21 Board reviewed billboard regulations due to Adams outdoor sign on property 3/22 Submitted Plans for May PC 6/22 Will be on June agenda for approval 7/22 will be resubmitting project to add parcel to the East. 8/22 Resubmitted for Sept Plan Commission 9/22 Plan Commission approval, Board Review, Board Approved 12/22 DA Executed & Building Permits Issued
CWP West Corp	Mister Car Wash	Somers Market	5/12/2022	Yes	B-4	B-4 w PUD	Commercial	Commercial	Southeast	N/A	N/A	N/A	2.1			2023	2024	2	N/A	None	N/A	8/8/2022	10/25/2022		N/A	8/22 Board reviewed at Work Session. Waiting on RCG to address property issues 9/22 Updated Exhibits, RCG to address problems in Oct 10/22 Approved by Board 12/22 DA Ready for Mister Car to Execute
Edgar Terrance Homes & Management	Multi-Family	88th Ave Eagle Chataua	2/17/2021	Yes	R-11	R-11	Medium Density Residential	No	Hawthorne	N/A	N/A	N/A	1.05	$75,000		2022	2023	N/A	N/A	N/A	N/A	06/14/201	7/13/2021	3/22/2022	N/A	02/21 Meet with developer 4/21 submitted plans for June Plan Commission 6/21 Plan Commission Reviewed & Approved 3/22 DA Executed 08/22 Under contstruction
First Industrial Realty Trust (Building D)	Industrial	Somers First Park 94		Under DA	BP-1	N/A	Business/Industrial Park	N/A	South Central	YES	Water		234.5	$1,542,700	$25,000,000	2023	2024	1			$1M for water main, Could be as high as $3	5/9/2022	Approved 05/24/2022	5/25/2022	N/A	01/2019 Waiting for Building 3 This will most likely have to be a build to suit 05/2019 Informed Building 3 will happen in 2019 8/13 Doug reviewing utilities, Building 3 could be 600,000 sq ft 12/19 Notified plans ready for 570K sqft building 01/20 Doug Reviewing Sewer & Water Extensions 04/20 CSMs Submitted, will be heard by PC in May 05/20 CSM heard by PC, later pulled from Board Agenda by Developer 01/21 4th Amendment to DA 02/21 CSM Approved 3/22 New plans & CSM Submitted for 3rd Building 08/22 Under construction 09/22 Builing went veritcal
Flint Development	Industrial 1.8 M sq ft 3 buildings	Somers Expansion Area (West of 94)	6/14/2021	Yes	A-1 Paris	BP-1	Commercial	Business/ Industrial	N/A IGA	Yes	Sewer Water	$4,000,000	128.31	$179,500	$75,000,000	2022	2023	N/A	N/A	N/A	N/A	IGA 8/11/2021 Concept 11/17/2021 Approve 12/13/2021 Comp & Rezone	02/08/2022 approved subject to DA	7/26/2022		7/21 1st intro meeting. Submitted letter requesting review by IGA 8'/11 IGA Committee heard concept., 9/28 Developer planning on October submission for Dec Plan Commission 10/29 Submitted plans for Plan Commission & IGA 11/21 IGA approved use 3/22 Developer still reviewing offsite utlitiies 4/22 Developer working on DA 6/22 DA almost complete 6/22 Grading permit granted, DA will be signed once final Exhibits Oked 7/22 Grading began , DA executed & recorded 9/22 Public Improvements went out to Bid
Home Inspired Senior Living	40 room Community Based Residential Faciality/assisted living	1200 Village Centre Drive	3/16/2022	Yes	B-2	I-1	Mixed Use	Government & Institutional	Somers Center West	N/A	N/A		2.34	$1,350,000	$2,500,000	2023	2024	N/A	N/A	N/A	N/A	Concept 06/13/2022 Approved 12/12/2022			N/A	6/2022 Concept reviewed by Plan Commission. They agreed w/ the project 10/22 Will be submitting for 12/22 Plan Commission
HSA Commerical	Industrail 1 building up to 900K sq ft	Darby Lane Farms CTH S/142	8/18/2021	Yes	A-1	BP-1	Business/Industrial Other Conservancy Secondary Enviro	N/A	Kilbourn South	No	Sewer Water		65.18	$90,300	$50,000,000	2022	2023	3	N/A	N/A	N/A	11/8/2021 Rezone 11/29/2021 Site Plan	12/14/2021	7/18/2022	N/A	9/24 Submitted for November Plan Commission 12/21 Approved by Board, DA Completed 02/22 DA needs to be recorded 4/22 Developer confirmed that they will be 900K sq ft as oppossed to 700k sq ft 6/22 Hope to break ground in fall 7/22 DA recorded 8/22 Grading begain 11/22 Foundation Began

Kwik Trip (142)	Convenience Store	94 & Hwy 142	10/22/2018	Yes	A-1	B-3 A-1 R-2 PUD	Commercial Other Conservancy Land	N/A	Kilbourn South	YES	Street Water Sewer Lift Station		39.36	$59,200		2022	2023	3	N/A	N/A	N/A	2/8/2021	2/23/2021	7/2/2021	N/A	8/13 Submitted Documents for Rezone & CSM, Will be heard in Oct 10/19 Waiting on FEMA, DOT, & Developer for documents 06/20 Meeting held will be moving forward with conversations with DOT 11/20 Developer working with staff for proposed easements & new site plan layout 12/20 Developer hopes to submit for February Plan Commission 02/21 Plan Commission & Board Approved 02/21 Need Final Exhibits for DA 04/21 Developer Agreement meeting 05/21 Updated exhibits submitted, 07/21 DA Executed 8/21 Building permits issued 6/22 August Opening
Mastercraft	45 lot single family	9027 12th Street	12/1/2020	Yes	A-2	R-4.5	Medium-Density Residential, Nonfarmed Wetland, Other Conservancy Land to be Preserved	Medium-Density Residential, Nonfarmed Wetland, Other Conservancy Land to be Preserved	Somers West	Plat	Sewer Water Roads	$800,000	23.19	$84,800	$20,000,000							03/08/2021 Concept tabled until 04/12/2021 11/8/2021			N/A	12/20 Began discussion with Developer for Single homes 02/21 Concept Submitted 04/21 Concept meeting held, Developer will be submitting for rezoning 9/24 Plat Submitted for Nov Plan Commission 11/21 Board reviewed Plat 02/22 Board reviewed Water 03/22 Project on hold per Developler 4/22 Developer exporing other options for water 12/22 No new activity
Ravine Park Partners Hawthorn Apt Phase II	Mixed Use Residential Multi-Family 140 Units 4Commercial Out Lots	Corner of E & 31	3/1/2022	Yes	A-2 C-1	R-11 B-3 C-1 PUD	Commercial Primary Environmental Corridor	High-Density Residential Commercial Primary Environmental Corridor	Pike Creek	CSM	Road Water Sewer		20.05	$7,900	$15,000,000	2024	2024					Concept 12/12/2022				
Somersville EA & E	Multi-Family Duplexes & Apts 521 total units "Somersville"	EA & A	4/1/2020	Yes	R-4, R-5, R-8, R-9, C-1	R-11	Medium Density Residential Conservancy	High Density Residential	Somers Center West	CSM	N/A	N/A	66.8	$15,200	$60,000,000	2022	2023	N/A	N/A	N/A	N/A	11/9/2020	12/8/2020 Conditionally Approved			06/20 held first official meeting w/ developer & his consultants 8/20 Concept Meeting Held 9/25 Plans Submitted for Nov 9th Plan Commission 11/20 Plan Commission, 1st work session 12/20 Conditionally Approved by Plan Commission & Board 03/21 Reaching final engineering for DA 05/21 meeting wi/ engineering firm, expected updated exhibits soon 8/21 Exhibits nearing completion 10/21 Additional round of Engineer Comments given to Developer 02/22 Exhibits completed DA coming to Board in March 3/22 Developer reviewing DA 05/22 Meeting with Developer to discuss increase cost of project 9/22 No new activity
Stonestreet Partners, LLC	Mixed Use Residential Multi-Family 50 acres Commercial 18 acres Est. 300 units of multi-family	CTH L & STH 31	7/10/2020	Yes	A-1	R-11 B-3 C-1 PUD	Commercial Primary Environmental Corridor Other Conservancy	High-Density Residential Commercial Primary Environmental Corridor Other Conservancy	Somers Center East	CSM	Road Water Sewer	$8,500,000	89.77	$22,000	$60,000,000	2022	2023	5	Yes, Road		$5,000,000	1/11/2021	02/09/2021 Conditionally 02/23/2021 CSM 10/5/2021 DA Approved	11/18/2021	2021-032	7/20 Presented Concept to Plan Commission Hopes to submit in October 11/20 Submitted Plans, Staff met to discuss changes, resubmitting for Jan. 12/20 Schedule for Jan Plan Commission 01/21 Plan Commission Approved 02/21 Board Conditionally Approved, meetings with Developer for DA 03/21 meeting with developer for DA 4/21 meetings w/ developer for DA 05/21 meeting w/ developer on DA, updated exhibits submitted 07/21 reviewed updated submissions, another round of updated plans 8/21 Exhibits nearing complete & DA language being workout b/w parties 10/05 Board will review DA 10/21 DA approved. Need updated CSM then DA will be executed 02/22 Expect to break ground in March 3/22 Watermain work started 4/22 Watermain connect completed 7/22 Working on private ROW easment issue 08/22 Grading started 9/22 STH 31 improvements underway & on site utilitiies 12/22 CTH L improvemetns done

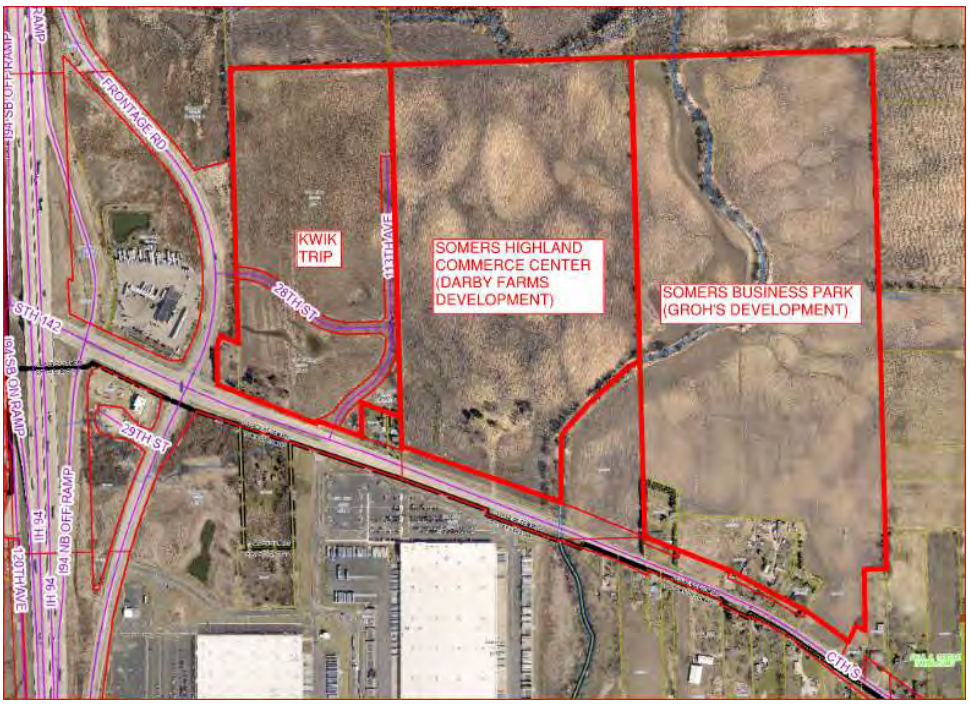
Stream Realty	Industrail 3 Buildings up to 950K sq ft	Groh Farm CTH S/142	11/1/2021	Yes	A-1, A-2, R-2, R-3	BP-1 w/PUD	Business/Industrial Other Conservancy Secondary Enviro	N/A	Kilbourn South	No	Sewer Water		90	$775,000	$50,000,000	2023	2024	3	N/A	N/A	N/A	7/11/2022	10/11/2022		N/A	7/22 Developer will be working on access issue with County, will be brought to Board after issue worked out 10/22 Conditionally approved, need to finalize DA 12/22 Developer working w/ County on Memo of Understanding
Tawani Archives & Armory PMML	Mixed Use Institutional Recreational	East Frontage	8/16/2022	Yes	PR-1 I	N/A	Business/Industrial Park, Park and Recreational, Secondary Environmental Corridor and “Other Conservancy Land to be Preserved”	N/A	Kilborn Somers West		N/A	N/A	5.22	$549,700		2024	2025	6	N/A	N/A		9/12/2022 Concept 12/12/2022 Approved			N/A	
Tawani	Mixed Use Institutional Recreational	West of H	2/2/2018	Yes	A-1 A-2 C-2	PR-1 I-1 C-2	Business/Industrial Park", “Secondary Environmental Corridor” and “Other Conservancy Land to be Preserved	Business/Industrial Park, Park and Recreational, Secondary Environmental Corridor and “Other Conservancy Land to be Preserved”	Kilborn Somers West	CSM	Road Water Sewer	$14,500,000	238.28	$1,155,100	$150,000,000			6	Yes, Sewer & Water	Developer fronting Cost up to $14.6	Village pays Overage	9/16/2019 9/9/2020 CSM Combining	11/12/2019 Project 01/14/2020 DA Terms 9/22/2020 CSM Approved	2/13/2020	2021-032	2/2019 Developer still working on PAs As part will be institutional, will need to discuss PILOT agreement 4/2019 Meeting w/ group regarding status of project 05/2019 Meeting w/ group, hope to submit plans this summer 6/2019 Press Release that project is in Somers 6/18/2019 Meeting with project team to discuss their progress 7/19 Packet submitted for Plan Commission, still working on developers agreement 8/19 Necessary CSM for project approved by Plan Commission
Walia E & 94	Mixed Use Commercial	Southeast Corner CTH E & 94	8/6/2020	No	A-2	B-4 or B094	Commercial	Commercial	Kilbourn	CSM	Water		15.45			2021	2022	6	Not at this time	N/A	N/A	12/14/2020 Concept Meeting 02/09/2021 CSM	02/23/2021 CSM			8/20 Meetings w/ Developer, County, DOT 10/20 Proposed CSM 11/20 Submitted concept for Dec Plan Commission 12/20 Plan Commission heard concept 02/21 CSM approved 05/21 meetings with developer on next steps 06/21 meeting with Developer & possible hotel 01/22 Meet w/ Developer to review updated concept layout

Water and Sewer Improvements Under Tawani Letter of Credit

- Water main and sanitary sewer: Project Number 190375
  - PTS is the Contractor
  - A final payment application and final change order are available. The final cost for the water main was $3,617,661.25; the final cost of the sanitary sewer is $5,450,680.35.
- Sewage Lift Station and Water Transfer Station: Project No's 201226 and 201227
  - Both stations are operating. Substantial Completion will be the 14 days after the generator start-up provided the Village has the necessary warranties. We are waiting for the paperwork from the Contractor. Final payment will likely occur in the spring of 2023. The current contract value is $2,987,716.62.
- Project Budget Comparison: The Village has a letter of credit from Tawani for $14.5M; the estimated total project cost at completion is $14.4M.

Kwik Trip at I-94/Darby Farms/Grohs Developments – All Fronting on CTH S

- See the snip below. These three projects impact each other because the water and sanitary extend from the I-94 East Frontage area. Kwik Trip is near acceptance; Darby Farms is near final plan approval; and Groh is only in the concept approval phase. Darby Farms will need access, water, and sanitary service from the Kwik Trip; Groh's will need water and sanitary service from Darby Farms. Darby Farms cannot be approved until Kwik Trip is accepted; Groh's cannot be approved until Darby Farms is accepted. A more detailed description of each development follows.



Kwik Trip at I-94 – Project No. 190376

- This development has constructed public roadways, water main, and sanitary sewer.
- 113th Avenue (a public roadway) runs, generally north to south, along the eastern property line from CTH S to the northerly limits of the current development.
- 28th Street (a public roadway) runs, generally west to east following the southern boundary of the Kwik Trip store portion of the development, from the Easterly Frontage Road of I-94 to 113th Avenue.
- The December 1st Engineer's Report contained a listing of items needed for the Engineer's approval recommendation.

Somers Highland Commerce Center (Darby Farms Development) – Project No. 212046

- This project is an industrial building on the property directly east of the Kwik Trip development. The developer is HSA Acquisitions. Developer's design and construction engineer is Pinnacle Engineering.
- Utilities will be extended from public mains constructed on the Kwik Trip site.
- All roadways within this development are proposed to be privately-owned and open to the public. There are roadway connections at CTH S and two at 113th Avenue (Kwik Trip development). Access point to CTH S is near the east property line. Access points to 113th Avenue align with the most northerly Kwik Trip driveway and 28th Street.
- Private roadways extend north from CTH S connection in two branches along the east and west sides of the development. The 113th connection points are off the westerly branch of the private roadways.
- We received a response to our 11/14/22 request for information on 12/20/22. The submittal included the WDNR approvals for the floodplain fill and the water main. We expect to issue our recommendation for approval soon, contingent on acceptance of the Kwik Trip public improvements.

Somers Business Park (Groh's Development) – Project No. 220818

- This is the property east of the Darby Farms (HSA) development; the Developer is Stream Industrial Development Services. The developer's engineer is Pinnacle Engineering.
- Utilities for this site need to extend through the Darby Farms development. A public roadway is proposed to extend along the east edge of the development.
  We received the draft CSM on 12/19/22. The final design is only begun; we are currently working with the developer's engineer to remove a proposed retaining wall from the planned public right-of-way. They are proposing that the Village accept this wall to save the developer money by not needing to bring fill into the site. This wall was not on the site plan approved by planning commission but was vaguely identified in the grading plans supporting the site plan. The developer is currently trying to obtain grading easements from neighbors to the east which will eliminate the need for a wall without the cost of the extra fill.

Golden Oil Sanitary Sewer Connection – Project No. 212153

- The developer is Golden Oil; the developer's design engineer is Excel Engineering.
- This connection will be a requirement following the Village acceptance of the Kwik Trip public improvements.
- We may ask that the Village consider holding approval of this sewer extension until Golden Oil agrees to connect to the water system at the same time. They are currently paying to haul their sewage to a municipal wastewater treatment facility and want this sewer extension to save operating cost. Making a municipal water connection will allow for accurate reporting of diversion water to the WNR, prevent the need to install a Village meter on their private well, and allow more water usage on a underused west side municipal water system.

Savanah at Pike Creek– Project No. 201664

- This project is an approximately 65-acre townhouse development at the northwest corner of the intersection of CTH L (18th Street) and STH 31 (Green Bay Road). It also includes two outlots for future commercial development. The development will consist of both public and private infrastructure. The developer is the Stoneleigh Company. Developer's design and construction engineer is Kimley-Horn.
- The 24-inch water main is installed but not planned to be operational until tested following rough grading in the Spring of 2023.

Storm Water Utility Improvements: 56th Avenue and 12th Avenue – Project No. 220816

- Globe Contractors, Inc. is the Contractor.
- This project includes the repair of the existing storm sewer adjacent to 56th Avenue and the storm improvements near 12th Avenue.
- Punchlist items and close-out documents remain; we expect final payment in the spring after a portion of asphalt can be repaired.

Becknell Development – Project No. 211386

- This project is an industrial spec building on a planned unit development with access to the East Frontage Road. They are currently amending the developer's agreement to include an additional million square foot building on the north portion of the site. The developer's design and construction engineer is Pinnacle Engineering.
- We are assisting the Village in amending the WDOT Access Management Plan for the area to include a signal at the current access point and a Village roadway east and north of the proposed building site.
- AW Oaks is the site contractor. The public water main is installed and operational.

Stormwater Pond Inventory and Sediment Collection – Project No. 210862

- This project is necessary to satisfy the requirements of the Village MS4 Permit. The Village needs to inventory the regulated stormwater ponds, collect, and test sediment samples, and plan for future sediment removal from the ponds.
- We provided survey datum, a draft pond inventory report, and direction to staff .
- Staff is currently considering alternate methods of determining sediment depth, including renting an unmanned boat to map the bottom of each pond and allowing the engineer to develop a bathymetric map.

Flint 94 Development— Project No. 211728

- This is the planned 3-building development west of I-94 and south of 12th St; The Developer is Flint 94 Commerce Center, LLC; their engineer is Pinnacle Engineering.
- Globe has completed the jack and bore of the casing for the sanitary sewer and has installed the 18-inch within the casing. They are setting the manhole west of I-94 today. They still need to connect the sanitary sewer east of I-94 and install all the entire water main crossing. No work is planned until the first week of January. The substantial completion date is January 31, 2023.
- Brinkmann is the general contractor for Flint 94; Townsend is the underground utility subcontractor. Townsend plans to start the public sewer the first week of January.

45th Avenue and 63rd Avenue Sewage Pumping Station Replacements—Project No. 201061

- The project includes the replacement of the suction lift sewage pumping equipment with submersible design like the 7th Street LS on Sheridan Road.
- Design is progressing. Construction will occur in the summer of 2023.

Mission94 Firearms Education Center – Project No. 222238

- Zimmerman is the Architect; Harwood is the Engineer.
- Preliminary plans have been received showing an access drive connection to the frontage road; we assisted the developer in amending the WDOT Access Management Plan for the area to allow for the private drive.
- We expect a second submittal in January.

Bobcat at I-94 – Project No. 222334

- Rocco Castellano is the Architect; Pinnacle is the Engineer; Bukacek is the General Contractor.
- Concept plans are available; we are waiting for engineering plans and calculations to review.

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

WORK SESSION: January 3rd, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #5 Presentation from County Supervisor Dave Geertsen

BACKGROUND:

County Supervisor Dave Geertsen has requested some time at our January 3rd Work Session to give the Board an updated on the Kenosha County Board of Supervisors.

ATTACHMENTS:

None

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 3rd, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #6 Discuss Plan Commission Recommendation (Turn Key Real Estate, LLC):

a. Request by: Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), for approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers. *(For informational purposes only, this property is located at 8311 12th Street)*

BACKGROUND:

The former owners of the property located at 8311 12th Street had met with Village over the past few years in regard to the possibility of splitting their large lot into to two. The northern lot would consist of the home and the southern lot would remain vacant for possible development. The Board approved a proposed CSM to accomplish this in 2018, but the former owners never recorded the document. In 2022, the former owners approached the Village to revisit the lot split. There intention was to sell to a new owner, Turn Key Real Estate, LCC, that would split the lot. This Fall Administration and Planning met with Turn Key to go over the procedure to accomplish the lot split. The lot has now been purchased by Turn Key and they have submitted the proper materials for the proposed lot split.

UPDATE:

The Plan Commission heard the above-mentioned request at their December 12th meeting. No major issues were raised. The Plan Commission's recommendation (7-0) was to approve the request to split the lot into two parcels through the proposed CSM.

COMMENTS:

As noted in Planner Godshall' s memo, the proposed CSM shows an existing shed that straddles the proposed lot line. The CSM approved in 2018 included a note that allowed the owner 6 months to remove the shed. This arrangement was discussed with the former owners and Turn Key. The new proposed CSM includes a note stating: "*Shed to be moved no later than 6/1/23 per Somers Village Agreement". Attorney Davison has also memorialized this arrangement in the proposed Developers Agreement. Staff would request that this matter be placed on our January 10th Board Meeting for action.

ATTACHMENTS:

Planning Memo dated 11.23.2022

Planning Commission Minutes 12.12.2022 – Highlighted

Turn Key Application for Land Division

Turn Key Warranty Deed

Turn Key Proposed CSM

Turn Key Department of Administration Review Letter

Turn Key Proposed Development 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: **November 23, 2022**
MTG DATE: **December 12, 2022**
APPLN DATE: **October 24, 2022**
RE: **Turn Key Real Estate, LLC – Certified Survey Map**

BACKGROUND:

1. Petitioner/Agent: Jon Oelke
2. Property Owner: Turn Key Real Estate, LLC
3. Location/Address: 8311 12th St., Kenosha, WI 53144
4. Tax key Number: 82-4-222-162-0125
5. Area: 0.99 acres
6. Existing Zoning: R-4 Urban Single-Family Residential District
7. Proposed Zoning: N/A
8. Future Land Use: Mixed Use

OVERVIEW:

The Petitioner proposes to subdivide the existing single-family residential parcel into two (2) parcels. One parcel would retain the existing home and detached garage, while the other would be a vacant buildable parcel. The land division does not require any rezoning action, as the proposed Lots of the CSM would meet the required minimum lot sizes of the R-4 zoning district (15,000 sq. ft. lot area & 90' of width). This CSM was proposed by the former property owner (Green) back in 2018 and was approved by the Plan Commission and Village Board, but the owner never followed through to record the CSM in the Register of Deeds office.

PLANNER COMMENTS:

The proposed Lots of the CSM would remain zoned R-4 Urban Single-Family Residential District, since each Lot is shown to meet the minimum lot area and width requirements for the district.

The proposed CSM shows an existing shed that straddles the proposed lot line between Lots 1 and 2. When this CSM was approved back in 2018, the Village agreed to allow a period of time (approximately 6 months) for the shed to be removed or relocated after recordation of the CSM, with a note added to the face of the CSM indicating the date by which shed removal or relocation was to occur. The submitted CSM does include an updated note stating: "**Shed to be moved no later than 6/1/23 per Somers Village Agreement*". It is suggested this note be updated to indicate that the shed is to be moved *onto Lot 1 or removed*. The shed cannot be moved onto Lot 2 because the zoning ordinance prohibits accessory structures from being located on parcels without the existence of a principal structure (house). If the shed is moved onto Lot 1, it would need to be located at least 5' from the side and rear lot lines to comply with zoning ordinance regulations for accessory structures.

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

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

1. Subject to revising the CSM to address forthcoming review comments from the Wisconsin Department of Administration.

2. Subject to making the following revisions to the CSM:
   a) Label the right-of-way areas of CTH E/12th Street and 12th Place as "Dedicated for Public Road Purposes".
   b) Revise the note regarding the shed to read: "**Shed to be moved onto Lot 1 or removed by no later than 6/1/23, per agreement with Village of Somers*".
   c) In the Surveyor's statement on Sheet Two of Two, remove reference to complying with the "Kenosha County Subdivision Control Ordinance" (this CSM is only required to comply with the Village of Somers Land Division and Platting Control Ordinance).

3. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at: luke.godshall@kenoshacounty.org.

4. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

5. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.

Village of Somers
Proceeding from the Village Plan Commission Meeting
December 12, 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, Gardinier, Boxx, Lee, Grimes, and Fredrick.

   Staff Present in person: Administrator Jason Peters, Clerk/Treasurer Brandi Baker, and Fire 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 June 13, 2022**

   Commissioner Boxx moved to approve to the Minutes from the October 10, 2022 Meeting. Seconded by Commissioner Fredric. Motion carried. 6-0 vote.

4. **Correspondence**

   None

5. **Citizen Comments**

   None.

6. **Land Division (Certified Survey Map):**

   Discussion and Action on Request by: Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), requests approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers.

   Commissioner Boxx moved to approve the request by Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), requests approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of

J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

7. Comp. Plan Amendment:

Public Hearing and Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Chairman Stoner open the public hearing at 5:34 p.m.

No Discussion

Chairman Stoner closed the public hearing at 5:34 p.m.

Commissioner Boxx moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

8. Rezone:

Public Hearing and Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests a rezoning from B-2 Community Business Dist. to I-1 Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Chairman Stoner open the public hearing at 5:35 p.m.

No Discussion

Chairman Stoner closed the public hearing at 5:35 p.m.

Commissioner Boxx moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests a rezoning from B-2 Community Business Dist. to I-1

Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

9. <u>Site Plan Review & Exterior Fenestration</u>:

Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Commissioner Fredrick moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Aiello. Motion carried. 7-0 vote.

Commission Discussion:

Chairman Stoner asked about the photometric plan and the need for stop signs on Village Center Road.

Architect William Morris guaranteed that there will be stop signs.

Commissioner Gardinier commented that everything from the engineer needs to be met.

10. <u>Site Plan Review & Exterior Fenestration:</u>

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), for Site Plan Review and Exterior Fenestration on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.

Commissioner Boxx moved to approve the 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), for Site Plan Review and Exterior Fenestration on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried. 7-0 vote.

Commission Discussion:

Chairman Stoner inquired about the retention ponds, and the berms/ landscaping. He also inquired about what gun education and safety will be available.

Archives and Armory representative Chris Meter explained that gun safety and education will be the primary cornerstone. There will be instruction in proper safety rules and storage, and there will be Children's safety education available. Education on the history of firearms in this Country. The qualifications required to shoot was discussed

Commissioner Fredrick inquired about Hunter safety classes that will be offered.

Commissioner Gardiner discussed the design, calling it tasteful and modern, and discussed the solar panels. Asked about exits in the lower level.
It was explained that there are two exits, one to the north and one to the south.

11. <u>Plan Commission Conceptual Approval:</u>

Discussion and Action on Request by: RPF-Somers Multi Family Phase II LLC, 430 Park St., Suite 2A, Highland Park, IL 60035 (Owner), Keith Fanelli, Ravine Park Partners, 413 North Carpenter Street, Suite 1E, Chicago, Il 60642 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #82-4-222-104-0102, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Commissioner Boxx moved to approve the request by RPF-Somers Multi Family Phase II LLC, 430 Park St., Suite 2A, Highland Park, IL 60035 (Owner), Keith Fanelli, Ravine Park Partners, 413 North Carpenter Street, Suite 1E, Chicago, Il 60642 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #82-4-222-104-0102, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Seconded by Commissioner Lee. Motion carried 7-0 vote

Commission Discussion:

Chairman Stoner inquired about the removal of the Clubhouse from plans.

It was explained that not many people use the current Clubhouse, and a second might not be needed. That space would just remain greenspace.

Commissioner Fredrick commented that the 1st phase was done well, and they can revisit the Clubhouse as needs increases.

Commissioner Gardiner commented on liking the greenspace.

Adjourn

Commissioner Boxx moved to adjourn at 6:04 p.m.

Seconded by Commissioner Aiello. Motion carried 7-0 vote

Drafted this 13th day of December 2022. These minutes are not official until approved by the Plan Commission. Submitted by Brandi Baker, Clerk/Treasurer.

VILLAGE OF SOMERS
Department of Planning & Development

RECEIVED
OCT 24 2022
Kenosha County
Planning and Development

LAND DIVISION APPLICATION

In order for applications to be processed, all information, drawings, application signatures, and fees required shall be submitted at time of application.

Please check the appropriate box below for the type of application being submitted:

- [X] Certified Survey Map
- [ ] Subdivision Preliminary Plat
- [ ] Subdivision Final Plat
- [ ] Condominium Plat

Applicant is: [X] Property Owner [ ] Subdivider [ ] Other _____

Applicant Name: Jon Oelke Date 10/20/22

Mailing Address: 9815 15th St. Phone # 773-377-525.

Kenosha, WI 53144 Phone # _____

Tax Parcel Number(s): 824222162 0125

_____ Acreage of Project: .99

Location of Property (including legal description):

8311 12th St. Somers, WI 53144

256/4 PT NW 1/4 SEC 16 T 2 R 22 BEG 13.84 1/3 CHS W OF NE COR SD 1/4 S 26 RDS W 3.15 2/3 CHNS N 26 RDS E. 3.15 2/3 CHNS TO BEG EX E 6 RDS There of DOC#1023710 .99 EX RD DOC#1221288 (2014 Incorporation to Village of Somers see old 80-4-222-162-0125 certification case 14-CV-316) Doc# 189147

Subdivision/Development Name (if applicable): N/A

Existing Zoning: Res - R4 Proposed Zoning: Res - R4

Village Land Use Plan District Designation(s) (if applicable):

Present Mixed Use

Proposed Mixed Use

Present Use(s) of Property: _____

Proposed Use(s) of Property: _____

The subdivision abuts or adjoins a state trunk highway..... Yes ( ) No (X)

The subdivision will be served by public sewer ..... Yes (X) No ( )

The subdivision abuts a county trunk highway ..... Yes (X) No ( )

The subdivision contains shoreland/floodplain areas ..... Yes ( ) No (X)

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City ..... Yes ( ) No (X)

*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature — Date 10/20/22

Property Owner's Signature — Date 10/20/22

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date 10/20/22

Developer's Signature — Date

CERTIFIED SURVEY MAP

– for –

"OWNER/SUBDIVIDER"

Turn Key Real Estate, LLC
9815–15th Street
Kenosha, WI 53144

in NE1/4 of the NW1/4 Section 16–2–22
VILLAGE OF SOMERS
KENOSHA COUNTY, WIS.

Bearings refer to grid north, state plane coordinate system south zone (NAD–27) with the north line of the NW 1/4 Section 16–2–22 bearing S89°29'45"E

NW COR. NW1/4 SECTION 16–2–22 N. 240,388.84 E. 2,560,955.72 (concrete monument)

Witness Corner found (concrete monument)

C.T.H. "E"
(12th Street)

N89°29'45"W 101.65'
33.00'
2661.60' (TOTAL 1/4 SECTION)
1546.80' N.T.S. N89°29'45"W
1003.15' N.T.S. N89°29'45"W
10.00' N89°29'45"W
S01°40'13"E
33.04'
33.02'
33.00'
existing public road
N89°29'45"W 101.28'
45.4'
8.68'
5.0
4.0
13.6
16.4
220.62'
220.52'
N01°40'13"W 428.79'
S02°18'45"E 429.00'
unplatted
unplatted

NE COR. NW1/4 SECTION 16–2–22 N. 240,365.42 E. 2,563,617.19

BUILDINGS
H = house
G = garage
S = shed

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

Lots shown hereon shall be served by public sanitary sewer.

denotes 1" x 2' iron pipe (weight: 1.13 lbs per foot)
F=found S=set

Lot 1
22,045 S.F. (Excl. Road)
25,392 S.F. (Incl. Road)

98.80'
N89°29'45"W
11.9
Shed to be moved No later than 6/1/23 per Somers Village Agreement

Lot 2
15,000 S.F. (Excl. Road)
17,131 S.F. (Incl. Road)

153.86'
152.74'
97.04'
N89°53'15"E
public road
21.48
22.51
24.75
24.75
96.84'
S89°29'45"E

12th Place

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
phone 262–652–6310 fax 262–652–9695

WISCONSIN
JEFFREY K. RAMPART
S-2141
KENOSHA
WI
LAND SURVEYOR

WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART
Dated....October 10, 2022....

SHEET ONE OF TWO SHEETS

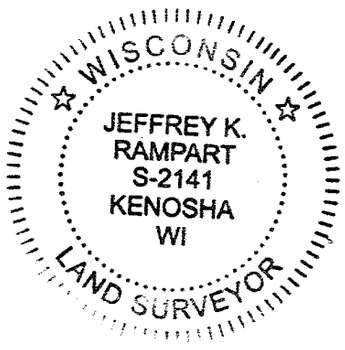
CERTIFIED SURVEY MAP NO.....

CERTIFIED SURVEY MAP

in NE1/4 of the NW1/4 Section 16-2-22

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of Northeast Quarter of the Northwest Quarter of Section 16, Town 2 North, Range 22 East of the Fourth Principal Meridian; lying and being in the Village of Somers, Kenosha County, Wisconsin Wisconsin and being more particularly described: Commence at the northeast corner of said quarter section; thence N89°29'45"W along the north line of said quarter section 1013.15 feet to the point of beginning; thence continue N89°29'45"W along said north line 101.65 feet; thence S02°18'45"E 429.00 feet; thence S89°29'45"E parallel to the north line of said quarter section 96.84 feet; thence N01°40'13"W parallel to the east line of said quarter section 428.79 feet to the aforesaid north line and the point of beginning.



That I have complied with the provisions of Section 236.34 of the State Statutes on certified surveys, the Kenosha County Subdivision Control Ordinance and the Village of Somers Land Division and Platting Control Ordinance.

Dated this 10th day of October, 2022.

I hereby certify that this property was surveyed under my direction and that this is a true representation thereof.

SURVEYOR.....
JEFFREY K. RAMPART

As owner (s), I (we) hereby certify that I (we) caused the land described on this plat to to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER: TURN KEY REAL ESTATE, LLC

OWNER/MEMBER..... OWNER/MEMBER.....
DAN TURNER JON OELKE

PRINT NAME..... PRINT NAME.....

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this ..... day of ....., 20__, the above named Turn Key Real Estate, LLC; Dan Turner & Jon Oelke, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... .....
NOTARY PUBLIC

PRINT NAME.....

VILLAGE OF SOMERS

This certified survey map has been submitted to and approved by the Village Board of the Village of Somers on this ..... day of ....., 20__.

....
VILLAGE CHAIRPERSON VILLAGE CLERK

PRINT NAME..... PRINT NAME.....

"OWNER/SUBDIVIDER"
Turn Key Real Estate, LLC
9815-15th Street
Kenosha, WI 53144
(262-945-0820)

SHEET TWO OF TWO SHEETS CERTIFIED SURVEY MAP NO.....

WARRANTY DEED

Document Number	Document Name
	WARRANTY DEED

Document #: **1938048**
Date: **2022-10-24** Time: **11:25 AM** Pages: **2**
Fee: **$30.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **JOELLYN M. STORZ**
Transfer Fee: $810.00
The above recording information verifies this document has been electronically recorded and returned to the submitter

THIS DEED, made between Thomas Green and Carol Green, husband and wife ("Grantor," whether one or more), and Turn Key Real Estate, LLC ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Kenosha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A, attached hereto and made a part hereof.

Recording Area

Name and Return Address

Turn Key Real Estate, LLC
~~8311 12th Street~~ 9915 15th St
~~Kenosha, WI 53144~~ Kenosha, WI 53144

92-4-222-162-0125, 92-4-122-244-0132
Parcel Identification Number (PIN)

This is (is) (is not) homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, and recorded building and use restrictions and covenants, and general taxes levied in 2022.

Dated Oct. 20, 2022.

Thomas P. Green (SEAL)
* Thomas Green

(SEAL)
* Carol Green

(SEAL)
*

(SEAL)
*

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Anthony Nudo, Attorney at Law
Terry & Nudo, LLC; SBN: 1055242

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Kenosha COUNTY)

Personally came before me on 10.20.2022,
the above-named Thomas Green and Carol Green
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Kristina Stadler
Kristina Stadler
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12/27/23)

KRISTINA STADLER NOTARY PUBLIC STATE OF WISCONSIN

Exhibit "A"
Property Description

PARCEL ONE:
Part of the northwest quarter (1/4) of section sixteen (16) in town two (2) north of range twenty-two (22) east of the fourth principal meridian, more particularly described as follows: Beginning in the center of highway thirteen (13) chains and eighty-four and one-third (84 1/3) links west of the center stake between sections nine (9) and sixteen (16); thence south twenty-six (26) rods; thence west three (3) chains and fifteen and two-thirds (15 2/3) links; thence north twenty-six (26) rods; thence east three (3) chains and fifteen and two-thirds (15 2/3)links to the place of beginning, EXCEPTING AND RESERVING THEREFROM the east six (6) rods in width thereof, and lying and being in the Village of Somers, Kenosha County, Wisconsin.
Parcel No.

PARCEL TWO:
The following legal description is being added for the purpose of additional collateral to the mortgage from Turn Key Real Estate, LLC to Educators Credit Union:

Lot 2 of Certified Survey map No. 2981 recorded July 6, 2021, as Document No. 1903790, lying and being in the Village of Pleasant Prairie, Kenosha County, WI.
2022 Tax Parcel No. 92-4-122-244-0132

CERTIFIED SURVEY MAP

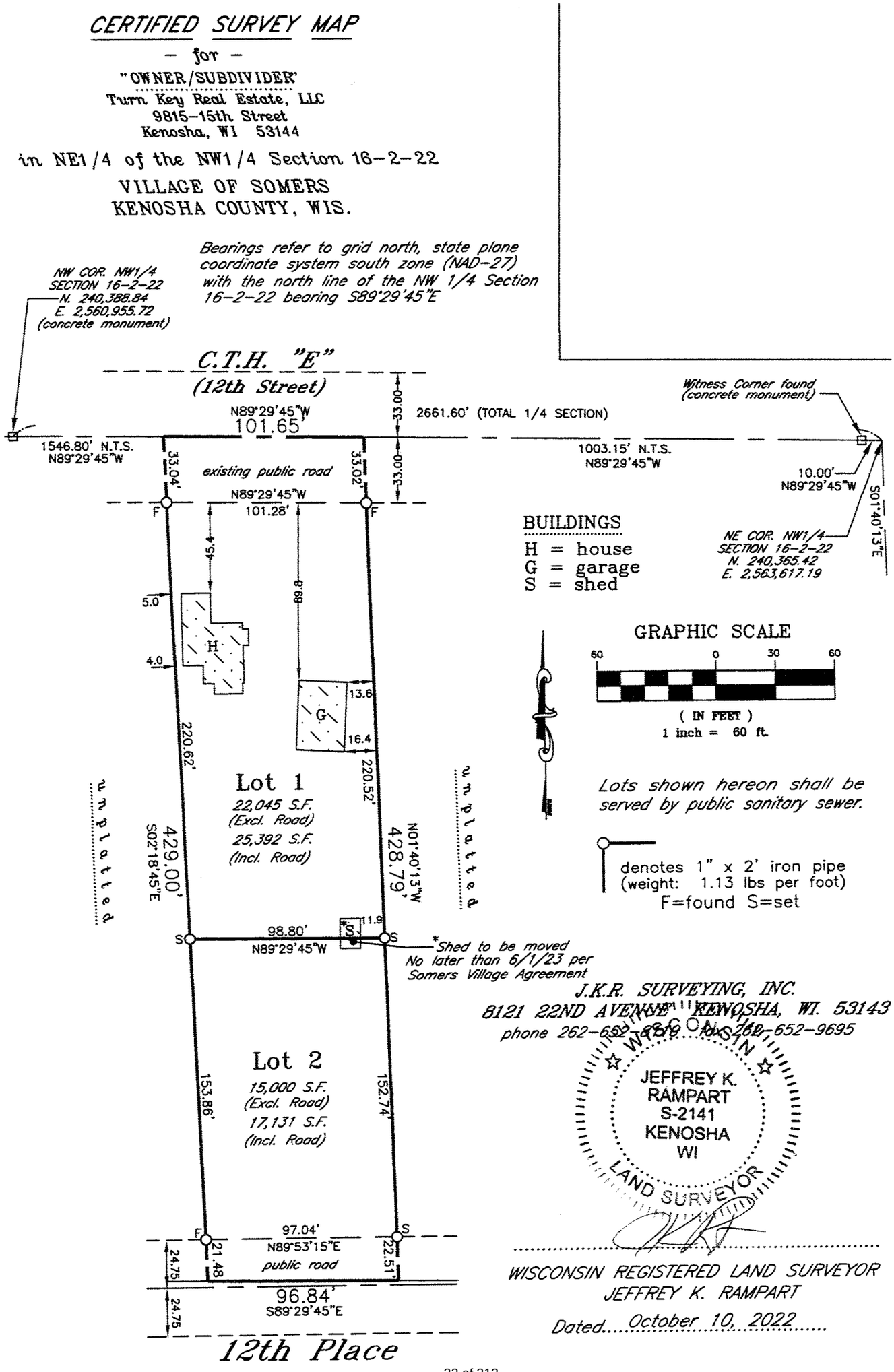
– for –

"OWNER/SUBDIVIDER"

Turn Key Real Estate, LLC
9815–15th Street
Kenosha, WI 53144

in NE1/4 of the NW1/4 Section 16–2–22
VILLAGE OF SOMERS
KENOSHA COUNTY, WIS.

Bearings refer to grid north, state plane coordinate system south zone (NAD–27) with the north line of the NW 1/4 Section 16–2–22 bearing S89°29'45"E



BUILDINGS

H = house
G = garage
S = shed

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

Lots shown hereon shall be served by public sanitary sewer.

denotes 1" x 2' iron pipe
(weight: 1.13 lbs per foot)
F=found S=set

J.K.R. SURVEYING, INC.
8121 22ND AVENUE KENOSHA, WI. 53143
phone 262–652–8310 fax 262–652–9695

WISCONSIN
JEFFREY K. RAMPART
S-2141
KENOSHA
WI
LAND SURVEYOR

WISCONSIN REGISTERED LAND SURVEYOR
JEFFREY K. RAMPART

Dated....October 10, 2022.....

SHEET ONE OF TWO SHEETS

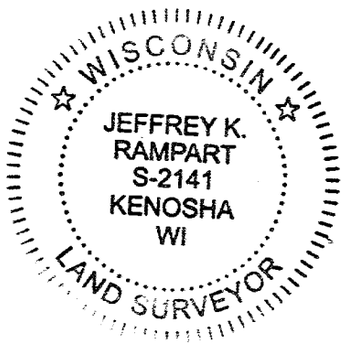
CERTIFIED SURVEY MAP NO.....

CERTIFIED SURVEY MAP

in NE1/4 of the NW1/4 Section 16-2-22

I, JEFFREY K. RAMPART, SURVEYOR, hereby certify that I have prepared this certified survey map, the exterior boundaries of which are described as:

Part of Northeast Quarter of the Northwest Quarter of Section 16, Town 2 North, Range 22 East of the Fourth Principal Meridian; lying and being in the Village of Somers, Kenosha County, Wisconsin Wisconsin and being more particularly described: Commence at the northeast corner of said quarter section; thence N89°29'45"W along the north line of said quarter section 1013.15 feet to the point of beginning; thence continue N89°29'45"W along said north line 101.65 feet; thence S02°18'45"E 429.00 feet; thence S89°29'45"E parallel to the north line of said quarter section 96.84 feet; thence N01°40'13"W parallel to the east line of said quarter section 428.79 feet to the aforesaid north line and the point of beginning.



That I have complied with the provisions of Section 236.34 of the State Statutes on certified surveys, the Kenosha County Subdivision Control Ordinance and the Village of Somers Land Division and Platting Control Ordinance.

Dated this 10th day of October, 2022.

I hereby certify that this property was surveyed under my direction and that this is a true representation thereof.

SURVEYOR.....
JEFFREY K. RAMPART

As owner (s), I (we) hereby certify that I (we) caused the land described on this plat to to be surveyed, divided, dedicated and mapped as represented on this plat.

OWNER: TURN KEY REAL ESTATE, LLC

OWNER/MEMBER..... OWNER/MEMBER.....
DAN TURNER JON OELKE

PRINT NAME..... PRINT NAME.....

STATE OF WISCONSIN
KENOSHA COUNTY S.S.

Personally came before me this ..... day of ....., 20__, the above named Turn Key Real Estate, LLC; Dan Turner & Jon Oelke, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My Commission Expires..... .....
NOTARY PUBLIC

PRINT NAME.....

VILLAGE OF SOMERS

This certified survey map has been submitted to and approved by the Village Board of the Village of Somers on this ..... day of ....., 20__.

....
VILLAGE CHAIRPERSON VILLAGE CLERK

PRINT NAME..... PRINT NAME.....

"OWNER/SUBDIVIDER"
Turn Key Real Estate, LLC
9815-15th Street
Kenosha, WI 53144
(262-945-0820)

SHEET TWO OF TWO SHEETS CERTIFIED SURVEY MAP NO.....

TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY-DESIGNEE
Plat **R**eview
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
https://doa.wi.gov/platreview

November 15, 2022

Jeffrey K Rampart
J.K.R. SURVEYING, INC.
8121 22ND AVE, KENOSHA WI 53143
jeff@jkrsurveying.com

FILE NO. 121518
Certified Survey Map
Turn Key Real Estate LLC
Village of Somers, Kenosha County

Dear Jeffrey K Rampart:
Per request, we have reviewed this certified survey map (CSM) for compliance with s. 236.34 Wis. Stats. Our comments are as follows:

REVIEW COMMENTS:
A-E 7.05 (4) The monument at the NW corner NW 1/4 Section 16-2-22 should be noted as found or set.

s. 236.20 (2) (c) The lengths of the east and west lines of lots 1 and 2 should be shown.

s. 236.20 (3) (d) Names of adjoining streets should be underscored with dashed or dotted lines.

s. 236.34 (1m) (c) The county name should be included in the general location description under the map heading on sheet 2.

s. 236.34 (1m) (d) The Surveyor's certificate should state who (or what entity) directed the Surveyor to make the survey, land division, and map.

The Surveyor's certificate should state that the map is a correct representation of all the exterior boundaries of the land surveyed and the division of it.

If you have any questions regarding this review, please contact me as listed above.

Regards,

Don Sime, PLS
Plat Review

Enc: Certified Survey Map

cc: Clerk, Village of Somers

DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF SOMERS AND TURN KEY REAL ESTATE, LLC, A PROPOSED DEVELOPMENT BEING A PART OF SECTION 16, TOWN 2 NORTH, RANGE 22 EAST

WITNESS THIS AGREEMENT made and entered into this _____ day of _____, 2021, 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 Village of Somers, the Utility and the District are hereinafter collectively referred to as the "Village") and Turn Key Real Estate, LLC, a Wisconsin limited liability company (hereinafter referred to as the "Developer").

WHEREAS, the Developer has proposed to create a Certified Survey Map (CSM) and develop a parcel of land (the "Property") described with more particularity in the attached legal description, Exhibit "B", which is incorporated herein by reference.

WHEREAS, the Developer has proposed a development on the Property for the construction of a single-family residential building, the exact configuration of which is to be determined and approved by the Village; and

WHEREAS, it is the proposal of the Developer, and the understanding and agreement of the Village, that the approval of the Certified Survey Map and the development will be subject to the requirements of this Agreement and the addition of such detail as is necessary shall be submitted for the review and approval of the Village to fulfill the requirements of this Agreement, as well as Wisconsin State Statutes, Wisconsin Administrative Code provisions, and Village of Somers ordinance provisions, prior to construction; and

WHEREAS, the Village Plan Commission has reviewed the Certified Survey Map (Exhibit "A") and has recommended to the Village Board that the Certified Survey Map, be approved, subject to the following terms and conditions:

I. INFRASTRUCTURE IMPROVEMENTS

A. SANITARY SEWER - DEVELOPER CONSTRUCTED.

1. The Developer shall be responsible to pay the full cost for the design and construction of the onsite gravity flow sanitary sewer system as defined by Chapter 7 of the Village Ordinances as required for connection to the sanitary sewer collection system of the Village, all of which plans must be reviewed and approved by the Village. The Developer shall submit both electronic and paper form copies to the Village of the required plans and specifications.

2. The Developer shall prepare all record drawings and systems updates. The Developer shall provide both paper and electronic copies of all plans and specifications to the Village. Developer shall provide Village a copy of all television inspections for the sanitary sewer improvements. All related costs for these items shall be paid by the Developer.

3. Village shall allow Developer to locate sanitary sewer in easements under or adjacent to the public and private roads located in or adjacent to the development. Piping may cross under the onsite roads to facilitate connections. Developer shall comply with all ordinances and regulations related to sanitary sewer enacted by the Village.

4. If any funds deposited by the Developer for inspection, engineering, legal and/or administrative expenses, are not required, they shall be returned to the Developer. However, in the event additional or unforeseen costs or expenses are incurred which are in excess of the funds deposited by the Developer with the Village, then the Developer shall within thirty (30) days of demand by the Village reimburse to the Village all such costs and expenses so incurred.

B. WATER SYSTEM-DEVELOPER CONSTRUCTED.

1. The Developer shall be responsible for complete preparation of plans and specifications for the construction of an onsite private water system for each of the improvements. Developer shall be responsible for the preparation of any easements in the event that the water system is to be shared by the improvements to be constructed in the development.

2. In the event that municipal water becomes available for the development in the future, the Developer, and its successors and assigns, hereby warrant and represent that the Developer shall connect to the municipal water system of the Village, all at the cost and expense of the Developer, within twelve (12) months of the availability of municipal water. In such event, the Developer shall conform to all then-applicable requirements from the State of Wisconsin relating to the proper abandonment of the private well(s) and/or the elimination of any cross-connections so as to prevent the availability of the private wells from being utilized for domestic use.

C. GRADING, EROSION CONTROL AND SURFACE WATER DRAINAGE.

1. The Developer shall be in compliance with requirements and specifications as set forth in the Village Subdivision and Platting Ordinance. Storm and surface waters shall be retained on Property to the extent necessary to assure that the rate of storm and surface water runoff from Property, during the construction and after completion of construction of improvements, shall not be greater than the rate of runoff allowed in the Code of Ordinances. All such plans and specifications referred to above shall be reviewed by the Village Consulting Engineer and approved by the Village, such costs of review to be paid by Developer.

2. All storm and surface water conveyance systems and outlet structures for storm and surface water shall meet Village's and State's requirements. Developer shall submit plans,

specifications and calculations for such storm and surface water drainage system to Village Consulting Engineer and obtain written approval from the Village, which shall not be unreasonably withheld or delayed prior to construction. Developer shall be responsible for maintenance, replacement or repair of all storm and surface water conveyance systems or outlet structures lying within Property. Developer shall provide Village with a maintenance easement for the storm and surface water drainage facilities and the Village may specially assess Developer for any service performed by the Village or at its instance.

3. The entire development shall be graded and restored to the proposed elevations to be approved by Village.

4. The Developer will pay for all costs associated with the grading, erosion control and stormwater drainage facilities including the Village's administrative, legal and engineering costs.

5. The Developer's Engineer shall prepare plans and specifications for grading, erosion control and surface stormwater drainage which shall be approved by the Village Consulting Engineer. All appropriate inspections of the grading, erosion control and surface stormwater drainage improvements and construction staking shall be conducted by the Developer's Engineer.

II. DEVELOPER WARRANTIES AND OBLIGATIONS

A. VILLAGE COSTS.

Upon execution of this Agreement, Developer shall pay to the Village the reasonable costs incurred by the Village for engineering, attorney fees and administrative costs associated directly with this Development incurred prior to the date of this Agreement. Developer shall pay to Village all costs for construction review or inspection of all improvements and any legal and administration costs encountered by the Village in granting approvals for the development of the Property.

B. SUBDIVISION AND CONDOMINIUM PLATTING ORDINANCE.

The Developer represents that it has reviewed a copy of the Village Subdivision and Condominium Platting Ordinances as revised and will complete the improvements set forth herein in compliance with the Subdivision and Platting Ordinances, 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 wrongful, negligent, improper or deficient conduct of Developer in the design or construction of any of the improvements on the Property.

D. REMOVAL/RELOCATION OF SHED.

Developer shall remove the shed which is depicted on Lots 1 and 2 or shall move the shed to Lot 1 so that it is in conformance with Village Ordinances no later than June 1, 2023 or this Agreement shall be null and void.

E. CERTIFIED SURVEY MAP APPROVAL; PERMITS AND ASSESSMENTS.

1. The configuration of the Certified Survey Map as depicted on the attached Exhibit "A" and incorporated herein by reference has been approved by the Village Board and the zoning and Certified Survey Map for the Property shall not be changed, modified or altered without the prior written consent of the Developer and the Village.

2. This Development Agreement may be modified or amended as provided in Paragraph IV.B. below.

3. The Village agrees that all special assessments, permit fees, connection fees and other charges by the Village and Utility shall not be charged against any portion of the Property or its users, in a manner which would be in excess of those charged generally for development in the Village.

III. VOLUNTARY PAYMENT IN LIEU OF 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 Four Thousand Five Hundred Ninety ($4,590.00) Dollars, based upon approval by the Village to construct the buildings within the approved Development, which shall be paid by Developer at the time of issuance of any building permit. The Developer and the Village hereby agree to be contractually bound by the terms and conditions of this paragraph, III., 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 donations received under this Agreement in the year in which received and that the Village may use such donations for any lawful purpose without consulting with or advising the Developer as to how such donations are to be used. The

voluntary donations referred to in this paragraph III. shall not eliminate the requirements of municipal sanitary sewer and municipal water connection fees to be paid by users on the Property of those systems as required by the Village Code of Ordinances.

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 other than a Permitted Assignee without prior written consent of the Village.

B. MODIFICATION.

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.

C. SANITARY SEWER CONNECTION CHARGES.

Developer agrees to pay all sanitary sewer connection charges or other fees imposed by the Village for all improvements associated with the project. All one-time connection charges for municipal sanitary sewer shall be paid at the time of issuance of a building permit.

D. 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 thirty (30) business days. Following any default either party may exercise all rights and remedies allowed by law and this Agreement. In the event any default cannot reasonably be cured within said thirty (30) day period, the party shall not be deemed in default as long as the party is acting reasonably and in good faith in curing such default.

E. 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 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.

F. RECORDATION.

This Agreement shall be recorded in the office of the Register of Deeds for Kenosha County, Wisconsin.

G. EXECUTION OF COUNTERPARTS.

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

H. 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" Certified Survey Map
Exhibit "B" Legal Description

I. INTEGRATION.

This Development 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.

J. CHOICE OF LAW AND VENUE.

This Development 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.

K. 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 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.

L. 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, neither party shall be treated, for any purpose as the author of this Agreement nor have any ambiguity resolved against it on account thereof.

M. 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.

N. NOTICES.

Except as otherwise specifically provided in this Agreement, all notices given in connection with this Agreement shall be in writing, shall specifically refer to this Agreement, and shall be sent to the other party by personal delivery, by established overnight courier, fees prepaid, by certified or registered mail. postage prepaid and return receipt requested, or by facsimile transmission or email transmission to the party (provided that an original of said notice or communication is sent simultaneously by first class United States mail with postage prepaid). Any notice addressed to the Village shall be addressed to the attention of the Village Administrator. Any notice addressed to the Developer shall be addressed to the attention of John Oelke, 9815 15th Street, Kenosha, Wisconsin 53144. Either party may give notice to the other, in accordance with the terms of this paragraph, of a change-of-address to which notices under this Agreement may be sent. Any notice given in accordance with this paragraph shall be effective upon delivery, if personally delivered, upon delivery by overnight courier, upon delivery by email or facsimile transmission if transmitted during regular business hours, or three (3) days after notice is deposited in the United States mail if sent by certified mail. Any facsimile or email transmission received after 5:00 pm (Kenosha, Wisconsin time) or on a day other than a normal business day shall be deemed delivered on the next normal business day.

O. NO THIRD PARTY BENEFICIARIES

This Agreement is not intended to benefit or be enforceable by any person other than the Village, the Developer, and its respective successors and assigns. This Agreement shall be binding upon and be for the benefit of the Village, the Developer, and their respective successors and assigns only.

WITNESS OUR HANDS AND SEALS this _____ day of _____, 2023.

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 _____, 2023, 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

DEVELOPER
TURN KEY REAL ESTATE, LLC

By: _____
John Oelke, Managing Member

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this _____ day of _____, 2023, the above, John Oelke, as Managing Member of Turn Key Real Estate, LLC, 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 is drafted by

Attorney Jeffrey J. Davison
DAVISON LAW OFFICE, LTD.

draft

Legal Description

Part of the northwest quarter (1/4) of section sixteen (16) in town two (2) north of range twenty-two (22) east of the fourth principal meridian, more particularly described as follows: Beginning in the center of highway thirteen (13) chains and eighty-four and one-third (84 1/3) links wet of the center stake between sections nine (9) and sixteen (16); thence south twenty-six (26) rods; thence west three (3) chains and fifteen and two-thirds (15 2/3) links; thence north twenty-six (26) roads; thence east three (3) chains and fifteen and two-thirds (15 2/3) links to the place of beginning, EXCEPTING AND RESERVING THEREFROM the east six (6) roads in width thereof, and lying and being in the Village of Somers, Kenosha County, Wisconsin.

Parcel No. 82-4-222-162-0125

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
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 3rd, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Discuss Plan Commission Recommendations (GRACE35 LLC):

a. Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Mixed Use" to “Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. (For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).

b. Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for rezoning from B-2 Community Business Dist. to I-1 Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. (For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).

c. Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. (For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).

BACKGROUND:

Administration and Planning began meeting with representatives of Grace35LLC and Home Inspired in March of 2022 to discuss the possibility of bringing a new development on Tax Parcel #82-4-222-161-0106. The property is currently owned by Grace35LLC. Grace35LLC is the former owner of the existing facility located to the east at 1201 Village Centre Drive. Home Inspired has purchased the facility at 1201 Village Centre Drive and would like to build a 40-bed CBRF (Community-Based Residential Facility)/assisted living facility, to the parcel directly east of the Village/Town Hall. The proposed building would be approximately 25,000 sq. ft. and would require the following for approval:

- Comp Plan change from Mixed Use to Government/Institutional;
- Rezone from B-2 to I-1; and
- Site Plan and Exterior fenestration.

UPDATE:

The Developer presented their concept to the Plan Commission at their June 13th meeting. Based on this meeting the Developer submitted their applications for formal approval for their Comp Plan Change, Rezone, and Site Plan and Exterior Fenestration. The Plan Commission heard the above-mentioned requests and held the requisite public hearings at their December 12th meeting. There were no public comments. The main issued raised by the Plan Commission was to install stop signs on Village Center Road. The Developer's agreed to install the requested signs. The Plan Commission's recommendation was to approve the requests for Comp Plan Change (7-0), Rezone (7-0), and Site Plan and Exterior fenestration (7-0).

COMMENTS:

Staff would request that the above referenced requests be placed on our January 10th Board Meeting for action. Attorney Davison has a draft of the developer's agreement prepared. Administration is waiting on one item from the developer and hopes to have the agreement available for our January 10th meeting.

ATTACHMENTS:

Grace35LLC & Home Inspire Planning Memo dated 11.29.2022

Grace35LLC & Home Inspire Engineering Memo dated 12.06.2022

Grace35LLC & Home Inspire Planning Commission Minutes dated 12.12.2022

Grace35LLC & Home Inspire Comp Plan Application

Grace35LLC & Home Inspire Rezoning Application

Grace35LLC & Home Inspire Site Plans

Grace35LLC & Home Inspire Civil Plans

Grace35LLC & Home Inspire Storm Water Plan

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: **November 29, 2022**
MTG DATE: **December 12, 2022**
APP DATE: **October 28, 2022**
RE: **Home Inspired II – CBRF Facility**

BACKGROUND:

1. Petitioner/Agent: William A Morris, Architect
2. Property Owner: GRACE35 LLC
3. Location/Address: 729-819 17th St.
4. Tax key Number: 82-4-222-161-0106
5. Area: 1.03 acres
6. Existing Zoning: B-2 Community Business Dist.
7. Proposed Zoning: I-1 Institutional Dist.
8. Current Land Use: Mixed Use
9. Proposed Land Use: Governmental and Institutional

OVERVIEW:
The Petitioner is proposing to construct a 40-bed CBRF (Community-Based Residential Facility)/assisted living facility, to be located at 1200 Village Centre Drive (directly east of and adjacent to the Somers Village/Town Hall property). This project was first presented to the Plan Commission for conceptual approval in June 2022 and received overall positive support. The proposed development has been designed to match the look and layout of the existing facility located to the east at 1201 Village Centre Drive. The Petitioner is seeking formal approvals of a comprehensive land use plan amendment from 'Mixed Use' to 'Governmental and Institutional', a rezoning of the parcel from B-2 Community Business Dist. to I-1 Institutional Dist., and approvals of the site plan and building fenestration.

PLANNER COMMENTS:
The proposed facility is proposed to be 24,710 square feet in area with an overall building height of approximately 32' (60' height maximum allowed in the I-1 zoning district). The proposed building meets required street, side, and rear yard setback minimums for the I-1 zoning district (65' from CTH "E", 30' from Village Centre Drive, 30' from the dedicated street right-of-way along the west side, and 25' from the south (rear) lot line).

The submitted exterior rendering of the building shows that it will be comprised primarily of lannon stone, matching the appearance, colors and materials of the existing facility located to the east at 1201 Village Centre Drive.

Access into the site is shown to come from two driveways off Village Centre Drive on the east side of the site, mirroring the access points for the existing facility to the east. The existing two drive access points

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onto the shared roadway between the subject site and the Village/Town Hall property are shown to be removed.

The submitted site plan shows a total of 18 surface parking spaces, three more spaces than the existing facility to the east. Parking spaces are shown to be sized at 10'x20' (Village ordinance requires a minimum size of 9'x18'). Because the parking lot is adjacent to a residential use to the south, Village ordinance requires a minimum pavement setback of 20' from the lot line (the submitted site plan illustrates the required 20' parking setback line, but shows the driveway pavement to be 14.27' from the south lot line). It is recommended the site plan be revised to meet the 20' pavement setback requirement from the south lot line.

The site plan shows there will be a trash enclosure area with two dumpsters located on the south side of the building, at the west end of the proposed service driveway running along the south side of the building (a mirror image of the exiting site to the east). Details of the enclosure's proposed materials were not included in the submitted plans and will need to be provided for review and approval.

Although the submitted plans include a sheet showing conceptual landscaping throughout the site, a formal landscape plan was not submitted for review. The Village zoning ordinance requires submittal of a landscape plan prepared by a registered Landscape Architect for all new development or redevelopment that addresses the minimum requirements contained in Section ZN 3.19 of the Village of Somers zoning ordinance. The Petitioner will need to submit a professionally drawn landscape plan for review and approval. It should be noted that the site contains existing mature vegetation along the south lot line between the proposed development and existing residential buildings. The submitted landscaping plan should consider this existing mature vegetation and preserve it to the greatest extend possible to screen the proposed development from residential buildings.

A photometric plan was not submitted for review. The Petitioner will need to be submit a photometric plan to ensure compliance with Section ZN 3.18 (Exterior Lighting Standards) of the Village of Somers zoning ordinance. All site lighting (ground and building mounted fixtures) must be fully shielded, cut-off type fixtures and illumination intensity shall not exceed 0.5 footcandle at the property line.

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

1. Subject to revising the site plan to meet the required 20' pavement setback from south lot line.
2. Subject to submitting a landscape plan that has been prepared by a registered Landscape Architect for review and approval.
3. Subject to submitting a site photometric plan for review and approval.
4. Subject to submitting details of the proposed trash enclosure area to ensure compliance with Chapter 18 of Village ordinance.
5. Subject to receiving any necessary stormwater plan approval by the Village of Somers engineer.
6. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

Review Comments and Request for Additional Information

Home Inspired II

Village of Somers

December 6, 2022

Attached are the cover sheets of the reviewed preliminary plan set and storm water management plan (SWMP), dated November 16, 2022. Please provide or change the following items:

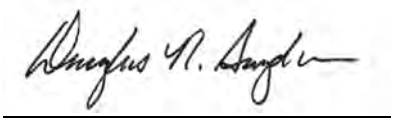
Plan Set Comments

1. Final Plans: Provide a printed set to the building inspector that has the engineers seal and signature. Provide an identical digital set for review
2. Provide Kenosha County comments and approval for work in the CTH E right-of-way.
3. Conform all materials to match those in the Village of Somers Development Standards (https://www.somers.org/wp-content/uploads/2013/10/Village-of-Somers-Development-Standards.pdf) and the Village's Standard Material specifications (attached).
4. Provide a site lighting plan with photometric analysis and details of the exterior fixtures.
5. Provide a site landscaping plan.
6. List the survey datum on the plan set. All elevations must use NGVD 29 datum per Village ordinances.
7. Provide the WPDES Construction Site Stormwater Runoff Permit, when granted coverage by the Wisconsin DNR.
8. Confirm the needs of the Fire Chief are met.
9. On Sheet C102 (Site Demolition Plan), extend curb and gutter removal in 75th Avenue to southerly end of the existing pavement.
10. On Sheets C104 (Site Utility Plan):
    a. Provide written documentation from the owner of the private sanitary sewer and storm sewers to allow the connections to be made as shown on the plan set.
    b. Show tapping sleeve at point of water service connection to the Village's main in the CTH E right-of-way. See the Village's Standard Material Specifications for required type of tapping sleeve.
    c. Show sampling manhole on the sanitary building sewer and include a detail drawing of the sampling manhole with an external frame/chimney seal.
11. On Sheet C106 (Site Grading & Erosion Control Plan):
    a. Add second curb flumes along north and east curbs of the parking lot as backups.
    b. Add riprap or alternative reinforcement to all curb flumes.
    c. Add additional spot grades and contours in the landscape area along Village Centre Drive to confirm drainage from the curb flume(s) to the outlet storm sewer.
    d. Show additional spot grades along the southern property line to confirm drainage.
    e. Show the location of the emergency spillway in the dry detention basin and provide detail of the spillway with reinforcement.
11. On Sheet C107 (Pavement Grading Plan), show curb/gutter and pavement restoration in 75th Avenue and related spot grades. Provide related details.

SWMP Comments

1. In the SWMP narrative:
   a. The Village requires reducing the peak runoff rate from the 100-year, 24-hour event to a least the 10-year, 24-hour event. This needs to be noted in the narrative and demonstrated in the calculations.
   b. In addition to the overall site peak discharge analysis provided, include analyses demonstrating the following:
      i. The peak discharge rates to the main storm sewer outfall will not increase from the existing conditions (Sub-basin PRE-1) under the proposed conditions (Sub-basins DEV-1 and DEV-2).
      ii. The peak discharge rates to the overall Village Centre storm sewer system will not increase from the existing conditions (Sub-basins PRE-1 and PRE-4) under the proposed conditions (Sub-basins DEV-1, DEV-2, DEV-3 and DEV-4).
   c. Explain the emergency conditions modeled for peak runoff rates and the results of the modeling.
2. In Appendix "C" (WinSLAMM Calculations): For the calculations showing the pollutant reductions from the swales and catch basin, the land use ares listed as tributary to the BMPs totals 2.343 acres. From the Post-Developed Conditions Drainage Map, the areas tributary to the BMPs (Sub-basins DEV-1, DEV-2 and DEV-3) totals 2.17 acres. Sub-basin DEV-4 does not appear to be tributary to any on-site treatment.

Status of Engineer's Approval: Not Approved



Douglas R. Snyder, PE

BAXTER & WOODMAN Consulting Engineers

Village of Somers
Proceeding from the Village Plan Commission Meeting
December 12, 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, Gardinier, Boxx, Lee, Grimes, and Fredrick.

   Staff Present in person: Administrator Jason Peters, Clerk/Treasurer Brandi Baker, and Fire 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 June 13, 2022**

   Commissioner Boxx moved to approve to the Minutes from the October 10, 2022 Meeting. Seconded by Commissioner Fredric. Motion carried. 6-0 vote.

4. **Correspondence**

   None

5. **Citizen Comments**

   None.

6. **<u>Land Division (Certified Survey Map)</u>:**

   Discussion and Action on Request by: Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), requests approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers.

   Commissioner Boxx moved to approve the request by Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), requests approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of

J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

7. Comp. Plan Amendment:

Public Hearing and Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Chairman Stoner open the public hearing at 5:34 p.m.

No Discussion

Chairman Stoner closed the public hearing at 5:34 p.m.

Commissioner Boxx moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

8. Rezone:

Public Hearing and Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests a rezoning from B-2 Community Business Dist. to I-1 Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Chairman Stoner open the public hearing at 5:35 p.m.

No Discussion

Chairman Stoner closed the public hearing at 5:35 p.m.

Commissioner Boxx moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests a rezoning from B-2 Community Business Dist. to I-1

Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

9. Site Plan Review & Exterior Fenestration:

Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Commissioner Fredrick moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Aiello. Motion carried. 7-0 vote.

Commission Discussion:

Chairman Stoner asked about the photometric plan and the need for stop signs on Village Center Road.

Architect William Morris guaranteed that there will be stop signs.

Commissioner Gardinier commented that everything from the engineer needs to be met.

10. Site Plan Review & Exterior Fenestration:

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), for Site Plan Review and Exterior Fenestration on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.

Commissioner Boxx moved to approve the 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), for Site Plan Review and Exterior Fenestration on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried. 7-0 vote.

Commission Discussion:

Chairman Stoner inquired about the retention ponds, and the berms/ landscaping. He also inquired about what gun education and safety will be available.

Archives and Armory representative Chris Meter explained that gun safety and education will be the primary cornerstone. There will be instruction in proper safety rules and storage, and there will be Children's safety education available. Education on the history of firearms in this Country. The qualifications required to shoot was discussed

Commissioner Fredrick inquired about Hunter safety classes that will be offered.

Commissioner Gardiner discussed the design, calling it tasteful and modern, and discussed the solar panels. Asked about exits in the lower level.
It was explained that there are two exits, one to the north and one to the south.

11. <u>Plan Commission Conceptual Approval:</u>

Discussion and Action on Request by: RPF-Somers Multi Family Phase II LLC, 430 Park St., Suite 2A, Highland Park, IL 60035 (Owner), Keith Fanelli, Ravine Park Partners, 413 North Carpenter Street, Suite 1E, Chicago, Il 60642 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #82-4-222-104-0102, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Commissioner Boxx moved to approve the request by RPF-Somers Multi Family Phase II LLC, 430 Park St., Suite 2A, Highland Park, IL 60035 (Owner), Keith Fanelli, Ravine Park Partners, 413 North Carpenter Street, Suite 1E, Chicago, Il 60642 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #82-4-222-104-0102, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Seconded by Commissioner Lee. Motion carried 7-0 vote

Commission Discussion:

Chairman Stoner inquired about the removal of the Clubhouse from plans.

It was explained that not many people use the current Clubhouse, and a second might not be needed. That space would just remain greenspace.

Commissioner Fredrick commented that the 1st phase was done well, and they can revisit the Clubhouse as needs increases.

Commissioner Gardiner commented on liking the greenspace.

Adjourn

Commissioner Boxx moved to adjourn at 6:04 p.m.

Seconded by Commissioner Aiello. Motion carried 7-0 vote

Drafted this 13th day of December 2022. These minutes are not official until approved by the Plan Commission. Submitted by Brandi Baker, Clerk/Treasurer.

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Grace35 LLC x _____
Signature

Mailing Address:

8315 18th St

City: Pleasant Prairie State: WI Zip: 53144

Phone Number: (815) 931-2884 E-mail (optional): anup211@gmail.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

William Morris x _____
Signature

Mailing Address:

5313 87th Place

City: Pleasant Prairie State: WI Zip: 53158

Phone Number: (262) 942-1341 E-mail (optional): wmorr@wi.rr.com

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Mixed Use

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Institutional

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Grace35 LLC x _____
Signature

Mailing Address:

8315 18th St

City: Pleasant Prairie State: WI Zip: 53144

Phone Number: (815) 931-2884 E-mail (optional): anup211@gmail.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

William Morris x _____
Signature

Mailing Address:

5313 87th Place

City: Pleasant Prairie State: WI Zip: 53158

Phone Number: (262) 942-1341 E-mail (optional): wmorr@wi.rr.com

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Mixed Use

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Institutional

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

Community Based Residential Facility

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

Yes. The proposed development is identical in nature the CBRF to the East of it.

(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

Yes. The proposed development is identical in nature the CBRF to the East of it.

(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:

No. The site is currently vacant and does not conation any wetlands, floodplains, or woodlands.

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

Yes. There is a demand for additional CBRF facilities within the Village of Somers.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

Yes.

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Yes.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Village of Somers Comprehensive Plan:

82-4-22-161-0106 Certified Survey Map No. 1906, recorded in the Kenosha County Register of Deeds office on August 15, 1996 as Document No. 1032999; being a part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Town 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

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

Request for Land Use Plan Map Amendment (payable to "Kenosha County") $1,435.00

IMPORTANT TELEPHONE NUMBERS

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

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

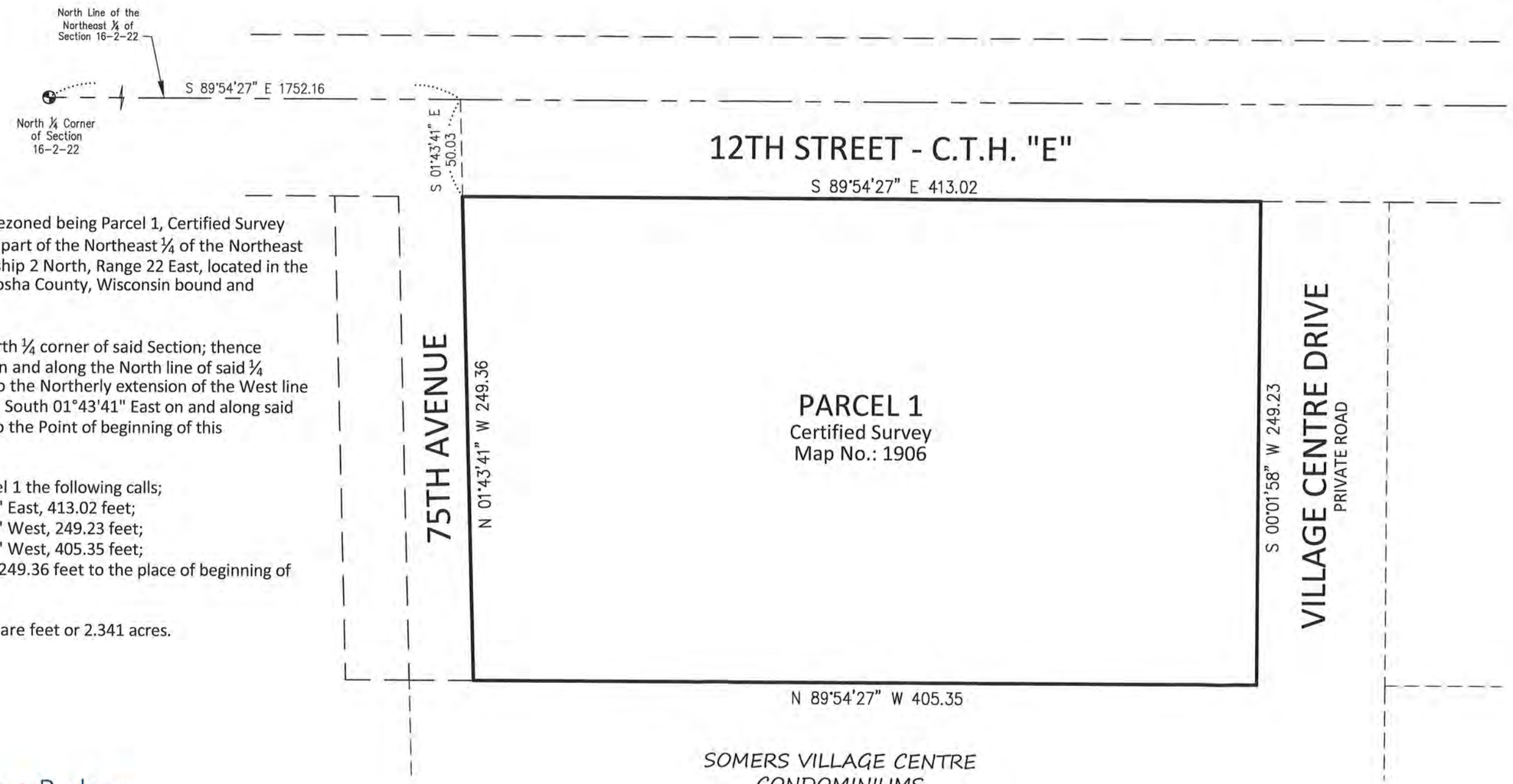
REZONING / COMP PLAN AMENDMENT EXHIBIT

Lands to be Rezone from B-2 Community Business District to I-1 Institutional District and Land use to be amended from mixed use to Intitutional
Village of Somers, Kenosha County Wisconsin

N

60' 0' 60'

SCALE 1"=60'



An area of land to be rezoned being Parcel 1, Certified Survey Map No. 1906, being a part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 2 North, Range 22 East, located in the Village of Somers, Kenosha County, Wisconsin bound and described as follows;

commencing at the North ¼ corner of said Section; thence South 89°54'27" East on and along the North line of said ¼ Section, 1752.16 feet to the Northerly extension of the West line of said Parcel 1; thence South 01°43'41" East on and along said extension, 50.03 feet to the Point of beginning of this description;

thence along said Parcel 1 the following calls;
thence South 89°54'27" East, 413.02 feet;
thence South 00°01'58" West, 249.23 feet;
thence North 89°54'27" West, 405.35 feet;
North 01°43'41" West, 249.36 feet to the place of beginning of this description.

Containing 101,981 square feet or 2.341 acres.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

Drawn By: RRH
DATE: 10-27-2022
2010.0126.05
Home Inspired II CBRF

Thursday, October 27, 2022 1:07:38 PM

KENOSHA COUNTY
INTERACTIVE MAPPING

1 Inch =150 Feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 10/28/2022

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Grace35 LLC

Print Name: Anup Patel Signature: _____

Mailing Address: 8315 18th St

City: Kenosha State: WI Zip: 53144

Phone Number: (815) 931-2884 E-mail (optional): anup211@gmail.com

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: William Morris Signature: William D Morris

Business Name: William A. Morris Architect LLC

Mailing Address: 5313 87th Place

City: Pleasant Prairie State: WI Zip: 53158

Phone Number: (262) 942-1341 E-mail (optional): wmorr@wi.rr.com

(c) Tax key number(s) of property to be rezoned:
82-4-22-161-0106

Property Address of property to be rezoned:
1200 Village Centre Drive, Somers, WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
32 Room - Community Based Residential Facility (CBRF).

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Grace35 LLC

Print Name: Anup Patel Signature: _____

Mailing Address: 8315 18th St

City: Kenosha State: WI Zip: 53144

Phone Number: (815) 931-2884 E-mail (optional): anup211@gmail.com

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: William Morris Signature: _____

Business Name: William A. Morris Architect LLC

Mailing Address: 5313 87th Place

City: Pleasant Prairie State: WI Zip: 53158

Phone Number: (262) 942-1341 E-mail (optional): wmorr@wi.rr.com

(c) Tax key number(s) of property to be rezoned:
82-4-22-161-0106

Property Address of property to be rezoned:
1200 Village Centre Drive, Somers, WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
32 Room - Community Based Residential Facility (CBRF).

(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
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☐ 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
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☐ 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: Dave Geertsen

(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.

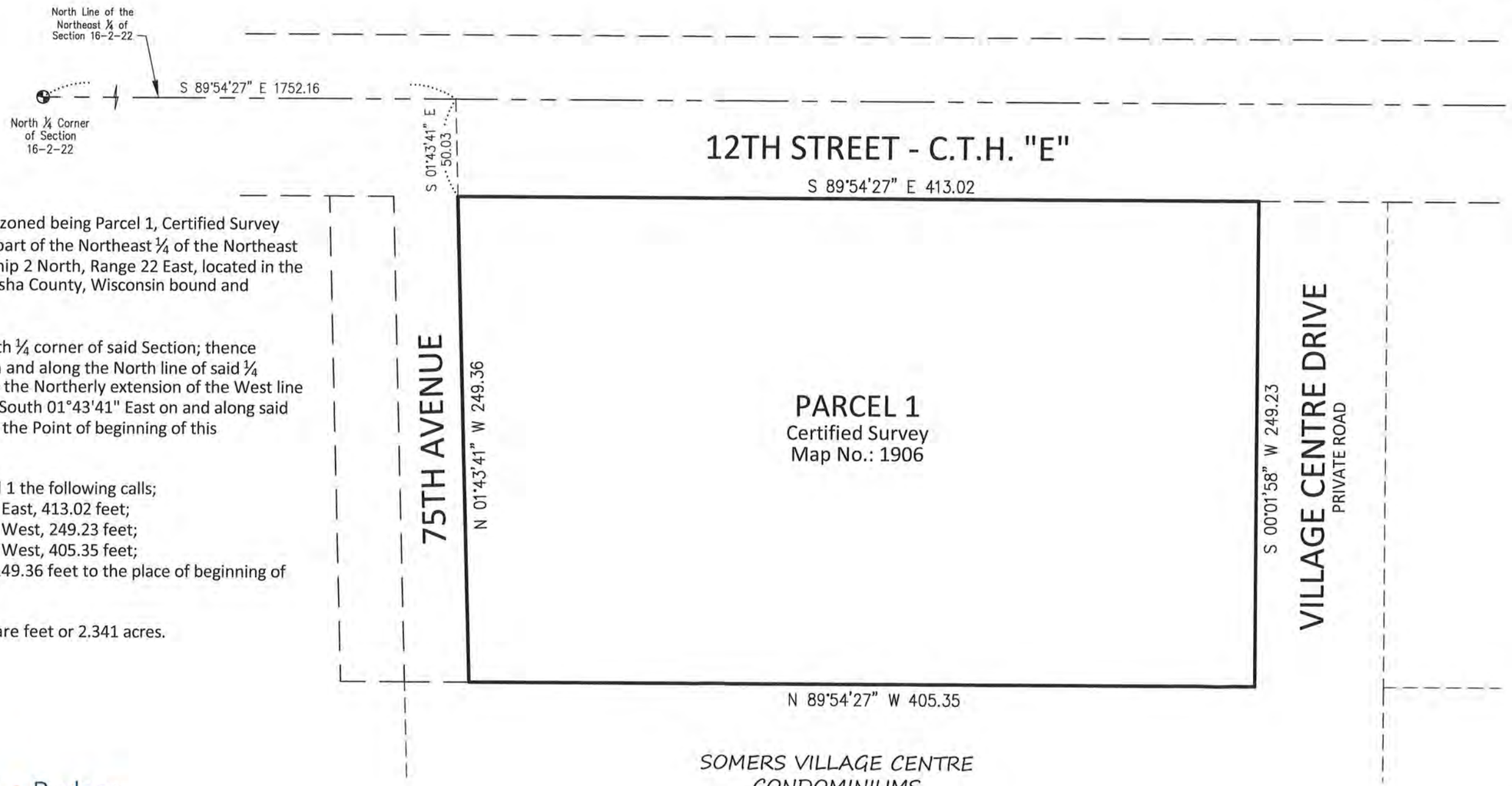
REZONING / COMP PLAN AMENDMENT EXHIBIT

Lands to be Rezone from B-2 Community Business District to I-1 Institutional District and Land use to be amended from mixed use to Intitutional
Village of Somers, Kenosha County Wisconsin

N

60' 0' 60'

SCALE 1"=60'



An area of land to be rezoned being Parcel 1, Certified Survey Map No. 1906, being a part of the Northeast ¼ of the Northeast ¼ of Section 16, Township 2 North, Range 22 East, located in the Village of Somers, Kenosha County, Wisconsin bound and described as follows;

commencing at the North ¼ corner of said Section; thence South 89°54'27" East on and along the North line of said ¼ Section, 1752.16 feet to the Northerly extension of the West line of said Parcel 1; thence South 01°43'41" East on and along said extension, 50.03 feet to the Point of beginning of this description;

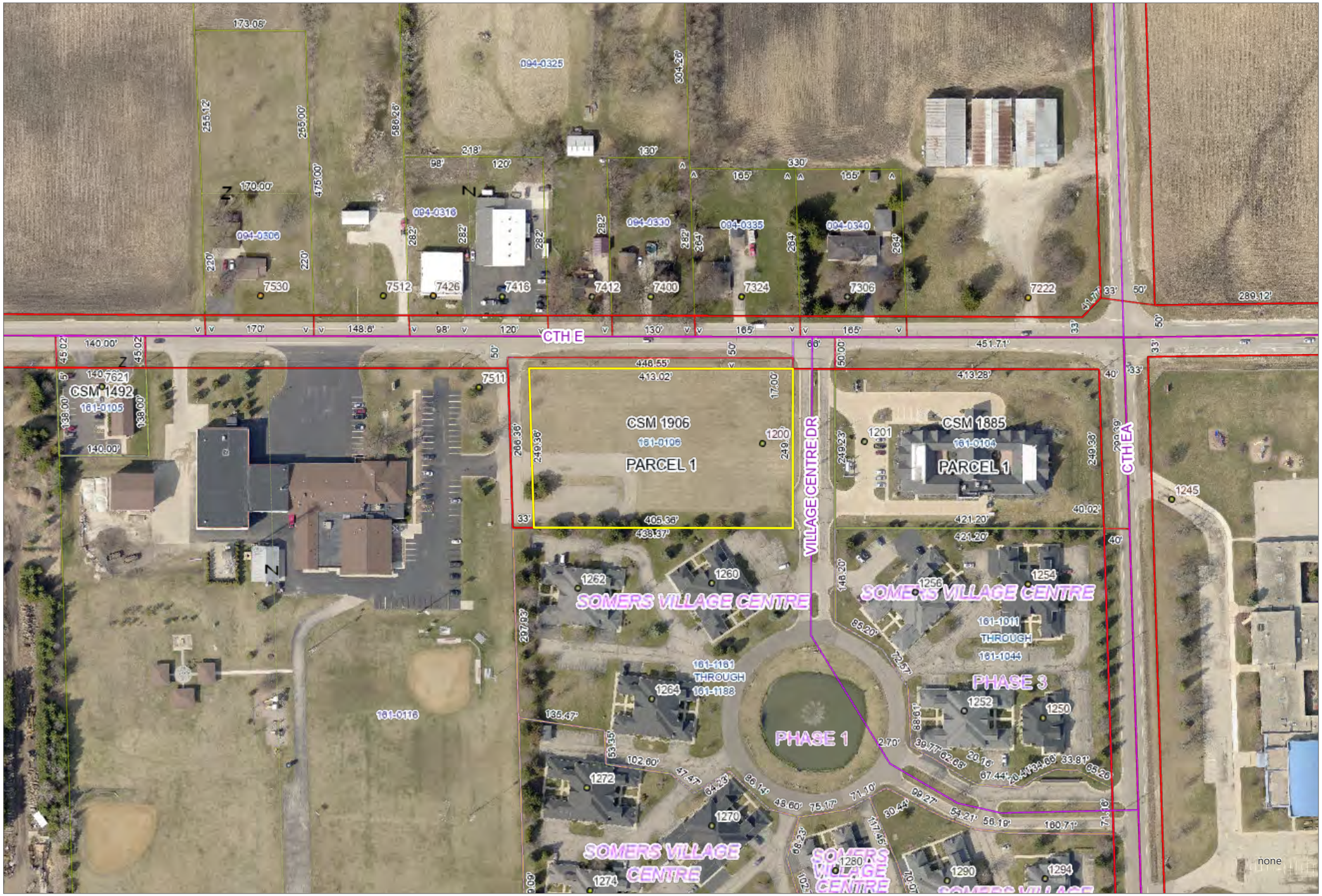
thence along said Parcel 1 the following calls;
thence South 89°54'27" East, 413.02 feet;
thence South 00°01'58" West, 249.23 feet;
thence North 89°54'27" West, 405.35 feet;
North 01°43'41" West, 249.36 feet to the place of beginning of this description.

Containing 101,981 square feet or 2.341 acres.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

Thursday, October 27, 2022 1:07:38 PM

Drawn By: RRH
DATE: 10-27-2022
2010.0126.05
Home Inspired II CBRF



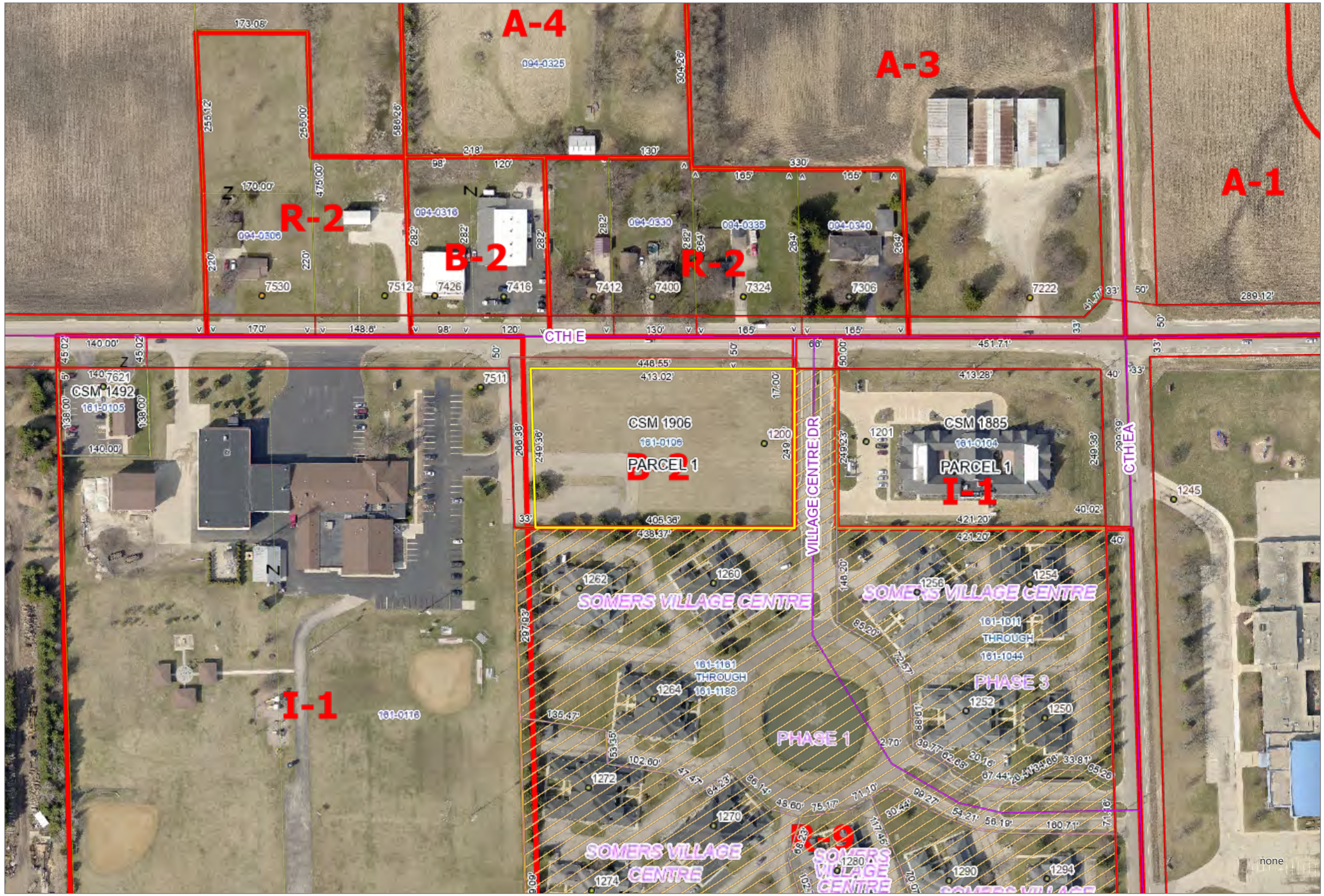
KENOSHA COUNTY
INTERACTIVE MAPPING

N
S

1 Inch =150 Feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 10/28/2022



KENOSHA COUNTY
INTERACTIVE MAPPING

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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: _____

☐ **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: _____

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

Filing Deadline: _____

☐ **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): _____

Village Board meeting date (tentative): _____

☐ **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

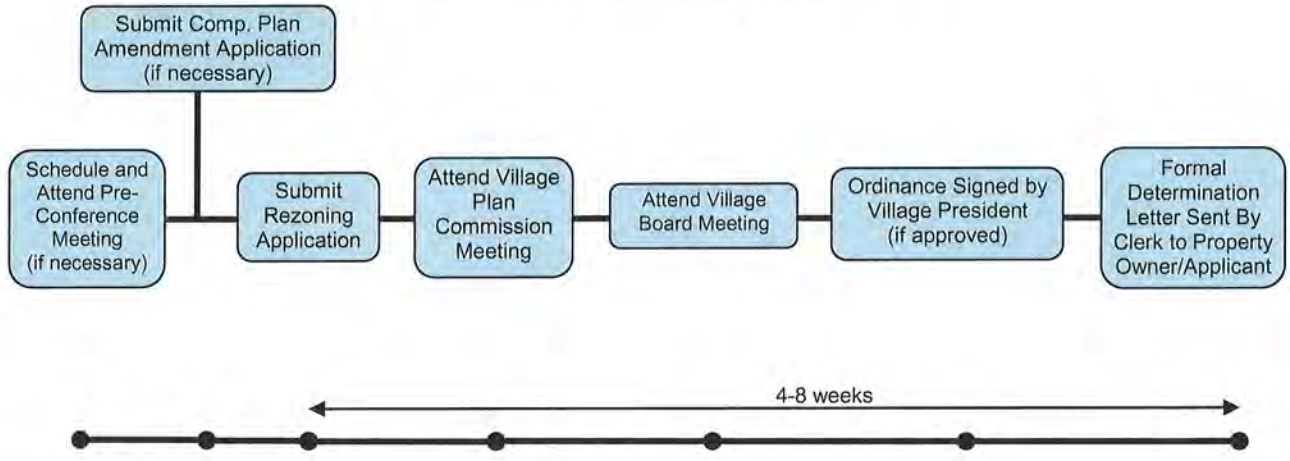
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

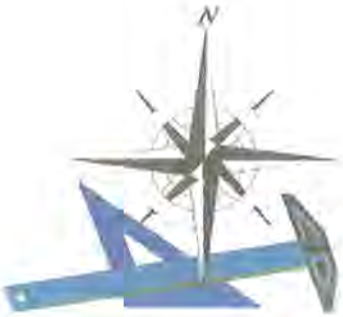
Administration Building
Division of Land Information 653-2622

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



William A. Morris
Architect – L.L.C.

OCTOBER 27, 2022

Kenosha County Planning and Development
19600 75th Street
Suite 185-3
Bristol WI. 53104

Dear Somers Village Board
Mr. Jason Peters, Village Administrator
Mr. Luke Godshal, Kenosha County Zoning.
Planning Commission Members.

Please accept this letter on behalf of Home Inspired II, Mr. Anup Patel and his partners for their Request to rezone Parcel NO. 82-4-222-161-0106 from its current zoning of B2 to I-I for the intended use of a 40 bed CBRF facility as presented to the Somers Planning Commission early this year.

Thank you for your assistance,

William A. Morris RA ALA

William A. Morris – Architect ALA -LLC * 5313 – 87th Place * Pleasant Prairie WI 53158

William A Morris

From: Kevin Metz <trusthim35@gmail.com>
Sent: Monday, November 07, 2022 9:35 AM
To: Luke.Godshall@kenoshacounty.org
Cc: Bill Morris; Anup Hi2 Patel
Subject: Re: HOME INSPIRED II

November 7, 2022

Mr. Luke Godshall
Senior Land Use Planner (Somers)
Kenosha County

I hereby give Mr. Bill Morris permission to sign necessary documents for the approval of the new Home Inspired II facility. If you have any questions or require further documentation please don't hesitate to let me know.

I can be reached by responding to this email or calling/texting me at 262 658-8000.

Kind Regards,
Kevin Metz
Kevin Metz

On Nov 7, 2022, at 9:01 AM, Anup Patel <anup211@gmail.com> wrote:

+Kevin - See below. Can you please give permission.

Thanks

On Mon, Nov 7, 2022 at 8:58 AM William A Morris <wmorr@wi.rr.com> wrote:

I DO NOT KNOW IF KEVEN METZ IN IN TOWN

CAN YOU GET AN E MAIL FROM HIM AUTHORIZING ME TO SIGN THE APPLICATIONS FOR LUKE

SINCE YOU HAVE NOT CLOSED YET YOU AND YOUR PARTNERS ARE NOT THE OWNERS YET

THANKS

BILL MORRIS

PROPOSED
HOME INSPIRED 11
HWY E
SOMERS WISCONSIN 53158
PARCEL NO: 82-4-222-161-0106

INDEX OF DRAWINGS	
A1	TITLE SHEET, INDEX OF DRAWINGS, SITE LOCATION MAP, GENERAL NOTES
A1a	CODE DISCRIPTION
A2	GENERAL SITE SURVEY
A3	FOUNDATION PLAN
A4	FLOOR PLAN
A5	ENLARGED FLOOR PLAN RESIDENT ROOM
A6	EXTERIOR ELEVATIONS
A7	BUILDING SECTIONS
A8	WALL SECTIONS
A9	WALL SECTIONS
L1	LANDSCAPING PLAN

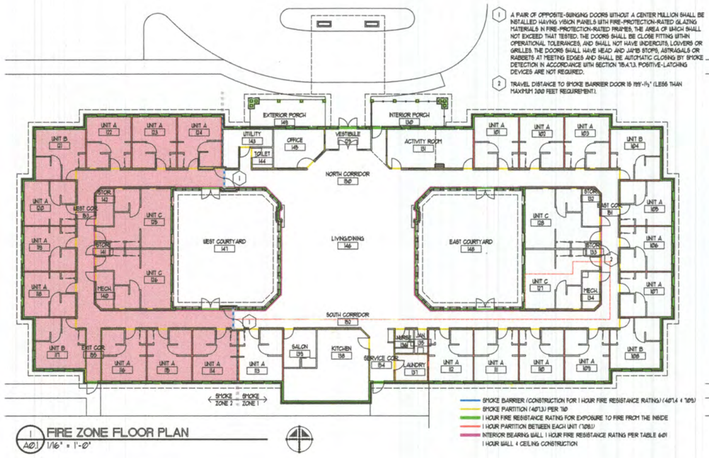
DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

HOME INSPIRED 2
SOMERS WISCONSIN

A1



1 FIRE ZONE FLOOR PLAN
A4D1 1/16" = 1'-0"

2 FUNCTION OF SPACE KEY
A4D1 1/16" = 1'-0"

APPLICABLE CODES:

BUILDING CODE: INTERNATIONAL BUILDING CODE - 2006 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTERS COMM 61 AND COMM 62, WISCONSIN ADMINISTRATIVE CODE CHAPTER DHS 83 COMMUNITY-BASED RESIDENTIAL FACILITIES NFPA 72, NATIONAL FIRE ALARM CODE, 2002 EDITION NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2002 EDITION.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

METZ MEDICAL - ASSISTED LIVING FACILITY (CBRF CLASS 'C' NON-AMBULATORY (CNA)) SHALL BE ACCORDING TO SECTION 308.3 CONSIDERED, INSTITUTIONAL GROUP I-2 USE.

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

407.2 'CORRIDORS' - CORRIDORS ARE CONTINUOUS TO THE EXITS.

407.2.1 'SPACES OF UNLIMITED AREA'
1) ALL COMMON SPACES OPEN TO THE CORRIDORS SHALL NOT BE OCCUPIED FOR PATIENT SLEEPING ROOMS, TREATMENT ROOMS, OR INCIDENTAL USE AREAS.
2) THE OPEN SPACES SHALL BE PROTECTED W/ AN AUTOMATIC FIRE DETECTION SYSTEM IN ACCORDANCE W/ SECTION 907.
3) THE CORRIDORS ONTO WHICH THE SPACES OPEN SHALL BE EQUIPPED W/ AN AUTOMATIC FIRE DETECTION SYSTEM IN ACCORDANCE W/ SECTION 907.
4) THE SPACE SHALL BE ARRANGED SO AS NOT TO OBSTRUCT ACCESS TO REQUIRED EXITS.

407.3 'CORRIDOR WALLS' - CORRIDOR WALLS SHALL EXTEND FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF DECK ABOVE OR TO THE UNDERSIDE OF CEILING ABOVE WHEN CEILING IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

407.5 SMOKE COMPARTMENTS CONTAINING PATIENT SLEEPING UNITS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.

3.1.1. THE SMOKE COMPARTMENTS SHALL BE EQUIPPED WITH APPROVED QUICK-RESPONSE SPRINKLERS IN ACCORDANCE WITH SECTION 903.3.2

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

NOTE: THE EXTENT OF THIS PROJECT IS AN ASSISTED LIVING FACILITY CONSTRUCTED W/ MASONRY AND WOOD STUD EXTERIOR BEARING WALLS, WOOD ROOF TRUSSES & FRAMING, AND WOOD ROOF DECK PROTECTED WHERE REQUIRED BY TABLE 601 WITH 1 HOUR FIRE RESISTANCE RATED PROTECTION. THEREFORE THE CONSTRUCTION CLASSIFICATION FOR THE BUILDING IS TYPE V A.

TABLE 503 'ALLOWABLE HEIGHT AND BUILDING AREA'

OCCUPANCY GROUP I-2:	HEIGHT LIMITATION OF 50'-0" ABOVE THE GRADE PLANE AREA LIMITATIONS OF 1 STORIES AT 9,500 SF PER STORY.
ACTUAL BUILDING:	32'-8" HIGH SINGLE STORY 18,085 SF

SECTION 506.3 'AUTOMATIC SPRINKLER SYSTEM INCREASE'
FOR SINGLE STORY BUILDINGS EQUIPPED W/ APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE W/ SECTION 903.3.1.1 THE ALLOWABLE AREA IS PERMITTED TO BE INCREASED BY 300 PERCENT.

9500 + 300% = 38000 SF ALLOWABLE

THIS BUILDING MEETS THE REQUIREMENTS OF ALLOWABLE AREA BUILDING PER SECTION 506

CHAPTER 6 - TYPES OF CONSTRUCTION

SECTION 602.5 'TYPES V'
TYPE 'V' CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS, AND INTERIOR WALLS ARE OF ANY MATERIAL PERMITTED BY THIS CODE.

BUILDING ELEMENTS		
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES		1 HOUR
BEARING WALLS	EXTERIOR	1 HOUR
	INTERIOR	1 HOUR
NONBEARING WALLS	EXTERIOR (TABLE 602)	0 HOURS
	INTERIOR (SECTION 602)	0 HOURS
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST		1 HOUR
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST		1 HOURS

THIS BUILDING IS CLASSIFIED TYPE V-A

CHAPTER 7 - FIRE-RESISTANCE-RATED CONSTRUCTION

704.8.2 'FIRST STORY' - IN 'I' OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY OF EXTERIOR WALLS FACING A STREET THAT HAS A FIRE SEPARATION DISTANCE OF GREATER THAN 15 FEET, OR FACING AN UNOCCUPIED SPACE OF AT LEAST 30 FEET IN WIDTH.

717.4.3 'OTHER GROUPS' - DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

CHAPTER 8 - INTERIOR FINISHES

803.1 'GENERAL' - STATES INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84. INTERIOR FINISH MATERIAL SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED RATINGS:

CLASS A: FLAME SPREAD 0 - 25, SMOKED DEVELOPED 0 - 450
CLASS B: FLAME SPREAD 26-75, SMOKED DEVELOPED 0 - 450
CLASS C: FLAME SPREAD 76-200, SMOKED DEVELOPED 0-450

803.3 'STABILITY' - REQUIRES INTERIOR FINISH MATERIAL TO BE APPLIED OR FASTENED IN SUCH A MANNER THAT THE MATERIALS WILL NOT BECOME DETACHED WHEN SUBJECTED TO ROOM TEMPERATURES OF 200 DEGREES FAHRENHEIT FOR NOT LESS THAN 30 MINUTES.

803.4.4 'MATERIALS' - REQUIRES INTERIOR OR CEILING FINISHES THAT ARE NOT MORE THAN 0.25 INCHES THICK TO APPLIED DIRECTLY TO A NONCOMBUSTIBLE BACKING, WITH THE EXCEPTION OF CLASS A MATERIALS AND MATERIALS WHERE QUALIFYING TEST WERE MADE WITH THE MATERIAL SUSPENDED OR FURRED OUT FROM A NONCOMBUSTIBLE BACKING.

803.5 'INTERIOR FINISH REQUIREMENTS BASED ON GROUP' - STATES INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THAT SPECIFIED IN TABLE 803.4 FOR THE GROUP AND LOCATION SPECIFIED. TABLE 803.5 REQUIRES THE FOLLOWING IN A SPRINKLERED ASSEMBLY:

EXIT ENCLOSURES AND EXIT PASSAGEWAYS - B
CORRIDORS - B
ROOMS AND ENCLOSED SPACES - B

804.4.1 MINIMUM CRITICAL RADIANT FLUX CLASS II (FOR I-2 OCCUPANCIES EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM) AND MATERIALS COMPLYING WITH DOC FR-1 'PILL TEST' (CPSC 16 CFR PART 1630) ARE PERMITTED.

806.1 COMBUSTIBLE DECORATIVE MATERIALS SHALL MEET THE FLAME PROPAGATION CRITERIA OF NFPA 701.

CHAPTER 9 - FIRE PROTECTION SYSTEMS

903.2.5 STATES THAT GROUP 'I' IS REQUIRED TO HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

907.2.6.2 PROVIDE AUTOMATIC FIRE DETECTION SYSTEM WHERE REQUIRED.

THIS BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903 (NFPA 13)

CHAPTER 10 - MEANS OF EGRESS

TABLE 1004.1.1 'MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT'
ACCESSORY STORAGE/MECH. = 646 GROSS SF
646 GROSS SF (1 OCCUPANT / 300 GROSS) = 3 OCCUPANTS

ASSEMBLY AREA = 2,718 NET SF
2,718 NET SF (1 OCCUPANT / 15 NET) = 182 OCCUPANTS

BUSINESS AREA = 1,503 GROSS SF
1,503 GROSS SF (1 OCCUPANT / 100 GROSS) = 16 OCCUPANTS

EXTERIOR AREAS, COURTYARD = 3,053 NET SF
40 PER COURTYARD = 80 OCCUPANTS

INSTITUTIONAL AREAS, SLEEPING AREAS = 8,578 GROSS SF
8,578 GROSS SF (1 OCCUPANT / 120 NET) = 72 OCCUPANTS (ACTUAL RESIDENTS IS 32 MAX.)

1005.1 'EGRESS WIDTH' - TABLE 1005.1 'EGRESS WIDTH PER OCCUPANT SERVED'
INSTITUTIONAL, I-2 W/ SPRINKLER = 0.2 INCHES PER OCCUPANT
CALCULATION: 353 OCCUPANTS (0.2" / OCCUPANT) = 70.6" OF EGRESS WIDTH (156" PROVIDED)

1014.2 EGRESS THROUGH INTERVENING SPACES EGRESS FROM A ROOM OR SPACE SHALL PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS ARE ACCESSORY TO THE AREA SERVED, ARE NOT A HIGH-HAZARD OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

1016.1 'EXIT ACCESS TRAVEL DISTANCE' EXITS SHALL BE SO LOCATED THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1016.1.

TABLE 1016.1 'EXIT ACCESS TRAVEL DISTANCE'
INSTITUTIONAL, I-2, = 200 FEET OF EXIT DISTANCE WITH A SPRINKLER SYSTEM.

1014.3 ' COMMON PATH OF EGRESS TRAVEL
IN I-2 OCCUPANCIES THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET WITH A SPRINKLER SYSTEM.

CHAPTER 29 - PLUMBING SYSTEMS

TABLE 2902.1 ' MINIMUM NUMBER OF PLUMBING FACILITIES'

CALCULATION
TOTAL OCCUPANCY = ACTUAL (INCLUDES 32 RESIDENTS MAX., VISITORS AND EMPLOYEES)
(1 PER ROOM OCCUPANTS BY CODE)

32 RESIDENTS (1 PER ROOM) = 28 W.C.
16 (4 ACTUAL) EMPLOYEES (INSTITUTIONAL EMPLOYEE : 1 PER 35 OCCUPANTS) = 1 W.C.
64 VISITORS OCCUPANTS (INSTITUTIONAL VISITORS: 1 PER 100 OCCUPANTS) = 0 W.C.

REQUIRED NUMBER OF W.C. = 29 W.C.
EXISTING NUMBER OF W.C. = 29 W.C.

THEREFORE CONDITIONS ARE MET

32 RESIDENTS (INSTITUTIONAL RESIDENT CARE: 1 PER ROOM) = 28 LAVATORIES
16 (4 ACTUAL) EMPLOYEES (INSTITUTIONAL EMPLOYEE : 1 PER 35 OCCUPANTS) = 1 LAVATORY
64 VISITORS OCCUPANTS (INSTITUTIONAL VISITORS: 1 PER 100 OCCUPANTS) = 1 LAVATORY

REQUIRED NUMBER OF LAVATORIES = 29 LAVATORIES
EXISTING NUMBER OF LAVATORIES = 29 LAVATORIES

THEREFORE CONDITIONS ARE MET

32 RESIDENTS (INSTITUTIONAL RESIDENT CARE: 1 PER 100 OCCUPANTS) = 1/2 D.F.
16 (4 ACTUAL) EMPLOYEES (INSTITUTIONAL EMPLOYEE : 1 PER 100 OCCUPANTS) = 1/8 D.F.
64 VISITORS OCCUPANTS (INSTITUTIONAL VISITORS: 1 PER 500 OCCUPANTS) = 1/8 D.F.

REQUIRED NUMBER OF DRINKING FOUNTAINS = 1 D.F.
EXISTING NUMBER OF DRINKING FOUNTAINS = 1 D.F.

THEREFORE CONDITIONS ARE MET

GENERAL NOTES

1. PROVIDE SMOKE SEALS AT BOTTOMS OF CORRIDOR DOORS

DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

HOME INSPIRED 2
SOMERS WISCONSIN

A1a

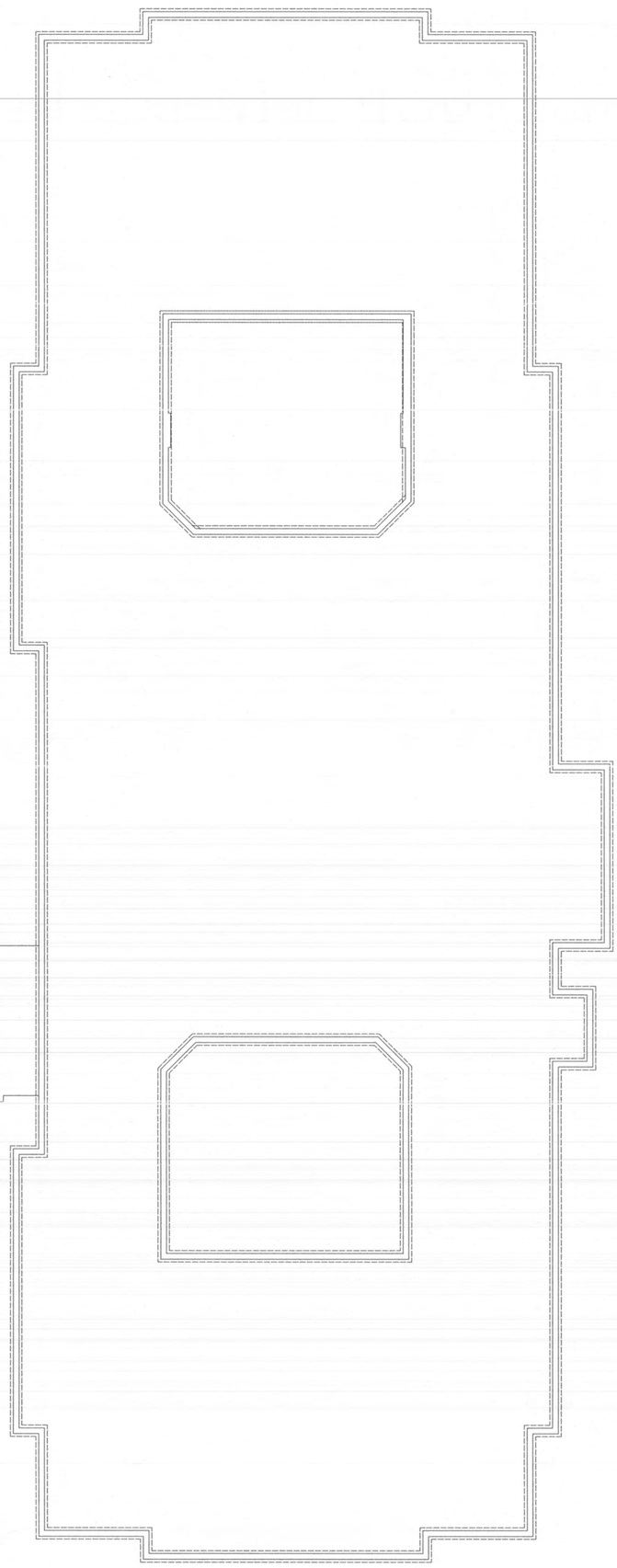
HOME INSPIRED 2
SOMERS WISCONSIN

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

REVISIONS

DATE

A2



FOUNDATION PLAN
1/8" = 1'-0"

FOUNDATION PLAN

1/8" = 1'-0"

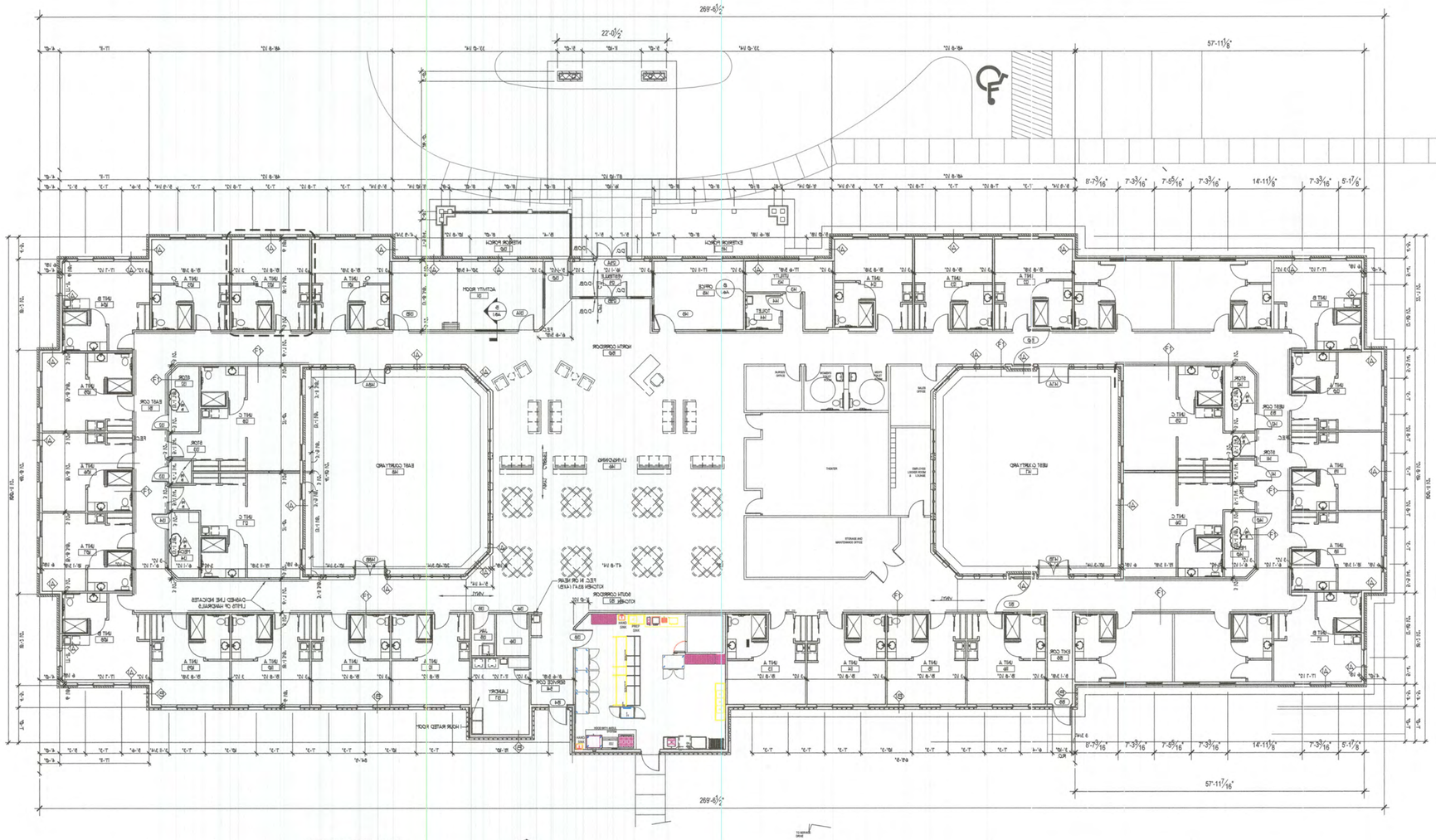
DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

HOME INSPIRED 2
SOMERS WISCONSIN

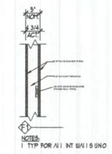
A3



FIRST FLOOR PLAN

1/8" = 1'-0"

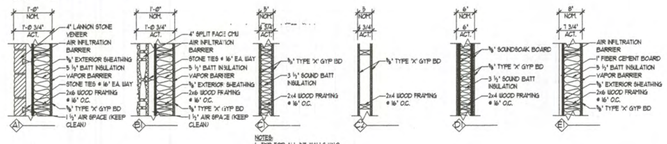
24710 SQ FT
FULLY SPRINKLERED PROTECTED



NOTES:
1 TYP FOR ALL INT WALLS UNO

WALL TYPES

3/4" = 1'-0"



NOTES:
1 TYP FOR ALL INT WALLS UNO

NOTE: ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD EXCEPT AT EXTERIOR WALLS WHICH ARE TO FACE OF SHEATHING.

D.O.B. DOOR OPERATOR BUTTON

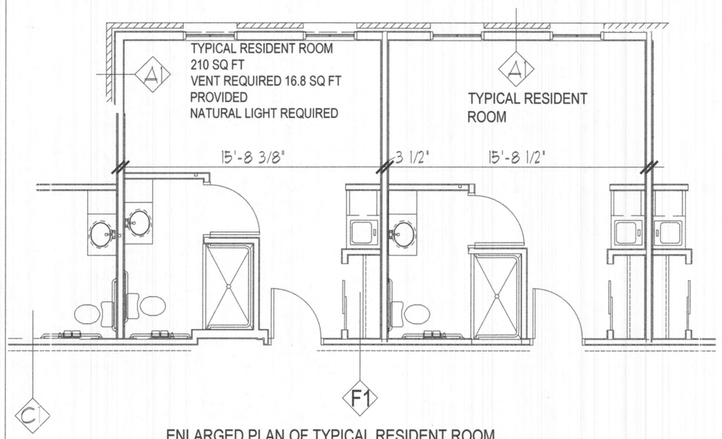
DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

HOME INSPIRED 2
SOMERS WISCONSIN

A4



ENLARGED PLAN OF TYPICAL RESIDENT ROOM

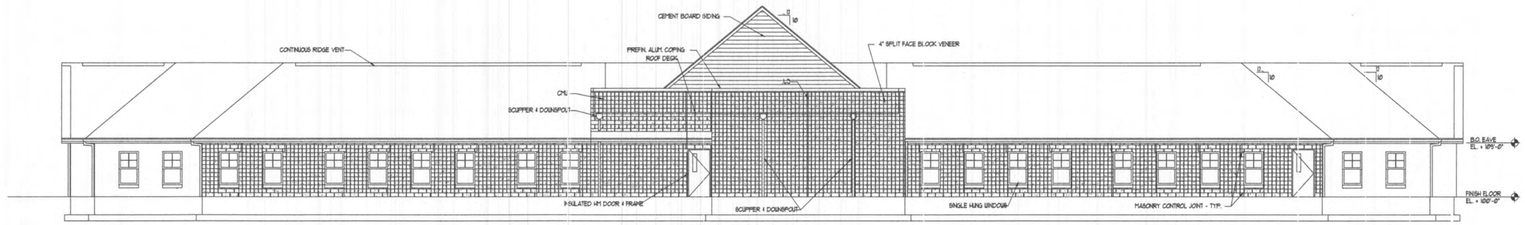
SCALE $\frac{3}{8}$" = 1'-0"

A5

1 A4.1 NORTH ELEVATION
3/32" = 1'-0"

2 A4.1 EAST ELEVATION
1/8" = 1'-0"

3 A4.1 WEST ELEVATION
1/8" = 1'-0"



4 A4.1 SOUTH ELEVATION
1/8" = 1'-0"

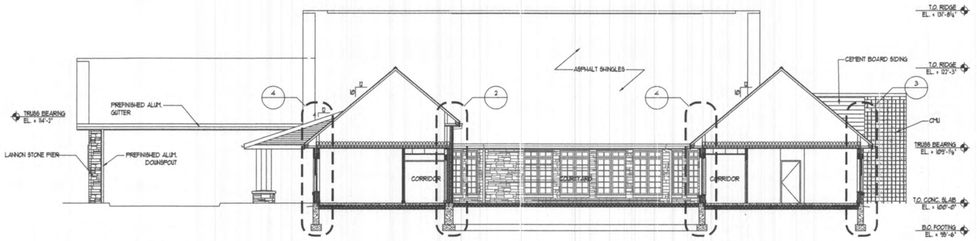
DATE
5-24-22

REVISIONS

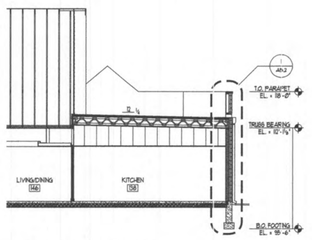
WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

HOME INSPIRED 2
SOMERS WISCONSIN

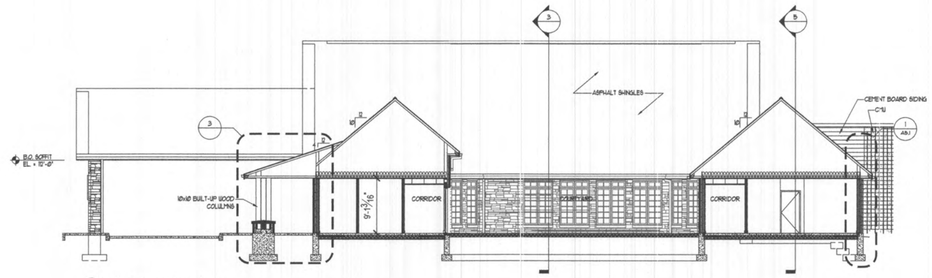
A6



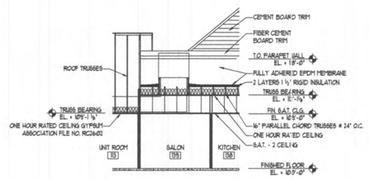
1 / A4.3 CROSS SECTION
1/8" = 1'-0"



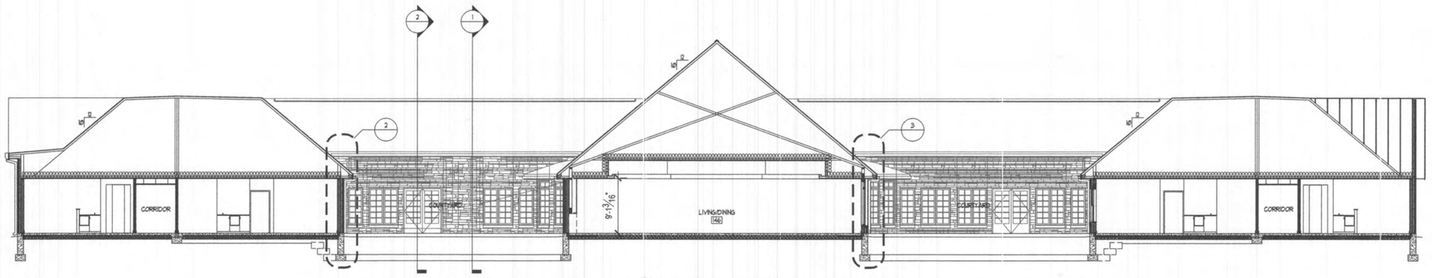
4 / A4.3 CROSS SECTION
1/8" = 1'-0"



2 / A4.3 CROSS SECTION
1/8" = 1'-0"



5 / A4.3 CROSS SECTION
1/8" = 1'-0"



2 / A4.3 LONGITUDINAL SECTION
1/8" = 1'-0"

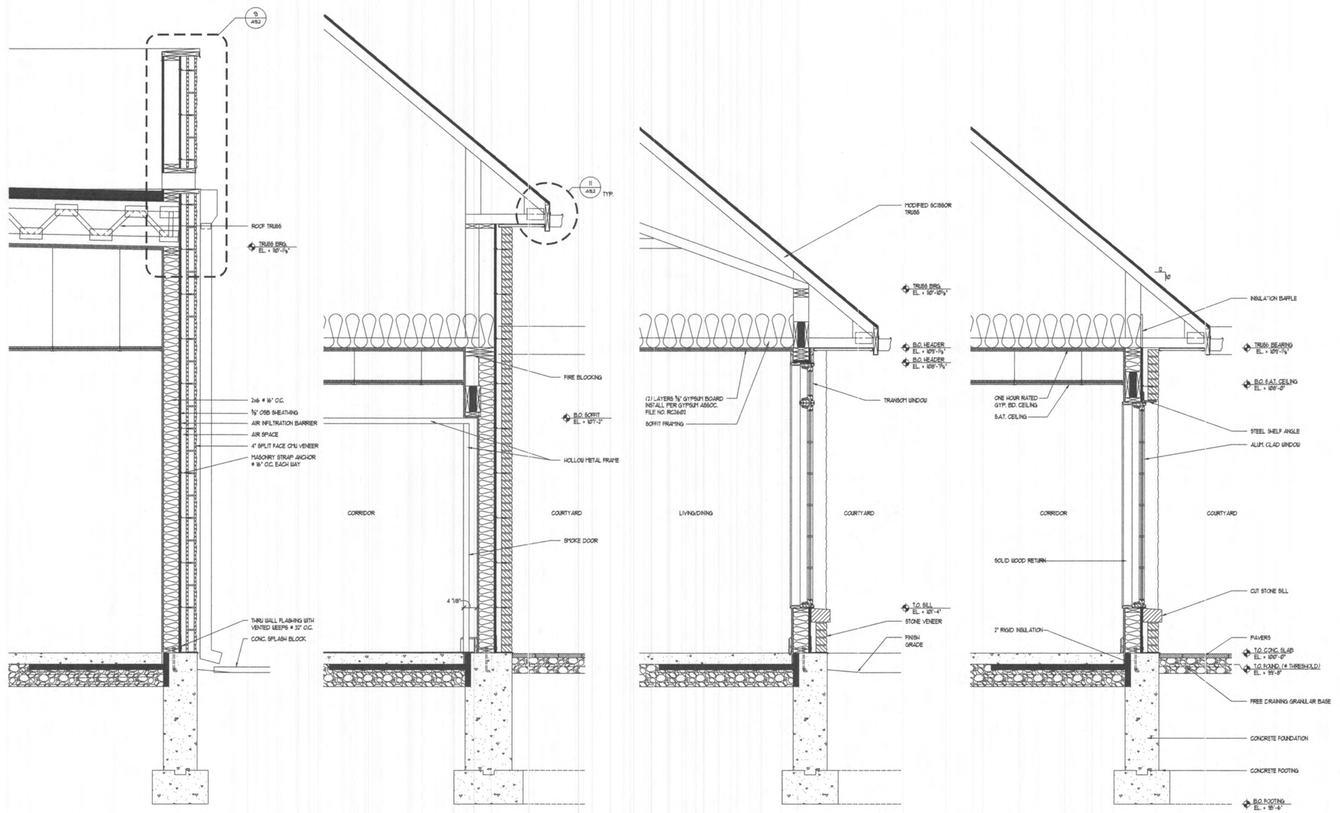
DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

HOME INSPIRED 2
SOMERS WISCONSIN

A7



1 WALL SECTION
3/4" = 1'-0"

2 WALL SECTION
3/4" = 1'-0"

3 WALL SECTION
3/4" = 1'-0"

4 WALL SECTION
3/4" = 1'-0"

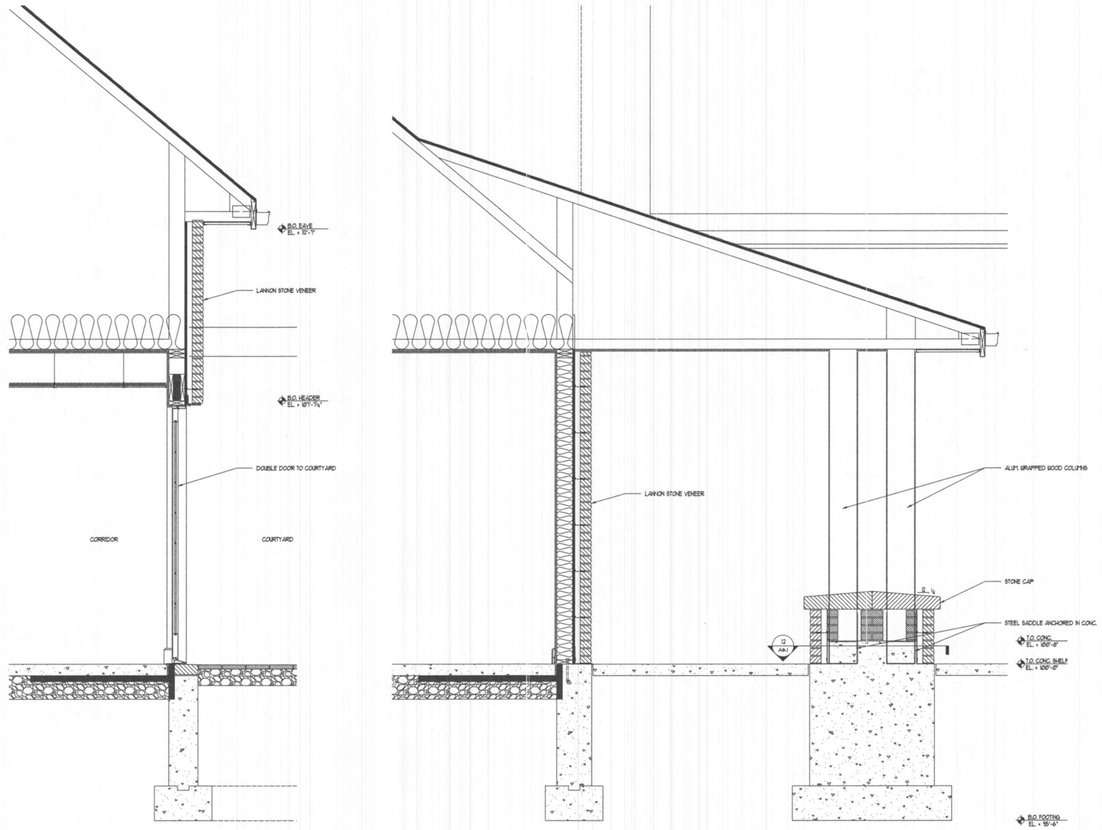
DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5515 11TH AVE
PLEASANT PRAIRIE WI. 53158

HOME INSPIRED 2
SOMERS WISCONSIN

A8



2 WALL SECTION
3/4" = 1'-0"

3 WALL SECTION
3/4" = 1'-0"

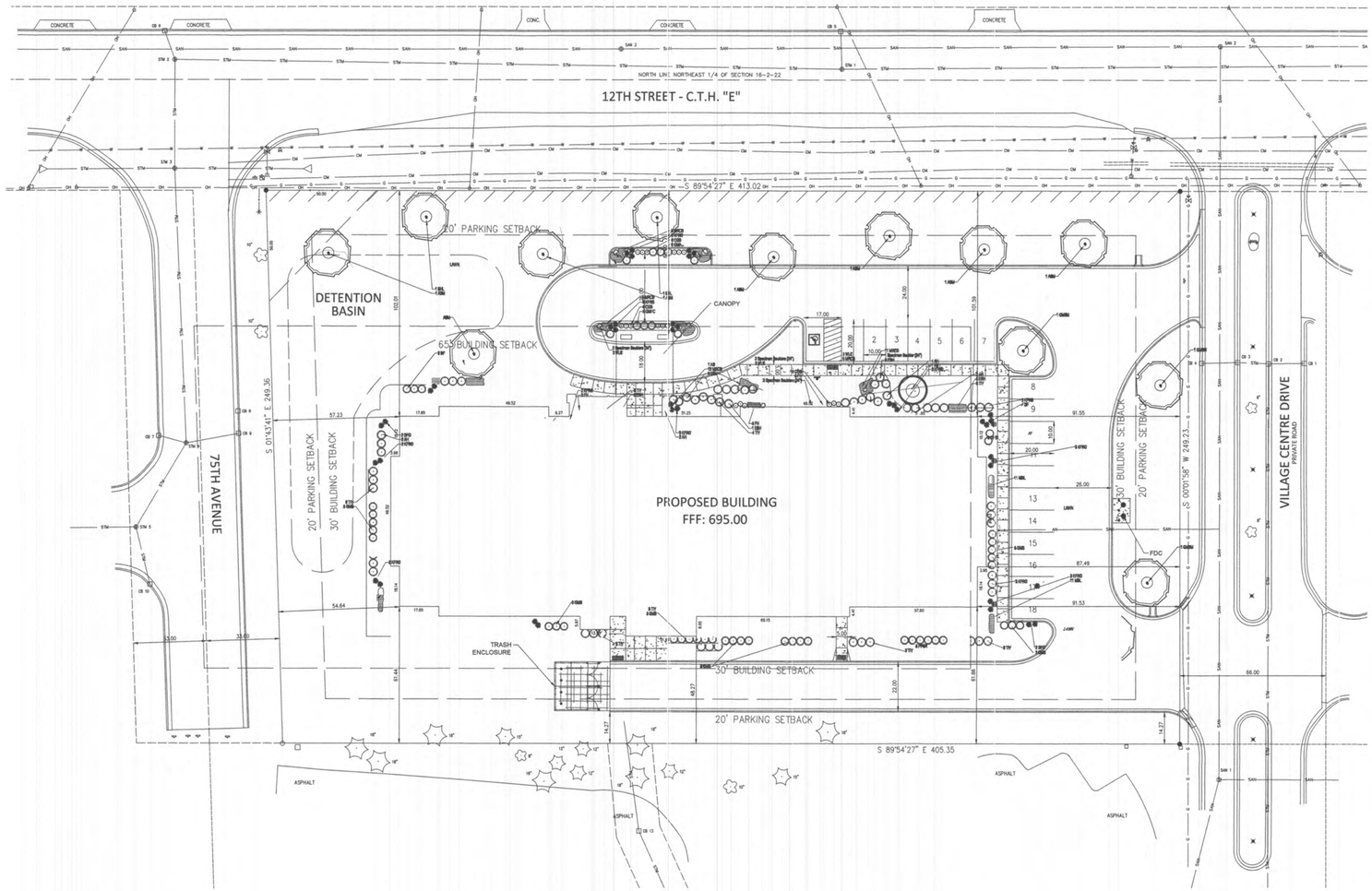
DATE

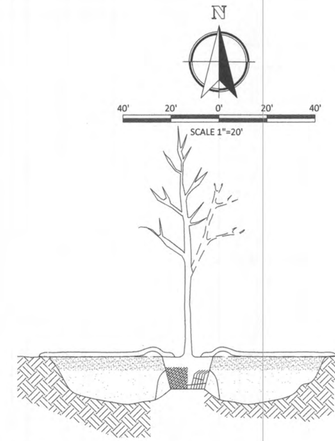
REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5315 87TH PLACE
PLEASANT PRAIRIE WI. 53158

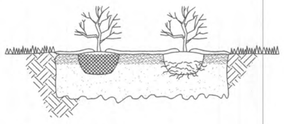
HOME INSPIRED 2
SOMERS WISCONSIN

A9





TREE PLANTING DETAIL



BUSH PLANTING DETAIL

SITE DATA

PARCEL NUMBER:	82-4-222-161-0106
EXISTING ZONING:	COMMUNITY BUSINESS DISTRICT (B-2)
PROPOSED ZONING:	INSTITUTIONAL DISTRICT (I-1)
EXISTING FLOOD ZONE:	N/A
DEVELOPMENT TYPE:	RESIDENTIAL (CBRF)
EXISTING USE:	VACANT
PROPOSED USE:	ASSISTED LIVING
APPLICANT:	HOME INSPIRED II, LLC ANUP PATEL 1201 VILLAGE CENTRE DR SOMERS, WI 53144

EXISTING IMPERVIOUS SURFACE CALCULATIONS

TOTAL IMPERVIOUS SURFACE AREA:	14,495 S.F (14.21%)
TOTAL GREEN SPACE AREA:	87,486 S.F (85.79%)
TOTAL PARCEL AREA:	101,981 S.F (2.34 ACRES)

PROPOSED IMPERVIOUS SURFACE CALCULATIONS

PROPOSED BUILDING AREA:	25,814 S.F
PROPOSED PAVEMENT AREA:	27,060 S.F
TOTAL IMPERVIOUS SURFACE AREA:	52,874 S.F (51.85%)
TOTAL GREEN SPACE AREA:	49,107 S.F (48.15%)
TOTAL PARCEL AREA:	101,981 S.F (2.34 ACRES)

PROPOSED PARKING DATA

TOTAL PROPOSED PARKING:	19 SPACES (INCLUDING 1 ADA SPACE)

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL

TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

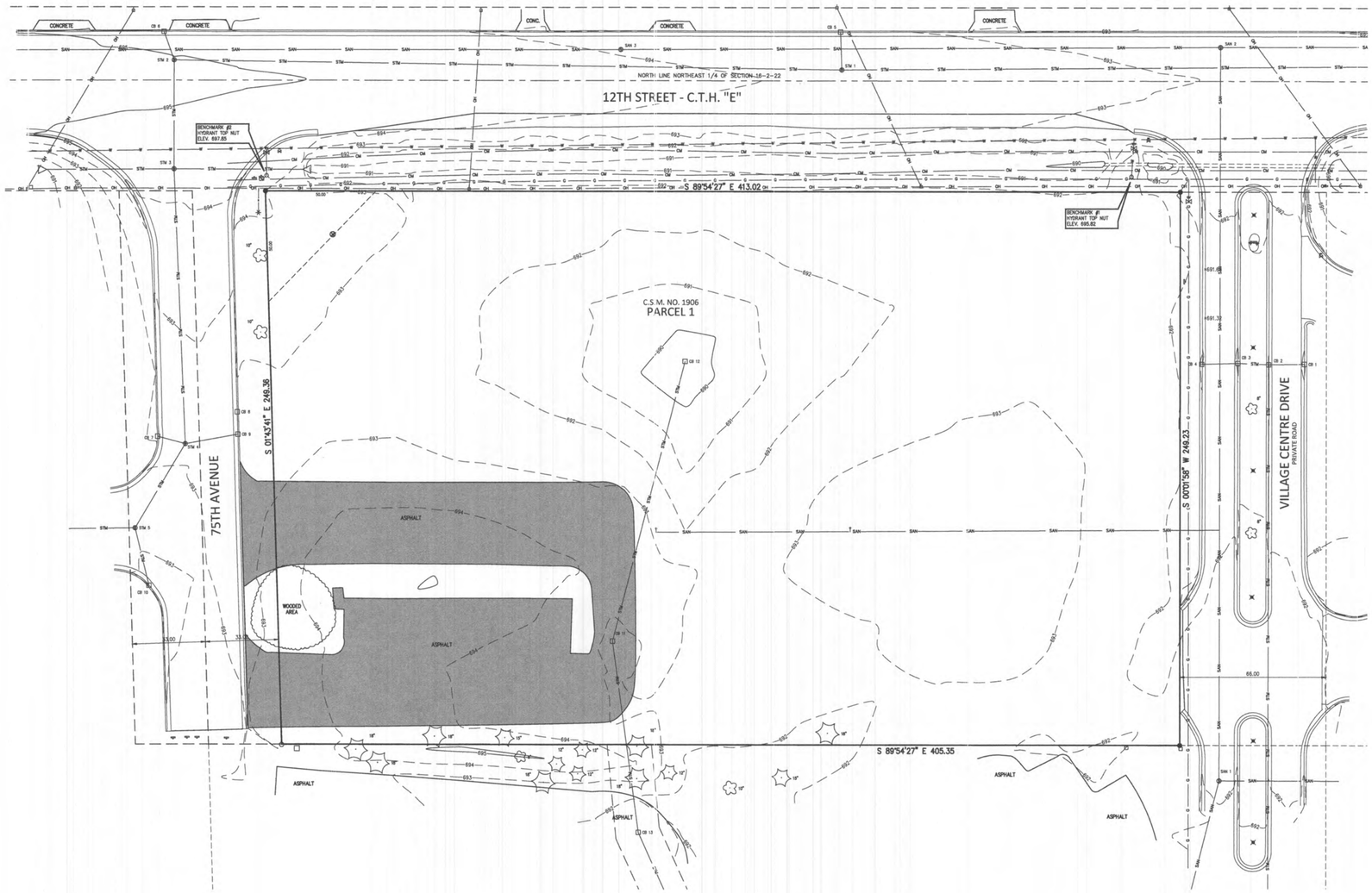
Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.mmbsc.net

HOME INSPIRED II CBRF
DIMENSIONED SITE PLAN
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: CJS
DATE: 10-27-2022
CHECKED: JJC
DATE: 10-27-2022

2010.0126.05
SHEET



N

40' 20' 0' 20' 40'

SCALE 1"=20'

BENCHMARKS

1. TOP NUT ON HYDRANT
   SOUTHWEST CORNER OF 12TH STREET AND VILLAGE CENTRE DRIVE
   ELEVATION: 695.82

2. TOP NUT ON HYDRANT
   SOUTHEAST CORNER OF 12TH STREET AND 75TH AVENUE
   ELEVATION: 697.85

LEGAL DESCRIPTION

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1906, RECORDED IN THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 15, 1996, AS DOCUMENT NO. 1032699, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 22 EAST, IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. DATUM UPON NAD 1983 / 2011.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

( ) RECORDED AS BEARING AND/OR DISTANCES

FIELD: 06-29-2022 W/B / JME

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND

STORM MANHOLE	HYDRANT	POWER POLE	COMMUNICATION BOX
CATCH BASIN	WATER VALVE	OVERHEAD WIRES	COMMUNICATION LINE
STM STORM SEWER	WATER MAIN	GUY WIRE	DECIDUOUS TREE
SANITARY MANHOLE	GAS VALVE	FLOOD LIGHT	CONIFEROUS TREE
CLEAN OUT	GAS MAIN	LIGHT POLE	3/4 REBAR SET
SAN SANITARY SEWER	SIGN	YARD LIGHT	1-1/4" IRON PIPE FOUND

UTILITY NOTE

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EXISTING UTILITY DATA

STM 1
RIM 693.67
IE. 48" E/W 684.67
IE. 12" N (CAN'T REACH)

STM 2
RIM 695.07
IE. 12" N 690.92
IE. 48" E 685.97
IE. 30" S (CAN'T REACH)

STM 3
RIM 694.24
IE. 30" N 686.59
IE. 24"x38" S 687.04
IE. 18" E 687.64
IE. 18" W 687.54

STM 4
RIM 692.82
IE. 24"x38" SW 687.67
IE. 12" W 688.47
IE. 24"x38" N 687.52
IE. 15" E 688.37

CB 1
RIM 690.86
IE. 12" W 687.16 CPCP

CB 2
RIM 690.92
IE. 15" S 686.42 CPCP
IE. 12" W 686.82 CPCP
IE. 12" E 686.72 CPCP

CB 3
RIM 690.89
IE. 12" W 687.14 CPCP
IE. 12" E 687.14 CPCP

CB 4
RIM 690.79
IE. 12" E 687.44 CPCP

CB 5
RIM 693.02
IE. 12" S 687.82 RCCP

CB 6
RIM 694.58
IE. 12" SE 691.23 RCCP

CB 7
RIM 692.47
IE. 12" E 688.92

CB 8
RIM 692.35
IE. 12" S 689.00

CB 9
RIM 692.30
IE. 15" SW 688.90
IE. 12" N 688.95

CB 10
RIM 692.69
IE. 12" NW 688.89

CB 11
RIM 692.69
IE. 15" S 687.19 CPCP
IE. 12" NE 687.29 PVC

CB 12
RIM 690.00
IE. 12" SW 688.40 PVC

CB 13
RIM 691.19
IE. 15" N 686.94 CPCP
IE. 15" SE 686.89 CPCP

SAN 1
RIM 692.04
IE. 8" N 679.24
IE. 8" S 679.44
IE. 8" E 679.44

SAN 2
RIM 692.62
IE. 8" S 678.37
IE. 15" E/W 673.12

SAN 3
RIM 694.02
IE. 15" E/W 673.62

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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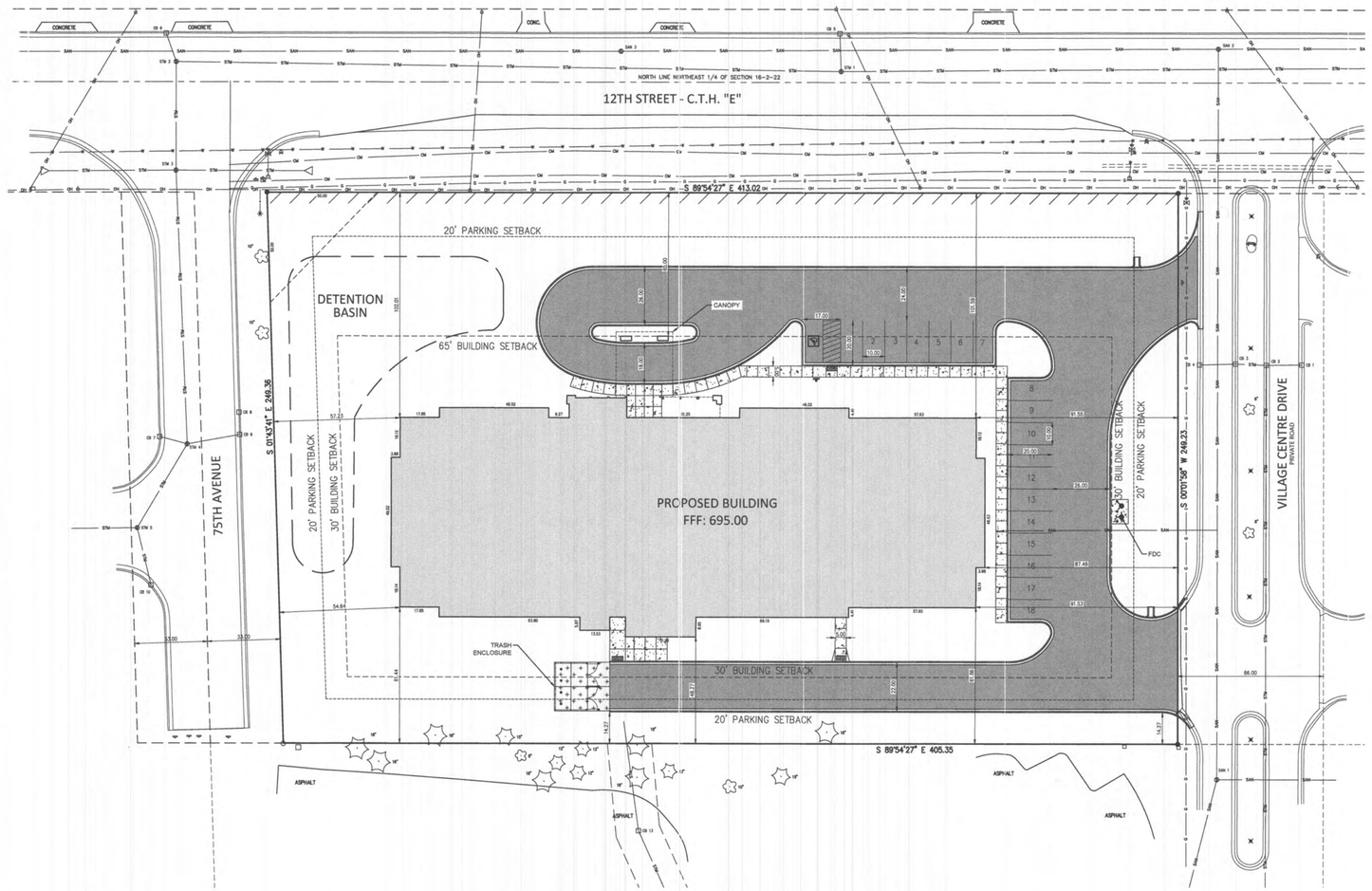
HOME INSPIRED II CBRF
EXISTING CONDITIONS PLAN
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: CJS
DATE: 10-27-2022
CHECKED: JJC
DATE: 10-27-2022

2010.0126.05

SHEET
C100



N

40' 20' 0' 20' 40'

SCALE 1"=20'

SITE LEGEND

ASPHALT PAVEMENT

CONCRETE PAVEMENT

SITE DATA

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PROPOSED ZONING:	INSTITUTIONAL DISTRICT (I-1)
EXISTING FLOOD ZONE:	N/A
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Thursday, October 27, 2022 12:53:50 PM

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

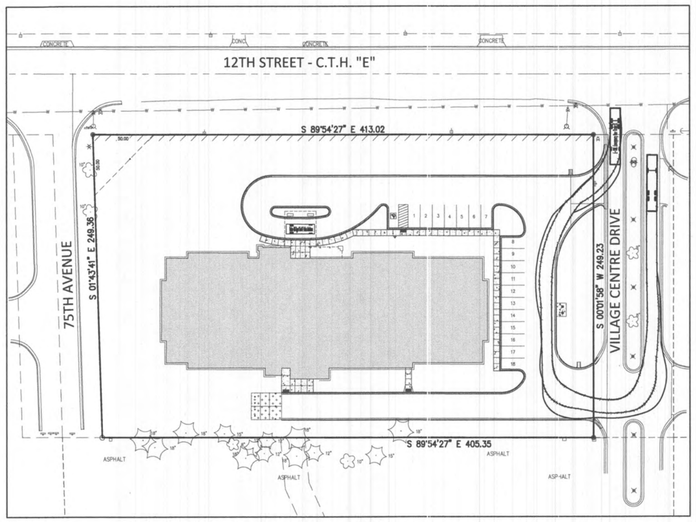
HOME INSPIRED II CBRF
DIMENSIONED SITE PLAN
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

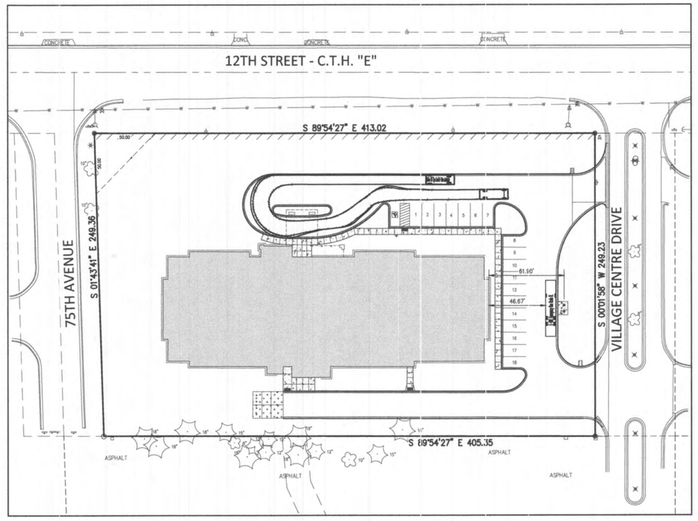
PROJ. MGR: MDE
DRAFTED: CJS
DATE: 10-27-2022
CHECKED: JJC
DATE: 10-27-2022

2010.0126.05

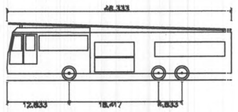
SHEET
C101



FIRE TRUCK TURNING MOVEMENTS

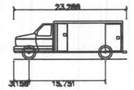


AMBULANCE TURNING MOVEMENTS



E-ONE Emergency One Ocala FL	
Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.39ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK DIMENSIONS



Horton 453 Type I Ford E-Series Ambulance	
Overall Length	23.288ft
Overall Width	8.021ft
Overall Body Height	7.885ft
Min Body Ground Clearance	1.265ft
Track Width	8.021ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	27.400ft

AMBULANCE DIMENSIONS

N

80' 40' 0' 40' 80'

SCALE 1"=40'

Nielsen Madsen + Barber
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HOME INSPIRED II CBRF
EMERGENCY VEHICLE ACCESS

FOR

HOME INSPIRED II, LLC

VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: CJS
DATE: 10-27-2022
CHECKED: JJC
DATE: 10-27-2022

2010.0126.05

SHEET C102

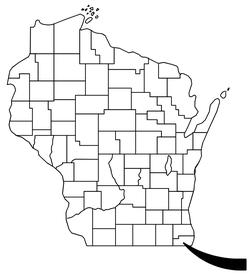
HOME INSPIRED II CBRF

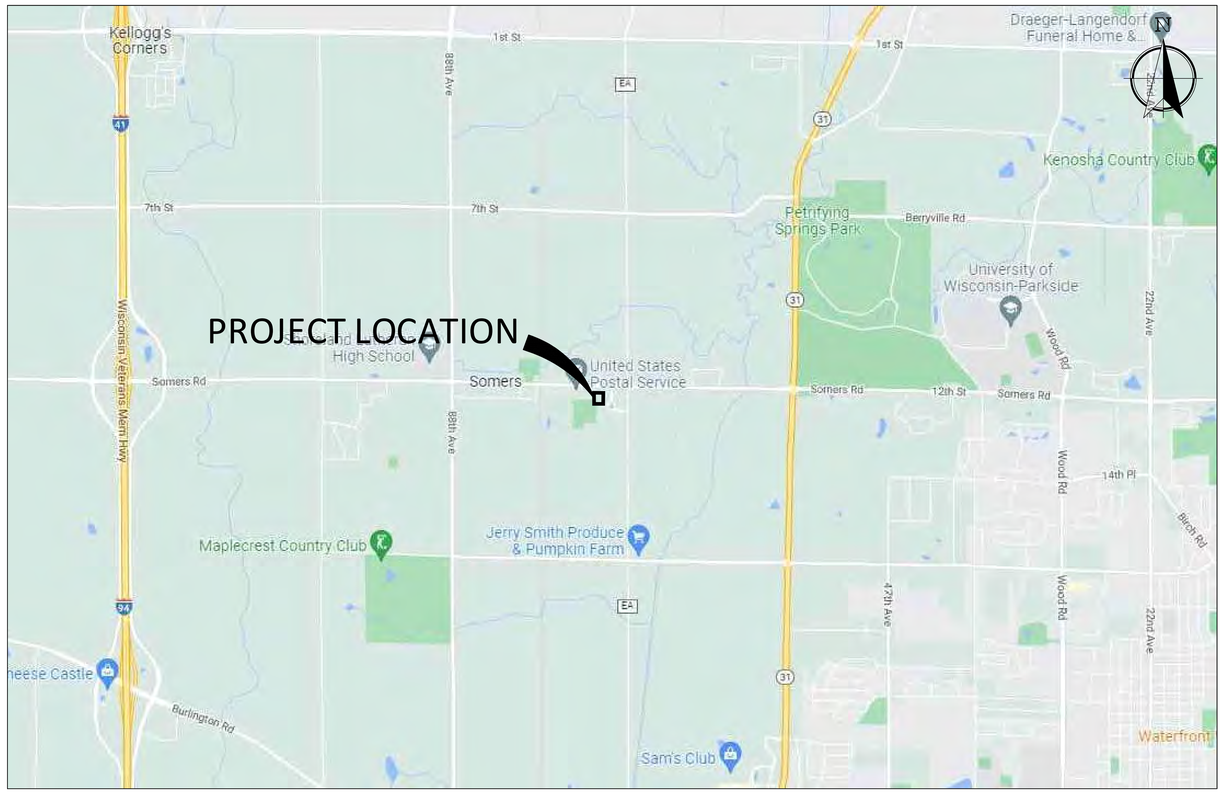
SITE GRADING, DRAINAGE, UTILITY AND PAVEMENT CONSTRUCTION

for

HOME INSPIRED II, LLC

SOMERS, WISCONSIN





LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X	X
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET IRON PIPE		FORCE MAIN	\	

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	I.E.
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	CANDG	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
EXISTING	EX	TANGENCY OF CURVE	TAN
FINISHED FIRST FLOOR	FFF	POINT OF VERTICAL INTERSECTION	PVI
FINISHED GRADE	FG	PROPOSED	PROP
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM
		HIGH WATER LEVEL	HWL

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

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SHEET INDEX

Plan Sheet	Sheet No.
TITLE SHEET	C100
EXISTING CONDITIONS	C101
SITE DEMOLITION PLAN	C102
DIMENSIONED SITE PLAN	C103
SITE UTILITY PLAN	C104
STORM SEWER PLAN	C105
SITE GRADING & EROSION CONTROL PLAN	C106
PAVEMENT GRADING PLAN	C107
PAVEMENT MARKING & SIGNAGE PLAN	C108
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C109 THRU C112

OWNER

HOME INSPIRED II, LLC
ANUP PATEL
1201 VILLAGE CENTRE DR
SOMERS, WI 53144
OFFICE: 262-859-2500
EMAIL: ANUP211@GMAIL.COM

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DEPUTY CLERK-TREASURER
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BUILDING INSPECTOR
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NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

WISCONSIN
JASON J CHRISTENSEN
E-41783
RACINE, WI
PROFESSIONAL ENGINEER
11/16/22

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME INSPIRED II CBRF
IMPROVEMENT PLANS
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: CJS
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SHEET C100

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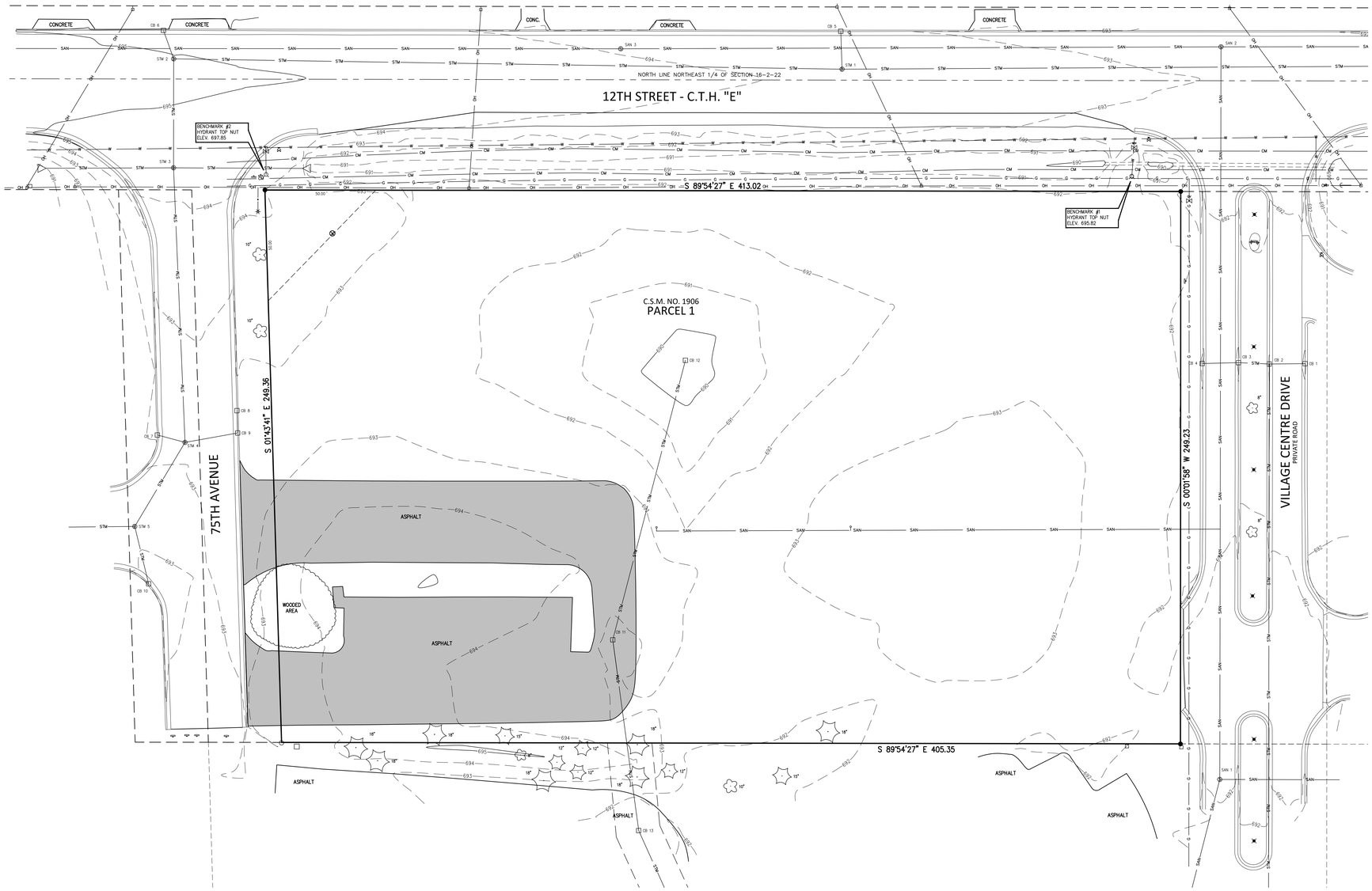

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40' 20' 0' 20' 40'

SCALE 1"=20'

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

( ) RECORDED AS BEARING AND/OR DISTANCES

FIELD: 06-29-2022 WJB / JME

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND

- STORM MANHOLE
- CATCH BASIN
- STORM SEWER
- SANITARY MANHOLE
- CLEAN OUT
- SANITARY SEWER
- HYDRANT
- WATER VALVE
- WATER MAIN
- GAS VALVE
- GAS MAIN
- SIGN
- POWER POLE
- OVERHEAD WIRES
- GUY WIRE
- FLOOD LIGHT
- LIGHT POLE
- YARD LIGHT
- COMMUNICATION BOX
- COMMUNICATION LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 3/4 REBAR SET
- 1-1/4" IRON PIPE FOUND

UTILITY NOTE

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BENCHMARKS

1. TOP NUT ON HYDRANT
   SOUTHWEST CORNER OF 12TH STREET AND VILLAGE CENTRE DRIVE
   ELEVATION: 695.82

2. TOP NUT ON HYDRANT
   SOUTHEAST CORNER OF 12TH STREET AND 75TH AVENUE
   ELEVATION: 697.85

LEGAL DESCRIPTION

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1906, RECORDED IN THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE ON AUGUST 15, 1996, AS DOCUMENT NO. 1032999, BEING A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 22 EAST, IN THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

EXISTING UTILITY DATA

STM 1
RIM 693.67
IE. 48" E/W 684.67
IE. 12" N (CAN'T REACH)

STM 2
RIM 695.07
IE. 12" N 690.92
IE. 48" E 685.97
IE. 30" S (CAN'T REACH)

STM 3
RIM 694.24
IE. 30" N 686.59
IE. 24"x38" S 687.04
IE. 18" E 687.64
IE. 18" W 687.54

STM 4
RIM 692.82
IE. 24"x38" SW 687.67
IE. 12" W 688.47
IE. 24"x38" N 687.52
IE. 15" E 688.37

CB 1
F/L 690.86
IE. 12" W 687.16 CPCP

CB 2
F/L 690.92
IE. 15" S 686.42 CPCP
IE. 12" W 686.82 CPCP
IE. 12" E 686.72 CPCP

CB 3
F/L 690.89
IE. 12" W 687.14 CPCP
IE. 12" E 687.14 CPCP

CB 4
F/L 690.79
IE. 12" E 687.44 CPCP

CB 5
F/L 693.02
IE. 12" S 687.82 RCCP

CB 6
F/L 694.58
IE. 12" SE 691.23 RCCP

CB 7
F/L 692.47
IE. 12" E 688.92

CB 8
F/L 692.35
IE. 12" S 689.00

CB 9
F/L 692.30
IE. 15" SW 688.90
IE. 12" N 688.95

CB 10
F/L 692.69
IE. 12" NW 688.89

CB 11
F/L 692.69
IE. 15" S 687.19 CPCP
IE. 12" NE 687.29 PVC

CB 12
F/L 690.00
IE. 12" SW 688.40 PVC

CB 13
F/L 691.19
IE. 15" N 686.94 CPCP
IE. 15" SE 686.89 CPCP

SAN 1
RIM 692.04
IE. 8" N 679.24
IE. 8" S 679.44
IE. 8" E 679.44

SAN 2
RIM 692.62
IE. 8" S 678.37
IE. 15" E/W 673.12

SAN 3
RIM 694.02
IE. 15" E/W 673.62

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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HOME INSPIRED II CBRF
EXISTING CONDITIONS PLAN
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HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

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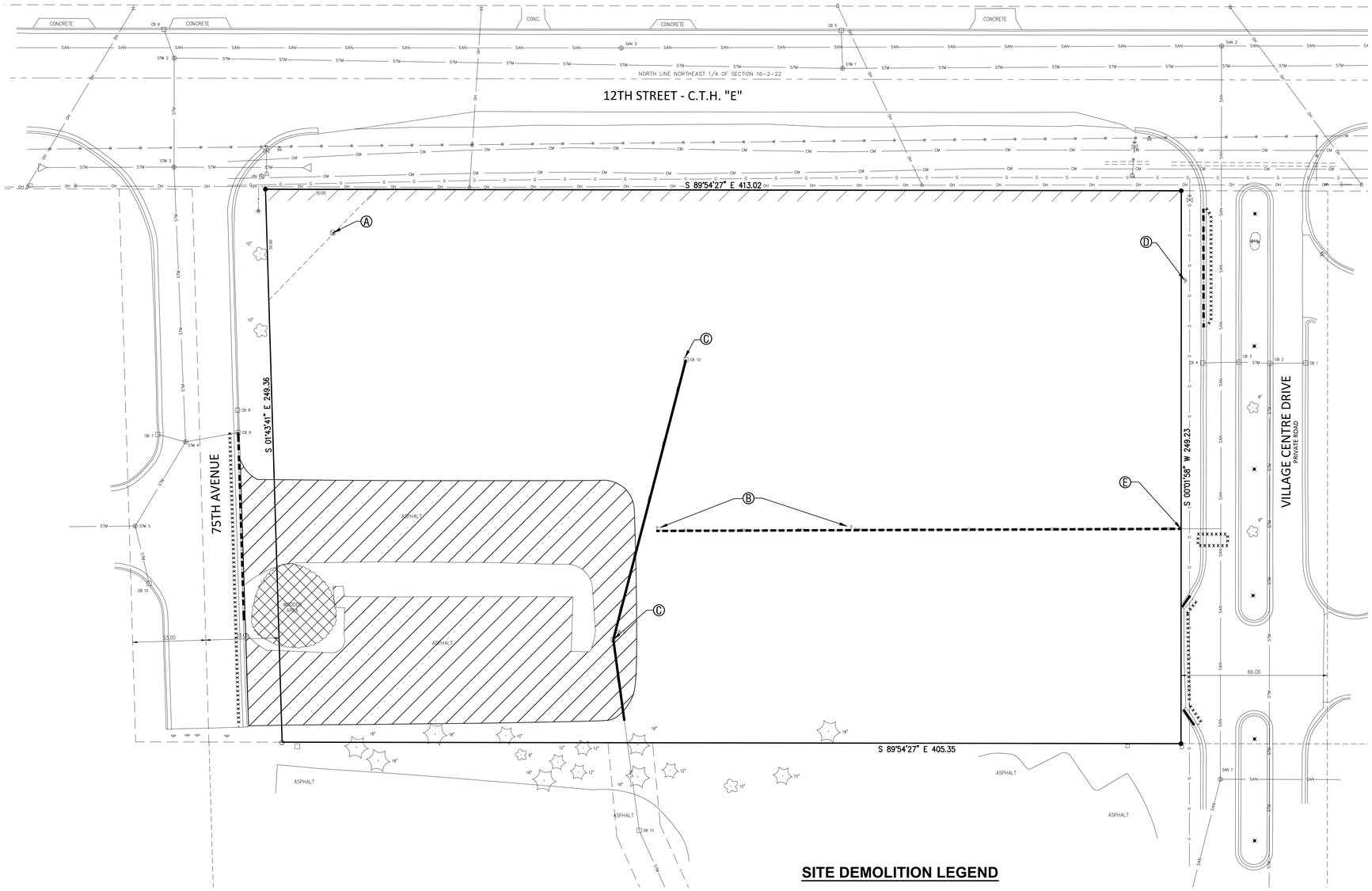

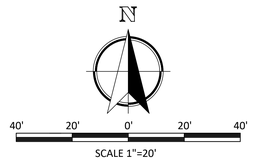

SITE DEMOLITION LEGEND

- REMOVE ASPHALT PAVEMENT & BASE
- SAW CUT PAVEMENT (FULL DEPTH)
- REMOVE STORM SEWER
- REMOVE SANITARY SEWER
- REMOVE CURB & GUTTER
- CLEAR AND GRUB
- Ⓐ REMOVE SIGN POST
- Ⓑ REMOVE CLEANOUT
- Ⓒ REMOVE STORM SEWER STRUCTURE
- Ⓓ REMOVE SIGN
- Ⓔ CAP EXISTING LATERAL

DIGGERS HOTLINE
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UTILITY NOTE

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DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS AS SHOWN ON THESE CONSTRUCTION PLANS OR AS NECESSARY TO COMPLETE THE WORK. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

ABANDONMENT OF UTILITIES SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE "STANDARD SPECIFICATIONS".

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

Nielsen Madsen + Barber
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Tele: (262)634-5588 Website: www.nmbsc.net

HOME INSPIRED II CBRF
SITE DEMOLITION PLAN
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	CJS
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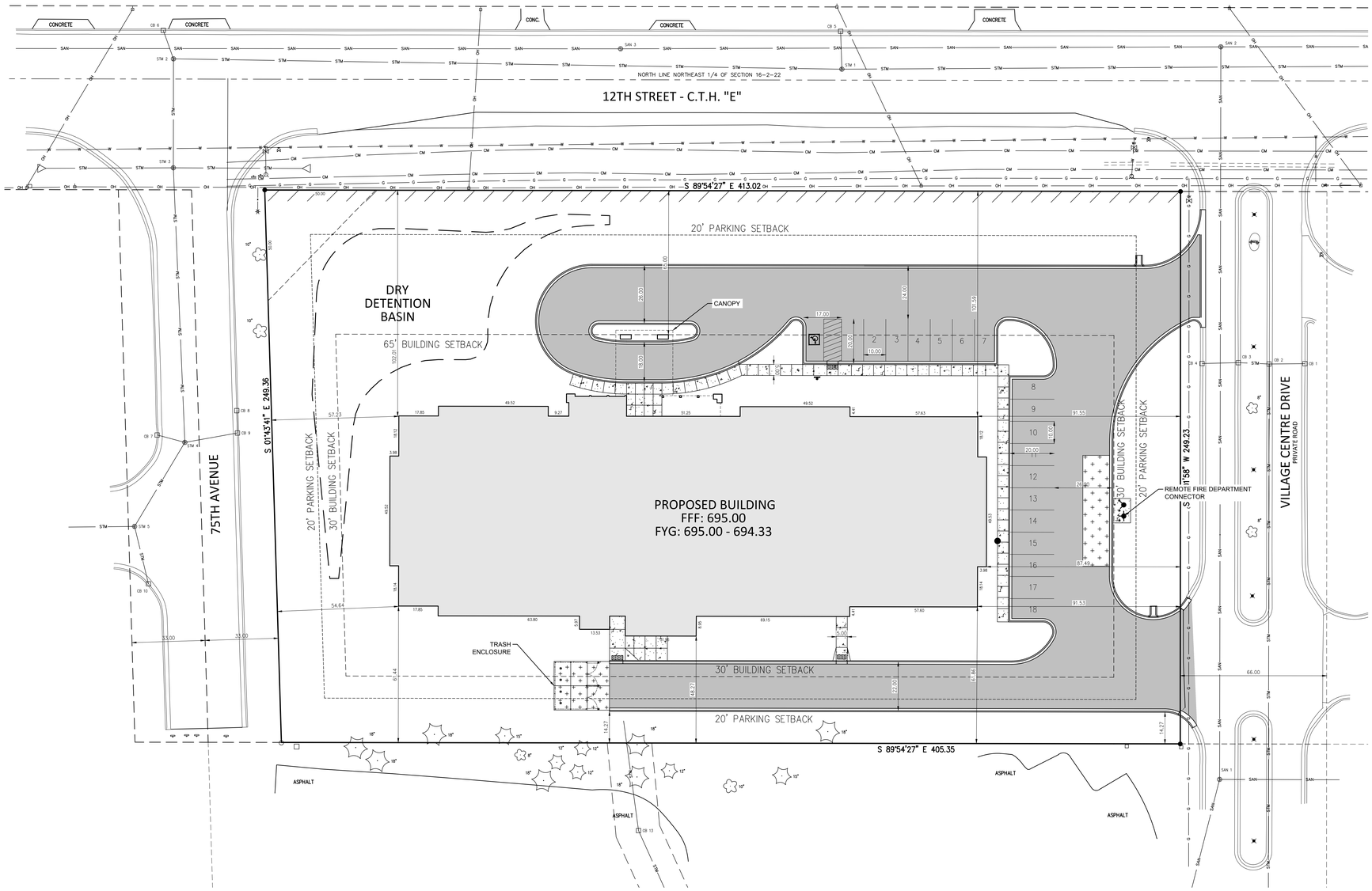

N

40' 20' 0' 20' 40'

SCALE 1"=20'

SITE LEGEND

ASPHALT PAVEMENT

CONCRETE PAVEMENT

SITE DATA

PARCEL NUMBER:	82-4-222-161-0106
EXISTING ZONING:	COMMUNITY BUSINESS DISTRICT (B-2)
PROPOSED ZONING:	INSTITUTIONAL DISTRICT (I-1)
EXISTING FLOOD ZONE:	N/A
DEVELOPMENT TYPE:	RESIDENTIAL (CBRF)
EXISTING USE:	VACANT
PROPOSED USE:	ASSISTED LIVING
APPLICANT:	HOME INSPIRED II, LLC ANUP PATEL 1201 VILLAGE CENTRE DR SOMERS, WI 53144

EXISTING IMPERVIOUS SURFACE CALCULATIONS

TOTAL IMPERVIOUS SURFACE AREA:	14,495 S.F (14.21%)
TOTAL GREEN SPACE AREA:	87,486 S.F (85.79%)
TOTAL PARCEL AREA:	101,981 S.F (2.34 ACRES)

PROPOSED IMPERVIOUS SURFACE CALCULATIONS

PROPOSED BUILDING AREA:	25,814 S.F
PROPOSED PAVEMENT AREA:	27,060 S.F
TOTAL IMPERVIOUS SURFACE AREA:	52,874 S.F (51.85%)
TOTAL GREEN SPACE AREA:	49,107 S.F (48.15%)
TOTAL PARCEL AREA:	101,981 S.F (2.34 ACRES)

PROPOSED PARKING DATA

TOTAL PROPOSED PARKING:	19 SPACES (INCLUDING 1 ADA SPACE)

DIGGERS HOTLINE
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HOME INSPIRED II CBRF

DIMENSIONED SITE PLAN

FOR

HOME INSPIRED II, LLC

VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

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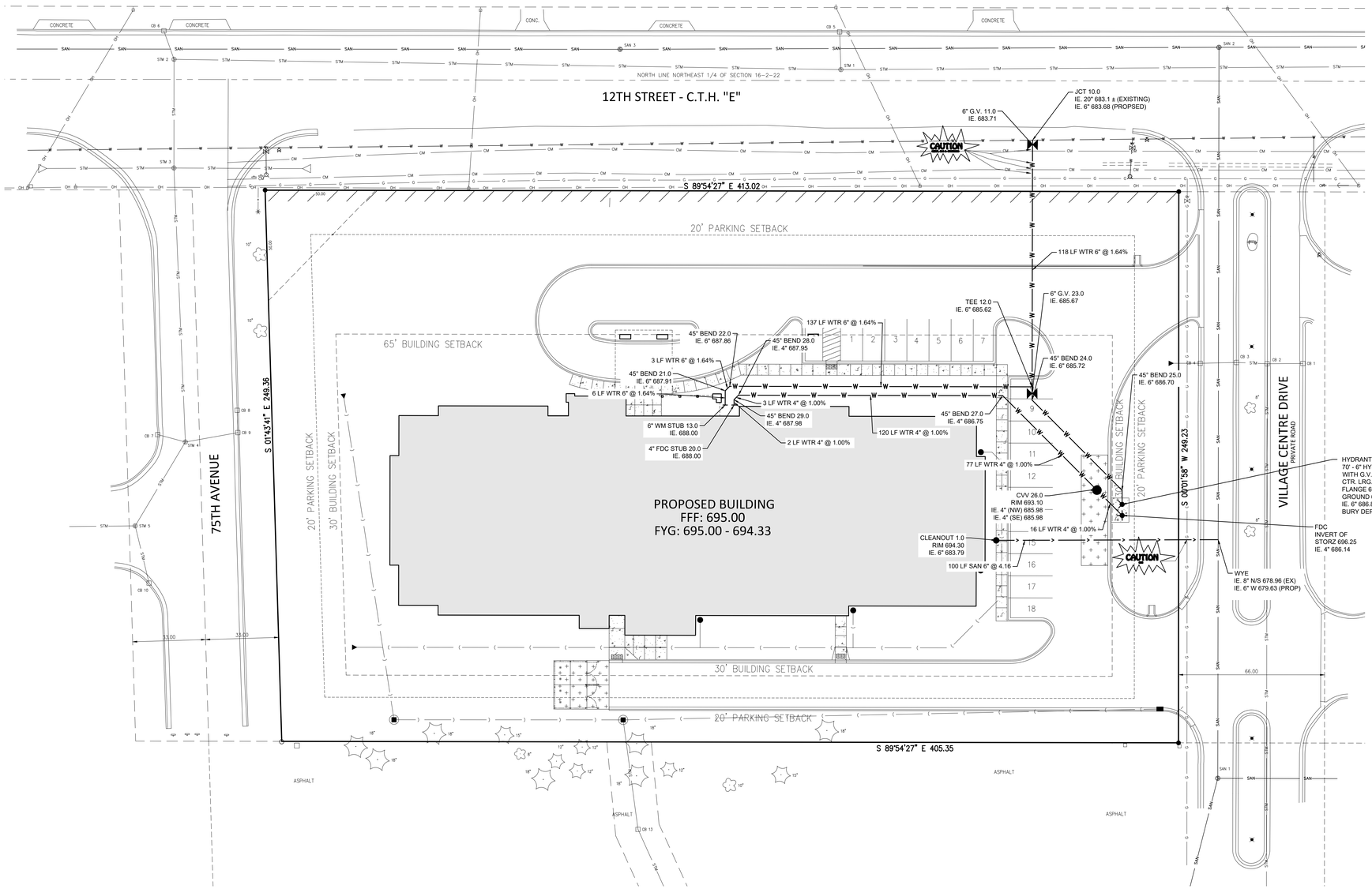

N

40' 20' 0' 20' 40'

SCALE 1"=20'

GENERAL NOTES

ALL APPLICATIONS AND CONNECTION FEES FOR SANITARY SEWER AND WATER SERVICES MUST BE SUBMITTED AND PAID PRIOR TO CONNECTION TO THE EXISTING SYSTEMS.

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

THE EXACT LOCATION OF THE SANITARY SEWER LATERAL, DOMESTIC WATER LINE, FIRE PROTECTION LEAD, NATURAL GAS SERVICE, ELECTRIC, AND PHONE LINES (AS THEY ENTER THE BUILDING) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

ALL SANITARY SEWER AND WATER MAIN LATERALS WITHIN A 1:1 SLOPE OF ANY PAVED SURFACE SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

PROVIDE FIVE FEET (5') OF COVER OVER ALL SANITARY SEWERS AND SIX AND ONE HALF FEET (6-1/2') OF COVER OVER ALL WATER MAINS. MINIMUM HORIZONTAL SEPARATION OF UTILITY MAINS IS EIGHT FEET (8'). PROVIDE VERTICAL SEPARATION OF UTILITIES PER CODE.

SEWER & WATERMAIN SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE CITY PUBLIC WORKS DEPARTMENT BEFORE COMMENCING CONSTRUCTION ON ANY SANITARY SEWER OR WATER MAIN IMPROVEMENTS.

THE CONTRACTOR SHALL CONTACT THE OWNER 24 HOURS PRIOR TO PROPOSED WATER MAIN SHUTDOWNS OR ANY WORK THAT MAY INTERFERE WITH EXISTING WATER SERVICE. ALL EXISTING VALVES, HYDRANTS, AND OTHER WATER INFRASTRUCTURE SHALL BE OPERATED BY THE CITY PUBLIC WORKS DEPARTMENT ONLY.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE SANITARY SEWERS AND LATERALS PER SPS 382.30(11)(h). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "SEWER" ON THE COVER.

SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE 4" PVC CLASS SDR-35, CONFORMING TO THE REQUIREMENTS OF ASTM D3034 AND F-789/P546 WITH RUBBER GASKETS. LATERAL CLEAN-OUT RISERS SHALL BE 4" DIAMETER WITH 6" DIAMETER FROST SLEEVE CONSTRUCTED OF THE SAME MATERIAL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS PER SPS 382.40(8)(k). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "WATER" OR "FDC" ON THE COVER. THE TRACER WIRE SHALL BE CONNECTED TO THE TRACER WIRE ON THE WATER MAIN.

WATER MAIN AND LATERAL PIPE MATERIAL SHALL BE SIX INCH (6") PVC PIPE CLASS 150, DR 18 (AS SHOWN) MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, IN ACCORDANCE WITH THE "CITY SPECIFICATIONS".

RESILIENT WEDGE SEATED GATE VALVES CONFORMING TO AWWA C-515 SHALL BE USED FOR FOUR-INCH (4") TO EIGHT-INCH (8") APPLICATIONS. GATE VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500, CLOW F-6100, MUELLER A-2362, AND MANUFACTURES IN THE USA WITH A MINIMUM PRESSURE RATING OF 200 PSI. ALL VALVES SHALL BE MADE WITH STAINLESS STEEL BONNET NUTS AND BOLTS AND SHALL CLOSE CLOCKWISE WITH NON-RISING STEMS (GATE VALVE ONLY) AND A TWO-INCH (2") SQUARE TAPERED OPERATING NUT.

VALVE BOXES SHALL BE TWO (2) PIECE CAST IRON VALVE BOXES CONSISTING OF A BOTTOM (5-1/4" SHAFT DIAMETER) SECTION AND SCREW TYPE TOP SECTION WITH COVER MARKED "WATER". VALVE BOX SECTIONS MUST BE INSTALLED WITH THE BELL SECTION ABOVE THE SPIGOT SO THAT SOIL CANNOT DROP INTO THE THREADS.

MATERIAL FOR SANITARY SEWERS AND WATER MAINS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES (SPS).

PUBLIC UTILITY NOTES

CABLE TV AND TELEPHONE SERVICE INSTALLATION TO BE COORDINATED WITH THE ELECTRICAL SERVICE.

ELECTRICAL SERVICE TO BE COORDINATED WITH WE ENERGIES. EXACT LOCATION OF THE SERVICE ENTRANCE / METER TO BE COORDINATED WITH WE ENERGIES, THE MECHANICAL DESIGNER AND THE ARCHITECT.

SITE UTILITY LEGEND

- PROPOSED STORM SEWER
- STM EXISTING STORM SEWER
- PROPOSED 6" SANITARY SEWER LATERAL
- SAN EXISTING SANITARY SEWER
- W PROPOSED 6" WATER MAIN
- W PROPOSED 4" WATER MAIN LATERAL
- W EXISTING WATER MAIN

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UTILITY NOTE

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CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
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HOME INSPIRED II CBRF
SITE UTILITY PLAN
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	CJS
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CHECKED:	JJC
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2010.0126.05

SHEET
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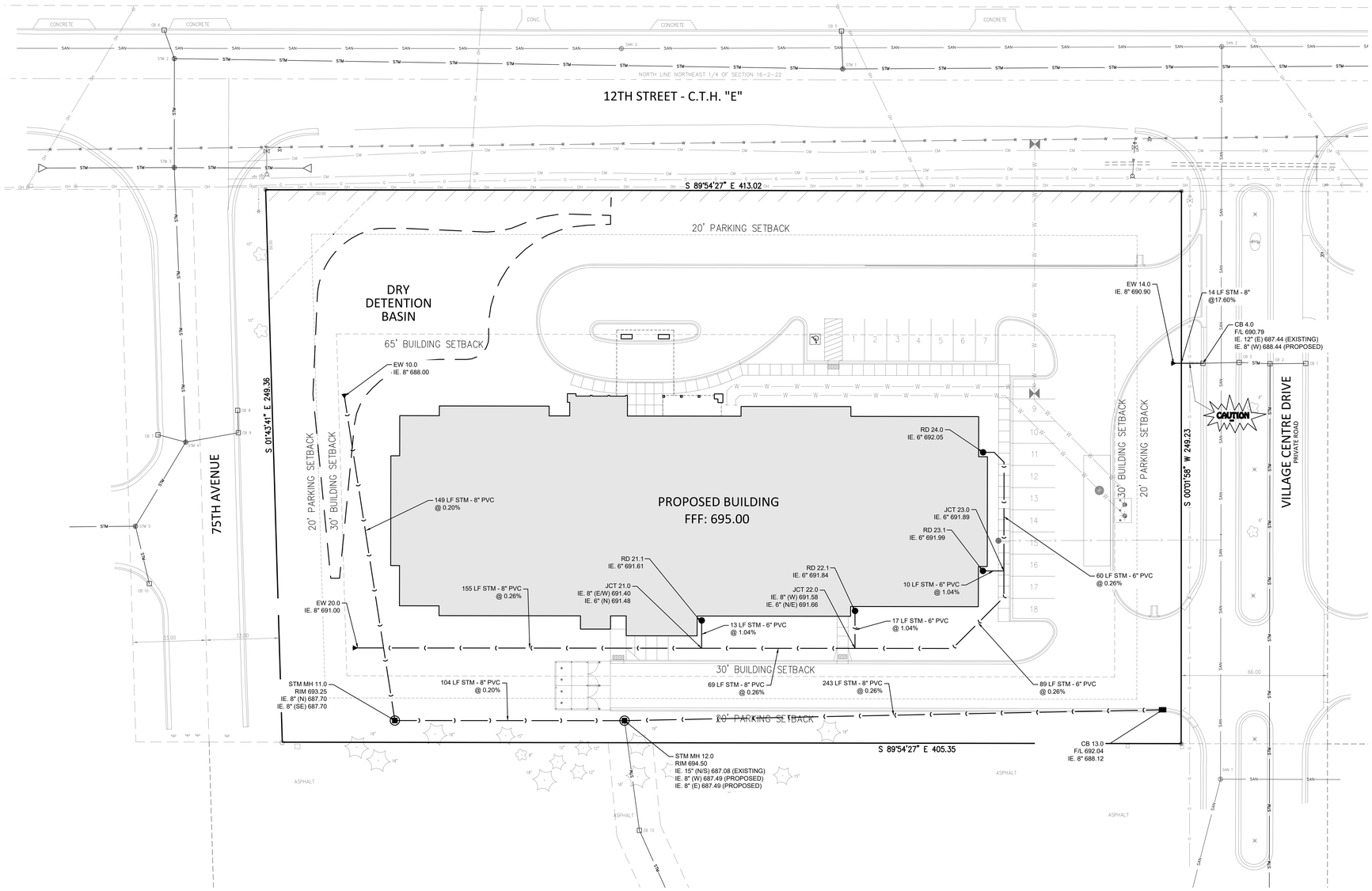
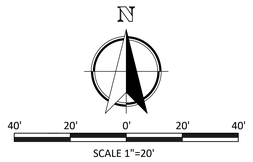
ISSUE FOR REVIEW - 11-16-2022





STORM SEWER SPECIFICATIONS

THE STORM SEWER SYSTEM WAS SIZED ACCORDING TO SPS TABLE 382.36-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE VILLAGE OF SOMERS AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND STORM BUILDING SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.36(7)(D)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE WITHIN THE STRUCTURES AND CLEANOUT RISERS.

STORM SEWER MANHOLES (MH) AND CATCH BASINS (CB) SHALL BE REINFORCED CONCRETE STRUCTURES IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.

TRENCH DRAIN (TD) SHALL BE A POWERDRAIN S200K AS MANUFACTURED BY ACO AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL STORM SEWERS, MANHOLES AND CATCH BASINS SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

ALL STORM BUILDING LATERALS SHALL BE PROVIDED WITH A CLEANOUT AT THE BUILDING PER SPS 382.35. ALL CLEANOUT STRUCTURES SHALL BE 6" DIAMETER AND INSTALLED WITH A 8" FROST SLEEVE. ONLY THE TOP OF THE "SCREW-ON" CAP SHALL BE EXPOSED ADJACENT TO THE BUILDING.

SITE UTILITY LEGEND

PROPOSED 8" STORM SEWER

STM EXISTING STORM SEWER

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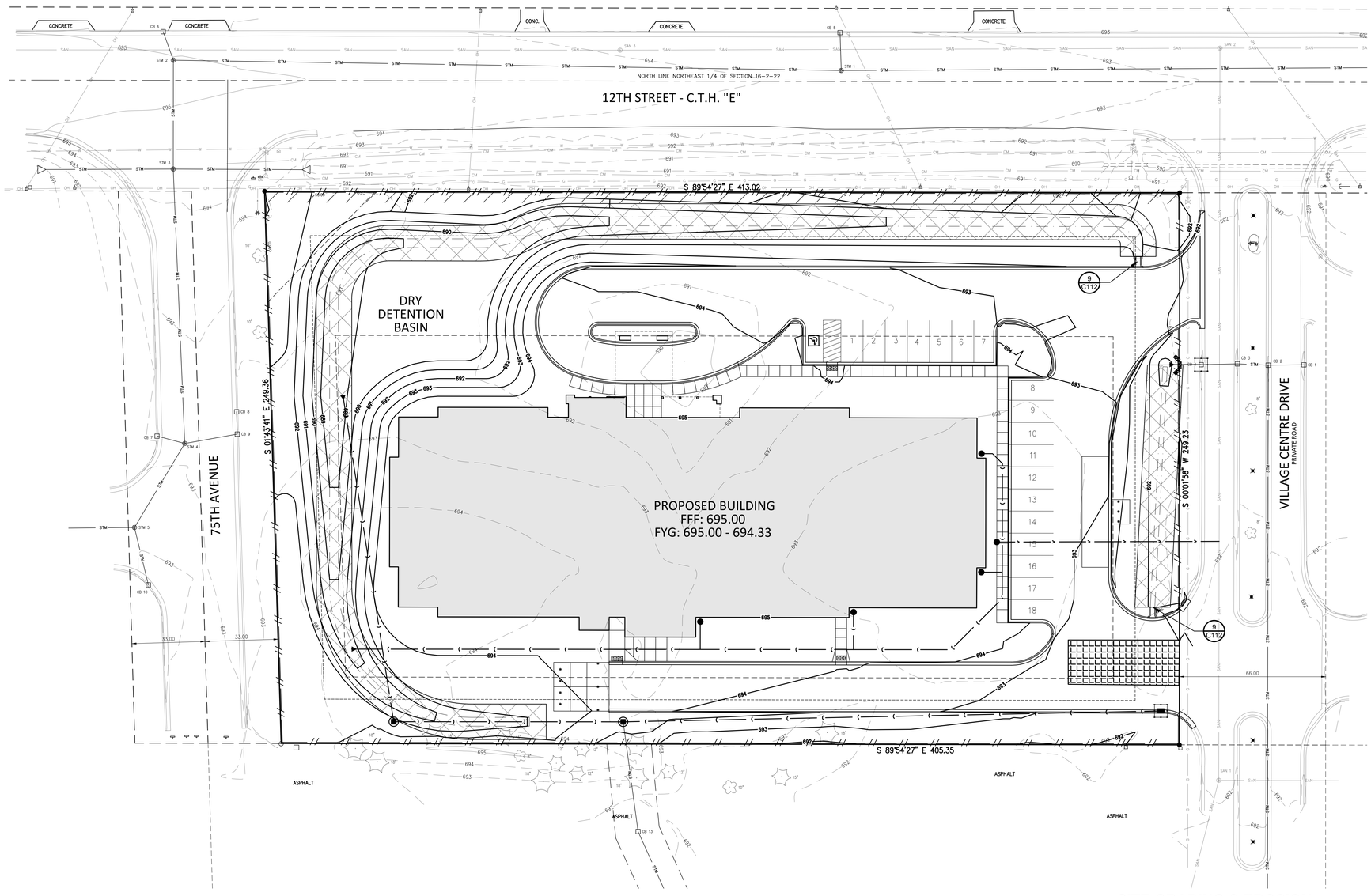

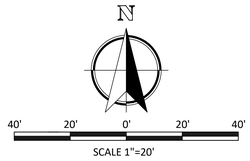

REFERENCES

ANY OR ALL OF THE FOLLOWING REFERENCE DOCUMENTS THAT ARE APPLICABLE TO THE PROPOSED ITEMS OF WORK ARE INCLUDED IN THIS CONTRACT:

STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREIN REFERRED TO AS "STATE SPECIFICATIONS." THE CURRENT VERSION OF THE "STATE SPECIFICATIONS" IS AVAILABLE ON THE WisDOT WEBSITE AT http://roadwaystandards.dot.wi.gov/standards/stndspec/index.htm

"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), 2009 EDITION WITH REVISIONS 1 AND 2 INCORPORATED.

GENERAL NOTES

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 3 DAYS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ANY UNDERGROUND UTILITIES PRESENT AT THE SITE. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

EROSION & SEDIMENT CONTROL

THE EROSION AND SEDIMENT CONTROL PROVISIONS DETAILED ON THE DRAWINGS AND SPECIFIED HEREIN ARE THE MINIMUM REQUIREMENTS FOR EROSION CONTROL.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE ANY REVISIONS, ADJUSTMENTS OR PROPOSED ALTERATIONS TO THE CONSTRUCTION SEQUENCING AND/OR EROSION CONTROL PLANS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND REGULATORY OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BEST MANAGEMENT PRACTICES (BMP'S). ALL SIGNIFICANT DEVIATIONS FROM THE PLANS MUST BE SUBMITTED AND APPROVED BY THE VILLAGE OF SOMERS.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF ALL EROSION CONTROL DEVICES REQUIRED FOR THE PROJECT WHICH SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF SOMERS ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS. SEE VILLAGE OF SOMERS AND WDNR EROSION CONTROL CONSTRUCTION FOR ADDITIONAL DETAILS OR REQUIREMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22.

INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:

A. AT LEAST WEEKLY.

B. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:

A. THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.

B. A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES. EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY WDNR, VILLAGE OF SOMERS OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY WDNR, VILLAGE OF SOMERS OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE OR LOCAL INSPECTORS AND/OR THE ENGINEER OF RECORD, SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

ALL SEDIMENT AND EROSION CONTROL DEVICES, INCLUDING PERIMETER EROSION CONTROL MEASURES SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE INLET PROTECTION SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED EVERY 14 DAYS AND AFTER EACH RAINFALL EVENT. FABRIC TO BE REPLACED AS NEEDED TO MEET FIELD CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD).

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

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

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

C. ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE DISCHARGED INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 AND BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH. PUMPED WATER CAN BE TREATED IN FILTER BAGS, STONE FILTERS OR SIMILAR DEVICES. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

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 CONSTRUCTION. ADDITIONAL CONSTRUCTION ENTRANCES, OTHER THAN SHOWN ON THE PLANS, MUST HAVE PRIOR APPROVAL BY THE VILLAGE OF SOMERS.

DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND VILLAGE OF SOMERS ORDINANCE.

SOIL PILES LEFT UNDISTURBED FOR 7 OR MORE DAYS WILL NEED TO BE STABILIZED BY AN APPROVED METHOD. ALL DISTURBED AREAS NOT COVERED BY PERMANENT STRUCTURES OR PAVEMENT SHALL BE FINISHED GRADED WITH 3"-6" TOPSOIL, SEEDED AND STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE. IF DISTURBANCE OCCURS AFTER NOVEMBER 15TH AND BEFORE MAY 15TH, TYPE A SOIL STABILIZER SHALL BE USED.

ALL DISTURBED AREAS SHALL BE STABILIZED WITH CLASS I, TYPE A EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052.

PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL. DIRT AND/OR DUST AT THE END OF EACH WORK DAY AND AS REQUESTED BY VILLAGE OF SOMERS.

EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

SITE GRADING & SUB-GRADE PREPARATION

EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PAD, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND HAULED OFF SITE.

EXCAVATE, GRADE & SHAPE SUBGRADES TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS AND CONSTRUCTION DETAILS FOR PAVEMENT THICKNESS AND MATERIALS.

FOR STRUCTURAL FILL DEPTHS LESS THAN 20 FEET, 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 STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION OF THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF 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 THE OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY RECOMMENDED / APPROVED BY THE SOILS ENGINEER MONITORING THE PLACEMENT AND COMPACTION. COHESIVE SOILS WITH MODERATE TO HIGH EXPANSIVE POTENTIALS (PI>15) SHOULD, HOWEVER, BE PLACED, COMPACTED AND MAINTAINED PRIOR TO CONSTRUCTION AT A MOISTURE CONTENT OF 3±1 PERCENT ABOVE OPTIMUM MOISTURE CONTENT TO LIMIT FUTURE HEAVE.

THE FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 9 INCHES. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES TO RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE GEOTECH ENGINEER.

SITE GRADING & EROSION CONTROL LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 1 C106 — SILT FENCE
- EROSION MATT CLASS 1, TYPE B
- 2 C106 — STONE TRACKING PAD
- 3 C106 — STORM INLET PROTECTION
- 4 C106 — TEMPORARY EROSION BALES
- 804.85 — FINISHED YARD GRADE
- DRAINAGE SWALE

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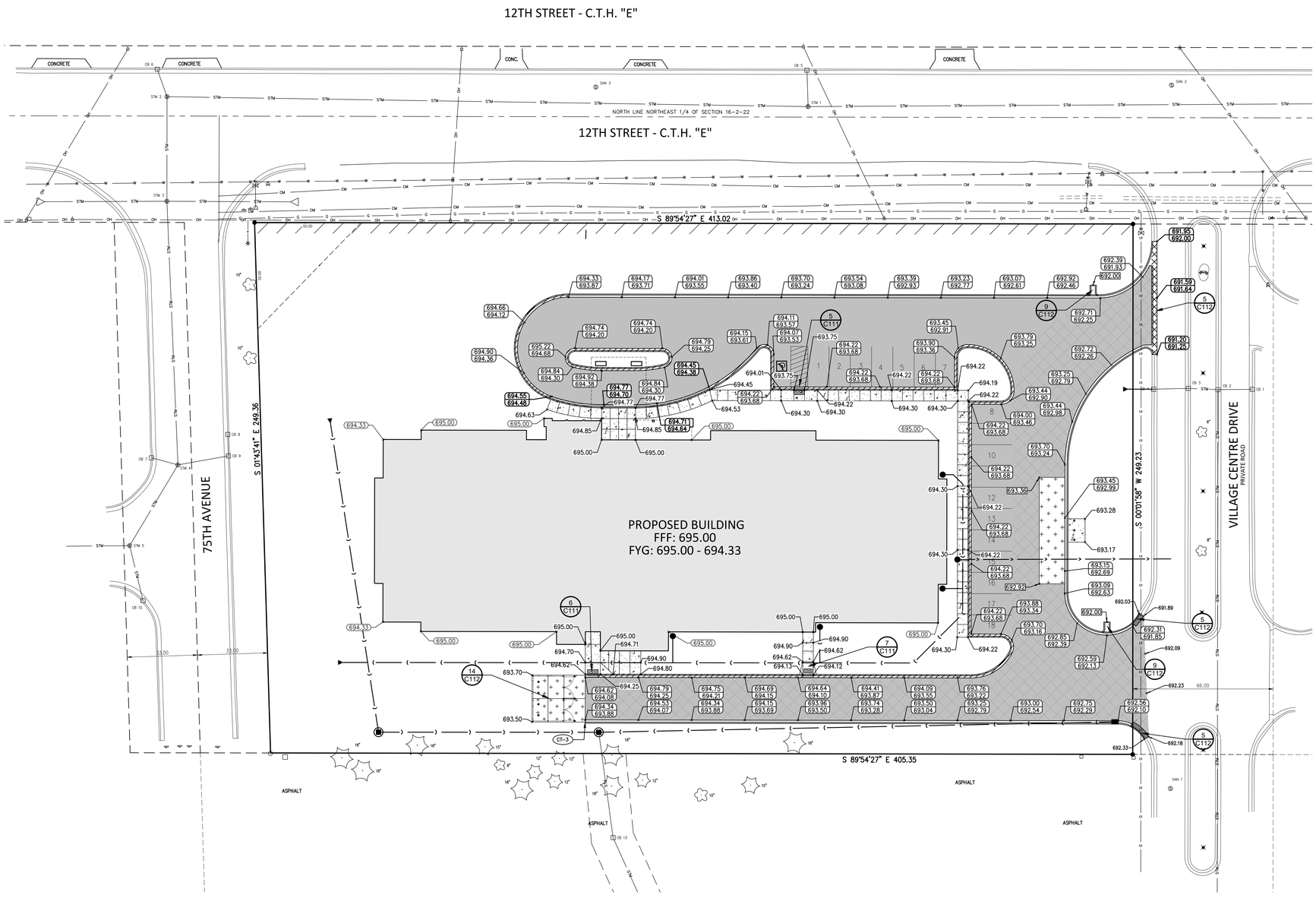

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40' 20' 0' 20' 40'

SCALE 1"=20'

PAVEMENT GRADING LEGEND

- 804.85 EXISTING SPOT GRADE
- 804.85 FINISHED YARD GRADE
- 804.85 FINISHED PAVEMENT GRADE
- 804.85 FINISHED SIDEWALK GRADE
- 804.85 / 804.85 TOP OF CURB GRADE / FLANGE GRADE
- 10 C112 LIGHT-DUTY CONCRETE PAVEMENT
- 11 C112 HEAVY-DUTY CONCRETE PAVEMENT
- 12 C112 MEDIUM-DUTY ASPHALT PAVEMENT
- 13 C112 HEAVY-DUTY ASPHALT PAVEMENT
- DRAINAGE SWALE CENTERLINE
- 2 C112 18" VERTICAL FACE, ACCEPTING PAN, CURB & GUTTER
- 3 C112 18" VERTICAL FACE, REVERSE PAN, CURB & GUTTER
- 4 C112 18" VERTICAL FACE DEPRESSED HEAD, CURB & GUTTER
- 5 C112 30" VERTICAL FACE, ACCEPTING PAN, CURB & GUTTER
- 6 C112 30" DEPRESSED HEAD, CURB & GUTTER

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GENERAL NOTES

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ALL PUBLIC SIDEWALKS, CURBS OR PAVEMENTS DISTURBED DURING CONSTRUCTION SHALL BE SAW CUT AT THE NEAREST JOINT AND REPLACED IN KIND PER THE "CITY SPECIFICATIONS". CURB AND GUTTER REPLACEMENT SECTIONS SHALL BE TIED TO EXISTING BY INSTALLING THREE (3) NO. 4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER AT THE CONNECTION POINT.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

PAVEMENT SPECIFICATIONS

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS AND COMPACTED ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISDOT LT 58-28 S (MEDIUM DUTY) OR MT 58-28 S (HEAVY DUTY) MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN TWO (2) LIFTS IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET. A TACK COAT SHALL BE INSTALLED BETWEEN THE LOWER AND UPPER COURSES IN ACCORDANCE WITH SECTION 455.3.2 OF THE "STATE SPECIFICATIONS".

CONCRETE FOR PAVEMENT(S), SIDEWALKS, CURB & GUTTER AND DRIVEWAY APRONS SHALL BE GRADE A-FA, AIR-ENTRAINED, AS SPECIFIED IN SUBSECTION 501.3.1 OF THE "STATE SPECIFICATIONS". ALL EXTERIOR CONCRETE SHALL BE "READY-MIXED" AND RECEIVE A BROOM FINISH. ALL CONCRETE WORK SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 415.2.4 OF THE "STATE SPECIFICATIONS".

ALL CONCRETE CURB AND GUTTER SHALL CONFORM TO THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SECTION 601 OF THE "STATE SPECIFICATIONS". CURB & GUTTER SHALL BE "REVERSE PAN CURB" OR "STANDARD CURB" AS INDICATED BY THE LEGEND BELOW AND INSTALLED IN A MANNER TO SHED STORM WATER RUNOFF TOWARDS THE DRAINAGE STRUCTURES.

CONTRACTION JOINTS SHALL BE AT TEN-FOOT (10') INTERVALS FOR CURB AND GUTTER AND FIVE-FOOT (5') INTERVALS FOR FIVE-FOOT (5') WIDE SIDEWALK. FINAL JOINTING PLAN FOR CONCRETE PAVEMENT TO BE PREPARED BY THE CONTRACTOR.

EXPANSION JOINTS SHALL BE PLACED AS OUTLINED IN SUBSECTION 601.3.6 OF THE "STATE SPECIFICATIONS". FILLER MATERIAL FOR EXPANSION JOINTS SHALL BE 1/2" FIBER MATERIAL.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLES, VALVE BOXES, ETC.) TO MATCH THE FINISHED GRADES OF THE AREA AFFECTED BY THE CONSTRUCTION.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME INSPIRED II CBRF
PAVEMENT GRADING PLAN
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	CJS
DATE:	11-16-2022
CHECKED:	JJC
DATE:	11-16-2022

2010.0126.05

SHEET
C107

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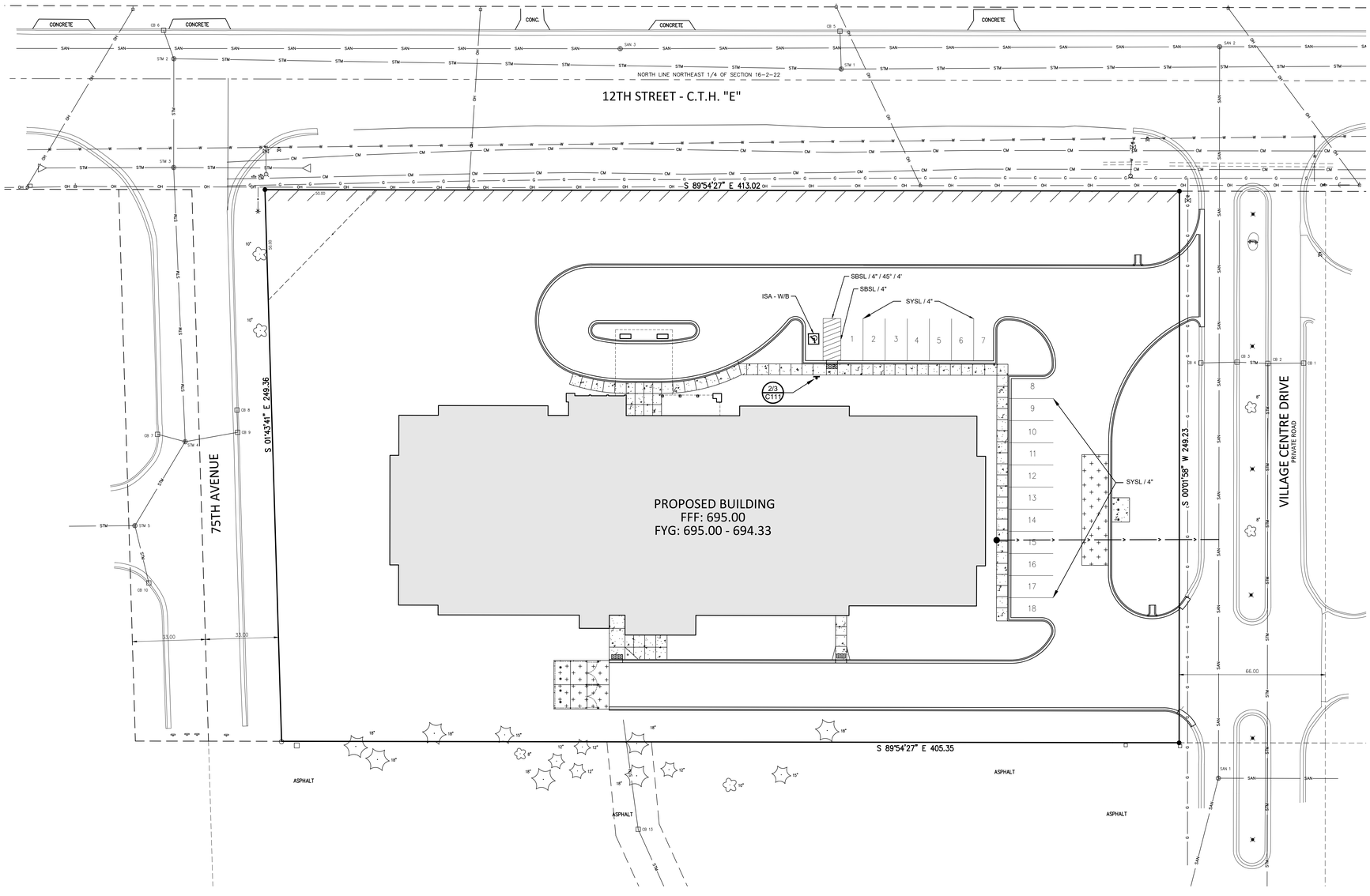

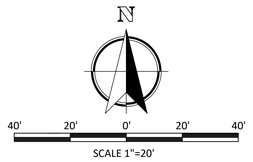

SIGN / POST LEGEND

2/3 C111 = SIGN (DETAIL 2) MOUNTED ON POST (DETAIL 3) AS SHOWN ON SHEET C111

SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH

ISA–W/B – INTERNATIONAL SYMBOL FOR ACCESSIBILITY – WHITE ON BLUE BACKGROUND

SBSL/4" – SINGLE BLUE SOLID LINE / 4" WIDE EACH

SBSL/4"/45°/4' – SINGLE BLUE SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.

PAVEMENT MARKING NOTES

CONTRACTOR SHALL VERIFY PAVEMENT MARKING COLOR WITH OWNER PRIOR TO CONSTRUCTION.

PROVIDE CONTRACTOR GRADE ACRYLIC PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL MARKING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACE FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK AND WHICH CANNOT BE PUT INTO AND ACCEPTABLE CONDITION NORMAL PREPARATORY WORK AS SPECIFIED.

DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE AREAS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM OVERSPRAY PAINT.

APPLY MARKING PAINT AS A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES (OR TO MANUFACTURERS SPECIFICATIONS).

BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

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HOME INSPIRED II CBRF
PAVEMENT MARKING & SIGNAGE PLAN
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
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SHEET
C108

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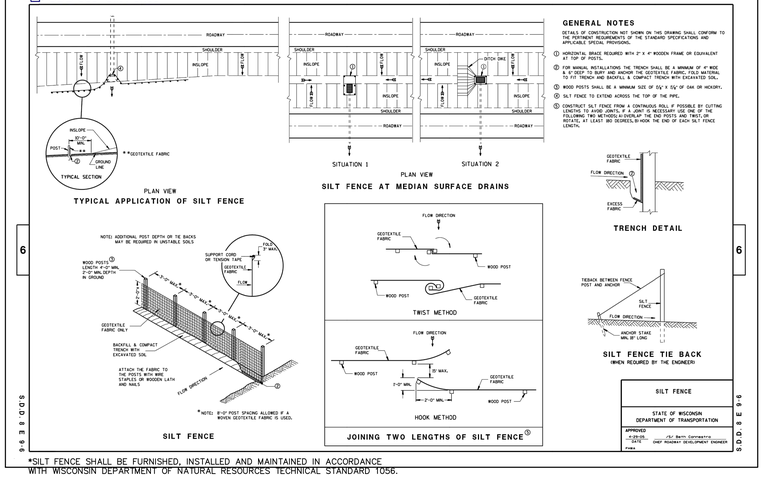
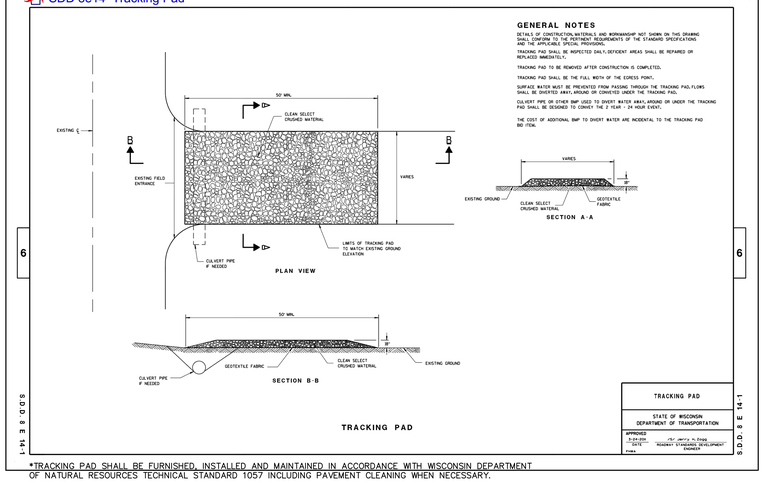
SDD 8e9 Silt Fence



*SILT FENCE SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1056.

1 SILT FENCE DETAIL — N.T.S.

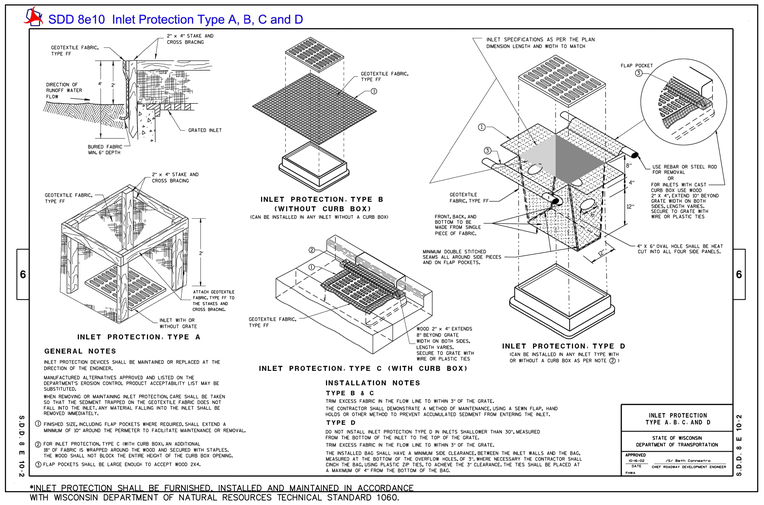
SDD 8e14 Tracking Pad



*TRACKING PAD SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1057 INCLUDING PAVEMENT CLEANING WHEN NECESSARY.

2 TRACKING PAD DETAIL — N.T.S.

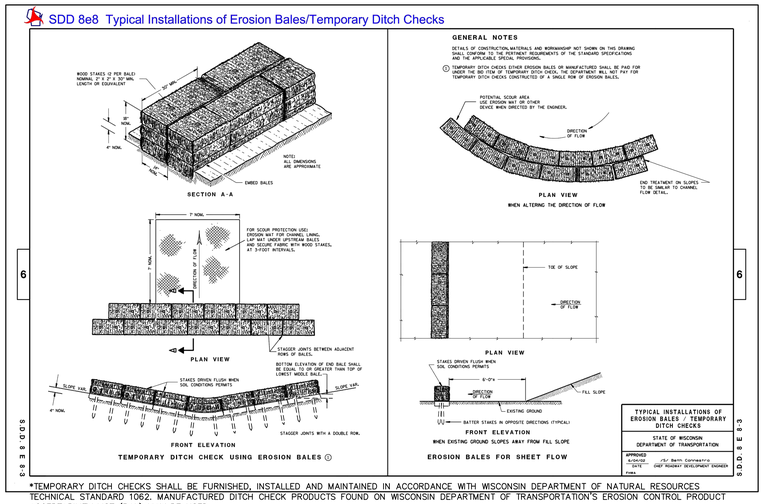
SDD 8e10 Inlet Protection Type A, B, C and D



*INLET PROTECTION SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1060.

3 INLET PROTECTION DETAIL — N.T.S.

SDD 8e8 Typical Installations of Erosion Bales/Temporary Ditch Checks



*TEMPORARY DITCH CHECKS SHALL BE FURNISHED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD 1062. MANUFACTURED DITCH CHECK PRODUCTS FOUND ON WISCONSIN DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) MAY BE USED.

4 EROSION BALE & TEMPORARY DITCH CHECK DETAIL — N.T.S.

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HOME INSPIRED II CBRF

TYPICAL SECTIONS & CONSTRUCTION DETAILS

FOR

HOME INSPIRED II, LLC

VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

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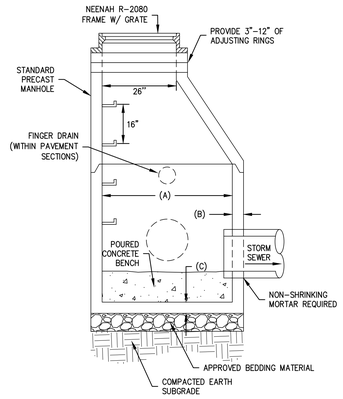
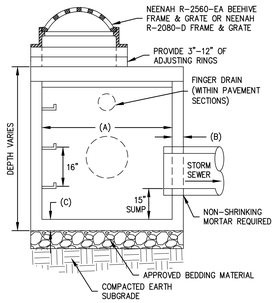


STRUCTURE DIAMETER (A)*	MINIMUM WALL THICKNESS (B)**	MINIMUM BASE AND TOP THICKNESS (C)**
4'	5"	6"
5'	6"	8"
6'	7"	8"
7'	8"	8"
8'≥	9"	8"

*STRUCTURE DIAMETER SHALL BE STANDARD 48" UNLESS OTHERWISE NOTED ON PLAN
**MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

1 STANDARD STORM SEWER MANHOLE DETAIL N.T.S.



STRUCTURE DIAMETER (A)*	MINIMUM WALL THICKNESS (B)**	MINIMUM BASE AND TOP THICKNESS (C)**
4'	5"	6"
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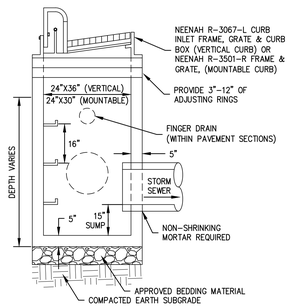
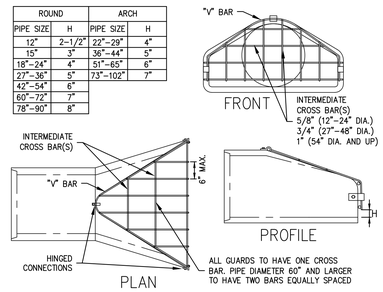
*STRUCTURE DIAMETER SHALL BE STANDARD 48" UNLESS OTHERWISE NOTED ON PLAN
**MINIMUM THICKNESS SHALL NOT BE LESS THAN THAT REQUIRED TO MEET AASHTO H-20 LOADINGS

2 STANDARD STORM SEWER CATCH BASIN DETAIL N.T.S.



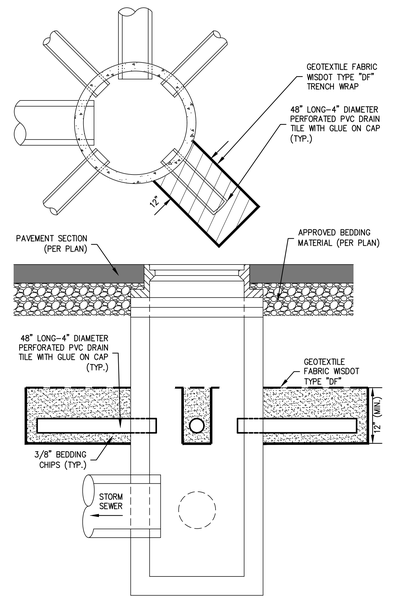
3 STANDARD STORM SEWER INLET DETAIL N.T.S.

ROUND		ARCH	
PIPE SIZE	H	PIPE SIZE	H
12"	2-1/2"	22"-29"	4"
15"	3"	36"-44"	5"
18"-24"	4"	51"-65"	6"
27"-36"	5"	73"-102"	7"
42"-54"	6"		
60"-72"	7"		
78"-90"	8"		



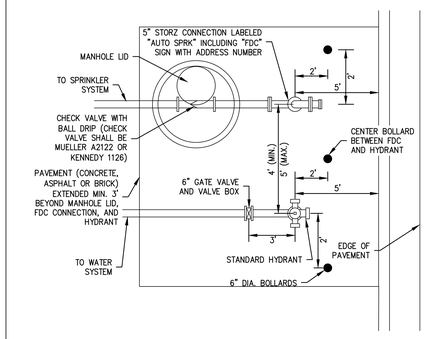
*TO BE INSTALLED ON ALL REINFORCED CONCRETE PIPE FLARED END SECTIONS

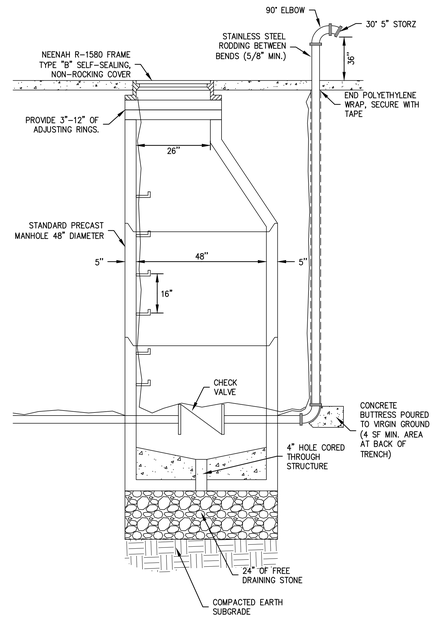
4 TRASH GUARD FOR FLARED ENDS DETAIL N.T.S.



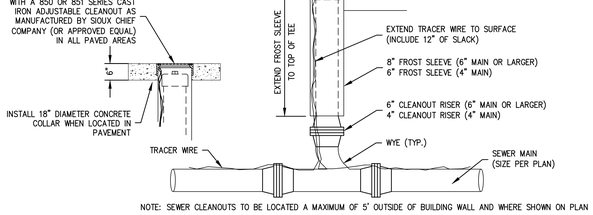
NOTE:
1. FINGER DRAINS SHALL BE INSTALLED IN ALL DRAINAGE STRUCTURES (WITHIN OR ADJACENT TO) PAVED SURFACES.
2. FINGER DRAIN OPENINGS IN STRUCTURE SHALL BE PRECAST.
3. VERTICAL LOCATION OF FINGER DRAIN MAY VARY DEPENDING ON PIPE CONFIGURATION.
4. FINGER DRAIN MUST BE ABOVE THE TOP OF ALL STORM SEWER INVERTS.
5. FINGER DRAINS SHALL HAVE ??? PERFORATIONS.

5 STORM SEWER STRUCTURE FINGER DRAIN DETAIL N.T.S.



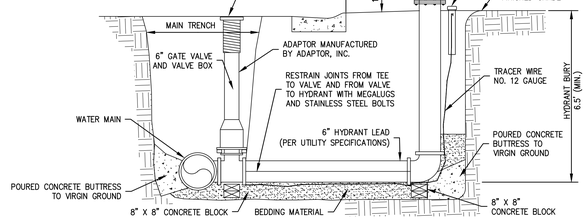


8 FIRE DEPARTMENT CONNECTION (FDC) DETAIL N.T.S.



NOTE: SEWER CLEANOUTS TO BE LOCATED A MAXIMUM OF 5' OUTSIDE OF BUILDING WALL AND WHERE SHOWN ON PLAN

6 SEWER CLEANOUT (CO) RISER DETAIL N.T.S.



7 VILLAGE OF SOMERS TYPICAL HYDRANT INSTALLATION DETAIL N.T.S.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME INSPIRED II CBRF
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
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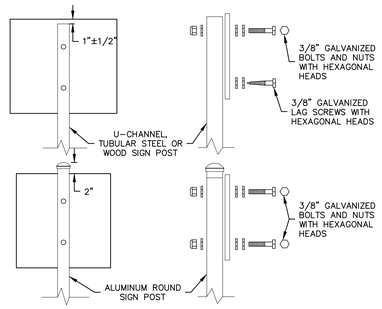
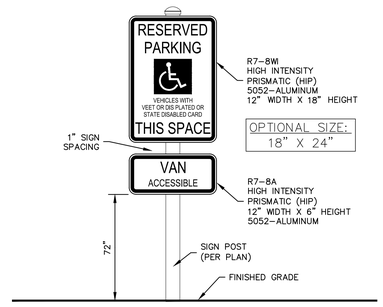
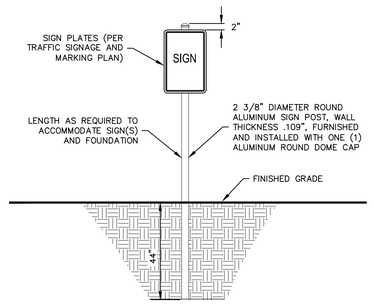


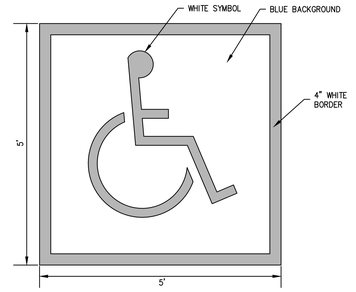
1 SIGN MOUNTING HARDWARE DETAIL N.T.S.



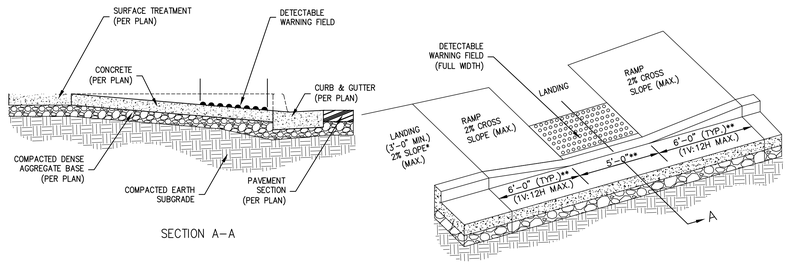
2 ADA "RESERVED PARKING VAN ACCESSIBLE" SIGN DETAIL N.T.S.



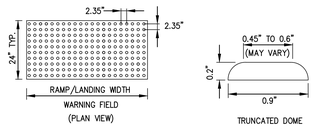
3 ALUMINUM ROUND SIGN POST DETAIL N.T.S.



4 PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL N.T.S.



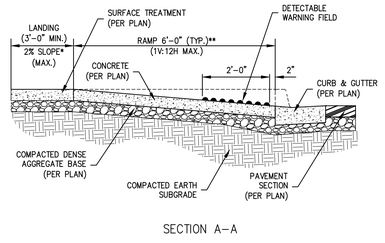
5 INTEGRAL SIDEWALK (72" TAPER) ACCESSIBLE RAMP DETAIL N.T.S.



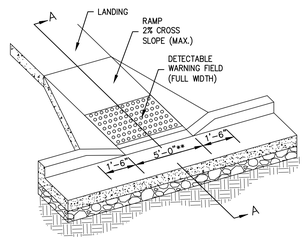
NOTES:

1. THIS WORK WILL CONSIST OF FURNISHING ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR THE PLACEMENT OF DETECTABLE WARNING DEVICES, COMPLETE AND READY FOR SERVICE AT ALL NEW SIDEWALK CURB RAMPS OR WHERE SHOWN ON THE PLAN.
2. DETECTABLE WARNING FIELDS SHALL COMPLY WITH "THE DETECTABLE WARNINGS ON WALKING SURFACES" SECTION OF THE AMERICANS WITH DISABILITIES ACT (TITLE 49 CFR TRANSPORTATION, PART 37.9 STANDARDS FOR ACCESSIBLE TRANSPORTATION FACILITIES, APPENDIX A, SECTION 4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES).
3. DETECTABLE WARNING FIELDS SHALL EXTEND 24 INCHES (610 MM) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE.
   A. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB OR EDGE OF PAVEMENT IS 6 INCHES (150 MM) MINIMUM AND 8 INCHES (205 MM) MAXIMUM FROM THE FACE OF THE CURB OR EDGE OF PAVEMENT.
   B. TRUNCATED DOMES SHALL BE ALIGNED ON A SQUARED GRID, ALIGNED IN ROWS PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. DOMES MUST NOT BE SKEWED DIAGONALLY TO THE DIRECT OF TRAVEL.
4. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. CAST IN PLACE REPLACEABLE TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ADA SOLUTIONS, INC., CHELMSFORD, MA OR PRE-APPROVED EQUAL.
      i. COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SELECTED BY THE OWNER.
5. SPECIFICATIONS FOR CONCRETE SEALANT AND OTHER RELATED MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE GUIDELINES SET BY THEIR RESPECTIVE MANUFACTURERS.

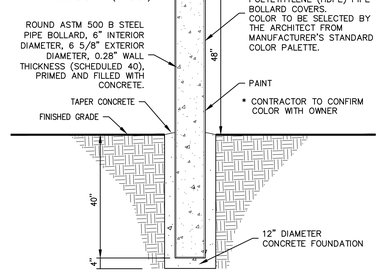
6 DETECTABLE WARNING FIELD DETAIL N.T.S.



* IN ALL DIRECTIONS
** SEE PLAN FOR EXACT DIMENSIONS



7 CONCRETE CURB AND GUTTER (18" TAPER) ACCESSIBLE RAMP DETAIL N.T.S.



8 6" STEEL PIPE BOLLARD DETAIL N.T.S.

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HOME INSPIRED II CBRF
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
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VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

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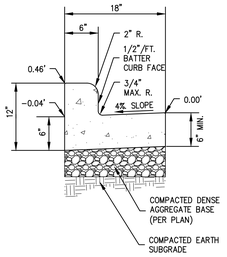
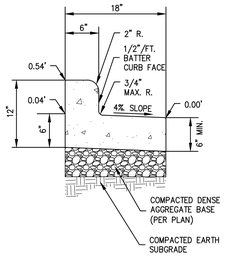
INSTALLATION NOTES FOR CURB AND GUTTER DETAILS

1. CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB.
2. CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK.
3. INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER.
4. WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3½") BELOW THE TOP OF THE CURB PAN.
5. LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2").
6. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WISDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER WITH A 3/4" THICKNESS.
7. APPLY CONCRETE CURING COMPOUND PER WISDOT SPECIFICATIONS.

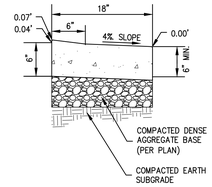
1 CONCRETE CURB AND GUTTER DETAIL NOTES N.T.S.



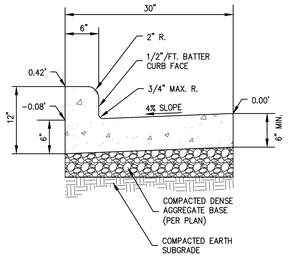
2 18" VERTICAL FACE CONCRETE CURB AND GUTTER DETAIL N.T.S.



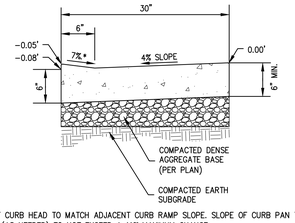
3 18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL N.T.S.



4 18" DEPRESSED HEAD REVERSE PAN CONCRETE CURB AND GUTTER DETAIL N.T.S.



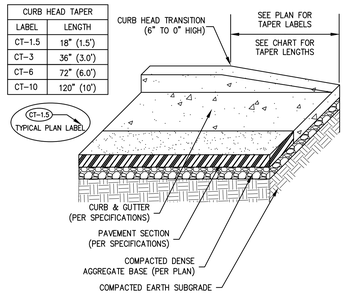
5 30" VERTICAL FACE CONCRETE CURB AND GUTTER DETAIL N.T.S.



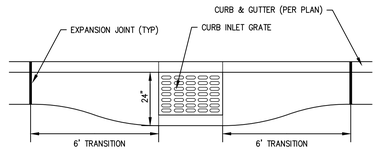
*SLOPE OF CURB HEAD TO MATCH ADJACENT CURB RAMP SLOPE. SLOPE OF CURB PAN TO BE ADJUSTED (AS NEEDED) TO NOT EXCEED A 11% MAXIMUM CHANGE.

6 30" TYPE "D" DEPRESSED HEAD CONCRETE CURB AND GUTTER DETAIL N.T.S.

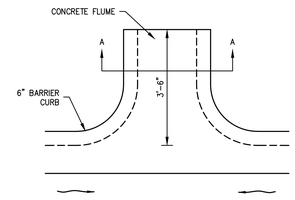
CURB HEAD TAPER	
LABEL	LENGTH
CT-1.5	18" (1.5')
CT-3	36" (3.0')
CT-6	72" (6.0')
CT-10	120" (10')

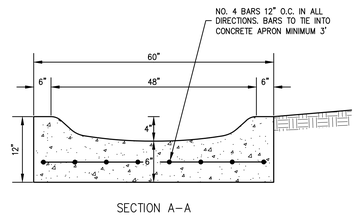


7 CURB HEAD TAPER DETAIL N.T.S.

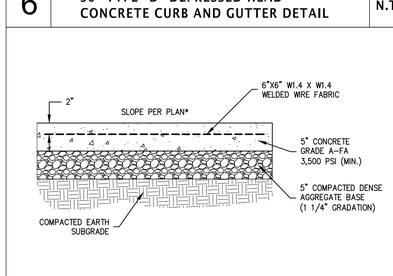


8 CONCRETE CURB AND GUTTER / STORM SEWER INLET TRANSITION DETAIL N.T.S.



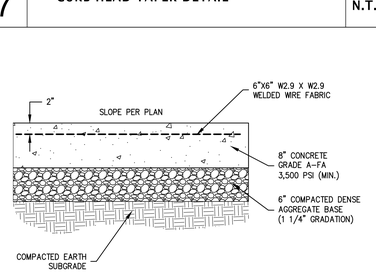


9 TYPICAL CONCRETE FLUME DETAIL N.T.S.

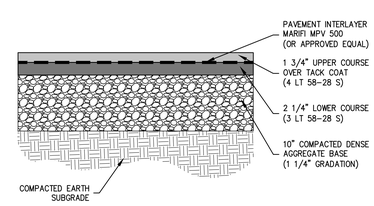


* SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.)
PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.)
ALL OTHER PAVEMENTS: SLOPE PER PLAN

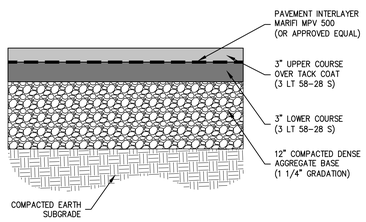
10 LIGHT-DUTY CONCRETE PAVEMENT (5") (TYPICAL SECTION) N.T.S.



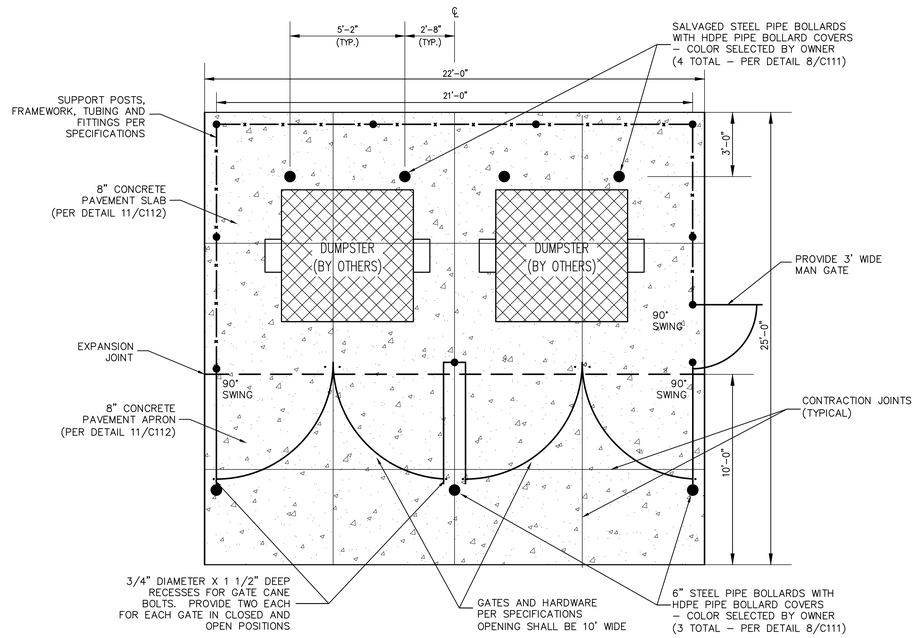
11 HEAVY-DUTY CONCRETE PAVEMENT (8") (TYPICAL SECTION) N.T.S.



10 MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION) N.T.S.



17 HEAVY-DUTY ASPHALT PAVEMENT (6") (TYPICAL SECTION) N.T.S.



14 TRASH ENCLOSURE, SLAB & APRON DETAIL N.T.S.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME INSPIRED II CBRF
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: CJS
DATE: 11-16-2022
CHECKED: JJC
DATE: 11-16-2022

2010.0126.05

SHEET C112

STORM WATER MANAGEMENT PLAN

FOR

HOME INSPIRED II

Village of Somers, Kenosha County, Wisconsin

November 16, 2022

PREPARED FOR:
Anup Patel, Owner
1201 Village Centre Drive
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Ph: (262)-859-2500
Email: Anup211@gmail.com

PREPARED BY:
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Nielsen Madsen + Barber
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STORM WATER MANAGEMENT PLAN

FOR

Home Inspired II

TABLE OF CONTENTS

1. Introduction
2. Method of Analysis
3. Pre-Developed Conditions
4. Post-Developed Conditions
5. Storm Water Quality and Quantity
6. Routing Data
7. Conclusion

Appendix A
- Web Soil Survey

Appendix B
- Storm Sewer Sizing Calculations
- Storm Sewer Drainage Area Map (STM-1)

Appendix C
- WinSLAMM Redeveloped Parking and Roads
- WinSLAMM Water Quality System

Appendix D
- HydroCAD Routing Details

Appendix E
- Predeveloped Conditions Maps (PRE-1)
- Post-Developed Conditions Maps (DEV-1)

INTRODUCTION

Nielsen Madsen + Barber (NMB) was retained by Home Inspired II, LLC to prepare site grading, drainage, utility, pavement improvements, and a Storm Water Management Plan for the proposed Home Inspired II facility located at 1200 Village Centre Drive in the Village of Somers, Kenosha County, Wisconsin.

The proposed improvements include a building, parking lot, and landscaping.

The Wisconsin Department of Natural Resources (WDNR) Chapter NR 151 of the State of Wisconsin Administrative Code and the Village of Somers Post-Construction Stormwater Management Ordinance require a minimum of 40% reduction of the Total Suspended Solids (TSS) load from parking areas and roads for redevelopment sites.

METHOD OF ANALYSIS

The method used for this storm water analysis was the United States Department of Agriculture, Natural Resources Conservation Service, Urban Hydrology for Small Watersheds, Technical Release No. 55 (TR-55). The specific software is HydroCAD V10, as produced by HydroCAD Software Solutions, LLC. In running this model, NMB determined runoff curve numbers (CN) and times of concentration (Tc) for the individual drainage areas. This information was then used to generate storm hydrographs and peak discharge rates. In addition, WinSLAMM V10.4, as produced by PV and Associates, LLC., was utilized to analyze the water quality of the post-developed runoff.

PRE-DEVELOPED CONDITIONS

Pre-developed conditions at the site were considered cropland. A Pre-Developed Conditions Map can be found in Appendix "E" of this report.

The pre-developed conditions drainage area has been divided into four sub-basins as follows:

PRE-1 (Area Tributary to Village Centre Condos)

Sub-basin PRE-1 totals 1.712 acres and is considered cropland with a CN of 78. The Tc travel path starts near the north-center of the sub-basin and sheet flows northwest, transitioning into shallow concentrated flow unit it reaches the storm sewer system, discharging to the Village Centre Condos.

PRE-2 (Area Tributary to 75th Avenue)

Sub-basin PRE-2 totals 0.199 acres and is considered cropland with a CN of 78. The Tc travel path starts at the eastern edge of the sub-basin and sheet flows west until reaching the 75th Avenue Right of Way.

PRE-3 (Area Tributary to 12th Street)

Sub-basin PRE-3 totals 0.072 acres and is considered cropland with a CN of 78. The Tc travel path starts on the south side of the sub-basin and sheet flows north until it reaches the 12th Street Right of Way.

PRE-4 (Area Tributary to Village Centre Drive)

Sub-basin PRE-4 totals 0.357 acres and is considered cropland with a CN of 78. The Tc travel path starts at the western edge side of the sub-basin and sheet flows southeast until transitioning to shallow concentrated flow, discharging to the Village Centre Drive Right of Way.

POST - DEVELOPED CONDITIONS

Post-Developed conditions at the site consist of a building, pavement, sidewalk, lawn, and landscaping areas. A Post-Developed Conditions Map can be found in Appendix "E" of this report.

Calculations for the storm sewer can be found in Appendix "B" of this report.

The post-developed drainage area has been divided into four sub-basins as follows:

DEV-1 (Area Tributary to the Dry Basin)

Sub-basin DEV-1 totals 1.800 acres and consists of roof, pavement, sidewalk, and lawn areas with a CN of 86. The Tc travel path starts at the north building wall and sheet flows across lawn and pavement before entering the curb and gutter, discharging through the flume to the grass-lined swale which enters the dry basin.

DEV-2 (Areas Tributary to the Catch Basin)

Sub-basin DEV-2 totals 0.195 acres and consists of pavement, sidewalk, and lawn areas with a CN of 88. The Tc travel path starts at the south building wall and sheet flows across lawn and pavement into the curb and gutter before entering the storm sewer system.

DEV-3 (Area Tributary to the East Swale)

Sub-basin DEV-3 totals 0.175 acres and consists of pavement, sidewalk, and lawn areas with a composite CN of 88. The Tc travel path starts at the west building wall and sheet flows across lawn and pavement before entering the curb and gutter, discharging through the flume to the grass-lined swale which enters the storm sewer system.

DEV-4 (Area Undetained by Storm Water Facilities)

Sub-basin DEV-4 totals 0.170 acres and consists of pavement and lawn areas with a composite CN of 82. The Tc travel path is considered of the minimum of five minutes.

STORM WATER QUALITY AND QUANTITY

Storm water quality and quantity standards have been established by the WDNR through the "NR 151 Runoff Management" regulation. This regulation establishes runoff pollution performance standards for post-construction development sites consisting of one acre or more of land disturbing construction activity. The Village of Somers has also established its own stormwater quality and quantity standards in its Post-construction Stormwater Management Ordinance.

The proposed Home Inspired II project will be required to follow the storm water management standards established by the Village of Somers in addition to the WDNR which apply as follows:

Infiltration: The regulation states that "Best Management Practices" (BMPs) shall be designed, installed, and maintained to infiltrate a sufficient volume of runoff depending on the degree of site imperviousness.

Exemptions from the Village of Somers and NR 151 infiltration requirements include the following:

- Areas where the infiltration rate of the soil at the proposed basin site is less than 0.6 inches per hour.
- Parking areas and access roads less than 5,000 S.F. for commercial and industrial developments.
- Redevelopment post-construction sites and
- In-fill development less than 5 acres.

Existing soils have been reviewed using the Web Soil Survey developed by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). The Web Soil Survey indicates mostly Varna Silt Loam with some Ashkum Silty Clay Loam. From the Wisconsin Department of Natural Resources (DNR) Technical Standard 1002, "Site Evaluation for Stormwater Infiltration" Silty Clay Loam is listed with a design infiltration rate of 0.04 inches/hour and Silt Loam is listed with a design infiltration rate of 0.13 inches/hour. These infiltration rates are less than the 0.6 inches/hour exemption threshold rate. A map of the existing soils on site is included in Appendix "A". As a redevelopment, the site is exempted from infiltration requirements.

Total Suspended Solids Load Reduction: As stated before, NR 151 and the Village of Somers require a minimum of 40% reduction of the TSS load from parking areas and roads for redevelopment sites. Two WinSLAMM models have been prepared for the required post-

developed TSS analysis. Three grassed swales and a catch basin have been designed to treat runoff from the site.

The first model was developed to determine the total pollutant loading generated from the 0.574 acres of parking areas and roads from the development. These areas resulted in a yield of 357.9 lbs. of particulate solids.

The second model was developed to determine the total pollutant reduction achieved for the areas tributary to the grassed swales and catch basin. The northern grass swale consists of a 4'-wide flat bottom swale for 434 linear feet at 0.90%. The east grass swale consists of a 2'-wide flat bottom swale for 109 linear feet at 1.00%. The south grass swale consists of a 4'-wide flat bottom swale for 200 linear feet at 2.40%. The catch basin a 24" x 36" box structure with a 15" sump.

The pollutant reduction model treats the 2.343 acres which includes 0.513 acres of parking area, roads and 1.830 acres of directly tributary other land uses. When these parameters were analyzed in WinSLAMM, the water quality control practices were found to remove a total of 159.3 lbs of particulate solids from the tributary areas, resulting in a TSS reduction of 44.51% of the pollutant load generated from the increased parking areas and roads developed in the first model.

TSS Reduction Summary

	Particulate Solids Yield			**Percent TSS Reduction**
	Without Controls (lbs)	With Controls (lbs)	Removed (lbs)	
Parking Load Generated	**357.9**	-	-	
WQS Load Removed	564.6	405.3	**159.3**	
Calculated TSS Reduction	**357.9**		**159.3**	**44.51%**

The proposed treatment system, as designed, exceeds the NR 151 and Village of Somers treatment goals of 40% TSS reduction. The WinSLAMM input data and output summaries can be found in Appendix "C" of this report.

Peak Discharge Management: The Village of Somers Stormwater Management Ordinance requires that the peak discharge rates for the post-developed rainfall events shall be held to the pre-developed conditions peak discharge rates for the 1-, 2- and 10-year, 24-hour rainfall events, and the peak discharge.

To address these requirements, grassed swales, catch basins, and a dry detention basin have been designed to control the peak rates of runoff and achieve the TSS load reduction. Detailed sub-basin and routing information can be found in Appendix "D" of this report.

A summary of the proposed designs are as follows:

Proposed Dry Detention Basin

Contributory Watershed:	1.800 (DEV-1)
Bottom Elevation:	688.00
High Water Mark (100-Year storm):	690.98
High Water Mark (10-Year storm):	690.18
High Water Mark (2-Year storm):	689.68
High Water Mark (1-Year storm):	689.51
Top of Berm:	692.00
Free Board provided:	1.02
Emergency Spillway:	10'-wide grass-lined weir 3.61 cfs @ 0.26' depth

DRY DETENTION BASIN OUTLET CONTROL STRUCTURE

Multi-Stage Outlet Structure: 253 LF – 8" PVC @ 0.20%

Emergency Overflow Outlet: 10'-wide grass-lined weir at 691.00

ROUTING DATA

DRY DETENTION BASIN	Bottom EL	Peak Inflow	Peak Outflow	HWM	Storage (Ac-ft)
1-Yr. 24-Hour Storm	688.00	3.24 cfs	0.97 cfs	689.51	0.048
2-Yr. 24-Hour Storm	688.00	4.00 cfs	1.03 cfs	689.69	0.066
10-Yr. 24-Hour Storm	688.00	6.64 cfs	1.19 cfs	690.18	0.135
100-Yr. 24-Hour Storm	688.00	11.81 cfs	1.40 cfs	690.98	0.291

CONCLUSION

To determine if the proposed dry basin meets the Village of Somers peak discharge requirements, the pre-developed peak discharge rates have been determined. The total allowable peak discharges from the site were compared to the design post-developed peak discharge rates as follows:

	Pre-Developed Peak Discharge	Total Allowable Discharge	Post-Developed Peak Discharge
Q_1	1.96 ac	1.96 cfs	1.90 cfs
Q_2	2.62 ac	2.62 cfs	2.21 cfs
Q_{10}	5..05 ac	5.05 cfs	3.20 cfs
Q_{100}	10.20 ac	10.20 cfs	5.05 cfs

After comparing the post-developed peak discharge rates to the allowable peak discharge rates, we conclude that the proposed dry basin meets the Village of Somers peak discharge requirements. The quality goals have been met, reducing the total suspended solids loading of the project area by 40%, on an average annual basis.

APPENDIX
“A”

Map Scale: 1:810 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kenosha and Racine Counties, Wisconsin
Survey Area Data: Version 19, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2020—Jun 25, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

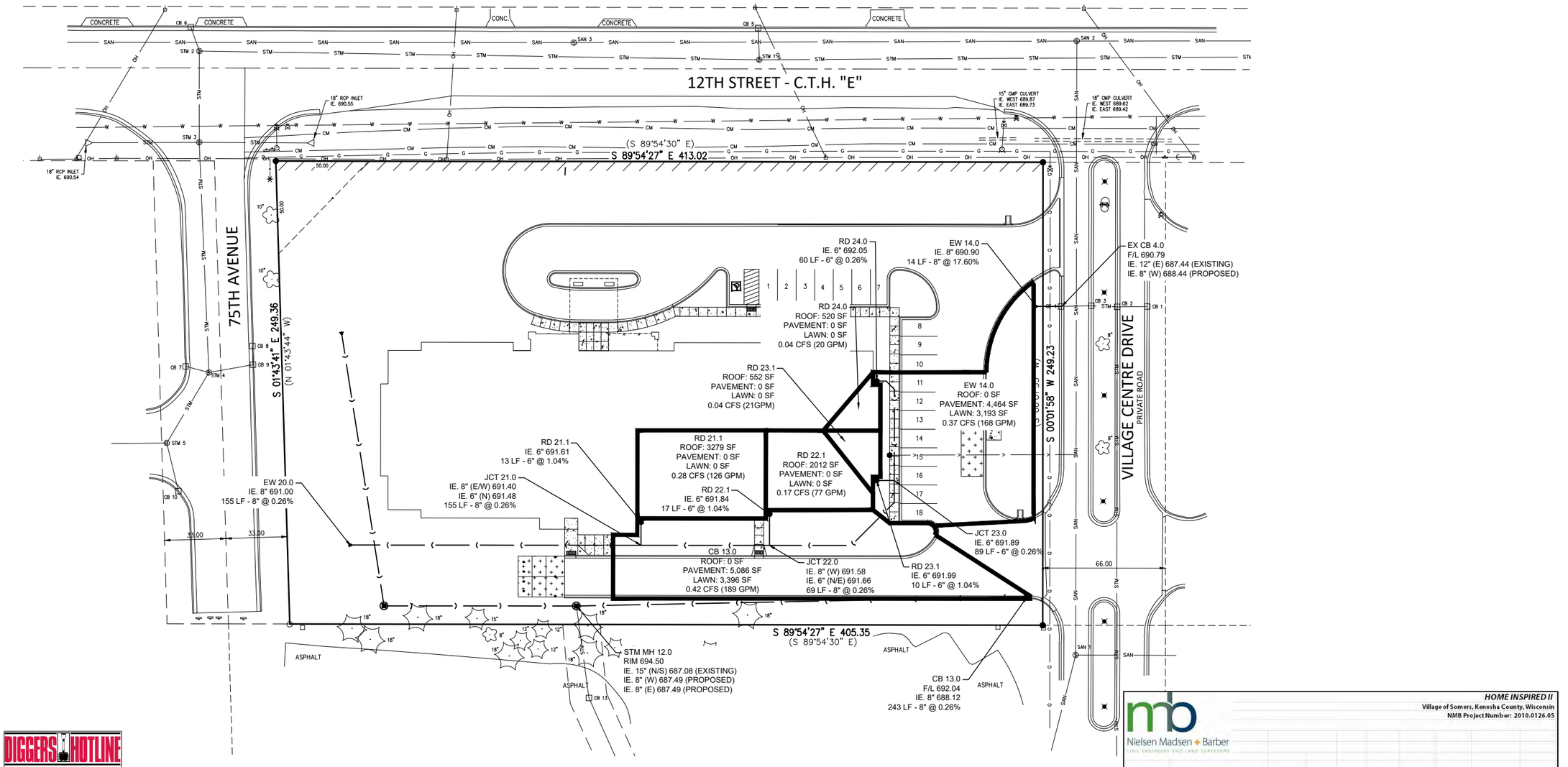
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	0.4	12.7%
VaB	Varna silt loam, 2 to 6 percent slopes	2.9	87.3%
Totals for Area of Interest		**3.3**	**100.0%**

APPENDIX
“B”

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

PRIVATE STORM SEWER DESIGN CALCULATIONS

Pipe No.		Upstream Flow (GPM)	Pipe Inflow (GPM)	Total Flow (GPM)	Pipe Length (feet)	Min. Pipe Diameter (inches)	Min. Slope (%)	Design Pipe Diameter	Design Slope (%)
P-1	CB 13.0 - MH 12.0	0	189	189	243	6"	0.26%	8"	0.26%
P-2	EW 14.0 - EX CB 4.0	0	168	168	14	6"	0.26%	8"	17.60%
P-3	RD 24.0 - JCT 23.0	0	20	20	60	6"	0.26%	6"	0.26%
P-4	RD 23.1 - JCT 23.0	0	21	21	10	6"	0.26%	6"	1.04%
P-5	JCT 23.0 - JCT 22.0	41	0	41	89	6"	0.26%	6"	0.26%
P-6	RD 22.1 - JCT 22.0	0	77	77	17	6"	0.26%	6"	1.04%
P-7	JCT 22.0 - JCT 21.0	118	0	118	69	6"	0.26%	8"	0.26%
P-8	RD 21.1 - JCT 21.0	0	126	126	13	6"	0.26%	6"	1.04%
P-9	JCT 21.0 - EW 20.0	244	0	244	155	6"	0.26%	8"	0.26%



N

60' 30' 0' 30' 60'

SCALE 1"=30'

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

HOME INSPIRED II
Village of Somers, Kenosha County, Wisconsin
NMB Project Number: 2010.0126.05

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

PRIVATE STORM SEWER DESIGN CALCULATIONS

Pipe No.		Upstream Flow (GPM)	Pipe Inflow (GPM)	Total Flow (GPM)	Pipe Length (feet)	Min. Pipe Diameter (inches)	Min. Slope (%)	Design Pipe Diameter	Design Slope (%)
P-1	CB 13.0 - MH 12.0	0	189	189	243	6"	0.26%	8"	0.26%
P-2	EW 14.0 - EX CB 4.0	0	168	168	14	6"	0.26%	8"	17.60%
P-3	RD 24.0 - JCT 23.0	0	20	20	60	6"	0.26%	6"	0.26%
P-4	RD 23.1 - JCT 23.0	0	21	21	10	6"	0.26%	6"	1.04%
P-5	JCT 23.0 - JCT 22.0	41	0	41	89	6"	0.26%	6"	0.26%
P-6	RD 22.1 - JCT 22.0	0	77	77	17	6"	0.26%	6"	1.04%
P-7	JCT 22.0 - JCT 21.0	118	0	118	69	6"	0.26%	8"	0.26%
P-8	RD 21.1 - JCT 21.0	0	126	126	13	6"	0.26%	6"	1.04%
P-9	JCT 21.0 - EW 20.0	244	0	244	155	6"	0.26%	8"	0.26%

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME INSPIRED II CBRF
STORM SEWER DRAINAGE AREAS
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	DATE

PROJ. MGR: MDE
DRAFTED: CJS
DATE: 11-16-2022
CHECKED: JJC
DATE: 11-16-2022

2010.0126.05

SHEET
STM-1

Wednesday, November 16, 2022 3:02:48 PM

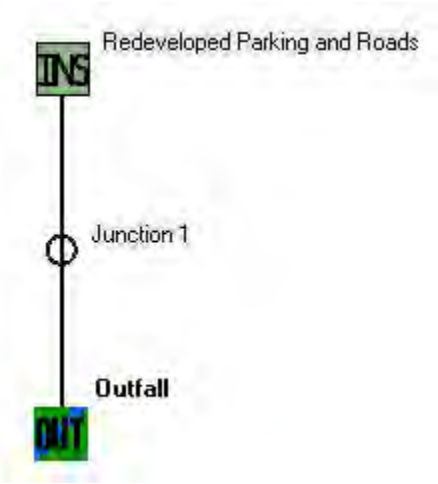
APPENDIX
"C"

HOME INSPIRED II

Water Quality Analysis

Redeveloped Parking & Roads

System Map



1458 Horizon Blvd, Suite 200, Racine, WI 53406
Ph: (262) 634-5588 * Fax: (262) 634-5024
www.nmbsc.net

Data file name: Z:\2010\2010.0126.05\Design Documents\Storm Water Management\WinSLAMM\2010.0126.05 - Parking Areas & Roads.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 11-10-2022 Time: 09:36:20
Site information: Home Inspired II

LU# 1 - Institutional: Parking Areas and Roads Total area (ac): 0.574
13 - Paved Parking 1: 0.574 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

SLAMM for Windows Version 10.4.1
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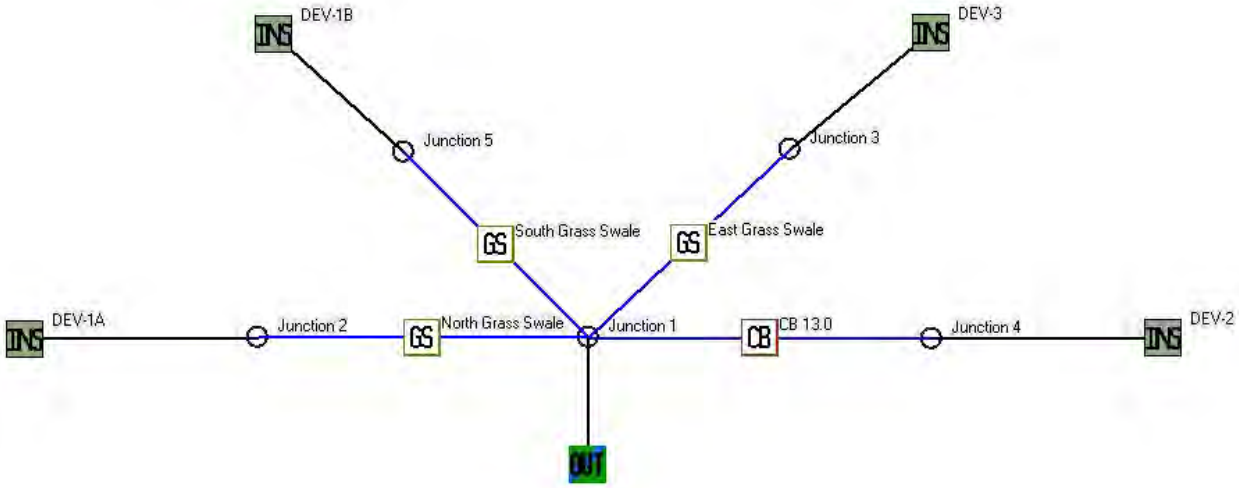
Data file name: Z:\2010\2010.0126.05\Design Documents\Storm Water Management\WinSLAMM\2010.0126.05 - Parking Areas & Roads.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 11-10-2022 Time of run: 09:35:46
Total Area Modeled (acres): 0.574
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	44098	-	130.0	357.9	-
Outfall Total with Controls:	44097	0.00%	130.0	357.9	0.00%
Annualized Total After Outfall Controls:	44710			362.9	

HOME INSPIRED II

Water Quality Analysis

System Map



Data file name: Z:\2010\2010.0126.05\Design Documents\Storm Water Management\WinSLAMM\2010.0126.05.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 11-14-2022 Time: 16:12:35
Site information: Home Inspired II

LU# 1 - Institutional: DEV-1A Total area (ac): 1.053
1 - Roofs 1: 0.172 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.282 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.023 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.576 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Institutional: DEV-3 Total area (ac): 0.229
1 - Roofs 1: 0.054 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.091 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.011 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.073 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Institutional: DEV-2 Total area (ac): 0.315
1 - Roofs 1: 0.120 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.114 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.003 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.078 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Institutional: DEV-1B Total area (ac): 0.746
1 - Roofs 1: 0.420 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.026 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.008 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.292 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Grass Swale CP# 1 (DS) - North Grass Swale
Total drainage area (acres)= 1.053
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 412.16
Total swale length (ft) = 434
Average swale length to outlet (ft)= 434
Typical bottom width (ft) = 4.0
Typical swale side slope (_H:1V) = 4.0
Typical longitudinal slope (ft.H/ft.V) = 0.009
Swale retardance factor: D
Typical grass height (in) = 4.0
Swale dynamic infiltration rate (in/hr)= 0.075
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: True
Control Practice 2: Catchbasin Cleaning CP# 1 (DS) - CB 13.0
1. Fraction of area served by catchbasins (acres) = 1.00
2. Number of catchbasins = 1
3. Average sump depth below catchbasin outlet invert (feet) = 1.25
4. Depth of sediment in catchbasin sump at beginning of study period (ft) = 0
5. Typical outlet pipe diameter (ft) = 0.83
6. Typical outlet pipe Mannings n = 0.013
7. Typical outlet pipe slope (ft/ft) = 0.003
8. Typical catchbasin sump surface area (square feet) = 6
9. Total catchbasin depth (feet) = 5.2
10. Inflow hydrograph peak to average flow ratio = 3.8
11. Leakage rate through sump bottom (in/hr) = 0
12. Catchbasin Critical Particle Size File Name: Not needed - calculated by program
13. Catchbasin cleaning frequency: 5

Control Practice 3: Grass Swale CP# 2 (DS) - East Grass Swale
Total drainage area (acres)= 0.229
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 475.98
Total swale length (ft) = 109
Average swale length to outlet (ft)= 109
Typical bottom width (ft) = 2.0
Typical swale side slope (_H:1V) = 4.0
Typical longitudinal slope (ft.H/ft.V) = 0.010
Swale retardance factor: D
Typical grass height (in) = 4.0
Swale dynamic infiltration rate (in/hr)= 0.075
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: True
Control Practice 4: Grass Swale CP# 3 (DS) - South Grass Swale
Total drainage area (acres)= 0.746
Fraction of drainage area served by swales (ac) = 1.00
Swale density (ft/ac) = 349.65
Total swale length (ft) = 200
Average swale length to outlet (ft)= 100
Typical bottom width (ft) = 4.0
Typical swale side slope (_H:1V) = 4.0
Typical longitudinal slope (ft.H/ft.V) = 0.024
Swale retardance factor: D
Typical grass height (in) = 4.0
Swale dynamic infiltration rate (in/hr)= 0.075
Typical swale depth (ft) for cost analysis (optional) = 0.0
Particle size distribution file name: Not needed - calculated by program
Use total swale length instead of swale density for infiltration calculations: True

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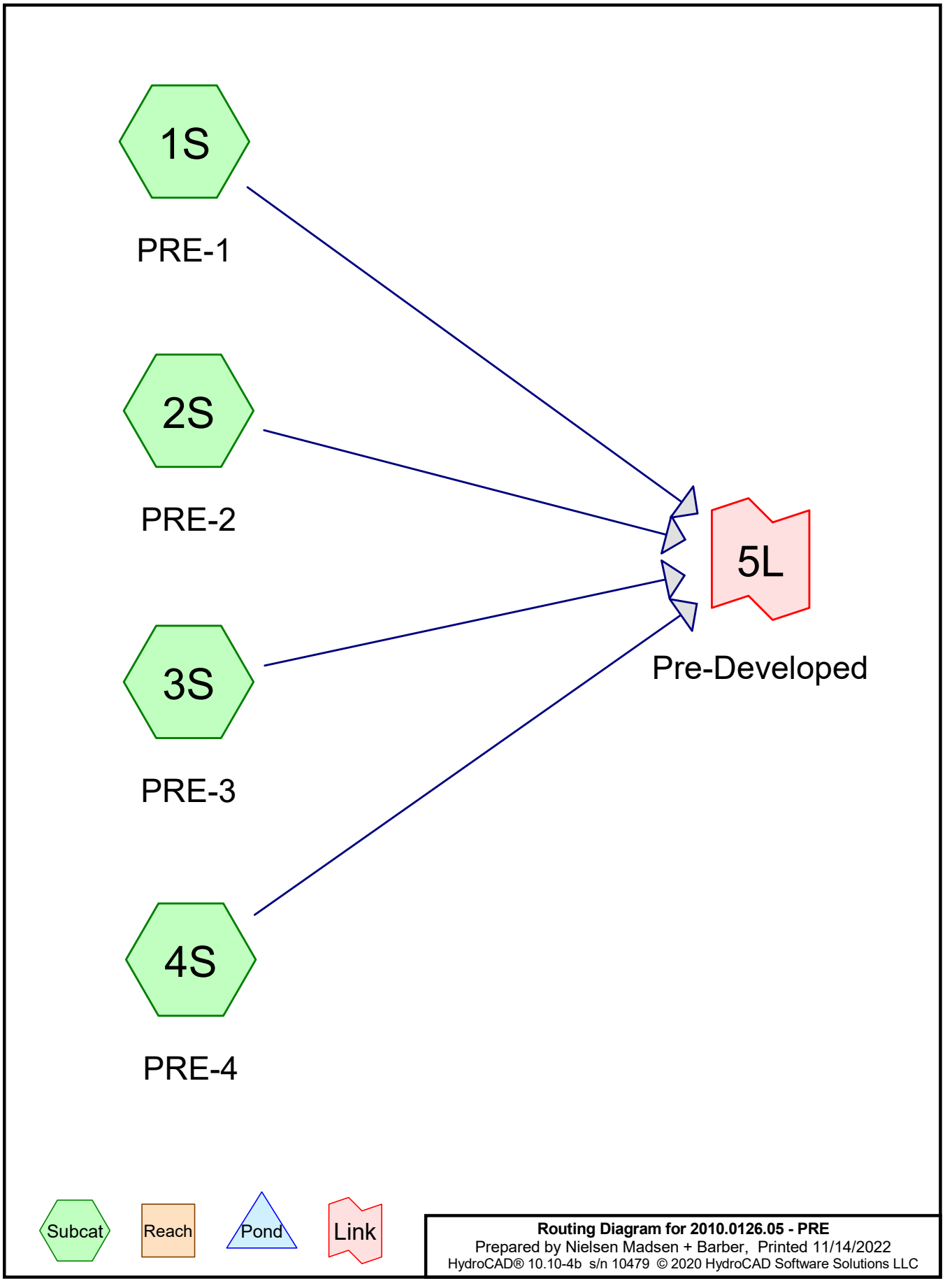
Data file name: Z:\2010\2010.0126.05\Design Documents\Storm Water Management\WinSLAMM\2010.0126.05.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 11-14-2022 Time of run: 16:12:19
Total Area Modeled (acres): 2.343
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	122420	-	73.88	564.6	-
Outfall Total with Controls:	107037	12.57%	60.65	405.3	28.21%
Annualized Total After Outfall Controls:	108523			410.9	

APPENDIX
“D”

PRE-DEVELOPED CONDITIONS



Routing Diagram for 2010.0126.05 - PRE
Prepared by Nielsen Madsen + Barber, Printed 11/14/2022
HydroCAD® 10.10-4b s/n 10479 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.39	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.72	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.83	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	5.95	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.340	78	Cropland (1S, 2S, 3S, 4S)
2.340	**78**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.000	2.340	2.340	Cropland	1S, 2S, 3S, 4S
0.000	**0.000**	**0.000**	**0.000**	**2.340**	**2.340**	**TOTAL AREA**	

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PRE-1 Runoff Area=1.712 ac 0.00% Impervious Runoff Depth=0.72"
Flow Length=334' Tc=16.6 min CN=78 Runoff=1.43 cfs 0.102 af

Subcatchment 2S: PRE-2 Runoff Area=0.199 ac 0.00% Impervious Runoff Depth=0.72"
Flow Length=69' Slope=0.0246 '/' Tc=10.6 min CN=78 Runoff=0.20 cfs 0.012 af

Subcatchment 3S: PRE-3 Runoff Area=0.072 ac 0.00% Impervious Runoff Depth=0.72"
Flow Length=52' Slope=0.0173 '/' Tc=9.7 min CN=78 Runoff=0.08 cfs 0.004 af

Subcatchment 4S: PRE-4 Runoff Area=0.357 ac 0.00% Impervious Runoff Depth=0.72"
Flow Length=106' Tc=15.0 min CN=78 Runoff=0.31 cfs 0.021 af

Link 5L: Pre-Developed Inflow=1.96 cfs 0.140 af
Primary=1.96 cfs 0.140 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.140 af Average Runoff Depth = 0.72"
100.00% Pervious = 2.340 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: PRE-1

Runoff = 1.43 cfs @ 12.27 hrs, Volume= 0.102 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	1.712	78	Cropland
	1.712		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.5	100	0.0200	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.3	57	0.0302	2.80		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.5	130	0.0080	4.80	3.77	**Pipe Channel, Storm Sewer** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
0.3	47	0.0029	3.07	3.77	**Pipe Channel, Storm Sewer** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
16.6	334	Total			

Summary for Subcatchment 2S: PRE-2

Runoff = 0.20 cfs @ 12.20 hrs, Volume= 0.012 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	0.199	78	Cropland
	0.199		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	69	0.0246	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 3S: PRE-3

Runoff = 0.08 cfs @ 12.19 hrs, Volume= 0.004 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	0.072	78	Cropland
	0.072		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	52	0.0173	0.09		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 4S: PRE-4

Runoff = 0.31 cfs @ 12.25 hrs, Volume= 0.021 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	0.357	78	Cropland
	0.357		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	93	0.0191	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	13	0.0110	1.69		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
15.0	106	Total			

Summary for Link 5L: Pre-Developed

Inflow Area = 2.340 ac, 0.00% Impervious, Inflow Depth = 0.72" for 1-Year event
Inflow = 1.96 cfs @ 12.26 hrs, Volume= 0.140 af
Primary = 1.96 cfs @ 12.26 hrs, Volume= 0.140 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PRE-1 Runoff Area=1.712 ac 0.00% Impervious Runoff Depth=0.93"
Flow Length=334' Tc=16.6 min CN=78 Runoff=1.90 cfs 0.133 af

Subcatchment 2S: PRE-2 Runoff Area=0.199 ac 0.00% Impervious Runoff Depth=0.93"
Flow Length=69' Slope=0.0246 '/' Tc=10.6 min CN=78 Runoff=0.27 cfs 0.015 af

Subcatchment 3S: PRE-3 Runoff Area=0.072 ac 0.00% Impervious Runoff Depth=0.93"
Flow Length=52' Slope=0.0173 '/' Tc=9.7 min CN=78 Runoff=0.10 cfs 0.006 af

Subcatchment 4S: PRE-4 Runoff Area=0.357 ac 0.00% Impervious Runoff Depth=0.93"
Flow Length=106' Tc=15.0 min CN=78 Runoff=0.42 cfs 0.028 af

Link 5L: Pre-Developed Inflow=2.62 cfs 0.182 af
Primary=2.62 cfs 0.182 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.182 af Average Runoff Depth = 0.93"
100.00% Pervious = 2.340 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: PRE-1

Runoff = 1.90 cfs @ 12.27 hrs, Volume= 0.133 af, Depth= 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	1.712	78	Cropland
	1.712		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.5	100	0.0200	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.3	57	0.0302	2.80		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.5	130	0.0080	4.80	3.77	**Pipe Channel, Storm Sewer** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
0.3	47	0.0029	3.07	3.77	**Pipe Channel, Storm Sewer** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
16.6	334	Total			

Summary for Subcatchment 2S: PRE-2

Runoff = 0.27 cfs @ 12.19 hrs, Volume= 0.015 af, Depth= 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	0.199	78	Cropland
	0.199		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	69	0.0246	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 3S: PRE-3

Runoff = 0.10 cfs @ 12.18 hrs, Volume= 0.006 af, Depth= 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	0.072	78	Cropland
	0.072		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	52	0.0173	0.09		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 4S: PRE-4

Runoff = 0.42 cfs @ 12.25 hrs, Volume= 0.028 af, Depth= 0.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	0.357	78	Cropland
	0.357		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	93	0.0191	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	13	0.0110	1.69		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
15.0	106	Total			

Summary for Link 5L: Pre-Developed

Inflow Area = 2.340 ac, 0.00% Impervious, Inflow Depth = 0.93" for 2-Year event
Inflow = 2.62 cfs @ 12.25 hrs, Volume= 0.182 af
Primary = 2.62 cfs @ 12.25 hrs, Volume= 0.182 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PRE-1 Runoff Area=1.712 ac 0.00% Impervious Runoff Depth=1.75"
Flow Length=334' Tc=16.6 min CN=78 Runoff=3.68 cfs 0.250 af

Subcatchment 2S: PRE-2 Runoff Area=0.199 ac 0.00% Impervious Runoff Depth=1.75"
Flow Length=69' Slope=0.0246 '/' Tc=10.6 min CN=78 Runoff=0.52 cfs 0.029 af

Subcatchment 3S: PRE-3 Runoff Area=0.072 ac 0.00% Impervious Runoff Depth=1.75"
Flow Length=52' Slope=0.0173 '/' Tc=9.7 min CN=78 Runoff=0.19 cfs 0.011 af

Subcatchment 4S: PRE-4 Runoff Area=0.357 ac 0.00% Impervious Runoff Depth=1.75"
Flow Length=106' Tc=15.0 min CN=78 Runoff=0.81 cfs 0.052 af

Link 5L: Pre-Developed Inflow=5.05 cfs 0.342 af
Primary=5.05 cfs 0.342 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.342 af Average Runoff Depth = 1.75"
100.00% Pervious = 2.340 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: PRE-1

Runoff = 3.68 cfs @ 12.26 hrs, Volume= 0.250 af, Depth= 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	1.712	78	Cropland
	1.712		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.5	100	0.0200	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.3	57	0.0302	2.80		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.5	130	0.0080	4.80	3.77	**Pipe Channel, Storm Sewer** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
0.3	47	0.0029	3.07	3.77	**Pipe Channel, Storm Sewer** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
16.6	334	Total			

Summary for Subcatchment 2S: PRE-2

Runoff = 0.52 cfs @ 12.19 hrs, Volume= 0.029 af, Depth= 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	0.199	78	Cropland
	0.199		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	69	0.0246	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 3S: PRE-3

Runoff = 0.19 cfs @ 12.18 hrs, Volume= 0.011 af, Depth= 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	0.072	78	Cropland
	0.072		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	52	0.0173	0.09		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 4S: PRE-4

Runoff = 0.81 cfs @ 12.24 hrs, Volume= 0.052 af, Depth= 1.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	0.357	78	Cropland
	0.357		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	93	0.0191	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	13	0.0110	1.69		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
15.0	106	Total			

Summary for Link 5L: Pre-Developed

Inflow Area = 2.340 ac, 0.00% Impervious, Inflow Depth = 1.75" for 10-Year event
Inflow = 5.05 cfs @ 12.25 hrs, Volume= 0.342 af
Primary = 5.05 cfs @ 12.25 hrs, Volume= 0.342 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: PRE-1 Runoff Area=1.712 ac 0.00% Impervious Runoff Depth=3.53"
Flow Length=334' Tc=16.6 min CN=78 Runoff=7.43 cfs 0.504 af

Subcatchment 2S: PRE-2 Runoff Area=0.199 ac 0.00% Impervious Runoff Depth=3.53"
Flow Length=69' Slope=0.0246 '/' Tc=10.6 min CN=78 Runoff=1.04 cfs 0.059 af

Subcatchment 3S: PRE-3 Runoff Area=0.072 ac 0.00% Impervious Runoff Depth=3.53"
Flow Length=52' Slope=0.0173 '/' Tc=9.7 min CN=78 Runoff=0.39 cfs 0.021 af

Subcatchment 4S: PRE-4 Runoff Area=0.357 ac 0.00% Impervious Runoff Depth=3.53"
Flow Length=106' Tc=15.0 min CN=78 Runoff=1.62 cfs 0.105 af

Link 5L: Pre-Developed Inflow=10.20 cfs 0.689 af
Primary=10.20 cfs 0.689 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.689 af Average Runoff Depth = 3.53"
100.00% Pervious = 2.340 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: PRE-1

Runoff = 7.43 cfs @ 12.25 hrs, Volume= 0.504 af, Depth= 3.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	1.712	78	Cropland
	1.712		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.5	100	0.0200	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.3	57	0.0302	2.80		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.5	130	0.0080	4.80	3.77	**Pipe Channel, Storm Sewer** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
0.3	47	0.0029	3.07	3.77	**Pipe Channel, Storm Sewer** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
16.6	334	Total			

Summary for Subcatchment 2S: PRE-2

Runoff = 1.04 cfs @ 12.18 hrs, Volume= 0.059 af, Depth= 3.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.199	78	Cropland
	0.199		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.6	69	0.0246	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 3S: PRE-3

Runoff = 0.39 cfs @ 12.17 hrs, Volume= 0.021 af, Depth= 3.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.072	78	Cropland
	0.072		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	52	0.0173	0.09		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"

Summary for Subcatchment 4S: PRE-4

Runoff = 1.62 cfs @ 12.24 hrs, Volume= 0.105 af, Depth= 3.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.357	78	Cropland
	0.357		100.00% Pervious Area

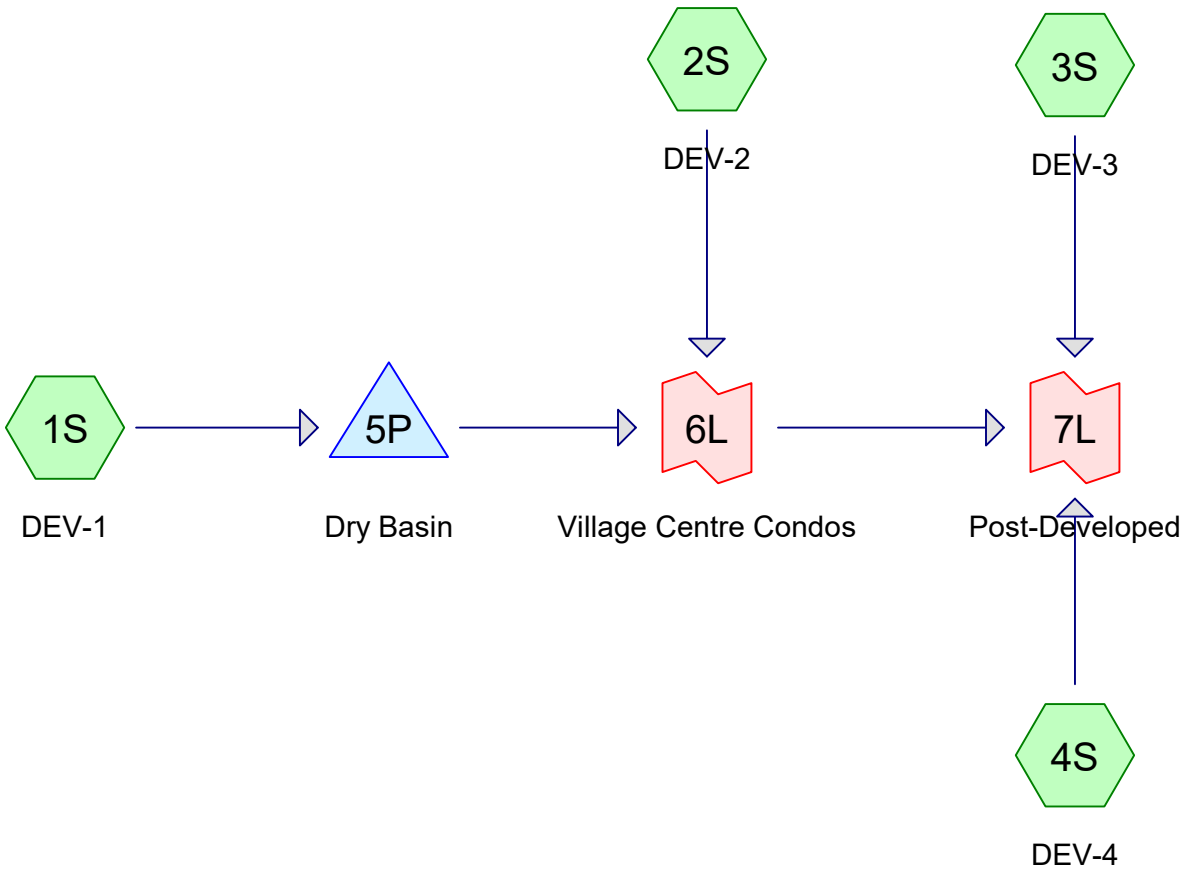
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	93	0.0191	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	13	0.0110	1.69		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
15.0	106	Total			

Summary for Link 5L: Pre-Developed

Inflow Area = 2.340 ac, 0.00% Impervious, Inflow Depth = 3.53" for 100-Year event
Inflow = 10.20 cfs @ 12.24 hrs, Volume= 0.689 af
Primary = 10.20 cfs @ 12.24 hrs, Volume= 0.689 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

POST-DEVELOPED CONDITIONS



Subcat Reach Pond Link

Routing Diagram for 2010.0126.05 - DEV
Prepared by Nielsen Madsen + Barber, Printed 11/14/2022
HydroCAD® 10.10-4b s/n 10479 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.39	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.72	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.83	2
4	100-Year	MSE 24-hr	3	Default	24.00	1	5.95	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.129	74	>75% Grass cover, Good, HSG C (1S, 2S, 3S, 4S)
0.574	98	Impervious Areas - Pavement (1S, 2S, 3S, 4S)
0.592	98	Impervious Areas - Roof (1S)
0.045	98	Impervious Areas - Sidewalk (1S, 2S, 3S)
2.340	**86**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.129	0.000	0.000	1.129	>75% Grass cover, Good	1S, 2S, 3S, 4S
0.000	0.000	0.000	0.000	0.574	0.574	Impervious Areas - Pavement	1S, 2S, 3S, 4S
0.000	0.000	0.000	0.000	0.592	0.592	Impervious Areas - Roof	1S
0.000	0.000	0.000	0.000	0.045	0.045	Impervious Areas - Sidewalk	1S, 2S, 3S
0.000	**0.000**	**1.129**	**0.000**	**1.211**	**2.340**	**TOTAL AREA**	

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: DEV-1 Runoff Area=1.800 ac 51.78% Impervious Runoff Depth=1.15"
Flow Length=623' Tc=9.4 min CN=86 Runoff=3.24 cfs 0.173 af

Subcatchment 2S: DEV-2 Runoff Area=0.195 ac 60.00% Impervious Runoff Depth=1.29"
Flow Length=419' Tc=8.3 min CN=88 Runoff=0.41 cfs 0.021 af

Subcatchment 3S: DEV-3 Runoff Area=0.175 ac 58.29% Impervious Runoff Depth=1.29"
Flow Length=236' Tc=5.0 min CN=88 Runoff=0.41 cfs 0.019 af

Subcatchment 4S: DEV-4 Runoff Area=0.170 ac 35.29% Impervious Runoff Depth=0.92"
Tc=5.0 min CN=82 Runoff=0.29 cfs 0.013 af

Pond 5P: Dry Basin Peak Elev=689.51' Storage=0.048 af Inflow=3.24 cfs 0.173 af
8.0" Round Culvert n=0.011 L=253.0' S=0.0020 '/' Outflow=0.97 cfs 0.173 af

Link 6L: Village Centre Condos Inflow=1.26 cfs 0.194 af
Primary=1.26 cfs 0.194 af

Link 7L: Post-Developed Inflow=1.90 cfs 0.226 af
Primary=1.90 cfs 0.226 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.226 af Average Runoff Depth = 1.16"
48.25% Pervious = 1.129 ac 51.75% Impervious = 1.211 ac

Summary for Subcatchment 1S: DEV-1

Runoff = 3.24 cfs @ 12.17 hrs, Volume= 0.173 af, Depth= 1.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	0.592	98	Impervious Areas - Roof
*	0.309	98	Impervious Areas - Pavement
*	0.031	98	Impervious Areas - Sidewalk
	0.868	74	>75% Grass cover, Good, HSG C
	1.800	86	Weighted Average
	0.868		48.22% Pervious Area
	0.932		51.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	19	0.0368	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	1.97		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.3	46	0.0135	2.36		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.2	118	0.0063	1.61		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
4.7	435	0.0092	1.54		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
9.4	623	Total			

Summary for Subcatchment 2S: DEV-2

Runoff = 0.41 cfs @ 12.16 hrs, Volume= 0.021 af, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	0.000	98	Impervious Areas - Roof
*	0.114	98	Impervious Areas - Pavement
*	0.003	98	Impervious Areas - Sidewalk
	0.078	74	>75% Grass cover, Good, HSG C
	0.195	88	Weighted Average
	0.078		40.00% Pervious Area
	0.117		60.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	25	0.0175	0.08		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	24	0.0309	3.57		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.0	127	0.0100	2.03		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.8	243	0.0026	2.22	1.21	**Pipe Channel, Storm Sewer** 10.0" Round Area= 0.5 sf Perim= 2.6' r= 0.21' n= 0.012
8.3	419	Total			

Summary for Subcatchment 3S: DEV-3

Runoff = 0.41 cfs @ 12.12 hrs, Volume= 0.019 af, Depth= 1.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	0.091	98	Impervious Areas - Pavement
*	0.011	98	Impervious Areas - Sidewalk
	0.073	74	>75% Grass cover, Good, HSG C
	0.175	88	Weighted Average
	0.073		41.71% Pervious Area
	0.102		58.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	9	0.0778	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	2.49		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	54	0.0142	2.42		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	59	0.0137	2.38		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.1	109	0.0100	1.61		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
3.2	236	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 4S: DEV-4

Runoff = 0.29 cfs @ 12.12 hrs, Volume= 0.013 af, Depth= 0.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.39"

	Area (ac)	CN	Description
*	0.060	98	Impervious Areas - Pavement
	0.110	74	>75% Grass cover, Good, HSG C
	0.170	82	Weighted Average
	0.110		64.71% Pervious Area
	0.060		35.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Pond 5P: Dry Basin

Inflow Area = 1.800 ac, 51.78% Impervious, Inflow Depth = 1.15" for 1-Year event
Inflow = 3.24 cfs @ 12.17 hrs, Volume= 0.173 af
Outflow = 0.97 cfs @ 12.44 hrs, Volume= 0.173 af, Atten= 70%, Lag= 16.1 min
Primary = 0.97 cfs @ 12.44 hrs, Volume= 0.173 af

Routing by Stor-Ind method, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 689.51' @ 12.44 hrs Surf.Area= 0.091 ac Storage= 0.048 af

Plug-Flow detention time= 18.9 min calculated for 0.173 af (100% of inflow)
Center-of-Mass det. time= 18.8 min (831.4 - 812.6)

Volume	Invert	Avail.Storage	Storage Description
#1	688.00'	0.588 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
688.00	0.001	0.000	0.000
689.00	0.032	0.016	0.016
690.00	0.148	0.090	0.107
691.00	0.227	0.187	0.294
692.00	0.361	0.294	0.588

Device	Routing	Invert	Outlet Devices
#1	Primary	688.00'	**8.0" Round Culvert** L= 253.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 688.00' / 687.49' S= 0.0020 '/' Cc= 0.900 n= 0.011, Flow Area= 0.35 sf

Primary OutFlow Max=0.97 cfs @ 12.44 hrs HW=689.51' (Free Discharge)
1=Culvert (Barrel Controls 0.97 cfs @ 2.78 fps)

Summary for Link 6L: Village Centre Condos

Inflow Area = 1.995 ac, 52.58% Impervious, Inflow Depth = 1.17" for 1-Year event
Inflow = 1.26 cfs @ 12.18 hrs, Volume= 0.194 af
Primary = 1.26 cfs @ 12.18 hrs, Volume= 0.194 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Summary for Link 7L: Post-Developed

Inflow Area = 2.340 ac, 51.75% Impervious, Inflow Depth = 1.16" for 1-Year event
Inflow = 1.90 cfs @ 12.14 hrs, Volume= 0.226 af
Primary = 1.90 cfs @ 12.14 hrs, Volume= 0.226 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: DEV-1 Runoff Area=1.800 ac 51.78% Impervious Runoff Depth=1.43"
Flow Length=623' Tc=9.4 min CN=86 Runoff=4.00 cfs 0.214 af

Subcatchment 2S: DEV-2 Runoff Area=0.195 ac 60.00% Impervious Runoff Depth=1.57"
Flow Length=419' Tc=8.3 min CN=88 Runoff=0.50 cfs 0.026 af

Subcatchment 3S: DEV-3 Runoff Area=0.175 ac 58.29% Impervious Runoff Depth=1.57"
Flow Length=236' Tc=5.0 min CN=88 Runoff=0.50 cfs 0.023 af

Subcatchment 4S: DEV-4 Runoff Area=0.170 ac 35.29% Impervious Runoff Depth=1.16"
Tc=5.0 min CN=82 Runoff=0.36 cfs 0.016 af

Pond 5P: Dry Basin Peak Elev=689.69' Storage=0.066 af Inflow=4.00 cfs 0.214 af
8.0" Round Culvert n=0.011 L=253.0' S=0.0020 '/' Outflow=1.03 cfs 0.214 af

Link 6L: Village Centre Condos Inflow=1.41 cfs 0.239 af
Primary=1.41 cfs 0.239 af

Link 7L: Post-Developed Inflow=2.21 cfs 0.279 af
Primary=2.21 cfs 0.279 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.279 af Average Runoff Depth = 1.43"
48.25% Pervious = 1.129 ac 51.75% Impervious = 1.211 ac

Summary for Subcatchment 1S: DEV-1

Runoff = 4.00 cfs @ 12.17 hrs, Volume= 0.214 af, Depth= 1.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	0.592	98	Impervious Areas - Roof
*	0.309	98	Impervious Areas - Pavement
*	0.031	98	Impervious Areas - Sidewalk
	0.868	74	>75% Grass cover, Good, HSG C
	1.800	86	Weighted Average
	0.868		48.22% Pervious Area
	0.932		51.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	19	0.0368	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	1.97		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.3	46	0.0135	2.36		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.2	118	0.0063	1.61		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
4.7	435	0.0092	1.54		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
9.4	623	Total			

Summary for Subcatchment 2S: DEV-2

Runoff = 0.50 cfs @ 12.16 hrs, Volume= 0.026 af, Depth= 1.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	0.000	98	Impervious Areas - Roof
*	0.114	98	Impervious Areas - Pavement
*	0.003	98	Impervious Areas - Sidewalk
	0.078	74	>75% Grass cover, Good, HSG C
	0.195	88	Weighted Average
	0.078		40.00% Pervious Area
	0.117		60.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	25	0.0175	0.08		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	24	0.0309	3.57		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.0	127	0.0100	2.03		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.8	243	0.0026	2.22	1.21	**Pipe Channel, Storm Sewer** 10.0" Round Area= 0.5 sf Perim= 2.6' r= 0.21' n= 0.012
8.3	419	Total			

Summary for Subcatchment 3S: DEV-3

Runoff = 0.50 cfs @ 12.12 hrs, Volume= 0.023 af, Depth= 1.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	0.091	98	Impervious Areas - Pavement
*	0.011	98	Impervious Areas - Sidewalk
	0.073	74	>75% Grass cover, Good, HSG C
	0.175	88	Weighted Average
	0.073		41.71% Pervious Area
	0.102		58.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	9	0.0778	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	2.49		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	54	0.0142	2.42		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	59	0.0137	2.38		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.1	109	0.0100	1.61		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
3.2	236	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 4S: DEV-4

Runoff = 0.36 cfs @ 12.12 hrs, Volume= 0.016 af, Depth= 1.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.72"

	Area (ac)	CN	Description
*	0.060	98	Impervious Areas - Pavement
	0.110	74	>75% Grass cover, Good, HSG C
	0.170	82	Weighted Average
	0.110		64.71% Pervious Area
	0.060		35.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Pond 5P: Dry Basin

Inflow Area = 1.800 ac, 51.78% Impervious, Inflow Depth = 1.43" for 2-Year event
Inflow = 4.00 cfs @ 12.17 hrs, Volume= 0.214 af
Outflow = 1.03 cfs @ 12.47 hrs, Volume= 0.214 af, Atten= 74%, Lag= 18.3 min
Primary = 1.03 cfs @ 12.47 hrs, Volume= 0.214 af

Routing by Stor-Ind method, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 689.69' @ 12.47 hrs Surf.Area= 0.112 ac Storage= 0.066 af

Plug-Flow detention time= 23.7 min calculated for 0.214 af (100% of inflow)
Center-of-Mass det. time= 23.6 min (831.9 - 808.3)

Volume	Invert	Avail.Storage	Storage Description
#1	688.00'	0.588 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
688.00	0.001	0.000	0.000
689.00	0.032	0.016	0.016
690.00	0.148	0.090	0.107
691.00	0.227	0.187	0.294
692.00	0.361	0.294	0.588

Device	Routing	Invert	Outlet Devices
#1	Primary	688.00'	**8.0" Round Culvert** L= 253.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 688.00' / 687.49' S= 0.0020 '/' Cc= 0.900 n= 0.011, Flow Area= 0.35 sf

Primary OutFlow Max=1.03 cfs @ 12.47 hrs HW=689.68' (Free Discharge)
1=Culvert (Barrel Controls 1.03 cfs @ 2.96 fps)

Summary for Link 6L: Village Centre Condos

Inflow Area = 1.995 ac, 52.58% Impervious, Inflow Depth = 1.44" for 2-Year event
Inflow = 1.41 cfs @ 12.17 hrs, Volume= 0.239 af
Primary = 1.41 cfs @ 12.17 hrs, Volume= 0.239 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Summary for Link 7L: Post-Developed

Inflow Area = 2.340 ac, 51.75% Impervious, Inflow Depth = 1.43" for 2-Year event
Inflow = 2.21 cfs @ 12.14 hrs, Volume= 0.279 af
Primary = 2.21 cfs @ 12.14 hrs, Volume= 0.279 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: DEV-1 Runoff Area=1.800 ac 51.78% Impervious Runoff Depth=2.39"
Flow Length=623' Tc=9.4 min CN=86 Runoff=6.64 cfs 0.359 af

Subcatchment 2S: DEV-2 Runoff Area=0.195 ac 60.00% Impervious Runoff Depth=2.57"
Flow Length=419' Tc=8.3 min CN=88 Runoff=0.81 cfs 0.042 af

Subcatchment 3S: DEV-3 Runoff Area=0.175 ac 58.29% Impervious Runoff Depth=2.57"
Flow Length=236' Tc=5.0 min CN=88 Runoff=0.81 cfs 0.038 af

Subcatchment 4S: DEV-4 Runoff Area=0.170 ac 35.29% Impervious Runoff Depth=2.06"
Tc=5.0 min CN=82 Runoff=0.64 cfs 0.029 af

Pond 5P: Dry Basin Peak Elev=690.18' Storage=0.135 af Inflow=6.64 cfs 0.359 af
8.0" Round Culvert n=0.011 L=253.0' S=0.0020 '/' Outflow=1.19 cfs 0.359 af

Link 6L: Village Centre Condos Inflow=1.85 cfs 0.401 af
Primary=1.85 cfs 0.401 af

Link 7L: Post-Developed Inflow=3.20 cfs 0.467 af
Primary=3.20 cfs 0.467 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.467 af Average Runoff Depth = 2.40"
48.25% Pervious = 1.129 ac 51.75% Impervious = 1.211 ac

Summary for Subcatchment 1S: DEV-1

Runoff = 6.64 cfs @ 12.17 hrs, Volume= 0.359 af, Depth= 2.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	0.592	98	Impervious Areas - Roof
*	0.309	98	Impervious Areas - Pavement
*	0.031	98	Impervious Areas - Sidewalk
	0.868	74	>75% Grass cover, Good, HSG C
	1.800	86	Weighted Average
	0.868		48.22% Pervious Area
	0.932		51.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	19	0.0368	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	1.97		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.3	46	0.0135	2.36		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.2	118	0.0063	1.61		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
4.7	435	0.0092	1.54		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
9.4	623	Total			

Summary for Subcatchment 2S: DEV-2

Runoff = 0.81 cfs @ 12.15 hrs, Volume= 0.042 af, Depth= 2.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	0.000	98	Impervious Areas - Roof
*	0.114	98	Impervious Areas - Pavement
*	0.003	98	Impervious Areas - Sidewalk
	0.078	74	>75% Grass cover, Good, HSG C
	0.195	88	Weighted Average
	0.078		40.00% Pervious Area
	0.117		60.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	25	0.0175	0.08		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	24	0.0309	3.57		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.0	127	0.0100	2.03		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.8	243	0.0026	2.22	1.21	**Pipe Channel, Storm Sewer** 10.0" Round Area= 0.5 sf Perim= 2.6' r= 0.21' n= 0.012
8.3	419	Total			

Summary for Subcatchment 3S: DEV-3

Runoff = 0.81 cfs @ 12.12 hrs, Volume= 0.038 af, Depth= 2.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	0.091	98	Impervious Areas - Pavement
*	0.011	98	Impervious Areas - Sidewalk
	0.073	74	>75% Grass cover, Good, HSG C
	0.175	88	Weighted Average
	0.073		41.71% Pervious Area
	0.102		58.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	9	0.0778	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	2.49		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	54	0.0142	2.42		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	59	0.0137	2.38		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.1	109	0.0100	1.61		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
3.2	236	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 4S: DEV-4

Runoff = 0.64 cfs @ 12.12 hrs, Volume= 0.029 af, Depth= 2.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.83"

	Area (ac)	CN	Description
*	0.060	98	Impervious Areas - Pavement
	0.110	74	>75% Grass cover, Good, HSG C
	0.170	82	Weighted Average
	0.110		64.71% Pervious Area
	0.060		35.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Pond 5P: Dry Basin

Inflow Area = 1.800 ac, 51.78% Impervious, Inflow Depth = 2.39" for 10-Year event
Inflow = 6.64 cfs @ 12.17 hrs, Volume= 0.359 af
Outflow = 1.19 cfs @ 12.57 hrs, Volume= 0.359 af, Atten= 82%, Lag= 24.3 min
Primary = 1.19 cfs @ 12.57 hrs, Volume= 0.359 af

Routing by Stor-Ind method, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 690.18' @ 12.57 hrs Surf.Area= 0.162 ac Storage= 0.135 af

Plug-Flow detention time= 42.0 min calculated for 0.359 af (100% of inflow)
Center-of-Mass det. time= 41.9 min (839.7 - 797.9)

Volume	Invert	Avail.Storage	Storage Description
#1	688.00'	0.588 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
688.00	0.001	0.000	0.000
689.00	0.032	0.016	0.016
690.00	0.148	0.090	0.107
691.00	0.227	0.187	0.294
692.00	0.361	0.294	0.588

Device	Routing	Invert	Outlet Devices
#1	Primary	688.00'	**8.0" Round Culvert** L= 253.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 688.00' / 687.49' S= 0.0020 '/' Cc= 0.900 n= 0.011, Flow Area= 0.35 sf

Primary OutFlow Max=1.19 cfs @ 12.57 hrs HW=690.18' (Free Discharge)
1=Culvert (Barrel Controls 1.19 cfs @ 3.40 fps)

Summary for Link 6L: Village Centre Condos

Inflow Area = 1.995 ac, 52.58% Impervious, Inflow Depth = 2.41" for 10-Year event
Inflow = 1.85 cfs @ 12.17 hrs, Volume= 0.401 af
Primary = 1.85 cfs @ 12.17 hrs, Volume= 0.401 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Summary for Link 7L: Post-Developed

Inflow Area = 2.340 ac, 51.75% Impervious, Inflow Depth = 2.40" for 10-Year event
Inflow = 3.20 cfs @ 12.13 hrs, Volume= 0.467 af
Primary = 3.20 cfs @ 12.13 hrs, Volume= 0.467 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: DEV-1 Runoff Area=1.800 ac 51.78% Impervious Runoff Depth=4.36"
Flow Length=623' Tc=9.4 min CN=86 Runoff=11.81 cfs 0.654 af

Subcatchment 2S: DEV-2 Runoff Area=0.195 ac 60.00% Impervious Runoff Depth=4.58"
Flow Length=419' Tc=8.3 min CN=88 Runoff=1.40 cfs 0.074 af

Subcatchment 3S: DEV-3 Runoff Area=0.175 ac 58.29% Impervious Runoff Depth=4.58"
Flow Length=236' Tc=5.0 min CN=88 Runoff=1.39 cfs 0.067 af

Subcatchment 4S: DEV-4 Runoff Area=0.170 ac 35.29% Impervious Runoff Depth=3.94"
Tc=5.0 min CN=82 Runoff=1.20 cfs 0.056 af

Pond 5P: Dry Basin Peak Elev=690.98' Storage=0.291 af Inflow=11.81 cfs 0.654 af
8.0" Round Culvert n=0.011 L=253.0' S=0.0020 '/' Outflow=1.40 cfs 0.654 af

Link 6L: Village Centre Condos Inflow=2.60 cfs 0.729 af
Primary=2.60 cfs 0.729 af

Link 7L: Post-Developed Inflow=5.05 cfs 0.851 af
Primary=5.05 cfs 0.851 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.851 af Average Runoff Depth = 4.37"
48.25% Pervious = 1.129 ac 51.75% Impervious = 1.211 ac

Summary for Subcatchment 1S: DEV-1

Runoff = 11.81 cfs @ 12.16 hrs, Volume= 0.654 af, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.592	98	Impervious Areas - Roof
*	0.309	98	Impervious Areas - Pavement
*	0.031	98	Impervious Areas - Sidewalk
	0.868	74	>75% Grass cover, Good, HSG C
	1.800	86	Weighted Average
	0.868		48.22% Pervious Area
	0.932		51.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	19	0.0368	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	1.97		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.3	46	0.0135	2.36		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.2	118	0.0063	1.61		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
4.7	435	0.0092	1.54		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
9.4	623	Total			

Summary for Subcatchment 2S: DEV-2

Runoff = 1.40 cfs @ 12.15 hrs, Volume= 0.074 af, Depth= 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.000	98	Impervious Areas - Roof
*	0.114	98	Impervious Areas - Pavement
*	0.003	98	Impervious Areas - Sidewalk
	0.078	74	>75% Grass cover, Good, HSG C
	0.195	88	Weighted Average
	0.078		40.00% Pervious Area
	0.117		60.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	25	0.0175	0.08		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	24	0.0309	3.57		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.0	127	0.0100	2.03		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.8	243	0.0026	2.22	1.21	**Pipe Channel, Storm Sewer** 10.0" Round Area= 0.5 sf Perim= 2.6' r= 0.21' n= 0.012
8.3	419	Total			

Summary for Subcatchment 3S: DEV-3

Runoff = 1.39 cfs @ 12.11 hrs, Volume= 0.067 af, Depth= 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.091	98	Impervious Areas - Pavement
*	0.011	98	Impervious Areas - Sidewalk
	0.073	74	>75% Grass cover, Good, HSG C
	0.175	88	Weighted Average
	0.073		41.71% Pervious Area
	0.102		58.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	9	0.0778	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	2.49		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	54	0.0142	2.42		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	59	0.0137	2.38		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.1	109	0.0100	1.61		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
3.2	236	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 4S: DEV-4

Runoff = 1.20 cfs @ 12.12 hrs, Volume= 0.056 af, Depth= 3.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.060	98	Impervious Areas - Pavement
	0.110	74	>75% Grass cover, Good, HSG C
	0.170	82	Weighted Average
	0.110		64.71% Pervious Area
	0.060		35.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Pond 5P: Dry Basin

Inflow Area = 1.800 ac, 51.78% Impervious, Inflow Depth = 4.36" for 100-Year event
Inflow = 11.81 cfs @ 12.16 hrs, Volume= 0.654 af
Outflow = 1.40 cfs @ 12.69 hrs, Volume= 0.654 af, Atten= 88%, Lag= 31.6 min
Primary = 1.40 cfs @ 12.69 hrs, Volume= 0.654 af

Routing by Stor-Ind method, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 690.98' @ 12.69 hrs Surf.Area= 0.226 ac Storage= 0.291 af

Plug-Flow detention time= 79.6 min calculated for 0.654 af (100% of inflow)
Center-of-Mass det. time= 79.4 min (865.3 - 785.9)

Volume	Invert	Avail.Storage	Storage Description
#1	688.00'	0.588 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
688.00	0.001	0.000	0.000
689.00	0.032	0.016	0.016
690.00	0.148	0.090	0.107
691.00	0.227	0.187	0.294
692.00	0.361	0.294	0.588

Device	Routing	Invert	Outlet Devices
#1	Primary	688.00'	**8.0" Round Culvert** L= 253.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 688.00' / 687.49' S= 0.0020 '/' Cc= 0.900 n= 0.011, Flow Area= 0.35 sf

Primary OutFlow Max=1.40 cfs @ 12.69 hrs HW=690.98' (Free Discharge)
1=Culvert (Barrel Controls 1.40 cfs @ 4.02 fps)

Summary for Link 6L: Village Centre Condos

Inflow Area = 1.995 ac, 52.58% Impervious, Inflow Depth = 4.38" for 100-Year event
Inflow = 2.60 cfs @ 12.16 hrs, Volume= 0.729 af
Primary = 2.60 cfs @ 12.16 hrs, Volume= 0.729 af, Atten= 0%, Lag= 0.0 min

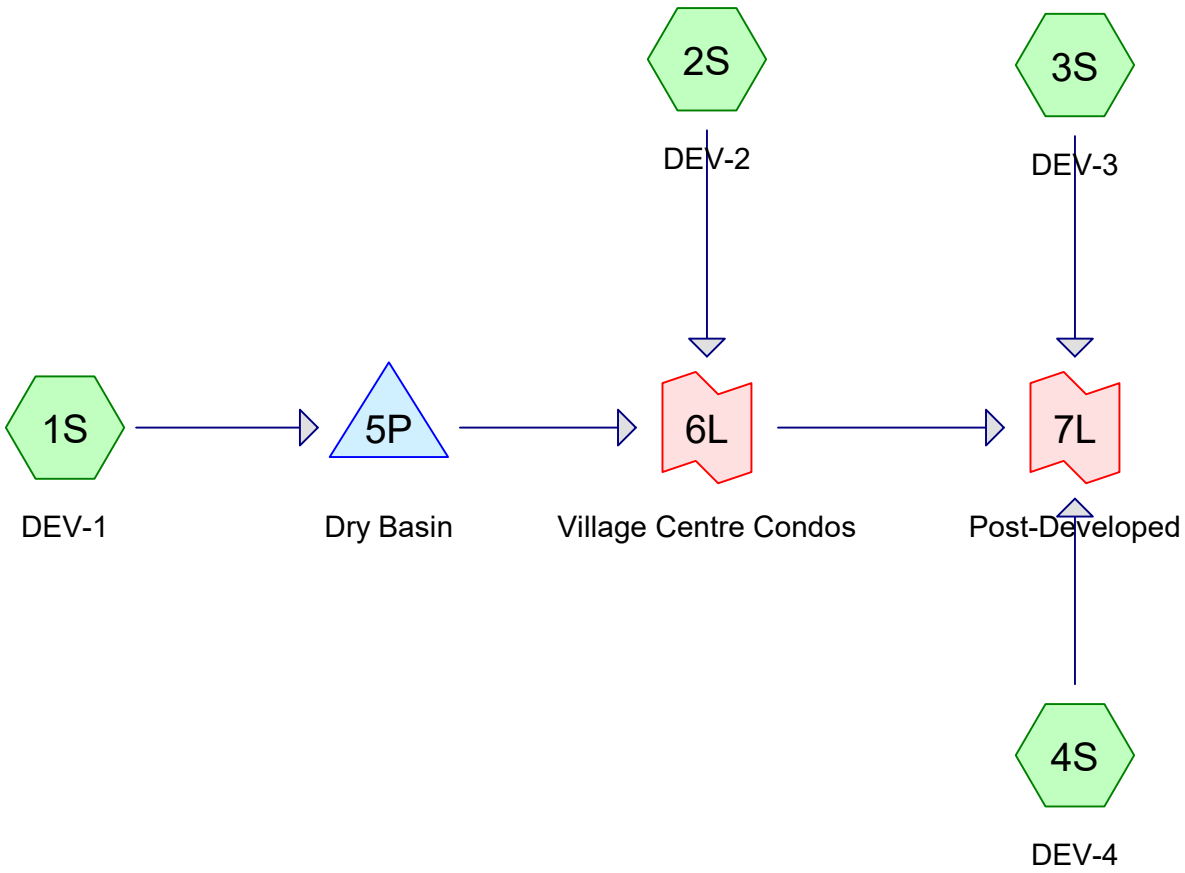
Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Summary for Link 7L: Post-Developed

Inflow Area = 2.340 ac, 51.75% Impervious, Inflow Depth = 4.37" for 100-Year event
Inflow = 5.05 cfs @ 12.13 hrs, Volume= 0.851 af
Primary = 5.05 cfs @ 12.13 hrs, Volume= 0.851 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

POST-DEVELOPED CONDITIONS (EMERGENCY)



Subcat Reach Pond Link

Routing Diagram for 2010.0126.05 - DEV (Emergency)
Prepared by Nielsen Madsen + Barber, Printed 11/14/2022
HydroCAD® 10.10-4b s/n 10479 © 2020 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	100-Year	MSE 24-hr	3	Default	24.00	1	5.95	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.129	74	>75% Grass cover, Good, HSG C (1S, 2S, 3S, 4S)
0.574	98	Impervious Areas - Pavement (1S, 2S, 3S, 4S)
0.592	98	Impervious Areas - Roof (1S)
0.045	98	Impervious Areas - Sidewalk (1S, 2S, 3S)
2.340	**86**	**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.129	0.000	0.000	1.129	>75% Grass cover, Good	1S, 2S, 3S, 4S
0.000	0.000	0.000	0.000	0.574	0.574	Impervious Areas - Pavement	1S, 2S, 3S, 4S
0.000	0.000	0.000	0.000	0.592	0.592	Impervious Areas - Roof	1S
0.000	0.000	0.000	0.000	0.045	0.045	Impervious Areas - Sidewalk	1S, 2S, 3S
0.000	**0.000**	**1.129**	**0.000**	**1.211**	**2.340**	**TOTAL AREA**	

Time span=5.00-72.00 hrs, dt=0.05 hrs, 1341 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: DEV-1 Runoff Area=1.800 ac 51.78% Impervious Runoff Depth=4.36"
Flow Length=622' Tc=9.4 min CN=86 Runoff=11.81 cfs 0.654 af

Subcatchment 2S: DEV-2 Runoff Area=0.195 ac 60.00% Impervious Runoff Depth=4.58"
Flow Length=419' Tc=8.3 min CN=88 Runoff=1.40 cfs 0.074 af

Subcatchment 3S: DEV-3 Runoff Area=0.175 ac 58.29% Impervious Runoff Depth=4.58"
Flow Length=236' Tc=5.0 min CN=88 Runoff=1.39 cfs 0.067 af

Subcatchment 4S: DEV-4 Runoff Area=0.170 ac 35.29% Impervious Runoff Depth=3.94"
Tc=5.0 min CN=82 Runoff=1.20 cfs 0.056 af

Pond 5P: Dry Basin Peak Elev=691.26' Storage=0.358 af Inflow=11.81 cfs 0.654 af
Outflow=3.61 cfs 0.360 af

Link 6L: Village Centre Condos Inflow=3.97 cfs 0.435 af
Primary=3.97 cfs 0.435 af

Link 7L: Post-Developed Inflow=4.49 cfs 0.557 af
Primary=4.49 cfs 0.557 af

Total Runoff Area = 2.340 ac Runoff Volume = 0.851 af Average Runoff Depth = 4.37"
48.25% Pervious = 1.129 ac 51.75% Impervious = 1.211 ac

Summary for Subcatchment 1S: DEV-1

Runoff = 11.81 cfs @ 12.16 hrs, Volume= 0.654 af, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.592	98	Impervious Areas - Roof
*	0.309	98	Impervious Areas - Pavement
*	0.031	98	Impervious Areas - Sidewalk
	0.868	74	>75% Grass cover, Good, HSG C
	1.800	86	Weighted Average
	0.868		48.22% Pervious Area
	0.932		51.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.2	19	0.0368	0.10		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	1.97		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
0.3	46	0.0135	2.36		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.2	118	0.0063	1.61		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
4.7	434	0.0092	1.54		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
9.4	622	Total			

Summary for Subcatchment 2S: DEV-2

Runoff = 1.40 cfs @ 12.15 hrs, Volume= 0.074 af, Depth= 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.000	98	Impervious Areas - Roof
*	0.114	98	Impervious Areas - Pavement
*	0.003	98	Impervious Areas - Sidewalk
	0.078	74	>75% Grass cover, Good, HSG C
	0.195	88	Weighted Average
	0.078		40.00% Pervious Area
	0.117		60.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.4	25	0.0175	0.08		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.1	24	0.0309	3.57		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.0	127	0.0100	2.03		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.8	243	0.0026	2.22	1.21	**Pipe Channel, Storm Sewer** 10.0" Round Area= 0.5 sf Perim= 2.6' r= 0.21' n= 0.012
8.3	419	Total			

Summary for Subcatchment 3S: DEV-3

Runoff = 1.39 cfs @ 12.11 hrs, Volume= 0.067 af, Depth= 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.091	98	Impervious Areas - Pavement
*	0.011	98	Impervious Areas - Sidewalk
	0.073	74	>75% Grass cover, Good, HSG C
	0.175	88	Weighted Average
	0.073		41.71% Pervious Area
	0.102		58.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	9	0.0778	0.11		**Sheet Flow, SF** Grass: Dense n= 0.240 P2= 2.72"
0.0	5	0.0150	2.49		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	54	0.0142	2.42		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
0.4	59	0.0137	2.38		**Shallow Concentrated Flow, SCF** Paved Kv= 20.3 fps
1.1	109	0.0100	1.61		**Shallow Concentrated Flow, SCF** Unpaved Kv= 16.1 fps
3.2	236	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 4S: DEV-4

Runoff = 1.20 cfs @ 12.12 hrs, Volume= 0.056 af, Depth= 3.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.95"

	Area (ac)	CN	Description
*	0.060	98	Impervious Areas - Pavement
	0.110	74	>75% Grass cover, Good, HSG C
	0.170	82	Weighted Average
	0.110		64.71% Pervious Area
	0.060		35.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Summary for Pond 5P: Dry Basin

Inflow Area = 1.800 ac, 51.78% Impervious, Inflow Depth = 4.36" for 100-Year event
Inflow = 11.81 cfs @ 12.16 hrs, Volume= 0.654 af
Outflow = 3.61 cfs @ 12.41 hrs, Volume= 0.360 af, Atten= 69%, Lag= 14.8 min
Primary = 3.61 cfs @ 12.41 hrs, Volume= 0.360 af

Routing by Stor-Ind method, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 691.26' @ 12.41 hrs Surf.Area= 0.262 ac Storage= 0.358 af

Plug-Flow detention time= 168.0 min calculated for 0.360 af (55% of inflow)
Center-of-Mass det. time= 89.5 min (875.4 - 785.9)

Volume	Invert	Avail.Storage	Storage Description
#1	688.00'	0.588 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
688.00	0.001	0.000	0.000
689.00	0.032	0.016	0.016
690.00	0.148	0.090	0.107
691.00	0.227	0.187	0.294
692.00	0.361	0.294	0.588

Device	Routing	Invert	Outlet Devices
#1	Primary	691.00'	**10.0' long x 18.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=3.57 cfs @ 12.41 hrs HW=691.26' (Free Discharge)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 3.57 cfs @ 1.37 fps)

Summary for Link 6L: Village Centre Condos

Inflow Area = 1.995 ac, 52.58% Impervious, Inflow Depth = 2.61" for 100-Year event
Inflow = 3.97 cfs @ 12.40 hrs, Volume= 0.435 af
Primary = 3.97 cfs @ 12.40 hrs, Volume= 0.435 af, Atten= 0%, Lag= 0.0 min

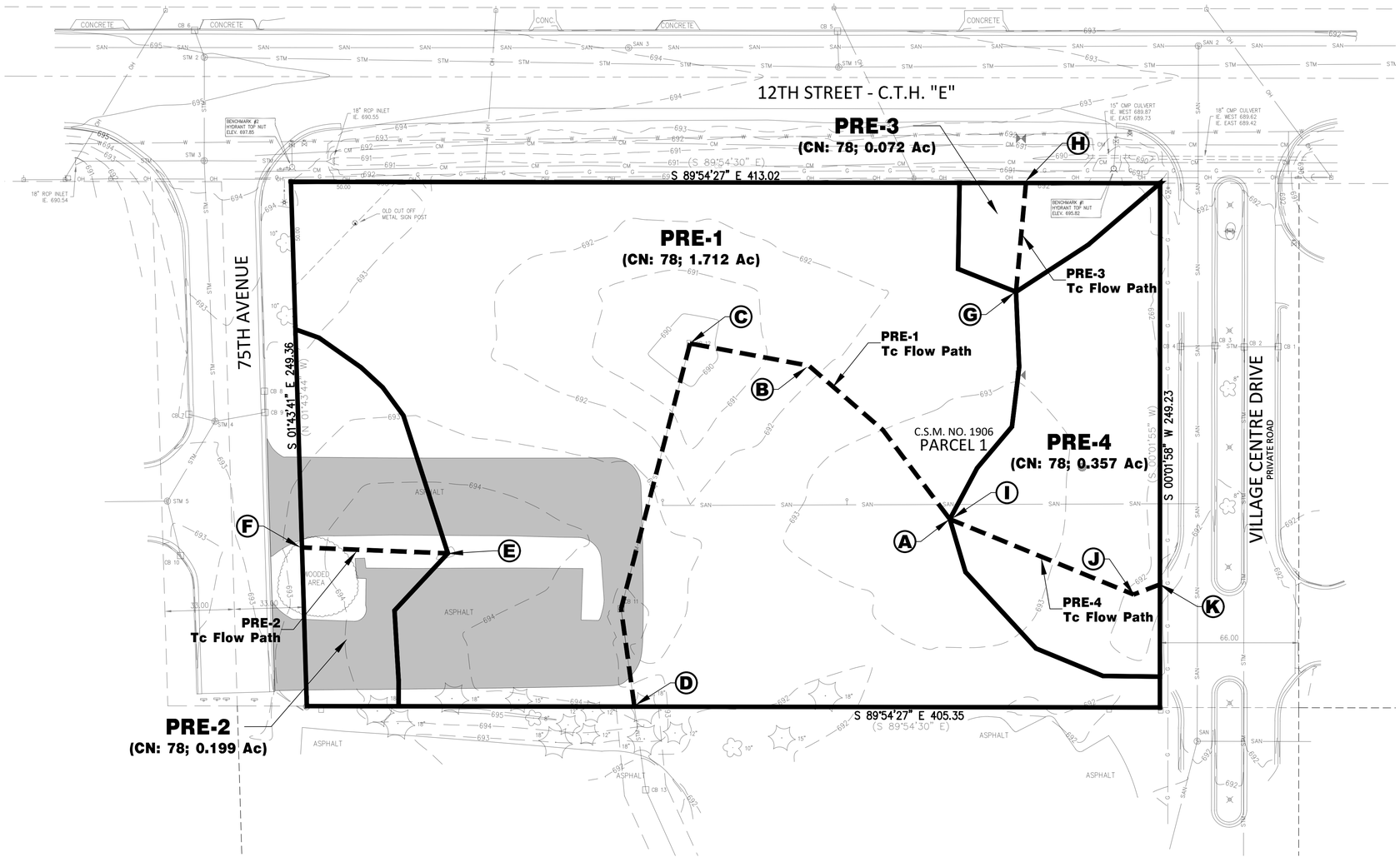
Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

Summary for Link 7L: Post-Developed

Inflow Area = 2.340 ac, 51.75% Impervious, Inflow Depth = 2.86" for 100-Year event
Inflow = 4.49 cfs @ 12.38 hrs, Volume= 0.557 af
Primary = 4.49 cfs @ 12.38 hrs, Volume= 0.557 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-72.00 hrs, dt= 0.05 hrs

APPENDIX
“E”



N

60' 30' 0' 30' 60'

SCALE 1"=30'

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME INSPIRED II CBRF
PRE-DEVELOPED CONDITIONS DRAINAGE MAP

FOR

HOME INSPIRED II, LLC

VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

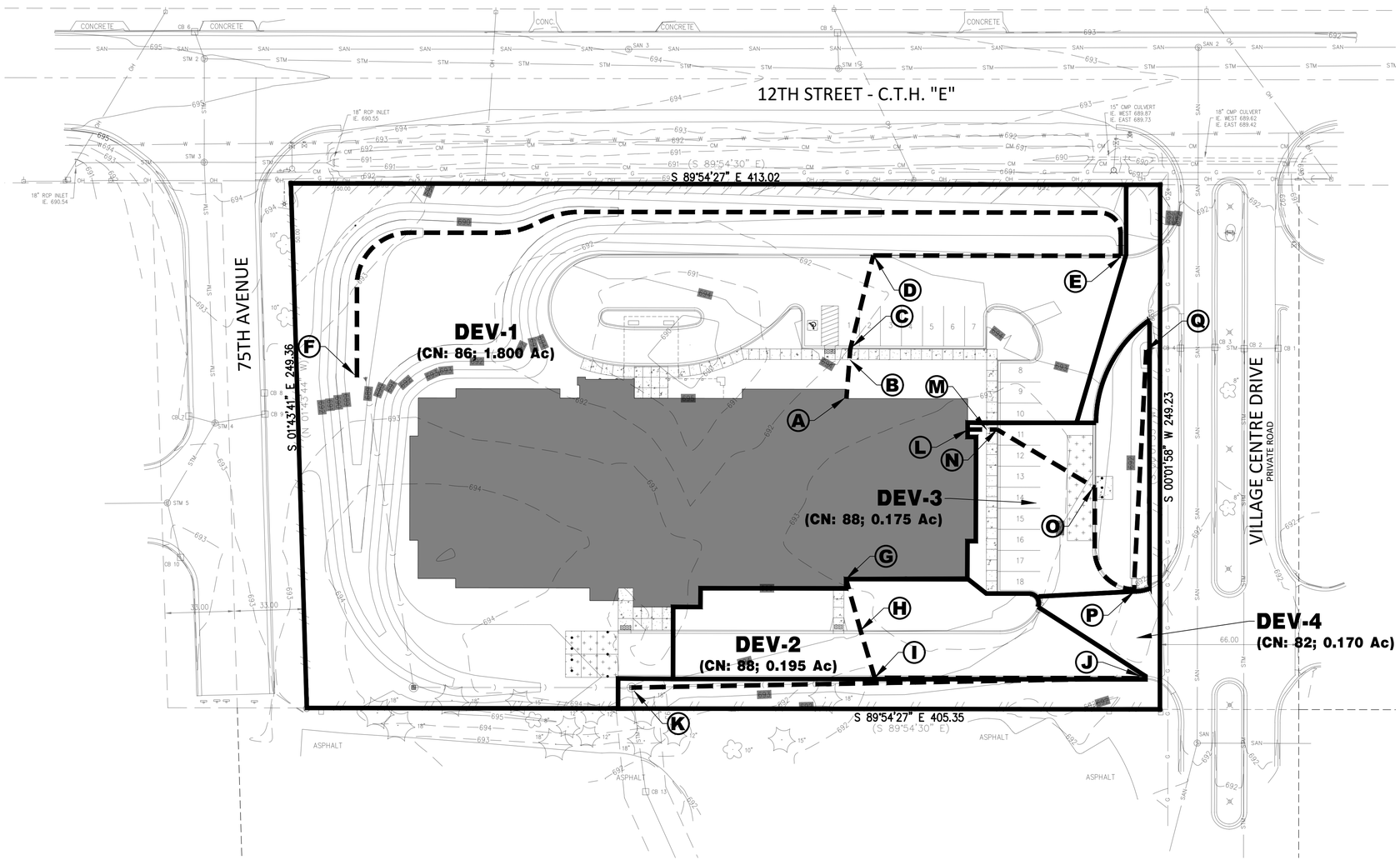
NO.	REVISION	DATE

PROJ. MGR: MDE
DRAFTED: JJC
DATE: 11-14-2022
CHECKED: MDE
DATE: 11-14-2022

2010.0126.05

SHEET
PRE-1

Monday, November 14, 2022 4:00:13 PM



N

60' 30' 0' 30' 60'

SCALE 1"=30'

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HOME INSPIRED II CBRF
POST-DEVELOPED CONDITIONS DRAINAGE MAP
FOR
HOME INSPIRED II, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	DATE

PROJ. MGR: MDE
DRAFTED: JJC
DATE: 11-16-2022
CHECKED: MDE
DATE: 11-16-2022

2010.0126.05

SHEET
DEV-1

Wednesday, November 16, 2022 11:37:42 AM

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 3rd, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #8 Discuss Plan Commission Recommendation (Archives and Armory)

a. 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), for site plan and exterior fenestration review on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.

BACKGROUND:

On October 10th the Plan Commission was presented with a concept from Archives and Armory PMML Wisconsin LLC for an indoor shooting range facility on Tax Parcel #82-4-222-181-0201. This project was included in the site plan for the Pritzker Archives & Memorial Park Center. This facility will be located on the eastern portion of their parcel along the East frontage Road. The project is known as Mission 94. This will be an indoor firearms education training center. **No portion of this range will be outdoors.** The proposed building would be approximately 22,000 sq. ft. firearms education center with indoor shooting lanes would require the following for approval:

- Site Plan and Exterior fenestration.

UPDATE:

As stated above the developer presented their concept to the Plan Commission on September 12th. Based on this meeting the Developer submitted their application for formal approval for their Site Plan and Exterior Fenestration. The Plan Commission reviewed this request their December 12th meeting. The Plan Commission's recommendation was to approve the request for Site Plan and Exterior fenestration (7-0).

COMMENTS:

Staff would request that the above referenced request be placed on our January 10th Board Meeting Agenda for action. Attorney Davison is working on a proposed update to the developer's agreement.

ATTACHMENTS:

Mission 94 Planning Memo dated 11.23.2022

Mission 94 Engineering Memo dated 11.30.2022

Mission 94 Planning Minutes dated 12.12.2022 Highlighted

Missin 94 Site Plan Application

Mission 94 Business Plan

Mission 94 Renderings

Mission 94 Civil Plans

Mission 94 Architectural Plans

Mission 94 Landscape Plans

Mission 94 Photometrics

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: **2022-11-23**
MTG DATE: **2022-12-12**
APPLN DATE: **2022-11-01**
RE: **Mission94 Firearms Education Center**

BACKGROUND:

1. Petitioner/Agent: Mark Wershay, Zimmerman Architectural Studios
2. Property Owner: Archives and Armory PMML Wisconsin LLC
3. Location/Address: 1487 120th Ave. (East Frontage Rd.)
4. Tax key Number(s): 82-4-222-181-0201
5. Area: 243.3 acres (total parcel area), 5.22 acres (total disturbed area)
6. Existing Zoning: PR-1 Park-Recreational Dist.
7. Proposed Zoning: no change proposed

OVERVIEW:

The Petitioner proposes to develop a portion of the southwest corner of tax parcel # 82-4-222-181-0201 with an approximately 22,000 sq. ft. firearms education center with indoor shooting lanes, classrooms and retail sales that would operate 7 days a week (11am-7pm Monday through Saturday; 12pm-6pm Sunday). This request requires site plan and building exterior/fenestration approval from the Village Board. This project previously came before the Plan Commission in September 2022 and received overall favorable support.

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 22 feet, which falls well below the PR-1 zoning district maximum of 100'. The overall building footprint is approximately 22,000 sq. ft., with approximately 22,000 sq. ft. of interior area over the building's two floors. The building's exterior is shown to be comprised of a variety of color finishes and materials consisting of brick, metallic metal panels, glass, and a galvanized steel decorative screen on the street-facing (west) façade. The proposed use of varied building finishes and materials would appear to meet the Village's design standards contained in Chapter 18 of the Village Code.

The submitted site plan (dated 11/01/22 by Zimmerman Architectural Studios, Inc.) shows that the proposed building adheres to all required setbacks required in the PR-1 zoning district. Scaling from the site plan, the building would be located approximately 225' from the right-of-way of East Frontage Road (65' required), and approximately 106' from the south side lot line (40' required).

The proposed parking lot area is shown to be located approximately 68' from the right-of-way of East Frontage Road (20' required) and is shown to be located entirely outside of the 40' utility easement that runs along the southern property line. The site plan shows 70 parking spaces provided, with an additional 14 future spaces shown along the northern edge of the entrance drive for a total of 84 spaces. According to the Petitioner's submitted Business Plan of Operations, the total number of employees at the facility

would range from 16-22 depending on the time of year. Assuming the greatest number of 22 employees, the site would need to contain a minimum of 47 parking spaces to meet Village zoning ordinance off-street parking requirements ('indoor shooting ranges' require 1 space/shooting lane and 1 space/full-time employee (*15 shooting lanes + 22 employees = 37 spaces*). In addition, there should be at least 10 spaces provided for the 48 total classroom seats, which uses the off-street parking guideline for 'colleges and high schools' (1 space/5 students). Therefore, the submitted site plan exceeds the number of parking spaces required by ordinance. All parking spaces are shown to be 9'x18' in size and drive aisles are 24' in width, which meets Village requirements.

The submitted site plan shows one trash enclosure area located to the north of the proposed building and not visible from the public right-of-way. Sheet A4.0 of the submitted architectural plans & exterior elevations shows exterior elevations of the trash enclosure and indicates that it will be constructed of brick to match the building.

The submitted site plan shows a proposed new access from the East Frontage Road of I-94 shown at the southern portion of the site. Since the Frontage Road is under the jurisdiction of the Wisconsin Dept. of Transportation (WisDOT), the applicant will need to obtain formal approvals from WisDOT for said access. It is possible that WisDOT may require a Traffic Impact Analysis (TIA) to identify if any roadway improvements are necessary (i.e. turn lanes, deceleration lanes, etc).

The submitted landscape plan (dated 11/01/22 by Zimmerman Architectural Studios, Inc.) provides for a diverse mixture of deciduous & evergreen trees, shrubs, and ornamental grasses throughout the site and is shown to meet or exceed ordinance standards.

The submitted Electrical Site Calculation Plan (photometric plan) dated 11/01/22 by Zimmerman Architectural Studios, Inc. 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 submitted plans did not indicate if there would be any ground signage on the site. The exterior elevation drawings show that there will be one minimal wall sign on the west façade of the building. If any ground signage is proposed for this site it will require review and issuance of a zoning permit before its construction.

This project will require approval from the City of Kenosha for an Airport Site Plan review, as the property is located within a City of Kenosha Airport Overlay zoning district.

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 obtaining any necessary approvals and/or permits from the Wisconsin Department of Transportation regarding the proposed access connection to the East Frontage Road of Interstate Highway 94.
2. Subject to approval of an Airport Site Plan Review by the City of Kenosha.
3. Subject to final review and approval by the Village of Somers engineer.
4. Subject to approval by the Somers Fire & Rescue Department.
5. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.
6. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

Review Comments and Request for Additional Information

Mission94 Firearms Education Center – Plans Dated November 1, 2022

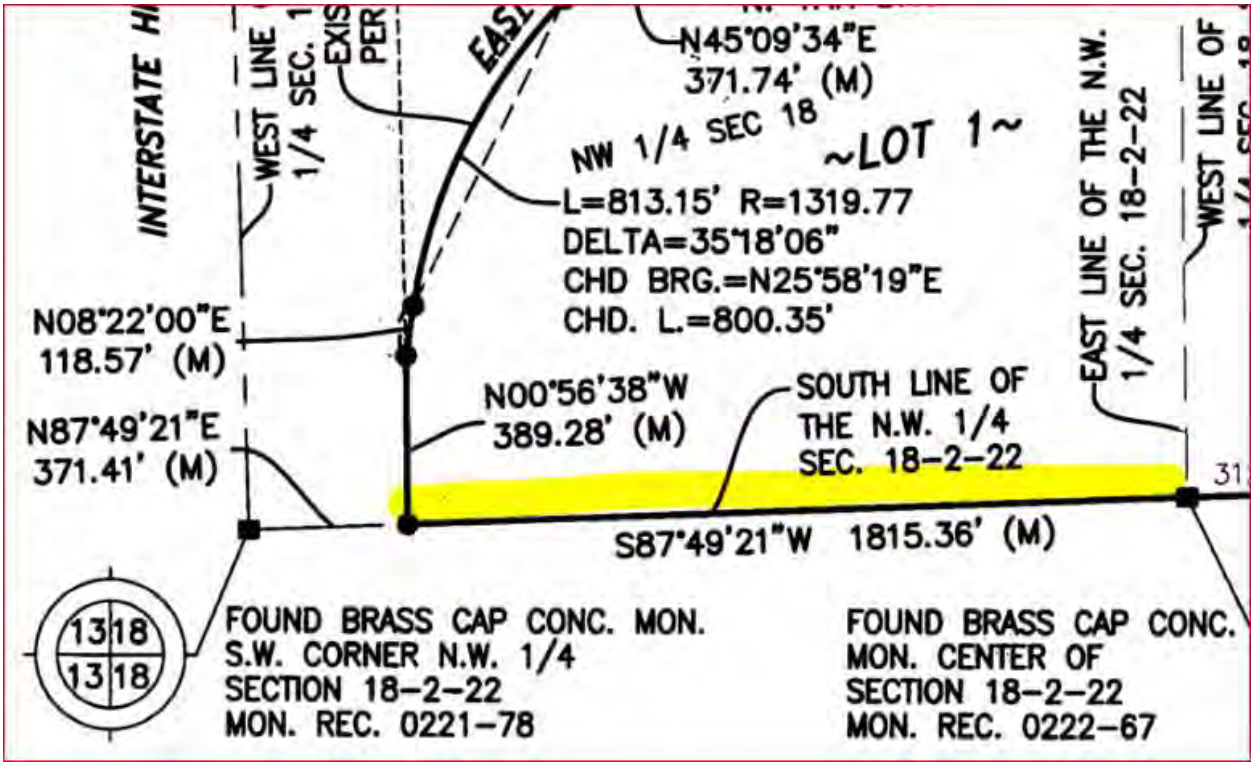
Village of Somers

November 30, 2022

We reviewed the engineering plans prepared by Mark Weshay, PM, Zimmerman Architectural Studios, Inc. for the Mission94 Firearms Education Center. Attached is a marked-up plan reflecting a portion of the comments below. Please provide or change the following items:

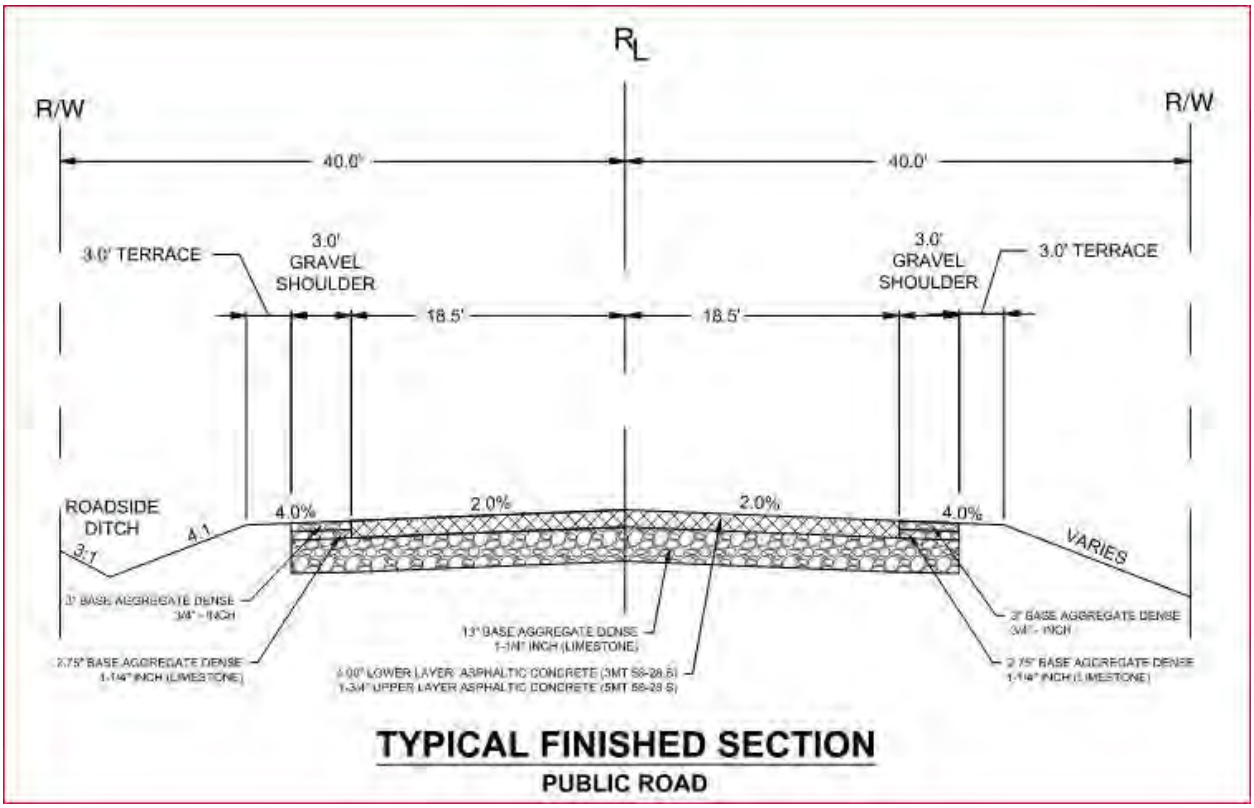
General Comments:

1. Shift the parking lot to the north and relocate the access to the south side of the parking lot.
2. Provide an 80-foot wide public road dedication along the south property line from the East Frontage Road to the east line of the NW ¼ Section, see below. The existing 40-foot public R/W and utility easement will be vacated and become the southern 40-feet of the roadway dedication. Provide a legal description for the dedication and vacation. We will forward them to the Village Attorney for preparation of the legal documents



BAXTER & WOODMAN Consulting Engineers

3. See the attached excerpt from the WisDOT Access Management plan; place a public road within the 80-foot roadway dedication connecting the Frontage Road to the proposed parking lot entrance. The typical section is shown below. The entrance to the site shall be provided off this road.



4. Verify with WisDOT if a TIA is necessary and provide the WisDOT access permit application for review and signature.
5. Provide the WDNR NOI permit when received.
6. Provide the stormwater management plan.
   a. Future public roadway impervious surface within the drainage basin shall be accounted for in the proposed stormwater pond.
   b. Per Des Plaines River Watershed Design Criteria, the maximum allowable release rate for the 2-year storm event is 0.04 cfs/acre and the 100-year is 0.30 cfs/acre.
7. See the attached marked-up plan for water main and service locations, and further comments described below.
8. Incorporate the attached Village Material Standards into the plans.

<u>Plan Comments:</u>

1. Sheet C1.11:
   a. Provide sizes and connection details for the water and sewer service connections.
   b. Replace references to “TOWN” requirements with “VILLAGE”.

2. Sheet C1.20, C1.21:
   a. The pond should have a 5' deep permanent pool excluding the safety shelf.
   b. The pond design is a detention basin. Retention implies that the basin will infiltrate water.

3. Sheet C5.00:
   a. Note reverse gutter slope locations on the plans.

Status of Engineer's Approval: Not Approved

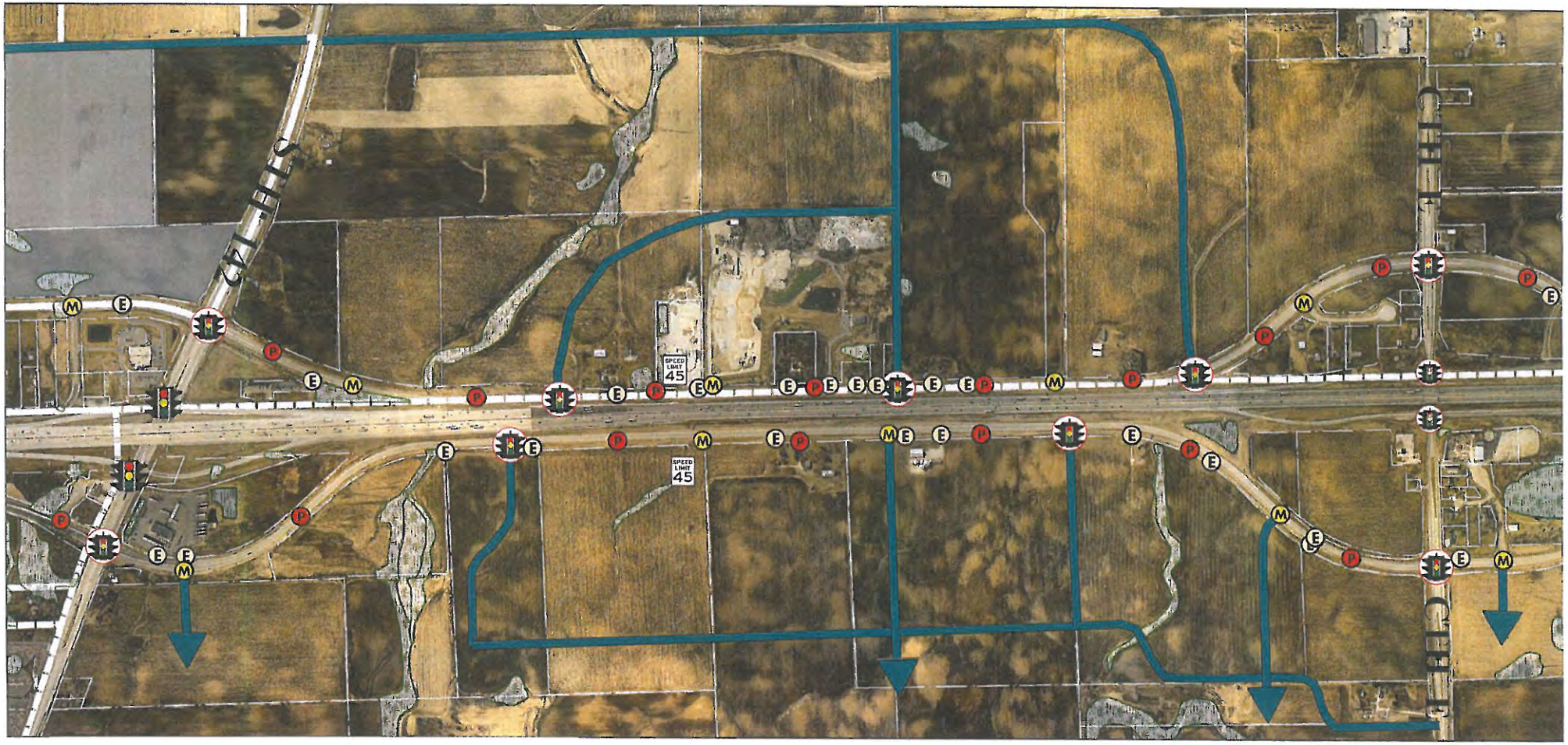
Brett D. Biwer

Brett D. Biwer, PE

Cc: Jason J. Peters, JD/MPA – Village Administrator
Douglas R. Snyder, P.E.

BAXTER & WOODMAN Consulting Engineers

STH 142 - CTH E



Legend

- PRIVATE ACCESS POINT
- PUBLIC ROAD ACCESS POINT
- EXISTING ACCESS POINT (SUBJECT TO RELOCATION/ CONSOLIDATION)
- EXISTING SIGNAL
- FUTURE SIGNAL (IF WARRANTED)
- SPEED DESIGNATION
- PROPOSED LOCAL ROAD
- REMOVE ROAD SEGMENT

N

0 0.125 0.25 0.5 0.75 1 Miles

VILLAGE OF SOMERS
ACCESS MANAGEMENT PLAN
WDOT - ART BOWMAN 07-16-19

Village of Somers, Wisconsin

Standard Material Specification Checklist

Prepared by:

BAXTER & WOODMAN
Consulting Engineers

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Date: March 22, 2018
Last Revised: January 22, 2020

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 R-1916-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.
- □ Water services over 2-inch diameter shall meet the specifications for water main and include a gate valve/valve box at the point of connection to the water main.
- □ Water services equal or less than 2-inch diameter shall meet the specifications for water services and have a curb stop/service box placed one foot from the right-of-way line.

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 <u>all</u> 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 C-509, 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: Mueller A-423.
- □ 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 R-1580 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.

STREET PAVEMENTS

PAVEMENT MARKINGS

- □ Epoxy pavement markings required for streets.

LEGEND:

UTILITY

EXISTING:

- WATERMAIN
- BURIED ELECTRIC
- OVERHEAD WIRE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

PROPOSED:

- WATERMAIN
- ELECTRICAL LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

GRADING

EXISTING:

- MAJOR CONTOUR
- MINOR CONTOUR
- EXIST 100.00 — EXISTING SPOT ELEVATION

PROPOSED:

- 160 — MAJOR CONTOUR
- 160 — MINOR CONTOUR
- 100.00 — SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB)
- DOOR 100.00 — DOOR ELEVATION
- GR 100.00 — GROUND GRADE AT BUILDING
- 100.50T/C 100.00E/P — SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT)
- 100.50T/W 100.00B/W — RETAINING WALL SPOT ELEVATION (T/W - TOP OF WALL, B/W - GROUND GRADE AT BOTTOM)
- 12" FES 100.00B/W — FLARED END SECTION (PIPE SIZE, INVERT ELEVATION)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

SITE

EXISTING:

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

PROPOSED:

- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY TERRA ENGINEERING LTD. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS (UNLESS OTHERWISE NOTED).
9. PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
10. PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
12. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
14. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
15. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
16. ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
17. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
18. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
19. CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
20. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
21. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
22. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
23. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
24. PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
25. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.10	PROJECT LOCATION AND GENERAL NOTES
C1.11	SITE PLAN
C1.20	GRADING PLAN - OVERALL
C1.21	GRADING PLAN - NORTH
C1.22	GRADING PLAN - SOUTH
C1.30	EROSION CONTROL PLAN
C1.40	EXISTING SURVEY
C5.00	CONSTRUCTION DETAILS

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
PROJECT LOCATION AND GENERAL NOTES

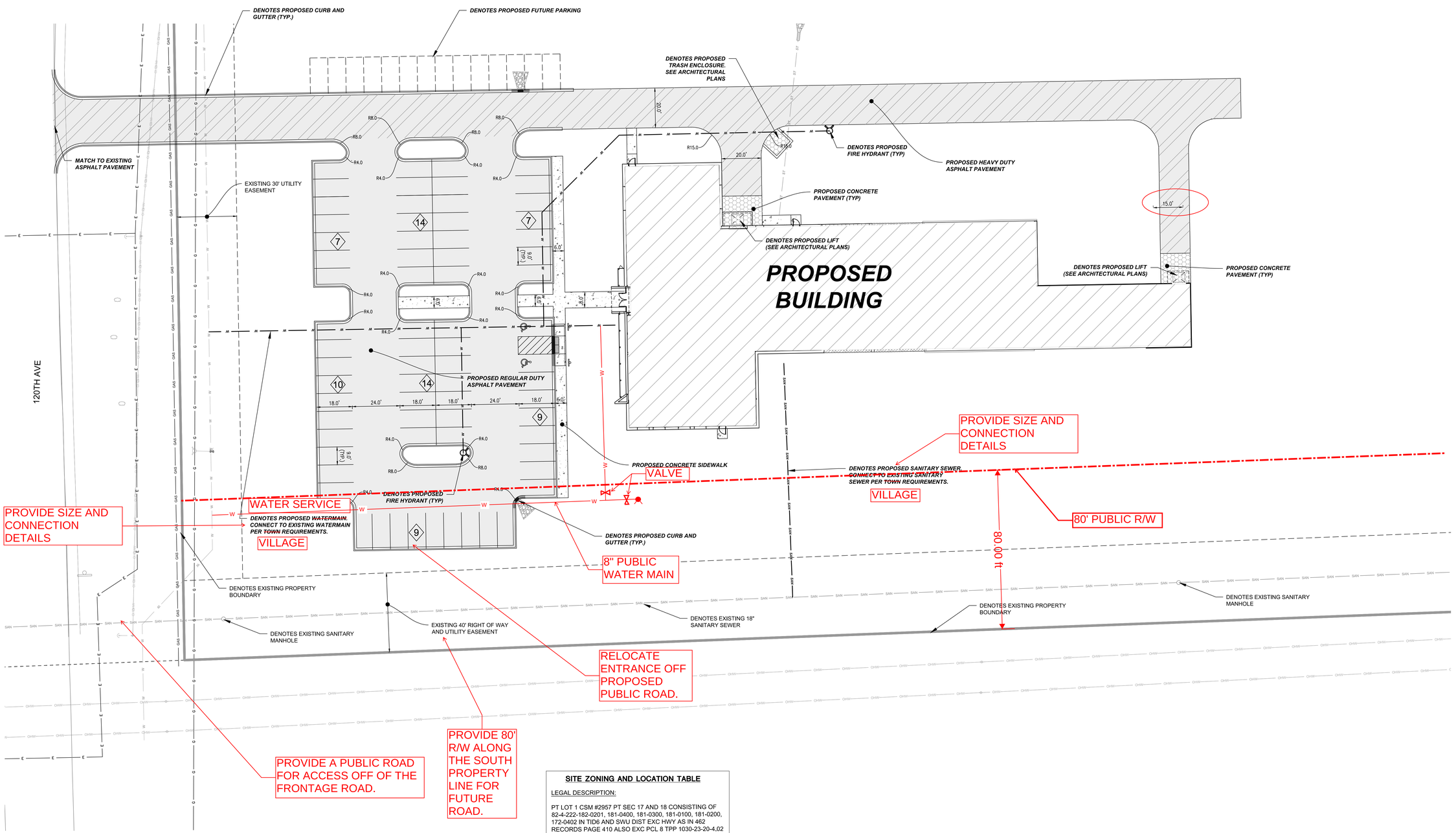
Scale: SCALE: 1" = 100'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
C1.10



SITE ZONING AND LOCATION TABLE

LEGAL DESCRIPTION:

PT LOT 1 CSM #2957 PT SEC 17 AND 18 CONSISTING OF 82-4-222-182-0201, 181-0400, 181-0300, 181-0100, 181-0200, 172-0402 IN TID6 AND SWU DIST EXC HWY AS IN 462 RECORDS PAGE 410 ALSO EXC PCL 8 TPP 1030-23-20-4,02 DOC# 1544082 ALSO EXC PCL LYG W OF W LN OF RELOCATED EAST FRONTAGE RD V 1522 P 73 243.33 ACS EX RD DOC1012309 DOC#1567020 (2009 SPLIT FROM -0200 SEE NEW -0201 & -0202) (2016 INCORPORATION TO VILLAGE OF SOMERS SEE OLD 80-4-222-182-0201 ORD #15-014 DOC#1762708) DOC#1823748 DOC#1861118 (2021 COMB 82-4-222-182-0201, 181-0400, 181-0300, 181-0100, 181-0200, AND 172-0402 INTO 82-4-222-181-0201 SEE OTHER PARCELS FOR CSM#2957 AT 82-4-222-172-0405 AND 172-0206) DOC#1882107

PROPERTY LOCATION:	- 10475 12TH ST - KENOSHA, WI 53144
EXISTING ZONING:	- PARK-RECREATION DISTRICT
PROPOSED ZONING:	- PARK-RECREATION DISTRICT
ZONING SETBACKS:	
BUILDING SETBACK:	- 65 FEET (FRONT) - 40 FEET (SIDE & REARS YARD)
PARKING SETBACK:	- 20 FEET (FRONT YARD) - 10 FEET (OTHER YARDS)
PROPERTY OWNER:	- ARCHIVES & ARMORY PMML WISCONSIN LLC

SITE CALCULATION TABLE

TOTAL SITE AREA	243.91 AC
TOTAL DISTURBED AREA*	5.22 AC
EXISTING IMPERVIOUS AREA*	0.00 AC
PROPOSED IMPERVIOUS AREA*	1.36 AC
PROPOSED GREENSPACE*	3.86 AC (74% OF SITE)
PROPOSED REGULAR PARKING SPACES*	68
PROPOSED HANDICAP PARKING*	2
PROPOSED TOTAL PARKING*	70

* BASED ON DISTURBED AREA

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED TAPER CURB

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
SITE PLAN

Scale: SCALE: 1" = 20'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

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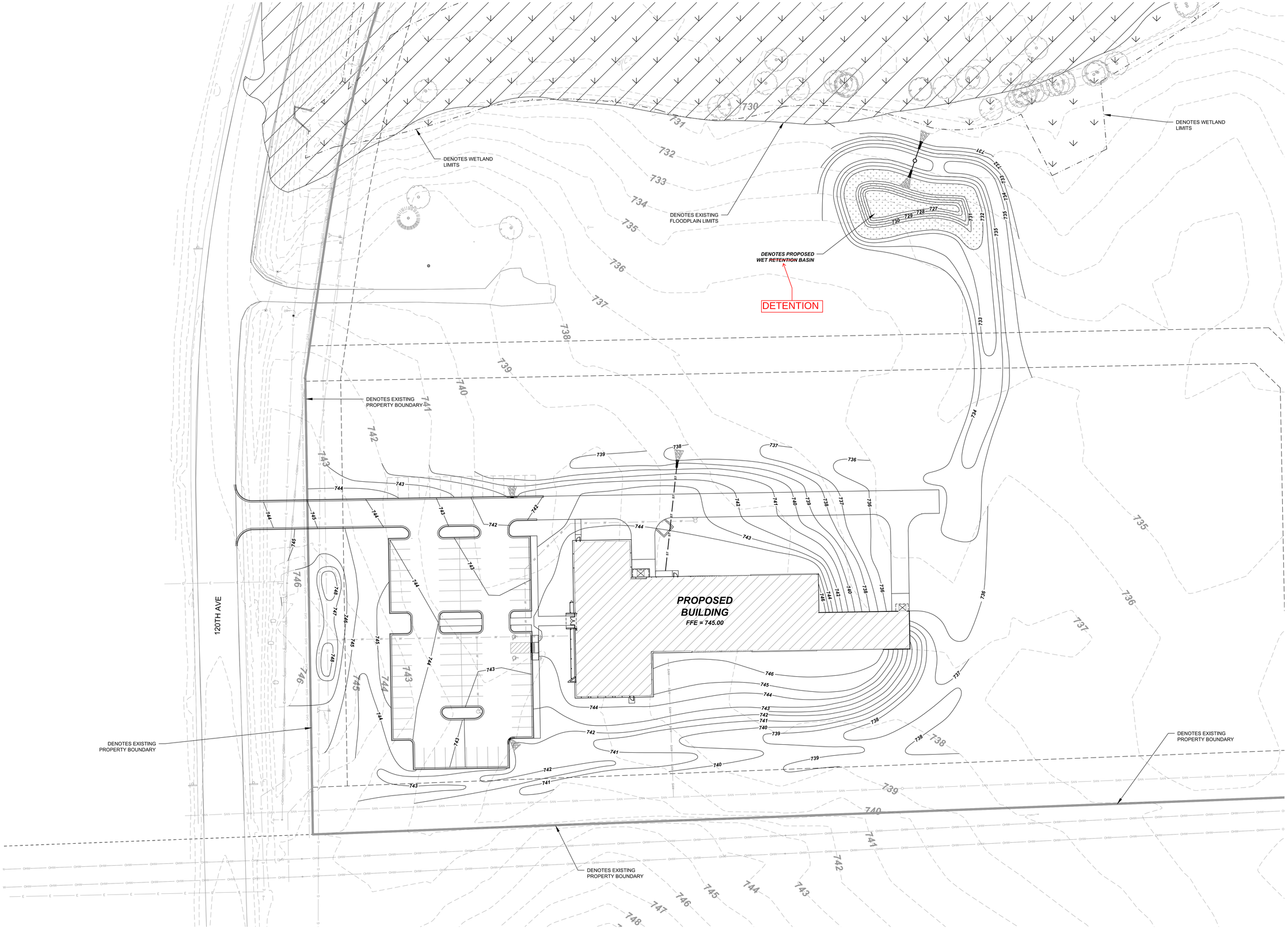
Sheet No.:
C1.11



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Location:
120th Ave.
Somers, WI 53171

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GRADING PLAN - OVERALL

Scale: SCALE: 1" = 30'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

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November 1, 2022

Project No.:

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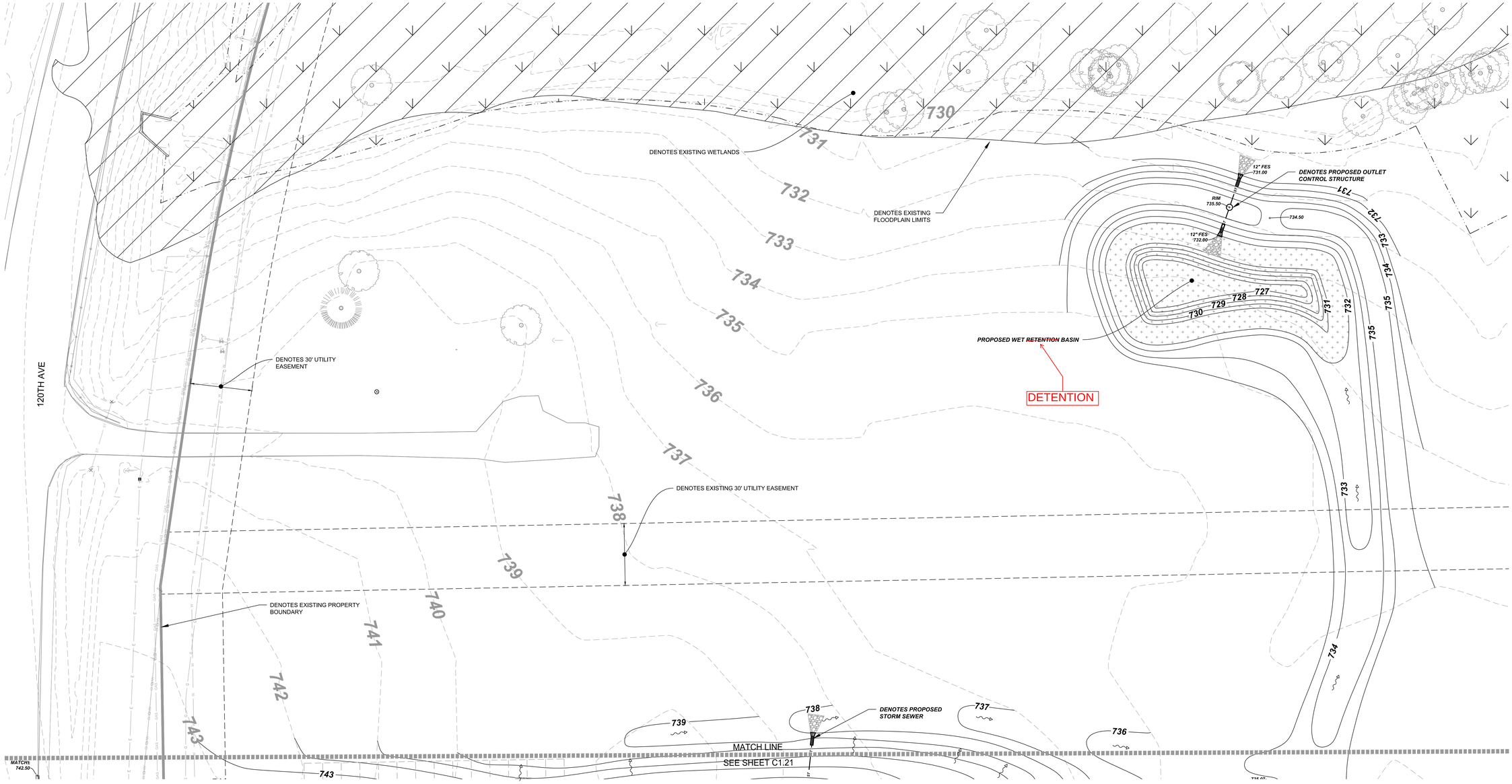
Sheet No.:

C1.20



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Somers, WI 53171

Key Plan: North

Sheet:
GRADING PLAN - NORTH

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	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
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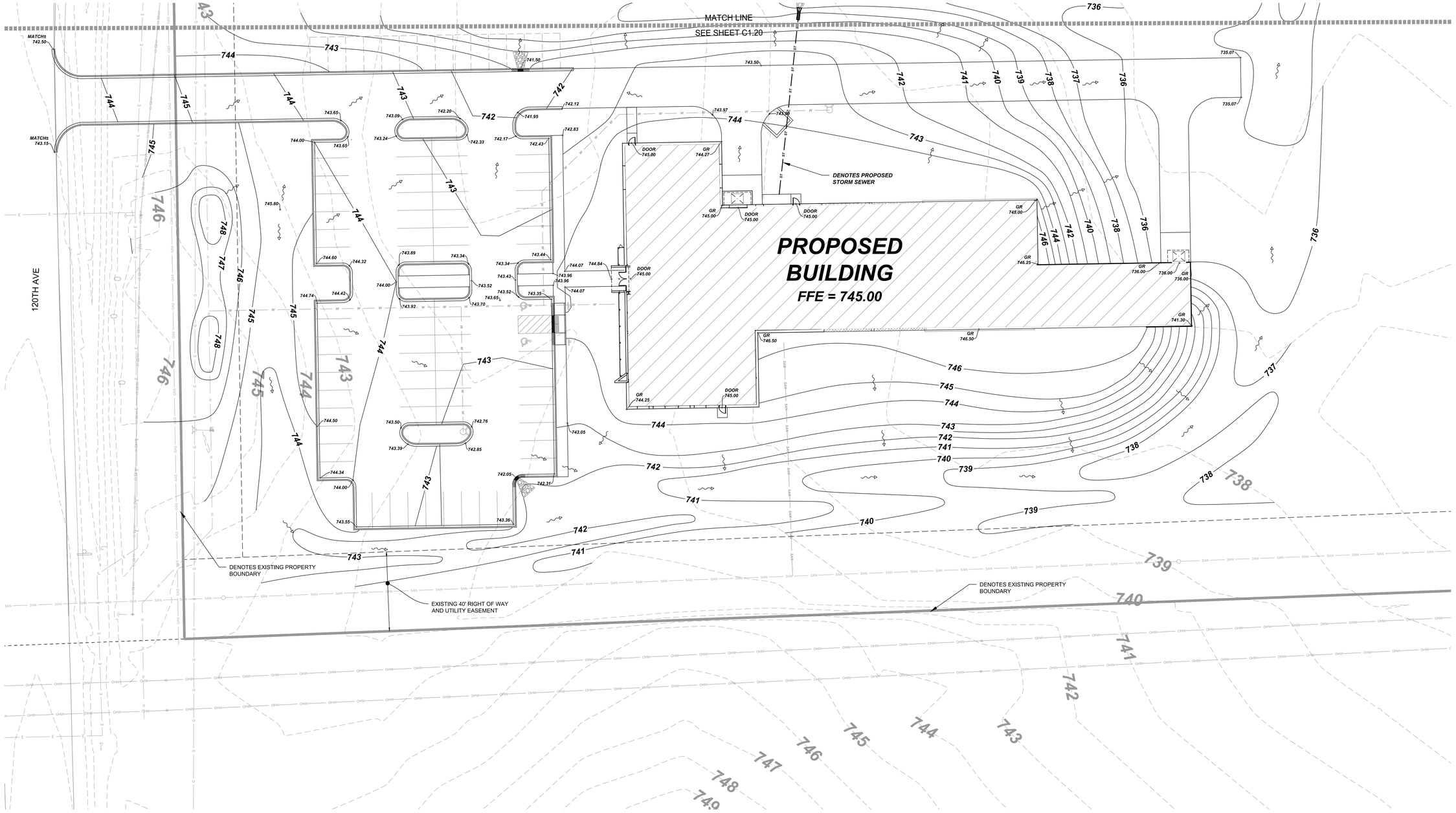
Sheet No.:
C1.21



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IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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Consultant:
Harwood Engineering Consultants
255 North 21st Street | Milwaukee, WI 53233
P 414.475.5554 | www.hwkr.com

Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
GRADING PLAN - SOUTH

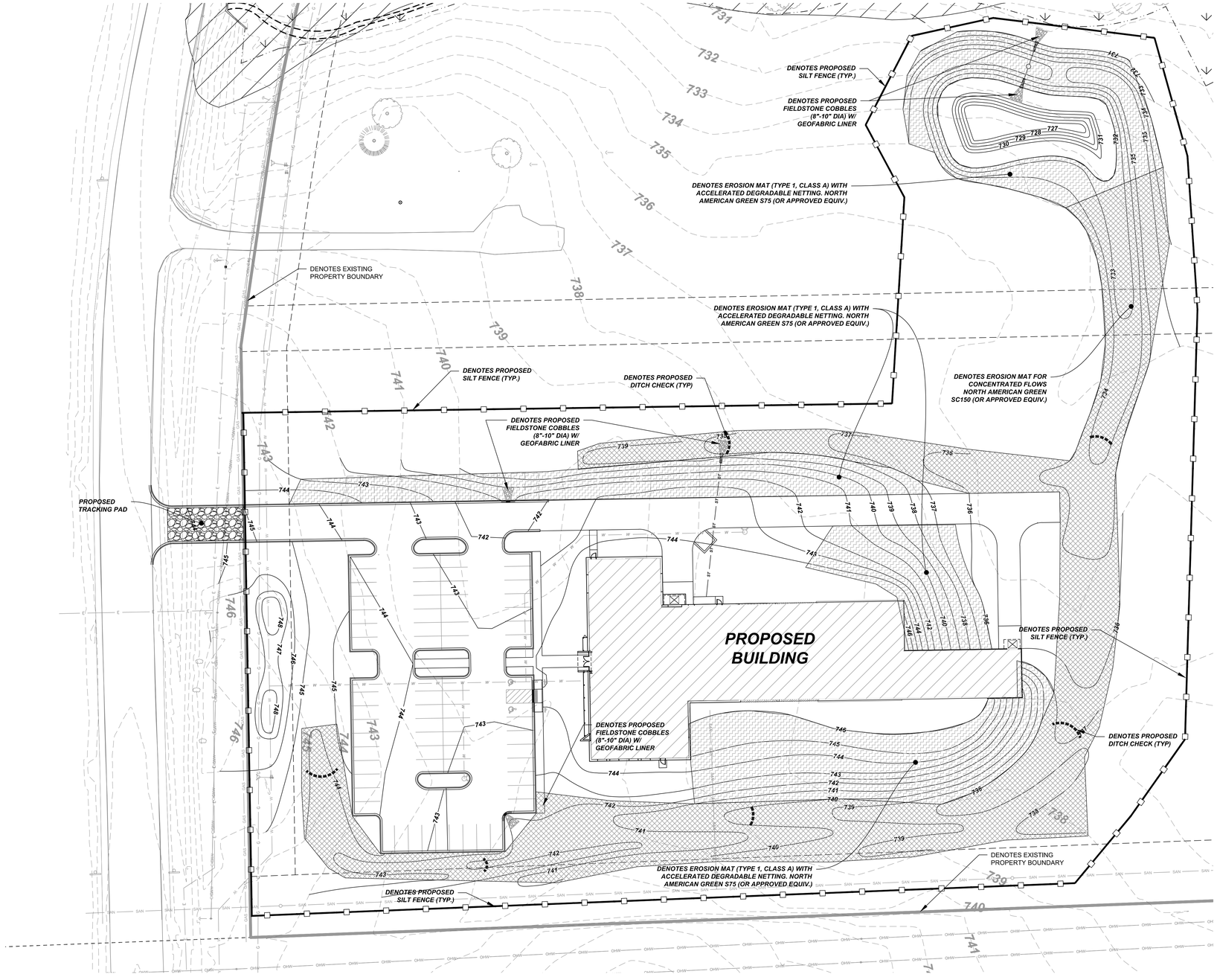
Scale: SCALE: 1" = 20'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

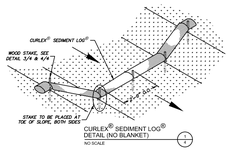
Project No.:
210048.00

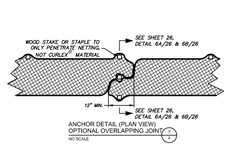
Sheet No.:
C1.22

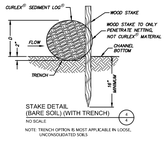


EROSION CONTROL NOTES AND PHASING

1. WDNR PERMIT COVERAGE IS REQUIRED. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS, (IF REQUIRED) AND TRACKOUT CONTROL PRACTICES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD 1057 FOR TRACKOUT CONTROL AT CONSTRUCTION ENTRANCE(S) (IF REQUIRED).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
13. COMPLETE AND STABILIZE WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS), LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER,
    - BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE
    - OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNR/MUNICIPALITY, SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS I TYPE TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTING FROM WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
23. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN SC150 (OR APPROVED EQUAL) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
25. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY WDNR/MUNICIPALITY
26. NOTICE OF TERMINATION: WHEN THE SITE HAS BEEN FULLY STABILIZED AND ALL STORMWATER DISCHARGES FROM THE SITE AUTHORIZED UNDER THE NOI PERMIT HAVE BEEN ELIMINATED, A NOTICE OF TERMINATION SHALL BE FILED WITH THE DNR. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION APPLICATION IN ACCORDANCE WITH THE PERMIT REQUIREMENTS PRIOR TO FINAL PAYMENT.







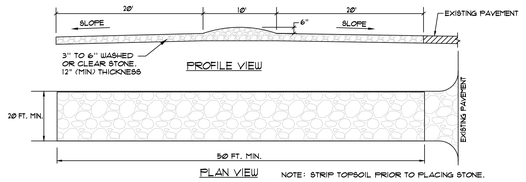
GENERAL NOTES:

DITCH CHECKS SHALL BE MANUFACTURED PRODUCTS AND LISTED ON THE CURRENT WISDOT PAL LIST.

INSTALL PER MANUFACTURERS REQUIREMENTS.

ADJUST SPACING AS NEEDED TO MEET MANUFACTURERS REQUIREMENTS.

DITCH CHECK
NTS



CONSTRUCTION ENTRANCE AND TRACKING PAD DETAIL
NTS

EROSION CONTROL LEGEND

- SILT FILTER FENCE
- CONSTRUCTION ENTRANCE
- EROSION MAT FOR CONCENTRATED FLOW
- EROSION MAT FOR SLOPE STABILITY
- DITCH CHECK

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

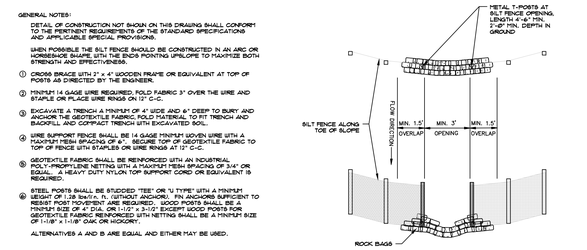
④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

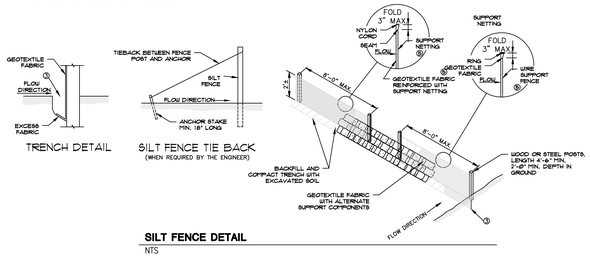
⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "U TYPE" WITH A MINIMUM WEIGHT OF 1.33 lbs/LF. T-TYPE WITHOUT ANCHORS. FH ANCHORS SUFFICIENT TO RESIST POST TO PULLOUT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIAL OR 1-1/2" x 3-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

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



ROCK BAGS SILT FENCE RELIEF DETAIL



SILT FENCE DETAIL
NTS

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
EROSION CONTROL PLAN

Scale: SCALE: 1" = 30'

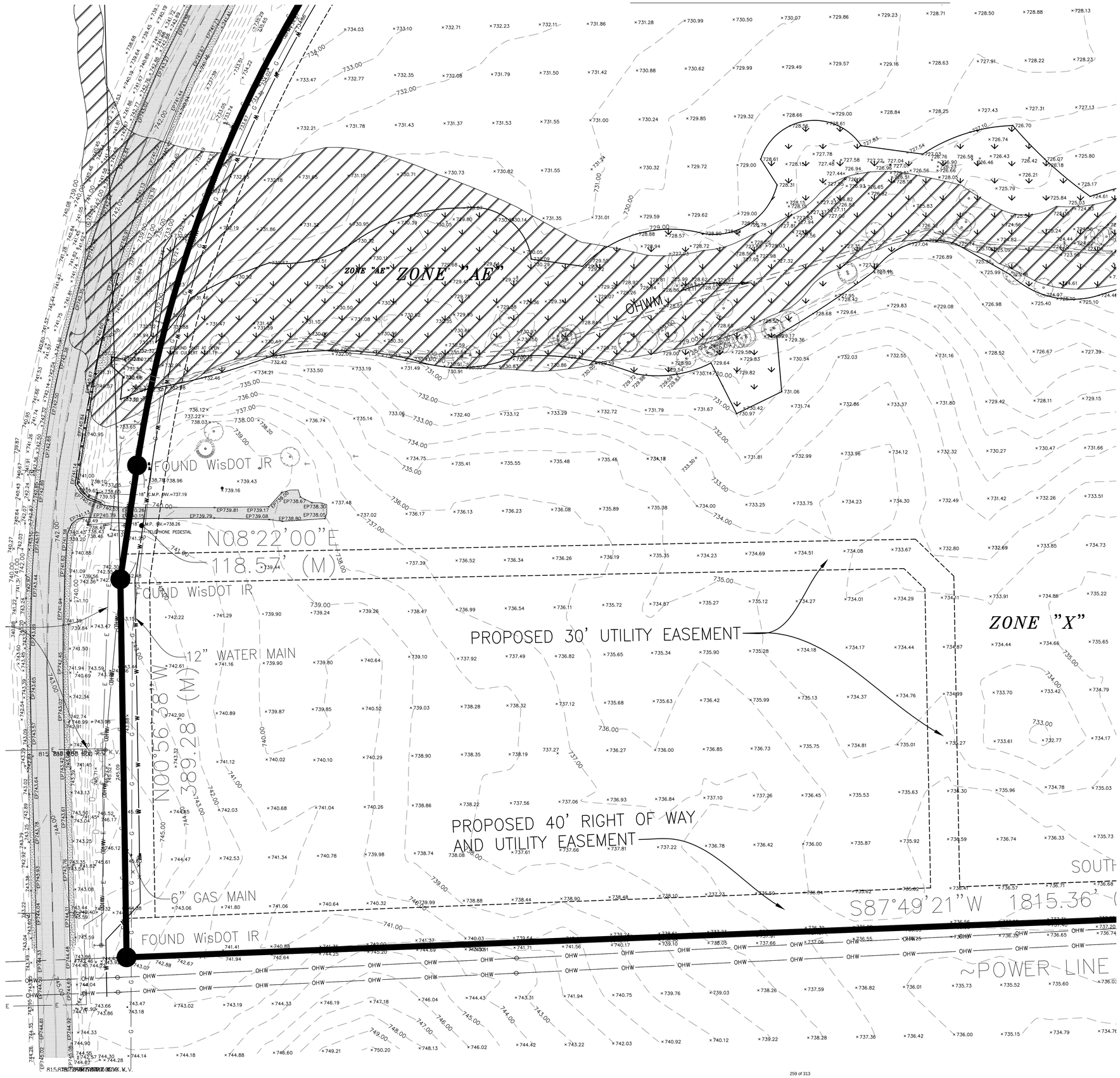
No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
C1.30

TOPOGRAPHIC SURVEY



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- GRAVEL
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- W — WATER LINE
- G — GAS LINE
- COM — COMMUNICATION LINE
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRE LINE
- E — UNDERGROUND ELECTRIC LINE
- BACK OF CURB ELEVATION
- x FL17.68 — FLOW LINE ELEVATION
- x EP17.23 — EDGE OF PAVEMENT ELEVATION
- x FF17.38 — FINISH FLOOR ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- UTILITY POLE
- POWER POLE W/LIGHT
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE–DECIDUOUS
- TREE–EVERGREEN
- BUSH
- POST
- SIGN
- BOLLARD
- SPRINKLER
- CLEANOUT

MARKED WETLAND BOUNDARY

FEMA FLOODPLAIN BOUNDARY

NOTE: SURVEY COMPLETED BY TERRA ENGINEERING LTD. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.

I FURTHER STATE that the accompanying plat is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

#	Date	Description
1	7-5-21	Issued
2	7-19-21	Comments

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Project Information
PROJECT #: 18-265
DRAWN BY: RZ
CHECKED BY: TB
APPROVED BY: TB

PMML MFETC

2 of 3

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave,
Somers, WI 53171

Key Plan: North

Sheet:
EXISTING SURVEY

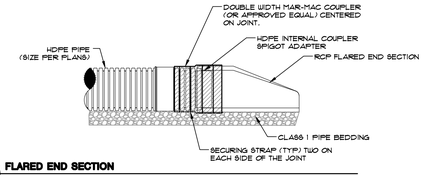
Scale: SCALE: 1" = 40'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

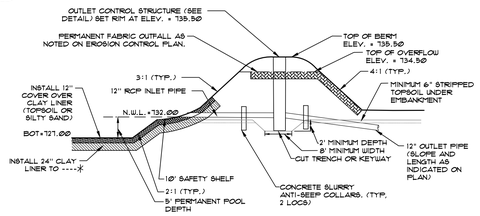
Date:
November 1, 2022

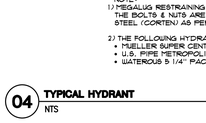
Project No.:
210048.00

Sheet No.:
C1.40

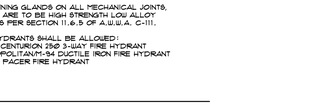


01 FLARED END SECTION
NTS





SAFETY SHELF



BERM DETAIL

#NOTE: FOR AREAS WHERE THE IN-SITU SOILS ARE NOT SUITABLE AS A LINER (PER A GEOTECHNICAL REPRESENTATIVE), THE CONTRACTOR SHALL INSTALL A LINER PER THE DETAIL WITH THE FOLLOWING PROPERTIES:

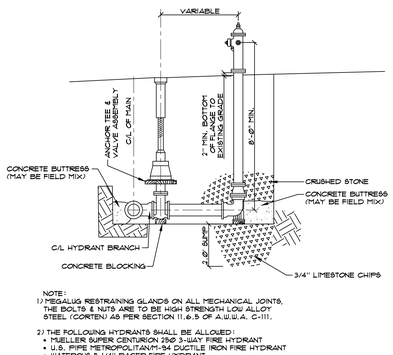
CLAY LINER TO HAVE THE FOLLOWING PROPERTIES: PI > 12 ; LL > 25
MOISTURE CONTENT + 0-3% ABOVE OPTIMUM

PLACE LINER IN 9" LIFTS, COMPACT TO 90% MODIFIED PROCTOR

02 WET RETENTION BASIN
NTS

DETENTION. RETENTION IMPLIES THAT THE POND WILL BE USED FOR INFILTRATION.

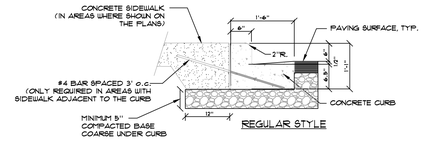
03 OUTLET CONTROL STRUCTURE
NTS

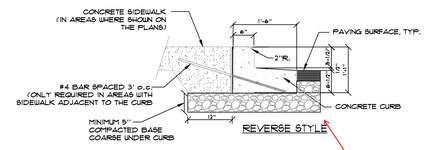


NOTE:
1.) MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.

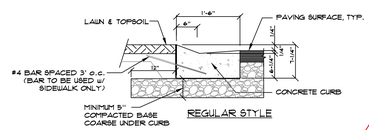
2.) THE FOLLOWING HYDRANTS SHALL BE ALLOWED:
- MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
- U.S. PIPE METROPOLITAN#-94 DUCTILE IRON FIRE HYDRANT
- WATEROUS 5 1/4" PACER FIRE HYDRANT

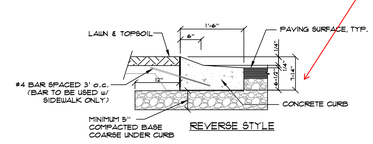
04 TYPICAL HYDRANT
NTS





05 18 INCH VERTICAL FACE CURB
NTS



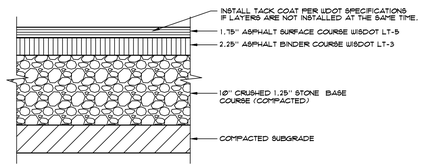


NOTE:
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

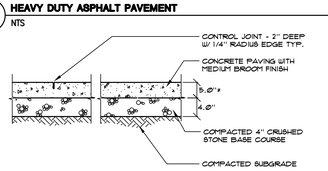
NOTE REVERSE SLOPE LOCATIONS ON THE PLANS

06 DEPRESSED CURB
NTS

07 REGULAR DUTY ASPHALT PAVEMENT
NTS



08 HEAVY DUTY ASPHALT PAVEMENT
NTS

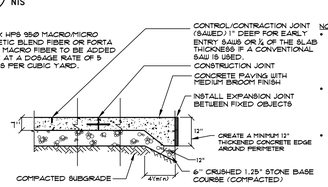


NOTES:
- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 5' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
- MATRIX BI BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

* NOTE:
SIDEWALK SHALL BE 7" AT DRIVEWAY SECTIONS

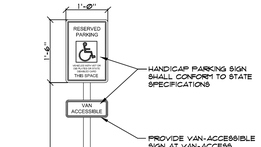
09 CONCRETE SIDEWALK DETAIL
NTS

NOTE:
- MATRIX HPS 950 MACRO/MICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER TO BE ADDED TO MIX AT A DOSAGE RATE OF 5 POUNDS PER CUBIC YARD.

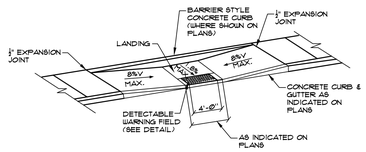


NOTES:
- TIE BARS SHALL BE INSTALLED AT ALL AREAS WHERE CONCRETE PAVEMENT ABUTS CURB AND GUTTER AND CONSIST OF NO. 4 EPOXY COATED REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
- CONTROL/ CONTRACTION/ CONSTRUCTION JOINTS SHALL BE SPACED AT 12' MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI-330R) RECOMMENDATIONS.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI-330R STANDARDS.

10 CONCRETE PAVEMENT DETAIL
NTS



11 HANDICAP SIGN
NTS



12 HANDICAP RAMP - TYPE 2
NTS

Zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.9502

Consultant:
Harwood Engineering Consultants
255 North 21st Street | Milwaukee, WI 53233
P 414.475.5554 | www.hecivil.com

Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan:

North

Sheet:
CONSTRUCTION DETAILS

Scale:

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
C5.00

Village of Somers
Proceeding from the Village Plan Commission Meeting
December 12, 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, Gardinier, Boxx, Lee, Grimes, and Fredrick.

   Staff Present in person: Administrator Jason Peters, Clerk/Treasurer Brandi Baker, and Fire 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 June 13, 2022**

   Commissioner Boxx moved to approve to the Minutes from the October 10, 2022 Meeting. Seconded by Commissioner Fredric. Motion carried. 6-0 vote.

4. **Correspondence**

   None

5. **Citizen Comments**

   None.

6. **<u>Land Division (Certified Survey Map)</u>:**

   Discussion and Action on Request by: Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), requests approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers.

   Commissioner Boxx moved to approve the request by Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), requests approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of

J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

7. Comp. Plan Amendment:

Public Hearing and Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Chairman Stoner open the public hearing at 5:34 p.m.

No Discussion

Chairman Stoner closed the public hearing at 5:34 p.m.

Commissioner Boxx moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Mixed Use" to "Governmental and Institutional", on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

8. Rezone:

Public Hearing and Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests a rezoning from B-2 Community Business Dist. to I-1 Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Chairman Stoner open the public hearing at 5:35 p.m.

No Discussion

Chairman Stoner closed the public hearing at 5:35 p.m.

Commissioner Boxx moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests a rezoning from B-2 Community Business Dist. to I-1

Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried 7-0 vote.

9. Site Plan Review & Exterior Fenestration:

Action on Request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Commissioner Fredrick moved to approve the request by GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requests site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers.

Seconded by Commissioner Aiello. Motion carried. 7-0 vote.

Commission Discussion:

Chairman Stoner asked about the photometric plan and the need for stop signs on Village Center Road.

Architect William Morris guaranteed that there will be stop signs.

Commissioner Gardinier commented that everything from the engineer needs to be met.

10. Site Plan Review & Exterior Fenestration:

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), for Site Plan Review and Exterior Fenestration on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.

Commissioner Boxx moved to approve the 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), for Site Plan Review and Exterior Fenestration on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.

Seconded by Commissioner Fredrick. Motion carried. 7-0 vote.

Commission Discussion:

Chairman Stoner inquired about the retention ponds, and the berms/ landscaping. He also inquired about what gun education and safety will be available.

Archives and Armory representative Chris Meter explained that gun safety and education will be the primary cornerstone. There will be instruction in proper safety rules and storage, and there will be Children's safety education available. Education on the history of firearms in this Country. The qualifications required to shoot was discussed.

Commissioner Fredrick inquired about Hunter safety classes that will be offered.

Commissioner Gardiner discussed the design, calling it tasteful and modern, and discussed the solar panels. Asked about exits in the lower level.
It was explained that there are two exits, one to the north and one to the south.

11. <u>Plan Commission Conceptual Approval:</u>

Discussion and Action on Request by: RPF-Somers Multi Family Phase II LLC, 430 Park St., Suite 2A, Highland Park, IL 60035 (Owner), Keith Fanelli, Ravine Park Partners, 413 North Carpenter Street, Suite 1E, Chicago, Il 60642 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #82-4-222-104-0102, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Commissioner Boxx moved to approve the request by RPF-Somers Multi Family Phase II LLC, 430 Park St., Suite 2A, Highland Park, IL 60035 (Owner), Keith Fanelli, Ravine Park Partners, 413 North Carpenter Street, Suite 1E, Chicago, Il 60642 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #82-4-222-104-0102, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Seconded by Commissioner Lee. Motion carried 7-0 vote

Commission Discussion:

Chairman Stoner inquired about the removal of the Clubhouse from plans.

It was explained that not many people use the current Clubhouse, and a second might not be needed. That space would just remain greenspace.

Commissioner Fredrick commented that the 1st phase was done well, and they can revisit the Clubhouse as needs increases.

Commissioner Gardiner commented on liking the greenspace.

Adjourn

Commissioner Boxx moved to adjourn at 6:04 p.m.

Seconded by Commissioner Aiello. Motion carried 7-0 vote

Drafted this 13th day of December 2022. These minutes are not official until approved by the Plan Commission. Submitted by Brandi Baker, Clerk/Treasurer.

VILLAGE OF SOMERS
Department of Planning and Development

VILLAGE OF SOMERS SITE PLAN REVIEW PROCEDURES

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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: Complete, 8/23/22

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: Complete, 10/10/22

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: 11/1/22 (Email correspondence w/ Jaso

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): 12/12/22

Village Board meeting date (tentative): 12/13/22

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

SITE PLAN REVIEW CHECKLIST

Owner: Archives and Armory PMML WI LLC Date 11/1/22

Mailing Address: 104 S. Michigan Ave., Suite 1120 Phone # 312-374-9455

Chicago, IL 60603 Phone #

Agent: daccord, LLC (Owner's Representative) Phone # 3123762826

Mailing Address: 309 W. Washington, Suite 405 Phone #

Chicago, IL 60606

Architect/Engineer: Zimmerman Architectural Studios Phone # 4149181331

Mailing Address: 2122 W. Mount Vernon Ave. Phone #

Milwaukee, WI 53233

Tax Parcel Number(s): 82-4-222-181-0201 Acreage of Project: 5.22

Existing Zoning: PR-1 Proposed Zoning: PR-1

Conditional Use Permit: Yes

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

Description of project: New firearms education center w/ indoor range and retail component.

Size of existing building(s): N/A

Size of new building(s) and/or addition(s): 22,000 SF over two floors

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

15

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

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.

9'x18' spaces provided per current Kenosha County General Zoning & Shoreland/Floodplain Zoning Ordinance

☑ 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

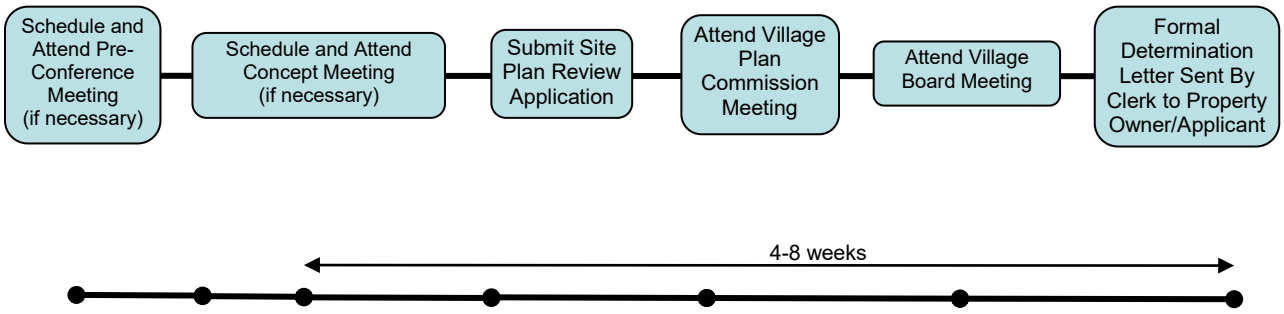
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

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

Mission94 (M94) Business Plan of Operations

November 2022

The referenced is our proposed business plan for Mission 94 and is subject to change based on business needs to performance, and market conditions.

Mission Statement:

As a premier facility the Mission 94 Firearms Education Center's mission is to provide state of the art training and education in a family friendly environment with safety as the top priority. Programs and services are tailored for every experience level, from the beginner or novice to the professional, with a unique integrated element of military history for those with a passion for learning.

Facility:

The Mission 94 Firearms Education Center (M94) is a proposed indoor sport shooting, training, and retail facility targeting firearm owners living in the regional area.

M94 will provide 15 indoor shooting lanes, ten 25-yard and five 50-yard. Licensed and certified in-house instructors will be available to provide training for beginners as well as advanced students.

The concept is to create an environment dedicated to providing our patrons a safe, clean, and upscale facility to buy, learn and train. M94 will be the first of its kind in the local community offering a ten 25-yard and five 50-yard indoor range, two classrooms, 3,500 square feet of retail space, with state-of-the-art bullet traps, the use of black powder arms and a modern air filtration system. Encompassing all of this will be a robust and membership program.

Training will include concealed carry, home defense, firearm safety, distance shooting and modern sporting rifle amongst other offerings. M94 will also offer historical packages to provide familiarity of particular firearms from certain eras of conflict and select countries. Patrons will have the opportunity to operate historical replicas and modern firearms to better understand the Citizen Soldier experiences. Black powder firearms, which will be replicas made of modern metals including modern safety features will be used. The experience of firing replicas will be nearly identical to the firing of original black powder firearms. Original black powder firearms cannot be used due to risk of damaging the firearm and safety issues that could result in serious bodily harm or death. M94 will also serve as a training facility for Law Enforcement, Military Reserve and National Guard units.

Product/Service Description of services offered at M94 will include:

- Access to the fifteen indoor shooting lanes
- Two classrooms
- A full-service retail shop
- Rental firearms
- Armorer services

- Private and group instruction by certified instructors
- Weekly shooting leagues
- The use of black powder arms
- Monthly nationally sanctioned competitions
- A viewing area with vending machines
- Memberships for individuals, families, and corporations

The facility is being designed to meet or exceed all known health and occupational standards. All lead bullets will be mined annually and treated as recycled waste. HEPA filters will be changed annually and recycled. All recycled materials will be handled by contract licensed professionals.

Following is the proposed staffing needed to support this operational plan:

- General Manager 1
- Operations Manager 1
- Sales Manager 1
- Firearms Instructor 1
- Membership Coordinator 1
- Back of House Clerk 1
- Range Safety Officer* 2-4
- Full-Time Sales Team Member 4
- Part-Time Sales Team Member* 4 - 8
- Total Employees 16 - 22
  *Depending on time of year

Membership:

We will be open to the public as well as have a membership option.
Prior to opening we will offer Charter Memberships.
This will be limited time only, and only offered during pre-opening.

Upon opening, we will offer a monthly membership with benefits that include free range time, half price guest lane usage, guest passes, discounts off rentals, training, and services.

Hours of Operation

M94 will be open seven days per week.

Monday through Saturday hours of operation will be 11:00 am – 7:00 pm.

Sunday hours of operation will be 12:00 pm – 6:00 pm.

Vending/Concessions

M94 will explore and partner with a third-party provider of concessions of which the revenue generated by this space will be shared between the third-party provider and M94.

VIP Room

The M94 facility design includes a VIP Room which will be available for reservation, hosting events, parties, etc.

MISSION94 FIREARMS EDUCATION CENTER

EXTERIOR CONCEPT - AERIAL VIEW FROM SOUTHWEST

10.10.2022

ZIMMERMAN ARCHITECTURAL STUDIOS, INC.

TAWANI PROPERTY DEVELOPMENT

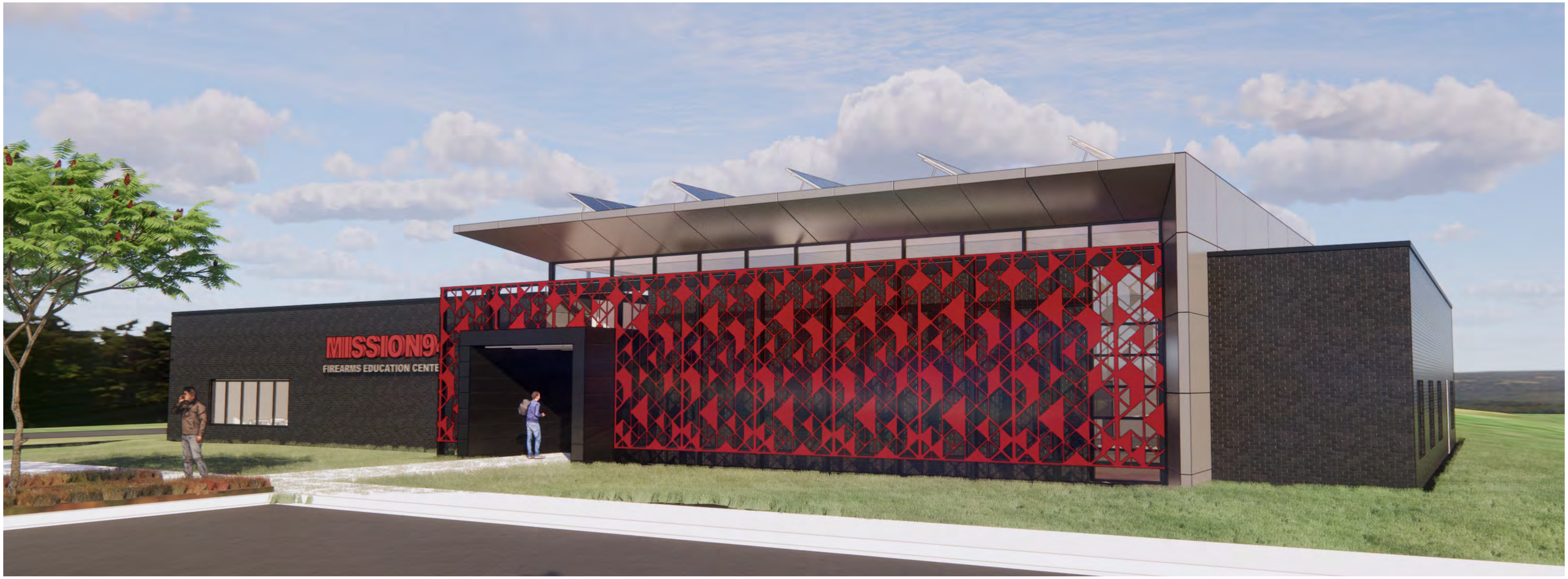
MISSION94 FIREARMS EDUCATON CENTER

EXTERIOR CONCEPT - AERIAL VIEW FROM NORTHEAST

10.10.2022

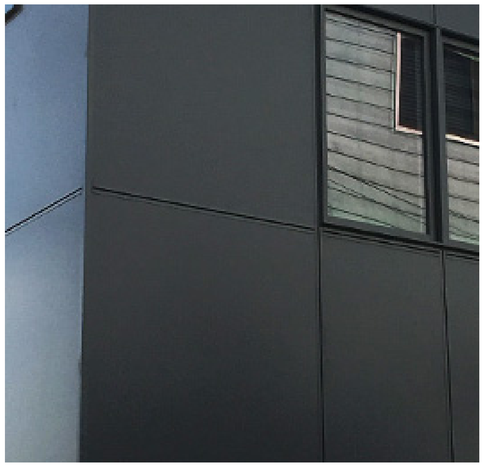
zimmerman
ARCHITECTURAL STUDIOS, INC.

TAWANI
PROPERTY DEVELOPMENT



DARK IRON SPOT BRICK VENEER

SILVER METALLIC METAL PANEL



CARBONITE METALLIC METAL PANEL

ALUMINUM LASER CUT SCREEN

WINDOW AND DOOR FRAMES

MISSION94 FIREARMS EDUCATON CENTER

EXTERIOR CONCEPT - VIEW AT ENTRY

zimmerman ARCHITECTURAL STUDIOS, INC.

TAWANI PROPERTY DEVELOPMENT

10.10.2022

LEGEND:

UTILITY

EXISTING:

- WATERMAIN
- BURIED ELECTRIC
- OVERHEAD WIRE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

PROPOSED:

- WATERMAIN
- ELECTRICAL LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

GRADING

EXISTING:

- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING SPOT ELEVATION (EXIST 100.00)

PROPOSED:

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB)
- DOOR ELEVATION (DOOR 100.00)
- GROUND GRADE AT BUILDING (GR 100.00)
- SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT) (100.50T/C 100.00E/P)
- RETAINING WALL SPOT ELEVATION (T/W - TOP OF WALL, B/W - GROUND GRADE AT BOTTOM) (100.50T/W 100.00B/W)
- FLARED END SECTION (PIPE SIZE, INVERT ELEVATION) (12" FES 100.00B/W)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

SITE

EXISTING:

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

PROPOSED:

- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY TERRA ENGINEERING LTD. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS (UNLESS OTHERWISE NOTED).
9. PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
10. PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
12. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
14. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
15. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
16. ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
17. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
18. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
19. CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
20. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
21. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
22. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
23. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
24. PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
25. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO.
26. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.10	PROJECT LOCATION AND GENERAL NOTES
C1.11	SITE PLAN
C1.20	GRADING PLAN - OVERALL
C1.21	GRADING PLAN - NORTH
C1.22	GRADING PLAN - SOUTH
C1.30	EROSION CONTROL PLAN
C1.40	EXISTING SURVEY
C5.00	CONSTRUCTION DETAILS

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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ARCHITECTURAL STUDIOS, INC.
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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
PROJECT LOCATION AND GENERAL NOTES

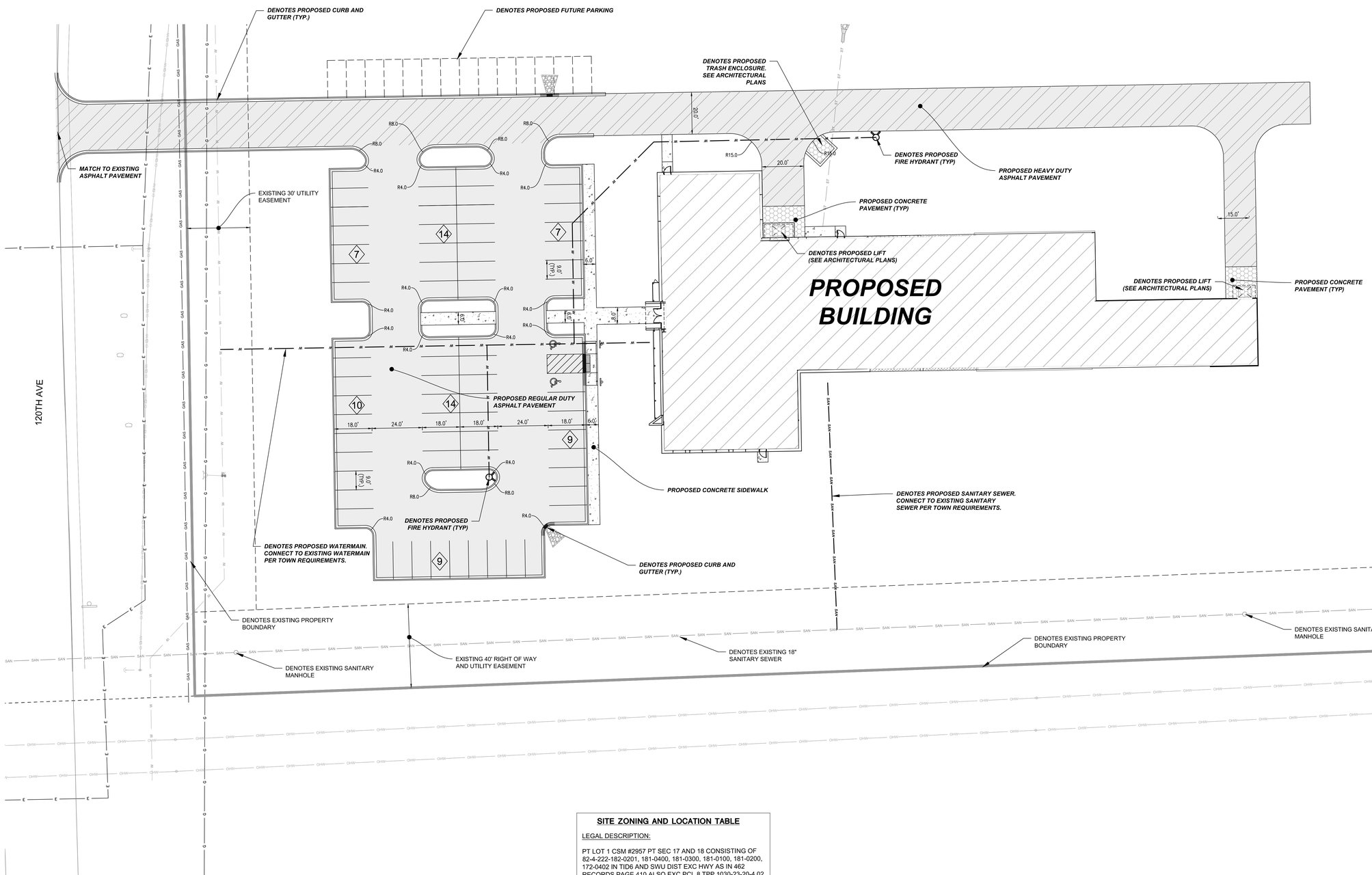
Scale: SCALE: 1" = 100'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
C1.10



SITE ZONING AND LOCATION TABLE

LEGAL DESCRIPTION:

PT LOT 1 CSM #2957 PT SEC 17 AND 18 CONSISTING OF 82-4-222-182-0201, 181-0400, 181-0300, 181-0100, 181-0200, 172-0402 IN TID6 AND SWU DIST EXC HWY AS IN 462 RECORDS PAGE 410 ALSO EXC PCL 8 TPP 1030-23-20-4.02 DOC# 1544082 ALSO EXC PCL LYG W OF W LN OF RELOCATED EAST FRONTAGE RD V 1522 P 73 243.33 ACS EX RD DOC1012309 DOC#1567020 (2009 SPLIT FROM -0200 SEE NEW -0201 & -0202) (2016 INCORPORATION TO VILLAGE OF SOMERS SEE OLD 80-4-222-182-0201 ORD #15-014 DOC#1762708) DOC#1823748 DOC#1861118 (2021 COMB 82-4-222-182-0201, 181-0400, 181-0300, 181-0100, 181-0200, AND 172-0402 INTO 82-4-222-181-0201 SEE OTHER PARCELS FOR CSM#2957 AT 82-4-222-172-0405 AND 172-0206) DOC#1882107

PROPERTY LOCATION:	- 10475 12TH ST - KENOSHA, WI 53144
EXISTING ZONING:	- PARK-RECREATION DISTRICT
PROPOSED ZONING:	- PARK-RECREATION DISTRICT
ZONING SETBACKS:	
BUILDING SETBACK:	- 65 FEET (FRONT) - 40 FEET (SIDE & REARS YARD)
PARKING SETBACK:	- 20 FEET (FRONT YARD) - 10 FEET (OTHER YARDS)
PROPERTY OWNER:	- ARCHIVES & ARMORY PMML WISCONSIN LLC

SITE CALCULATION TABLE

TOTAL SITE AREA	243.91 AC
TOTAL DISTURBED AREA*	5.22 AC
EXISTING IMPERVIOUS AREA*	0.00 AC
PROPOSED IMPERVIOUS AREA*	1.36 AC
PROPOSED GREENSPACE*	3.86 AC (74% OF SITE)
PROPOSED REGULAR PARKING SPACES*	68
PROPOSED HANDICAP PARKING*	2
PROPOSED TOTAL PARKING*	70

* BASED ON DISTURBED AREA

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED TAPER CURB

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Project:

MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:

SITE PLAN

Scale: SCALE: 1" = 20'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:

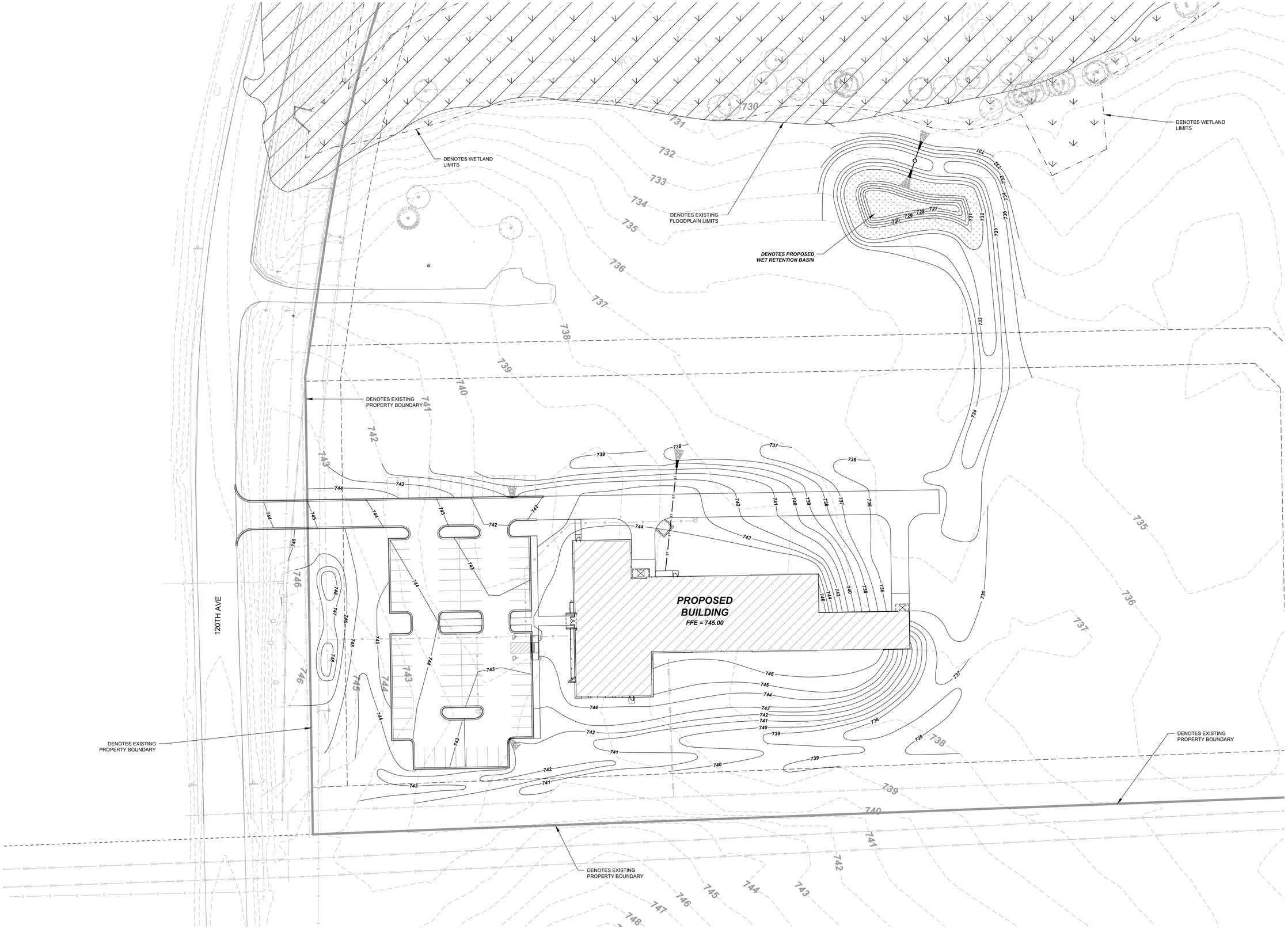
November 1, 2022

Project No.:

210048.00

Sheet No.:

C1.11



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120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
GRADING PLAN - OVERALL

Scale: SCALE: 1" = 30'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

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November 1, 2022

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210048.00

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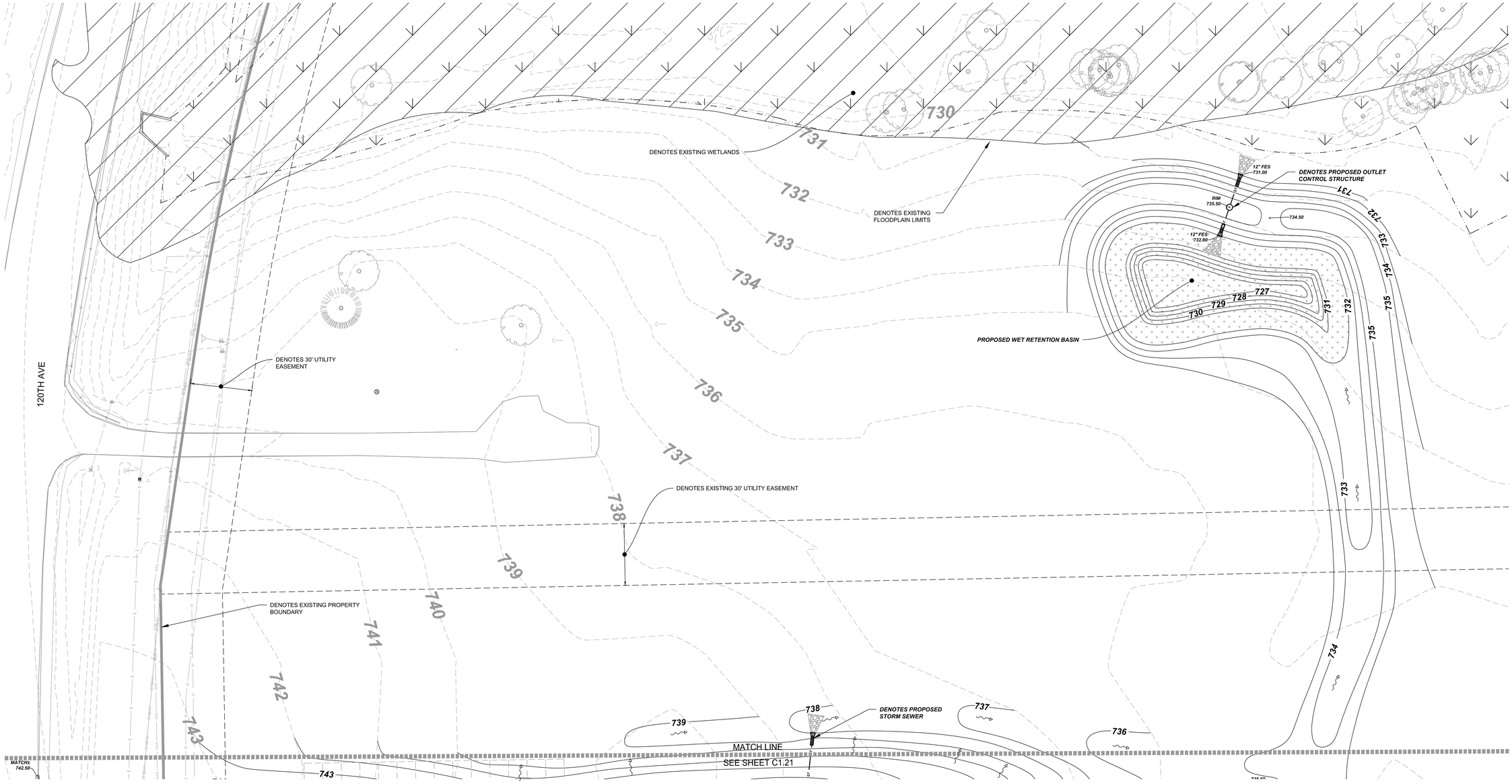

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Location:
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Somers, WI 53171

Key Plan: North

Sheet:
GRADING PLAN - NORTH

Scale: SCALE: 1" = 20'

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	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
C1.21

MATCH LINE
SEE SHEET C1.20

MATCH
742.50

MATCH
743.15

120TH AVE

PROPOSED BUILDING
FFE = 745.00

DENOTES PROPOSED STORM SEWER

DENOTES EXISTING PROPERTY BOUNDARY

EXISTING 40' RIGHT OF WAY AND UTILITY EASEMENT

DENOTES EXISTING PROPERTY BOUNDARY

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
GRADING PLAN - SOUTH

Scale: SCALE: 1" = 20'

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	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

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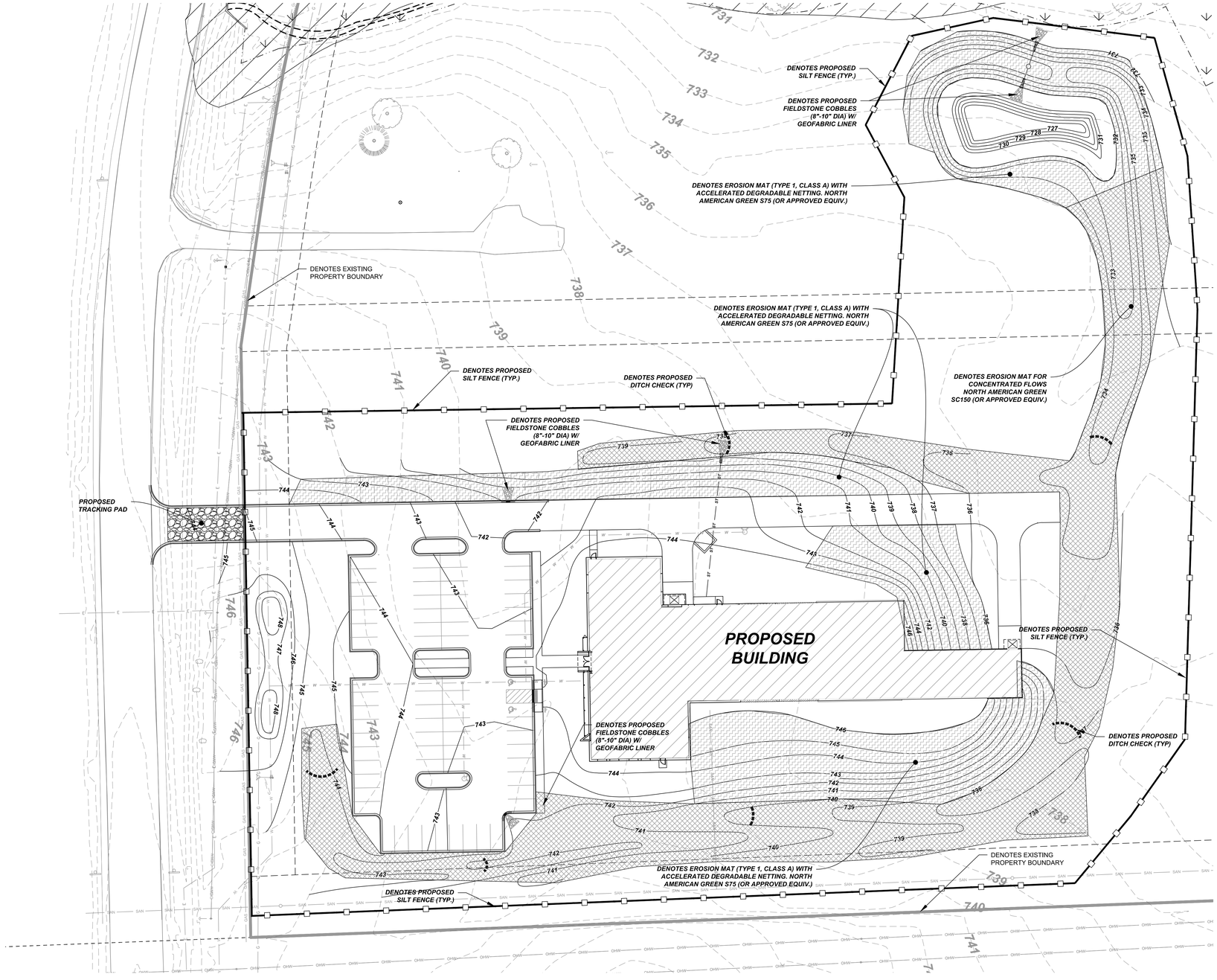
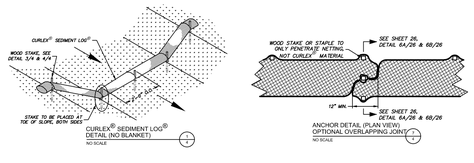
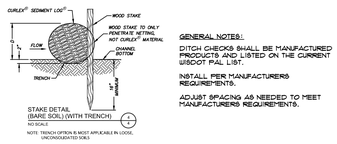


EROSION CONTROL NOTES AND PHASING

1. WDNR PERMIT COVERAGE IS REQUIRED. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS, (IF REQUIRED) AND TRACKOUT CONTROL PRACTICES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD 1057 FOR TRACKOUT CONTROL AT CONSTRUCTION ENTRANCE(S) (IF REQUIRED).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
13. COMPLETE AND STABILIZE WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS), LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER,
    - BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE
    - OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNR/MUNICIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS I TYPE TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTING FROM WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
23. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN SC150 (OR APPROVED EQUAL) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
25. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY WDNR/MUNICIPALITY
26. NOTICE OF TERMINATION: WHEN THE SITE HAS BEEN FULLY STABILIZED AND ALL STORMWATER DISCHARGES FROM THE SITE AUTHORIZED UNDER THE NOI PERMIT HAVE BEEN ELIMINATED, A NOTICE OF TERMINATION SHALL BE FILED WITH THE DNR. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION APPLICATION IN ACCORDANCE WITH THE PERMIT REQUIREMENTS PRIOR TO FINAL PAYMENT.





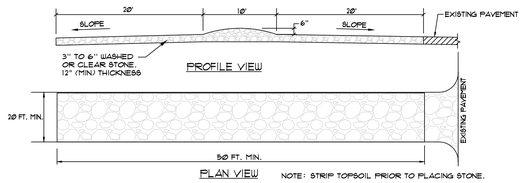
GENERAL NOTES:

DITCH CHECKS SHALL BE MANUFACTURED PRODUCTS AND LISTED ON THE CURRENT WISDOT PAL LIST.

INSTALL PER MANUFACTURERS REQUIREMENTS.

ADJUST SPACING AS NEEDED TO MEET MANUFACTURERS REQUIREMENTS.

DITCH CHECK
NTS



CONSTRUCTION ENTRANCE AND TRACKING PAD DETAIL
NTS

EROSION CONTROL LEGEND

- SILT FILTER FENCE
- CONSTRUCTION ENTRANCE
- EROSION MAT FOR CONCENTRATED FLOW
- EROSION MAT FOR SLOPE STABILITY
- DITCH CHECK

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED. FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

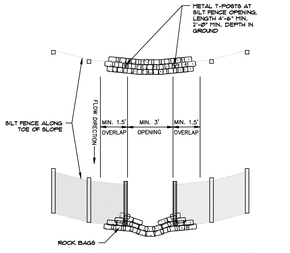
④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

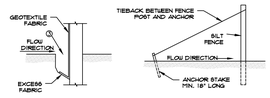
⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "U TYPE" WITH A MINIMUM WEIGHT OF 1.33 lbs/LF. FOR ANCHORING, FIN ANCHORS SUFFICIENT TO RESIST POST TO PULLOUT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIAL OR 1-1/2" x 2-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

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

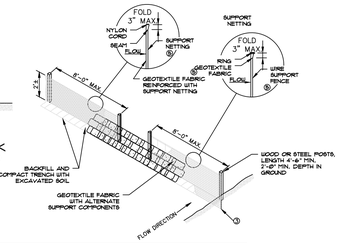


ROCK BAGS SILT FENCE RELIEF DETAIL



TRENCH DETAIL

SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)



SILT FENCE DETAIL
NTS

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
EROSION CONTROL PLAN

Scale: SCALE: 1" = 30'

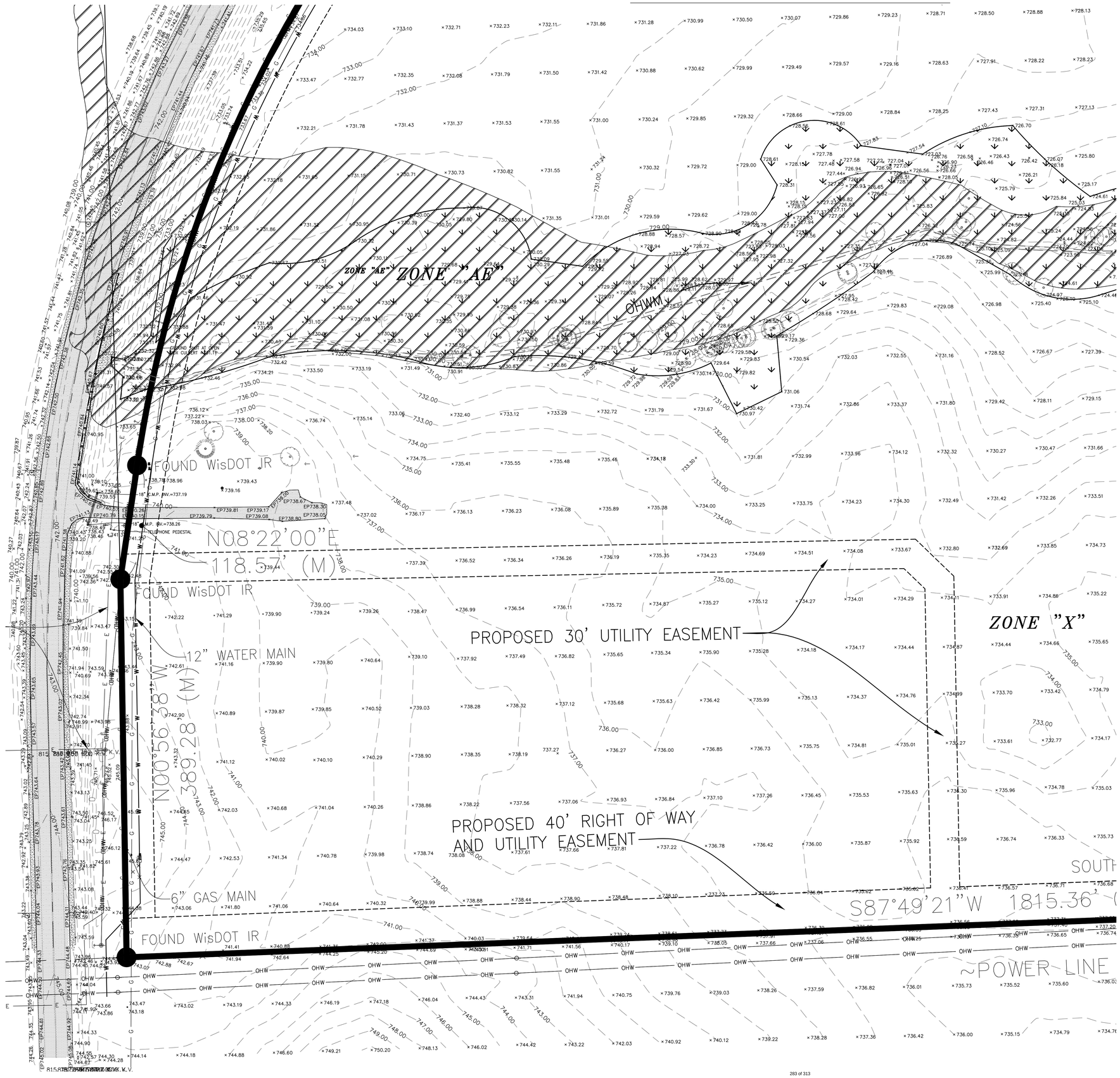
No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
C1.30

TOPOGRAPHIC SURVEY



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- GRAVEL
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- W — WATER LINE
- G — GAS LINE
- COM — COMMUNICATION LINE
- T — TELEPHONE LINE
- OHW — OVERHEAD WIRE LINE
- E — UNDERGROUND ELECTRIC LINE
- BACK OF CURB ELEVATION
- x FL17.68 — FLOW LINE ELEVATION
- x EP17.23 — EDGE OF PAVEMENT ELEVATION
- x FF17.38 — FINISH FLOOR ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- UTILITY POLE
- POWER POLE W/LIGHT
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE–DECIDUOUS
- TREE–EVERGREEN
- BUSH
- POST
- SIGN
- BOLLARD
- SPRINKLER
- CLEANOUT

SEE SHEET 3 OF 3

MARKED WETLAND BOUNDARY

FEMA FLOODPLAIN BOUNDARY

NOTE: SURVEY COMPLETED BY TERRA ENGINEERING LTD. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.

I FURTHER STATE that the accompanying plat is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

#	Date	Description
1	7-5-21	Issued
2	7-19-21	Comments

TERRA ENGINEERING LTD.
225 W. Ohio Street
4th Floor
Chicago, IL 60654
TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com

Project Information
PROJECT #: 18-265
DRAWN BY: RZ
CHECKED BY: TB
APPROVED BY: TB

PMML MFETC

2 of 3

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave,
Somers, WI 53171

Key Plan: North

Sheet:
EXISTING SURVEY

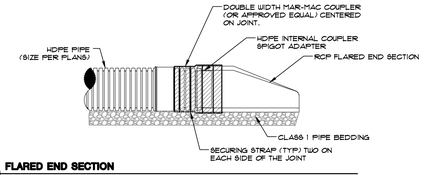
Scale: SCALE: 1" = 40'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

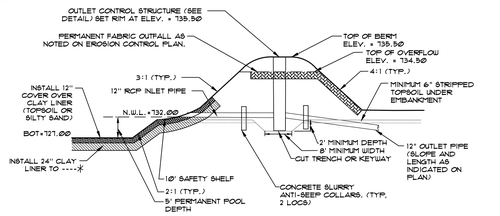
Date:
November 1, 2022

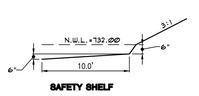
Project No.:
210048.00

Sheet No.:
C1.40

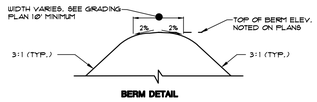


01 FLARED END SECTION
NTS





SAFETY SHELF



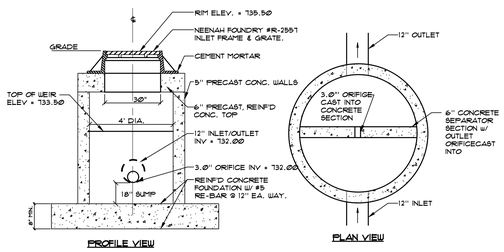
BERM DETAIL

#NOTE: FOR AREAS WHERE THE IN-SITU SOILS ARE NOT SUITABLE AS A LINER (PER A GEOTECHNICAL REPRESENTATIVE), THE CONTRACTOR SHALL INSTALL A LINER PER THE DETAIL WITH THE FOLLOWING PROPERTIES:

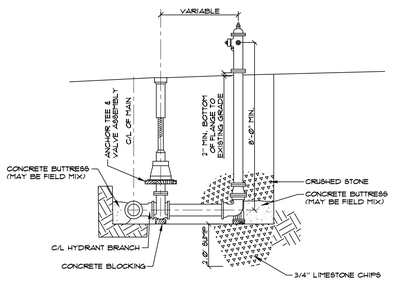
CLAY LINER TO HAVE THE FOLLOWING PROPERTIES: PI > 12 : LL > 25
MOISTURE CONTENT + 0-2% ABOVE OPTIMUM

PLACE LINER IN 9" LIFTS, COMPACT TO 90% MODIFIED PROCTOR

02 WET RETENTION BASIN
NTS



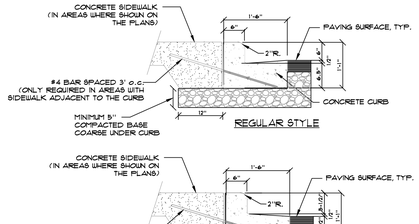
03 OUTLET CONTROL STRUCTURE
NTS



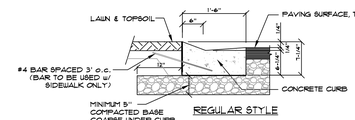
NOTE:
1.) MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.

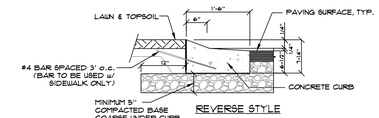
2.) THE FOLLOWING HYDRANTS SHALL BE ALLOWED:
- MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
- U.S. PIPE METROPOLITAN#1-94 DUCTILE IRON FIRE HYDRANT
- WATEROUS 5 1/4" PACER FIRE HYDRANT

04 TYPICAL HYDRANT
NTS



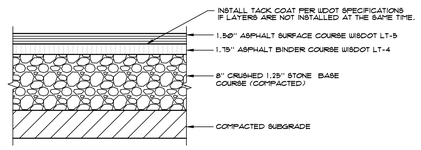
05 18 INCH VERTICAL FACE CURB
NTS



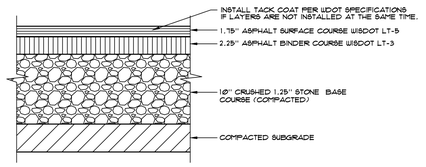


NOTE:
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

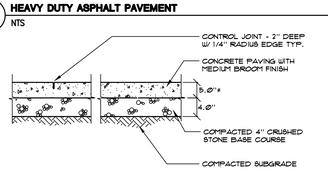
06 DEPRESSED CURB
NTS



07 REGULAR DUTY ASPHALT PAVEMENT
NTS



08 HEAVY DUTY ASPHALT PAVEMENT
NTS

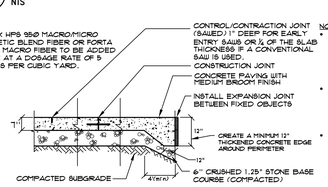


NOTES:
- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 5' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
- MATRIX BI BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

* NOTE:
SIDEWALK SHALL BE 7" AT DRIVEWAY SECTIONS

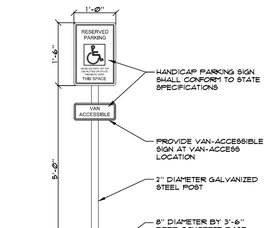
09 CONCRETE SIDEWALK DETAIL
NTS

NOTE:
- MATRIX HPS 950 MACRO/MICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER TO BE ADDED TO MIX AT A DOSAGE RATE OF 5 POUNDS PER CUBIC YARD.

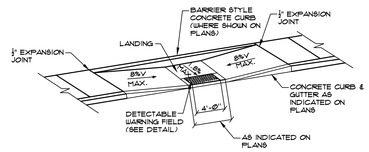


NOTES:
- TIE BARS SHALL BE INSTALLED AT ALL AREAS WHERE CONCRETE PAVEMENT ABUTS CURB AND GUTTER AND CONSIST OF NO. 4 EPOXY COATED REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
- CONTROL/ CONTRACTION/ CONSTRUCTION JOINTS SHALL BE SPACED AT 12' MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI-330R) RECOMMENDATIONS.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI-330R STANDARDS.

10 CONCRETE PAVEMENT DETAIL
NTS



11 HANDICAP SIGN
NTS



12 HANDICAP RAMP - TYPE 2
NTS

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P 414.475.5554 | www.hecivil.com

Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan:

North

Sheet:
CONSTRUCTION DETAILS

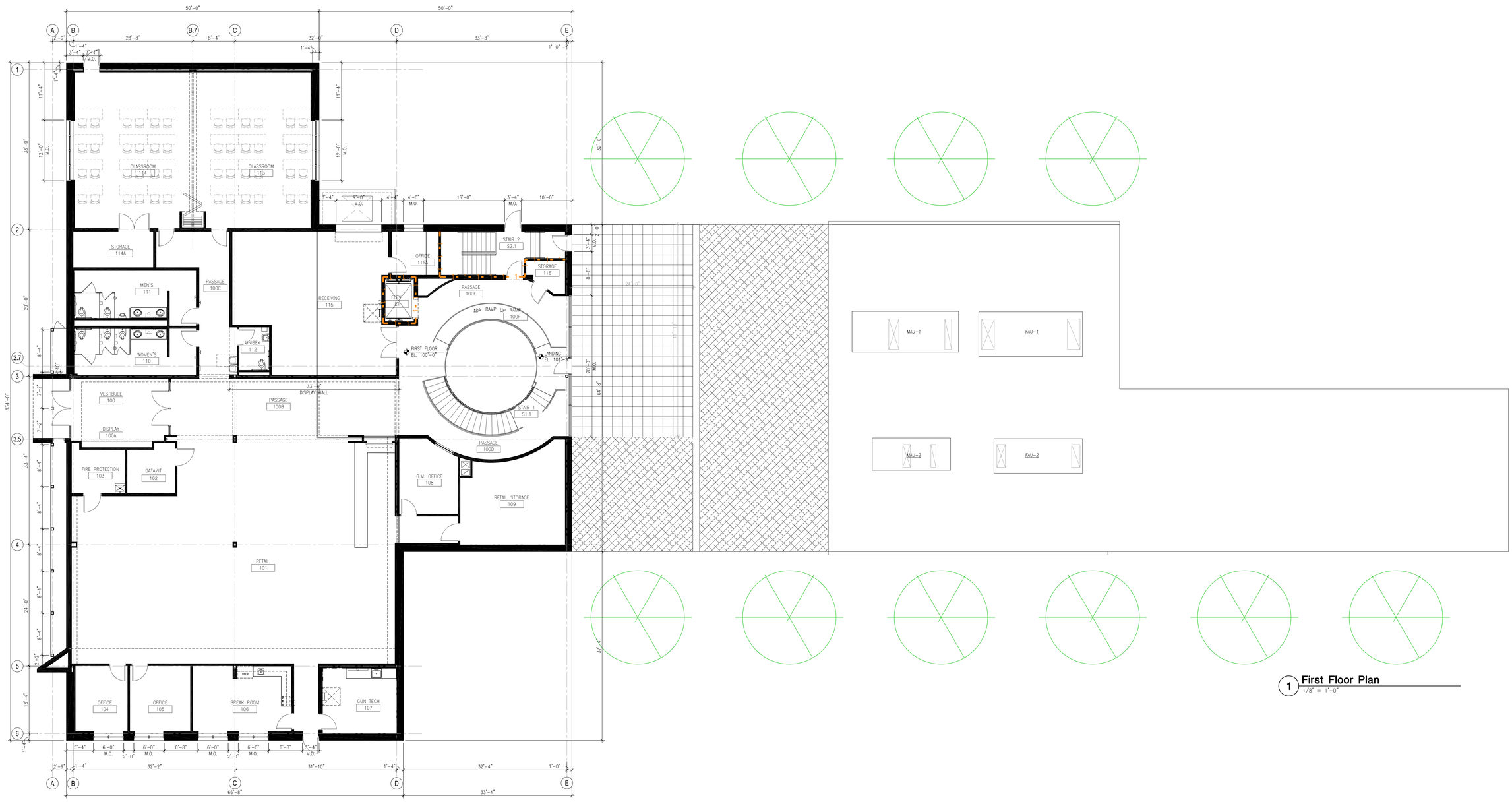
Scale:

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
C5.00



1 First Floor Plan
1/8" = 1'-0"

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414.475.5554 414.773.9299 fax harwood@hecl.com
HEC Project Number: 22-0048.00

Project:

MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave,
Somers, WI 53171

Key Plan: North

Sheet:
First Floor Plan

1 INCH

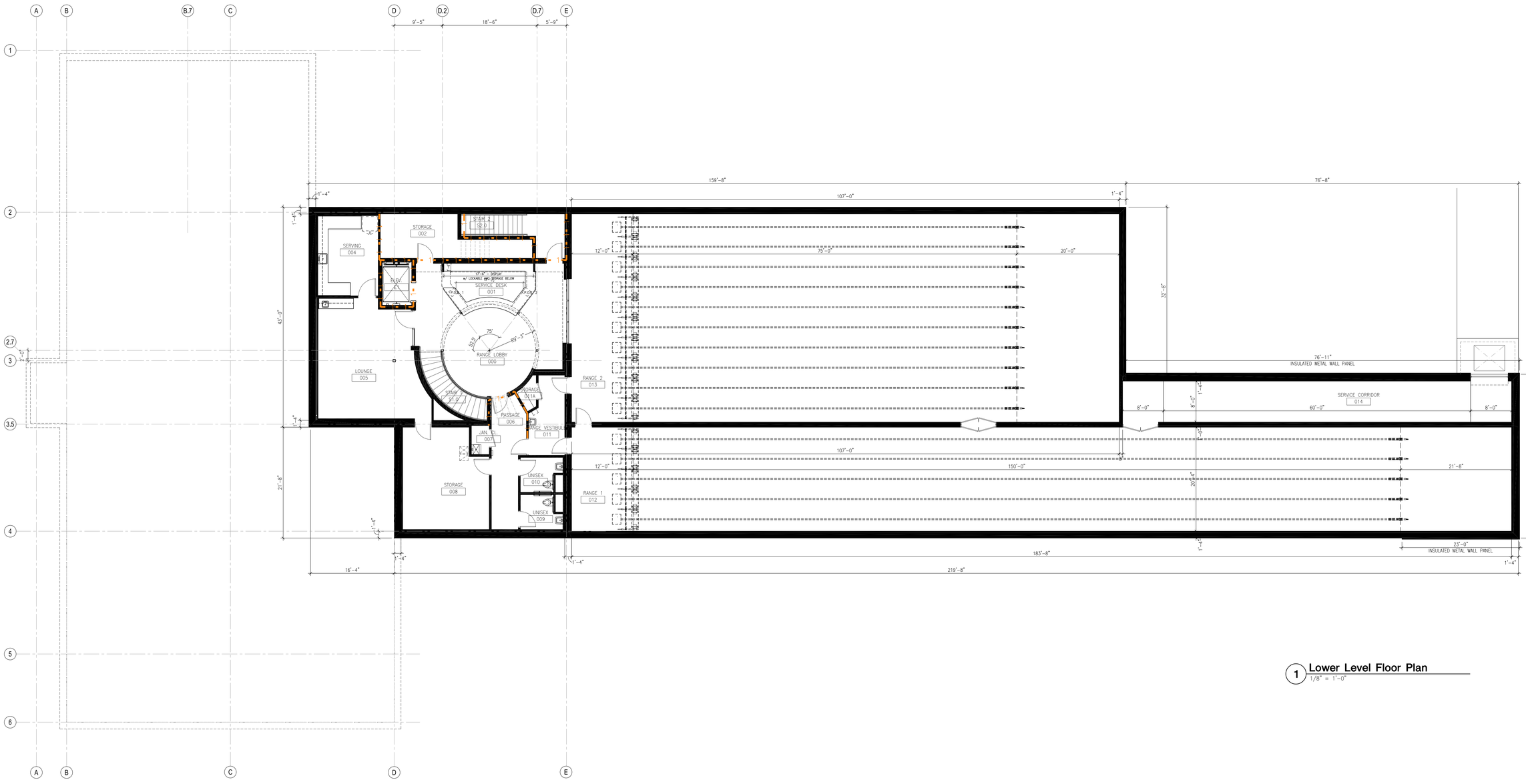
Scale:
1/8" = 1'-0"

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
A2.1



1 Lower Level Floor Plan
1/8" = 1'-0"

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414.475.5554 414.773.9299 fax harwood@hecl.com
HEC Project Number: 22-0048.00

Project:

MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave,
Somers, WI 53171

Key Plan: North

Sheet:
Lower Level Floor Plan

1 INCH

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

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	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

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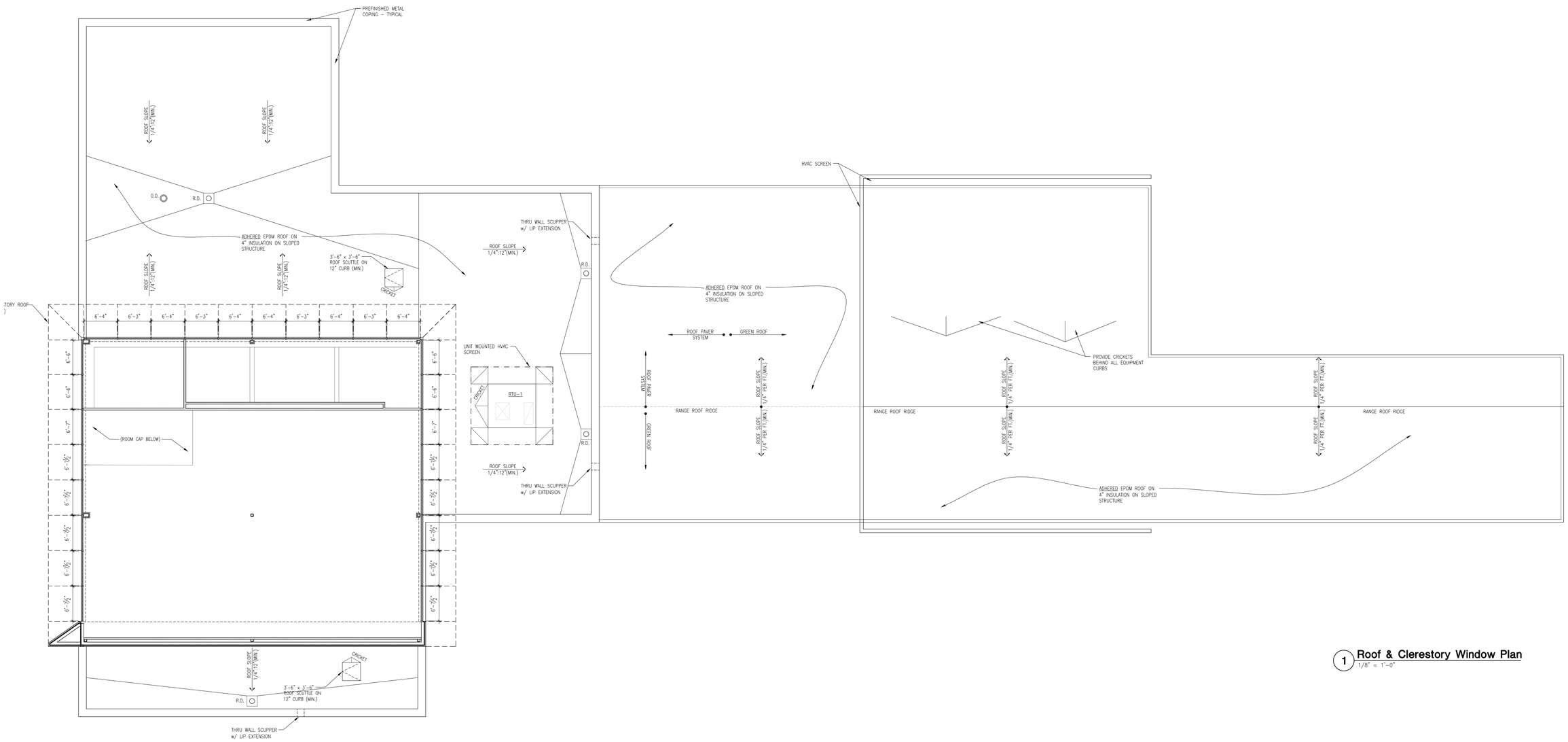
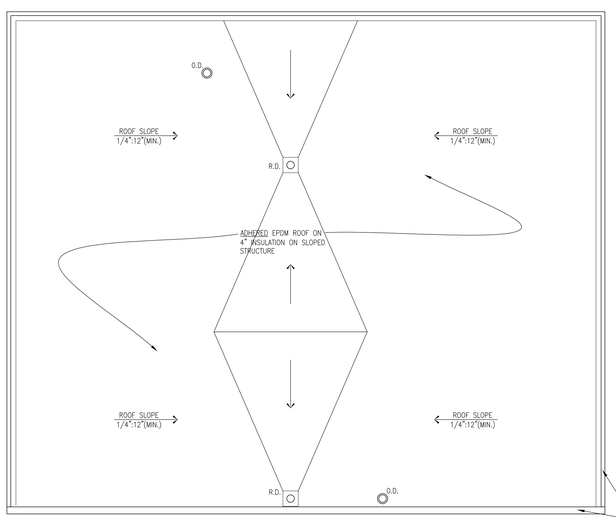
A2.0



1 **Roof & Clerestory Window Plan**
1/8" = 1'-0"



2 **High Roof Plan**
1/8" = 1'-0"

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414.475.5554 414.773.9299 fax harwood@hecl.com
HEC Project Number: 22-0048.00

Project:

MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave,
Somers, WI 53171

Key Plan: North

Sheet:

Roof Plans & Clerestroy Window Plan

1 INCH

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

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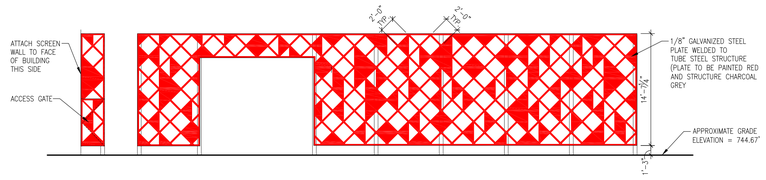
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

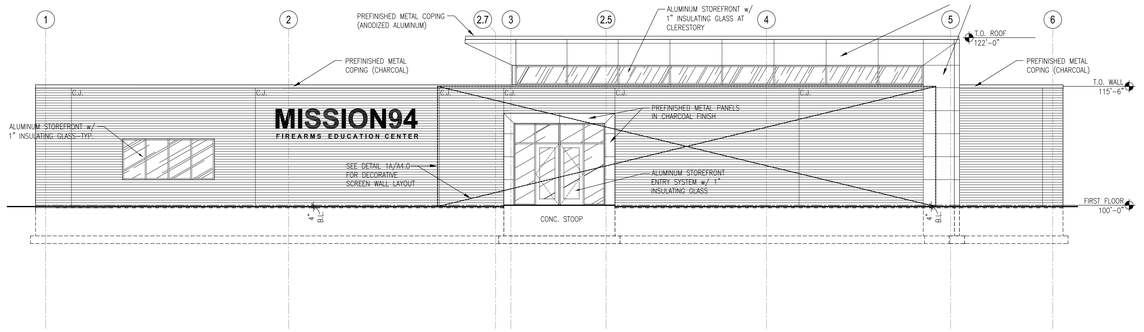
Project No.:
210048.00

Sheet No.:

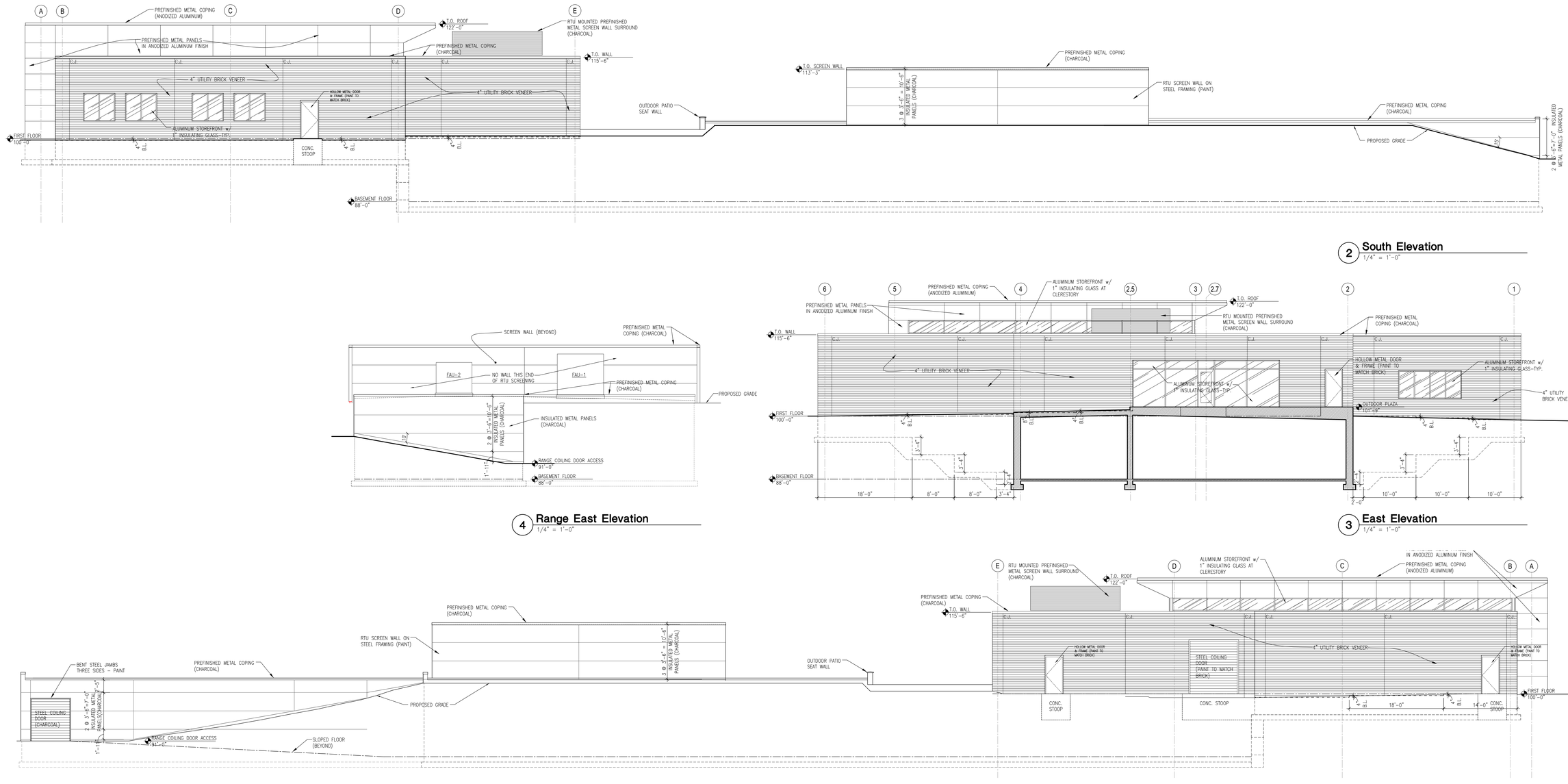
A2.4



1A Decorative Screen Wall
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

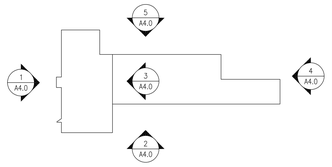


2 South Elevation
1/4" = 1'-0"

3 East Elevation
1/4" = 1'-0"

4 Range East Elevation
1/4" = 1'-0"

5 North Elevation
1/4" = 1'-0"



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HEC Project Number: 22-0048.00

Project:

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Somers, WI 53171

Key Plan:

Sheet:

Exterior Elevations

1 INCH

Scale:

1/4" = 1'-0"

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Date:

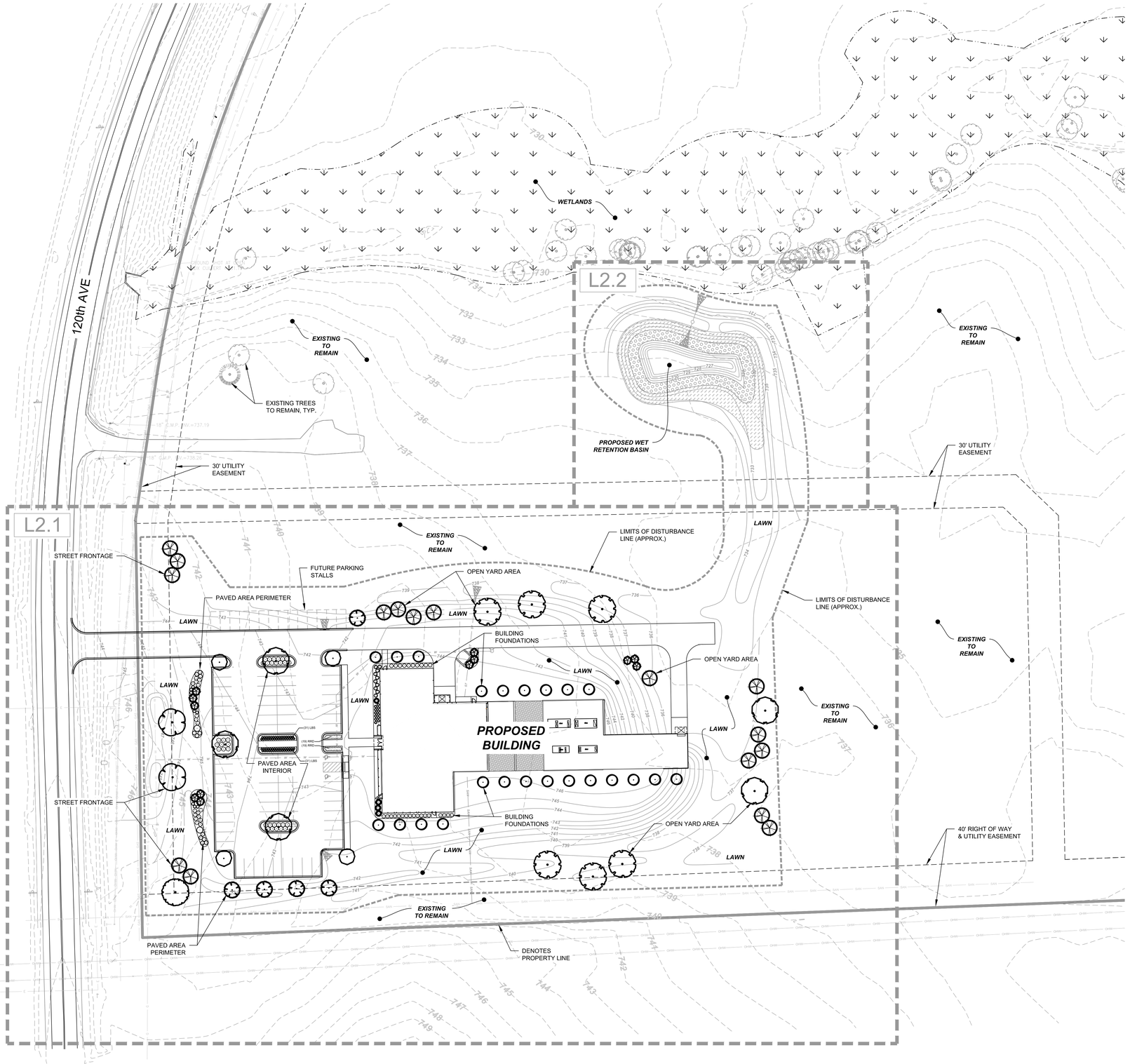
November 1, 2022

Project No.:

210048.00

Sheet No.:

A4.0



LA SHEET INDEX

L1.1	LANDSCAPE PLAN - OVERALL
L2.1	LANDSCAPE PLAN - SOUTH
L2.2	LANDSCAPE PLAN - NORTH
	LANDSCAPE DETAILS & NOTES

GENERAL NOTES

Lawn areas to be seeded with premium commercial grade bluegrass seed mix, see specifications.

Plant beds and parking lot islands to receive a 2-3" deep layer of decorative stone mulch.

All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

LANDSCAPE REQUIREMENTS

Site Summary

Open Yard Area (Project Limits)	204,083 SF
Building Foundations	832 LF
Street Frontage	389 LF
Parking Area Perimeter	654 LF
Parking Area Interiors (Landscape Islands)	7 QTY

Code Category	Ratio	Requirement	Provided
Open Yard Area	1 Tree / 1,000 SF	20.48 Trees	25 Trees
Two ornamental trees or two shrubs shall equal one evergreen or deciduous tree.			
Building Foundations	1 Ornamental Tree / 20 LF	41.6 Orn. Trees	45 Trees
Two shrubs shall equal one ornamental tree.			*(27 orn. trees + 37 shrubs)*
Street Frontage	1 Tree / 50 LF	7.78 Trees	8 Trees
Two ornamental trees or two shrubs shall equal one evergreen or deciduous tree.			
Paved Area Perimeter	1 Tree / 25 LF	26.16 Trees	27 Trees
Two ornamental trees or four shrubs shall equal one evergreen or deciduous tree.			*(11 trees + 64 shrubs)*
Paved Area Interior (Landscape Islands)	1 Tree / Island	7 Trees	7 Trees

LANDSCAPE KEY

LAWN

WETLAND MEADOW

EMERGENT ZONE

DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

DIGGER'S HOTLINE — TELL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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P 414.475.5554 | www.hecivil.com

Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
LANDSCAPE PLAN OVERALL

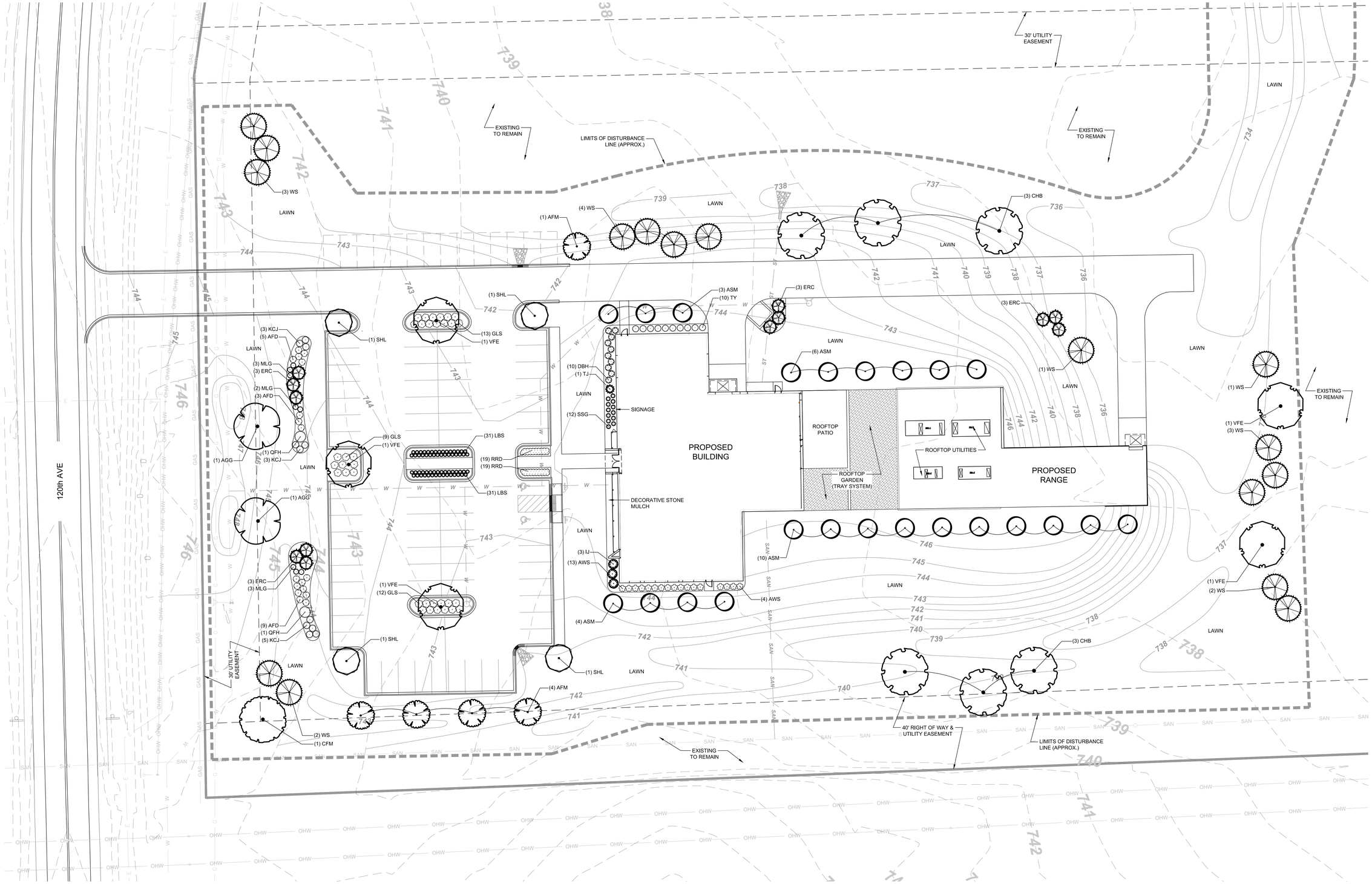
Scale: SCALE: 1" = 40'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
L1.1



PLANT SCHEDULE OPEN YARD AREA

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ERC	6	Eastern Red Cedar	Juniperus virginiana	7' Ht.	B&B
WS	11	White Spruce	Picea glauca	7' Ht.	B&B
DECIDUOUS TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
CHB	6	Common Hackberry	Celtis occidentalis	2" Cal.	B&B
VFE	2	Valley Forge American Elm	Ulmus americana 'Valley Forge'	2" Cal.	B&B

PLANT SCHEDULE BUILDING FOUNDATIONS

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
IJ	3	Iowa Juniper	Juniperus chinensis 'Iowa'	5` Ht.	B&B
TJ	1	Trautman Juniper	Juniperus chinensis 'Trautman'	5` Ht.	B&B
DECIDUOUS TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
ASM	23	Apollo Sugar Maple	Acer saccharum 'Barrett Cole' TM	2" Cal.	B&B
DECIDUOUS SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
DBH	10	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.
AWS	17	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.
EVERGREEN SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
TY	10	Taunton's Japanese Yew	Taxus x media 'Tauntonii'	24" Sprd.	Cont.
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
SSG	12	Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	1 Gal.	Pot

PLANT SCHEDULE STREET FRONTAGE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
WS	5	White Spruce	Picea glauca	7' Ht.	B&B
DECIDUOUS TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
CFM	1	Celebration® Freeman Maple	Acer x freemanii 'Celzam'	2" Cal.	B&B
GBAG	2	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	2" Cal.	B&B

PLANT SCHEDULE PARKING AREA INTERIOR

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
SKHL	4	Street Keeper Honey Locust	Gleditsia triacanthos inermis 'Draves' TM	2" Cal.	B&B
VFE	3	Valley Forge American Elm	Ulmus americana 'Valley Forge'	2" Cal.	B&B
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
LBS	62	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
RRD	38	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	4.5"	Pot

PLANT SCHEDULE PAVED AREA PERIMETER

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
ERC	6	Eastern Red Cedar	Juniperus virginiana	7` Ht.	B&B
DECIDUOUS TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
AFM	5	Armstrong Freeman Maple	Acer x freemanii 'Armstrong'	2" Cal.	B&B
DECIDUOUS SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
AFD	17	Arctic Fire Red Twig Dogwood	Cornus stolonifera 'Farrow' TM	24" Ht.	Cont.
QFH	2	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	36" Ht.	Cont.
GLS	34	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" Ht.	Cont.
EVERGREEN SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
KCJ	11	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**
MLG	8	Morning Light Grass	Miscanthus sinensis 'Morning Light'	1 Gal.	Pot

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Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave,
Somers, WI 53171

Key Plan: North

Sheet:
LANDSCAPE PLAN SOUTH

Scale: SCALE: 1" = 20'

No.:	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
L2.1

General Notes

1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances.

1.02 See Site dwgs. for work limits, scope of construction, hardscape, dimensions &/or construction notes. See Civil dwgs. for all hardscape, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, site amenities, details, schedules, notes. See Architectural dwgs. for all construction. See Electrical drawings for all power, circuiting, lighting & security. See Mechanical drawings for other site equipment.

1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Landscape Architect review prior to construction.

1.04 Contractor to provide samples for Landscape Architect's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.

1.05 Caution: underground utilities are present on site. The Contractor shall verify location of all above- and below-grade utilities, both public & private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Client & Landscape Architect prior to proceeding. Coordinate with local public utility locating entity as needed.

1.06 Contractor to verify hardscape layout prior to construction. Contact Landscape Architect if discrepancies are found.

1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See Civil drawings for limits of disturbance.

1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.

2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.

2.03 Contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys, except as noted in the plant schedule. Contractor shall forward a material list to the Landscape Architect prior to construction identifying species, sizes & plant sources to be used on the project.

2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004.The Landscape Architect reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.

2.05 An Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.

2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Landscape Architect. Untagged materials will be assumed to be deficient.

2.07 Topsoil requirements:

- All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All raised planters shall have a min. depth of 14". All turf areas shall have a min. depth of 6".
- Existing topsoil meeting project specifications may be stripped, stored & re-used if previously approved. Contractor shall remove all excessive clay, gravel & stones detrimental to healthy plant growth. Contractor shall remove all debris greater than 1" diameter.
- Contaminated soil shall be removed from the project site if discovered.
- Subgrade shall be tilled and/or scarified prior to placement of topsoil.
- Contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen / phosphorus / potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments if required to support growth of standard ornamental landscape materials.

2.08 Contractor is responsible for ensuring that all tree pits & planting areas drain properly. Notify Landscape Architect if drainage or moisture problems are encountered while planting.

2.09 Contractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be 40% organic black topsoil, 30% sphagnum moss, 20% composted manure & 10% coarse sand by volume. Submit material information for review.

2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.

2.11 Unless otherwise shown, all perennials & shrubs to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.

2.12 Mulch: All tree circles and plant beds shall contain 2-3" of Mississippi washed @ min. 1" dia installed over non-woven geotextile fabric over compacted subgrade. Edge with metal edging.

2.13 Decorative stone maintenance strips shall contain 2-3" of Mississippi washed @ min. 1" dia installed over non-woven geotextile fabric over compacted subgrade. Edge with steel edging.

2.14 Bed edging: Shall be 5" ht., 12-gauge steel, galvanized / powdercoated finish, color TBD from standard range. Colmet 'Commercial-Grade Steel Edging' available from Colmet, Garland TX, 800-829-8225. Or approved equal. Install per mfr's requirements.

2.15 Contractor shall provide positive drainage away from all structures for a minimum of 10'.

2.16 Contractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering (as needed for establishment), weeding (once monthly), pruning (twice per season), fertilizing (twice per season), pest management (as needed, min 3 visits per season) and spring / fall clean-ups. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities & dates.

Seeding Notes & Mixes

3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.

3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.

3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a min. of one over-seed application in the following season will be required.

3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.

3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.

3.06 No seeding shall occur if the wind exceeds 12 MPH.

3.07 Coordinate erosion control and/or mulching with Civil dwgs:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor.
- In areas with slopes between 4:1 and 8:1, landscape contractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.
- Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Landscape Architect prior to application.

3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.

3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.

BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Madison WI, 608-244-0200. Apply @ 6 lbs per 1000 GSF.

WETLAND SEED MIX: "Moist Meadow - Rain Garden Mix" shall be supplied by Prairie Nursery, Westfield WI, 800-476-9453. Install & maintain per supplier's specifications. Apply @ 10 lbs per AC, (5 lbs per AC if spring seed, 15 lbs per AC if fall seed.)

EMERGENT ZONE MIX:
"Emergent Zone Mix" shall be supplied by Cardno Native Plant Nursery, Walkerton IN, 574-586-2412. Apply @ 35 lbs per AC, plus cover crop.

3.10 Contractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:

- Bluegrass areas shall be for 60 days after installation. Work shall include all watering (min. 1" per week, or as needed), weeding & mowing. Assume 2 mowings prior to Owner hand-off.
- All other seed areas (wet-tolerant) shall be for three years after installation. Work shall include all watering (as needed for establishment), weeding (both spot herbicide and/or hand-pulling, depending on necessity, once per month), spring / fall clean-up & mowing. Expect 4-5 mowings in the first year, 3-4 mowings in the second year and 2-3 mowings in the third year. All mowings shall be timed to cut germinating weeds but not desirable forbs / grasses. Overseed each spring any bare areas larger than 1 sq. ft.
- Prior to beginning installation, the contractor shall submit a 36-month calendar for review/approval including all anticipated maintenance activities.

DIGGER'S HOTLINE
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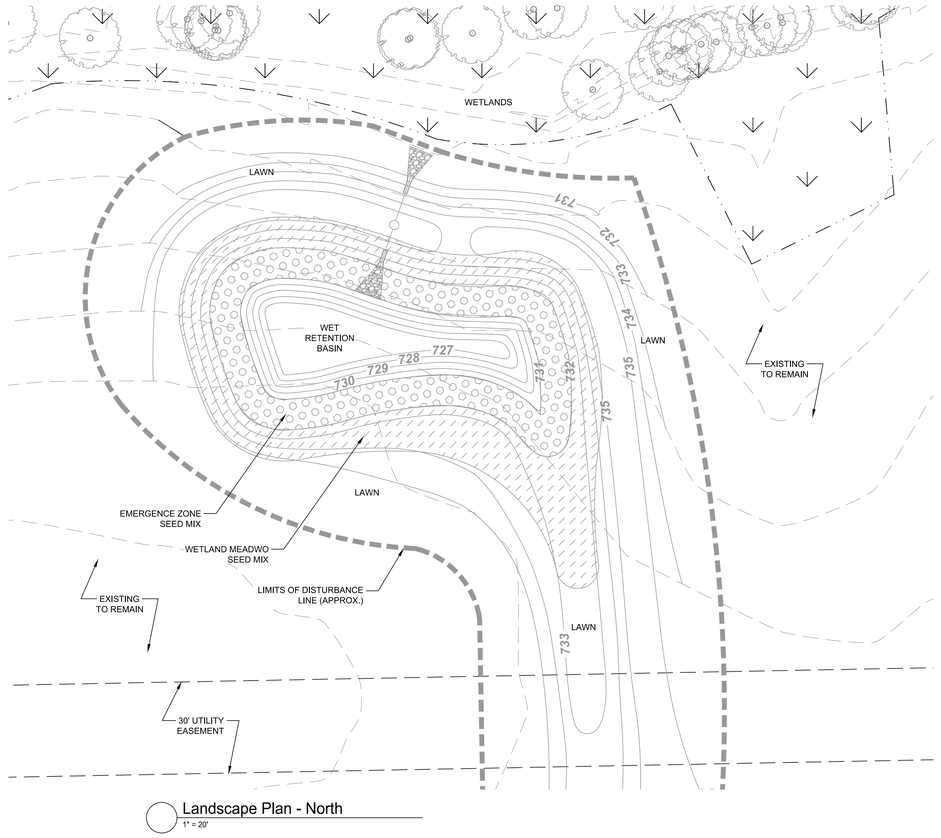
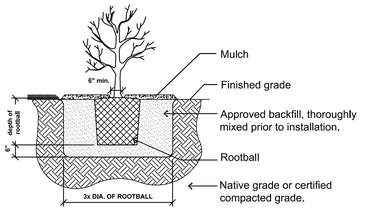
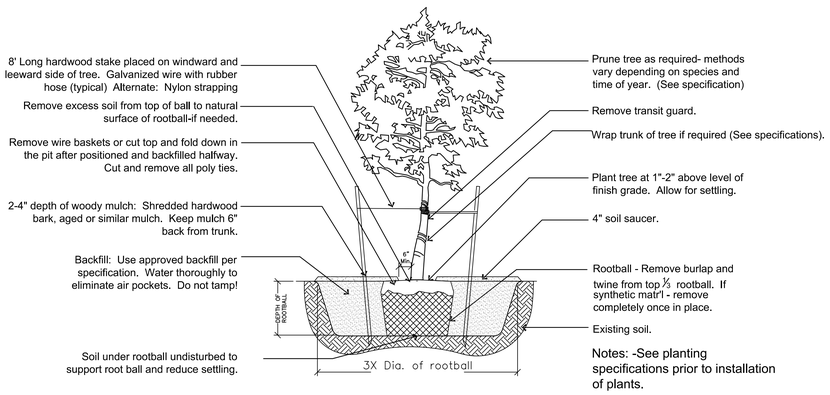


Landscape Plan - North
1" = 20'



NOTES:
-See planting specifications prior to installation of plants.

Shrub Planting Detail
Not To Scale



Notes: -See planting specifications prior to installation of plants.

Tree Planting Detail
Not To Scale

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255 North 21st Street | Milwaukee, WI 53233
P 414.475.5554 | www.hwkei.com

Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
LANDSCAPE PLAN NORTH

LANDSCAPE DETAILS & NOTES

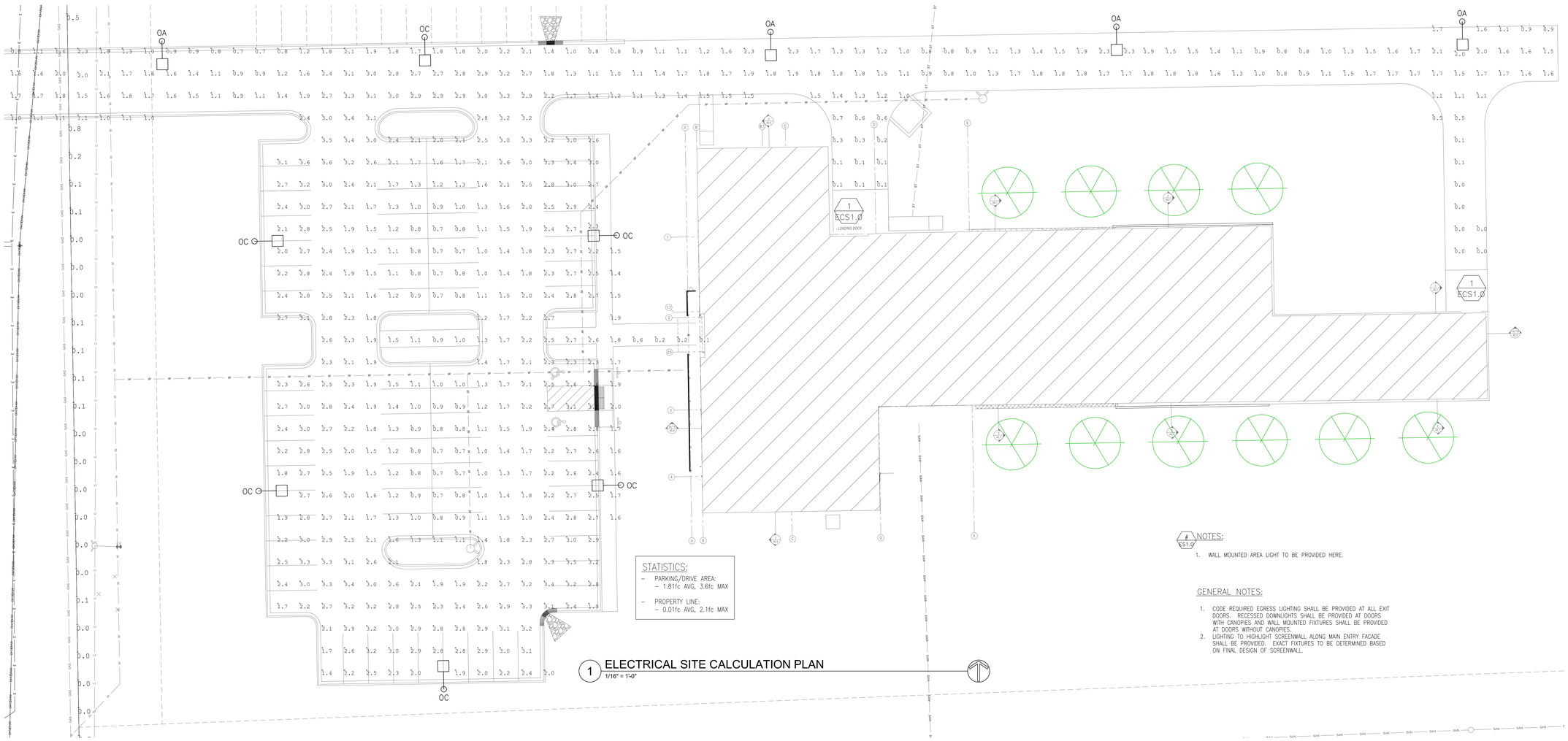
Scale: SCALE: 1" = 20'

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

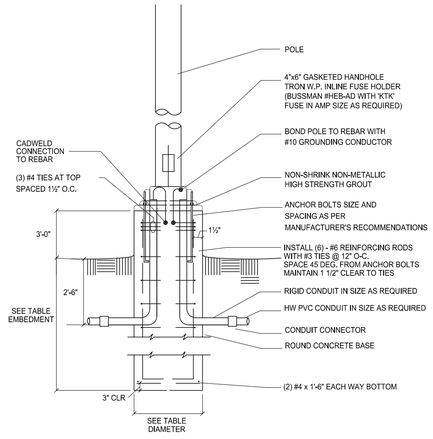
Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
L2.2



1 ELECTRICAL SITE CALCULATION PLAN
1/16" = 1'-0"



3 ECS1.0 TYPE OA / OC POLE BASE DETAIL
NTS

NOTES:
1. DIMENSIONS GIVEN ARE MINIMUM. PROVIDE POLE BASE DIAMETER AND DEPTH AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY CONDITIONS.

2. ALL LIGHTING POLE CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 12 INCHES OFF THE FACE OF THE CURBING EDGE OF SIDEWALK OR CENTERED WITHIN AN ISLAND. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF LIGHTING POLES MUST BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

3. ALL DIMENSIONS POLE BASE ARE FOR BIDDING ONLY. POLE BASE SHALL MATCH THOSE AT EXISTING POLES, IF APPLICABLE.

POLE HEIGHT	BASE EMBEDMENT/DIAMETER			
	1 HEAD	2 HEAD	3 HEAD	4 HEAD
15'-0"	6'-5"/2'-0"	6'-5"/2'-0"	6'-5"/2'-0"	6'-5"/2'-0"
20'-0"	6'-5"/2'-0"	6'-5"/2'-0"	8'-0"/2'-0"	8'-0"/2'-0"
25'-0"	6'-5"/2'-0"	8'-0"/2'-0"	9'-0"/2'-0"	10'-0"/2'-0"
30'-0"	8'-0"/2'-6"	9'-0"/2'-6"	10'-0"/2'-6"	10'-0"/2'-6"

NOTES:
1. TABLE IS BASED ON SOIL BEARING PRESSURE OF 3000 PSF. AND A LATERAL BEARING PRESSURE OF 200 PSF/FT.

2 ECS1.0 TYPES OA / OC
NTS

NOTES:
1. BEACON LIGHTING VP1 SERIES.
2. TYPE OA: 16.75"L x 14.375"W LUMINAIRE ON 20'H POLE/3'H AFG CONCRETE BASE, TYPE II DISTRIBUTION, 7500 LUMENS @ 51 WATTS, 4000 KELVIN, 70 CRI.
3. TYPE OC: 16.75"L x 14.375"W LUMINAIRE ON 20'H POLE/3'H AFG CONCRETE BASE, TYPE IV DISTRIBUTION, 12,500 LUMENS @ 98 WATTS, 4000 KELVIN, 70 CRI.

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Consultant:
HARWOOD ENGINEERING CONSULTANTS, LTD
255 North 21st Street, Milwaukee Wisconsin 53233
414.475.5554 414.773.9299 fax harwood@hecltd.com
HEC Project Number: 22-0048.00

Project:
MISSION94 FIREARMS EDUCATION CENTER

Location:
120th Ave.
Somers, WI 53171

Key Plan: North

Sheet:
ELECTRICAL SITE CALCULATION PLAN

1 INCH

Scale:
1/16" = 1'-0"

No.	Date:	Description:
	11/1/22	SOMERS PLAN COMMISSION SUBMITTAL

Date:
November 1, 2022

Project No.:
210048.00

Sheet No.:
ECS1.0

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

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 3rd, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #9 Discuss proposed Ordinance 2023-001, An Ordinance to Create Section 18.53 of the Code of Ordinances of the Village of Somers Relating to Comprehensive Plan

BACKGROUND:

In the Fall of 2021, the Village was approached by representatives of Carthage College regarding the possibility of bringing a project to the parcels they own on 17th Street and Sheridan Road. The proposed project would be a new Facilities Operations Building. This building would free up space for the Carthage College's new engineering program. The proposed building would be approximately 18,000 sq. ft. The project and development agreement were approved by the Board at our November 29th, 2022, Board Meeting.

COMMENTS:

The Developers Agreement was executed in December of 2022 and sent for recording. Building permits were also issued in December of 2022. The attached Ordinance 2023-001 will serve to codify the approved Comprehensive Plan Change from "Medium-Density Residential" to "Governmental and Institutional", on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. Staff would request that this matter be placed on our January 10th Board Meeting agenda for action.

ATTACHMENTS:

Proposed Ordinance 2023-001

ORDINANCE NO. 2023-001

AN ORDINANCE TO CREATE SECTION 18.53
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
RELATING TO COMPREHENSIVE PLAN

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 18.53 of the Code of Ordinances of the Village of Somers relating to the comprehensive plan to read as follows:

18.53 FIFTEENTH AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

(A) **Introduction and Background**. On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for Kenosha County, as the Village Comprehensive Plan under Section 66.1001 of the Wisconsin Statutes. At the same time, the Somers Village Board adopted Section 18.38 of the Code of Ordinances relating to the public participation requirements for amending the Comprehensive Plan: Village of Somers. Pursuant to Section 18.38(B) of the Code of Ordinances of the Village of Somers, the Village of Somers published a Class 1 public notice and held a public hearing regarding the proposed plan amendment as described hereafter.

(B) **Recommendation by Village Plan Commission of Amendment to Plan**. The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 12th day of September, 2022, recommended to the Village Board the adoption of an amendment to the Land Use Plan Map to change the land use designation of a parcels of land located in the SE 1/4 of Section 18, Town 2 North, Range 23 East of the Village of Somers (Tax Parcel Nos. 83-4-223-184-0700, 83-4-223-184-0705, 83-4-223-184-0710, 83-4-223-184-0685, 83-4-223-184-0690 and 83-4-223-184-0695) from "Medium Density Residential" to "Governmental and Institutional" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

(C) **Notice**. The Village Clerk/Treasurer is hereby directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

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

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

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

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 3, 2023

TO: Village President Stoner and Village Trustees

FROM: Brandi Baker, Clerk/Treasurer

AGENDA ITEM:
#10 Review and discuss change order #2 from PTS Contractors, Inc. for Sanitary Sewers West of the Subcontinental Divide – Phase 1

#11 Review and Discuss change order #2 from PTS Contractors, Inc. for Water Mains West of the Subcontinental Divide – Phase 1

BACKGROUND:

On January 12th, 2021 the Board awarded the following contracts:

- Sanitary Sewer West of Continental Divide Phase 1 to PTS Contractors, Inc. in the amount of $5,002,224
- The Board approved Change Order #1 on August 24, 2021 to bring the contract price to $5,535,852.54
- Water Main West of Continental Divide Phase 1 to PTS Contractors, Inc. in the amount of $3,281,422
- The Board approved Change Order #2 on August 24, 2021 to bring the contract price to $3,443,733.03

UPDATE:

The Village has received the following change orders that need to be addressed:

- Change Order #2 from PTS Contractors, Inc. for Sanitary Sewer West of Continental Divide Phase 1. This change order brings a decrease in the contract price. New contract price $5,450,680.35

- Change Order #2 from PTS Contractors, Inc. for Water Mains West of Continental Divide Phase 1. This change order brings an increase in the contract price. New contract price $3,617,661.16

COMMENTS:

Change order #2 from PTS Contractors, Inc. for Sanitary Sewers West of the Subcontinental Divide – Phase 1 will be placed on the January 10th, 2023 Village Board Meeting for approval.

Change order #2 from PTS Contractors, Inc. for Water Mains West of the Subcontinental Divide – Phase 1 will be placed on the January 10th, 2023 Village Board Meeting for approval.

ATTACHMENTS:

Change Order #2 from PTS Contractors, Inc. for Sanitary Sewer West of Continental Divide Phase 1

Change Order #2 from PTS Contractors, Inc. for Water Mains West of Continental Divide Phase 1

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CHANGE ORDER #2

PROJECT: Sanitary Sewers West of the Subcontinental Divide – Phase 1

DATE OF ISSUANCE: October 27, 2022

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

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

CONTRACTOR: PTS Contractors, Inc.
4075 Eaton Road
Green Bay, WI 54311

ENGINEER's Project No. 190375.62

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

Description: Modify the payment items to reflect actual construction.

Purpose of Change Order: The Contractor used methods during construction that did not match the pay items. This change order summarizes these changes for audit purposes. The Contractor discussed these changes at weekly staff meetings with the Owner and Engineer present. This also extends the completion dates to allow for testing of the installed facilities due to delays in the Village Lift Station 1A project.

Attachments: Engineer's Summary of Changes

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$5,002,224.00	Original Contract Time: Substantial Completion: November 24, 2021 Completion: December 31, 2021
Previous Change Orders: No. - to No. 1	$533,628.54	Change from previous Change Orders: None 5 months
Current Contract Price:	$5,535,852.54	Current Contract Time: Substantial Completion: February 28, 2022 Completion: May 15, 2022
Net ~~increase~~ decrease of this Change Order:	$85,172.19	Net Increase of this Change Order: Approx. 5 Months
Contract Price with this Change Order:	$5,450,680.35	Contract Time with this Change Order: Substantial Completion: October 31, 2022 Completion: October 31, 2022

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	PTS CONTRACTORS, INC.
By _____	By _____	By _____
Douglas R. Snyder, P.E. Project Manager	George Stoner Village President	Mark Schleis President

CHANGE ORDER FORM
00 63 63-1

Change Order 2 Summary
Sanitary Sewer West of the Divide - Phase 1
Village of Somers, WI
Project Number 190375.62

Changes In Work

Item	Unit Price	Total Cost
Reduction in Unit Price Work Due to Change Order 1 - See Pay Request 8		-$148,988.58
36 "Casing Pipe -- Increase in Material Cost for 370 Feet of Additional Pipe	$42.00	$15,540.00
WE Energies Invoice to Remove Power Poles to Golf Course	$5,882.72	$5,882.72
Relay Drain Tile Near MH 3-20 and Staking	$18,164.04	$18,164.04
Fence Replacement Near Golf Course and Staking	$6,334.13	$6,334.13
Manhole Markers and 16-Inch Risers on 38 Manholes	$450.00	$17,100.00
Sanitary MH 4-9 Removed from Project after Manufacturing Base Section	$795.50	$795.50
Change Order Amount		**-$85,172.19**

PTS CONTRACTORS

4075 EATON ROAD, GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Subject: Somers Sanitary Change Order #2

Sanitary Sewer West of the Subcontinental Divide - Phase 1

		Units	Quantity	Unit Price	Total
CO2.1	Additional 36" Steel Casing Material Pricing - Bores added post-bid, material cost increase	LF	370	$ 42.00	$ 15,540.00
CO2.2	We Energies Bill to Take Down Power Poles	LS	1	$ 5,882.72	$ 5,882.72
CO2.3	~~WE Energies Bill to Put Power Poles Back up and Reinstate Power~~	LS	1	$ 16,332.51	$ 16,332.51
CO2.4	Relay Drain Tile from MH 3-20 to centerline	T&M	1	$ 17,492.04	$ 17,492.04
CO2.5	Extra Staking Invoice #38165	LS	1	$ 672.00	$ 672.00
CO2.6	Manhole Markers - 4" PVC Pipe	EA	38	$ 150.00	$ 5,700.00
CO2.7	Additional 16" Section added to Manholes	EA	38	$ 300.00	$ 11,400.00
CO2.8	SAN MH 4-9 Base Manufactured before Elimination from Plans (SAN MH 4-9) because of moving SAN MH 4-10	EA	1	$ 795.50	$ 795.50
					$ -
					$ -
					$ -
	Grand Total Proposed Change Order #2 Sanitary				$ ~~73,814.77~~

We Energies
7815 Northwestern Ave.
Racine, WI 53406

www.we-energies.com

September 30, 2021

Maplecrest County Club
9401 18th St
Kenosha, WI 53144-4478

Subject: Invoice for electric facility relocation work at 9401 18th Street

Dear Dan Plebanek:

Thank you for contacting us about your electric facility relocation request at the above address.

Please review the following cost information:

- The cost for your electric facility relocation is: $5,555.39. This amount is valid for 90 days from the date of this letter.
- Additional charges will apply if installation is needed from Dec.1 through March 31.
- The cost applies only to our electric facilities. If any other utilities need to be relocated, please contact the appropriate providers.
- Additional charges may apply if unusual or unforeseen conditions are encountered during the relocation.
- Any excavated area will be backfilled with existing soil at no cost to you. Surface restoration in the public right-of-way will be completed according to municipal guidelines. Additional restoration work you may have requested is included in your installation cost.
- If another quote is requested within 12 months, there may be a charge for preparing the new quote.

Please sign and return this letter, sketch and your payment in the envelope provided. Payment may also be made online by visiting www.we-energies.com/payconstructionbill or by phone at 855-570-0998. Your site is ready for service relocation when all items on the ready for service card are completed. We will schedule the relocation when we have the completed card and the municipal inspection or affidavit (if applicable).

If you have questions, please call me. I look forward to working with you to make your project a success.

Sincerely,

Randy Wrycza
Energy Services Representative
Phone #: 414-550-0094
Fax #: 262-884-6720

Accepted By: _____ Date: ___/___/___

Title: _____

Work Request #: 4707231

Enclosure

PTS CONTRACTORS

4075 EATON ROAD, GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Subject: Somers Sanitary Change Order #3

Sanitary Sewer West of the Subcontinental Divide - Phase 1

		Units	Quantity	Unit Price	Total
CO3.1	Install chain link fence along Maplecrest Country Club	LS	1	$ 6,334.13	$ 6,334.13
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -

Grand Total Proposed Change Order #3 Sanitary $ 6,334.13

PTS CONTRACTORS INC.

4075 EATON ROAD, GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Date: 12/17/2021

Subject: Time and Material
CO2.6 Add PVC Manhole Markers

Description	Quantity	Unit Price	Total
Labor and Materials per Manhole Marker	38.00	$ 150.00	$ 5,700.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
Total Labor and Equipment with markup			$ 5,700.00

PTS CONTRACTORS INC.

4075 EATON ROAD, GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Date: 12/17/2021

Subject: Time and Material
CO2.7 Additional 16" Section Added to Manholes

Description	Quantity	Unit Price	Total
Labor and Materials per Riser Section	38.00	$ 300.00	$ 11,400.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
Total Labor and Equipment with markup			$ 11,400.00

PTS CONTRACTORS INC.

4075 EATON ROAD, GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Date: 12/17/2021

Subject: Time and Material
CO2.8 SAN MH 4-9 Base Cost
Manhole Base Discarded after Elimination from Plans

Description	Quantity	Unit Price	Total
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
Subtotal Labor/Equipment		$ -	
		$ -	
Total Labor and Equipment with markup			$ -

Materials			
48" Base	1.00	$ 329.00	$ 329.00
Pre-formed Springline	1.00	$ 170.00	$ 170.00
2 - 12" Boots @ $120/each	2.00	$ 120.00	$ 240.00
Coal Tar Exterior 30" @ $23/VF	2.50	$ 23.00	$ 57.50
Total T&M Invoice Amount			$ 796.50

00 63 63

CHANGE ORDER #2

PROJECT:	Water Mains West of the Subcontinental Divide – Phase 1	**DATE OF ISSUANCE:**	October 27, 2022
OWNER:	Village of Somers 7511 12th St. Somers, WI 53171	**ENGINEER:**	Baxter & Woodman, Inc. 256 S. Pine St. Burlington WI, 53105
CONTRACTOR:	PTS Contractors, Inc. 4075 Eaton Road Green Bay, WI 54311	**ENGINEER's Project No.**	190375.61

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

Description: Modify the payment items to reflect actual construction.

Purpose of Change Order: The Contractor used methods during construction that did not match the pay items. This change order summarizes these changes for audit purposes. The Contractor discussed these changes at weekly staff meetings with the Owner and Engineer present. This also extends the completion dates to allow for testing of the installed facilities due to delays in the Village Water Transfer Station Project.

Attachments: Engineer's Summary of Changes

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$3,281,422.00	Original Contract Time: Substantial Completion: November 24, 2021 Completion: December 31, 2021
Previous Change Orders: No. - to No. 1	$162,311.03	Change from previous Change Orders: None 5 months
Current Contract Price:	$3,443,733.03	Current Contract Time: Substantial Completion: February 28, 2022 Completion: May 15, 2022
Net increase of this Change Order:	$173,928.22	Net Increase of this Change Order: Approx. 5 Months
Contract Price with this Change Order:	$3,617,661.25	Contract Time with this Change Order: Substantial Completion: October 31, 2022 Completion: October 31, 2022

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	PTS CONTRACTORS, INC.
By _____	By _____	By _____
Douglas R. Snyder, P.E. Project Manager	George Stoner Village President	Mark Schleis President

CHANGE ORDER FORM
00 63 63-1

Change Order 2 Summary
Water Mains West of the Divide - Phase 1
Village of Somers, WI
Project Number 190375.61

Changes In Work

Item	Unit Price	Total Cost
Adjustments on Installed Quantities - See Contractor Pay Request No. 8		$147,573.73
Water Main Crossing of Frontage Road to Golden Oil -- 110 lineal feet	$191.00	$21,010.00
Additional Staking for Water Main to Golden Oil	$5,334.30	$5,334.30
Change Order Amount		**$173,918.03**

PTS CONTRACTORS

4075 EATON ROAD, GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Subject: Watermain Change Order #2

Water Main West of the Subcontinental Divide - Phase 1

		Units	Quantity	Unit Price	Total
CO2.1	Drill 8" WM to Golden Oil (BP) Terrace See 09.23.2021 email for price quote	LF	191	$ 110.00	$ 21,010.00
CO2.2	Extra Staking Invoice #38163	LS	1	$ 5,344.50	$ 5,344.50
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
	Grand Total Proposed Change Order #2 - Watermain				$ 26,354.50

SOMERS FIRE & RESCUE

P.O. Box 197
Somers, WI 53171
(262-859-2277)

CHIEF
Benjamin Andersen

Village President and Trustees

Topic 2023 CIP Items for Fire Department

When the 2023 CIP Budget was passed there was discussion about revisiting it later and I just wanted to discuss this more and see what items I am ok to move forward on and what items if any need to be held for further discussion. In particular I am hoping to get permission to move forward on the purchase of the Chiefs truck and department pickup truck as soon as possible since as of January first we have to two chiefs so we need the second chief's vehicle and I believe it I purchase the two trucks at the same time we can get the best price.

Thank you for your consideration and discussion on this topic.

Chief Benjamin Andersen

Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Tentative Agenda
Tuesday, January 10th, 2023
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 December 13th, 2022, Vouchers dated December 15th, 2022, December 21st, 2022, December 28th, 2022, January 5th, 2023
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Plan Commission Recommendation (Turn Key Real Estate, LLC): a. Action on request by: Turn Key Real Estate, LLC, 9815 15th Street, Kenosha, WI 53144 (Owner), Jon Oelke, 9815 15th Street, Kenosha, WI 53144 (Agent), for approval of a Certified Survey Map (dated October 10, 2022 by Jeffrey K. Rampart of J.K.R. Surveying, Inc.) to create one (1) 22,045 sq. ft. Lot and one (1) 15,000 sq. ft. Lot from Tax Parcel #82-4-222-162-0125, Part of the Northwest Quarter of Section 16, Township 2 North, Range 22 East, Village of Somers. *(For informational purposes only, this property is located at 8311 12th Street)*
8	Plan Commission Recommendation (GRACE35 LLC): a. Action on request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Mixed Use" to “Governmental and Institutional", on Tax Parcel #82-4-222-161-0106,

	located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).* b. Action on request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for rezoning from B-2 Community Business Dist. to I-1 Institutional Dist., on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).* c. Action on request by: GRACE35 LLC, 8315 18th St, Kenosha, WI 53144 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), for site plan and exterior fenestration review on Tax Parcel #82-4-222-161-0106, located in the NE 1/4 of Section 16, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located directly east of and adjacent to the Somers Village/Town Hall property).*
9	Plan Commission Recommendation (Archives and Armory) a. 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), for site plan and exterior fenestration review on Tax Parcel #82-4-222-181-0201, located in the NE 1/4 of Section 18, T2N, R22E, Village of Somers.
10	Action on proposed Ordinance 2023-001, An Ordinance to Create Section 18.53 of the Code of Ordinances of the Village of Somers Relating to Comprehensive Plan
11	Action on Change Order 2 for PTS for the Water Main West of the Divide – Phase 1
12	Action on Change Order 2 for PTS for the Sanitary Sewer West of the Divide - Phase 1 for discussion and possible action.
13	Discussion and Action on Final Payment Recommendation for PTS Contractors for the Water Main West of the Divide – Phase 1
14	Discussion and Action on Final Payment Recommendation for PTS Contractors for the Sanitary Sewer West of the Divide – Phase 1
15	Approval of Operator's Licenses: Shane Stankovitch, Marissa Chon, Leeann Greene, and Mikel Siphaxay
16	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the January 10th, 2023 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 29th day of December 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: December 29th, 2022