

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Plan Commission Meeting
Agenda
Monday, February 13th, 2023
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of 12/12/2022 Meeting
4. Correspondence
5. Citizen Comments
6. **Plan Commission Conceptual Approval:**

Discussion and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner); Rolf Anderson, CT Realty, 4343 Von Karman, Suite 200, Newport Beach, CA 92660 & Brad Hovanec, P.E., CAGE Civil Engineering, 2200 Cabot Drive, Suite 325, Lisle, IL 60532 (Agents); requesting a conceptual approval for a Compressed Natural Gas (CNG) fueling station, on Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a rezoning, Conditional Use Permit, Certified Survey Map (land division), overall site, landscaping and lighting plans, and stormwater management plan. *(For informational purposes only, this property is located on CTH KR, just east of the Canadian Pacific Railway).*

7. Land Division (Certified Survey Map):

Discussion and Action on Request by: SRPF D Burlington Rd LLC, 111 E Wacker Drive, Suite 2600, Chicago, IL 60601 (Owner), Drue Stoehr, 2001 Ross Avenue, Suite 400, Dallas, TX 75201 (Agent), requests approval of a Certified Survey Map (dated December 19, 2022 and prepared by John P. Konopacki of Pinnacle Engineering Group) to combine Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030 into one (1) 82.5470-acre parcel, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 10610 Burlington Road.)*

8. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the February 13th, 2023, Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 6th day of February, 2023
Treasurer

Brandi Baker, Clerk-

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 Plan Commission members participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.



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. 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), 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), 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. Plan Commission Conceptual Approval:

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.



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

MEMORANDUM

TO: Jason Peters, Village of Somers Administrator
FROM: Luke Godshall, Senior Land Use Planner
DATE: 2023-01-30
RE: Conceptual item for proposed Compressed Natural Gas (CNG) fueling facility

Project: Compressed Natural Gas fueling facility
Owner: Rossi Investments LLP
Agent(s): Rolf Anderson, CT Realty & Brad Hovanec, P.E., CAGE Civil Engineering
Parcel(s): part of 82-4-222-041-0112

Proposed Use: Compressed Natural Gas fueling facility

Existing & Proposed Land Use Plan: Business/Industrial Park

Current Zoning: A-1 Agricultural Preservation District
Proposed Zoning: B-3 Highway Business District

Project Overview:

The applicant seeks a conceptual review/approval from the Plan Commission for a proposed Compressed Natural Gas (CNG) fueling facility, to be located along the south side of CTH KR (1st) street and adjacent to the east side of the Canadian Pacific railroad tracks. The proposed facility would be located on a 19.4-acre parcel that would be subdivided from the existing 132-acre parcel via Certified Survey Map.

The existing land use plan category on the subject parcel is 'Business/Industrial Park' and would support the proposed use. The proposed parcel would need to be rezoned into the B-3 Highway Business District, which allows for fueling stations as a conditional use under the zoning ordinance.

The submitted site plan indicates there will be three (3) offices, three (3) "CONNEX" structures and one (1) "AMERIT" structure within the northeast corner of the development. It is unclear if these are intended to be trailers, shipping containers, or traditional buildings. More information about these structures will need to be provided to the Village to ensure they meet Village standards. Similarly, within the fenced "time fill" area of the project there are two (2) areas labelled as "BATHROOM/WASH TRASH CONTAINER W/ PRIVACY FENCE AREA" and an area labelled as "40'x60' WASHBAY AREA". It is unclear from the site plan and submitted project information if these are intended to be buildings and if so, what they might look like.

Access into the site is shown to come from CTH KR via a 60' cross access easement which would appear to serve the proposed CNG facility and the future development of the remnant adjacent lands. The access location will need to be reviewed and approved by Kenosha County Division of Highways, which may require the submittal of a Traffic Impact Analysis (TIA).

- **Necessary Applications/Approvals for this project would include:**
 - Rezoning (from A-1 Agricultural Preservation District to B-3 Highway Business District)
 - Conditional Use Permit for fueling station in the B-3 district
 - Certified Survey Map (land division)
 - Site Plan Review
 - Stormwater management

OWNER'S AUTHORIZATION

January 10, 2023

To: Village of Somers Plan Commission & Village Board of Trustees

RE: Property Address(es): Near 72nd Avenue & 1st Street, Somers, Wisconsin

Parcel ID(s): 82-4-222-041-0112

Be advised that the above referenced property is currently owned by Rossi Investments, LLP.

"Owner". As the owner of the above referenced Property, I give permission for US RE CTR

Phase 1 JV, LLC, to submit on my behalf, all necessary applications and related documentation

for approval of the development for a CNG Fueling Station, inclusive of the re-zoning of the

property from the Village of Somers, Kenosha, County, Wisconsin. Furthermore, US RE CTR

Phase 1 JV, LLC, is authorized to act on my behalf, at meetings with Village Staff, Plan

Commission, Village Board Work Sessions, and Village Board Meetings.

Thank you,

Randall Rossi
Signature

1-10-2023
Date

Randall Rossi
Printed Name

Its:

Contact Information:

Name: Randall Rossi

Phone: 262-945-1512

Email: randallrossi53@gmail.com

Compressed Natural Gas (CNG)

Introduction, Benefits, Equipment & Operations

- CNG vehicles deliver tremendous community benefits compared to diesel trucks:
 - NOx air pollutants are reduced by 90% compared to the current EPA standard for trucks.
 - Carbon (GHG) emissions from renewable CNG are reduced by 70% to over 300%, meaning climate pollutants are negative – less than zero.
 - CNG eliminates the use of petroleum fuels.
 - CNG trucks are far quieter, compared to a diesel truck that is 10x noisier than a CNG truck.
 - CNG is produced above-ground and there is no underground storage of CNG or contamination of soil or groundwater.
- Natural gas comes from the local utility's infrastructure and is the same gas that is used for heating and cooking in homes and restaurants.
- CNG is produced when the supplied natural gas is compressed by means of an electric driven compressor to 3,600 PSI.
- Compressing natural gas increases the amount of the gas stored in vehicles.
- Approximately 137 standard cubic feet (SCF) of CNG provides the same energy as 1 gallon of diesel.
- CNG is the cleanest burning alternative fuel to gasoline and diesel for all types of vehicles such as semitrucks, transit and school buses, refuse collection trucks, box trucks and delivery vans.
- CNG is less expensive than gasoline and diesel, which means reduced fuel costs for CNG vehicles.



CNG Station Equipment

Compressor Skid



Gas Dryer



CNG Storage Vessels



CNG Equipment Operation

Gas Dryer:

- The first equipment that the natural gas will encounter is the system's Dryer.
- The Dryer removes moisture and debris in the gas supply and conditions the gas for the next system component, the Compressor.

Compressor:

The natural gas provided by the local utility is provided at a varied pounds per square inch (PSI) range such as 50 PSI or 100 PSI as examples. The compressor is used to boost the gas to 3,600 PSI for dispensing in the vehicle.

- Sensors and safety systems are installed to detect if a gas leak should occur and take immediate automatic corrective action.
- Natural gas is lighter than air and in the unlikely event of a leak, the gas rises and naturally dissipates in the air.

Storage Vessels:

A small amount of CNG is stored in one to three storage vessels depending on the anticipated volume at a particular location. Each storage vessel holds approximately 30 gallons of CNG.

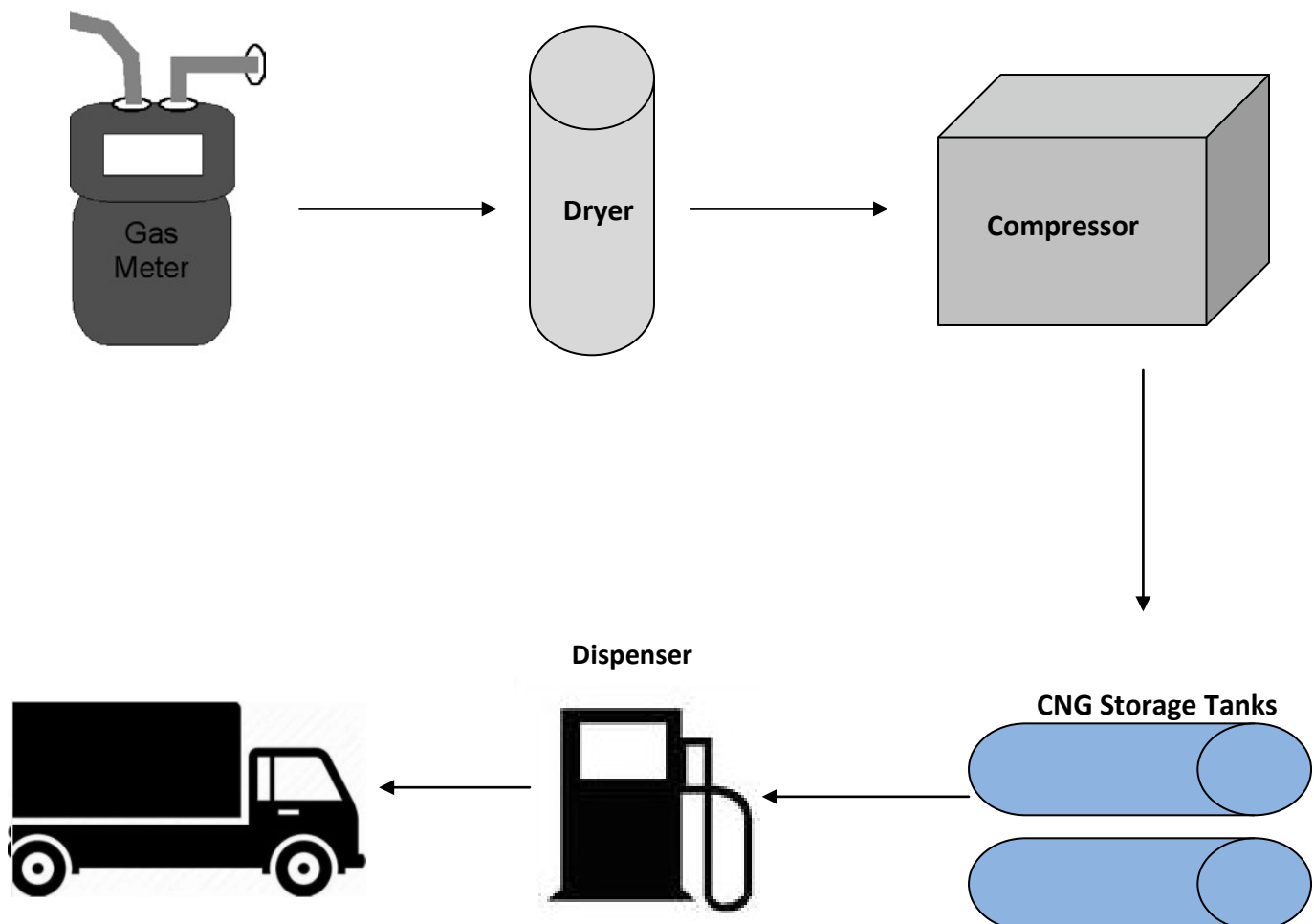
- Storage Vessels are above-ground.
- Storage Vessels are made of high-grade steel and rated up to 5,500 PSI.
- Pressure relief valves prevent over-pressurization.

CNG Station Types

CNG stations can be "Fast-Fill", "Time-Fill", or both. Fast-Fill refers to on-demand fuel dispensing like how gasoline or diesel are dispensed to fuel a vehicle tank. The vehicle operator performs the fueling operation and attends the vehicle while fueling is completed in a matter of minutes. Time-Fill refers to fueling vehicles over a period of time while the vehicle is parked. For example, a truck or bus that is parked overnight can be gradually filled during that time.

Using Time-Fill for CNG is a simple procedure, similar in concept to charging an electric vehicle:

1. Vehicles connect to time-fill dispensers when they return to the yard.
2. The compressor begins operating and flowing CNG to the connected vehicles.
3. The vehicle with the lowest initial pressure begins fill first.
4. As the vehicles with lower initial pressures equalize with higher pressure vehicles, the flow is split between all connected vehicles.
5. When the system determines that all vehicles are full, the compressor shuts down.



CNG Fast-Fill



CNG Private Access Time-Fill





CT REALTY

Proposed
Clean Truck Hub Project

2022

Proposed Clean Truck Hub Agenda



- I. Introduction – About Us**
- II. Clean Truck Hub Project**
- III. Prototypical Site Plan & Rendering**
- IV. Safety**
- V. Contact Information**

Proposed Clean Truck Hub

Who We Are – CT Realty



CT Realty (“CTR”), a national real estate investment and development company headquartered in Newport Beach, CA.

CTR is developing a network of Clean Truck Hubs across the United States with Clean Energy Fuels (“CLNE”). CTR will acquire and develop the real estate and be the lessor. CLNE will be the lessee and operator.

Since 1994, CTR has partnered with some of the largest institutions and global investors to acquire, develop, and manage over \$8 billion in industrial logistics properties across the U.S., and is well suited to deliver these unique sites to our tenant.

For more information on CTR, please visit their website: www.ctrinvestors.com.

Proposed Clean Truck Hub

Who We Are - Clean Energy



Clean Energy is decarbonizing trucking in America.

Clean Energy is the nation's largest marketer of renewable natural gas (RNG), which is the cleanest and lowest carbon fuel available for trucking. Clean Energy has been in business over 20 years and is publicly traded (NASDAQ: CLNE). RNG dispensed as CNG provides an affordable solution that is available today for meeting sustainability goals.

For more information on CLNE, please visit their website: www.cleanenergyfuels.com

**560+ Stations throughout
the U.S. and Canada**



**Blue chip
customer base**



**Leading RNG player
in the US**



**Partnerships with
global energy leaders**

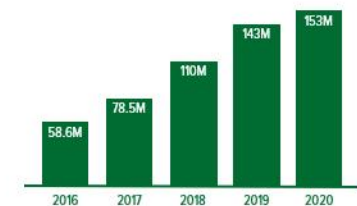


Feb. 13, 2023 Meeting

**Environmental
credit leader**

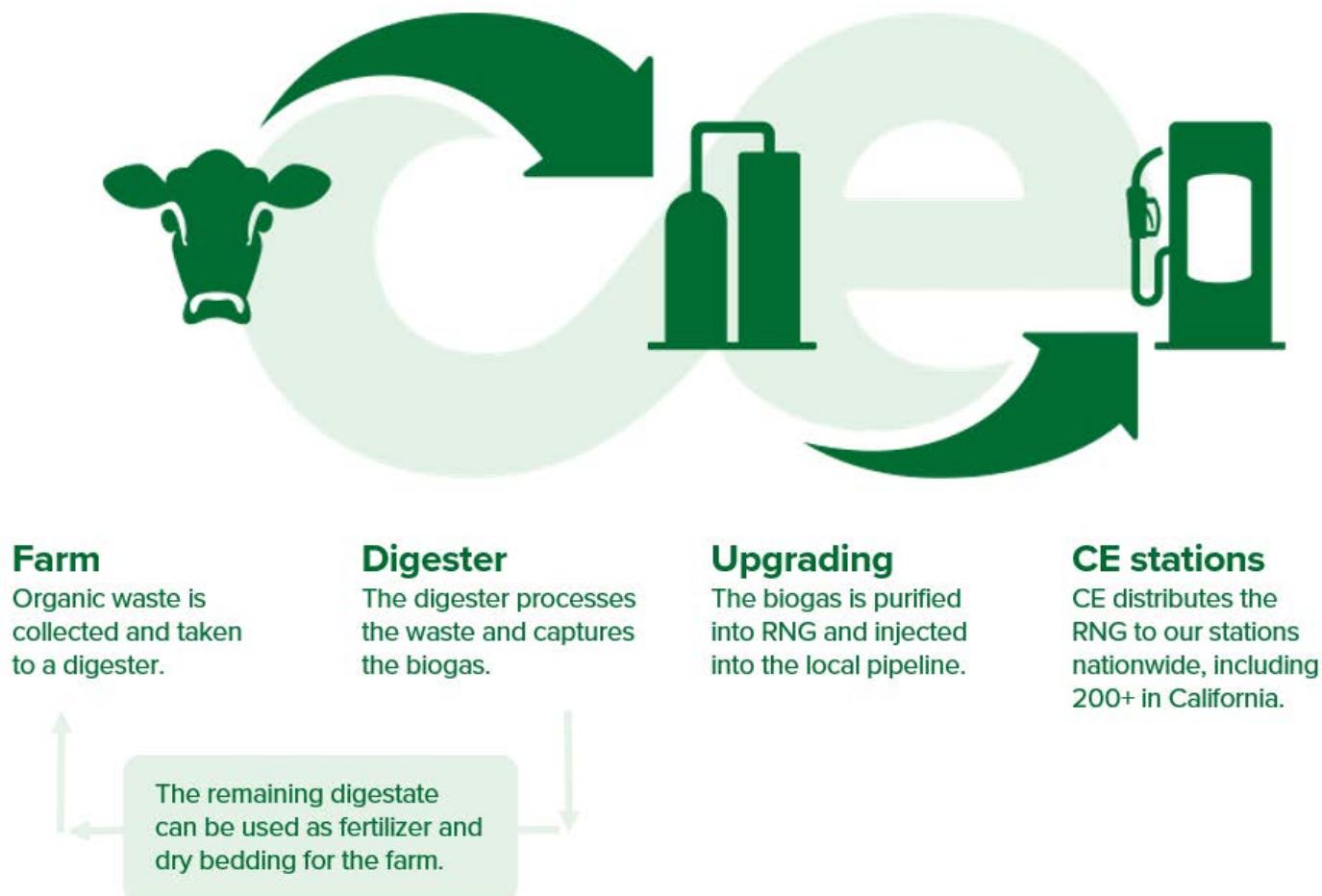


**Growing RNG
fuel volumes**



Proposed Clean Truck Hub

RNG: Farm to Fuel

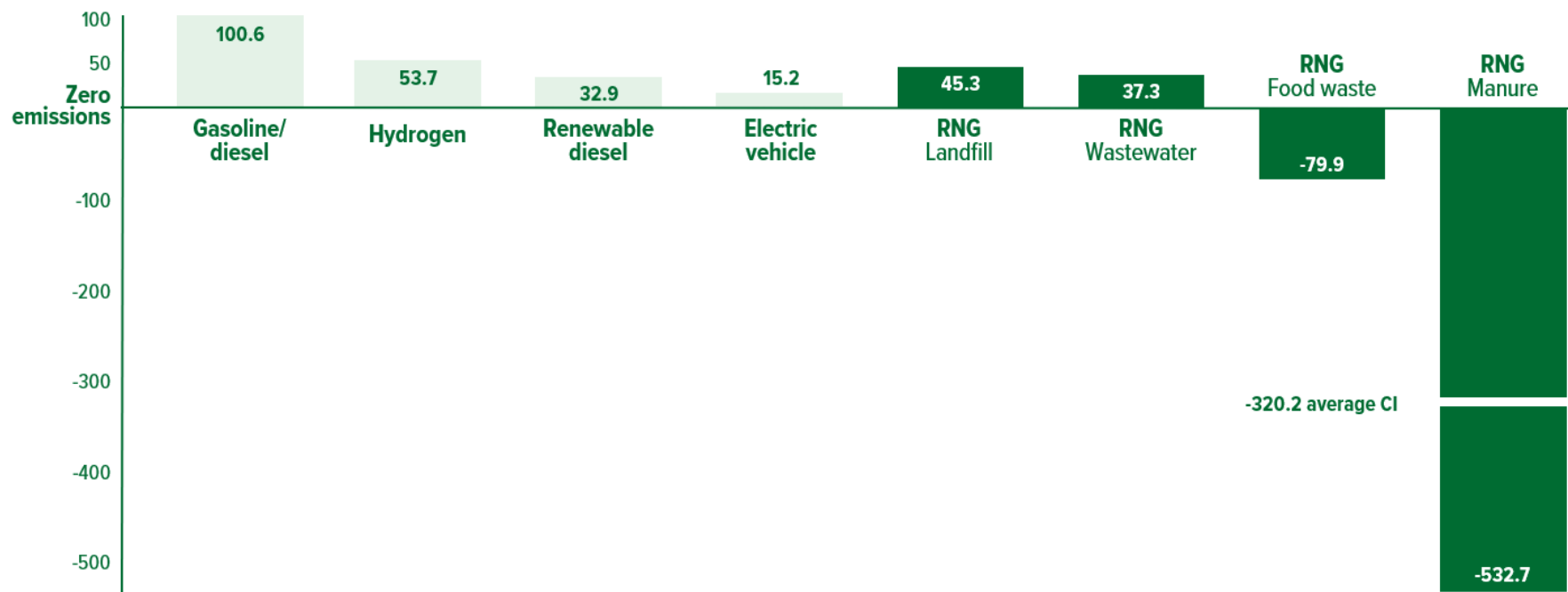


Proposed Clean Truck Hub

RNG: Beyond Zero Emissions

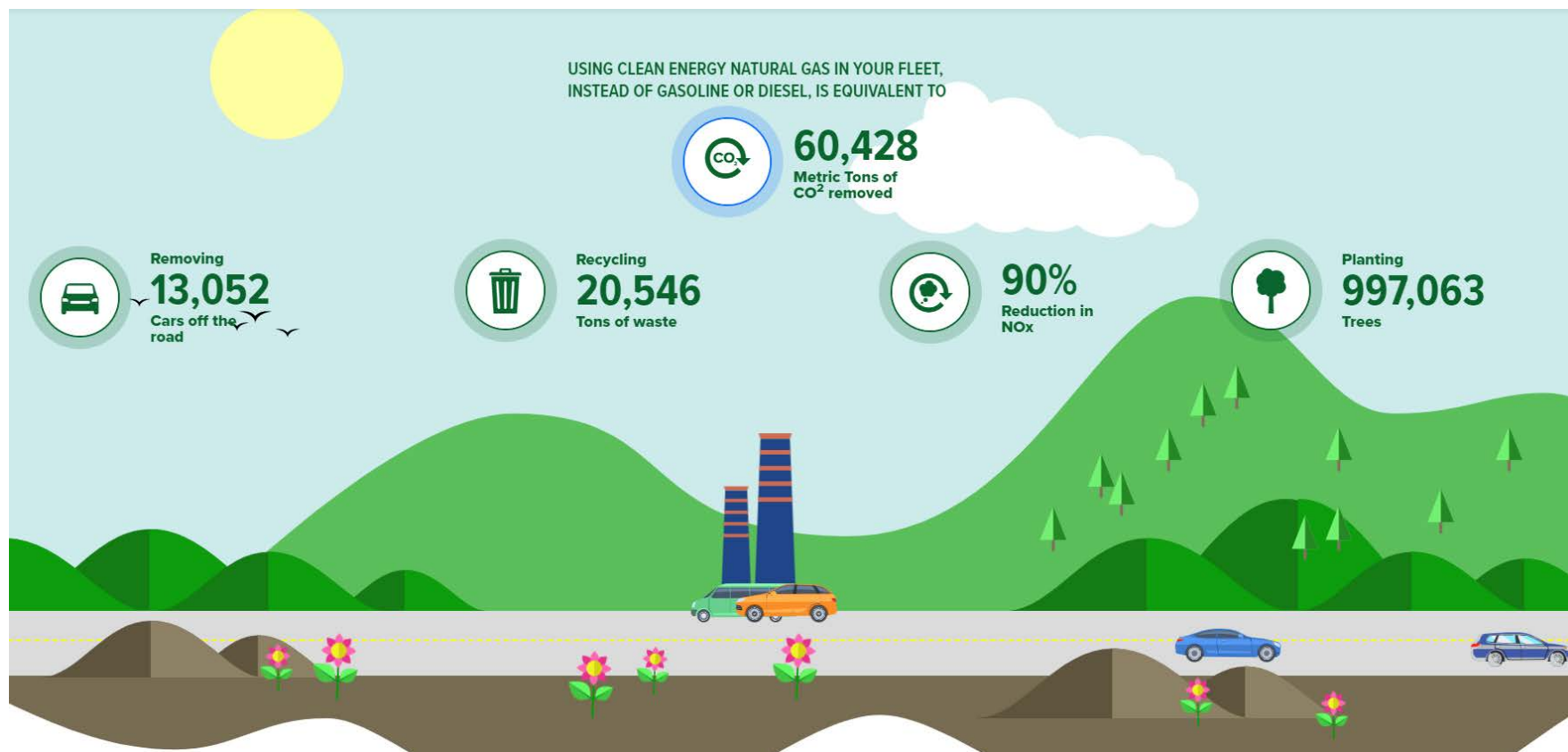


Carbon emission by fuel type (gCO₂e per MJ)



Source: California Air Resources Board, Q4 2020 LCFS data, and certified pathways as of May 11, 2021.

Proposed Clean Truck Hub RNG Environmental Benefits



Example benefits of 100 clean RNG trucks

Proposed Clean Truck Hub Project Description



Corporate America is working hard to transition to low-carbon sustainable transportation. Clean trucking powered by RNG plays a key role in this decarbonization. How to get there is a challenge.

Clean Truck Hubs provide the home base needed for clean trucks to enter the market and replace the diesel trucks that deliver goods today. Over the last 80 years, diesel trucks have dominated the transportation industry and have a fully established network for services, fueling and parking. Alternative technologies entering the market, such as CNG, need similar infrastructure networks in order to displace diesel trucks.

Clean Truck Hubs will be stationed in key industrial areas proximate to regional warehouses and the highway system.

Clean Truck Hubs will feature the amenities needed for a successful clean truck operation:

- Secure and controlled vehicle parking for a contracted anchor fleet
- Vehicle fueling with CNG (two fueling methods as described later)
- Small office building
- Restrooms
- Servicing area
- Landscaping, fencing, access gates, lighting, cameras, and attractive aesthetics

Proposed Clean Truck Hub Prototype Rendering



Proposed Clean Truck Hub Prototype Rendering

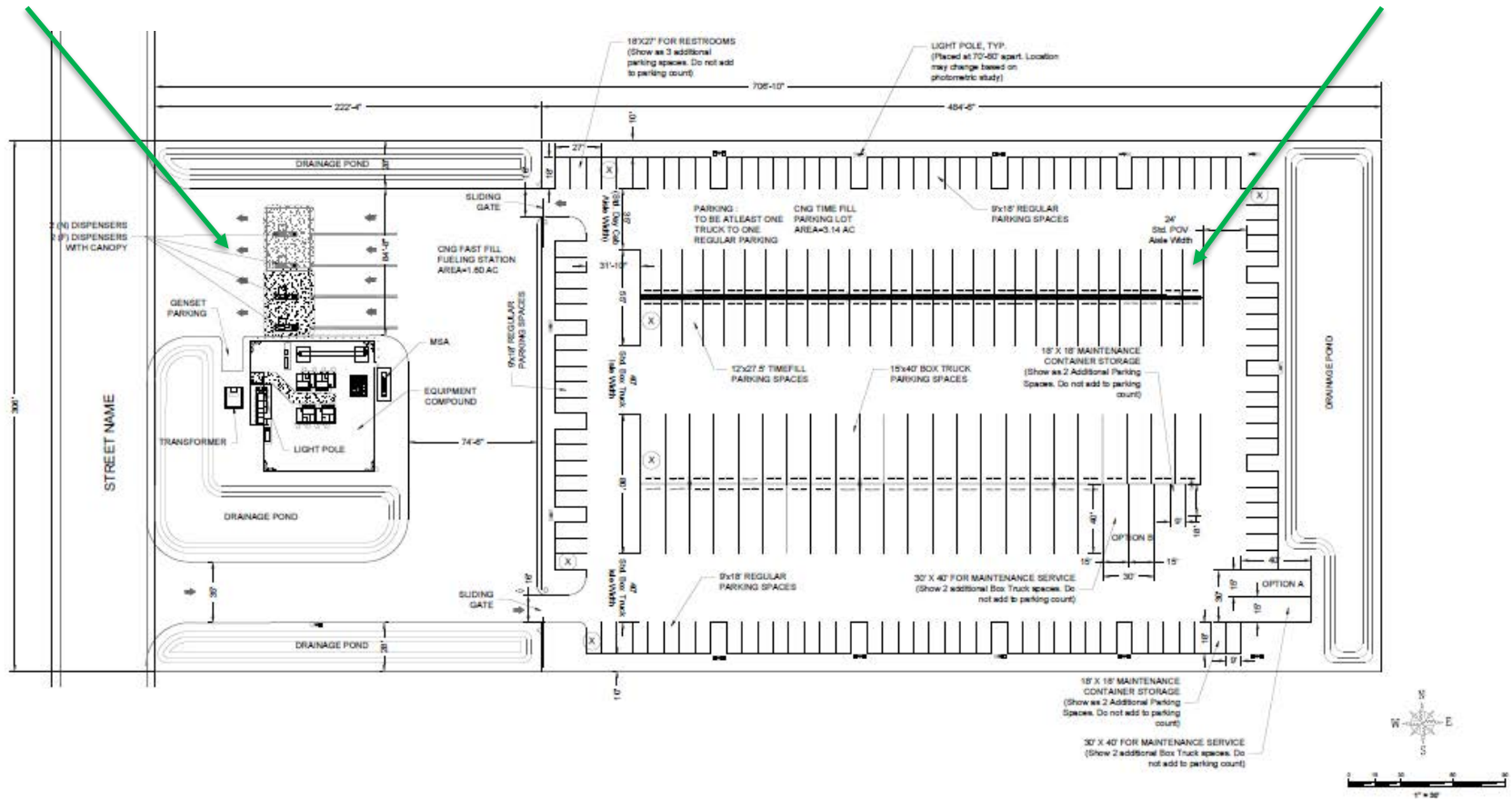


Proposed Clean Truck Hub Site Plan



Fast-Fill

Time-Fill



Proposed Clean Truck Hub

Types of Fueling Operations



Private Area Time-Fill

- ☐ Anchor fleet semi-truck cabs and/or box trucks park in a secured private parking area.
- ☐ Trucks are fueled with CNG over the time that the trucks are parked (similar to charging an electric car while the car is parked).
- ☐ Drivers enter secure fenced area, park personal vehicle, and dispatch with a truck for their shift. Drivers return after their shift and repeat the cycle.
- ☐ Time-fill area is for the exclusive use of the anchor tenant and is not open to any other commercial customers.

Commercial Fleet Fast-Fill

- ☐ Fast-fill area is located outside the private fenced area and is designated for use by Clean Energy's other commercial fleet customers.
- ☐ Fueling takes place over a matter of minutes, similar to normal truck fueling.
- ☐ Customers can include semi-trucks, box trucks, refuse trucks, municipal busses, and even cement mixers.

Proposed Clean Truck Hub

Safety Is Our Number 1 Priority



CLNE builds and maintains safe and reliable facilities for the customers and communities they serve. CNG stations are built according to codes from the National Fire Protection Association (NFPA) and local building codes. Approval of projects involves the key departments from the local jurisdiction including fire department and building department. Projects feature:

- Facilities are properly lit with security lighting.
- Security cameras are mounted around the facility.
- Equipment is protected inside locked security fencing.
- Equipment is monitored for faults by software that alerts the 24/7 operations center.
- Fire detection system automatically alerts and shuts down equipment.
- Customers can call the 24/7 operations center for assistance.
- Technicians are on call 24/7 for response to station issues.
- Emergency generators can run the facility if there is a loss of power to the site.

Natural gas is difficult to ignite in the open air because the exact combination of fuel, oxygen, and ignition are needed to accomplish in the open air (as opposed to a closed structure such as a building that traps the gas). Natural gas is lighter than air so if a leak occurs, the gas floats away and dissipates.

CNG stations have been safely built and operated for well over 30 years (Clean Energy has been in existence for over 20 years). This technology is not new and according to NGV America, there are over 2,000 natural gas fueling stations in the US. www.ngvamerica.org

Proposed Clean Truck Hub Contact Information



Carter Ewing
Managing Partner
949-431-6409
cewing@ctrinvestors.com

Greg Roche
Clean Energy
949-437-1359
greg.roche@cleanenergyfuels.com

Cole Moody
Senior Vice President, Acquisitions and Development
949-431-6414
cmoody@ctrinvestors.com

Chase Watson
Vice President, Acquisitions
949-431-6426
cjwatson@ctrinvestors.com

Bruce Bearer
Vice President, Investments
949-431-6423
bbearer@ctrinvestors.com

PROJECT NAME: CNG FUELING STATION

PROJECT ADDRESS: 72ND AVE & 1ST STREET, SOMMERS WI

PROJECT DESCRIPTION: INSTALLATION OF COMPRESSED NATURAL GAS VEHICLE FUELING STATION WITH ASSOCIATED CONTROLS EQUIPMENT PADS, CONNECTING PIPING, ELECTRICAL, SAFETY SYSTEMS, AND OTHER MINOR SITE WORK AT THE PROJECT SITE LISTED ABOVE.

JURISDICTION: CITY
ZONING CLASSIFICATION: TBD
PLANNED LAND USE: TBD

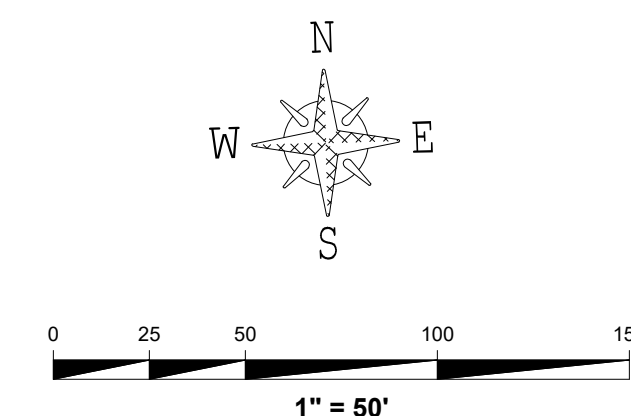
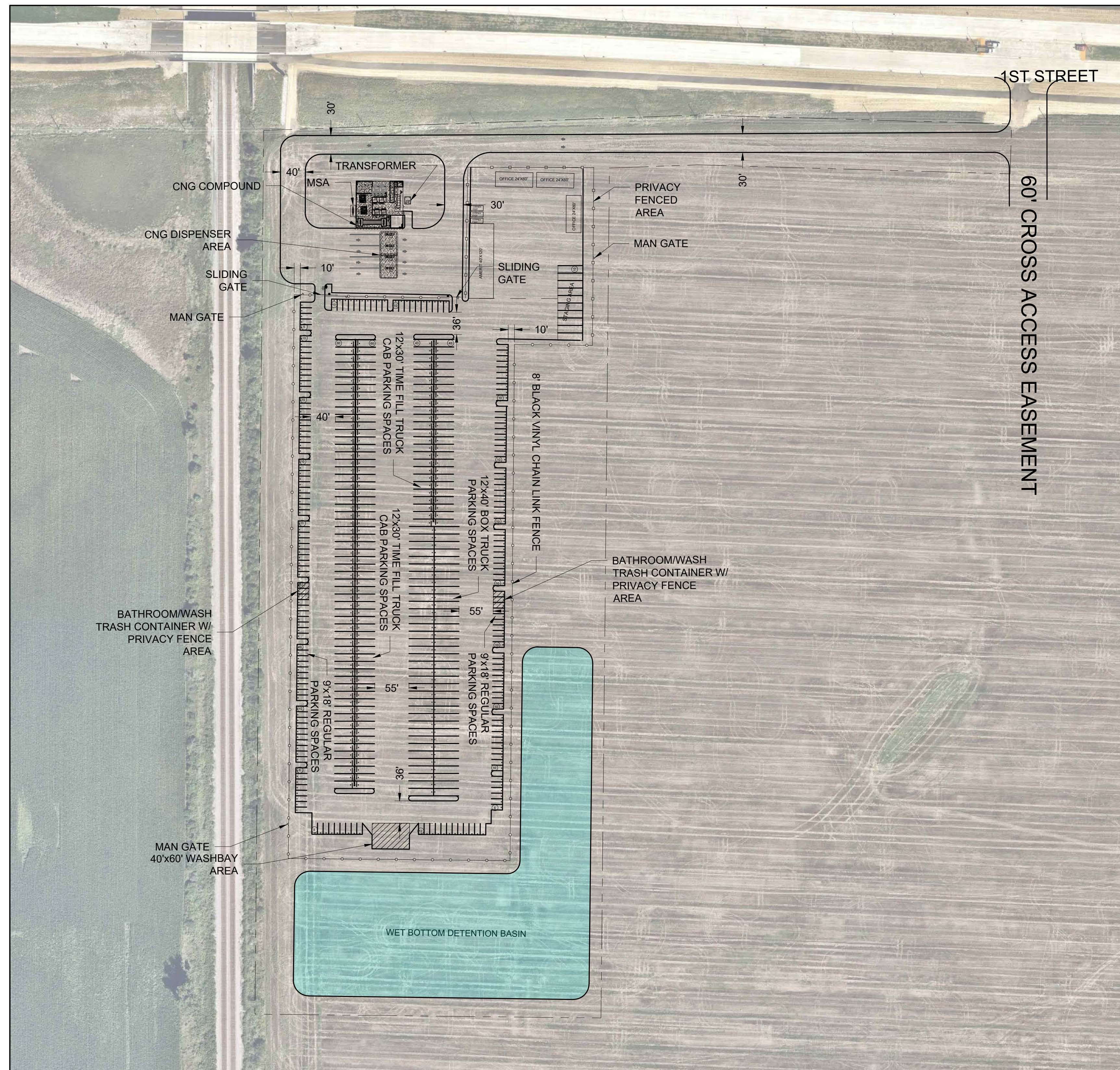
	Slip/Stall Dim.	Min. Parking	Max. Parking	CE Provided Parking	Delta vs. Min.	Delta vs. Max.
MKE Parking/Station						
Time Fill Truck Cabs	12'x30'	97	169	170	73	1
Box Trucks	12'x40'	41	73	72	31	-1
Passenger Vehicle Parking (PVP)	9'x18'	111	194	200	89	6
Total Parking Count		249	436	442	193	6
PVP Parking ratio 1 PVP: 1 Box Truck 1 PVP: 1.4 Time Fill Truck Cab						
Staging Area & Snow Clean-up purposes	12'x40'	10				
SandBox Required .5 AC	0.82	180'x210'	Provided			

SITE AREA:	19.4 AC	USED
PROPOSED FAST FILL AND EQUIPMENT COMPOUND AREA:	1.78 AC	
PROPOSED TIME FILL AND REGULAR PARKING AREA:	8.53 AC	
OPEN SPACE (15%):	REQUIRED	PROVIDED
	X SF	X SF

GROUP M - MERCANTILE

IIB

X TRUCKS AT 36 DGE/ TRUCK PER 8 HOUR WINDOW = X SCFM
X - COMPRESSORS AT XXX SCFM EA



DATE SIGNED:

PLOT DATE:

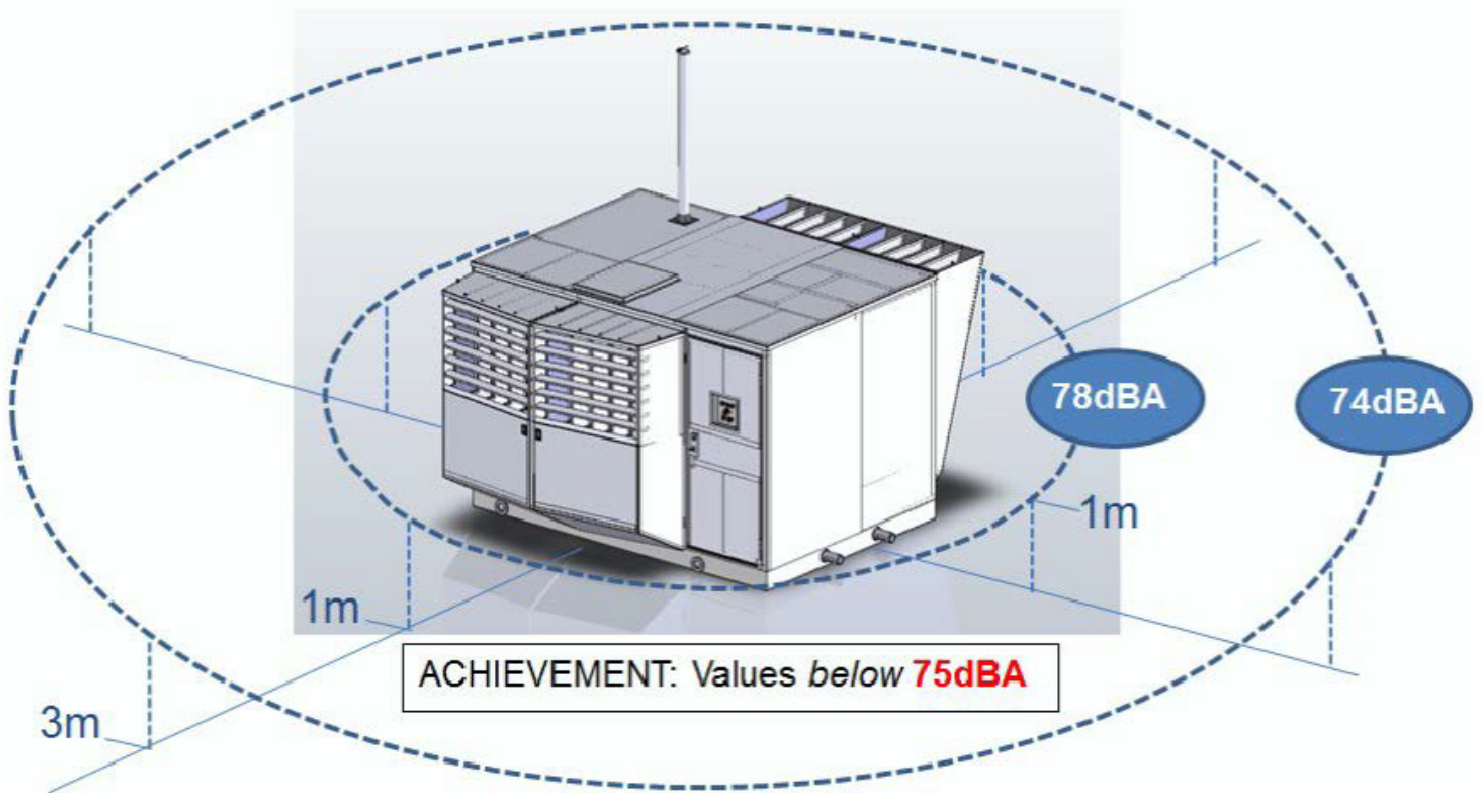
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CNG FUELING STATION
PROPOSED SITE
72ND AVE & 1ST STREET
SOMMERS WI
PRELIMINARY SITE PLAN
ASSET NO:

DATE	DESIGNED BY JW
	APPROVED BY RR
SCALE	AS NOTED
SHEET	CP-7

CLEAN ENERGY COMPRESSION CORPORATION, ENGINEERING

CLEAN 2.0 CNG Equipment standard Sound Level Data



Sound information:

Sound, in an open field condition, decreases approximately 6 decibels, over every doubling of the distance. We rate the Clean 2.0 at 74db at 10 feet, so at 20 feet away, you would be at about 68 db. At 40 feet away, you would be at 62 db. 80 feet away would be 54 db, 160 feet would be 48 db, and 320 would be 42 db. Somewhere between 100 and 150ft from the proposed compressor location, you will probably have background noise reaching the equivalent levels... Even in a very quiet neighborhood, at 160 feet plus, you will probably be hearing noises from other sources, at the same levels as the compressor.

Bear in mind that background noise is in the 50-60 db range, depending where you are located. 30-40 db is what you would find in a quiet house, for example, a running refrigerator is about 40 db. So somewhere between 100 and 150ft from the proposed compressor location, you will probably have background noise reaching the equivalent levels... Even in a very quiet neighborhood, at 160 feet plus, you will probably be hearing noises from other sources, at the same or higher levels than the compressor.

So a measurement would need to be taken at the current location of concern, to see what the current ambient noise level is... a transformer, street, building, or any other noise nearby will probably be significantly louder than a compressor operating 250 ft. away.

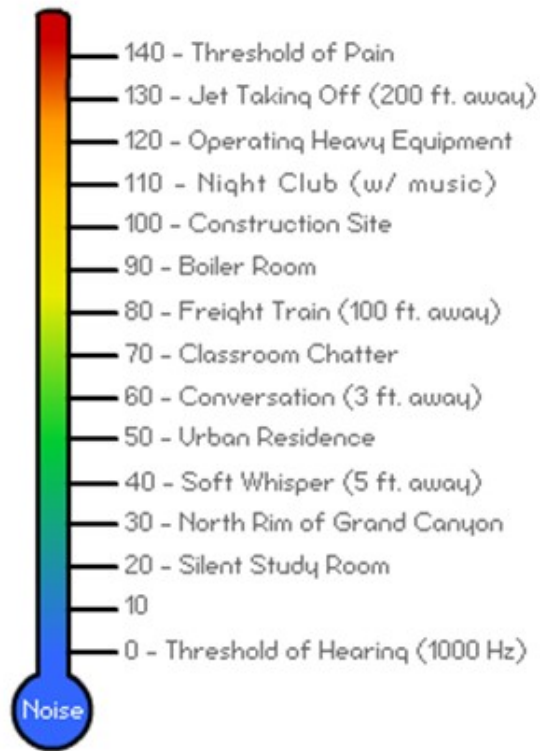
This does not take into account any walls, trees, fences, bushes, etc. that may exist, which would further reduce the noise, this is just an open field measurement.

Charts below, outlining some various noises that people will find familiarity with.

dBA	Example	Home Appliances	Power Tools
0	healthy normal hearing threshold		
10	A watch ticking		
20	rustling leaves		
30	A whisper		
40	Light Rain	computer	
50	Quiet office	refrigerator	
60	normal conversation	air conditioner	
70	shower	dishwasher	
75	toilet flushing	vacuum cleaner	
80	alarm clock	garbage disposal	
85	passing diesel truck	snow blower	
90	average personal stereo	lawn mower	Welder
95	inside subway car	food processor	belt sander
100	motorcycle (riding)		handheld drill
105	sporting event		Chain Saw
110	Live Rock Music		jackhammer
115	emergency vehicle siren		riveter
120	thunderclap		
130	peak stadium crowd noise		
140	jet engine at takeoff		
145	firecracker		
150	fighter jet launch		
160	shotgun		
165	.357 magnum revolver		
180	rocket launch		

Decibel Levels

Typical Sound Levels (dBA)

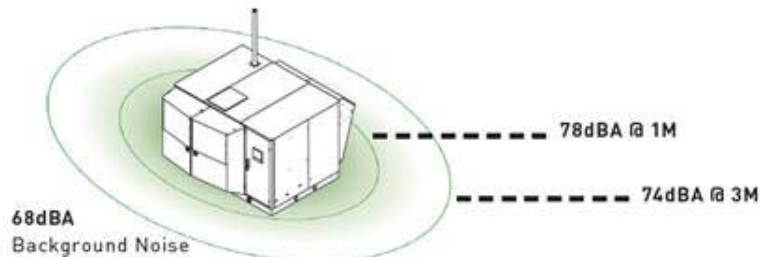
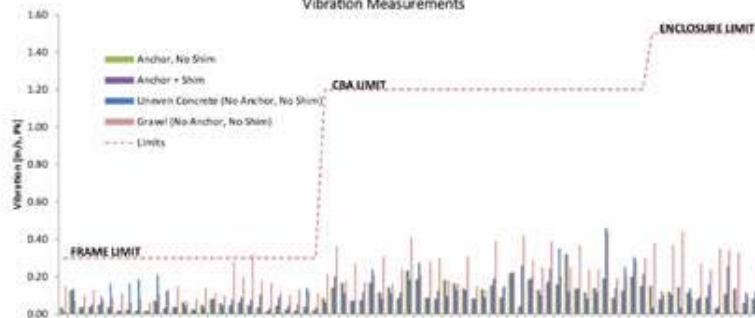


ULTRA-LOW NOISE AND VIBRATION

EXCEPTIONALLY LOW VIBRATION

- Vibration is so low that a Canadian dollar coin can be balanced on edge on the compressor block while operating.
- Measured vibration limits throughout compressor package (CBA, frame, enclosure), all significantly below industry guidelines.

Clean CNG - New & Improved Vibration Measurements





Clean Energy Announces Opening of Ohio Renewable Natural Gas Station for Amazon and Other Trucking Fleets

September 28, 2022

The Groveport station is first of 19 under agreement with Amazon

GROVEPORT, Ohio--(BUSINESS WIRE)--Sep. 28, 2022-- Clean Energy Fuels Corp. (NASDAQ: [CLNE](#)), the largest provider of the cleanest fuel for the transportation market, today celebrated a ribbon cutting ceremony with state and local officials, agriculture leaders, and company executives at its new renewable natural gas (RNG) station in Groveport, OH. Amazon (Nasdaq: AMZN) trucks will fuel at the station, which also will provide public access for local fleets seeking access to RNG, a sustainable fuel produced from organic waste.

This press release features multimedia. View the full release here: <https://www.businesswire.com/news/home/20220928005246/en/>



"Large fleets fueling with RNG have the ability to realize immediate and significant carbon reduction, especially in the heavy-duty truck sector which could be many years away from meaningful electrification," said Andrew J. Littlefair, president and CEO, Clean Energy. "The opening of our station in Ohio is exciting because it's the first of many more to come throughout the U.S. and will help efforts to reduce greenhouse gas emissions and reduce climate change."

The Groveport station is the first construction project completed in an agreement between Clean Energy and Amazon. Many of the 19 new stations will follow Groveport and should be operational by the end of the year, supplementing Clean Energy's fueling network of 550 stations in North America.

By dispensing 700,000 gallons of RNG annually instead of diesel, the Groveport station will reduce carbon emissions by 6,848 metric tons—the equivalent of growing 114,133 trees for ten years, removing 1,489 passenger cars from the road, or reducing 2,750 tons of landfill

Clean Energy's new station in Groveport, OH will provide renewable natural gas, a fuel produced from organic waste, to Amazon trucks and other fleets. (Photo: Business Wire)

waste.

Also joining the ceremony was Evan Barton, owner of South Fork Dairy in Newark, OH. Clean Energy recently signed an agreement to develop a digester that should produce 500,000 gallons of RNG a year from the manure produced by Mr. Barton's 3,300 dairy cows when completed. This \$15 million investment at the South Fork Dairy will produce RNG fuel to be used at the Groveport station and others around the country. Similar investments in other Ohio dairy farms are underway, providing farmers to address the issue of fugitive methane emissions while benefiting from an additional revenue stream.

The Groveport station covers 6.7 acres and includes multiple fast-fill dispensers for easy in-and-out fueling of RNG; time-fill posts for up to 52 trucks, allowing for cost-effective fueling and the most advanced technology transmitting real-time data to customers; and 52 parking places for drivers' personal vehicles. This multi-million-dollar investment in the Columbus, OH area will put it on the map as a hub for clean, sustainable fueling. Plans are already underway to add fueling capacity for additional heavy- and medium-duty trucks.

RNG is made entirely from organic waste and drastically reduces greenhouse gas emissions. It is so clean that the California Air Resources Board gives RNG from dairies an average carbon score of -343, much cleaner than electric powered vehicles.

For high resolution photos, video and more information visit <https://www.cleanenergyfuels.com/groveport>.

Forward-Looking Statements

This news release contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934 that involve risks, uncertainties and assumptions, including without limitation statements about the opening and operation of the Groveport, OH RNG station; the amount of fuel anticipated to be dispensed; Clean Energy's arrangements with Amazon; and the production of RNG at dairy farms. Actual results and the timing of events could differ materially from those anticipated in these forward-looking statements. The forward-looking statements made herein speak only as of the date of this press release and, unless otherwise required by law, Clean

Energy undertakes no obligation to publicly update such forward-looking statements to reflect subsequent events or circumstances. Additionally, the reports and other documents Clean Energy files with the SEC (available at www.sec.gov) contain risk factors, which may cause actual results to differ materially from the forward-looking statements contained in this news release.

About Clean Energy

Clean Energy Fuels Corp. is the country's largest provider of the cleanest fuel for the transportation market. Our mission is to decarbonize transportation through the development and delivery of [renewable natural gas](#) (RNG), a sustainable fuel derived from organic waste. Clean Energy allows thousands of vehicles, from airport shuttles to city buses to waste and heavy-duty trucks, to reduce their amount of climate-harming greenhouse gas. We operate a vast [network](#) of fueling stations across the U.S. and Canada. Visit www.cleanenergyfuels.com and follow [@ce_renewables](#) on Twitter.

View source version on businesswire.com: <https://www.businesswire.com/news/home/20220928005246/en/>

Raleigh Gerber
949-437-1397
raleigh.gerber@cleanenergyfuels.com

Jen Detwiler
614-824-3010
jen@steinerpr.com

Source: Clean Energy Fuels Corp.









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: January 30, 2023
MTG DATE: February 13, 2023
APPLN DATE: January 3, 2023
RE: Certified Survey Map for Somers Business Park Development

BACKGROUND:

1. Petitioner/Agent: Drue Stoehr, SRPF D/BURLINGTON RD, LLC
 2. Property Owner: SRPF D/BURLINGTON RD, LLC
 3. Location/Address: 10524, 10610, 10812 Burlington Rd.
 4. Tax key Numbers: 82-4-222-194-0101, 82-4-222-301-0030, 82-4-222-301-0040, 82-4-222-301-0050
 5. Area: 89.86 acres
 6. Existing Zoning: A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist., R-3 Urban Single-Family Residential Dist.
 7. Proposed Zoning: BP-1 Business Park Dist., PUD Planned Unit Development Overlay Dist.
 8. Future Land Use: Business/Industrial Park
-

OVERVIEW:

The Petitioner proposes to use the submitted Certified Survey Map (CSM) to reconfigure four (4) existing parcels into two (2) Lots which will make up the proposed Somers Business Park development. The CSM will also serve to dedicate area for a new Village public road running along the eastern edge of the development and establish easements necessary for the development (utilities, stormwater access, etc).

PLANNER COMMENTS:

The proposed CSM as submitted generally complies with the Certified Survey Map requirements contained in the Village of Somers Chapter 18 Land Division and Platting Control Ordinance. There may be minor revisions that will need to be made to the final recordable version of the CSM, such as any necessary revisions to comply with State of Wisconsin Dept. of Administration review comments, or other recommendations from Village staff, the Plan Commission, and/or Board.

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 review comments from the Wisconsin Department of Administration.
2. Subject to making the following revision(s) to the CSM:
 - a) On Sheet 14 of 14, remove the signature block area for Plan Commission Approval.



COUNTY OF KENOSHA

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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 the following e-mail address: 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

Department of Planning & 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:

- ☒ Certified Survey Map
☐ Subdivision Preliminary Plat
☐ Subdivision Final Plat
☐ Condominium Plat

Applicant is: ☒ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: SRPF D/BURLINGTON RD, LLC (c/o Drue Stoehr) Date 12/20/2022

Mailing Address: 2001 Ross Avenue, Suite 400 Phone # 224-935-7799

Dallas, Texas 75201 Phone # _____

Tax Parcel Number(s): 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040, 82-4-222-301-0030

_____ Acreage of Project: Approximately 90.5

Location of Property (including legal description):

Being a part of Lot 1 of Certified Survey Map No. 278 and additional lands in the Northeast 1/4 and

Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30,

Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

10812 Burlington Road

Subdivision/Development Name (if applicable): Somers Business Park

Existing Zoning: A-1, A-2, R-2, R-3 Proposed Zoning: PUD (BP-1)

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

Present Medium Density Residential

Proposed Business/Industrial Park

Present Use(s) of Property: Residential and Farmland

Proposed Use(s) of Property: Class A Industrial

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

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

The subdivision abuts a county trunk highway Yes (✓) No ()

The subdivision contains shoreland/floodplain areas Yes (✓) No ()

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

John Cannon Green

 Digitally signed by John Cannon Green
Date: 2023.01.03 15:05:19 -06'00'

Property Owner's Signature

Date

Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

Date

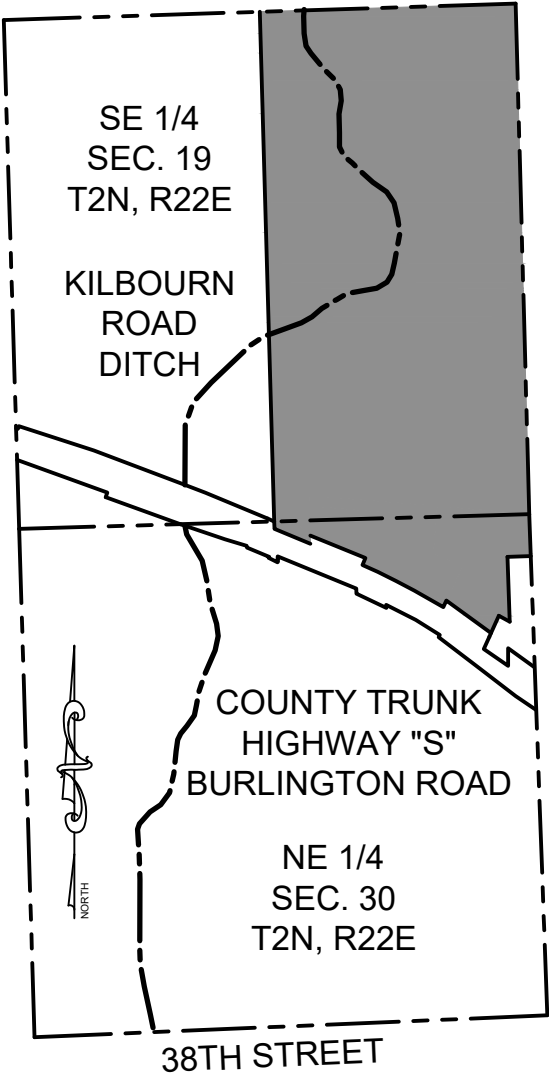
Developer's Signature

Date

CERTIFIED SURVEY
MAP NO. _____

Being a part of Lot 1 of Certified Survey Map No. 278
and additional lands in the Northeast 1/4 and Southeast
1/4 of the Southeast 1/4 of Section 19 and in the
Northeast 1/4 of the Northeast 1/4 of Section 30,
Township 2 North, Range 22 East, Village of Somers,
Kenosha County, Wisconsin

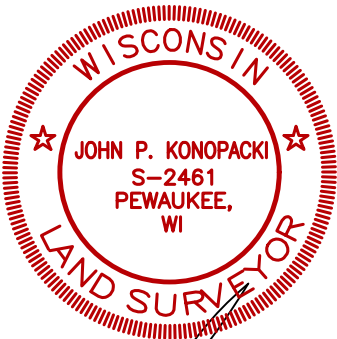
VICINITY MAP
SCALE 1":1000'



Tax Key Number:
82-4-222-194-0101
82-4-222-301-0050
82-4-222-301-0040
82-4-222-301-0030

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Southeast 1/4 of Section 19, Township 2 North, Range 22 East has a bearing of S88°09'21"W.
- Flood Zone Classification: The property lies with in Zone "AE" and Zone "X" of the Flood Insurance Rate Map Community Panel No. 550590177D and 55059C0181D with an effective date of JUNE 19, 2012. Zone "AE" areas have Base Flood Elevations determined. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 2' interval based on actual ground survey and aerial lidar of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southeast 1/4 Section 19, Town 2 North, Range 22 East, Elevation = 710.95.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution
- All existing buildings on this Certified Survey Map shall be removed.



DECEMBER 19, 2022

Prepared for:
SRPF D/BURLINGTON RD, LLC
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201



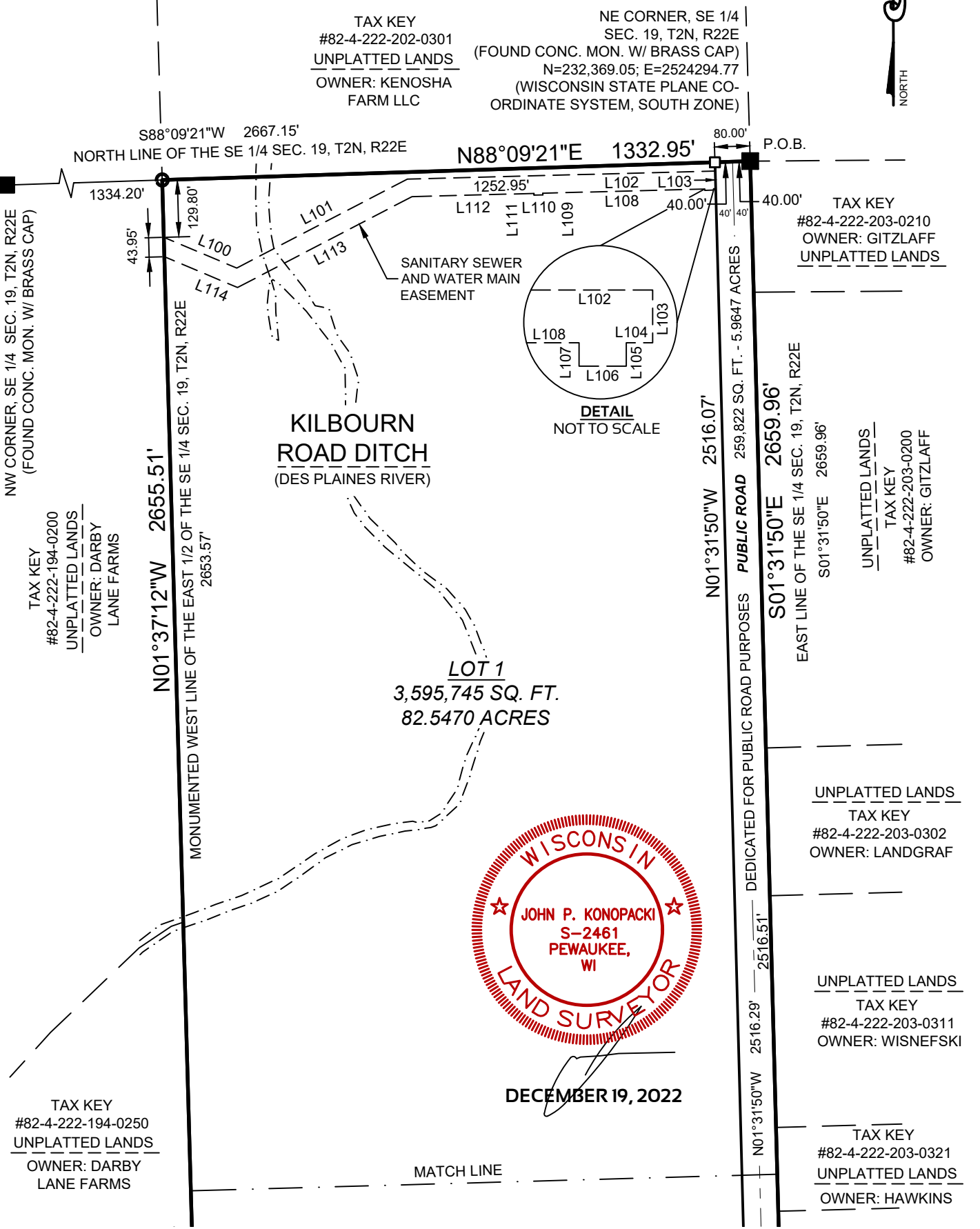
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2360.00
SHEET 1 OF 14

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 1 of Certified Survey Map No. 278 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin



TAX KEY
#82-4-222-194-0250
UNPLATTED LANDS
OWNER: DARBY LANE FARMS

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

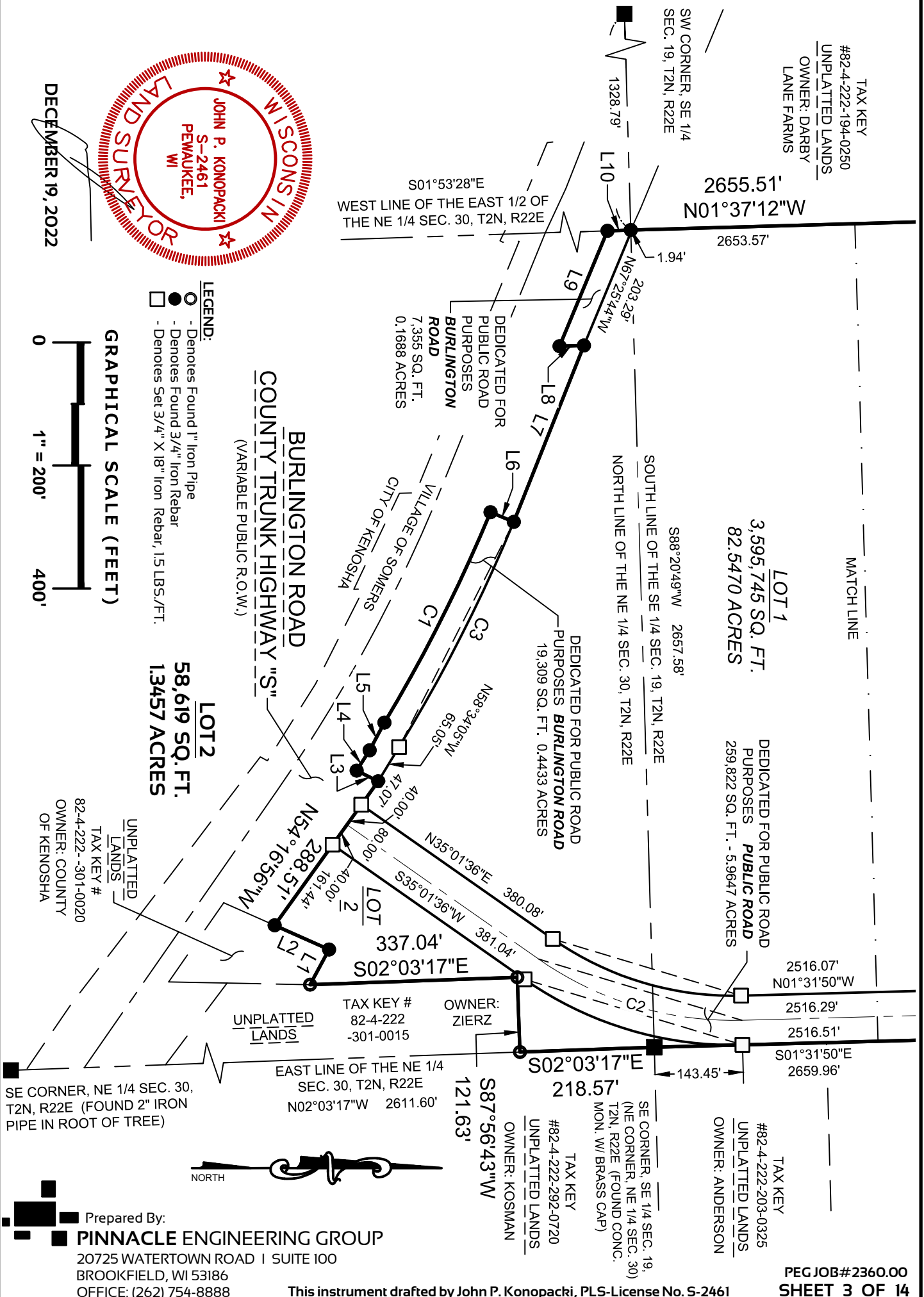
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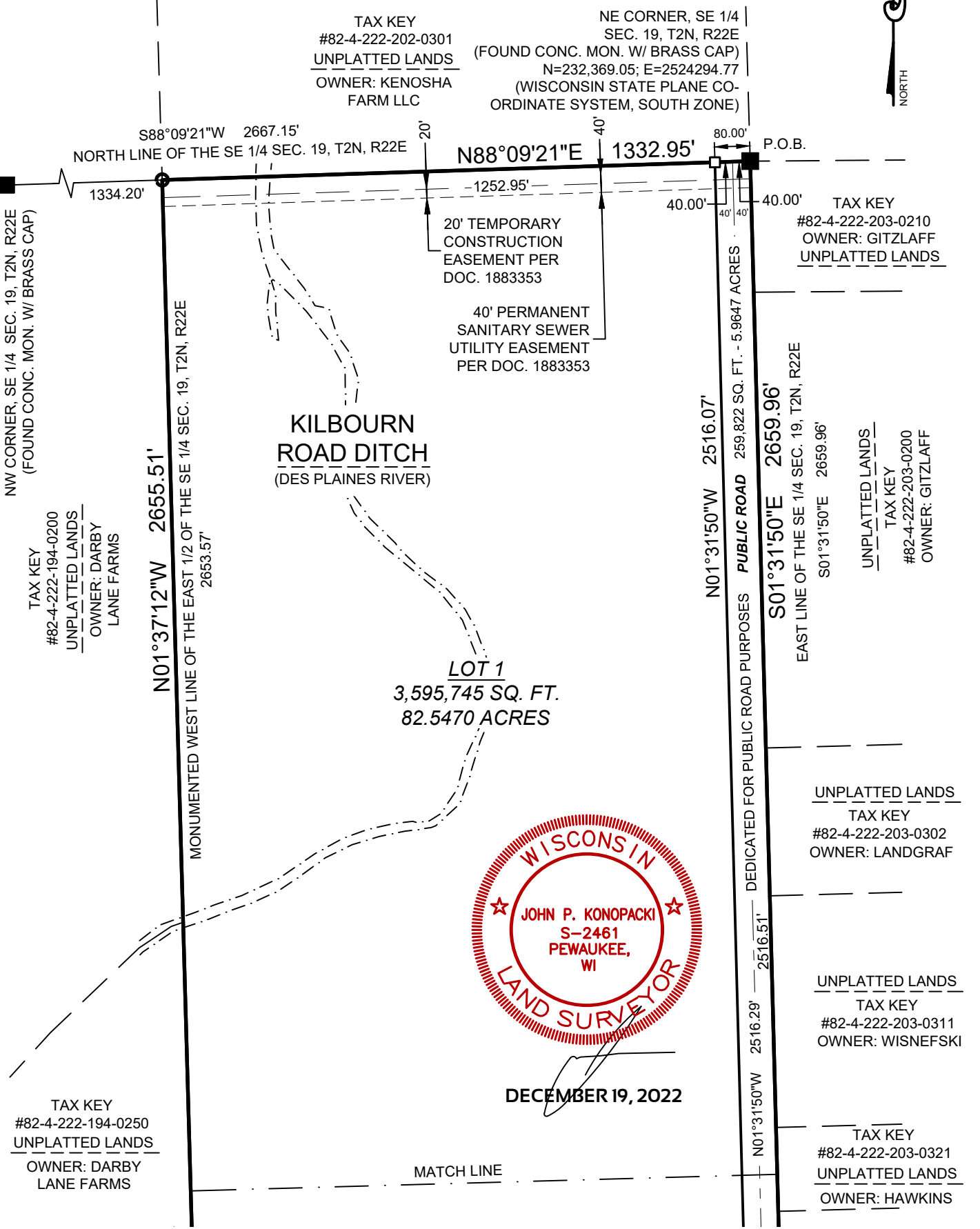
SHEET 2 OF 14

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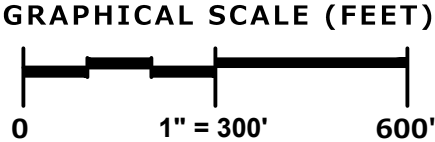


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- LEGEND:**
- - Denotes Found 1-1/2" Iron Pipe
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



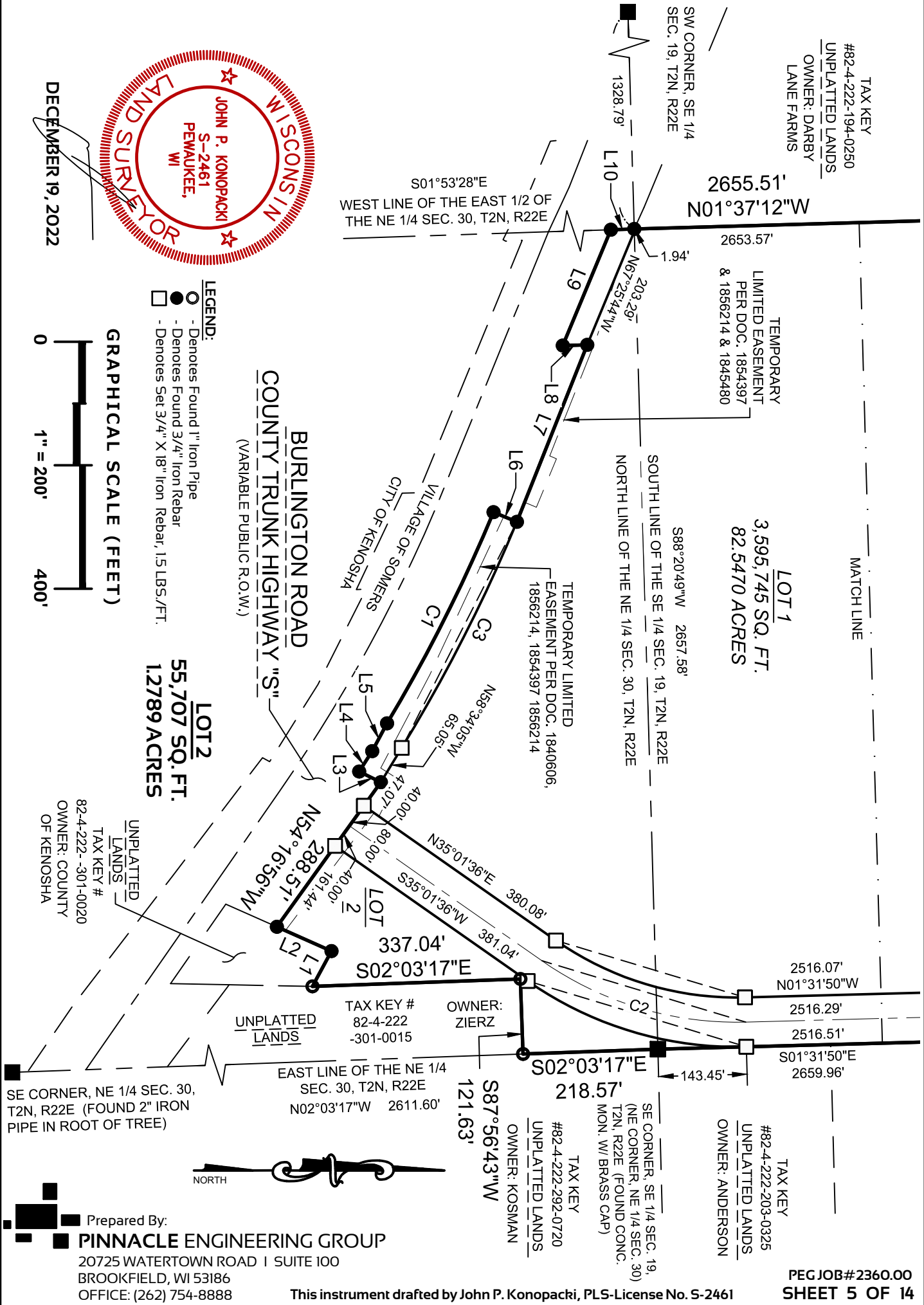
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SHEET 4 OF 14

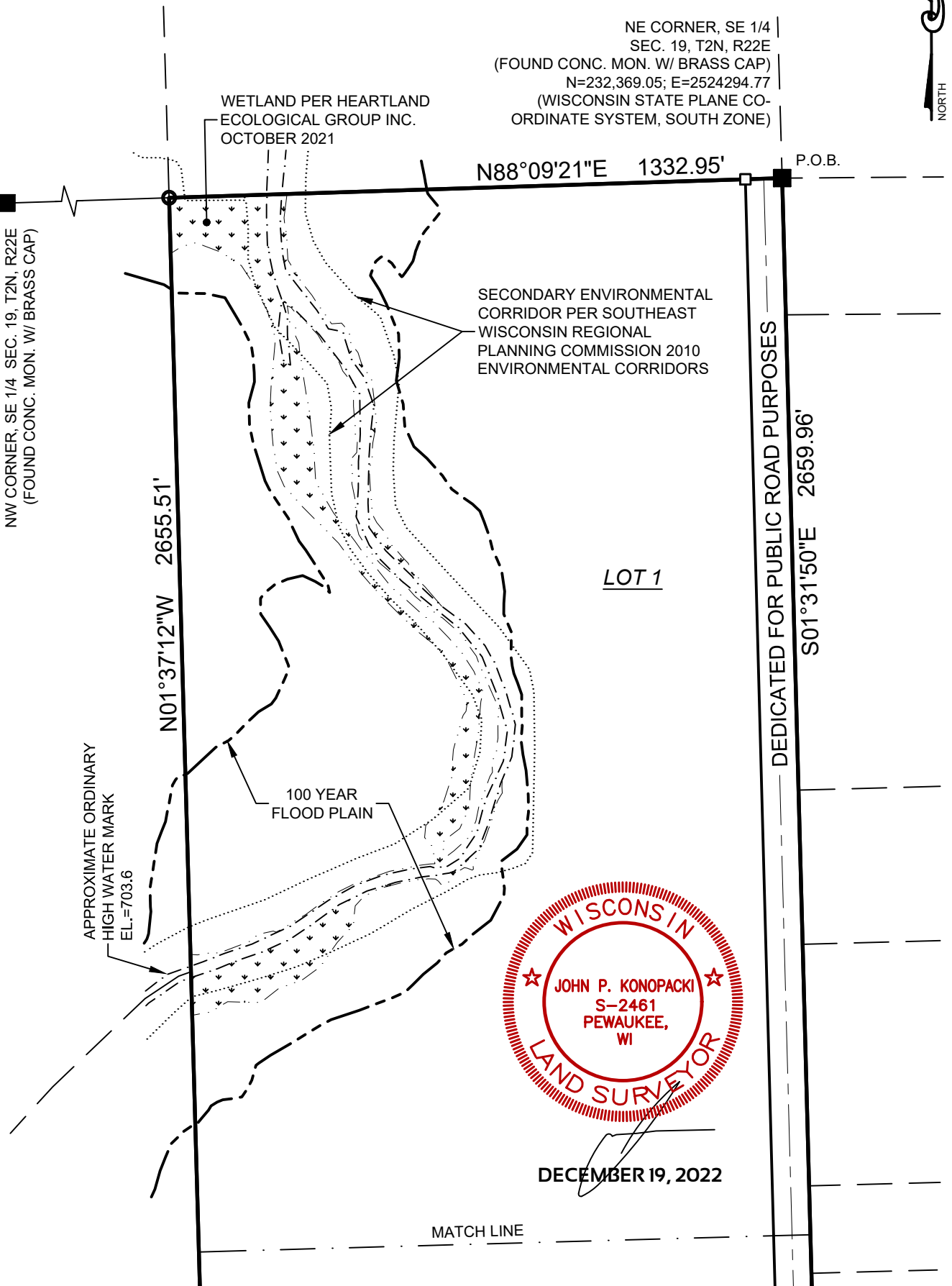
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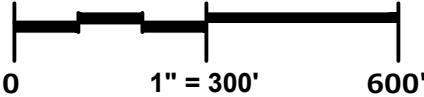
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GRAPHICAL SCALE (FEET)



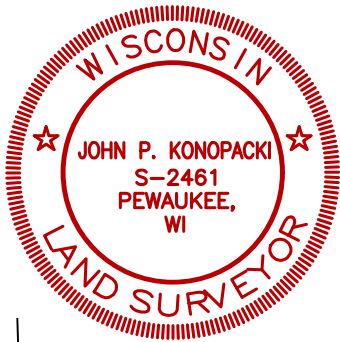
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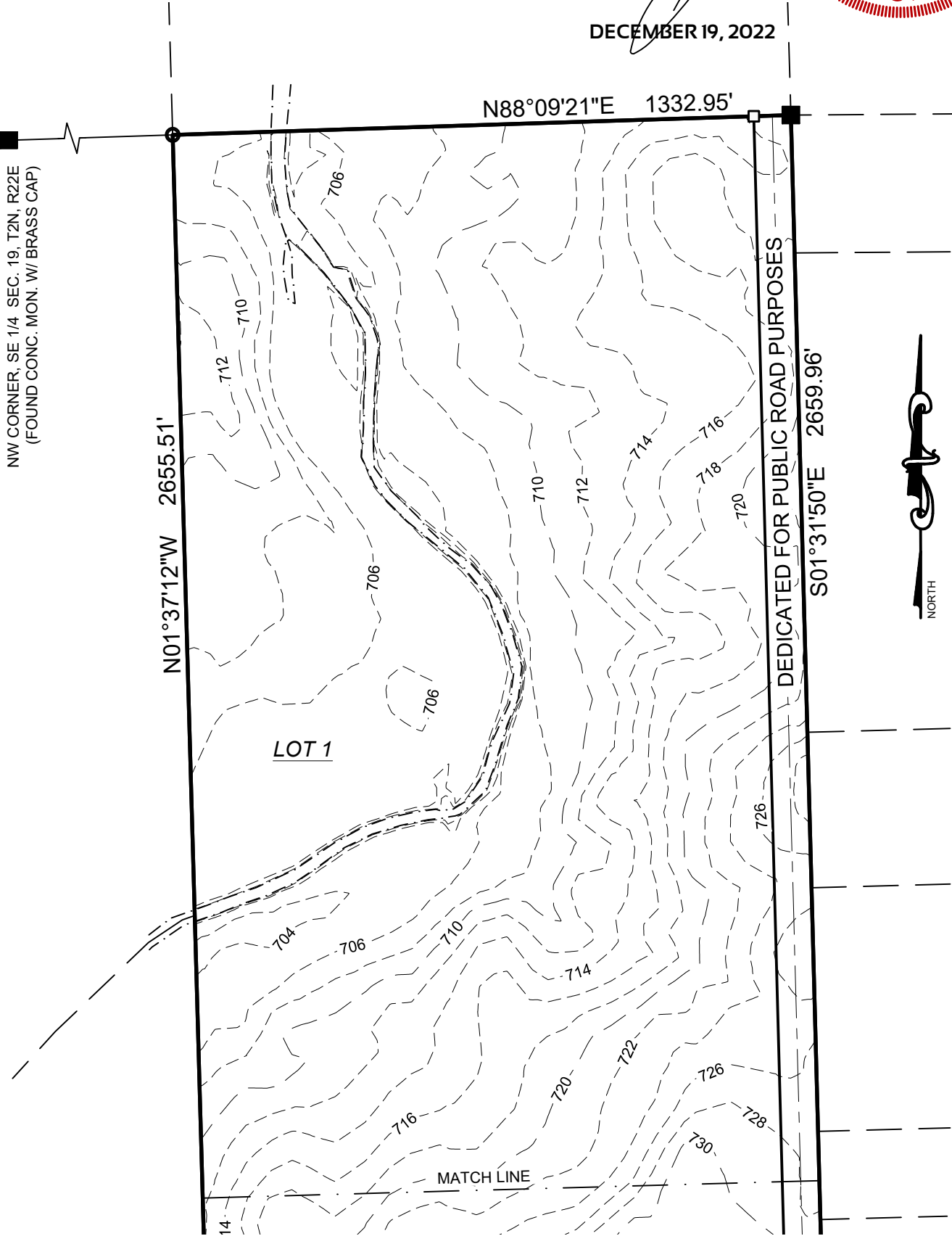
PEG JOB#2360.00
SHEET 6 OF 14

CERTIFIED SURVEY MAP NO. _____

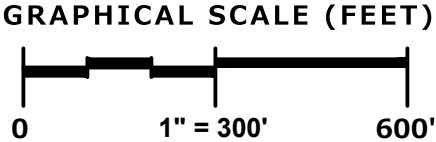
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DECEMBER 19, 2022



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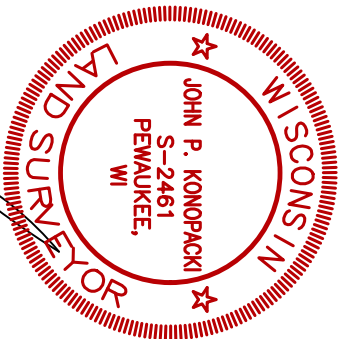
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SHEET 7 OF 14

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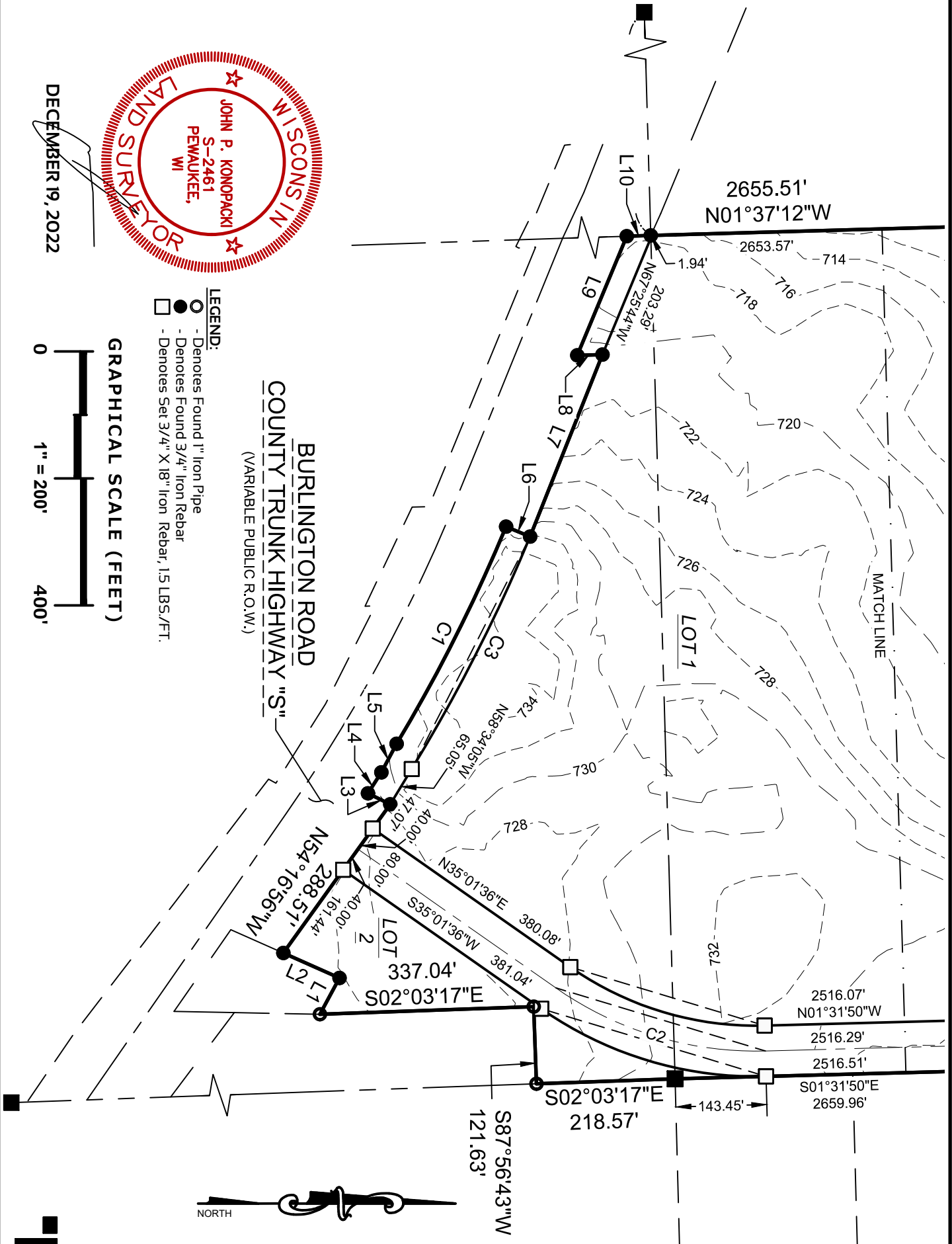
DECEMBER 19, 2022

- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.

GRAPHICAL SCALE (FEET)



BURLINGTON ROAD
COUNTY TRUNK HIGHWAY "S"
(VARIABLE PUBLIC R.O.W.)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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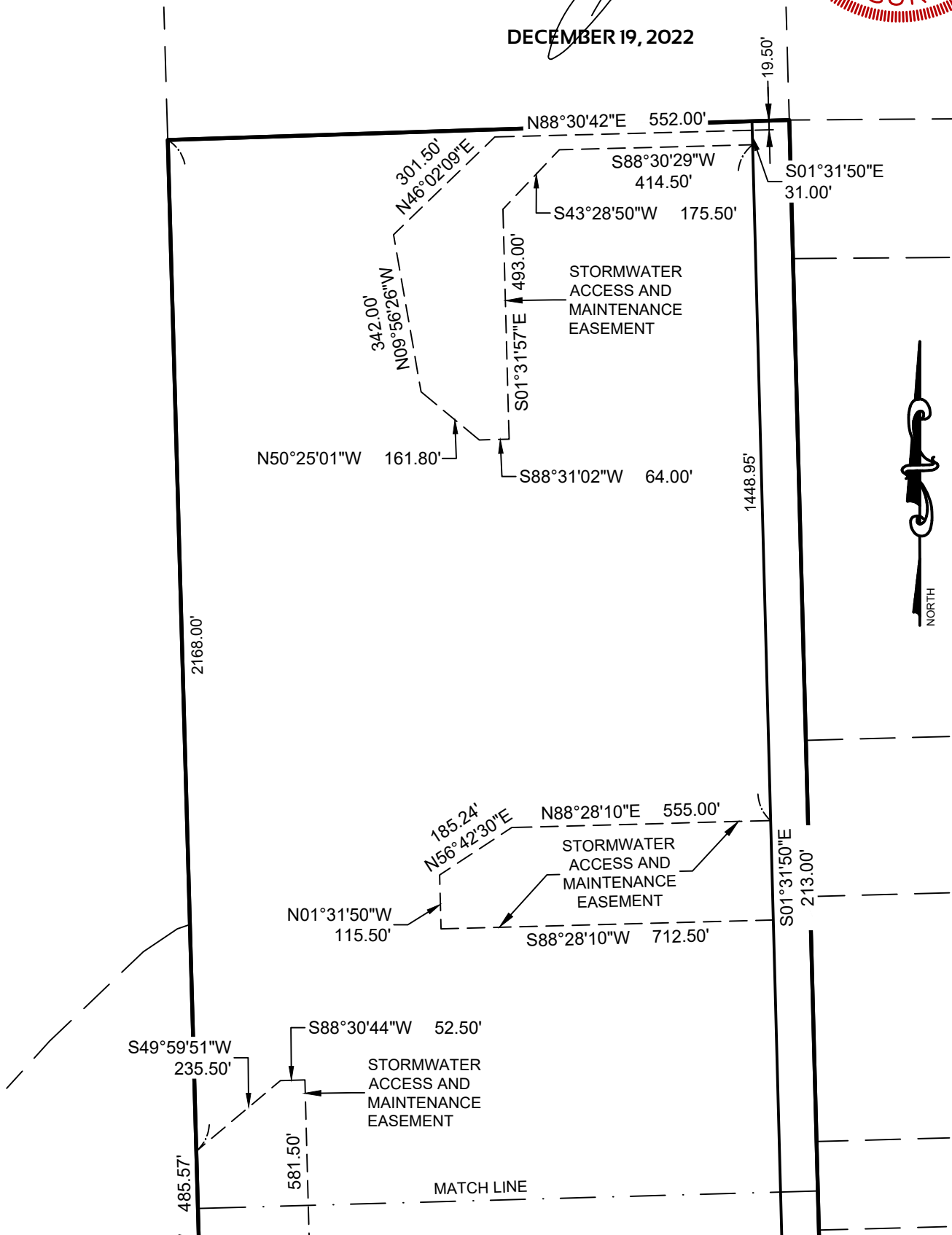
SHEET 8 OF 14

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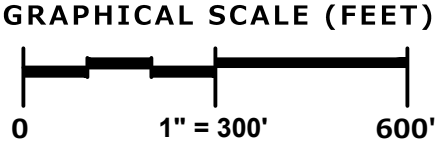
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DECEMBER 19, 2022



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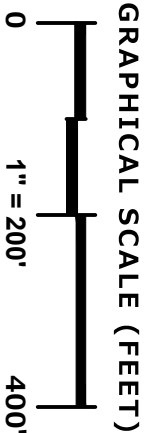
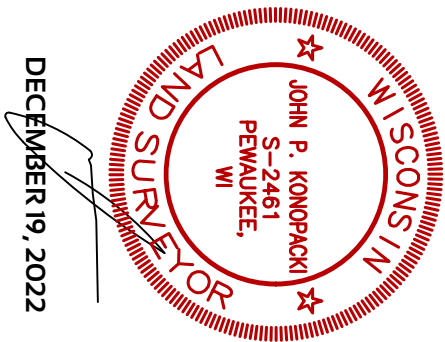
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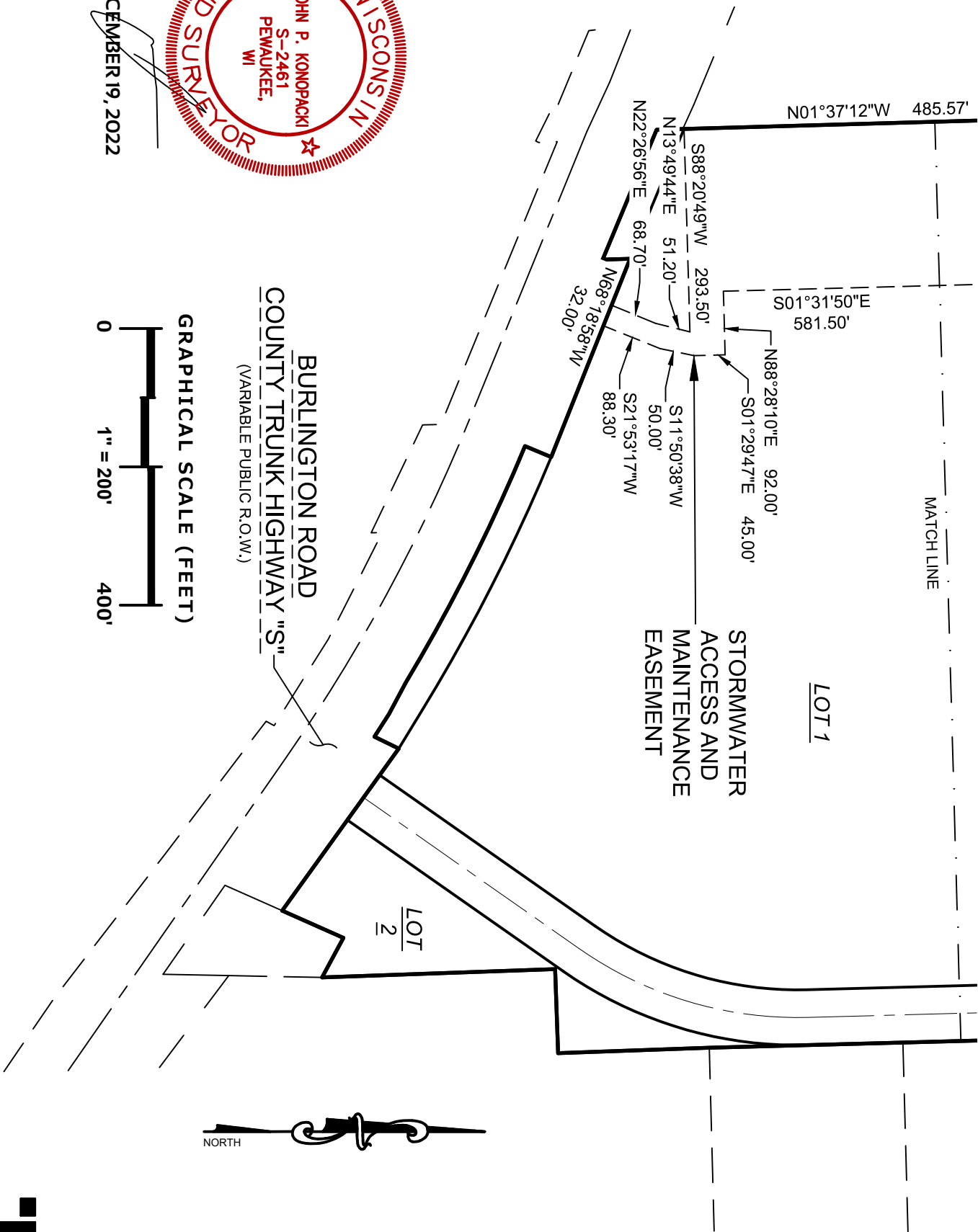
PEG JOB#2360.00
SHEET 9 OF 14

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BURLINGTON ROAD
COUNTY TRUNK HIGHWAY "S"
(VARIABLE PUBLIC R.O.W.)



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
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PEG JOB#2360.00
SHEET 10 OF 14

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Being a part of Lot 1 of Certified Survey Map No. 278 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lot 1 of Certified Survey Map No. 278, as recorded in the Register of Deeds office for Kenosha County as Document No. 592423, and additional lands in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin described as follows:

Beginning at the northeast corner of the Southeast 1/4 of said Section 19;
Thence South 01°31'50" East along the east line of said Southeast 1/4, 2659.96 feet to the southeast corner of said Southeast 1/4;
Thence South 02°03'17" East along the east line of the Northeast 1/4 of Section 30, 218.57 feet;
Thence South 87°56'43" West, 121.63 feet;
Thence South 02°03'17" East, 337.04 feet;
Thence North 61°38'30" West, 65.00 feet;
Thence South 23°55'30" West, 96.86 feet to the north right of way line of Burlington Road;
Thence North 54°16'56" West along said north right of way line, 288.51 feet to the east line of Certified Survey Map No. 278;
Thence South 26°07'56" West along the east line of said Lot 1, 39.07 feet to the north right of way line of Burlington Road - County Trunk Highway "S";
Thence North 57°29'29" West along said north line, 39.18 feet;
Thence North 61°50'54" West along said north line, 51.08 feet to a point on a curve;
Thence northwesterly 383.40 feet along the arc of said curve to the left and said north right of way line, whose radius is 2617.00 feet and whose chord bears North 63°14'09" West, 383.06 feet;
Thence North 22°34'02" East along said north right of way line, 41.00 feet;
Thence North 68°18'58" West along said north right of way line, 308.49 feet;
Thence South 01°39'49" East along said north right of way line, 39.68 feet;
Thence North 67°25'58" West along said north right of way line, 203.12 feet to the west line of the East 1/2 of the Northeast 1/4 of Section 30;
Thence North 01°53'28" West along said west line, 37.83 feet to a point on the north line of the Northeast 1/4 of said Section 30;
Thence North 01°37'12" West along the monumented west line of the East 1/2 of the Southeast 1/4 of Section 19, 2655.51 feet to the north line of said Southeast 1/4;
Thence North 88°09'21" East along said north line, 1332.95 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

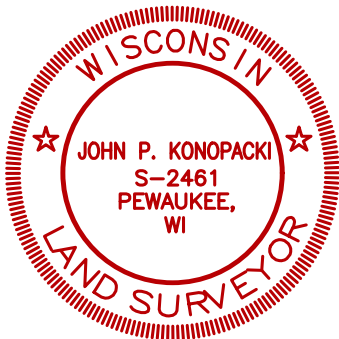
Containing 3,940,850 square feet (90.4695 acres) of land Gross and 3,654,364 square feet (83.8927 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of SRPF D/BURLINGTON RD, LLC , owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Section 236.34 of the Wisconsin State Statutes and the Village of Somers Land Division and Platting Control Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: DECEMBER 19, 2022




John P. Konopacki
Professional Land Surveyor S-2461

 Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2360.00
SHEET 11 OF 14

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 1 of Certified Survey Map No. 278 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

SRPF D/BURLINGTON RD, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

SRPF D/BURLINGTON RD, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. Village of Somers

IN WITNESS WHEREOF, the said SRPF D/BURLINGTON RD, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, _____ (State), on this _____ day of _____, 20____.

In the presence of: SRPF D/BURLINGTON RD, LLC

Name (signature) - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name) _____, (title) _____, of the above named SRPF D/BURLINGTON RD, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of _____
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

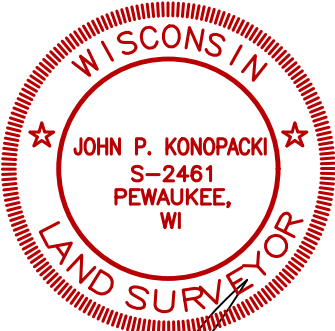
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

Date Name - Title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of _____
My Commission Expires: _____



DECEMBER 19, 2022

 Prepared By:
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OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

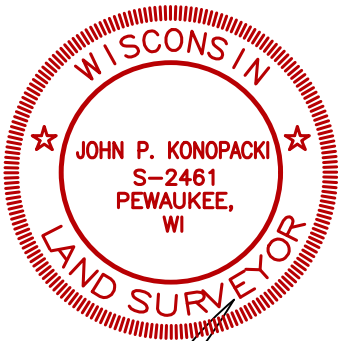
PEG JOB#2360.00
SHEET 12 OF 14

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 1 of Certified Survey Map No. 278 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

SANITARY SEWER AND WATER MAIN EASEMENT		
LINE NO.	BEARING	DISTANCE
L100	S67°09'08"E	179.29'
L101	N62°28'07"E	435.97'
L102	N88°30'29"E	697.59'
L103	S01°31'50"E	40.00'
L104	S88°30'29"W	4.80'
L105	S01°29'31"E	3.00'
L106	S88°30'29"W	20.00'
L107	N01°29'31"W	3.00'
L108	S88°30'29"W	367.05'
L109	S01°29'31"E	3.75'
L110	S88°30'29"W	20.00'
L111	N01°29'31"W	3.75'
L112	S88°30'29"W	276.52'
L113	S62°28'07"W	445.53'
L114	N67°09'08"W	179.90'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N61°38'30"W	65.00'
L2	S23°55'30"W	96.86'
L3	S26°07'56"W	39.07'
L4	N57°29'29"W	39.18'
L5	N61°50'54"W	51.08'
L6	N22°34'02"E	41.00'
L7	N68°18'58"W	308.49'
L8	S01°39'49"E	39.68'
L9	N67°25'58"W	203.12'
L10	N01°53'28"W	37.83'




DECEMBER 19, 2022

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	383.40'	2617.00'	008°23'39"	N63°14'09"W	383.06'	N59°02'20"W	N67°25'58"W
C2	350.93'	550.00'	036°33'27"	N16°44'53"E	345.00'	N35°01'36"E	N01°31'50"W
WEST ROW	325.40'	510.00'	036°33'27"	N16°44'53"E	319.91'	N35°01'36"E	N01°31'50"W
EAST ROW	376.45'	590.00'	036°33'27"	N16°44'53"E	370.09'	N35°01'36"E	N01°31'50"W
C3	411.25'	2658.00'	008°51'53"	N63°00'02"W	410.84'	N58°34'05"W	N67°25'58"W

 Prepared By:
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OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2360.00
SHEET 13 OF 14

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 1 of Certified Survey Map No. 278 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and in the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Somers on this _____ day of _____, 20__.

Date

George Stoner, Chairman

Date

Mary Ann Cole, Clerk-Treasurer

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers on this _____ day of _____, 20__.

Date

George Stoner, Village President

Date

Brandi Baker, Clerk-Treasurer



DECEMBER 19, 2022



Prepared By:

PINNACLE ENGINEERING GROUP

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

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2360.00
SHEET 14 OF 14