Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Agenda
Monday, June 12th, 2023
5:30 P.M.

1. Call to order

2. Pledge of Allegiance

3. Approve Minutes of May 8th Meeting

4. Correspondence

5. Citizen Comments

6. <u>Comp Plan Amendment:</u>

Public Hearing and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (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 "Medium-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved", to "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. (*For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

7. <u>Rezone with PUD Overlay:</u>

Public Hearing and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests a rezoning from R-4 Urban Single-Family Residential Dist., R-5 Urban Single-Family Residential Dist., R-8 Urban Two-Family Residential Dist., R-9 Multiple-Family Residential Dist. and C-1 Lowland Resource Conservancy Dist. to R-11 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

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

Discussion and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by James D. Baker of Manhard Consulting LTD) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-

acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

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

   Discussion and Action Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests site plan review and exterior fenestration review on Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

10. **Rezone:**

    Public Hearing and Action on Request by: Edwin G Mueller & Marcella Mueller, 220 Old Green Bay Rd, Kenosha, WI 53144-1026 (Owner), Mark J. Mueller, 250 Old Green Bay Rd, Kenosha WI 53144 (Agent), requests a rezoning from B-5 Wholesale Trade and Warehousing Dist. to R-2 Suburban Single-Family Residential Dist. & A-4 Agricultural Land Holding Dist. on part of Tax Parcel # 82-4-222-022-0104, located in the NW 1/4 of Section 2, T2N, R22E, Village of Somers. (*For informational purposes only, this property is located at 220 Old Green Bay Road).*

11. **Rezone:**

    Public Hearing and Action on Request by: ROA LLC, 4600 Green Bay Rd, Kenosha, WI 53144 (Owner), David A. Yontz, Brooks Pierce LLP, 1700 Wells Fargo Capitol Center, 150 Fayetteville Street, Raleigh, NC 27601 (Agent), requests a rezoning from B-1 Neighborhood Business District to B-3 Highway Business District on Tax Parcel # 82-4-222-341-0071, located in the NE 1/4 of Section 34, T2N, R22E, Village of Somers. (*For informational purposes only, this property is located at 4600 Green Bay Road).*

12. **Plan Commission Conceptual Approval:**

    Discussion and Action on Request by: Diamond Estates of Somers LLC, 6320 20th Ave, Kenosha, WI 53143 (Owner), David Wallach d/b/a BluePaint Development LLC, 6320 20th Ave, Kenosha, WI 53143 (Agent), requesting conceptual approval of a single-family condominium on Tax Parcel #83-4-223-082-0191, located in the NW 1/4 of Section 8, T2N, R23E, Village of Somers. Said conceptual approval is subject to receiving formal approval by the Village Board of preliminary and final condominium plats, overall site plan, building fenestration, and stormwater management plans. (*For informational purposes only, this property is located on the east side of Sheridan Road, south of 7th Place).*

13. **Adjourn**

I hereby certify **that** as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 6th, 2023 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 5th day of June, 2023 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 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
May 8, 2023

1. Call to Order

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

Present:

- Chairman George Stoner
- Commissioner Ron Grimes
- Commissioner Bob Lee
- Commissioner Gregg Thompson
- Commissioner Vinnie Chambers
- Commissioner Don Boxx
- Commissioner Paul Aiello
- Alternate Pat Juliana

Absent: none

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier, Building Inspector Scott Seymour, Fire Chief Ben Andersen
Elected officials: Trustees Jackie Nelson, Joe Smith, Ben Harbach and Karl Ostby
Kenosha County Staff: Luke Godshall, Andy Buehler, Municipal Judge Robert Kupfer
Others: Baxter & Woodman Engineer Brett Biwer, Jennie Tunkieicz, Krista Reck, Terry Maack, Mary Kay Schleiter, Spencer Kabat, Rolph Anderson, Ryan Douglas
On the phone: Jason Burick, John, Jordan Michalkiewicz, Matt Brink, Michael Christoff, Vaishali Wagh

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of April 10, 2023

Chairman Stoner makes a motion to approve to the minutes.
Seconded by Commissioner Boxx.
Motion carried. 7-0.

4. Correspondence

None

5. Citizen Comments

Jennie Tunkieicz
8737 18th Street

Tunkieicz thanks the commissioners for serving and bring out two concerns regarding the MapleCrest project:

1. The possible impact on stormwater. She mentions that Highway H is often closed due to water over the roadway
2. Possible traffic impact of that many residences at the proposed development on the traffic along Highways L and H and whether that intersection will have to be changed to accommodate it.

1. Rezone:

Public Hearing and Action on Request by: Douglas Rothwell, 816 100th Ave., Kenosha, WI 53144 (Owner), requests a rezoning from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist., on Tax Parcel #82-4-222-082-0200, located in the NW ¼ of Section 8, T2N, R22E, Village of Somers.

No public comments
Chairman Stoners explains that a house is planned for that parcel.
Commissioner Boxx proposes the motion
Commissioner Aiello seconds
Motion passes unanimously7-0.

2. Land Division (Certified Survey Map):

Public Hearing and Action on Request by: Douglas Rothwell, 816 100th Ave, Kenosha, WI 53144 (Owner), requests approval of a Certified Survey Map (dated February 21, 2023 and prepared by Mark R. Madsen of Nielsen Madsen & Barber) to create one (1) 10.000-acre Lot and one (1) 25.548-acre Lot on Tax Parcel #82-4-222-082-0200, located in the NW ¼ of Section 8, T2N, R22E, Village of Somers.

No public comments
Commissioner Boxx proposes the motion
Commissioner Aiello seconds
Motion passes unanimously7-0.

3. Rezone:

Public Hearing and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay

Rd, Kenosha, WI (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403-9740 (Agent), requests a rezoning from A-2 General Agricultural Dist. to R-4 Urban Single-Family Residential Dist. & A-2 General Agricultural Dist. on Tax Parcel # 82-4-222-171-0040, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

Comments:

Nancy Washburn (Mastercraft Builders agent)
7450 County Line Rd, Mount Pleasant, 53403
Washburn explains the project and its history. They are downsizing their original project down to two single-family homes on two lots with a shared driveway served by a shared well. The homes are new models: 1,900 sq. ft., 3 bedrooms, 2.5 bathrooms, 3-car garage, with a price of $500,000 to $550,000.
Chairman Stoner mentions that shared driveways are not typically allowed, but the county requested it. He also mentioned that the stream going through the proposed subdivision behind it will have to be redirected and piped down Highway E.
Washburn confirms that they are aware of it.
Commissioner Lee asks whether the houses will have a basement.
Washburn states they will have full basements.

Mary Kay Schleiter
1312 93rd Ave in Somers
Schleiter shares her concern for the shortage of houses in Somers, especially affordable housing for residents.

Ted Terletzky
9015 12th Street
Terletzky states that he lives next to the proposed development.
He states his opposition to the shared driveway.

Christopher Denman
9407 12th Street
Denman states his opposition to the shared driveway.
He also questions the zoning being R3 instead of R4 and the shared well.

Chairman Stoner states that the shared driveway decision was dictated by Kenosha County, and these concerns should be addressed to the county.
He also states that as soon as municipal water becomes available at the property, they will have to connect to the water.

Motion by Chairman George
Seconded by Commissioner Boxx
Motion passes unanimously7-0.

4. Land Division (Certified Survey Map):

Public Hearing and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403-9740 (Agent), requesting approval of a Certified Survey Map on Tax Parcel #82-4-222-171-0040, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

No public comments

Commissioner Aiello proposes the motion
Commissioner Boxx seconds
Motion passes unanimously7-0.

5. Conditional Use Permit:

Public Hearing and Action on Request by: Hyslop Foundation Inc, 880 Green Bay Rd, Kenosha, WI 53144 (Owner); Timothy Leveque, 880 Green Bay Road, Kenosha, WI 53144 (Agent), requesting a Conditional Use Permit for Event Facilities with lodging, Living Quarters for Watchmen and Caretakers, and Summer Theaters and Amphitheaters or Band Shells in the PR-1 Park-Recreational Dist. on Tax Parcel #82-4-222-101-0323, located in the NE ¼ Section 10, T2 N, R22 E, Village of Somers.

Public Hearing

Terry Maack
950 Green Bay Road
Maack brings up concern about the noise and suggest a time limit to performances.

Hawthorn Hollow Nature Sanctuary and Arboretum Executive Director TJ Leveque
Leveque states that there is no plan to build a bandshell and performances end at 9 p.m.
Leveque is happy to hear feedback and promises to address neighbor's concerns.
He states that future performances will be the as past ones.
Commissioner Lee states his support for the organization
Commissioner Grimes points out the sanitary issues brought up by the county
Chairman Stoner states that this is the culmination of many meetings, and his support for the organization.
Commissioner Boxx asks about the time limit to performances.
Public hearing closes
Motion to approve: Boxx, second by Aiello
Chairman Stoner amends the motion to set music hours to stop at 9 p.m.

Motion passes unanimously7-0 as amended

6. Rezone:

Public Hearing and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to B-3 Highway Business Dist. on part of Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

No public comments
Commissioner Aiello proposes the motion
Commissioner Boxx seconds
Motion passes unanimously7-0.

7. Conditional Use Permit:

Public Hearing and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requesting a Conditional Use Permit for a Compressed Natural Gas fueling station with minor truck servicing in the B-3 Highway Business Dist. on part of Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

Public meeting

Krista Reck
6007 7th Street
Reck asks where the access to the property will be, the acreage of the property and more details about he project.

Developer comes to the podium

Developer presentation
Rolph Anderson - CT Realty
5N941 E Ridgewood Dr.
Saint Charles Illinois
We are in the first round of our clean truck hubs fueling stations.
Utilizing RNG (compressed)
We completed 8 projects nationwide
We have another 8 under construction
Another 8 in entitlements

Commissioner Grimes asks whether they saw the engineer's notes
Anderson says yes

Greg Roche – VP of Clean Energy

It is a strong environmental project, far cleaner than diesel trucks.
It uses natural gas from dairy farm and landfills.
Providing facilities for local routes and local drivers, not long-haul trucking.
We have over 600 fuel stations for commercial fleets: municipalities, refuse collection, … It is a way to move goods cleaner than today.
Commissioner Thompson: Will 100% will be the renewal natural gas (farm to fuel)?
Roche: Yes, through the pipeline provided by the utility. We produce the natural gas at a dairy farm, for example, and put it in the pipeline. It is a shared pipeline.
Reck (at the request of Commissioner Lee) shares her concern about ground water contamination is an issue.
Commissioner Grimes asks about fire protection
Roche: there will be water available on site for firefighters

Chairman Stoner proposes the motion
Commissioner Boxx seconds
Motion passes unanimously7-0.

8. Land Division (Certified Survey Map):

Public Hearing and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requests approval of a Certified Survey Map (dated March 17, 2023 and prepared by David A. Yurk of raSmith) to create one (1) 20.00-acre Lot from Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

Public hearing
Open/closed
Chairman Stoner proposes the motion
Commissioner Aiello seconds
Motion passes unanimously7-0.

9. Site Plan Review & Exterior Fenestration:

Discussion and Action Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requests site plan review and exterior fenestration review on Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

Commissioner Boxx makes motion to approve
Chairman Stoner requests for the stormwater retention ponds to be larger than required and for the water not to sheet drain on the farmer's field but guide it to the ditch along the railroad track. He mentions that he needs to be prepared to show what the building looks like once it comes in front of the Village Board. Trash containers will need to be shown

on the drawings. He also mentions that a sampling manhole should be installed when the sanitary system is built to be ready for the sewer hookup. The sewer and water hook up will be mandatory once available.

Motion passes Motion passes unanimously7-0.

10. <u>Plan Commission Conceptual Review:</u>

Discussion and Action on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ryan Douglas, Land Quest, 4419 Washington Rd., Kenosha, WI 53144 (Agent), requesting conceptual review of a single- & multi-family residential development on Tax Parcel #82-4-222-201-0100, located in the NE 1/4 of Section 20, 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.

Ryan Douglas - Landquest
And Jason Burik, is going to present the project
Chairman Stoner says he will ask that single family home have basements. He also addresses street parking and making sure that firetrucks could go through.
Commissioner Grimes talks about future plans for Highway H expansion and to make sure to account for that.
Commissioner Thompson asks whether there will be a traffic study
Chairman Stoner says yes
Commissioner Thompson asks about the cost of the units.
Douglas says it is too early to know but that the project includes a lot of different housing options within the site.
Administrator Peters to the board, would they consider a PUD to address the building height limit within the ordinance.
Commissioner Lee said he could not weigh in on the height issue
Commissioner Chambers said he would have to think about it
Ryan Douglas mentions that the higher buildings allow for amenities within the development.
Administrator Peters mentions that the roads by the single-family homes might have o be public.

11. Adjourn

Commissioner Boxx proposes the motion
Commissioner Aiello seconds
Motion passes unanimously7-0.

Drafted May 12, 2023.
These minutes are not official until approved by the Plan Commission. Submitted by Kevin Poirier

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: **05-31-23**
MTG DATE: **06-12-23**
APPLN DATE: **04-04-23**
RE: **'Somersville' Multi-Family Residential Development**

BACKGROUND:

1.	Petitioner/Agent:	Jack Reichl, Cardinal Capital Management, Inc.
2.	Property Owner:	CCM-Somerville, LLC
3.	Location/Address:	Vacant land east and south of Somers Elementary School
4.	Tax key Number(s):	82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200
5.	Area:	60 acres
6.	Existing Zoning:	R-4, R-5, R-8, R-9, C-1
7.	Proposed Zoning:	R-11, C-1, Planned Unit Development (PUD) overlay
8.	Existing Land Use:	"Medium-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved"
9.	Proposed Land Use:	"High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved"

OVERVIEW:
The Petitioner proposes to develop the above-referenced tax parcels as a multi-family residential development with a total of 426 dwelling units on approximately 60 acres. After having first presented the project to the Village beginning in 2020, the Petitioner has made some adjustments to their original plans and is now seeking formal approvals for an amendment to the adopted land use plan from medium-density residential to high-density residential, a rezoning approval to R-11 Multiple-Family Residential Dist. with a PUD Planned Unit Development overlay, two (2) Certified Survey Maps (CSMs) to subdivide the tract into individual Lots & dedicate area public road right-of-way, and approval of the overall site plans and building fenestration.

PLANNER COMMENTS:
A total of 426 residential living units are proposed to be contained within 53 total buildings with the following distribution:

- Fifteen (15) 8-unit townhouses
- Thirteen (13) 12-unit townhouses
- Ten (10) 12-unit townhouses (w/ 3-bedroom end units)
- Fifteen (15) duplexes

The overall proposed density of the development is 7.08 dwelling units per acre, well below the 12.4 units per acre allowed under R-11 zoning. The development is planned to be built in two phases, with the first phase being located at the north, east and south ends of the site and consisting of eight (8) 8-unit townhouses, seven (7) 12-unit townhouses, nine (9) 12-unit townhouses w/ 3-bedroom end units, the community clubhouse area, public greenspace the two

stormwater ponds and new Village public street. All proposed units exceed the minimum required floor area for 2-bedroom (1,000 sq. ft.) and 3-bedroom (1,200 sq. ft.) dwelling units.

The submitted building renderings retain the style and theme as what had been proposed for this project back in 2020, with buildings providing a good mixture of color, materials and architectural articulation via the use of balconies, awnings and staggered building facades. All buildings would also meet the 35' height requirement[1] under the R-11 zoning district.

A total of 931 parking spaces are required for the proposed residential units and their guests (961 parking spaces proposed). An additional 19 parking spaces are proposed for the 9,890 sq. ft. clubhouse, bringing the total proposed parking spaces count across the site to 980. Parking spaces are shown on the plans to meet the 9'x18' size requirement and 24' wide drive aisle requirement.

The main road running through the development connecting CTHs E & EA (labelled as 'Somerville Parkway' on the submitted site plans) is proposed as a 66' wide public street to be dedicated to the Village. The Kenosha County Land Division office has reviewed the submitted site plan and has indicated that the north/south portion of this street shall be labelled as "69th Avenue", and the east/west portion of the street shall be labelled as "15th Place". The final site plans and Certified Survey Maps (CSMs) should be revised accordingly.

CSMs:
The Petitioner intends to subdivide the development tract into individual Lots using two separate Certified Survey Maps (CSMs) due to the fact that the total number of proposed Lots (8) exceeds that which can be created with a single CSM (Village land division ordinance allows for the creation of up to six (6) Lots on a single CSM). A similar 2-CSM approach was used by the Savannah at Pike Creek apartments project that was approved for the northwest corner of STH 31 & CTH L.

CSM #1 (dated March 24, 2023 and consisting of 32 sheets) would consist of six (6) Lots as well as dedication of the public road areas for the new Village street and additional right-of-way needed for County Trunk Highways E & EA. CSM #2 (dated March 24, 2023 and consisting of 11 sheets) would further subdivide Lot 6 of the first CSM into three (3) additional Lots.

Based on review comments received from the Kenosha County Highway Dept., an additional 18 feet of right-of-way must be dedicated for CTH E, while CTH EA will only require enough additional right-of-way dedication necessary to construct turn and bypass lanes as identified by the Traffic Impact Analysis (TIA). This additional right-of-way dedication is shown and accounted for on the submitted CSMs.

The CSMs both generally comply with the Village of Somers Land Division and Platting Control Ordinance. Specific comments for revisions to the CSMs are noted below under the Staff Recommendation section below. Once approved, both CSMs shall be recorded sequentially in the Kenosha County Register of Deeds, with the recording information of the first CSM being hand-written into the spaces provided for on the second CSM prior to the second CSM being recorded.

PUD:
The Petitioner is requesting approval of a Planned Unit Development (PUD) overlay district as part of their rezoning application, which allows for flexibility from the normal Village ordinance standards. However, a PUD petition (required by Section ZN 4.08(2)(h) of Village zoning ordinance) was not included with the submitted materials and was not available at the time of this report.

[1] Height of Building is defined in the Village of Somers zoning ordinance as: "The vertical distance from the grade at the front of a building to the highest point of the coping of a flat roof between the eaves and a ridge or to the deck line of a mansard roof or the average height between the plate and ridge of a gable, hip, or gambrel roof."

When this project was proposed back in 2020 the Petitioner requested a 30' building setback from the new public street as opposed to the standard 40' setback required under the zoning ordinance. Based on the submitted plans it appears that this 30' building setback is still being sought.

There also appear to be other areas of the site plan that would require either revising the site plan to meet Village ordinance requirements or requesting deviations as part of a PUD petition. For instance, several parking lot and driveway areas do not meet the 20' setback requirement from a public right-of-way and/or the 10' setback requirement from side and rear lot lines (e.g. the parking lot in front of the clubhouse, the parking lot near buildings 6 & 20, a proposed lot line running through the parking/driveway area adjacent to buildings 5, 6 & 20, parking lot east of building 53, etc.). It also appears that some multi-family buildings may not meet required 15' side setbacks (building 16, and possibly buildings 45, 48 and 35) and/or required 25' rear setbacks (buildings 16 & 17) from proposed lot lines of the CSMs.

These concerns have been relayed to the Petitioner and they have been encouraged to explore areas of the site plan that can be adjusted so as to meet ordinance requirements, and to submit a PUD petition to include a request for specific ordinance deviations for any areas of the site plan that cannot meet standard ordinance requirements.

The submitted landscape plan, prepared by Garland Alliance Landscape Architects and dated February 20, 2023 provides for a diverse mixture of deciduous and evergreen trees & shrubs and meets the landscaping requirements contained in the zoning ordinance. The final landscape plan will be incorporated into the master Developer's Agreement for the project to ensure its implementation.

A photometric site plan was not submitted as part of the revised project plans. The Petitioner shall submit a comprehensive site photometric plan indicating light intensity and fixture types and locations for review & approval by Village staff. The final photometric plan will be incorporated into the master Developer's Agreement.

Dumpster locations are noted on the site plans, but specifications were not included. The Petitioner will need to provide plans indicating the look and materials of the dumpster enclosures to ensure they meet Village ordinance standards, which requires trash dumpster enclosures in multi-family residential uses to be screened with fencing of decorative wood or masonry six feet in height with a solid attractive single or double access gate on one side only and with coniferous shrubs or trees on three sides.

On the first page of the Site Renderings (page 10 of the submitted Site Revision Presentation document), there is a view of the CTH E streetscape which shows a ground development sign located within the landscaped island boulevard of the proposed Village street. The sign is located at the extreme northern edge of the boulevard, just within the curb, and appears to be located much too close to the right-of-way of CTH E. Village ordinance requires that development signs within island boulevards be located at least 15 feet from the back of the curb of the boulevard island adjacent to the intersection, highway or street right-of-way. The development sign can also be up to 10 feet in height. These parameters should be noted as the Petitioner continues to fine-tune their plans.

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

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

1. The Certified Survey Maps shall be subject to the following:

a. Subject to revising the CSMs to address review comments from the Wisconsin Department of Administration's May 26, 2023 review letters.

b. Subject to making the following revisions to the CSMs:

1. List the name and address of the owner(s), developer and surveyor on the face of both CSMs.

2. On CSM #2, re-label Lots 6, 7 and 8 as Lots 1, 2 and 3 (within the Lot boundaries and in the tables on Sheets 1 & 6 of 11).

3. On both CSMs, label the north-south portion of the public road as "**69th Avenue**", and label the east-west portion of the public road as "**15th Place**".

4. On both CSMs, add a note indicating that the Lots shall be served by sanitary sewer.

5. On CSM #1, add/label the Kenosha County Shoreland boundary to Lot 2.

6. On CSM #1, add 50'x50' vision corner easements to the northwest corner of Lot 1 and the northeast corner of Lot 6, where 69th Avenue intersects with CTH E.

7. On CSM #1, add 50'x50' vision corner easements to the northwest corner of Lot 4 and the southwest corner of Lot 6, where 15th Place intersects with CTH EA.

8. Add a vision corner easement note: "No obstructions, such as structures, fences, parking or vegetation shall be permitted in any business, manufacturing or institutional district between the heights of two (2) feet and ten (10) feet above the plane through the centerline of the road within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen (15) feet from the road right-of-way. In the case of any federal, state or county highway or town road intersection with any other federal, state or county highway or town road or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet."

9. On Sheet 31 of 32 of CSM #1 and on Sheet 10 of 11 of CSM #2, under the Village of Somers Board Approval section, change "Mary Cole, Village Clerk" to read "Brandi Baker, Village Clerk-Treasurer.

10. On Sheet 31 of 32 of CSM #1 and on Sheet 10 of 11 of CSM #2, remove the Village of Somers Plan Commission Approval signature block areas.

c. 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.

d. 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.

2. Subject to the Petitioner submitting a PUD petition letter containing the information detailed in Section ZN 4.08(2)(h) of the Village of Somers zoning ordinance, especially including any proposed departures from the standards of development as set forth in the Village zoning regulations, other Village regulations or administrative rules, or other Village or Village ordinances.

3. Subject to providing a photometric site plan.

4. Subject to submitting plans & specifications of the proposed dumpster enclosures.

5. Subject to receiving approval from the City of Kenosha for an Airport Overlay Site Plan Review.
6. Subject to obtaining any necessary approvals and/or permits from Kenosha County Division of Highways regarding work within the right-of-way of County Trunk Highways “E” & “EA”.
7. Subject to approval by the Somers Fire & Rescue Department.
8. Subject to receiving any necessary stormwater plan approval by the Village of Somers engineer.
9. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.
10. Subject to implementation of a Developer’s Agreement between the Petitioner and the Village of Somers.

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

May 4, 2023

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

Subject: Somersville – Approval Recommendation

Dear Jason,

As requested, we reviewed the revised engineering plan set and related documents for the subject project. The intent of our review was to determine compliance with Village codes and standards, and good engineering practices.

We recommend approval of the documents, prepared by Manhard Consulting and Garland Alliance. The first page of each of the documents is attached. The developer must provide a complete printed engineering plan set to the building inspector that has an engineer's seal and signature.

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

Based on the documents submitted, this development is expected to have an Equivalent Run-off Unit (ERU) of 176.1 for assessment by the Village's Storm Water Utility.

Please call if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Douglas R. Snyder, P.E.

DRS/JDS
Attachment
C: George Stoner, President (email)
Kevin Poirier, Assistant to Administrator (email)
Matt Eagle, P.E., Manhard Consulting (email)
Erica Reiser, Manhard Consulting (email)
Jack Reichl, Cardinal Capital (email)
Jon Steinbach, P.E., Baxter & Woodman, Inc. (email)

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

CCM-Somerville, LLC x _____ Signature

Mailing Address:

901 S 70th Street

City: West Allis State: WI Zip: 53214

Phone Number: 414-727-9902 E-mail (optional): _____

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):

Cardinal Capital Management, Inc. x _____ Signature

Mailing Address:

901 S 70th Street

City: West Allis State: WI Zip: 53214

Phone Number: 414-510-4256 E-mail (optional): jreichl@cardinalcapital.us

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

Medium-Density Residential (6,000SF to 39,999SF/DU)

(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":

High-Density Residential

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

Proposed use is a PUD - Planned Urban Development consisting of 424 units and a clubhouse.

(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:

The proposed development would be in line with the Village of Somers Comprehensive Plan for medium density housing.

(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 would compliment the nearby elementary school and senior living housing development, in addition to long term growth of the Village, UW Parkside and southeastern Wisconsin.

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

No, the project will contain high effeciancy and environmental friendly materials and contain adequate green spaces.

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

Yes, the public benefit of additional high quality housing for the community.

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

The proper utilities and public roads are adjacent to the proposed development.

(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:

82-4-222-152-0225, 82-4-222-152-0300, 82-4-222-152-0200

(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).

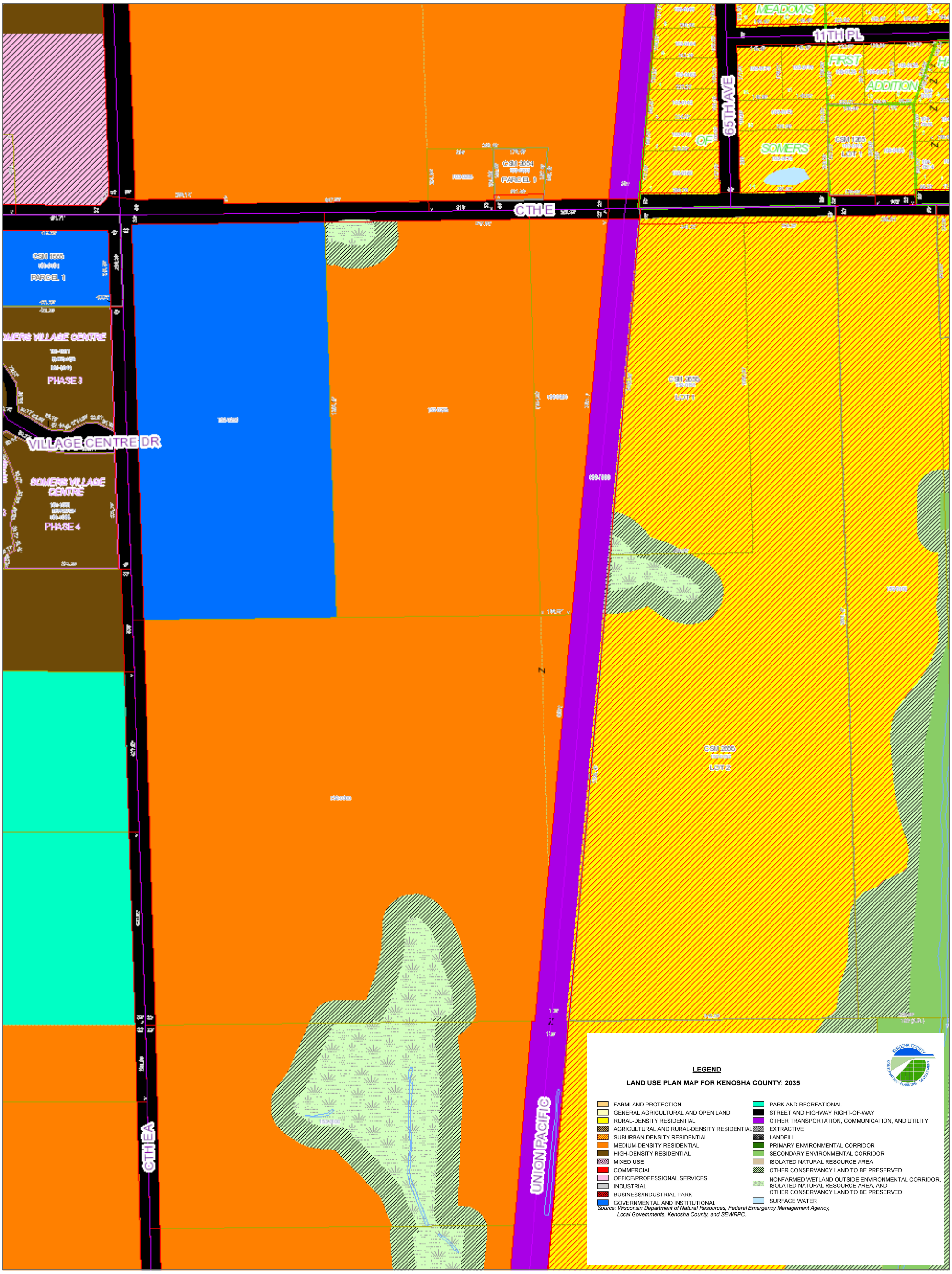
(h) The fee specified in Section 12.05-8 of this ordinance.

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

KENOSHA COUNTY
INTERACTIVE MAPPING

EXISTING LAND USE PLAN

1 inch = 300 feet
Date Printed: 9/28/2020



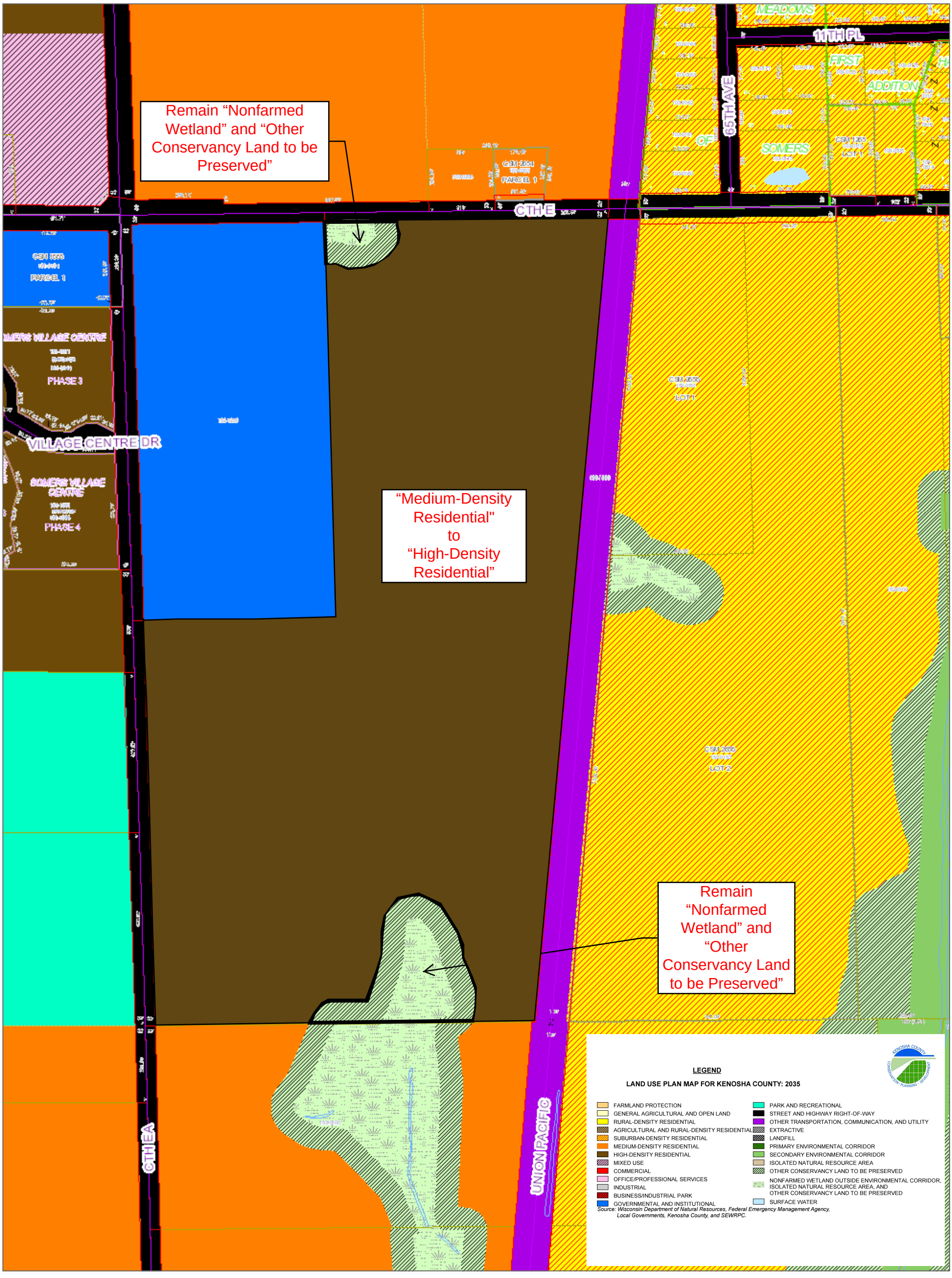
DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes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

KENOSHA COUNTY
INTERACTIVE MAPPING

PROPOSED LAND USE PLAN

N
S

1 inch = 300 feet
Date Printed: 9/28/2020



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VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
CCM-Somerville, LLC

Print Name: Erich Schwenker Signature: [signature]

Mailing Address: 901 S 70th Street

City: West Allis State: WI Zip: 53214

Phone Number: 414-727-9902 E-mail (optional): _____

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

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

Print Name: Jack Reichl Signature: _____

Business Name: Cardinal Capital Management, Inc.

Mailing Address: 901 S 70th Street

City: West Allis State: WI Zip: 53214

Phone Number: 414-510-4256 E-mail (optional): _____

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

82-4-222-152-0300

82-4-222-152-0225

82-4-222-152-0200

Property Address of property to be rezoned:
12th Street, Village of Somers, WI 53171

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

PUD development of 424 units of multifamily housing and a clubhouse on approximately 66 acres.

(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	☐ TCO Town Center Overlay District
☐ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
☐ R-3 Urban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☑ R-4 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☑ R-5 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-6 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☑ R-8 Urban Two-Family Residential District	☐ I-1 Institutional District
☑ R-9 Multiple-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-10 Multiple-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☐ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay 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	☐ TCO Town Center Overlay District
☐ A-2 General Agricultural District	☐ B-1 Neighborhood Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-2 Community Business District
☐ A-4 Agricultural Land Holding District	☐ B-3 Highway Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-4 Planned Business District
☐ R-1 Rural Residential District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-2 Suburban Single-Family Residential District	☐ BP-1 Business Park District
☐ R-3 Urban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-4 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
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☐ R-6 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
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☑ R-11 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ FPO Floodplain Overlay District
☐ HO Historical Overlay District	☐ FWO Camp Lake/Center Lake Floodway Overlay District
☑ PUD Planned Unit Development Overlay District	☐ FFO Camp Lake/Center Lake Floodplain Fringe Overlay 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: _____ County Board Supervisor: _____

(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.

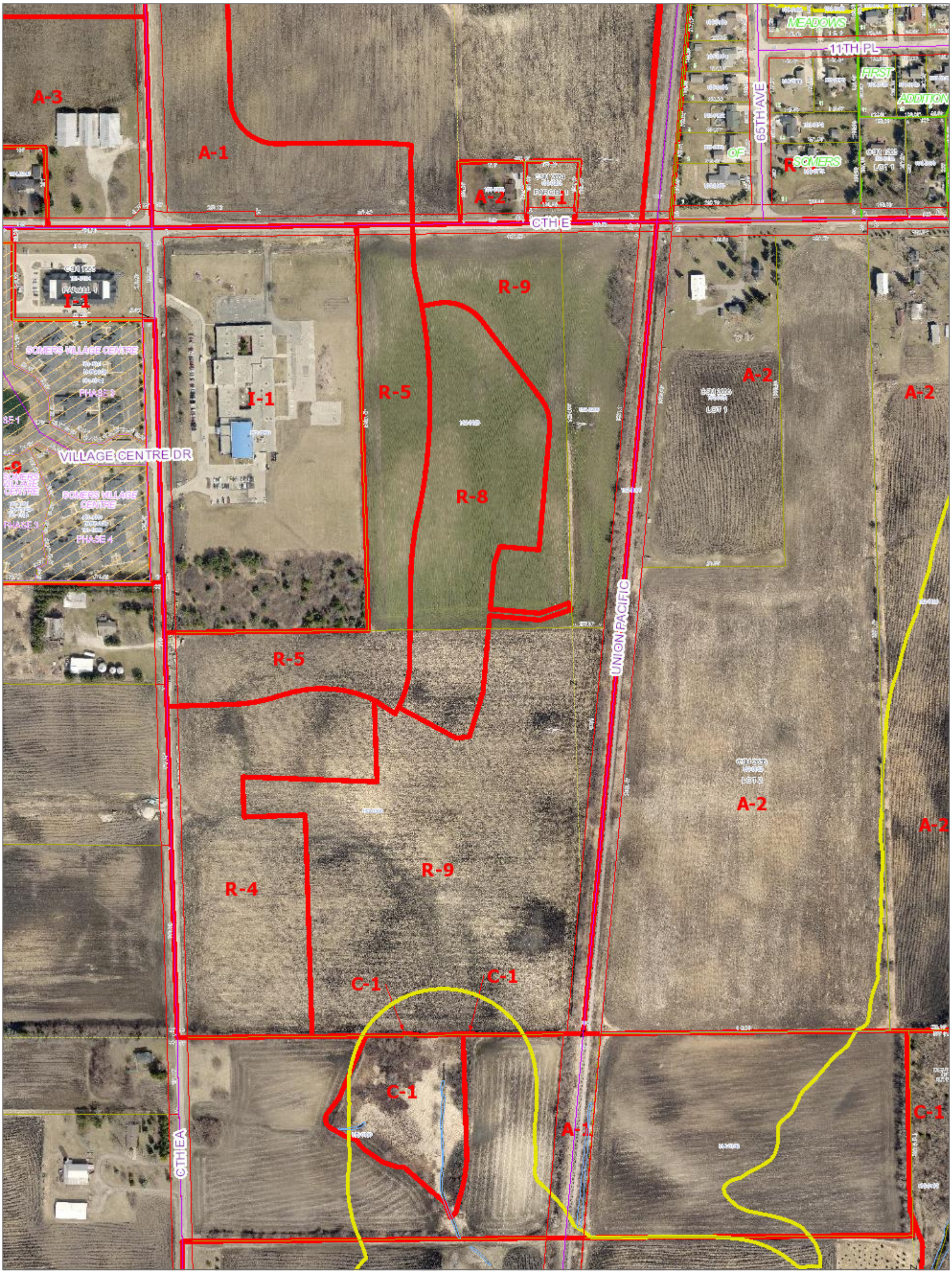
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

KENOSHA COUNTY
INTERACTIVE MAPPING

EXISTING ZONING

N
S

1 inch = 300 feet
Date Printed: 9/28/2020



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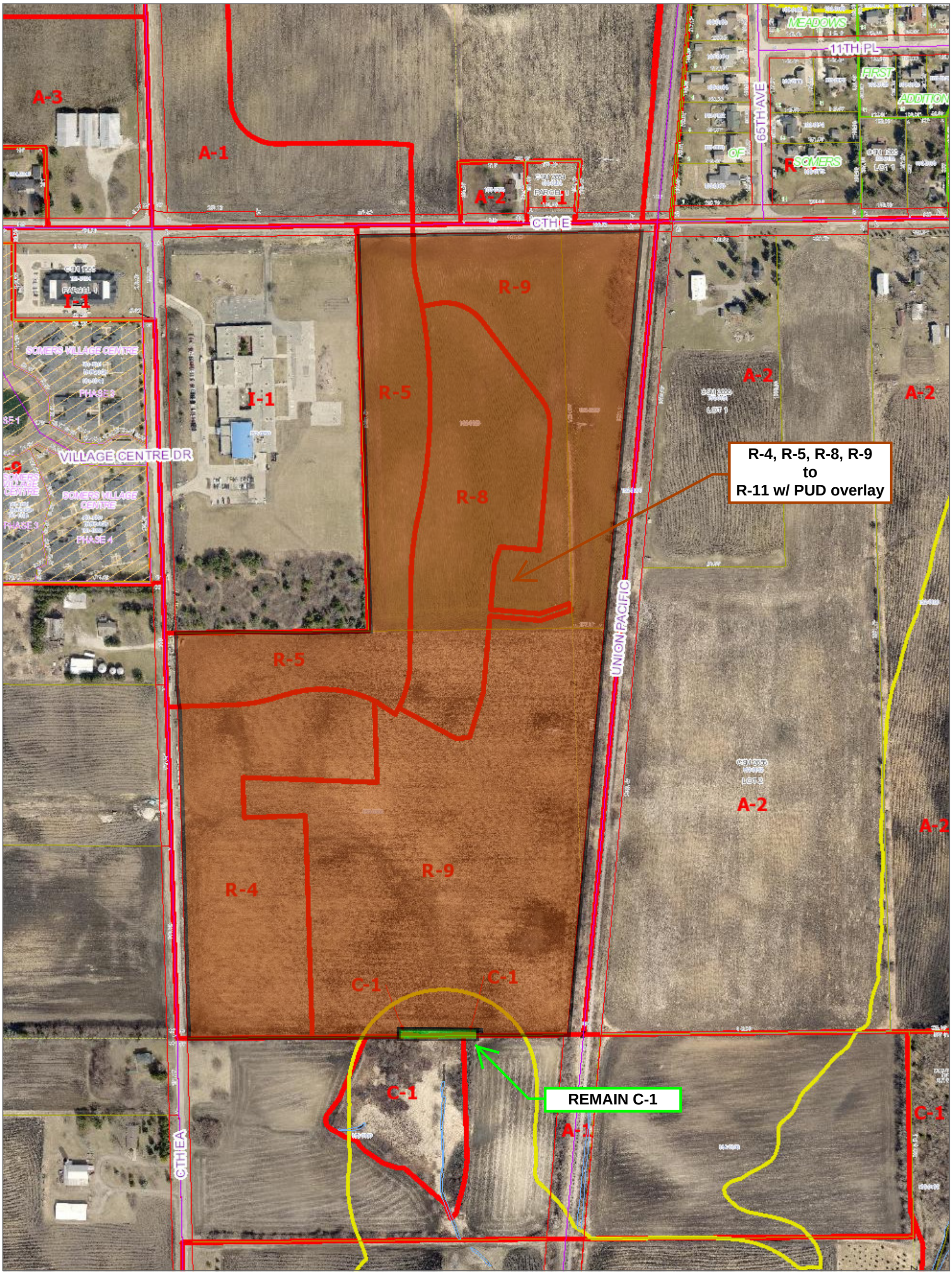
KENOSHA COUNTY
INTERACTIVE MAPPING

PROPOSED ZONING

N
S

1 inch = 300 feet
Date Printed: 9/28/2020



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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:

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

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

Applicant Name: CCM-Somerville, LLC Date 4/3/23

Mailing Address: 901 S 70th Street, West Allis, WI 53214 Phone # 414-727-9902

_____ Phone # _____

Tax Parcel Number(s): 82-4-222-152-0225, 82-4-222-152-0300, 82-4-222-152-0200

_____ Acreage of Project: 64.80

Location of Property (including legal description):

See attached.

Subdivision/Development Name (if applicable): Somerville Apartments

Existing Zoning: R-9, R-8, R-5 & R-4 Proposed Zoning: PUD Multifamily

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

Present Residential

Proposed PUD Multifamily

Present Use(s) of Property: Farmland

Proposed Use(s) of Property: Multifamily

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:

Property Owner's Signature — Date 4/3/23

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date 4/3/23

Developer's Signature — Date 4/3/23

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.

N

CTH 'E' (12TH STREET)
SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E")
NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22
POINT ON THE SOUTH LINE OF 12TH STREET (CTH "E")
NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22
L4
L5
L6 (255.33')
POINT ON WEST LINE OF THE UNION PACIFIC RAILROAD
HEREBY DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY
NORTH LINE OF SECTION 15, ALSO BEING NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15
18.00'
33.00'
66.00'

CTH 'EA' (72ND AVENUE)
WEST LINE OF THE NORTHWEST 1/4 SECTION 15-2-22
EAST LINE OF THE NORTHEAST 1/4 SECTION 16-2-22

SECTION CORNER
9 10
16 15
T. 2 N. R. 22 E.

UNPLATTED LAND
WARRANTY DEED DATED OCTOBER 12, 1961 RECORDED AS DOCUMENT NO. 431981IN VOL. "591" PAGE 535

L3

LOT 6
971,409 S.F.
22.300 AC

LOT 1
273,502 S.F.
6.279 AC

LOT 2
853,813 S.F.
19.601 AC

66.00'

WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22

EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

LOT 1 CSM#2658 RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277

EAST LINE OF WEST 1/2 OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 15-2-22

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

CURRENT TAX KEYS:
82-4-222-152-0200
82-4-222-152-0225
82-4-222-152-0300

Parcel Name	Square Feet	Acres
LOT 1	273,502	6.279
LOT 2	853,813	19.601
LOT 3	161,964	3.718
LOT 4	108,396	2.488
LOT 5	241,013	5.533
LOT 6	971,409	22.300
Public R.O.W. Dedication	211,772	4.862
Public Highway R.O.W. Dedication	98,372	2.258

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'23"W	1322.55'
L2	S89°11'32"E	664.47'
L3	N00°17'33"W	1323.48'
L4	S89°16'26"E	665.54'
L5	S00°14'12"E	33.00'
L6	S89°16'26"E	262.37'
L7	S06°29'27"W	2628.59'
L8	N89°06'36"W	1280.78'

SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15-2-22
L2
NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22
CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

LOT 5
241,013 S.F.
5.533 AC

33.00'
HEREBY DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY (CTH 'EA')
ACCESS EASEMENT HEREBY GRANTED
26.00'
66.00'

LEGEND:
= EX. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

L1
17.00'
EAST LINE OF 72ND AVENUE (CTH 'EA')

LOT 6
971,409 S.F.
22.300 AC

LOT 3
161,964 S.F.
3.718 AC

ROW 211,772 S.F. 4.862 AC

L7 (2628.54')
WEST LINE OF
50.00'
50.00'
100.00'

QUARTER CORNER
16 15
T. 2 N. R. 22 E.
66.00'

LOT 2 CSM#2658 RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277

P.O.C. WARRANTY DEED RECORDED JUNE 23, 2010 AS DOCUMENT NO. 1620539

P.O.B. WARRANTY DEED NO. 1620539

LOT 4
108,396 S.F.
2.488 AC

LOT 2
853,813 S.F.
19.601 AC

SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22

UNPLATTED LAND

L8

NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15-2-22

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

DATE: MARCH 24, 2023
EXPIRES: 01/31/24

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Manhard CONSULTING LTD
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers · Surveyors · Water Resources Engineers · Water & Wastewater Engineers
Construction Managers · Environmental Scientists · Landscape Architects · Planners

SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 03/24/23
SCALE: 1"=300'

SHEET 1 OF 32
ALN.SMWI01

14:44 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\01-ALNSMWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND:
- = EX./PROP. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

FOUND CONCRETE MONUMENT
3 1/4" BRASS DISK AT CORNER
POINT ID: 2220590

SECTION CORNER 9 10 16 15 T. 2 N. R. 22 E.

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10-2-22

665.54' CTH 'E' (12TH STREET)

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22

P.O.C. SEWER AND WATER MAIN EASEMENT RECORDED DECEMBER 4, 2006 AS DOCUMENT NO. 1503390 & SBC EASEMENT RECORDED MAY 23, 2006 AS DOCUMENT NO. 1481030
27' SEWER AND WATERMAIN EASEMENT RECORDED DECEMBER 4, 2006 AS DOCUMENT NO. 1503390

HEREBY DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY

27.00' 1331.08' L4 (N 89°16'47" E) 665.54'

33.00' 33.00' 50.00' 33.00' 66.00'

274.36' L20 L23 509.29' L43

18.00'

SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E") 30.00'

66.00' 33.00' 33.00'

661.27'

SEE LINE TABLE ON SHEET 4
SEE CURVE TABLE ON SHEET 3

UNPLATTED LAND

WARRANTY DEED DATED OCTOBER 12, 1961 RECORDED AS DOCUMENT NO. 431981 IN VOL. "591" PAGE 535

661.74'

L3 (N 01°44'15" W)

EAST LINE OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 15-2-22

LOT 6
971,409 S.F.
22.300 AC

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY
30' SETBACK HEREBY GRANTED

SBC EASEMENT RECORDED MAY 23, 2006 AS DOCUMENT NO. 1481030

30.00'

LOT 1
273,502 S.F.
6.279 AC

SEE SHEET 3

S 89°13'59" E 664.95'

S 89°13'59" E 664.95'

S 0°20'23" E 1322.55'

EAST LINE OF THE NORTHEAST 1/4 SECTION 16-2-22

661.28'

CTH 'EA' (72ND AVENUE)

WEST LINE OF THE NORTHWEST 1/4 SECTION 15-2-22

EAST LINE OF 72ND AVENUE (CTH "EA") AND PARALLEL WITH THE WEST LINE OF NORTHWEST 1/4

30.00'

ROW
211,772 S.F.
4.862 AC

30' SETBACK HEREBY GRANTED

25' SETBACK HEREBY GRANTED

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

661.74'

EAST LINE OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 15-2-22

L41 L42 C22 C23 25.00'

LOT 2
853,813 S.F.
19.601 AC

SEE SHEET 5

33.01' L2 (N 89°21'36" E) 33.69' 1328.74'

L46

SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15-2-22

66.00' 30.00' 664.27'

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 2 OF 32
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=200'	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\02-05-ALNSMWI-CSM_1.dwg Updated By: LMory 14:42

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:

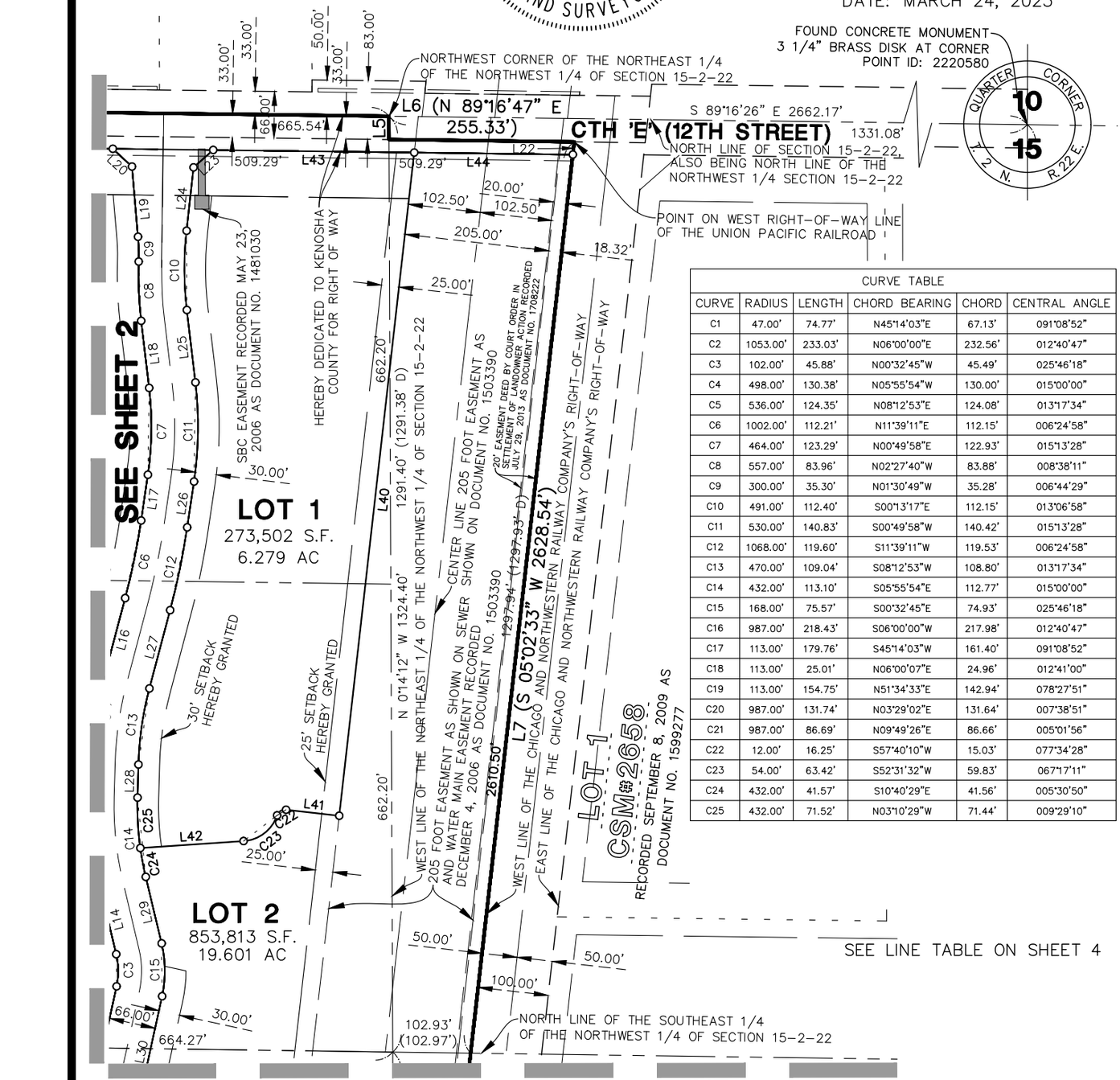
= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

LEGEND

● 1" O.D. IRON PIPE FOUND
○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	47.00'	74.77'	N45°14'03"E	67.13'	091°08'52"
C2	1053.00'	233.03'	N06°00'00"E	232.56'	012°40'47"
C3	102.00'	45.88'	N00°32'45"W	45.49'	025°46'18"
C4	498.00'	130.38'	N05°55'54"W	130.00'	015°00'00"
C5	536.00'	124.35'	N08°12'53"E	124.08'	013°17'34"
C6	1002.00'	112.21'	N11°39'11"E	112.15'	006°24'58"
C7	464.00'	123.29'	N00°49'58"E	122.93'	015°13'28"
C8	557.00'	83.96'	N02°27'40"W	83.88'	008°38'11"
C9	300.00'	35.30'	N01°30'49"W	35.28'	006°44'29"
C10	491.00'	112.40'	S00°13'17"E	112.15'	013°06'58"
C11	530.00'	140.83'	S00°49'58"W	140.42'	015°13'28"
C12	1068.00'	119.60'	S11°39'11"W	119.53'	006°24'58"
C13	470.00'	109.04'	S08°12'53"W	108.80'	013°17'34"
C14	432.00'	113.10'	S05°55'54"E	112.77'	015°00'00"
C15	168.00'	75.57'	S00°32'45"E	74.93'	025°46'18"
C16	987.00'	218.43'	S06°00'00"W	217.98'	012°40'47"
C17	113.00'	179.76'	S45°14'03"W	161.40'	091°08'52"
C18	113.00'	25.01'	N06°00'07"E	24.96'	012°41'00"
C19	113.00'	154.75'	N51°34'33"E	142.94'	078°27'51"
C20	987.00'	131.74'	N03°29'02"E	131.64'	007°38'51"
C21	987.00'	86.69'	N09°49'26"E	86.66'	005°01'56"
C22	12.00'	16.25'	S57°40'10"W	15.03'	077°34'28"
C23	54.00'	63.42'	S52°31'32"W	59.83'	067°17'11"
C24	432.00'	41.57'	S10°40'29"E	41.56'	005°30'50"
C25	432.00'	71.52'	N03°10'29"W	71.44'	009°29'10"

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 03/24/23
SCALE: 1"=200'

SHEET 3 OF 32
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\02-05-ALNSMWI-CSM_1.dwg Updated By: LMory
14:42

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GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

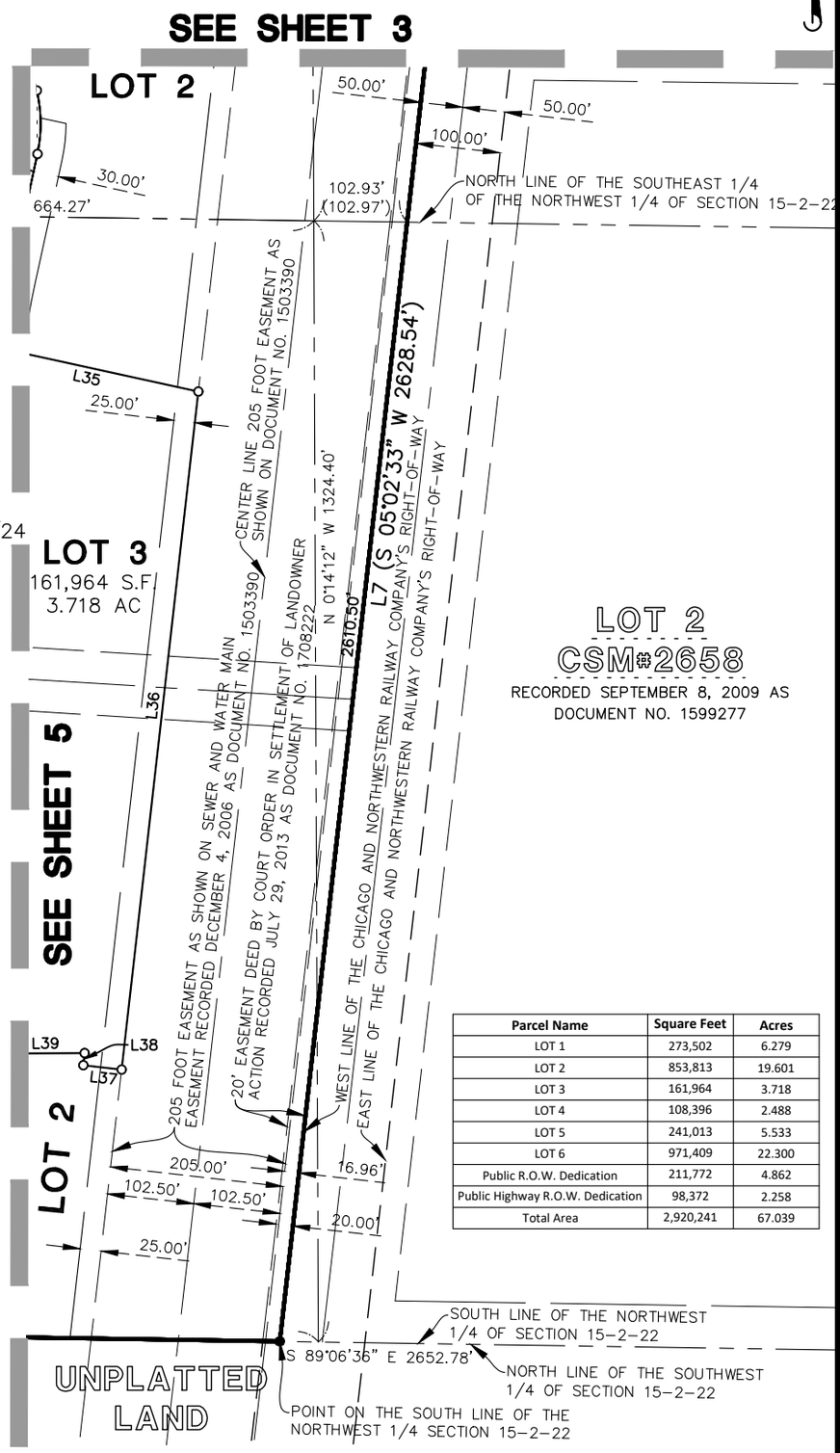
LEGEND

● 1" O.D. IRON PIPE FOUND
○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE CURVE TABLE ON SHEET 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'23"W	1322.55'
L2	S89°11'32"E	664.47'
L3	N00°17'33"W	1323.48'
L4	S89°16'26"E	665.54'
L5	S00°14'12"E	33.00'
L6	S89°16'26"E	262.37'
L7	S06°29'27"W	2628.59'
L8	N89°06'36"W	1280.78'
L9	S89°39'37"W	17.00'
L10	S44°45'57"E	35.71'
L11	S89°11'32"E	757.22'
L12	N00°20'23"W	677.49'
L13	N12°20'24"E	146.98'
L14	N13°25'54"W	96.71'
L15	N01°34'06"E	46.86'
L16	N14°51'40"E	114.68'
L17	N08°26'43"E	65.49'
L18	N06°46'46"W	95.54'
L19	N04°53'04"W	99.65'
L20	N47°04'45"W	37.04'
L21	N00°17'23"W	51.01'
L22	S06°29'27"W	18.09'
L23	S48°31'53"W	37.04'
L24	S06°20'12"W	90.29'
L25	S06°46'46"E	103.15'
L26	S08°26'43"W	65.49'
L27	S14°51'40"W	114.68'

LINE TABLE		
LINE	BEARING	LENGTH
L28	S01°34'06"W	46.86'
L29	S13°25'54"E	96.71'
L30	S12°20'24"W	146.98'
L31	S00°20'23"E	677.49'
L32	N89°11'32"W	755.89'
L33	S45°14'03"W	35.00'
L34	N00°20'23"W	243.62'
L35	S77°39'36"E	241.96'
L36	S06°27'24"W	805.98'
L37	N83°32'36"W	45.67'
L38	N06°27'24"E	14.47'
L39	S89°39'37"W	108.58'
L40	S06°27'24"W	944.48'
L41	N83°32'36"W	75.85'
L42	S86°10'07"W	146.50'
L43	S89°16'26"E	284.76'
L44	S89°16'26"E	224.53'
L45	N00°20'23"W	449.82'
L46	S89°11'32"E	665.15'
L47	S00°48'28"W	146.25'
L48	N89°11'32"W	86.05'
L49	S00°20'23"E	104.27'
L50	N89°11'32"W	281.95'
L51	S00°20'23"E	301.57'
L52	N86°26'45"W	277.81'
L53	N00°20'23"W	162.35'

Parcel Name	Square Feet	Acres
LOT 1	273,502	6.279
LOT 2	853,813	19.601
LOT 3	161,964	3.718
LOT 4	108,396	2.488
LOT 5	241,013	5.533
LOT 6	971,409	22.300
Public R.O.W. Dedication	211,772	4.862
Public Highway R.O.W. Dedication	98,372	2.258
Total Area	2,920,241	67.039

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	03/24/23
SCALE:	1"=200'

SHEET 4 OF 32
ALN.SMWI01

14:42 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\02-05-ALNSMWI-CSM_1.dwg Updated By: LMory

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GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND:

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= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

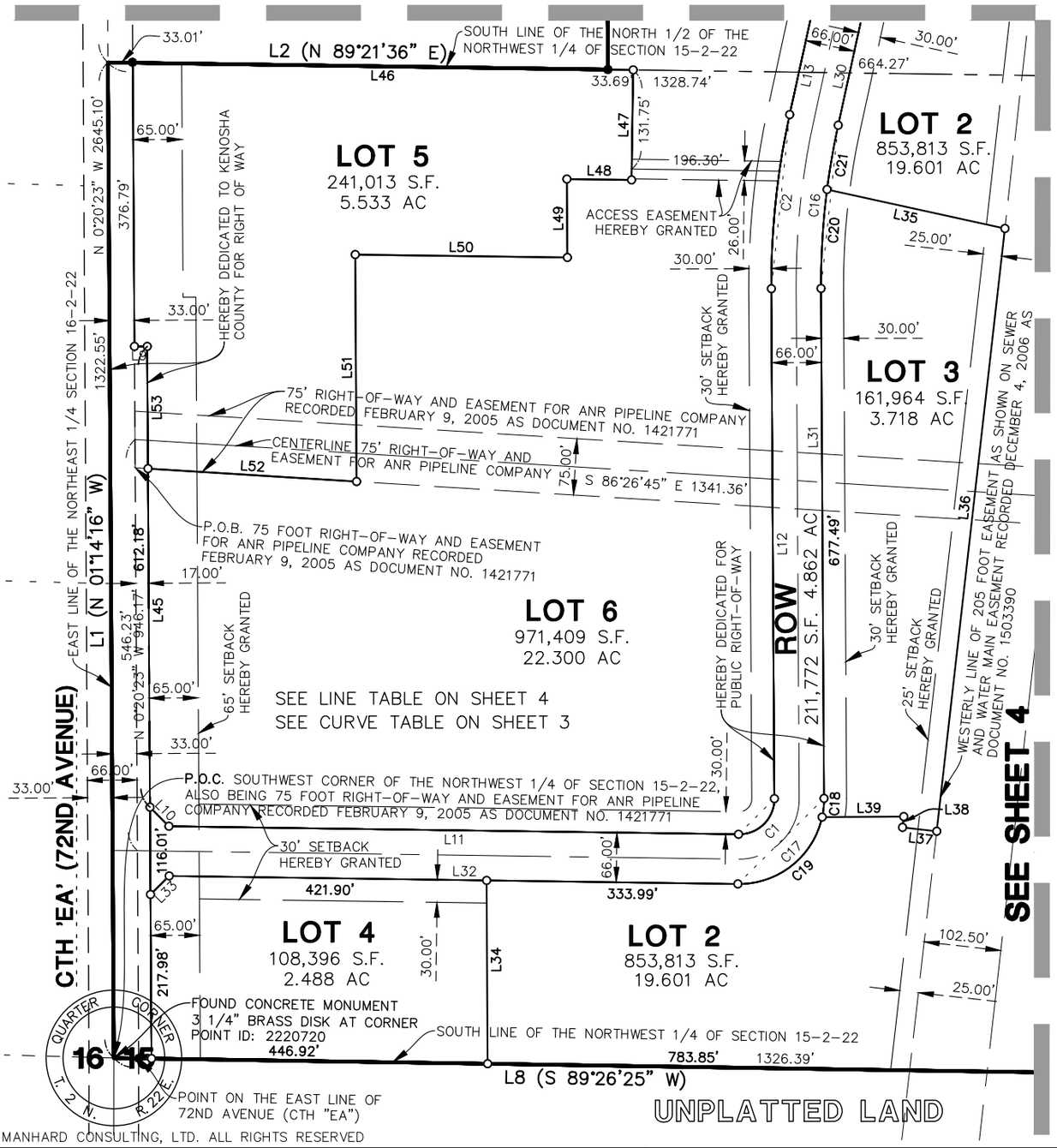
LEGEND

● 1" O.D. IRON PIPE FOUND
○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE SHEET 2



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VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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SHEET 5 OF 32
ALN.SMWI01

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GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

N

LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
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= EX. LOT LINE LINE
= EX. EASEMENT LINE
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= PROP. EASEMENT LINE
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WISCONSIN
JAMES D. BAKER
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PREPARED BY: _____
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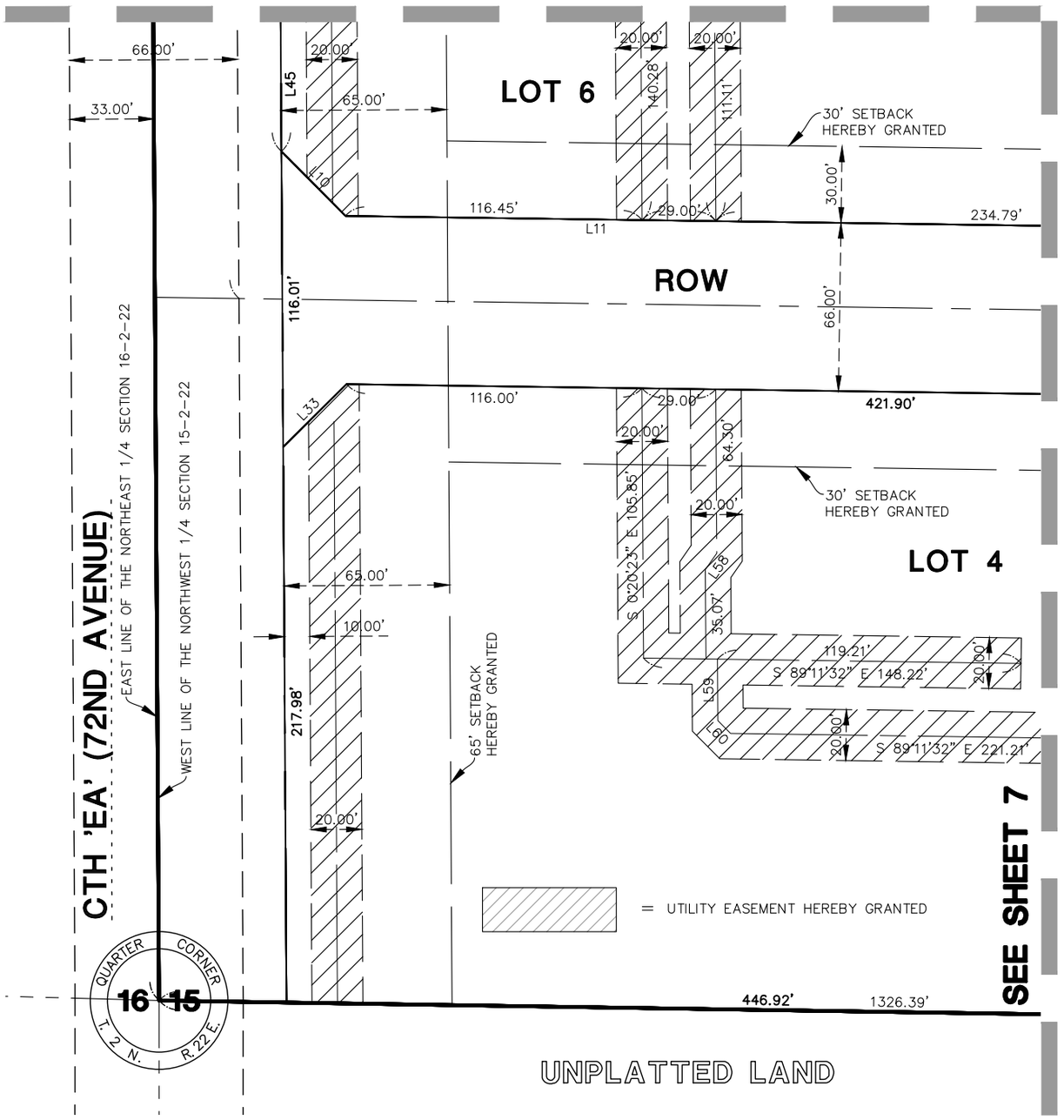
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

SEE SHEET 13



SEE SHEET 7

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 6 OF 32
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=60'	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

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(IN FEET)
1 inch = 60 ft.

N

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WISCONSIN
JAMES D. BAKER
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LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
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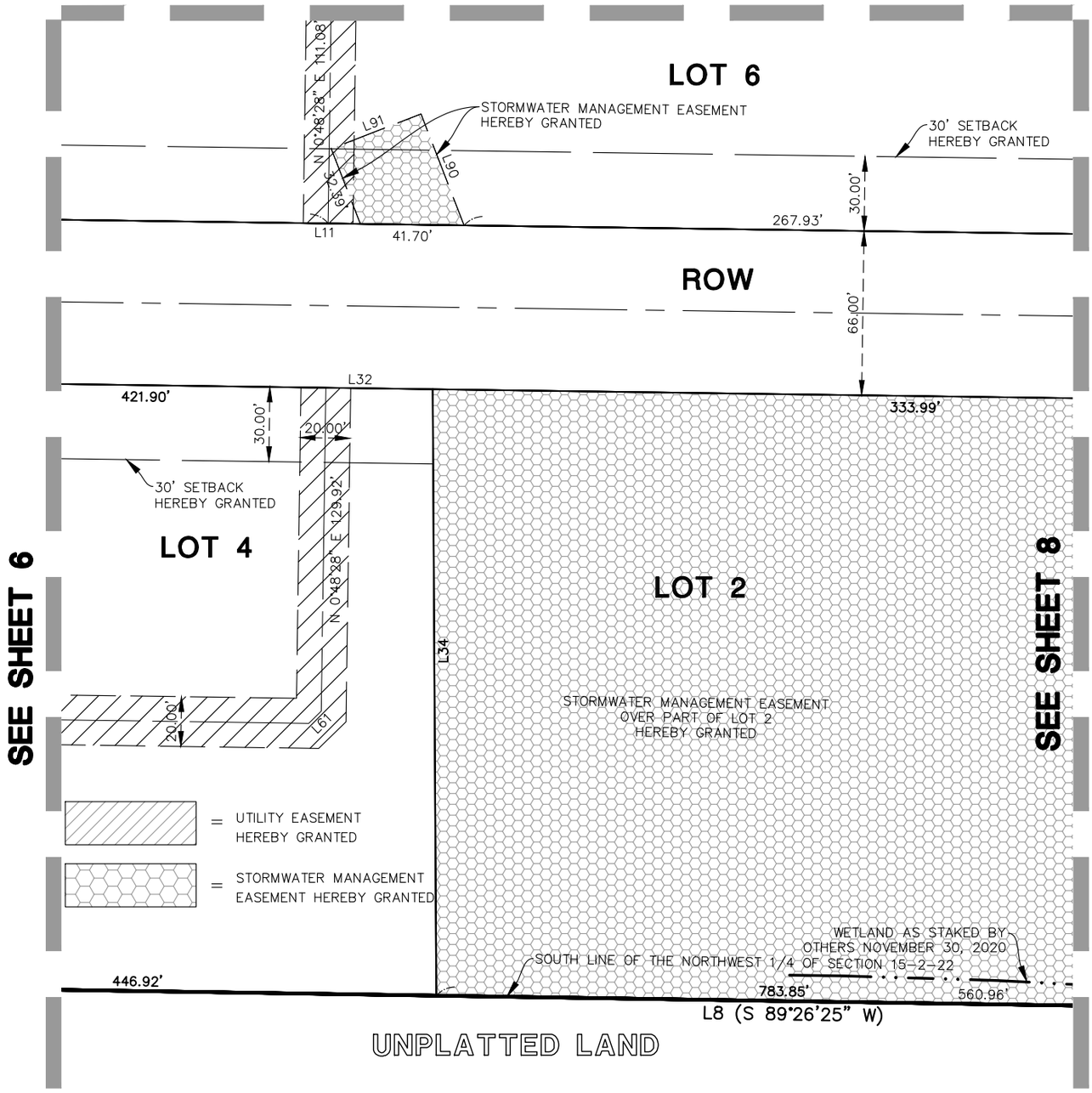
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

SEE SHEET 12



SEE SHEET 6
SEE SHEET 8

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 7 OF 32
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=60'	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

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(IN FEET)
1 inch = 60 ft.

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= EX. SECTION LINE
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= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

= UTILITY EASEMENT HEREBY GRANTED
= STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
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DATE: MARCH 24, 2023

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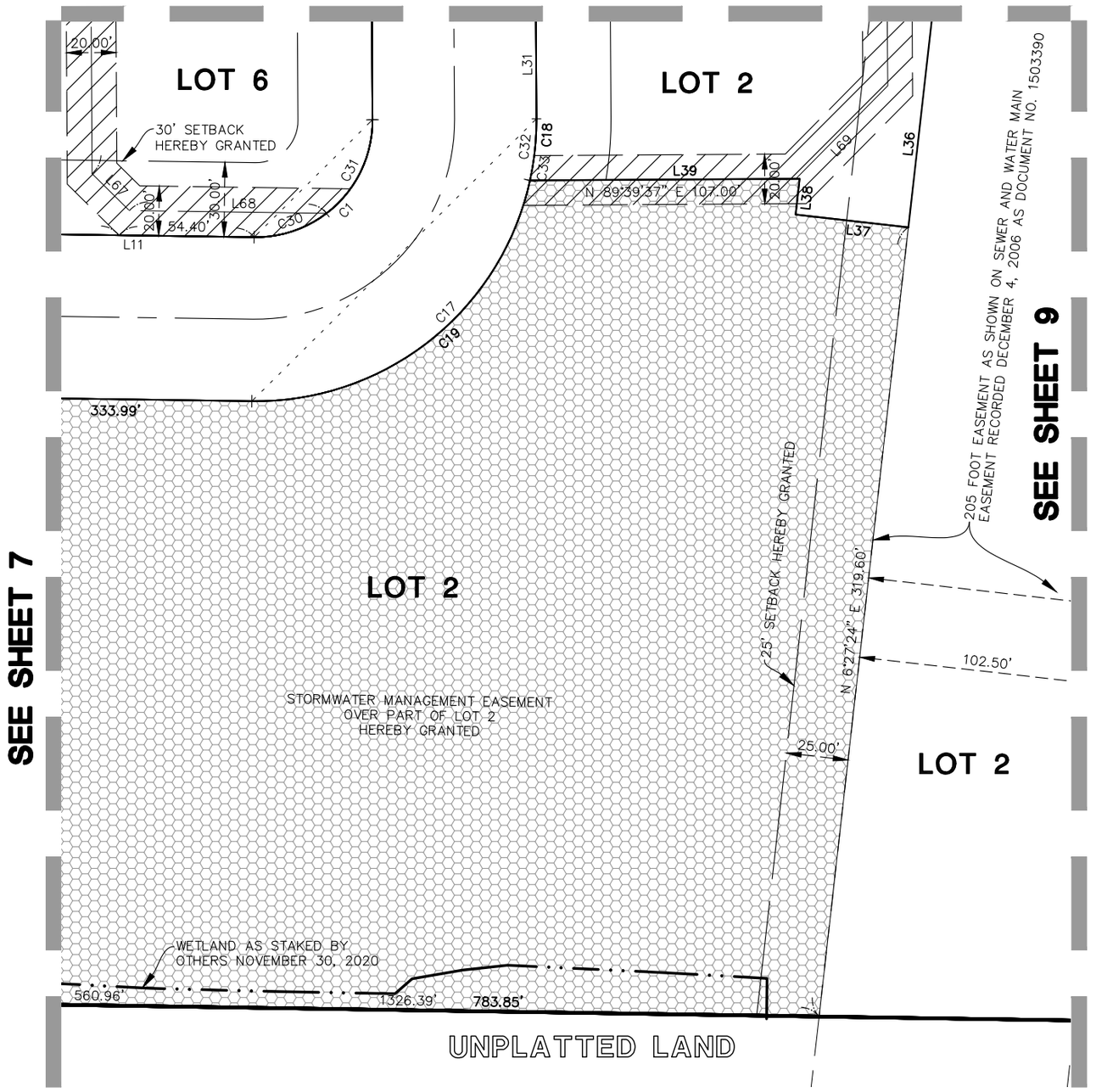
SEE CURVE TABLE ON SHEET 30

SEE SHEET 11



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CERTIFIED SURVEY MAP	
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DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=60'	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

CERTIFIED SURVEY MAP NO. _____

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GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

N

LEGEND:

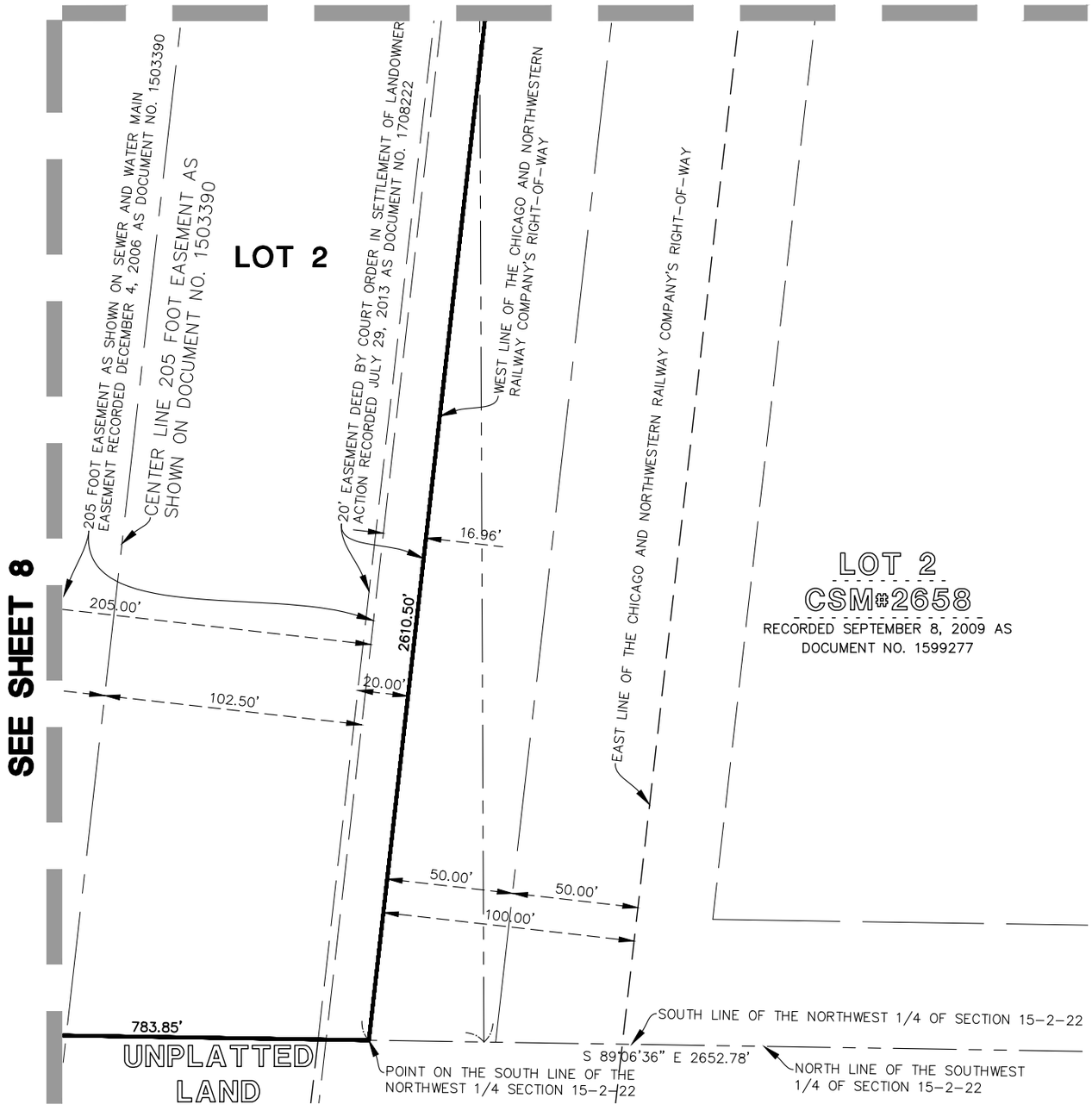
- = EX./PROP. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

SEE SHEET 10



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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	03/24/23
SCALE:	1"=60'

SHEET 9 OF 32
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

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SEE SHEET 17

CENTERLINE 75' RIGHT-OF-WAY AND EASEMENT FOR ANR PIPELINE COMPANY

75.00'

S 86°26'45" E 1341.36'

102.50'

102.50'

205.00'

LOT 2

CENTER LINE 205 FOOT EASEMENT AS SHOWN ON DOCUMENT NO. 1503390

2610.50'

WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

50.00'

50.00'

100.00'

LOT 2
CSM#2658
RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277

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SEE SHEET 9

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
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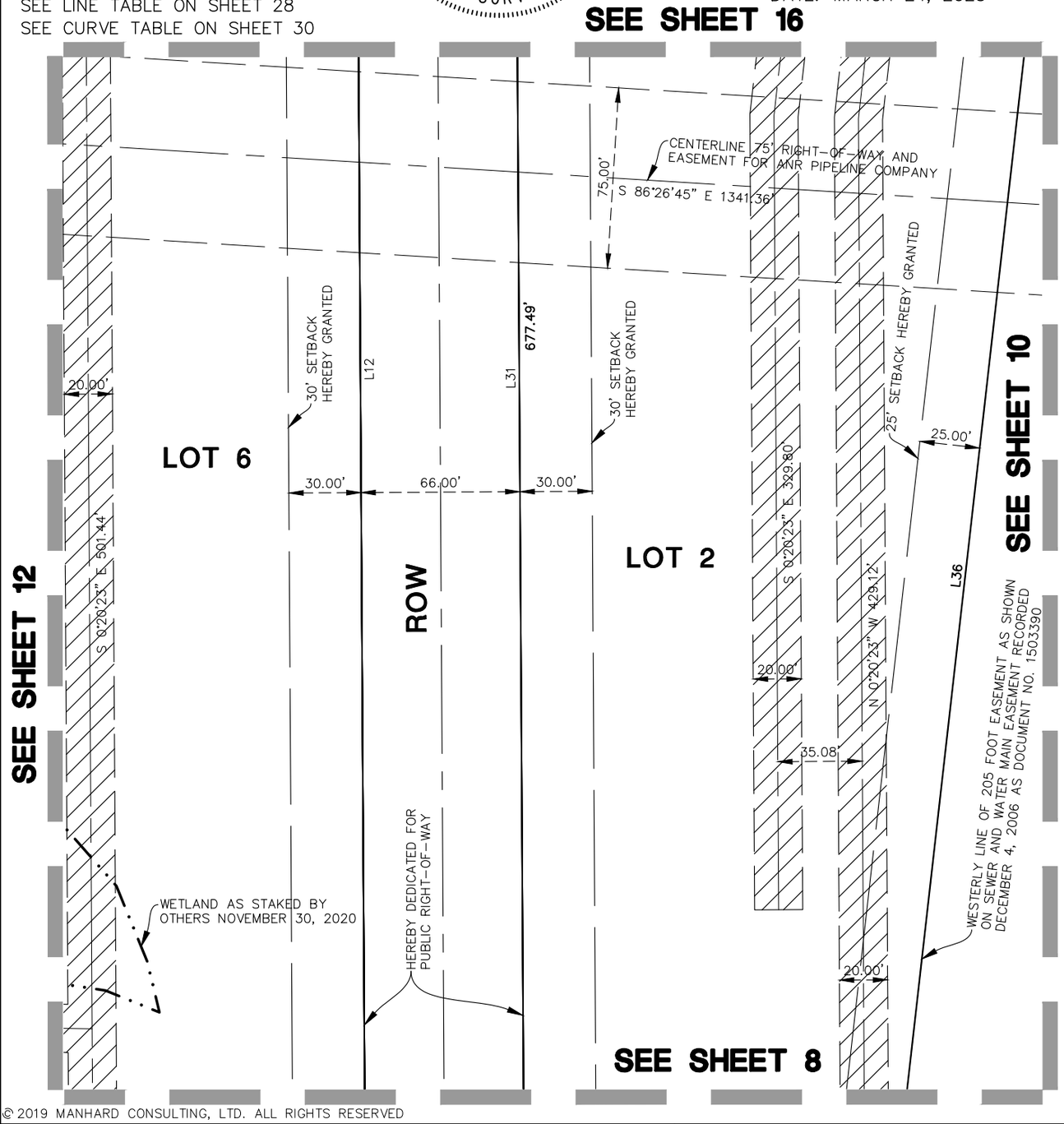

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SHEET 11 OF 32
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SEE LINE TABLE ON SHEET 28
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SEE SHEET 15

CENTERLINE 75' RIGHT-OF-WAY AND EASEMENT FOR ANR PIPELINE COMPANY

75' RIGHT-OF-WAY AND EASEMENT FOR ANR PIPELINE COMPANY RECORDED FEBRUARY 9, 2005 AS DOCUMENT NO. 1421771

S 86°26'45" E 1341.36'

75.00'

= UTILITY EASEMENT HEREBY GRANTED
= ACCESS EASEMENT HEREBY GRANTED
= STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

29.90'

20.00'

LOT 6

WETLAND AS STAKED BY OTHERS NOVEMBER 30, 2020

S 0°20'23" E 721.57'

SEE SHEET 13

SEE SHEET 11

SURVEYOR'S NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THERE IS NO ORDINARY HIGH WATER MARK ON SURVEYED PROPERTY.
3. APPROXIMATE SEASONAL HIGH WATER ELEVATION HAS NOT BEEN DETERMINED AND SHOWN AND REFERENCED TO A PERMANENTLY ESTABLISHED DATUM PLANE.
4. WETLANDS HAVE BEEN SHOWN HEREON BASED ON STAKED FLAGS BY WETLAND & WATERWAY CONSULTING, LLC ON NOVEMBER 30, 2020 AND FIELD LOCATED ON DECEMBER 9, 2020.

20.00'

N 89°11'32" W 133.97'

S 89°11'32" E 546.64'

20.00'

20.00'

SEE SHEET 7

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SHEET 12 OF 32
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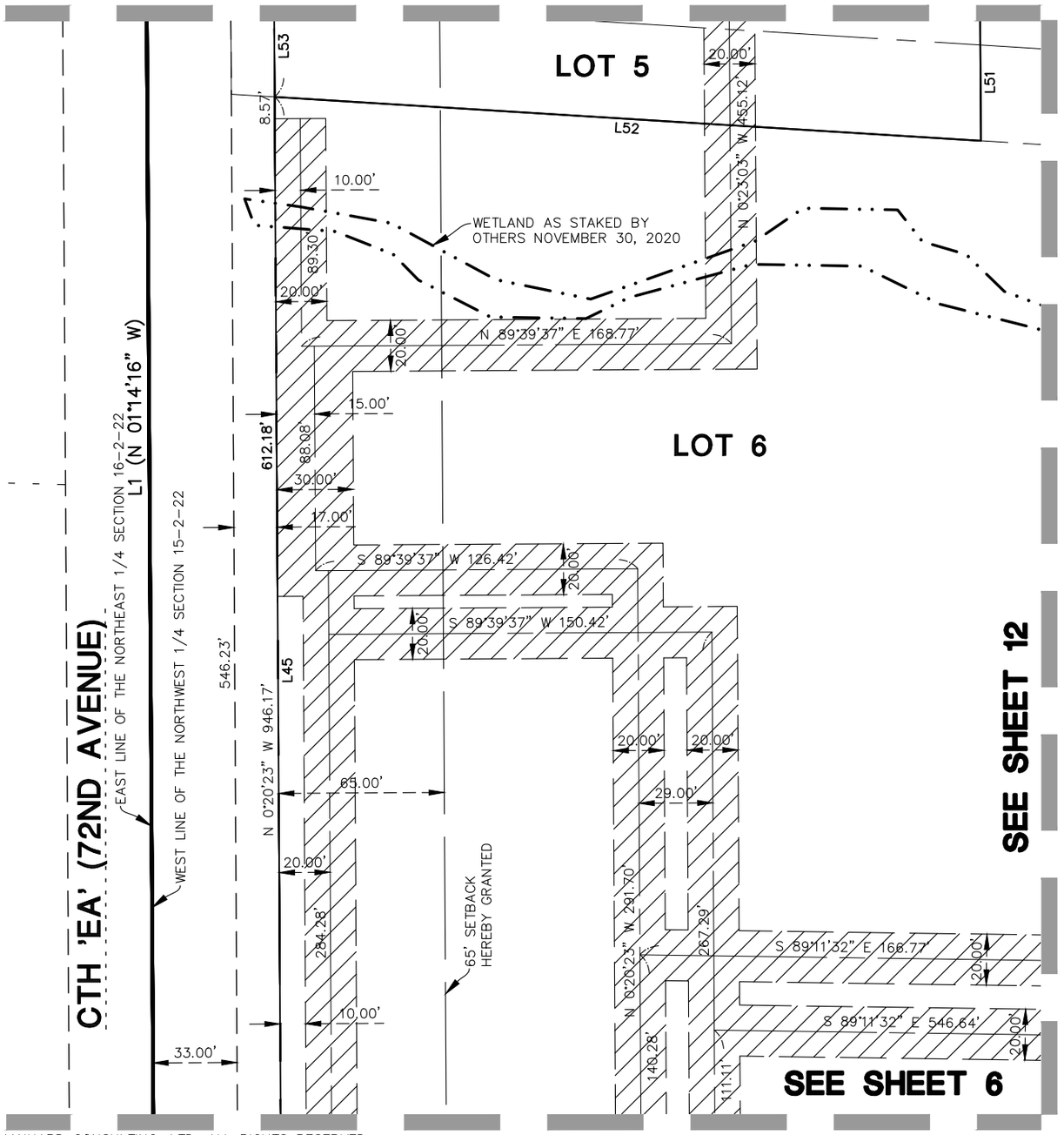

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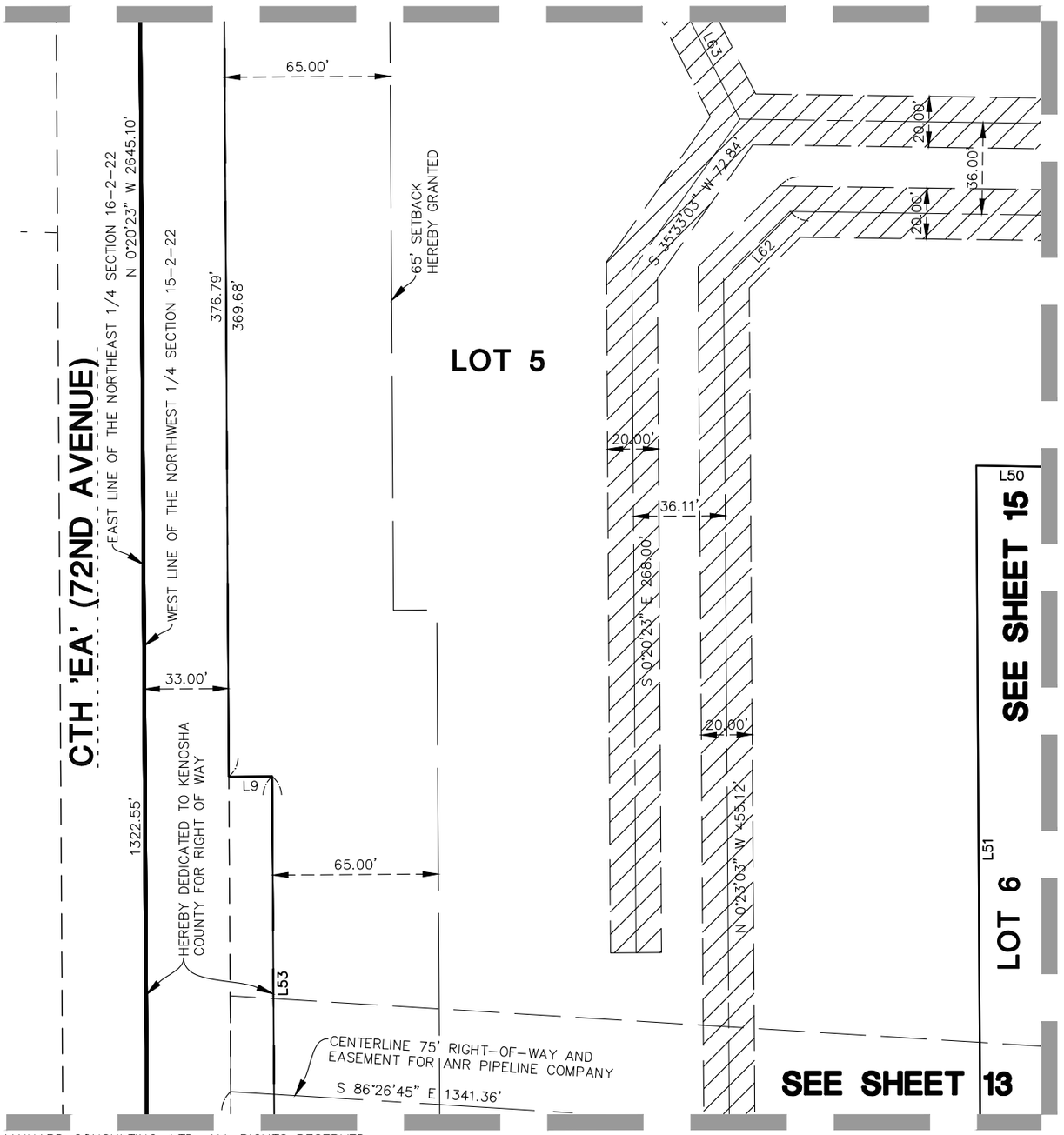

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SEE SHEET 20

S 89°11'32" E 424.19'
20.00'
36.00'
479.47'
20.00'
S 89°11'32" E 512.44'
L47
L48
L49
L50
LOT 5
LOT 6
= UTILITY EASEMENT HEREBY GRANTED
= ACCESS EASEMENT HEREBY GRANTED

SEE SHEET 14
SEE SHEET 16
SEE SHEET 12

29.90'
20.00'
S 0°20'23" E 721.57'

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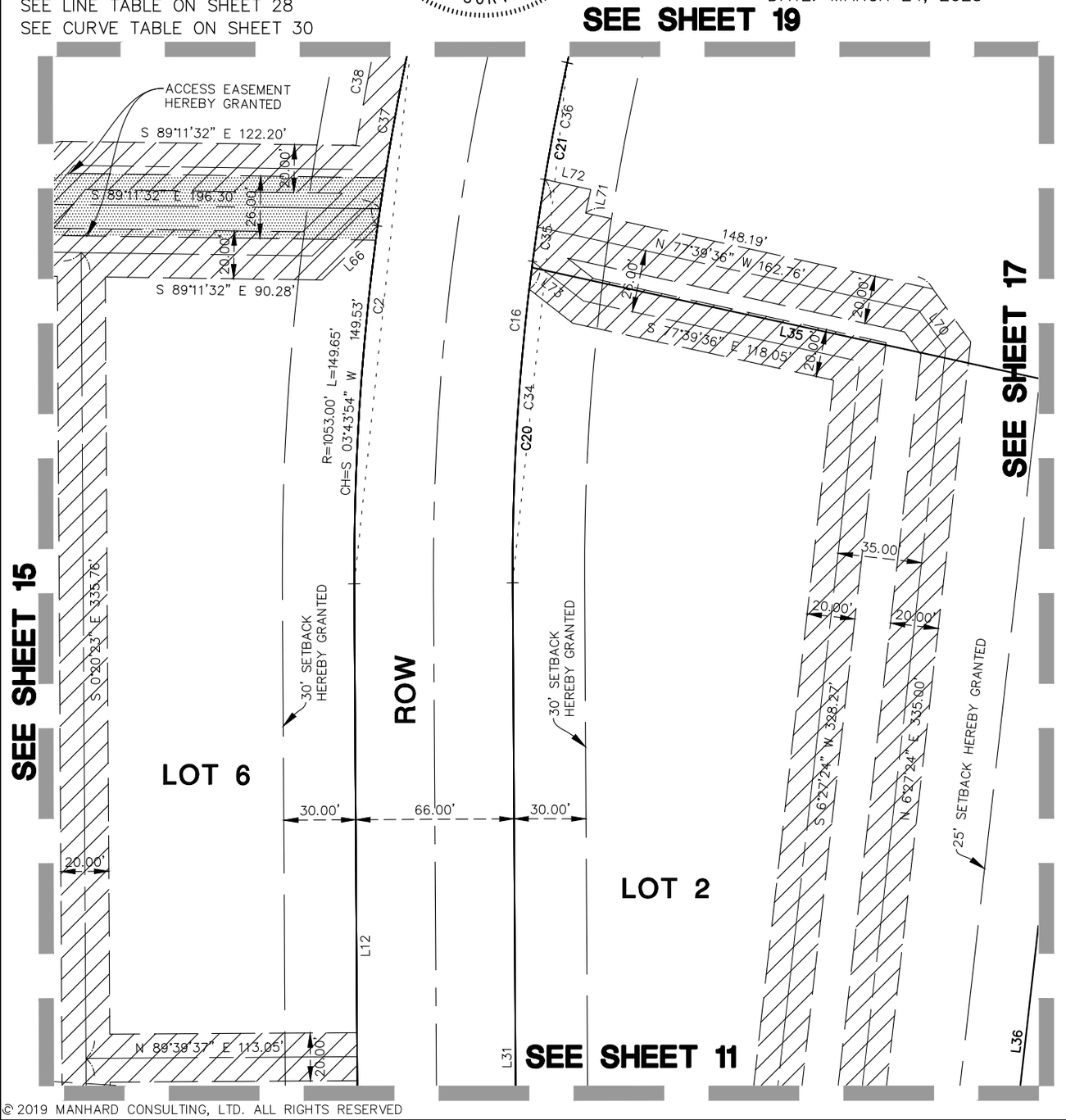

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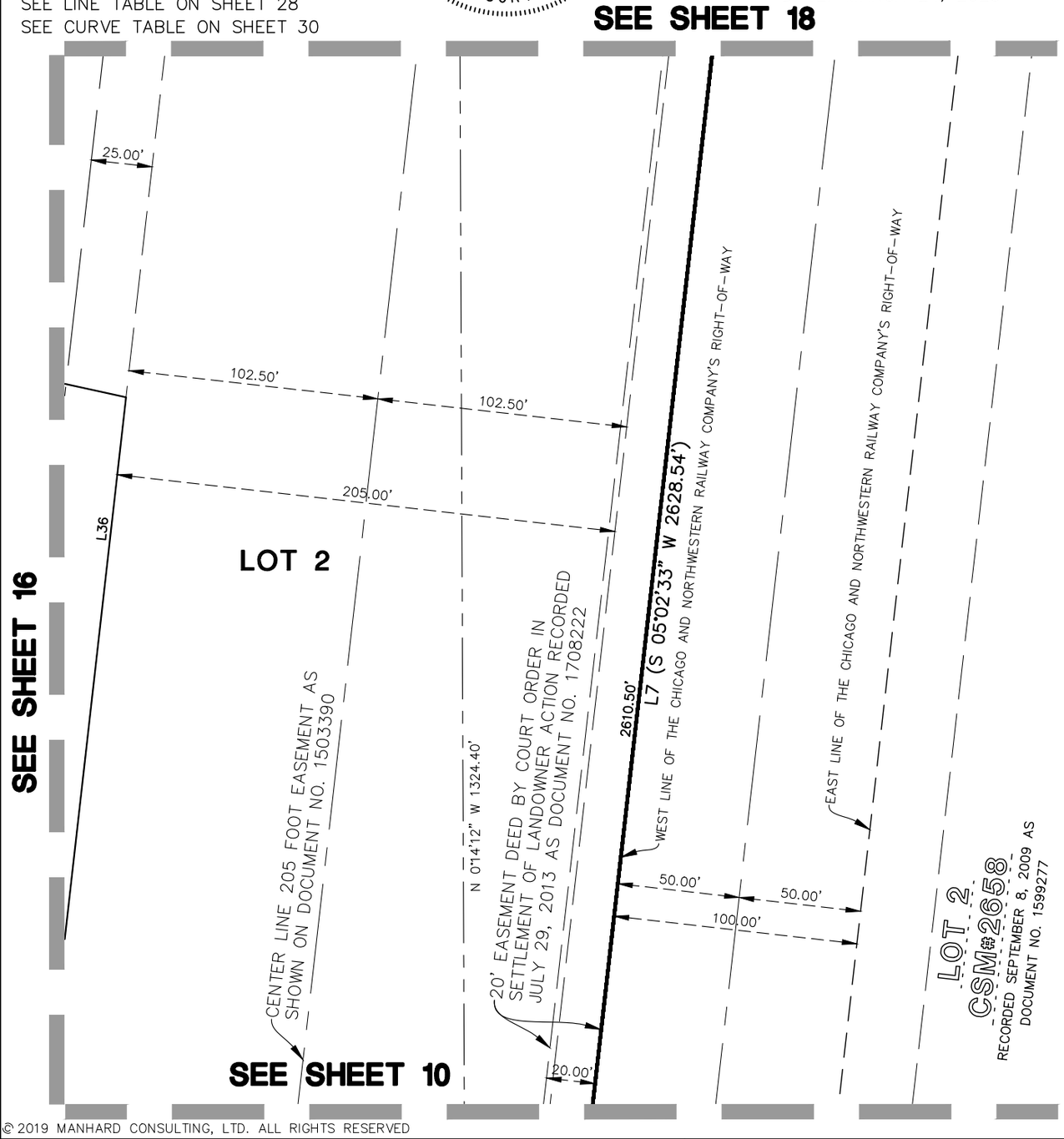

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 17 OF 32
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=60'	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMory 14:41

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(IN FEET)
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= EX. EASEMENT LINE
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= EX./PROP. CENTERLINE

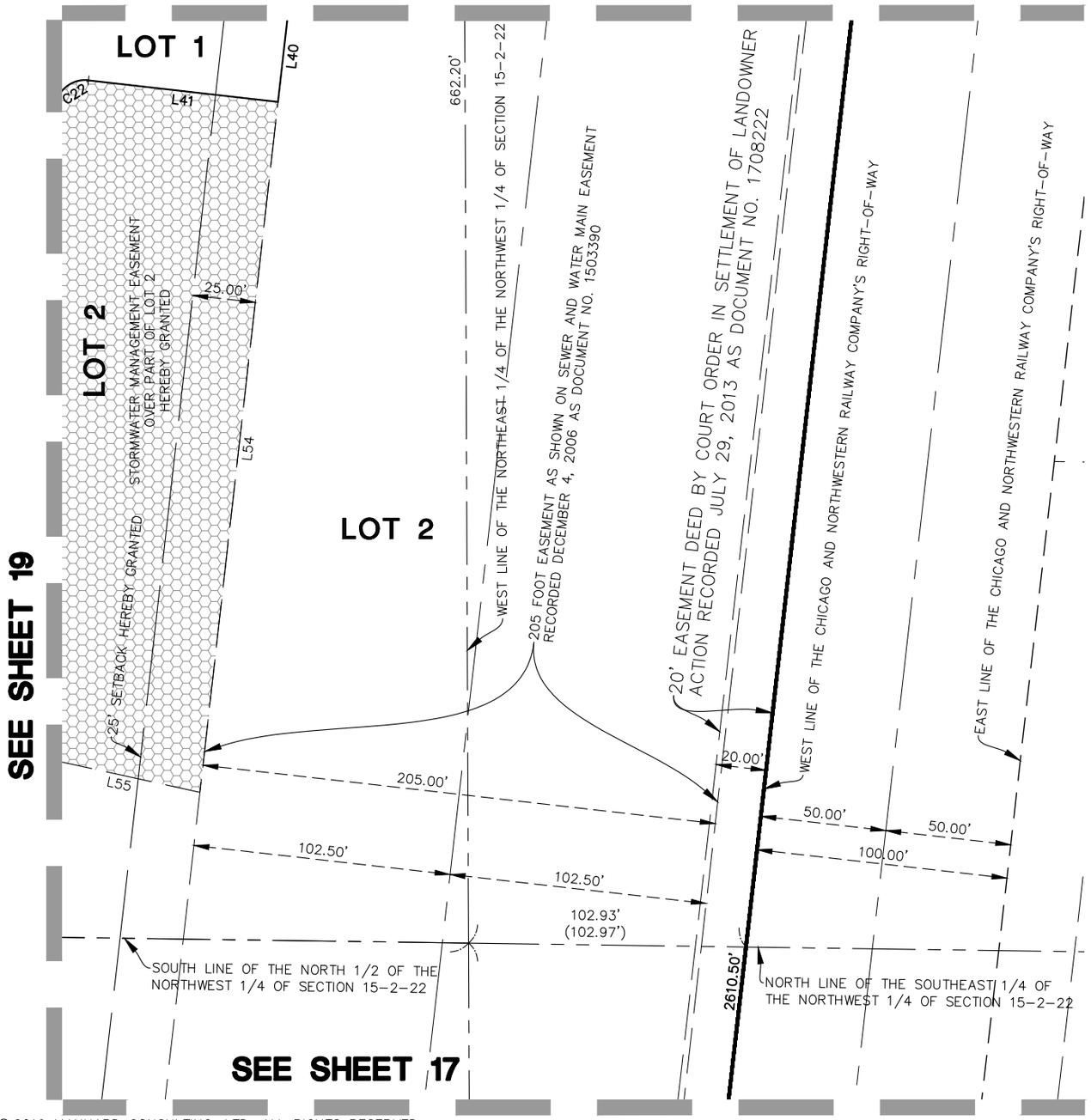
= STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

SEE SHEET 23 & 24



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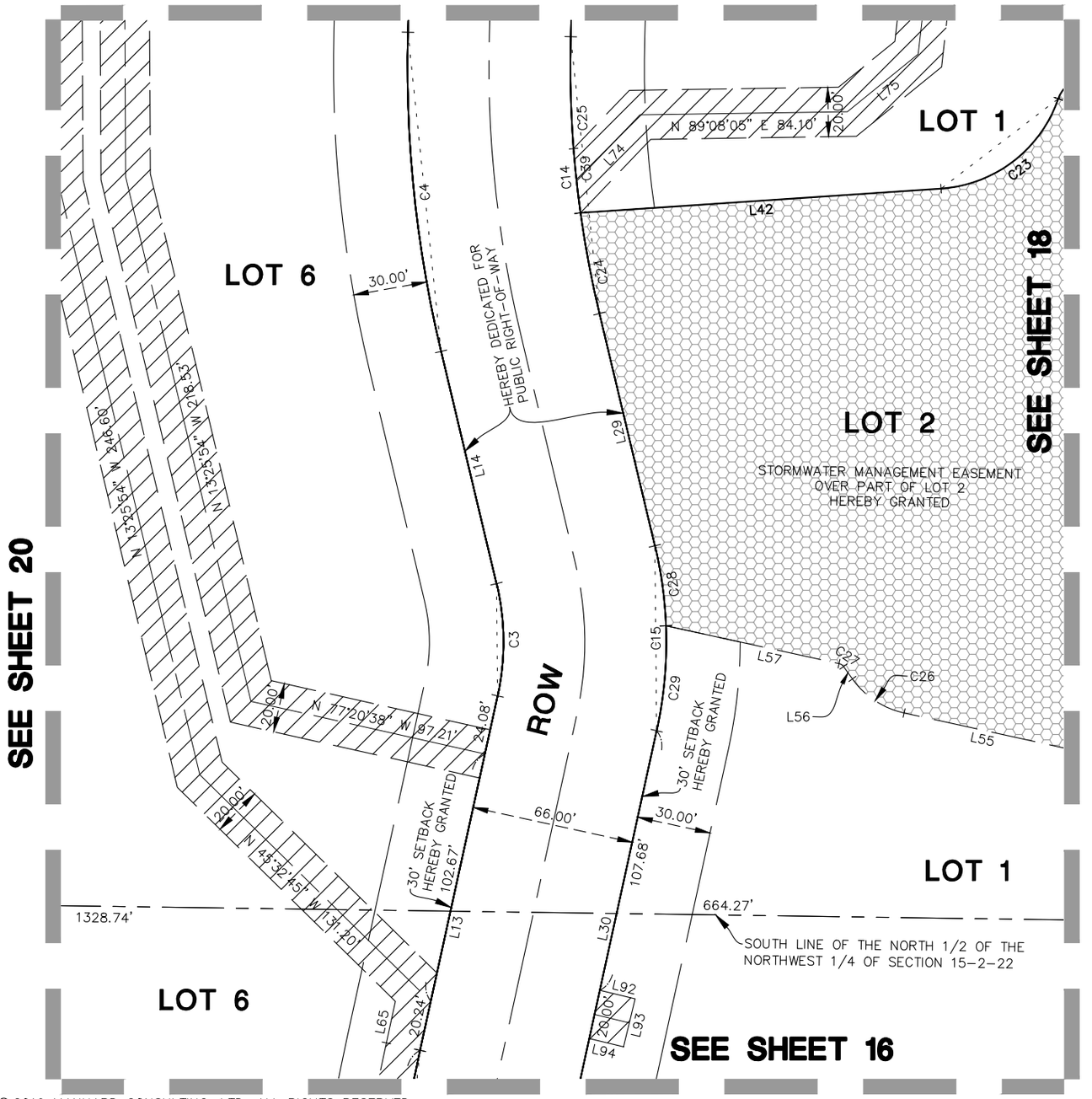

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SEE SHEET 21

SEE SHEET 19

LOT 6

EAST LINE OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 15-2-22

UNPLATTED LAND

WARRANTY DEED DATED OCTOBER 12, 1961 RECORDED AS DOCUMENT NO. 431981 IN VOL. "591" PAGE 535

654.08'

L46

SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15-2-22

33.69'

L47
131.75'

LOT 5

LOT 6

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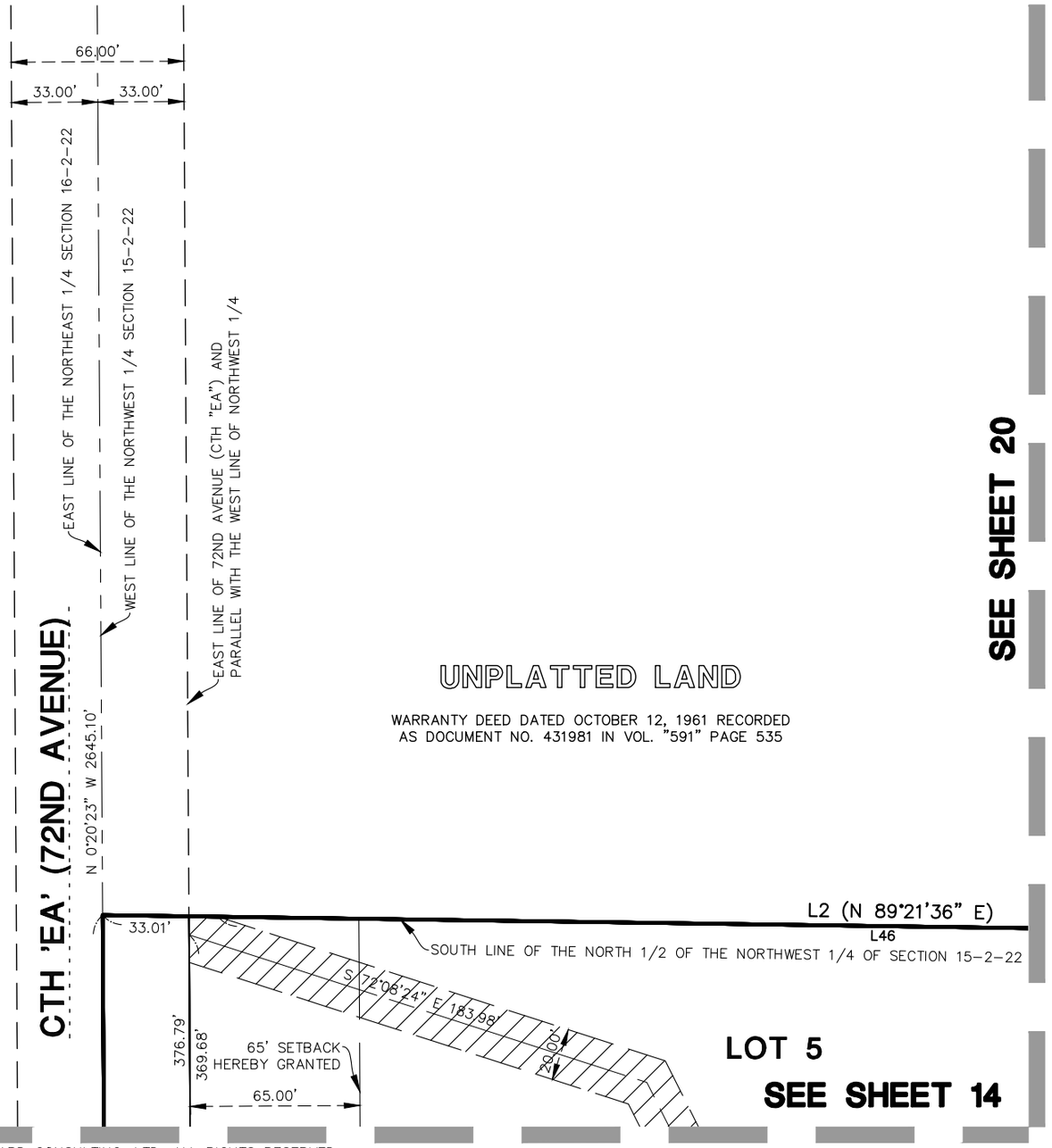

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SEE SHEET 27

L3 (N 01°44'15" W)

N 01°7'33" W 448.4'

N 10°51'50" E 194.75'

L89

S 89°13'59" E 664.95'

N 14°51'40" E 81.50'

C6

UNPLATTED LAND

WARRANTY DEED DATED OCTOBER 12, 1961 RECORDED AS DOCUMENT NO. 431981 IN VOL. "591" PAGE 535

LOT 6

30' SETBACK HEREBY GRANTED

L16

ROW

SEE SHEET 23

N 0°17'33" W 359.58'

N 0°17'33" W 267.98'

C5

C13

30.00'

66.00'

27.28'

20.00'

20.00'

L15

L28

661.74'

SEE SHEET 19 & 20

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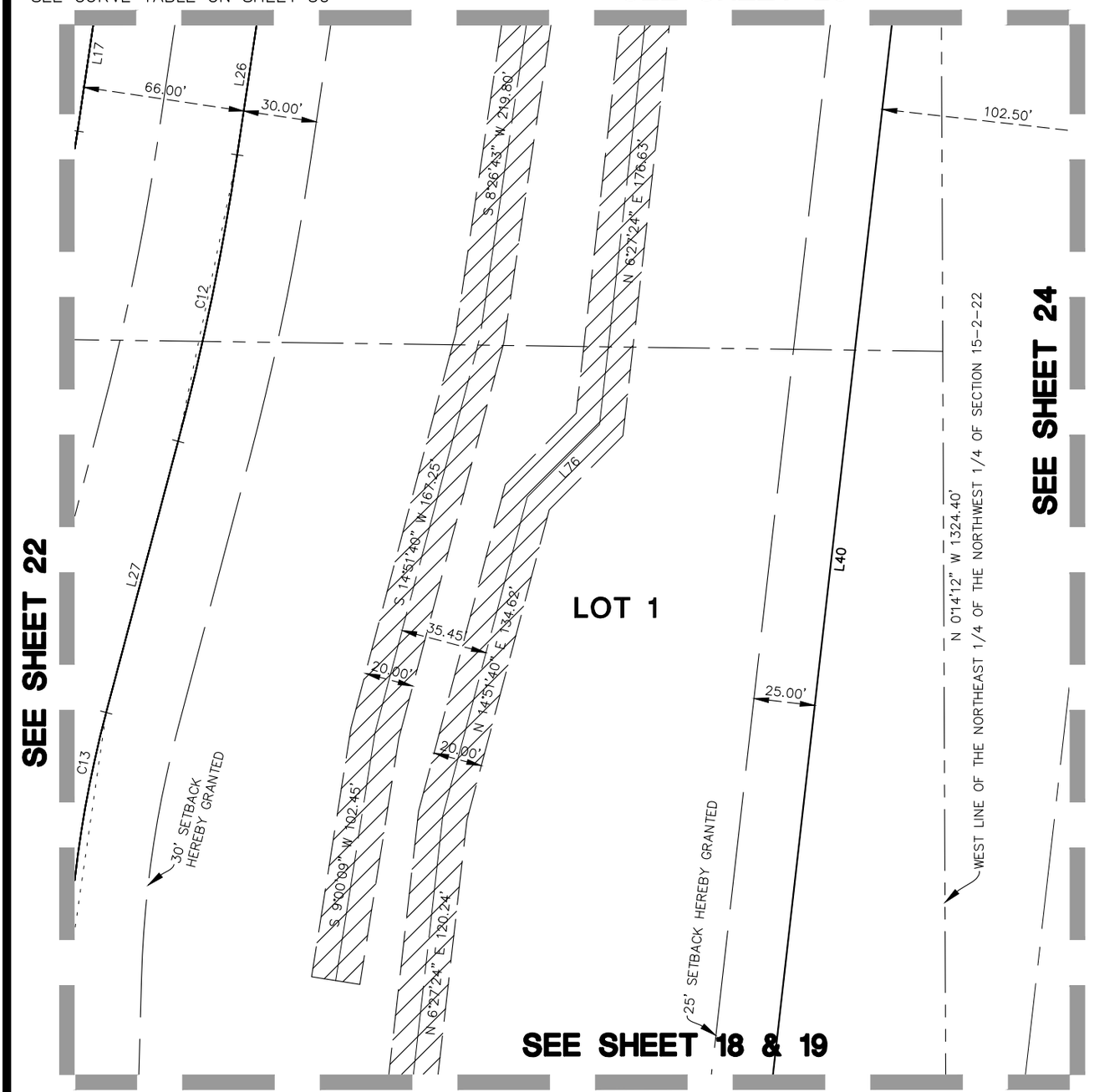

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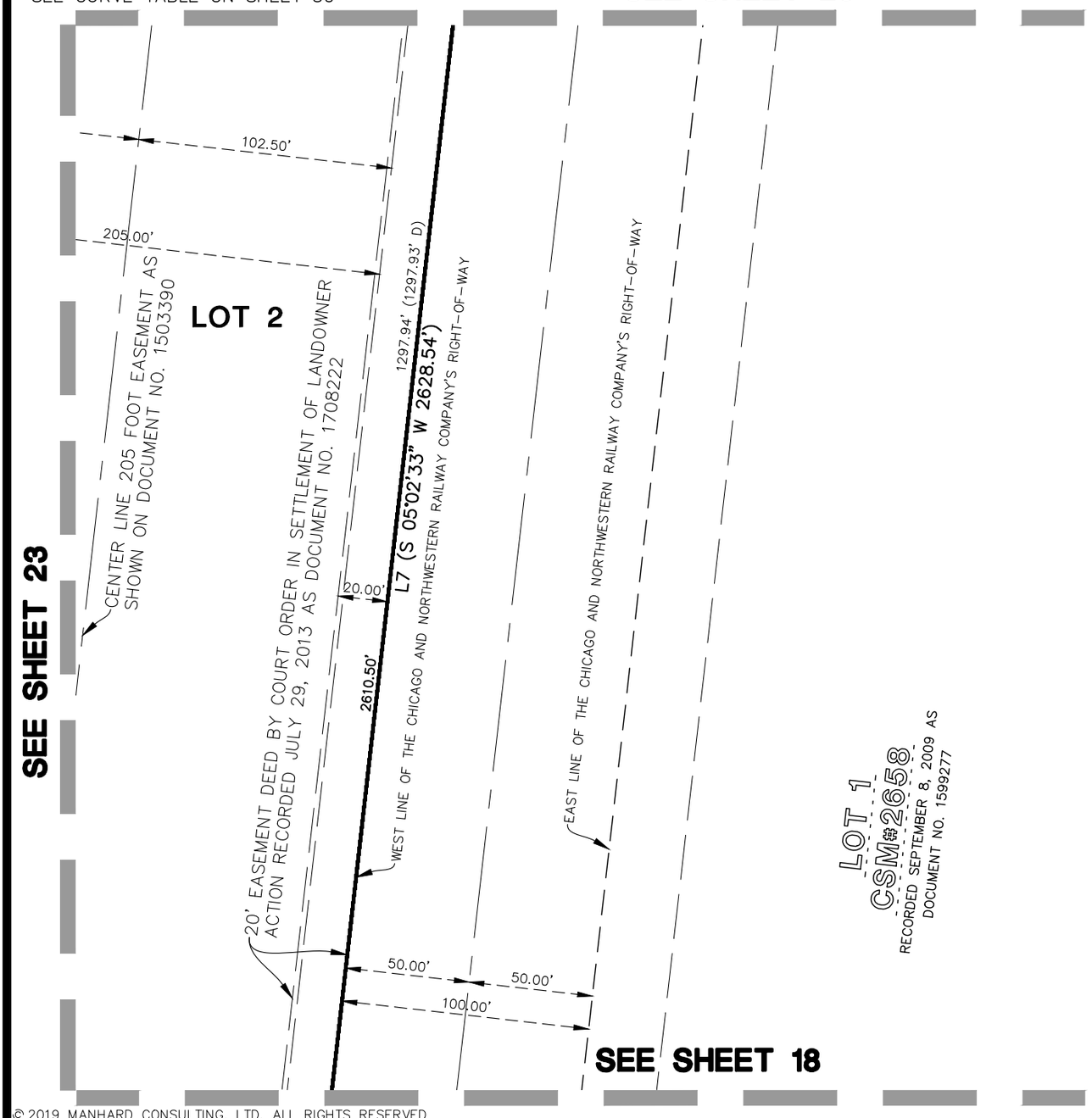

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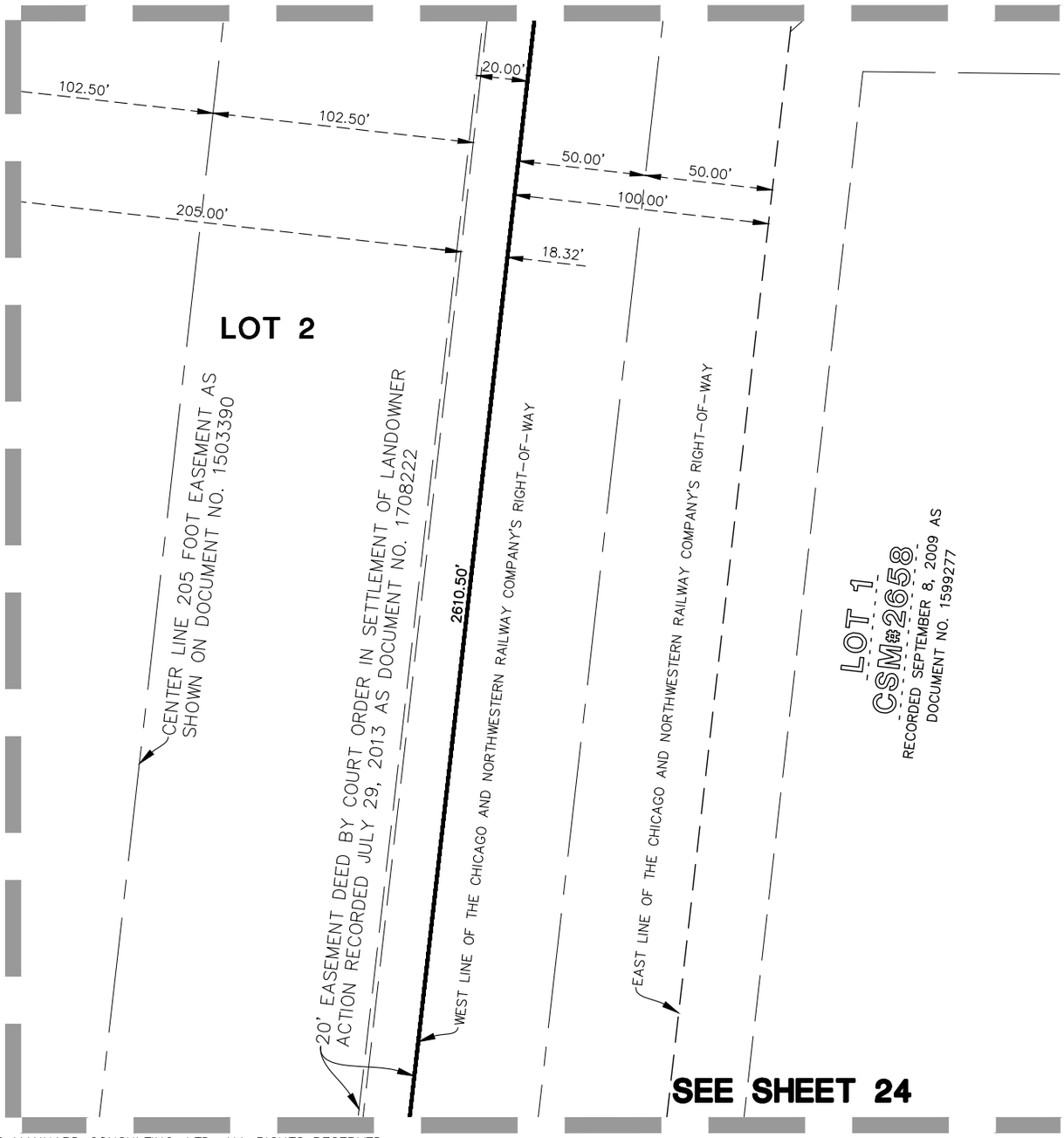

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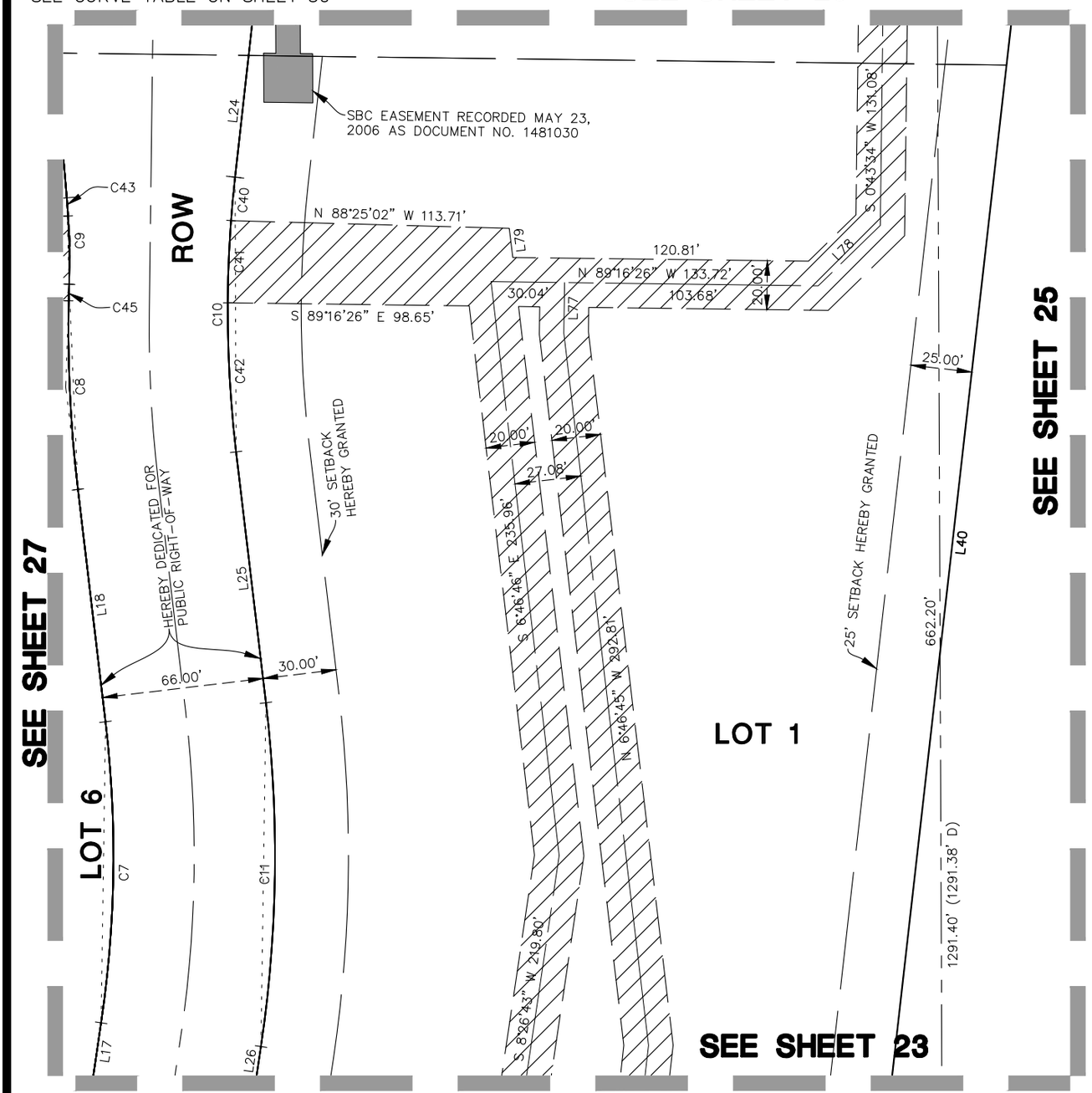

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SHEET 26 OF 32
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

N

LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

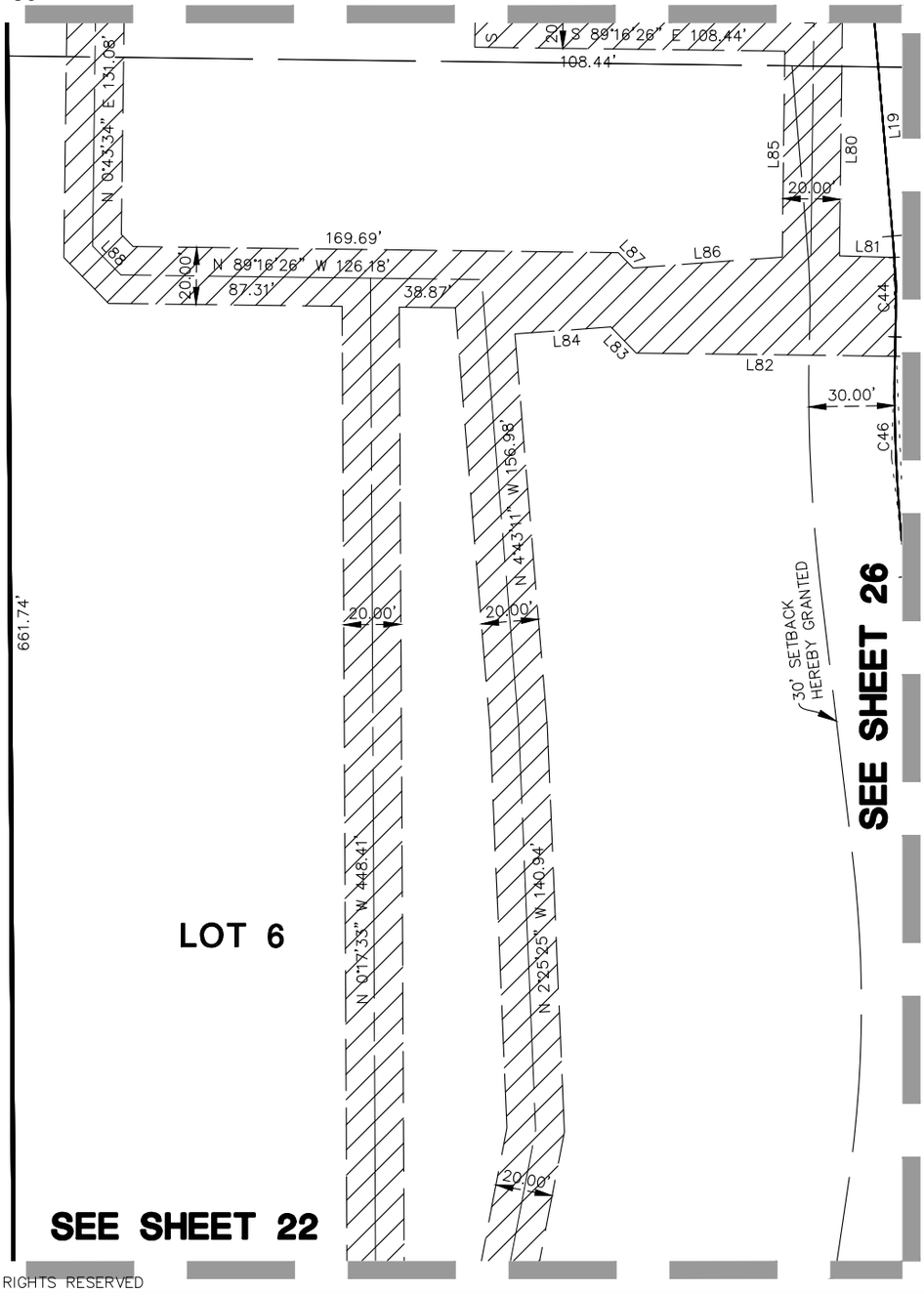
= UTILITY EASEMENT HEREBY GRANTED

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

SEE SHEET 28



SEE SHEET 26

SEE SHEET 22

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	03/24/23
SCALE:	1"=60'

SHEET 27 OF 32
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

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LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
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LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

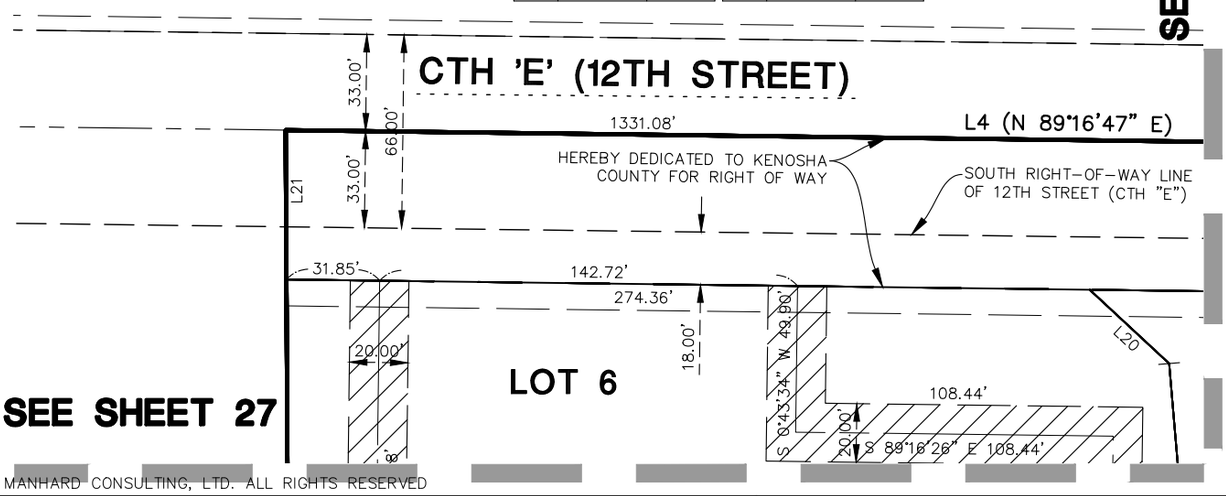
SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'23"W	1322.55'
L2	S89°11'32"E	664.47'
L3	N00°17'33"W	1323.48'
L4	S89°16'26"E	665.54'
L5	S00°14'12"E	33.00'
L6	S89°16'26"E	262.37'
L7	S06°29'27"W	2628.59'
L8	N89°06'36"W	1280.78'
L9	S89°39'37"W	17.00'
L10	S44°45'57"E	35.71'
L11	S89°11'32"E	757.22'
L12	N00°20'23"W	677.49'
L13	N12°20'24"E	146.98'
L14	N13°25'54"W	96.71'
L15	N01°34'06"E	46.86'
L16	N14°51'40"E	114.68'
L17	N08°26'43"E	65.49'
L18	N06°46'46"W	95.54'
L19	N04°53'04"W	99.65'
L20	N47°04'45"W	37.04'
L21	N00°17'23"W	51.01'
L22	S06°29'27"W	18.09'
L23	S48°31'53"W	37.04'
L24	S06°20'12"W	90.29'
L25	S06°46'46"E	103.15'
L26	S08°26'43"W	65.49'
L27	S14°51'40"W	114.68'
L28	S01°34'06"W	46.86'
L29	S13°25'54"E	96.71'
L30	S12°20'24"W	146.98'
L31	S00°20'23"E	677.49'
L32	N89°11'32"W	755.89'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S45°14'03"W	35.00'
L34	N00°20'23"W	243.62'
L35	S77°39'36"E	241.96'
L36	S06°27'24"W	805.98'
L37	N83°32'36"W	45.67'
L38	N06°27'24"E	14.47'
L39	S89°39'37"W	108.58'
L40	S06°27'24"W	944.48'
L41	N83°32'36"W	75.85'
L42	S86°10'07"W	146.50'
L43	S89°16'26"E	284.76'
L44	S89°16'26"E	224.53'
L45	N00°20'23"W	449.82'
L46	S89°11'32"E	665.15'
L47	S00°48'28"W	146.25'
L48	N89°11'32"W	86.05'
L49	S00°20'23"E	104.27'
L50	N89°11'32"W	281.95'
L51	S00°20'23"E	301.57'
L52	N86°26'45"W	277.81'
L53	N00°20'23"W	162.35'
L54	S06°27'24"W	276.24'
L55	N77°39'36"W	122.31'
L56	N35°39'59"W	6.19'
L57	N77°39'36"W	71.86'
L58	S34°47'39"W	7.82'
L59	S00°20'23"E	24.09'
L60	S44°45'58"E	7.14'
L61	N45°48'28"E	7.07'
L62	N45°14'03"E	36.68'
L63	S26°40'34"E	61.65'
L64	N39°18'10"E	46.38'

LINE TABLE		
LINE	BEARING	LENGTH
L65	N12°20'24"E	17.22'
L66	N45°48'28"E	32.45'
L67	N45°20'23"W	21.14'
L68	N89°11'32"W	79.35'
L69	N44°39'37"E	52.69'
L70	N35°36'06"W	19.33'
L71	N12°20'24"E	10.00'
L72	N77°39'36"W	19.63'
L73	S51°58'38"E	26.74'
L74	N43°44'43"E	37.18'
L75	N50°52'47"E	36.98'
L76	N44°51'40"E	41.89'
L77	N00°43'34"E	20.65'
L78	S45°43'34"W	35.36'
L79	N06°46'46"W	11.97'
L80	S00°43'34"W	91.33'
L81	S88°25'02"E	19.18'
L82	S89°16'26"E	90.44'
L83	S44°16'26"E	12.72'
L84	N85°49'31"E	33.65'
L85	S00°43'34"W	72.00'
L86	S85°49'31"W	52.24'
L87	N44°16'26"W	7.47'
L88	N44°16'26"W	14.14'
L89	N44°42'26"E	42.49'
L90	N21°09'46"W	47.99'
L91	S68°50'14"W	38.67'
L92	S76°27'00"E	14.71'
L93	S13°33'00"W	20.00'
L94	N76°27'00"W	14.29'

SEE SHEET 29



SEE SHEET 27

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	03/24/23
SCALE:	1"=60'

SHEET 28 OF 32
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMory
14:41

CERTIFIED SURVEY MAP NO. _____

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BASIS OF BEARINGS

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GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

N

LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
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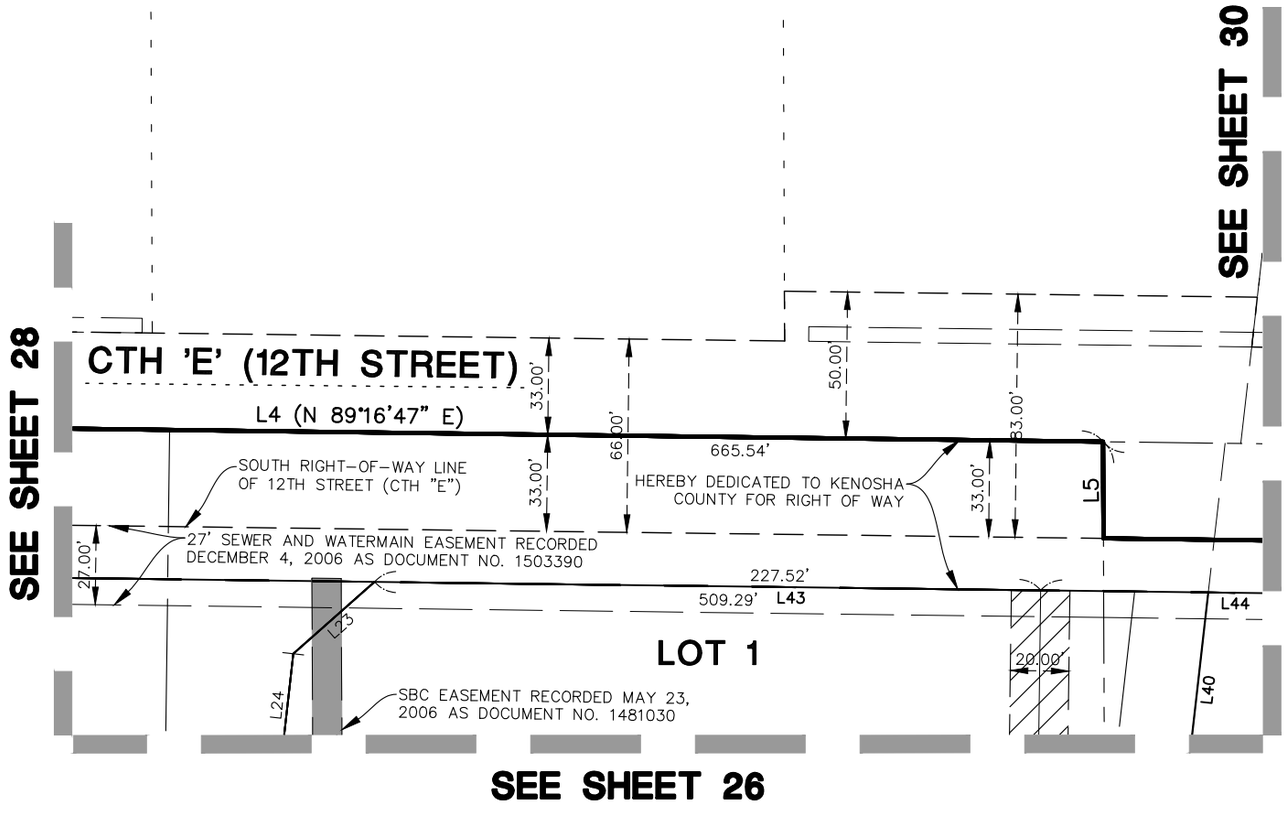
WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30



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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 29 OF 32
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=60'	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMory 14:41

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60 0 30 60 120

(IN FEET)
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LEGEND:

- ——— = EX./PROP. PROPERTY LINE
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- — — — = EX. EASEMENT LINE
- ——— = PROPOSED LOT LINE
- — — — = PROP. EASEMENT LINE
- — · — = EX./PROP. CENTERLINE

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

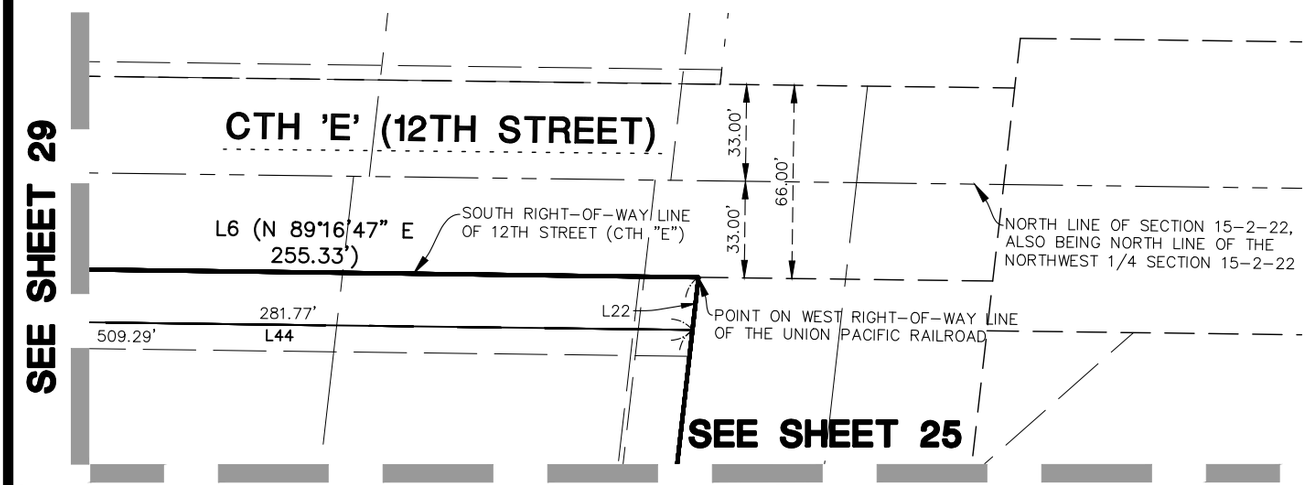
PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	47.00'	74.77'	N45°14'03"E	67.13'	091°08'52"
C2	1053.00'	233.03'	N06°00'00"E	232.56'	012°40'47"
C3	102.00'	45.88'	N00°32'45"W	45.49'	025°46'18"
C4	498.00'	130.38'	N05°55'54"W	130.00'	015°00'00"
C5	536.00'	124.35'	N08°12'53"E	124.08'	013°17'34"
C6	1002.00'	112.21'	N11°39'11"E	112.15'	006°24'58"
C7	464.00'	123.29'	N00°49'58"E	122.93'	015°13'28"
C8	557.00'	83.96'	N02°27'40"W	83.88'	008°38'11"
C9	300.00'	35.30'	N01°30'49"W	35.28'	006°44'29"
C10	491.00'	112.40'	S00°13'17"E	112.15'	013°06'58"
C11	530.00'	140.83'	S00°49'58"W	140.42'	015°13'28"
C12	1068.00'	119.60'	S11°39'11"W	119.53'	006°24'58"
C13	470.00'	109.04'	S08°12'53"W	108.80'	013°17'34"
C14	432.00'	113.10'	S05°55'54"E	112.77'	015°00'00"
C15	168.00'	75.57'	S00°32'45"E	74.93'	025°46'18"
C16	987.00'	218.43'	S06°00'00"W	217.98'	012°40'47"
C17	113.00'	179.76'	S45°14'03"W	161.40'	091°08'52"
C18	113.00'	25.01'	N06°00'07"E	24.96'	012°41'00"
C19	113.00'	154.75'	N51°34'33"E	142.94'	078°27'51"
C20	987.00'	131.74'	N03°29'02"E	131.64'	007°38'51"
C21	987.00'	86.69'	N09°49'26"E	86.66'	005°01'56"
C22	12.00'	16.25'	S57°40'10"W	15.03'	077°34'28"
C23	54.00'	63.42'	S52°31'32"W	59.83'	067°17'11"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C24	432.00'	41.57'	N10°40'29"W	41.56'	005°30'50"
C25	432.00'	71.52'	S03°10'29"E	71.44'	009°29'10"
C26	35.00'	25.65'	N56°39'48"W	25.08'	041°59'37"
C27	3.00'	2.20'	N56°39'48"W	2.15'	041°59'37"
C28	168.00'	32.75'	N07°50'51"W	32.69'	011°10'05"
C29	168.00'	42.82'	N05°02'18"E	42.70'	014°36'13"
C30	47.00'	45.07'	N63°20'21"E	43.36'	054°56'15"
C31	47.00'	43.54'	N26°11'53"E	42.00'	053°04'32"
C32	113.00'	25.01'	S06°00'07"W	24.96'	012°41'00"
C33	113.00'	20.53'	N12°23'49"E	20.50'	010°24'40"
C34	987.00'	134.34'	N03°33'34"E	134.23'	007°47'54"
C35	987.00'	46.15'	N08°07'17"E	46.14'	002°40'44"
C36	987.00'	49.60'	N10°54'01"E	49.59'	002°52'45"
C37	1053.00'	83.38'	N10°04'17"E	83.36'	004°32'13"
C38	1067.00'	52.54'	N10°55'45"E	52.54'	002°49'17"
C39	432.00'	26.14'	N06°11'03"W	26.14'	003°28'01"
C40	491.00'	17.83'	S05°17'47"W	17.83'	002°04'50"
C41	491.00'	33.59'	S02°17'47"W	33.58'	003°55'10"
C42	491.00'	60.98'	S03°13'17"E	60.94'	007°06'58"
C43	300.00'	7.50'	S04°10'07"E	7.49'	001°25'53"
C44	300.00'	27.80'	S00°47'53"E	27.79'	005°18'36"
C45	557.00'	6.78'	S01°30'29"W	6.78'	000°41'52"
C46	557.00'	77.18'	N02°48'36"W	77.11'	007°56'19"

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE	TANGENT BEARING START	TANGENT BEARING END
C8	557.00'	83.96'	N02°27'40"W	83.88'	008°38'11"	N6°46'46"W	N1°51'25"E
C9	300.00'	35.30'	N01°30'49"W	35.28'	006°44'29"	N1°51'25"E	N4°53'04"W



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VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 03/24/23
SCALE: 1"=60'

SHEET 30 OF 32
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMory 14:41

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE PLAT. I (WE) ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF SOMERS. WITNESS THE HAND AND SEAL OF SAID OWNER(S)

THIS _____ DAY OF _____, 2023.

ON THIS _____ DAY OF _____, 2023.

BY: _____

TITLE: _____

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

NOTARY'S CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

_____ OF SAID CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2023.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE OF SOMERS PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE PLAN COMMISSION OF THE VILLAGE OF SOMERS AND ADOPTED ON THIS _____ DAY OF _____, 2023.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2023 AFFECTING THE LANDS INCLUDED IN THIS PLAT.

_____ _____
(DATE) TREASURER

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 31 OF 32
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: N.T.S.	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\31-32-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, JAMES D. BAKER, A WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED AND CONSOLIDATED A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 00 DEGREES 20 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, A DISTANCE OF 1322.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 11 MINUTES 32 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 664.47 FEET TO A POINT ON THE EAST LINE OF WEST 1/2 OF WEST 1/2 OF NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 00 DEGREES 17 MINUTES 33 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1323.48 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 665.54 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 12 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 262.37 FEET TO A POINT ON THE WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY; THENCE SOUTH 06 DEGREES 29 MINUTES 27 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2628.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89 DEGREES 06 MINUTES 36 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 1280.78 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF CARDINAL CAPITAL MANAGEMENT.

SUBJECT TO EASEMENTS, RESTRICTIONS AND ROADWAYS OF RECORD, SAID PARCEL CONTAINING 67.039 ACRES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CODE OF GENERAL ORDINANCES FOR THE VILLAGE OF SOMERS, DIVIDING AND MAPPING THE SAME.

DATED THIS 24TH DAY OF MARCH, 2023

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

_____
SURVEYOR: JAMES D. BAKER
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2704-8

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET
DRAWN BY: LSM	32 OF 32
DATE: 03/24/23	ALN.SMWI01
SCALE: N.T.S.	

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\31-32-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

CERTIFIED SURVEY MAP NO. _____

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BASIS OF BEARINGS
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
300 0 150 300 600
(IN FEET)
1 inch = 300 ft.

N

CTH 'E' (12TH STREET)
SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E")
NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22
POINT ON THE SOUTH LINE OF 12TH STREET (CTH "E")
FORMER SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E")
NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22
POINT ON WEST LINE OF THE UNION PACIFIC RAILROAD
DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY PER CSM#____
NORTH LINE OF SECTION 15, ALSO BEING NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15

CTH 'EA' (72ND AVENUE)
WEST LINE OF THE NORTHWEST 1/4 SECTION 15-2-22
EAST LINE OF THE NORTHEAST 1/4 SECTION 16-2-22

SECTION CORNER
9 10
16 15
T. 2 N. R. 22 E.

UNPLATTED LAND
WARRANTY DEED DATED OCTOBER 12, 1961 RECORDED AS DOCUMENT NO. 431981IN VOL. "591" PAGE 535

LOT 6
364,421 S.F.
8.366 AC

LOT 6 CSM#____ RECORDED _____ __, 20__ AS DOCUMENT NO. _____

LOT 1 CSM#2658 RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277

LOT 2

WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22

EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

LOT 1

EAST LINE OF WEST 1/2 OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 15-2-22

DEDICATED FOR PUBLIC RIGHT-OF-WAY PER CSM#____

Parcel Name	Square Feet	Acres
LOT 6	364,421	8.366
LOT 7	407,246	9.349
LOT 8	199,742	4.585
Total Area	971,409	22.300

CURRENT TAX KEYS:
PART OF 82-4-222-152-0225
PART OF 82-4-222-152-0300

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE ON SHEET 9

SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15-2-22

LOT 5
CSM#____ RECORDED _____ __, 20__ AS DOCUMENT NO. _____

LOT 2

NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22

WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY
CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

LEGEND:
= EX. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

33.00'
DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY PER CSM#____
ACCESS EASEMENT PER CSM#____
26.00'
66.00'

LOT 6
CSM#____ RECORDED _____ __, 20__ AS DOCUMENT NO. _____

LOT 7
407,246 S.F.
9.349 AC

LOT 8
199,742 S.F.
4.585 AC

17.00'
FORMER EAST LINE OF 72ND AVENUE (CTH "EA")
66.00'

LOT 3
50.00'
100.00'
50.00'

LOT 2
LOT 2 CSM#2658 RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277

LOT 4
LOT 2
CSM#____ RECORDED _____ __, 20__ AS DOCUMENT NO. _____

SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22

16 15
UNPLATTED LAND

NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15-2-22

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WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

DATE: MARCH 24, 2023
EXPIRES: 01/31/24

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 03/24/23
SCALE: 1"=300'

SHEET 1 OF 11
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\01-ALNSMWI-CSM_2.dwg Updated By: LMoryl 15:44

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:

- = EX./PROP. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

FOUND CONCRETE MONUMENT
3 1/4" BRASS DISK AT CORNER
POINT ID: 2220590

SECTION CORNER
9 10
16 15
T. 2 N. R. 22 E.

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10-2-22
665.54' CTH 'E' (12TH STREET)
NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22

P.O.C. SEWER AND WATER MAIN EASEMENT RECORDED DECEMBER 4, 2006 AS DOCUMENT NO. 1503390 & SBC EASEMENT RECORDED MAY 23, 2006 AS DOCUMENT NO. 1481030
27' SEWER AND WATERMAIN EASEMENT RECORDED DECEMBER 4, 2006 AS DOCUMENT NO. 1503390

DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY PER CSM#_____

27.00' 1331.08' 33.00' 33.00' 50.00' 33.00' 66.00' 665.54'

L3 L4 L5 C1 C2 C3 L6 C4 L7 C5 L8 C6 L9 C7 L10 L11

18.00'

FORMER SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E") 30.00'

SBC EASEMENT RECORDED MAY 23, 2006 AS DOCUMENT NO. 1481030

66.00' 33.00' 33.00'

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE ON SHEET 9

661.27'

661.74'

LOT 6
CSM#____
RECORDED _____ __, 20__
AS DOCUMENT NO. _____

DEDICATED FOR PUBLIC RIGHT-OF-WAY PER CSM#____

LOT 1

UNPLATTED LAND

WARRANTY DEED DATED OCTOBER 12, 1961 RECORDED AS DOCUMENT NO. 431981 IN VOL. "591" PAGE 535

SOUTH LINE OF NORTH 1/2 OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 15-2-22

S 89°13'59" E 664.95'

S 0°20'23" E 1322.55'

EAST LINE OF THE NORTHEAST 1/4 SECTION 16-2-22

WEST LINE OF THE NORTHWEST 1/4 SECTION 15-2-22

EAST LINE OF 72ND AVENUE (CTH "EA") AND PARALLEL WITH THE WEST LINE OF NORTHWEST 1/4

661.28'

CTH 'EA' (72ND AVENUE)

EAST LINE OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 15-2-22

661.74'

L2

LOT 6
364,421 S.F.
8.366 AC

DEDICATED FOR PUBLIC RIGHT-OF-WAY PER CSM#____

CSM#____
RECORDED _____ __, 20__
AS DOCUMENT NO. _____

LOT 2

33.01'

SEE SHEET 3

L1 L25 664.27' 1328.74'

SOUTH LINE OF NORTH 1/2 OF SECTION 15-2-22 665.15'

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	03/24/23
SCALE:	1"=200'

SHEET 2 OF 11
ALN.SMWI01

15:44 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\02-03-ALNSMWI-CSM_2.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE ON SHEET 9

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

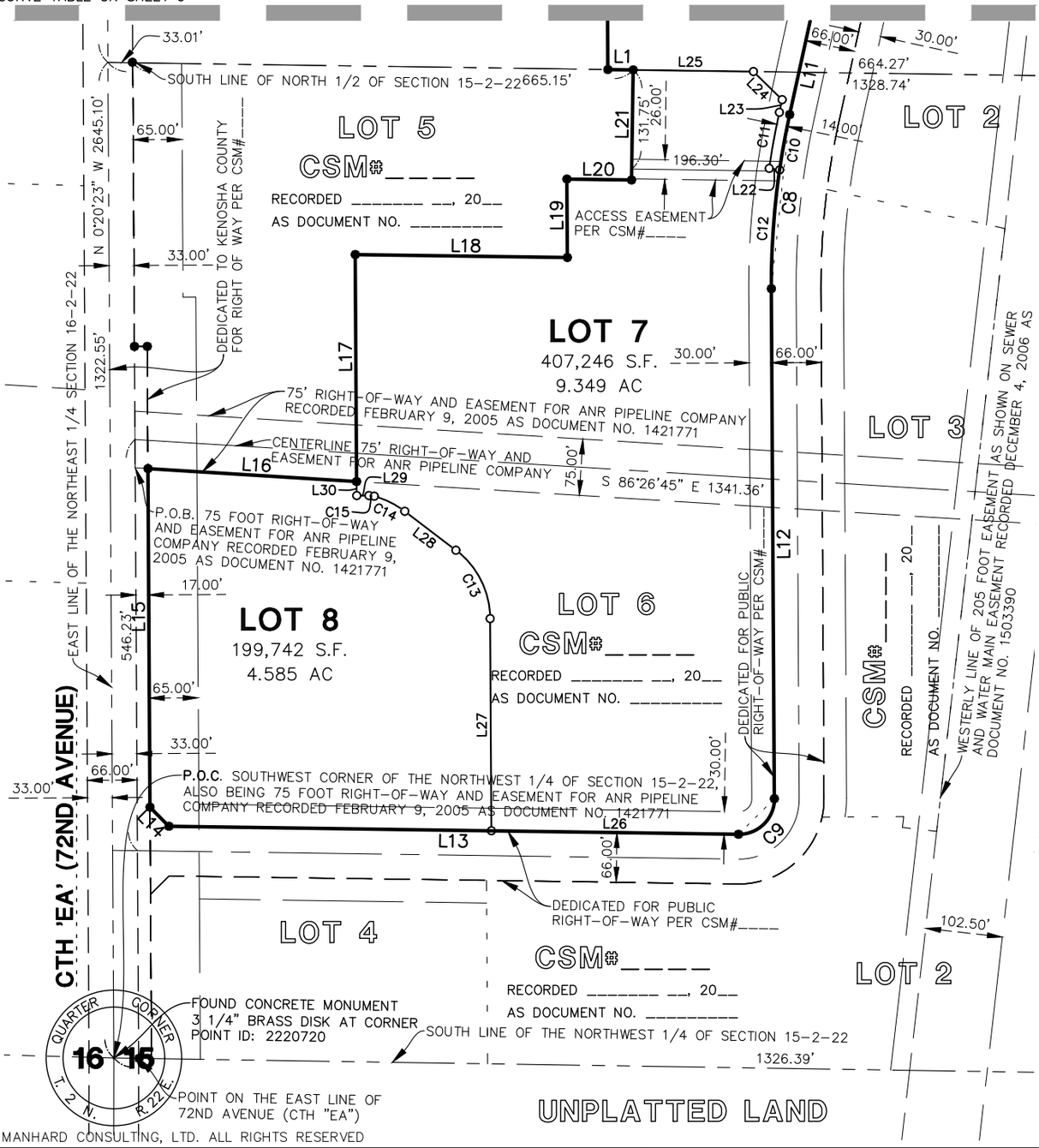
LEGEND

● 1" O.D. IRON PIPE FOUND
○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

N

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE SHEET 2



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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	03/24/23
SCALE:	1"=200'

SHEET 3 OF 11
ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\02-03-ALNSMWI-CSM_2.dwg Updated By: LMoryl
15:44

CERTIFIED SURVEY MAP NO. _____

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GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND:

- = EX./PROP. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

= UTILITY EASEMENT PER CSM#_____

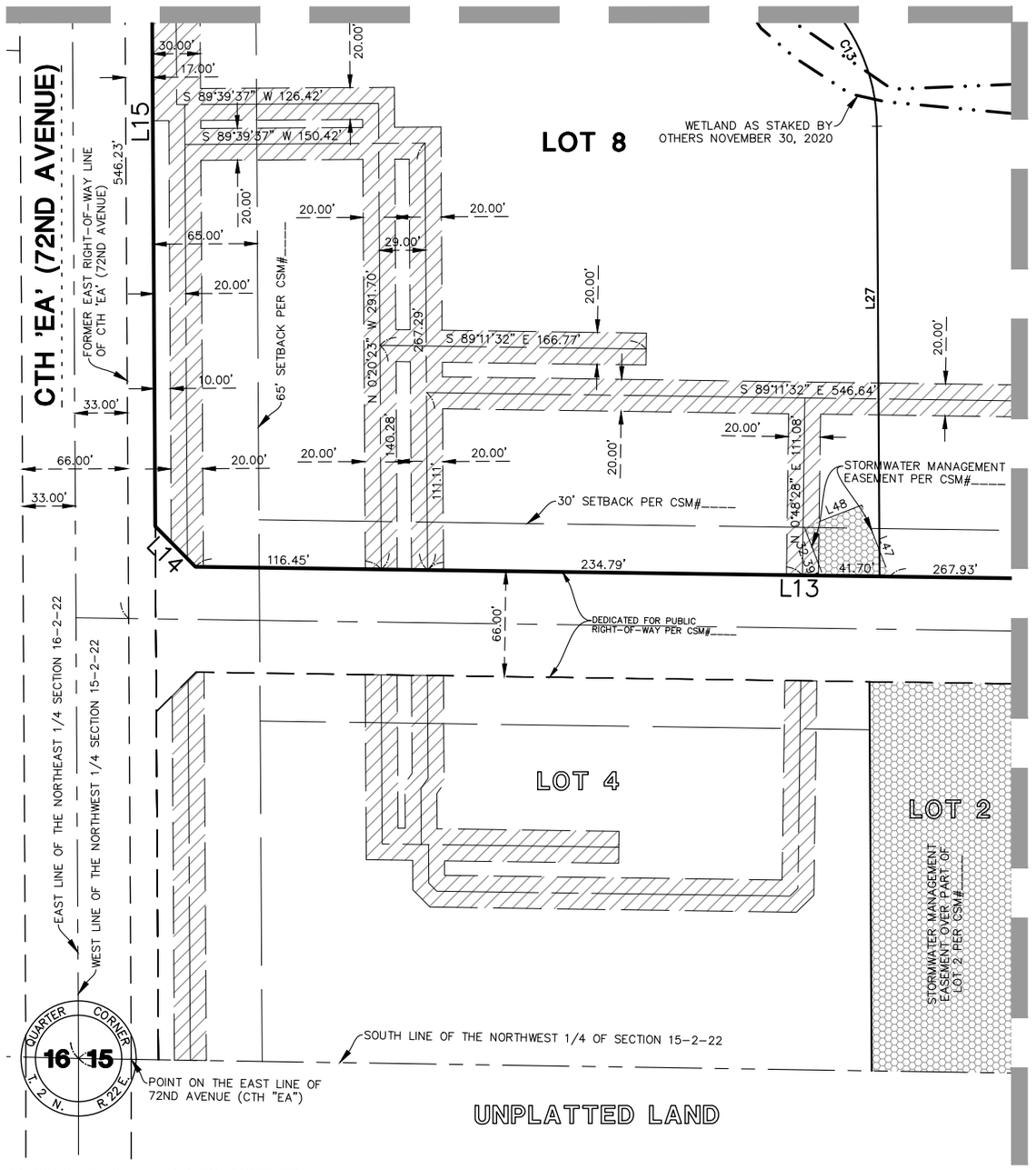
= STORMWATER MANAGEMENT EASEMENT PER CSM#_____

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE ON SHEET 9

SEE SHEET 5



SEE SHEET 6

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 4 OF 11
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=100'	ALN.SMWI01

16:09 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\04-09-ALNSMWI-CSM_2.dwg Updated By: LMoryl

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GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

N

LEGEND:

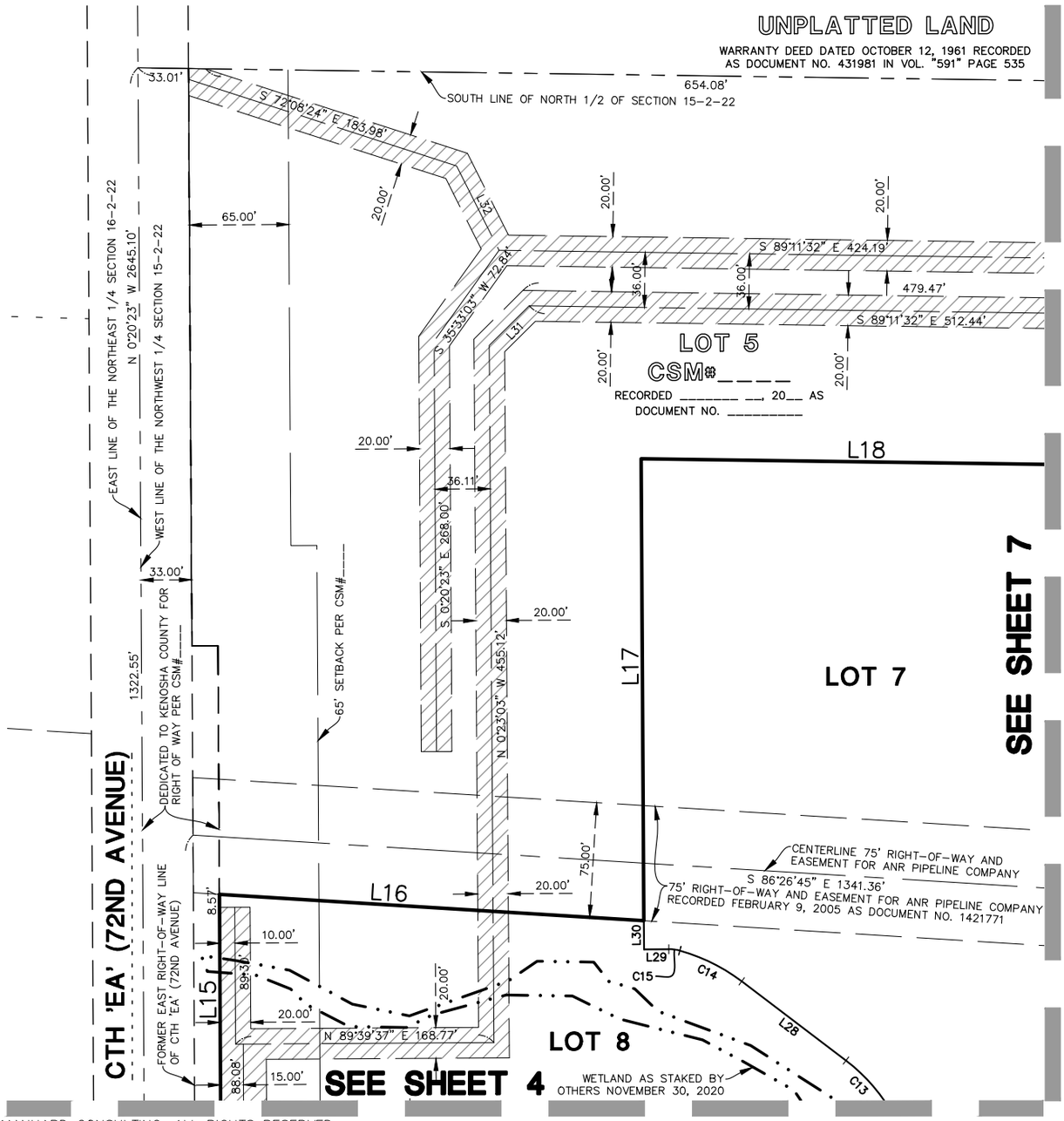
= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

= UTILITY EASEMENT PER CSM#_____

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE ON SHEET 9



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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 5 OF 11
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=100'	ALN.SMWI01

16:09 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\04-09-ALNSMWI-CSM_2.dwg Updated By: LMoryl

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GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

N

LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

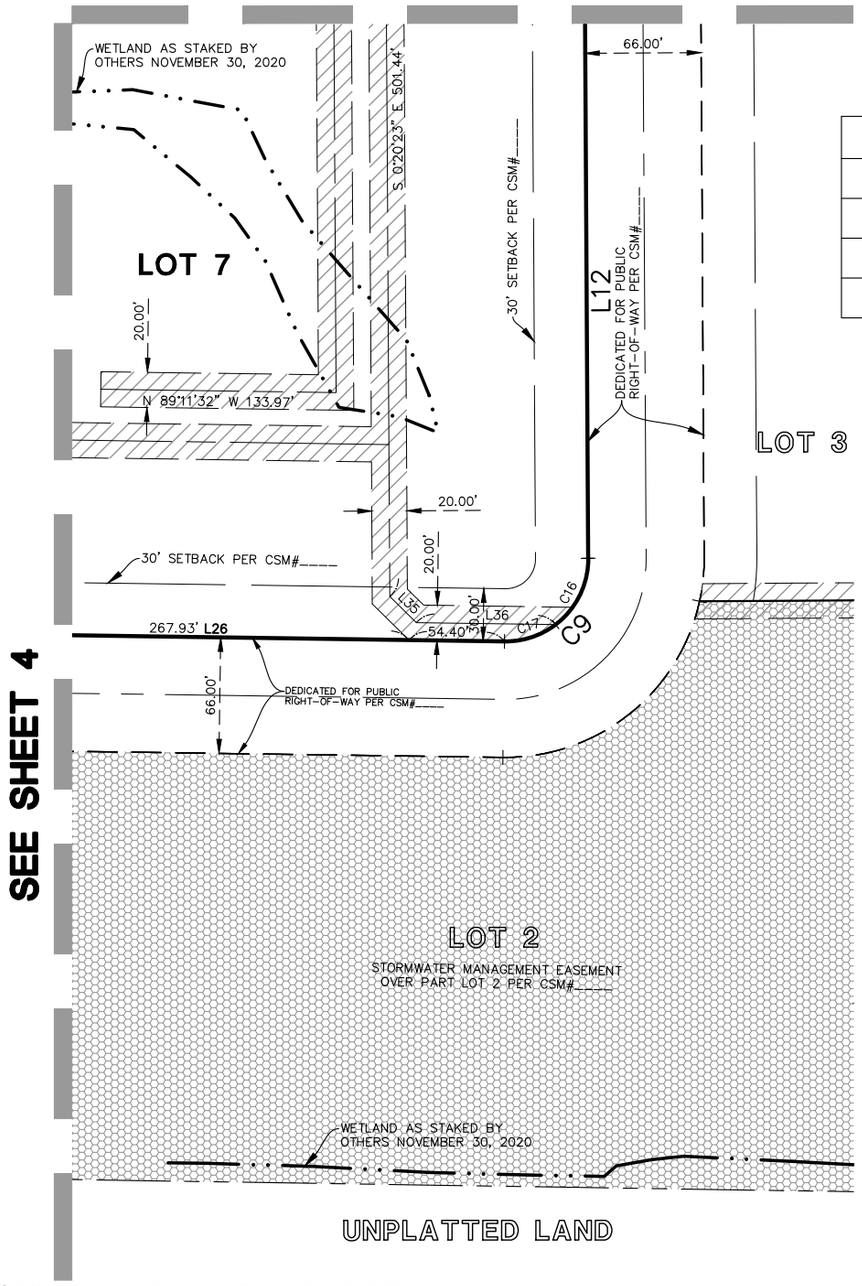
SURVEYOR'S NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THERE IS NO ORDINARY HIGH WATER MARK ON SURVEYED PROPERTY.
3. APPROXIMATE SEASONAL HIGH WATER ELEVATION HAS NOT BEEN DETERMINED AND SHOWN AND REFERENCED TO A PERMANENTLY ESTABLISHED DATUM PLANE.
4. WETLANDS HAVE BEEN SHOWN HEREON BASED ON STAKED FLAGS BY WETLAND & WATERWAY CONSULTING, LLC ON NOVEMBER 30, 2020 AND FIELD LOCATED ON DECEMBER 9, 2020.

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE ON SHEET 9

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE SHEET 7



Parcel Name	Square Feet	Acres
LOT 6	364,421	8.366
LOT 7	407,246	9.349
LOT 8	199,742	4.585
Total Area	971,409	22.300

= UTILITY EASEMENT PER CSM#____

= STORMWATER MANAGEMENT EASEMENT PER CSM#____

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 03/24/23
SCALE: 1"=100'

SHEET 6 OF 11
ALN.SMWI01

16:09 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\04-09-ALNSMWI-CSM_2.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 22 EAST, IS ASSUMED TO BEAR N 00°20'23" W

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND:

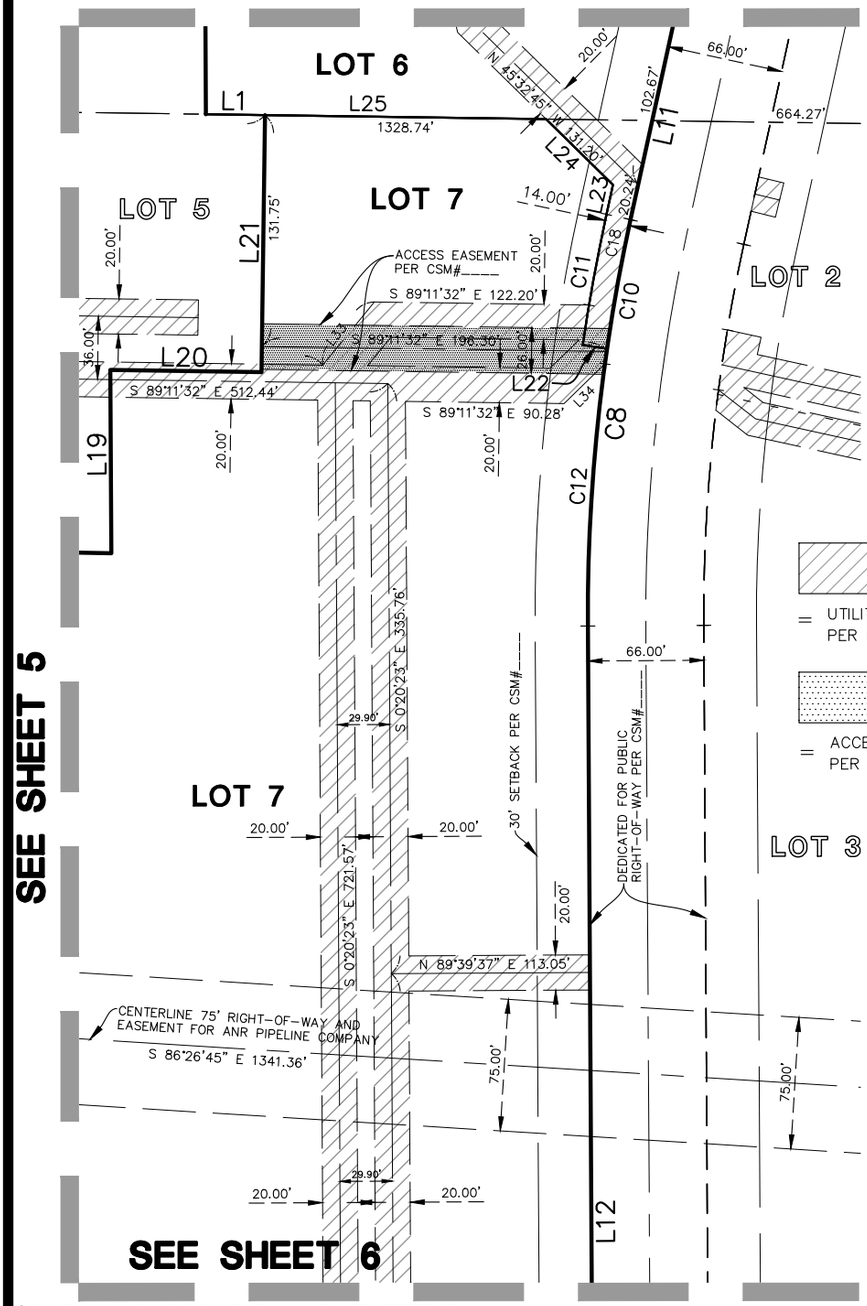
= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY:

JAMES D. BAKER, P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE SHEET 8



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°11'32"W	33.69'
L2	N00°17'33"W	1272.47'
L3	S89°16'26"E	274.36'
L4	S47°04'45"E	37.04'
L5	S04°53'04"E	99.65'
L6	S06°46'46"E	95.54'
L7	S08°26'43"W	65.49'
L8	S14°51'40"W	114.68'
L9	S01°34'06"W	46.86'
L10	S13°25'54"E	96.71'
L11	S12°20'24"W	146.98'
L12	S00°20'23"E	677.49'
L13	N89°11'32"W	757.22'
L14	N44°45'57"W	35.71'
L15	N00°20'23"W	449.82'
L16	N86°26'45"W	277.81'
L17	S00°20'23"E	301.57'
L18	N89°11'32"W	281.95'
L19	S00°20'23"E	104.27'
L20	N89°11'32"W	86.05'
L21	S00°48'28"W	146.25'
L22	N81°43'17"W	14.00'
L23	S12°20'24"W	17.22'
L24	N45°32'45"W	53.41'
L25	N89°11'32"W	193.60'
L26	N89°11'32"W	328.57'
L27	N00°20'23"W	281.82'
L28	N52°47'24"W	85.49'
L29	S89°39'37"W	16.18'
L30	N00°20'23"W	18.70'
L31	N45°14'03"E	36.68'
L32	S26°40'34"E	61.65'
L33	N39°18'10"E	46.38'
L34	N45°48'28"E	32.45'
L35	N45°20'23"W	21.14'
L36	N89°11'32"W	79.35'
L37	S00°43'34"W	91.33'
L38	S88°25'02"E	19.18'
L39	S89°16'26"E	90.44'
L40	S44°16'26"E	12.72'
L41	N85°49'31"E	33.65'
L42	S00°43'34"W	72.00'
L43	S85°49'31"W	52.24'
L44	N44°16'26"W	7.47'
L45	N44°16'26"W	14.14'
L46	N44°42'26"E	42.49'
L47	N21°09'46"W	47.99'
L48	S68°50'14"W	38.67'

SEE LINE TABLE ON SHEET THIS SHEET
SEE CURVE TABLE ON SHEET 9

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 03/24/23
SCALE: 1"=100'

SHEET 7 OF 11
ALN.SMWI01

16:09 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\04-09-ALNSMWI-CSM_2.dwg Updated By: LMoryl

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BASIS OF BEARINGS

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GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND:

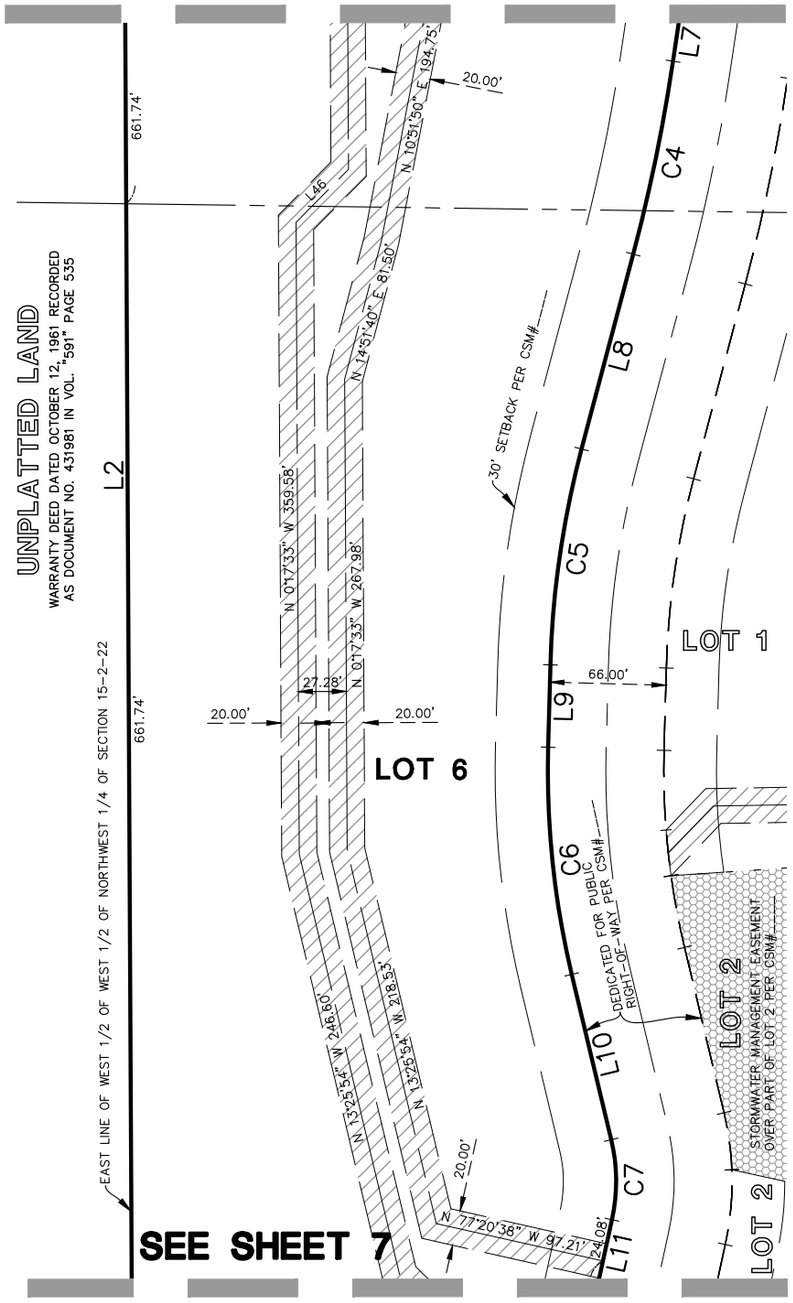
= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE
= UTILITY EASEMENT PER CSM#____
= STORMWATER MANAGEMENT EASEMENT PER CSM#____

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE ON SHEET 9

SEE SHEET 9



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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 8 OF 11
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=100'	ALN.SMWI01

16:09 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\04-09-ALNSMWI-CSM_2.dwg Updated By: LMoryl

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GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

N

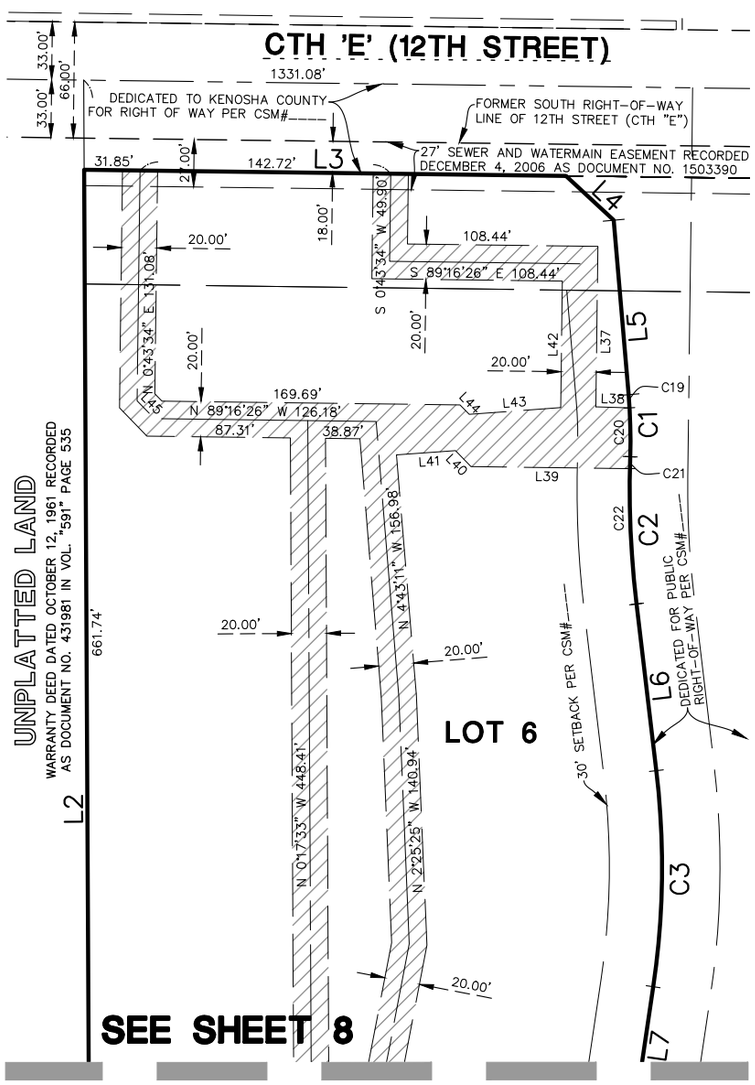
LEGEND:

= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE	TANGENT BEARING START	TANGENT BEARING END
C1	300.00'	35.30'	S01°30'49"E	35.28'	006°44'29"	S1°51'25"W	S4°53'04"E
C2	557.00'	83.96'	S02°27'40"E	83.88'	008°38'11"	S6°46'46"E	S1°51'25"W



= UTILITY EASEMENT PER CSM#_____

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	300.00'	35.30'	S01°30'49"E	35.28'	006°44'29"
C2	557.00'	83.96'	S02°27'40"E	83.88'	008°38'11"
C3	464.00'	123.29'	S00°49'58"W	122.93'	015°13'28"
C4	1002.00'	112.21'	S11°39'11"W	112.15'	006°24'58"
C5	536.00'	124.35'	S08°12'53"W	124.08'	013°17'34"
C6	498.00'	130.38'	S05°55'54"E	130.00'	015°00'00"
C7	102.00'	45.88'	S00°32'45"E	45.49'	025°46'18"
C8	1053.00'	233.03'	S06°00'00"W	232.56'	012°40'47"
C9	47.00'	74.77'	S45°14'03"W	67.13'	091°08'52"
C10	1053.00'	74.64'	S10°18'34"W	74.62'	004°03'40"
C11	1067.00'	75.63'	S10°18'34"W	75.62'	004°03'40"
C12	1053.00'	158.39'	S03°58'10"W	158.24'	008°37'07"
C13	115.00'	105.27'	N26°33'54"W	101.64'	052°27'01"
C14	119.50'	45.37'	N63°39'57"W	45.09'	021°45'05"
C15	26.50'	7.31'	N82°26'26"W	7.28'	015°47'54"
C16	47.00'	43.54'	S26°11'53"W	42.00'	053°04'32"
C17	47.00'	45.07'	S63°20'21"W	43.36'	054°56'15"
C18	1067.00'	52.54'	S10°55'45"W	52.54'	002°49'17"
C19	300.00'	7.50'	S04°10'07"E	7.49'	001°25'53"
C20	300.00'	27.80'	S00°47'53"E	27.79'	005°18'36"
C21	557.00'	6.78'	S01°30'29"W	6.78'	000°41'52"
C22	557.00'	77.18'	S02°48'36"E	77.11'	007°56'19"

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE THIS SHEET

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 03/24/23
SCALE: 1"=100'

SHEET 9 OF 11
ALN.SMWI01

16:09 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\04-09-ALNSMWI-CSM_2.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER(S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THE PLAT. I (WE) ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF SOMERS. WITNESS THE HAND AND SEAL OF SAID OWNER(S)

THIS _____ DAY OF _____, 2023.

ON THIS _____ DAY OF _____, 2023.

BY: _____

TITLE: _____

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

NOTARY'S CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

_____ OF SAID CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2023.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE OF SOMERS PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE PLAN COMMISSION OF THE VILLAGE OF SOMERS AND ADOPTED ON THIS _____ DAY OF _____, 2023.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2023 AFFECTING THE LANDS INCLUDED IN THIS PLAT.

_____ _____
(DATE) TREASURER

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET
DRAWN BY: LSM	10 OF 11
DATE: 03/24/23	
SCALE: N.T.S.	ALN.SMWI01

Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\10-11-ALNSMWI-CSM_2.dwg Updated By: LMory 08:56

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, JAMES D. BAKER, A WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED AND CONSOLIDATED A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 IN CERTIFIED SURVEY MAP NO. _____ RECORDED _____ __, 20__.

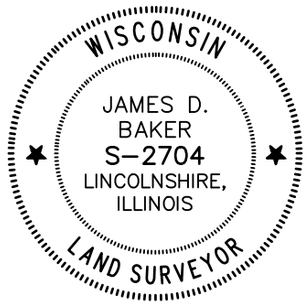
THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF CARDINAL CAPITAL MANAGEMENT.

SUBJECT TO EASEMENTS, RESTRICTIONS AND ROADWAYS OF RECORD, SAID PARCEL CONTAINING 27.833 ACRES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE CODE OF GENERAL ORDINANCES FOR THE VILLAGE OF SOMERS, DIVIDING AND MAPPING THE SAME.

DATED THIS 24TH DAY OF MARCH, 2023



_____
SURVEYOR: JAMES D. BAKER
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. 2704-8

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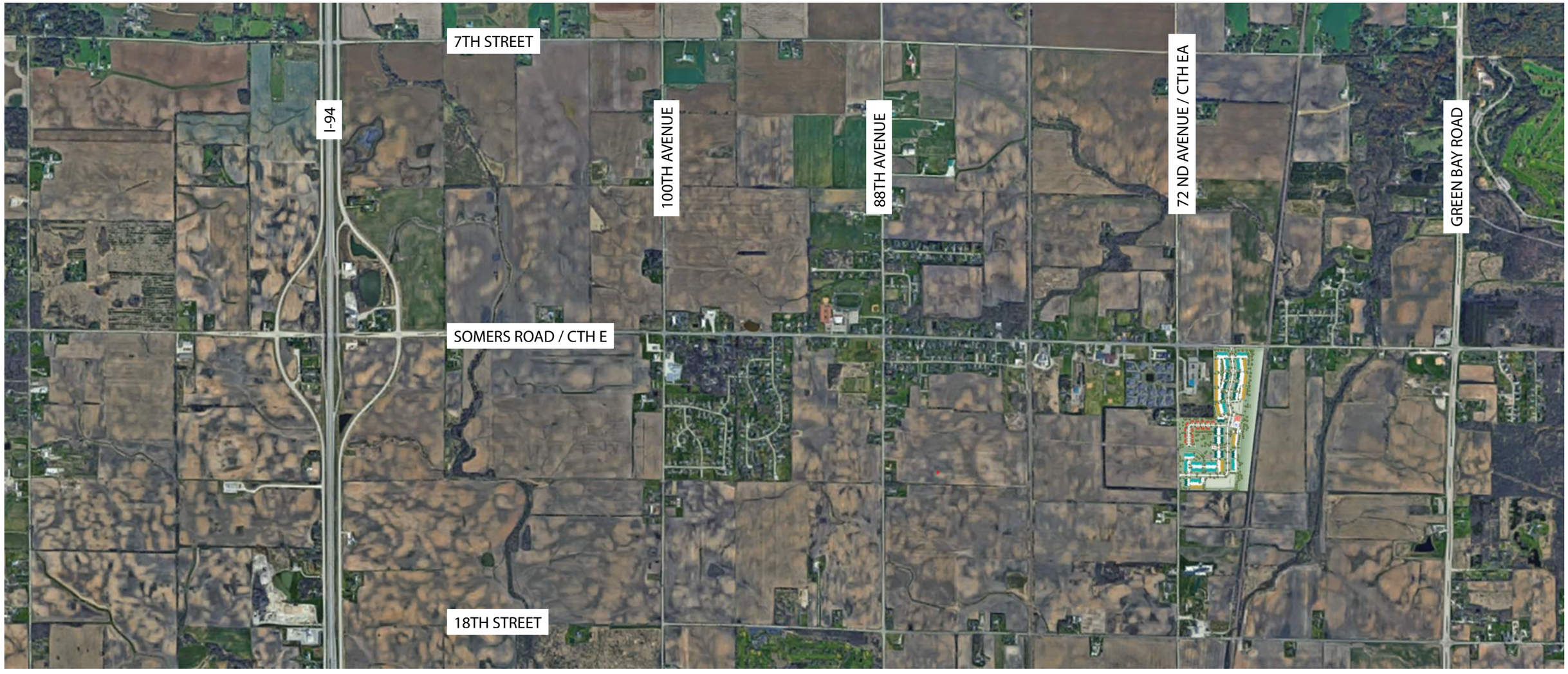
SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 11 OF 11
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: N.T.S.	ALN.SMWI01

08:56 Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_2\10-11-ALNSMWI-CSM_2.dwg Updated By: LMory

SOMERSVILLE
PLAN COMMISSION SUBMISSION
FEBRUARY 24, 2023


7TH STREET
I-94
100TH AVENUE
88TH AVENUE
72 ND AVENUE / CTH EA
GREEN BAY ROAD
SOMERS ROAD / CTH E
18TH STREET

SITE INFORMATION

NORTH

GREENSPACE EASEMENT

STORMWATER RETENTION 1.13 ACRES

CLUBHOUSE

POOL

VOLLEYBALL COURT

DOG RUN

STORMWATER RETENTION 3.2 ACRES

SOMERSVILLE PARKWAY

SOMERSVILLE PARKWAY

PLAYGROUND

87.99 FT

PROPERTY LINE / ROW

CTH

12 - UNIT TOWNHOUSE

8 - UNIT TOWNHOUSE

12 - UNIT TOWNHOUSE (3-BDRM END UNITS)

DUPLEX

ATHLETIC FIELD

REC AREA

PKNG

PROPERTY LINE / ROW

86.90 FT

72ND AVENUE

PROJECT PHASING

SETBACKS AND EASEMENTS

GREENSPACE EASEMENT
STORMWATER RETENTION 1.13 ACRES
CLUBHOUSE
POOL
VOLLEYBALL COURT
DOG RUN
STORMWATER RETENTION 3.2 ACRES
SOMERSVILLE PARKWAY
PLAYGROUND
ATHLETIC FIELD
REC AREA
PKNG
CTH
72ND AVENUE
UNION PACIFIC RAILROAD
PARCEL 1
12 - UNIT TOWNHOUSE
8 - UNIT TOWNHOUSE
12 - UNIT TOWNHOUSE (3-BDRM END UNITS)
DUPLEX
PEDESTRIAN PATHWAYS

SITE OPERATIONS

SITE DATA (REVISED)	
TOTAL SITE AREA (AC)	67.039
RIGHT OF WAY (AC)	6.84
NET TOTAL DEVELOPMENT	**60.199**
TOTAL UNITS PER ACRE	**7.08**

UNIT DATA (REVISED)					
	NO. OF BUILDINGS	UNITS/BUILDING			UNIT TOTALS
BUILDING		1 BED	2 BED	3 BED	
12-UNIT APARTMENTS (26 BDRM) W/ 12 GARAGES	10	0	10	2	120
12 UNIT TOWNHOMES (24 BDRM) W/ 12 GARAGES	13	0	12	0	156
8-UNIT TOWNHOMES W/ 8 GARAGES	15	0	8	0	120
2 UNIT DUPLEX W/ 2 GARAGES	15	0	0	2	30
CLUBHOUSE	1	0	0	0	0
UNIT TOTALS		**0**	**376**	**50**	**426**

PARKING DATA (REVISED)				
UNIT TYPE	#	SPACES	TOTAL REQ.	PARKING TOTAL
2+ BEDROOM UNITS	396	2	792	792
2 FAMILY BUILDINGS	15	4	60	60
TOTAL UNIT SPACES				852
CLUBHOUSE PARKING	9,890 SF			19
VISITOR PARKING (UNITS/8)	50 Required			109
TOTAL SPACES PROVIDED				**980**
PARKING RATIO				**2.30**

AREA DATA (REVISED)								
UNIT INFO				AREAS				
UNIT TYPE	**BEDROOM**	**BATH**	**UNITS**	**1ST FLOOR SF**	**2ND FLOOR SF**	**TOTAL RES SF**	**PARKING SF**	**TOTAL UNIT SF**
2-BED TOWNHOME	2	1.5	376	426	696	1122	320	1,442
3-BED TOWNHOME	3	2	20	816	874	1690	490	2,180
DUPLEX A	3	2.5	15	1119	725	1844	380	2,224
DUPLEX B	3	2.5	15	726	1012	1738	423	2161

SITE RENDERINGS

SOMERSVILLE
12 - UNIT TOWNHOUSE
8 - UNIT TOWNHOUSE
12 - UNIT TOWNHOUSE (4 BDRM END UNITS)
DUPLEX

12 - UNIT TOWNHOUSE
8 - UNIT TOWNHOUSE
12 - UNIT TOWNHOUSE (3-BDRM END UNITS)
DUPLEX

12 - UNIT TOWNHOUSE
8 - UNIT TOWNHOUSE
12 - UNIT TOWNHOUSE (5-BORN END UNITS)
DUPLEX

12 - UNIT TOWNHOUSE
8 - UNIT TOWNHOUSE
12 - UNIT TOWNHOUSE (3-BDRM END UNITS)
DUPLEX

BUILDING IMAGES

12-UNIT TOWNHOME BUILDING - FRONT VIEW

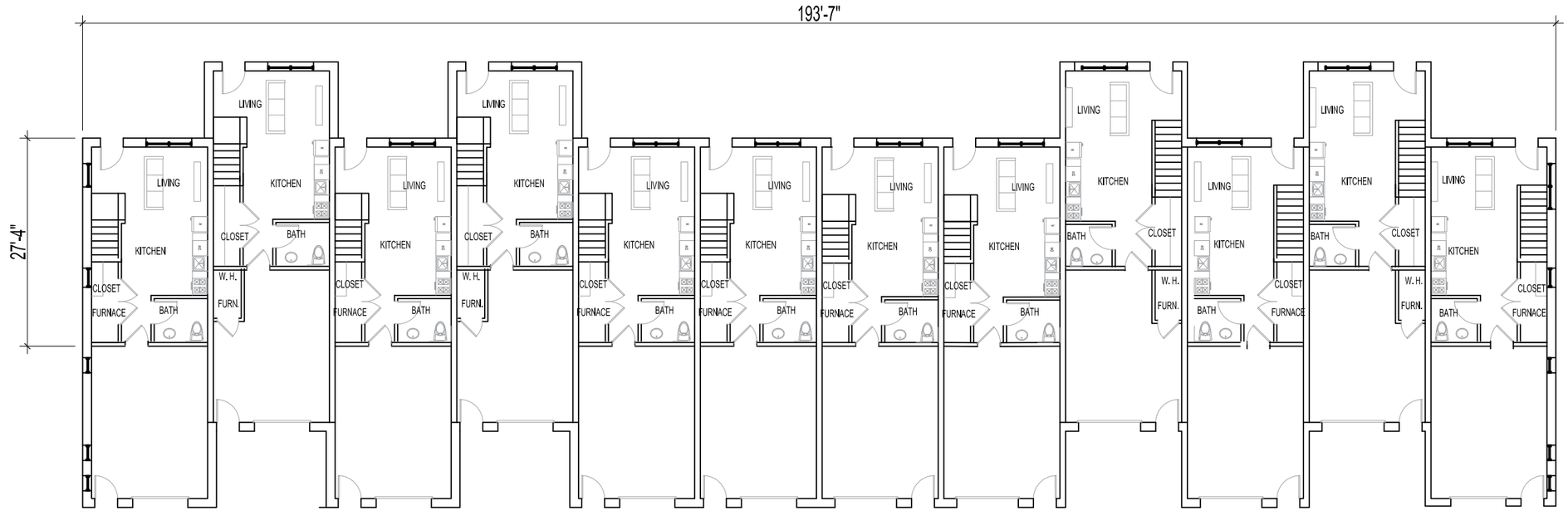
12-UNIT TOWNHOME BUILDING - REAR VIEW

12-UNIT TOWNHOME BUILDING - REAR ELEVATION

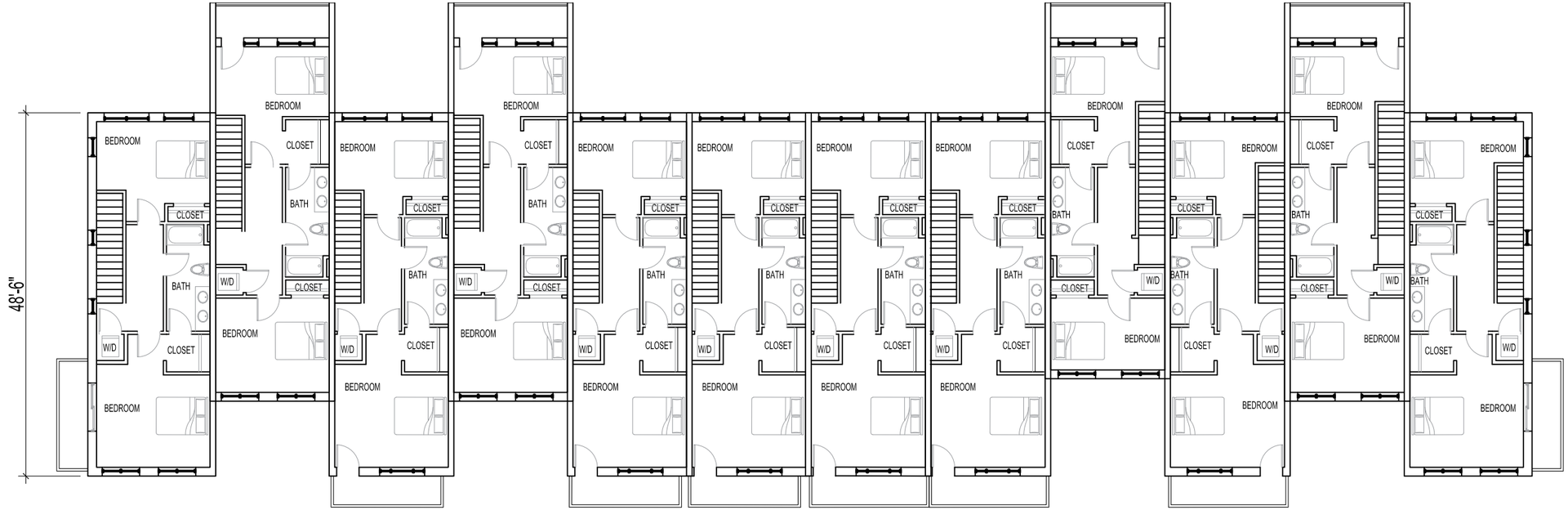
12-UNIT TOWNHOME BUILDING - FRONT ELEVATION

SMOOTH FIBER CEMENT SIDING

(ALTERNATE COLORS)



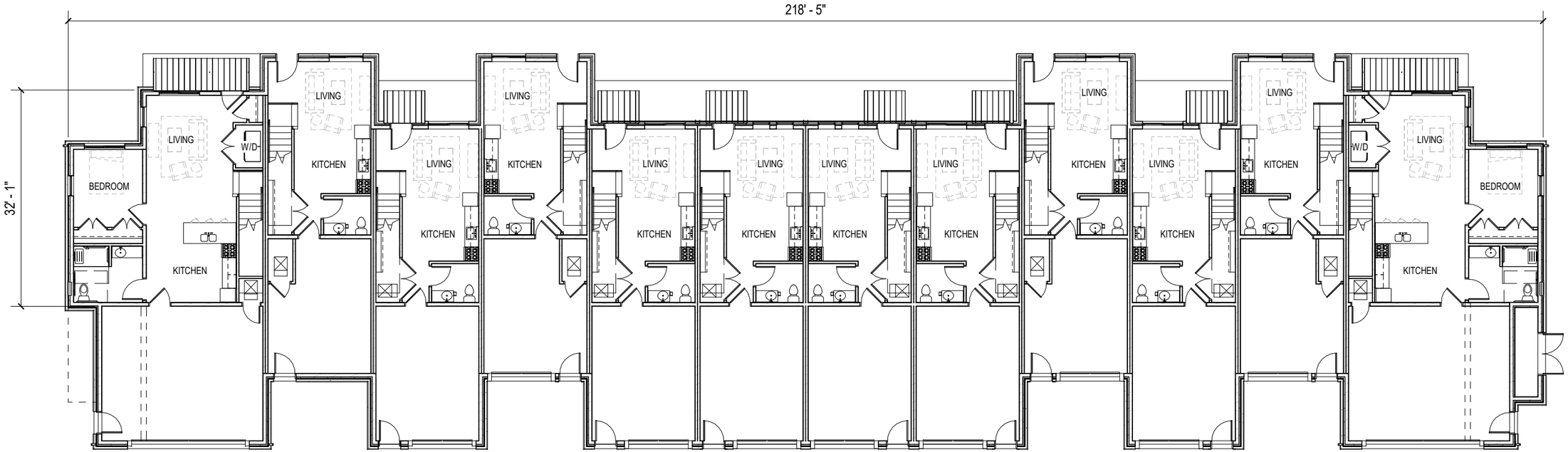
12-UNIT TOWNHOMES - FIRST FLOOR PLAN



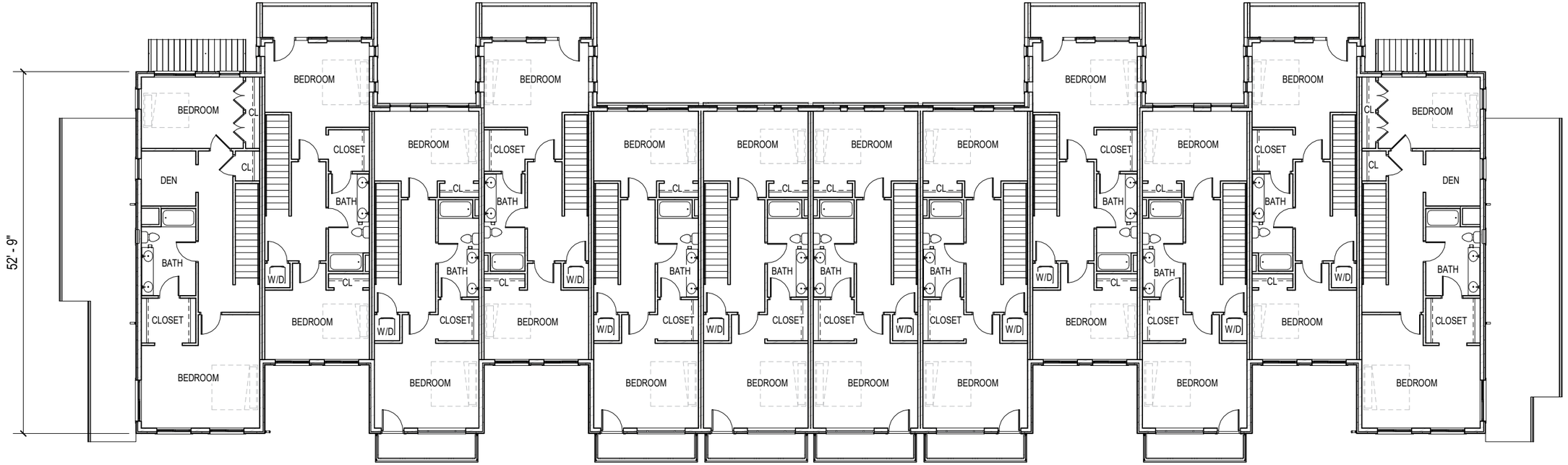
SECOND FLOOR PLAN

12-UNIT TOWNHOME BUILDING (3-BDRM END UNITS) - REAR ELEVATION

12-UNIT TOWNHOME BUILDING (3-BDRM END UNITS) - FRONT ELEVATION



12-UNIT TOWNHOMES (3-BDRM END UNITS) - FIRST FLOOR PLAN



12-UNIT TOWNHOMES (3-BDRM END UNITS) - SECOND FLOOR PLAN

8-UNIT TOWNHOME BUILDING - FRONT VIEW

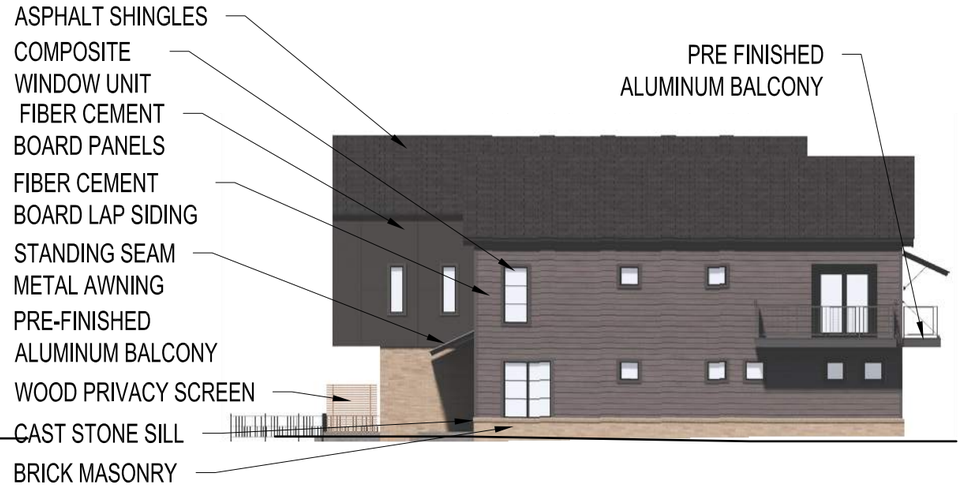
8-UNIT TOWNHOME BUILDING - FRONT VIEW

8-UNIT TOWNHOME BUILDING - REAR ELEVATION

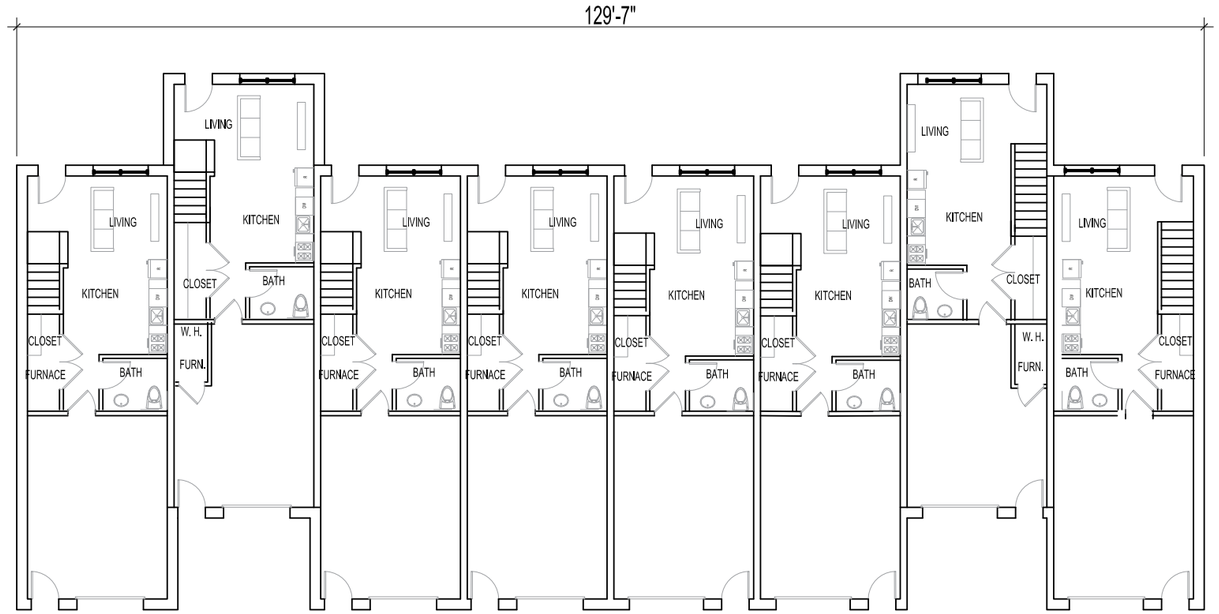
SMOOTH FIBER CEMENT SIDING

(ALTERNATE COLORS)

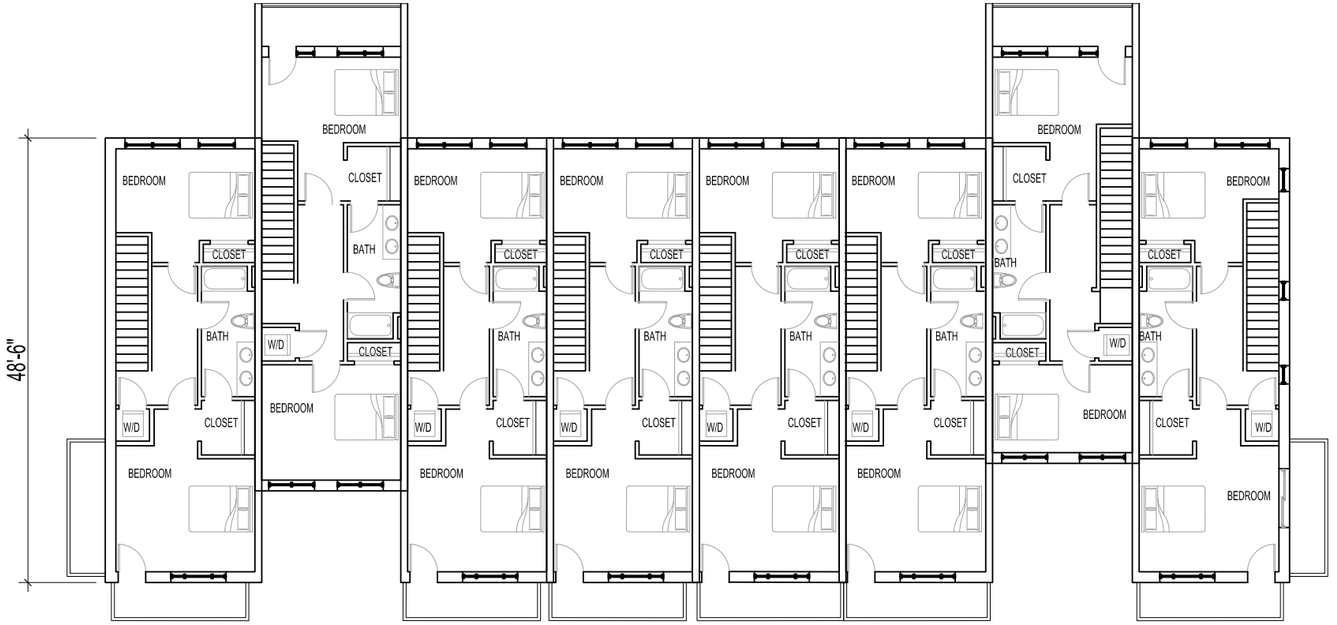
8-UNIT TOWNHOME BUILDING - FRONT ELEVATION



8-UNIT TOWNHOME BUILDING - SIDE ELEVATION



8-UNIT TOWNHOMES - FIRST FLOOR PLAN

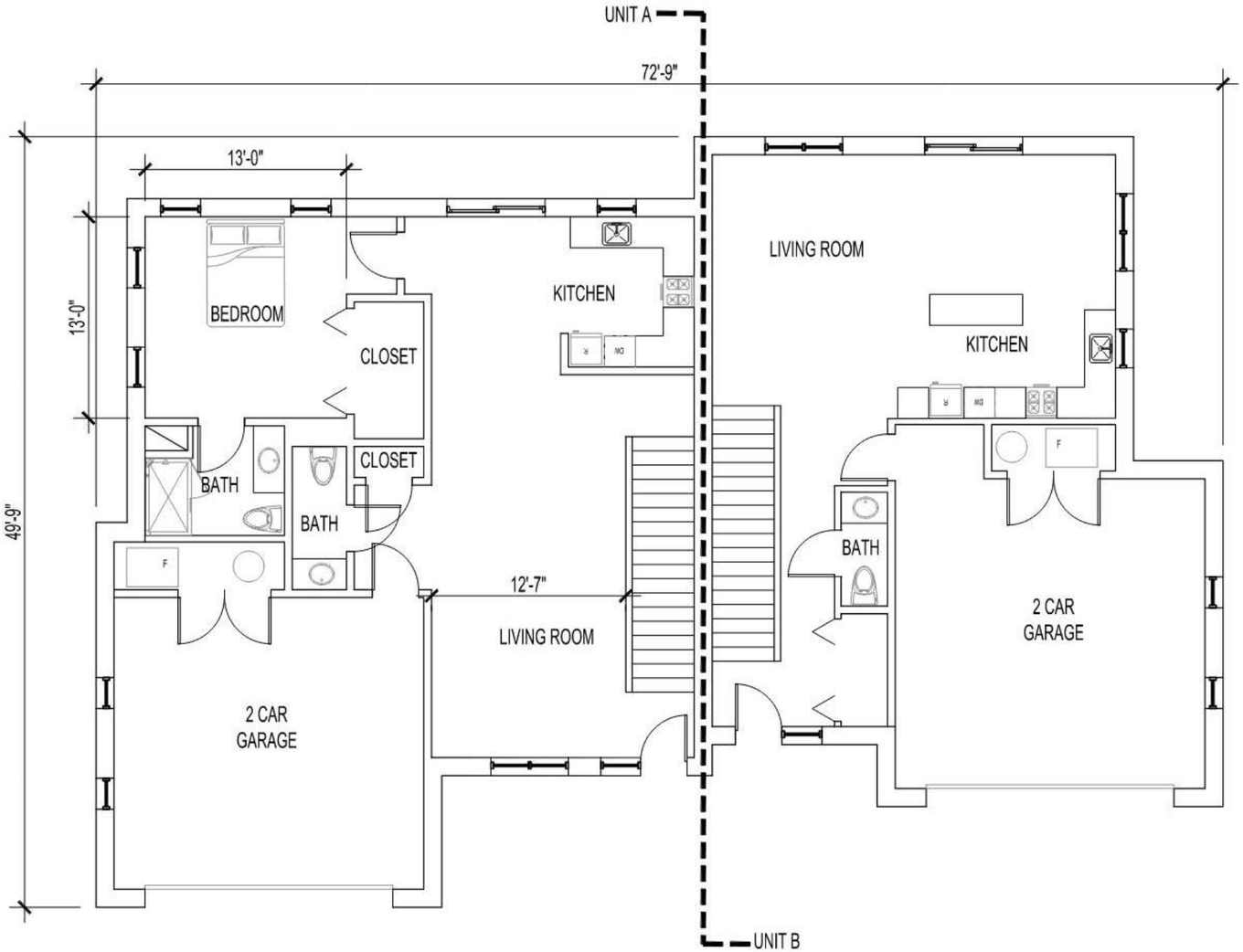


8-UNIT TOWNHOMES - SECOND FLOOR PLAN

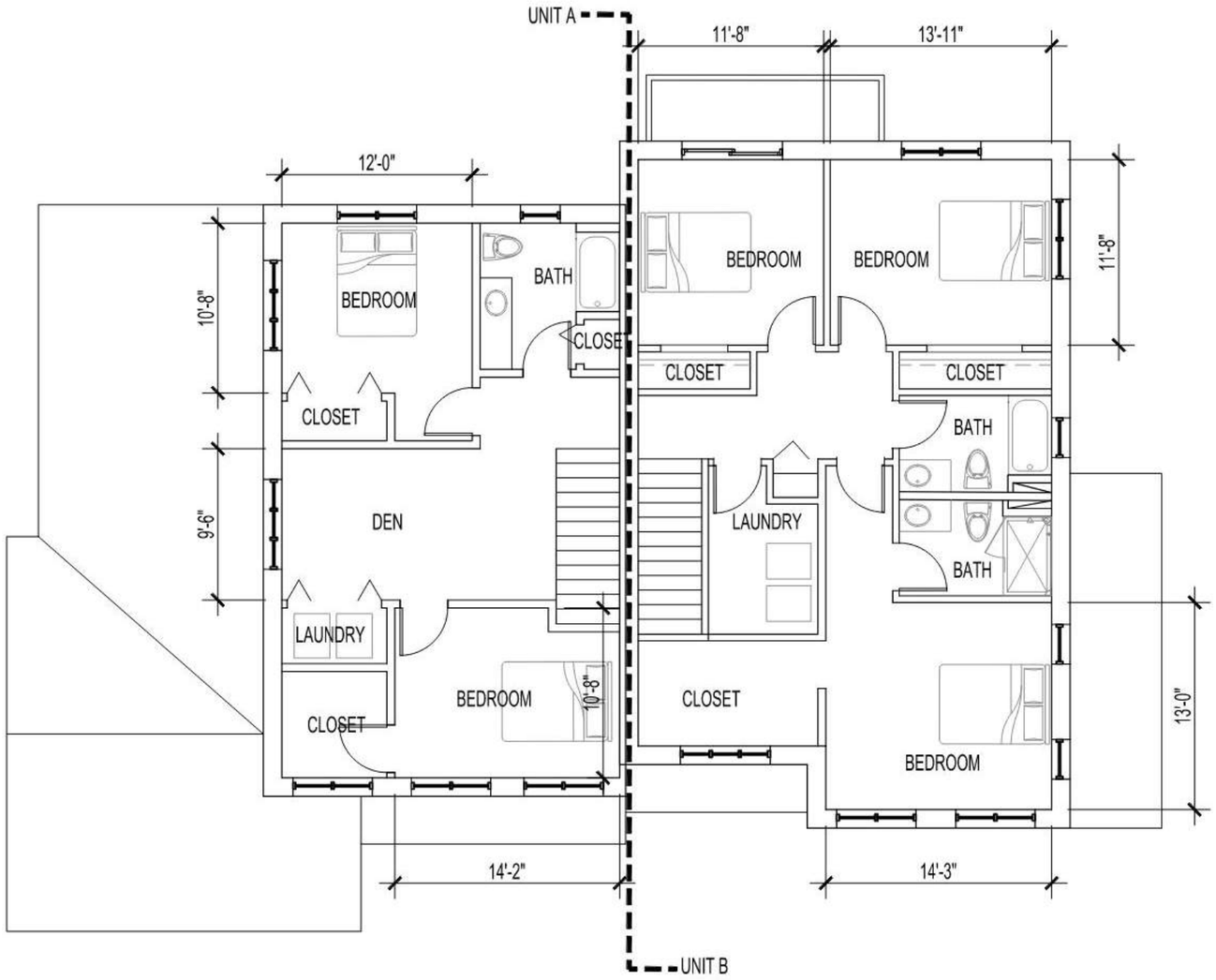
DUPLEX BUILDING - FRONT VIEW

DUPLEX BUILDING - FRONT VIEW

DUPLEX BUILDING - REAR VIEW



DUPLEX BUILDING PLANS - FIRST



DUPLEX BUILDING PLANS - SECOND

COMMUNITY BUILDING - FRONT VIEW

COMMUNITY BUILDING - REAR VIEW

COMMUNITY BUILDING - NORTH ELEVATION

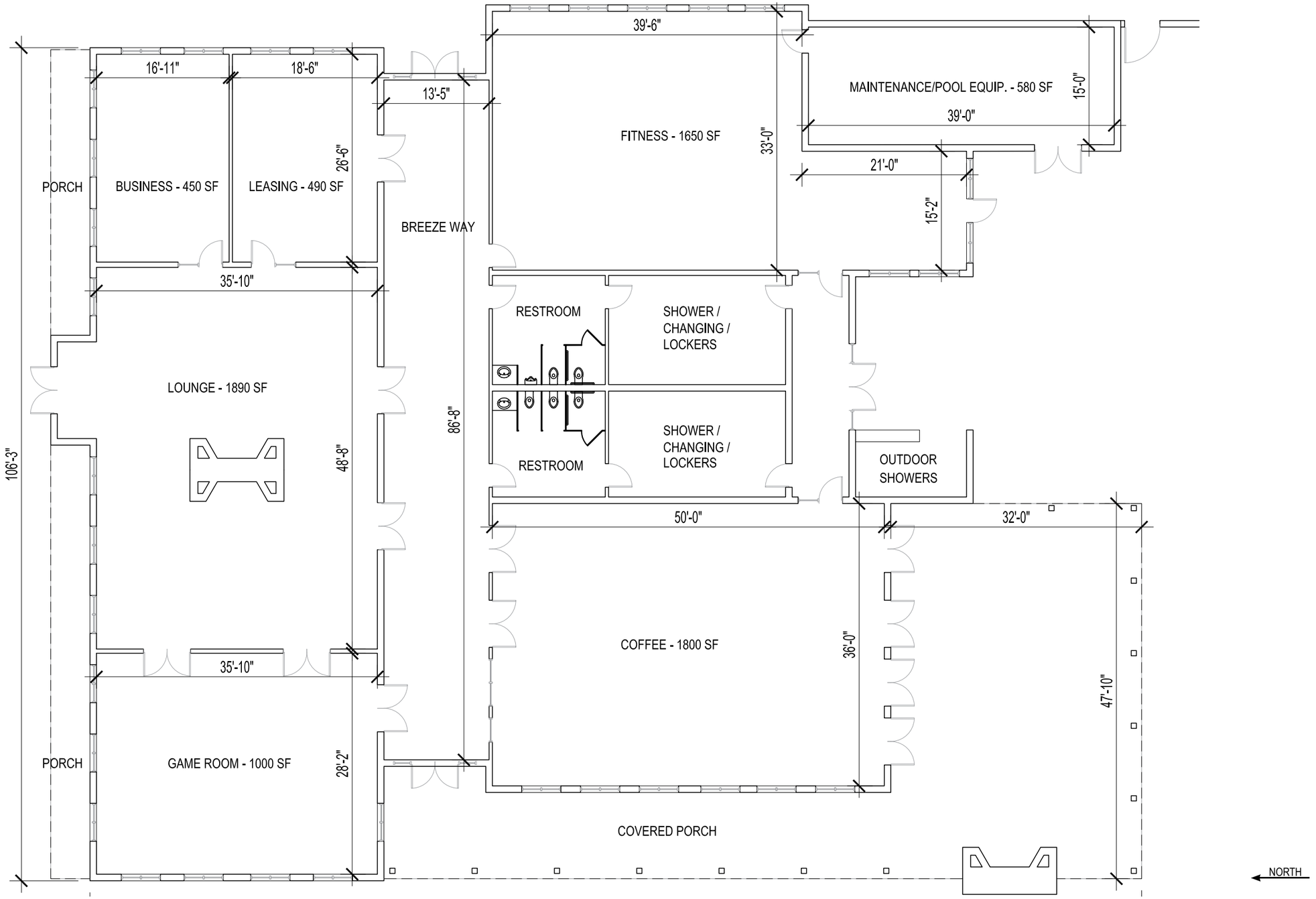
COMMUNITY BUILDING - EAST ELEVATION

COMMUNITY BUILDING - WEST ELEVATION

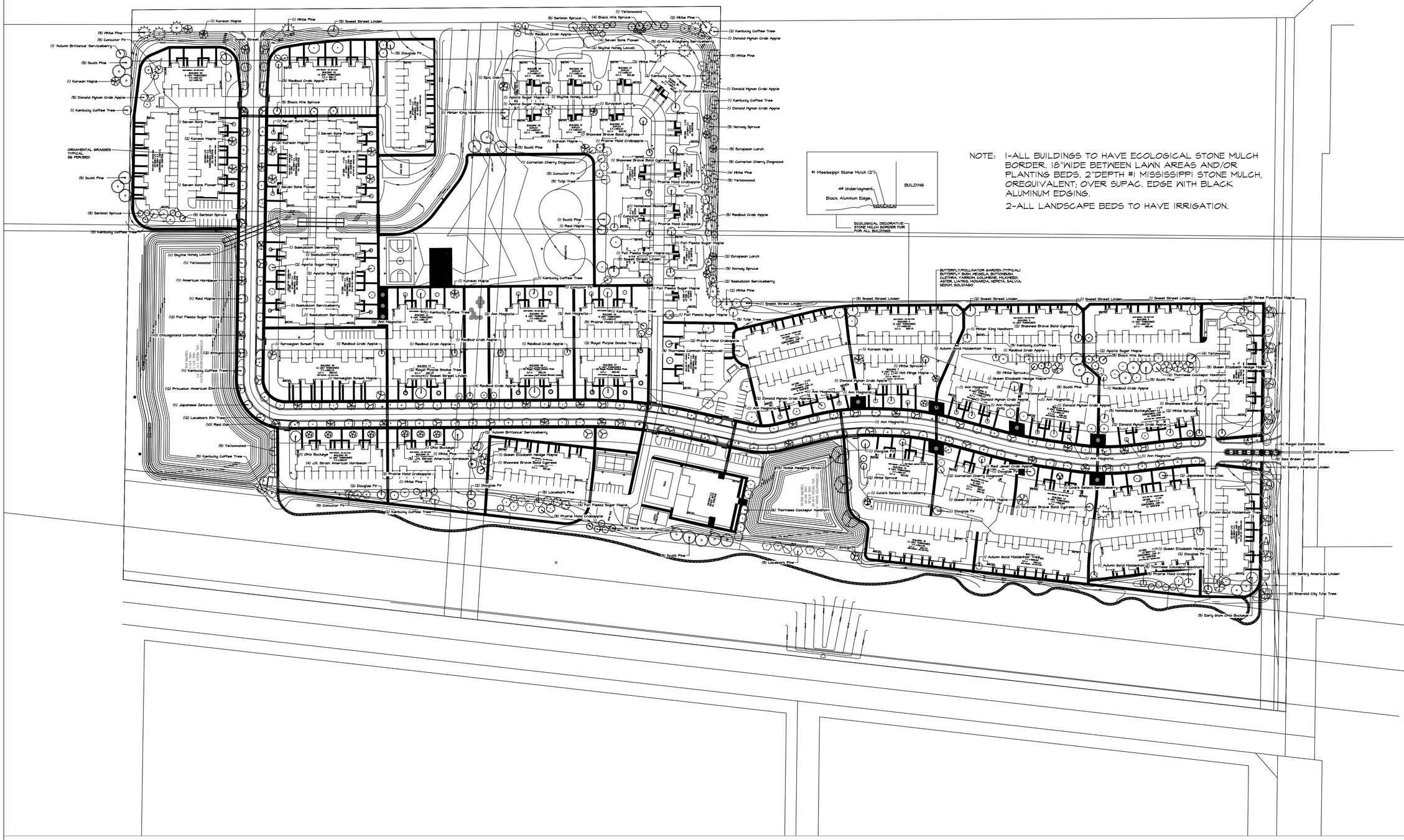
COMMUNITY BUILDING - SOUTH ELEVATION

COMMUNITY BUILDING - SOUTH ELEVATION

COMMUNITY BUILDING - EAST ELEVATION



COMMUNITY BUILDING PLAN



NOTE: 1-ALL BUILDINGS TO HAVE ECOLOGICAL STONE MULCH BORDER, 18"WIDE BETWEEN LAWN AREAS AND/OR PLANTING BEDS, 2"DEPTH #1 MISSISSIPPI STONE MULCH, OREQUIVALENT; OVER SUPAC. EDGE WITH BLACK ALUMINUM EDGING.

2-ALL LANDSCAPE BEDS TO HAVE IRRIGATION.

PLANTING PLAN

Tim R. Garland
#41844
WISCONSIN
LANDSCAPE ARCHITECT

PROPOSED GARDEN DESIGN FOR:

SOMERVILLE APARTMENTS

SOMERS, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
PO Box 1353
Kenosha, WI 53141
(414) 688 1641 garlandalliance@gmail.com

REVISIONS:
SEPTEMBER 21, 2020
FEBRUARY 20, 2023
JULY 6, 2021
JULY 14, 2021
JULY 20, 2021
SEPTEMBER 22, 2021

SCALE: 1" = 100'

SHEET NUMBER: L1.1

© GAI 2023

2023-06-06

PROJECT ID: — — — —
WITH: N/A

COUNTY: PROJECT LOCATION

ORDER OF SHEETS

Section No.	1	Title
Section No.	2	Typical Sections and Details
Section No.	3	Estimate of Quantities
Section No.	3	Miscellaneous Quantities
Section No.	4	Right of Way Plat
Section No.	5	Plan and Profile
Section No.	6	Standard Detail Drawings
Section No.	7	Sign Plates
Section No.	8	Structure Plans
Section No.	9	Computer Earthwork Data
Section No.	9	Cross Sections

TOTAL SHEETS = 60

N

KENOSHA COUNTY
DIVISION OF HIGHWAYS

PLAN OF PROPOSED IMPROVEMENT

COUNTY TRUNK HIGHWAY E AND COUNTY TRUNK HIGHWAY EA

(72ND AVE TO 65TH AVE & 12TH ST TO 18TH ST

VILLAGE OF SOMERS
KENOSHA COUNTY

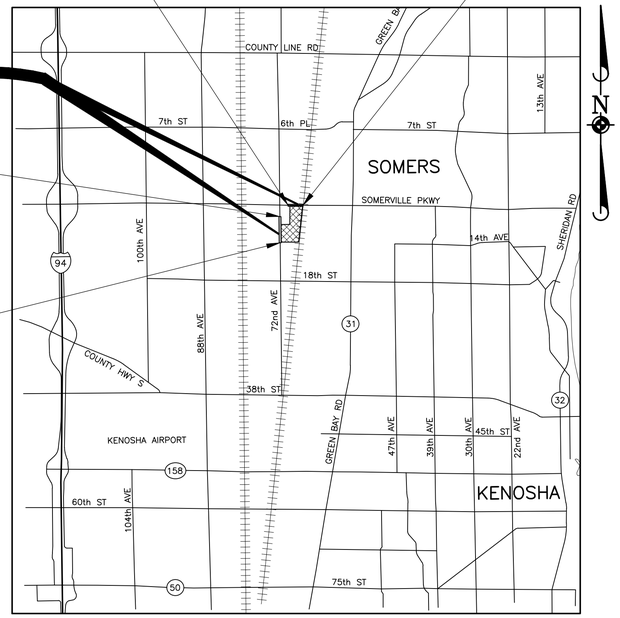
PROJECT NUMBER
— — — —

BEGIN PROJECT
STA.105+13.28

END PROJECT
STA.116+15.27

END PROJECT
STA.482+96.56

BEGIN PROJECT
STA.468+06.84



LAYOUT
SCALE 0 1 MI.

TOTAL NET LENGTH OF CENTERLINE = 1.37 MI.

COORDINATES ON THIS PLAN ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), KENOSHA COUNTY.

ABBREVIATIONS

ADJ	ADJUST
AGG.	AGGREGATE
ARCH	ARCHITECT
B.A.M.	BITUMINOUS AGGREGATE MIXTURE
B–B	BACK TO BACK
B/C	BACK OF CURB
B/P	BOTTOM OF PIPE
B/W	BACK OF WALK
B–BOX	BUFFALO BOX
BIT.	BITUMINOUS
BM	BENCHMARK
B.O.	BY OTHERS
C.E.	COMMERCIAL ENTRANCE
CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CNTRL	CONTROL
C.O.	CLEANOUT
CONC.	CONCRETE
CY	CUBIC YARD
D	DITCH
DIA.	DIAMETER
DIP	DUCTILE IRON PIPE
DIWM	DUCTILE IRON WATER MAIN
DS	DOWNSPOUT
DT	DRAIN TILE
E	ELECTRIC
E–E	EDGE TO EDGE
ELEV.	ELEVATION
E/P	EDGE OF PAVEMENT
EX.	EXISTING
F.E.	FIELD ENTRANCE
F–F	FACE TO FACE
F.F.	FINISHED FLOOR
FES	FLARED END SECTION
F/L	FLOW LINE
FM	FORCE MAIN
G	GROUND
G/F	GRADE AT FOUNDATION
GW	GUY WIRE
HDWL	HEADWALL
HH	HANDHOLE
HWL	HIGH WATER LEVEL
HYD.	HYDRANT
INL	INLET
INV.	INVERT
IP	IRON PIPE
LT	LEFT
MAX.	MAXIMUM
MB	MAILBOX
M/E	MEET EXISTING
MH	MANHOLE
MIN.	MINIMUM
NWL	NORMAL WATER LEVEL
P.E.	PRIVATE ENTRANCE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
P̄	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
P	PAVEMENT
P.U.D.E. EASEMENT	PUBLIC UTILITY & DRAINAGE
R	RADIUS
R.O.W.	RIGHT–OF–WAY
RCP	REINFORCED CONCRETE PIPE
REM	REMOVAL
REV	REVERSE
RR	RAILROAD
RT	RIGHT
SAN	SANITARY
SF	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SMH	SANITARY MANHOLE
ST	STORM
STA.	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
TBR	TO BE REMOVED
T	TELEPHONE
T–A	TYPE A
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALK
T/WALL	TOP OF WALL
TEMP	TEMPORARY
TRANS	TRANSFORMER
V.B.	VALVE BOX
VCP	VITRIFIED CLAY PIPE
V.V.	VALVE VAULT
WL	WATER LEVEL
WM	WATER MAIN

ACCEPTED FOR

COUNTY of KENOSHA

(Date) (Signature & Title of Official)

ORIGINAL PLANS PREPARED BY

WISCONSIN PROFESSIONAL ENGINEER
FRANCES FAZIO
E-29737
CHICAGO, IL

July 13, 2021
(Date)

(Signature)

E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\01–02 TITLE & INDEX.DWG PLOT DATE : 7/13/2021 4:48 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : 1"=XX'

WISDOT/CADDS SHEET 10

2

DIGGERS HOTLINE®

UTILITY CONTACTS		
ELECTRIC WE ENERGIES PO BOX 2046 MILWUAKEE, WI 53203 (866) 423-0364	WATER VILLAGE OF SOMERS DEPT. OF PUBLIC WORKS 7511 12TH STREET KENOSHA, WI 53144 (262) 859-2822	SEWER VILLAGE OF SOMERS DEPT. OF PUBLIC WORKS 7511 12TH STREET KENOSHA, WI 53144 (262) 859-2822
GAS WE ENERGIES PO BOX 2046 MILWUAKEE, WI 53203 (866) 423-0364	TELEPHONE AT&T WISCONSIN 411 7TH STREET RACINE, WI 53403 (262) 636-0549	

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON DECEMBER, 10, 2020. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

SOURCE BENCHMARK/SITE BENCHMARK #1:
FOUND BRASS CAP AT THE WEST 1/4 CORNER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KENOSHA COUNTY, WISCONSIN.

ELEVATION=687.15 DATUM=NGVD29

SITE BENCHMARK #2:
FOUND BRASS CAP AT THE NORTHWEST CORNER OF SECTION 15 TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KENOSHA COUNTY, WISCONSIN.

ELEVATION=689.50 (MEASURED)
ELEVATION=689.57 (RECORD) DATUM=NGVD29

SITE BENCHMARK #3:
SOUTHWEST ARROW BOLT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 30.1 FEET SOUTH OF CENTERLINE OF COUNTY TRUNK HIGHWAY 'E' (12TH STREET) AND APPROXIMATELY 134.8 FEET WEST OF CENTERLINE OF THE UNION PACIFIC RAILROAD/CHICAGO AND NORTHWESTERN RAILWAY COMPANY RAILROAD TRACKS.

ELEVATION=686.54 DATUM=NGVD29

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	INDEX OF SHEETS
3	EXISTING CONDITIONS – CTH E
4	EXISTING CONDITIONS – CTH EA
5	OVERALL PLAN – CTH E
6	OVERALL PLAN – CTH EA
7	TYPICAL SECTIONS
8	DEMOLITION PLAN – CTH E
9	DEMOLITION PLAN – CTH EA
10	PLAN AND PROFILE – CTH E STA.103+00 TO STA.108+00
11	PLAN AND PROFILE – CTH E STA.108+00 TO STA.113+00
12	PLAN AND PROFILE – CTH E STA.113+00 TO STA.117+50
13	PLAN AND PROFILE – CTH EA STA.466+00 TO STA.470+50
14	PLAN AND PROFILE – CTH EA STA.470+50 TO STA.475+00
15	PLAN AND PROFILE – CTH EA STA.475+00 TO STA.479+50
16	PLAN AND PROFILE – CTH EA STA.479+50 TO STA.484+00
17	INTERSECTION GRADING DETAIL – CTH E
18	INTERSECTION GRADING DETAIL – CTH EA
19	EROSION CONTROL PLAN – CTH E
20	EROSION CONTROL PLAN – CTH EA
21	EROSION CONTROL PLAN DETAILS
22	PAVEMENT MARKING PLAN – CTH E
23	PAVEMENT MARKING PLAN – CTH EA
24	ALIGNMENT TIES– CTH E
25	ALIGNMENT TIES– CTH EA
26	SUMMARY OF QUANTITIES

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
27	CONSTRUCTION DETAIL LIST
28	STANDARD DETAIL DRAWINGS
29	STANDARD DETAIL DRAWINGS
30	STANDARD DETAIL DRAWINGS
31	STANDARD DETAIL DRAWINGS
32	STANDARD DETAIL DRAWINGS
33	STANDARD DETAIL DRAWINGS
34	STANDARD DETAIL DRAWINGS
35	STANDARD DETAIL DRAWINGS
36	STANDARD DETAIL DRAWINGS
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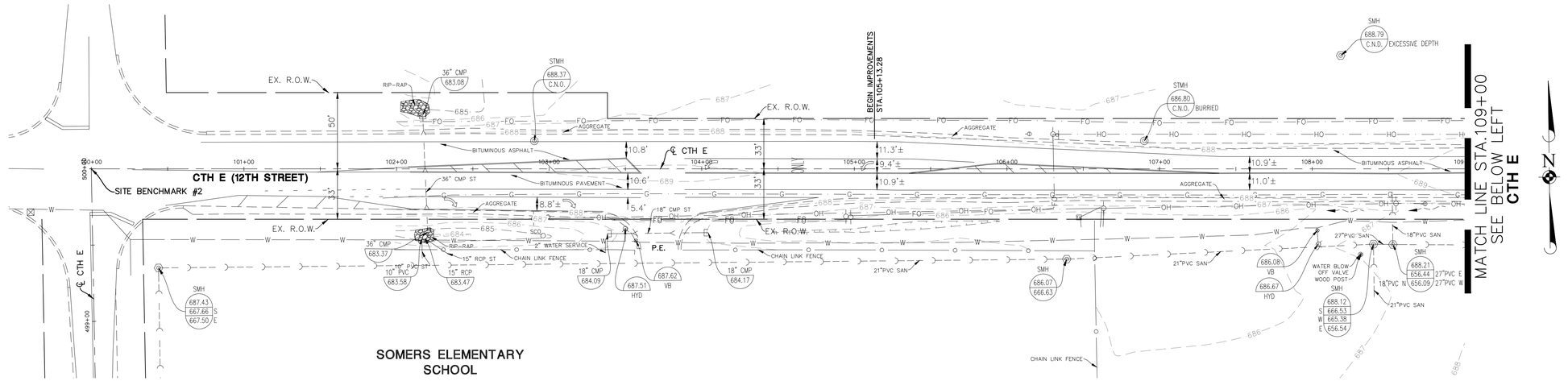
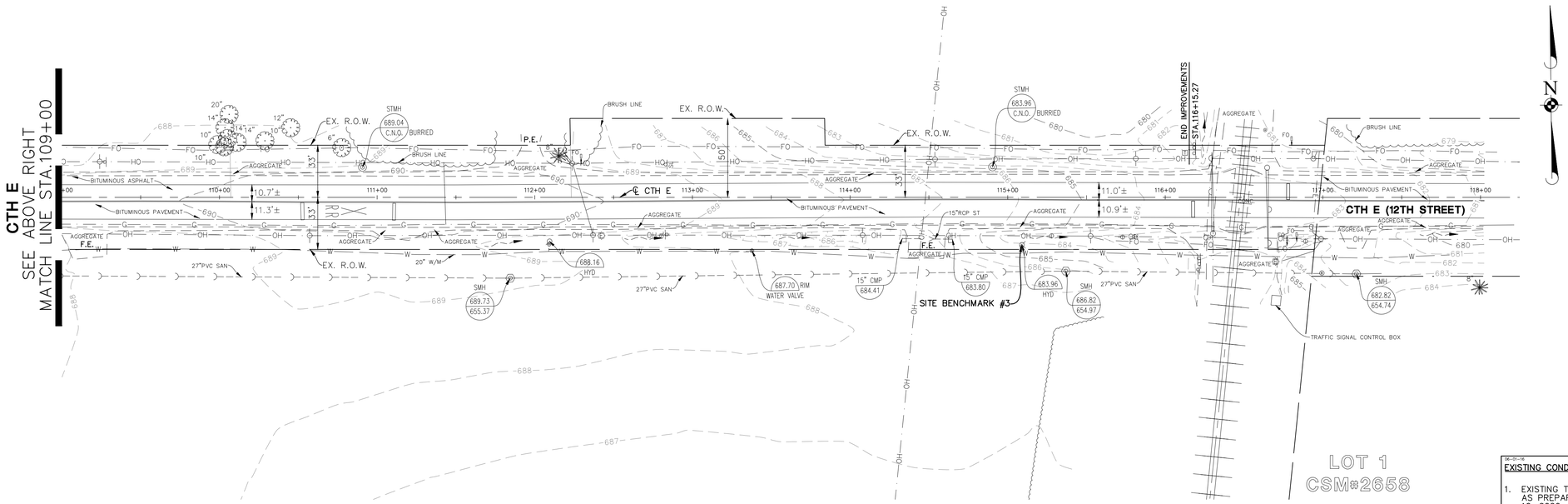
46	STANDARD DETAIL DRAWINGS
47	STANDARD DETAIL DRAWINGS
48	STANDARD DETAIL DRAWINGS
49	STANDARD DETAIL DRAWINGS
50	STANDARD DETAIL DRAWINGS
51	STANDARD DETAIL DRAWINGS
52	SIGN PLATES
53	SIGN PLATES
54	CROSS SECTION CTH E – STA.104+50 TO STA.109+00
55	CROSS SECTION CTH E – STA.109+50 TO STA.114+00
56	CROSS SECTION CTH E – STA.114+50 TO STA.117+00
57	CROSS SECTION CTH EA – STA.467+00 TO STA.471+00
58	CROSS SECTION CTH EA – STA.471+18 TO STA.475+00
59	CROSS SECTION CTH EA – STA.475+50 TO STA.480+00
60	CROSS SECTION CTH EA – STA.480+50 TO STA.482+50

2

0 20 40 80

SCALE: 1"=40'





LOT 1
CSM#2658

04-01-18

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON DECEMBER 10, 2020. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

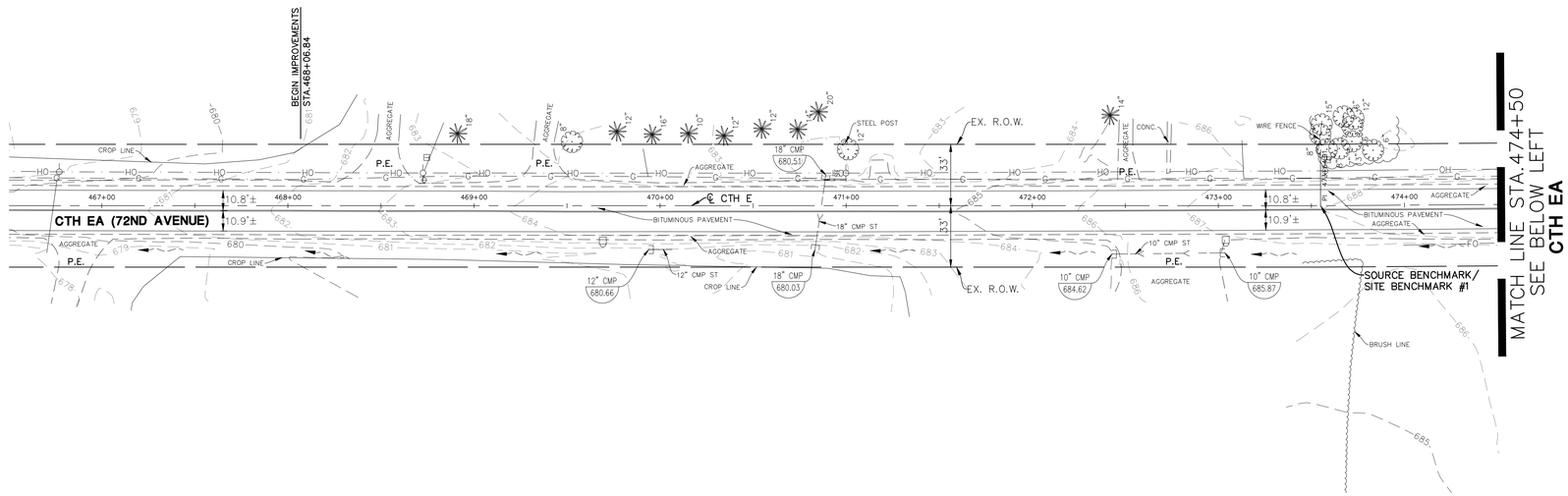
PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	EXISTING CONDITIONS - CTH E	SHEET 3	E

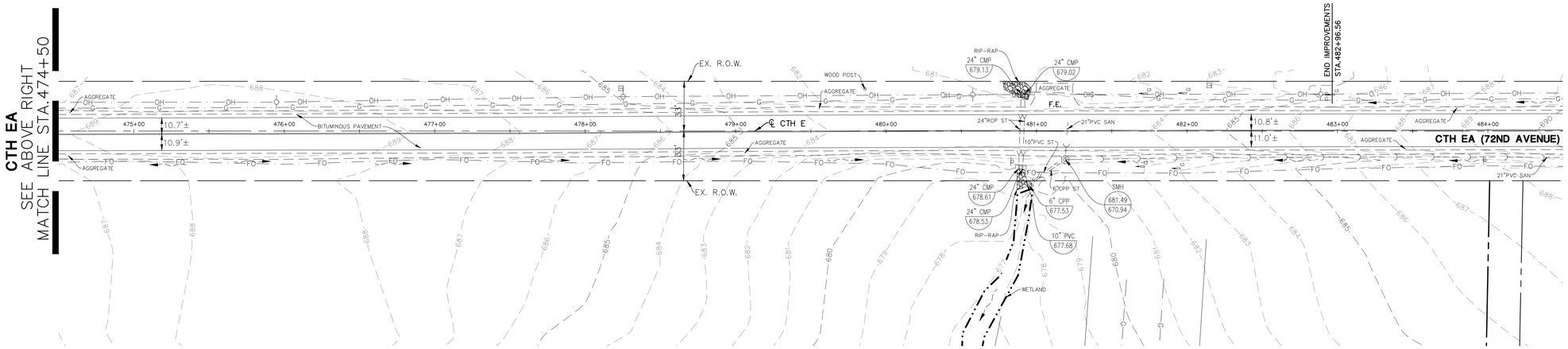
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\03-04-EXISTING CONDITIONS.DWG PLOT DATE : 7/13/2021 7:21 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

2023-06-06

2





04-01-16

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON DECEMBER 10, 2020. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
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PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	EXISTING CONDITIONS - CTH EA	SHEET 4	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\03-04-EXISTING CONDITIONS.DWG PLOT DATE : 7/13/2021 7:22 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

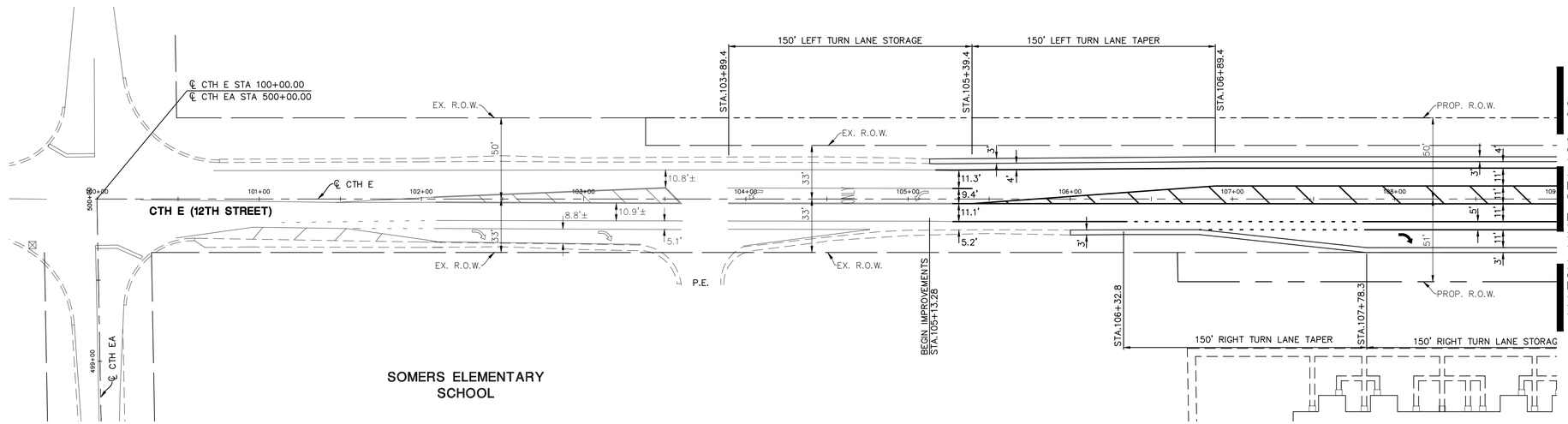
WISDOT/CADDS SHEET 42

2023-06-06

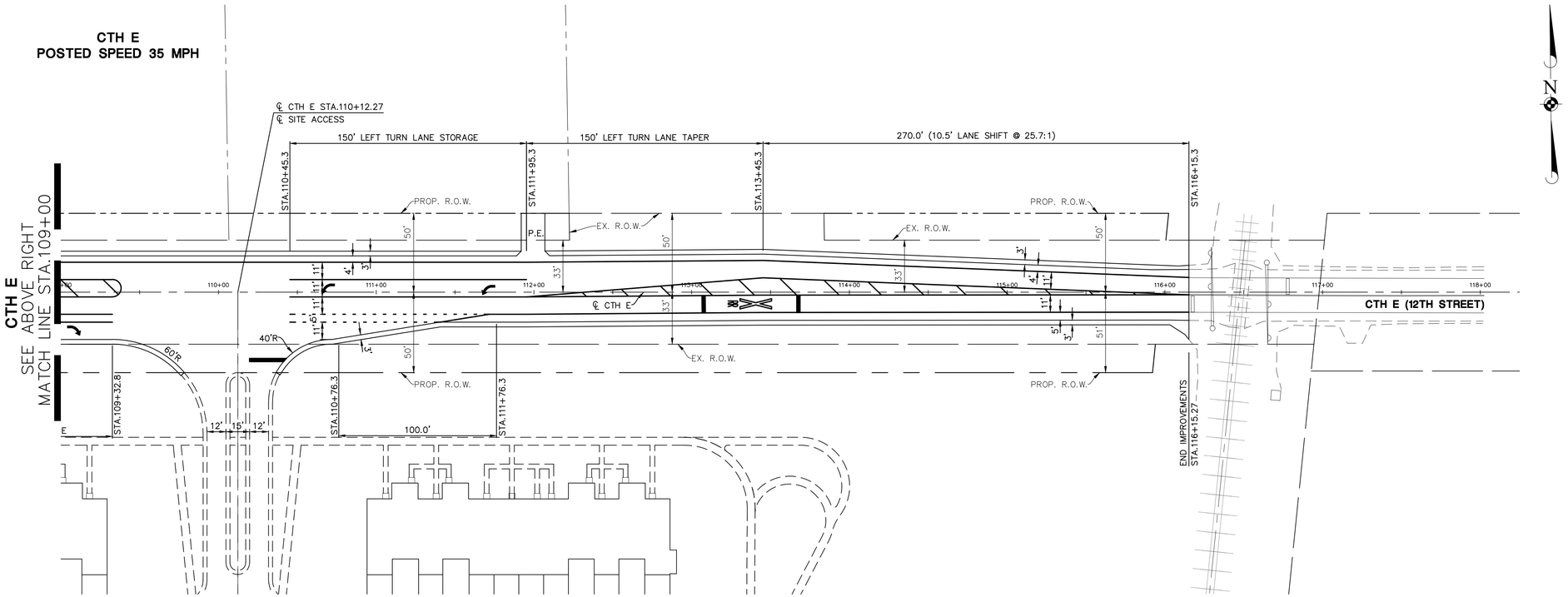
2

CTH E
POSTED SPEED 35 MPH

0 20 40 80
SCALE: 1"=40'



CTH E
POSTED SPEED 35 MPH



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	OVERALL PLAN - CTH E	SHEET 5	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\05-06-OVERALL PLAN.DWG PLOT DATE : 7/13/2021 7:27 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

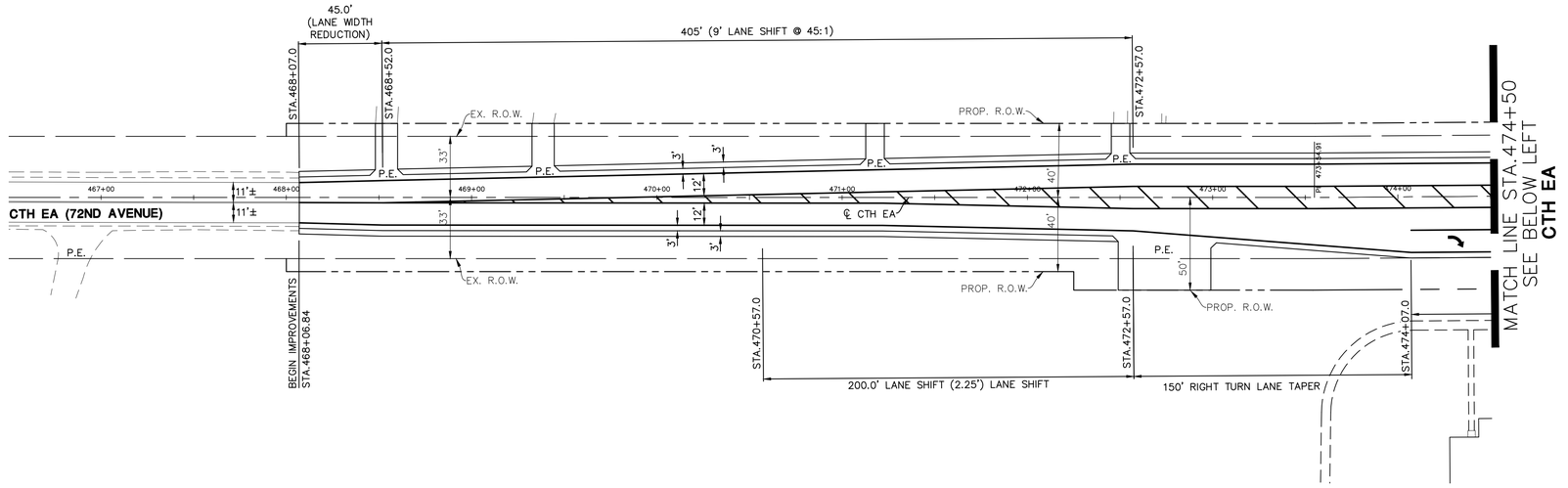
2023-06-06

2

0 20 40 80
SCALE: 1"=40'

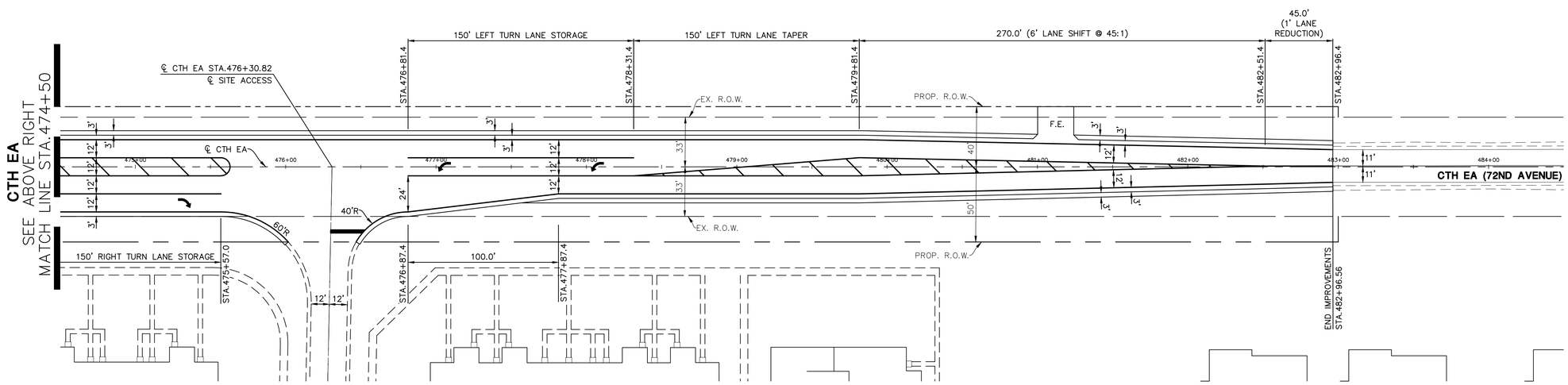
N

CTH EA
POSTED SPEED 45 MPH



OVERALL PLAN

CTH EA
POSTED SPEED 45 MPH

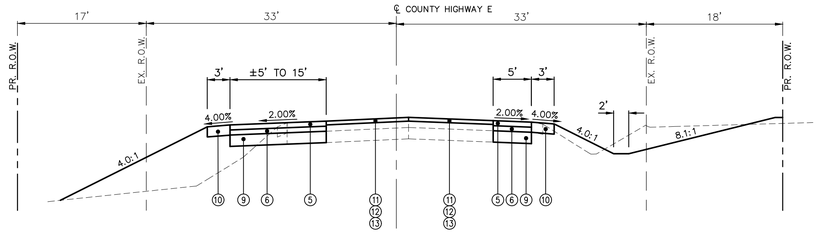


PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	OVERALL PLAN - CTH EA	SHEET 6	E

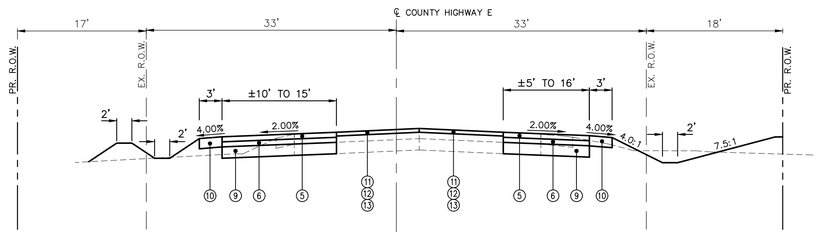
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\05-06-OVERALL PLAN.DWG PLOT DATE : 7/13/2021 7:22 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

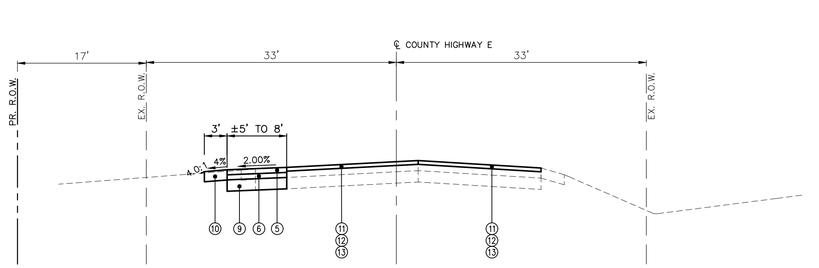
2023-06-06



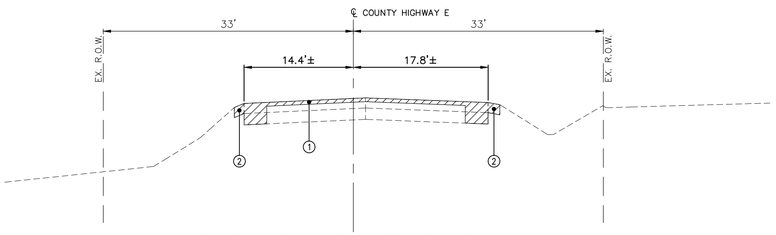
PROPOSED TYPICAL SECTION COUNTY HIGHWAY E
STA.109+50 TO STA.116+15.3



PROPOSED TYPICAL SECTION COUNTY HIGHWAY E
STA.106+00 TO STA.109+50



PROPOSED TYPICAL SECTION COUNTY HIGHWAY E
STA.105+13.3 TO STA.106+00

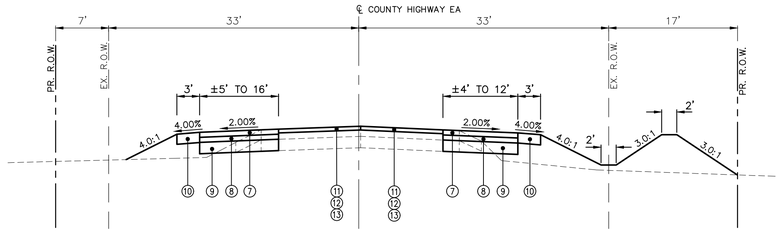


EXISTING TYPICAL SECTION COUNTY HIGHWAY E
STA.468+06.8 TO STA.482+96.6

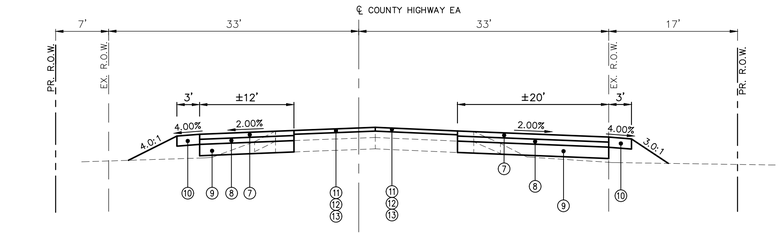
PAVING LEGEND

1. EX. HMA PAVEMENT
2. EX. AGGREGATE SHOULDER
3. EX. 30" CURB AND GUTTER
4. EX. HMA SHOULDER
5. 4 LT 58-28 S (SURFACE COURSE) – 2.5"
6. 3 LT 58-28 S (BINDER COURSE) – 6"
7. 4 LT 58-28 S (SURFACE COURSE) – 2"
8. 3 LT 58-28 S (BINDER COURSE) – 4"
9. BASE AGGREGATE DENSE 1.25" – 12"
10. AGGREGATE SHOULDER
11. MILL SURFACE 3"
12. 4 LT 58-28 S (SURFACE COURSE) – 1.25"
13. 3 LT 58-28 S (BINDER COURSE) – 1.75"

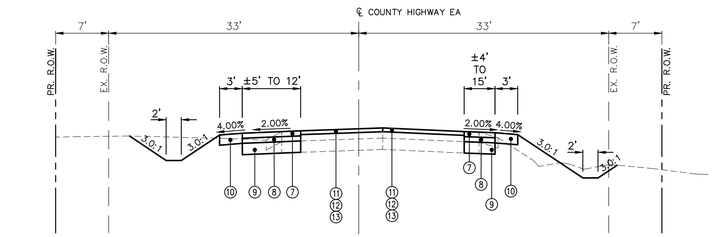
TO BE REMOVED



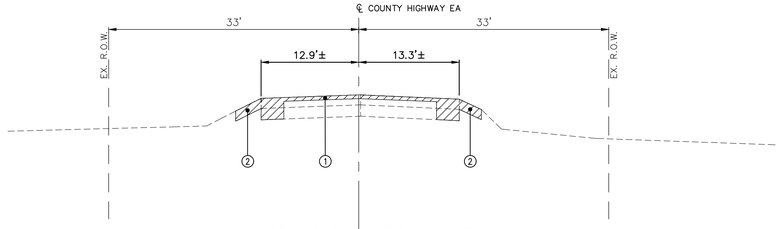
PROPOSED TYPICAL SECTION COUNTY HIGHWAY EA
STA.476+75 TO STA.482+96.6



PROPOSED TYPICAL SECTION COUNTY HIGHWAY EA
STA.473+75 TO STA.476+75



PROPOSED TYPICAL SECTION COUNTY HIGHWAY EA
STA.468+06.8 TO STA.473+75



EXISTING TYPICAL SECTION COUNTY HIGHWAY EA
STA.468+06.8 TO STA.482+96.6

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	TYPICAL SECTIONS	SHEET 7	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\07 TYPICAL SHEETS.DWG
PLOT DATE : 7/13/2021 7:22 PM
PLOT BY : NICHOLAS B. ADDANTE
PLOT NAME :
PLOT SCALE : 1"=10'

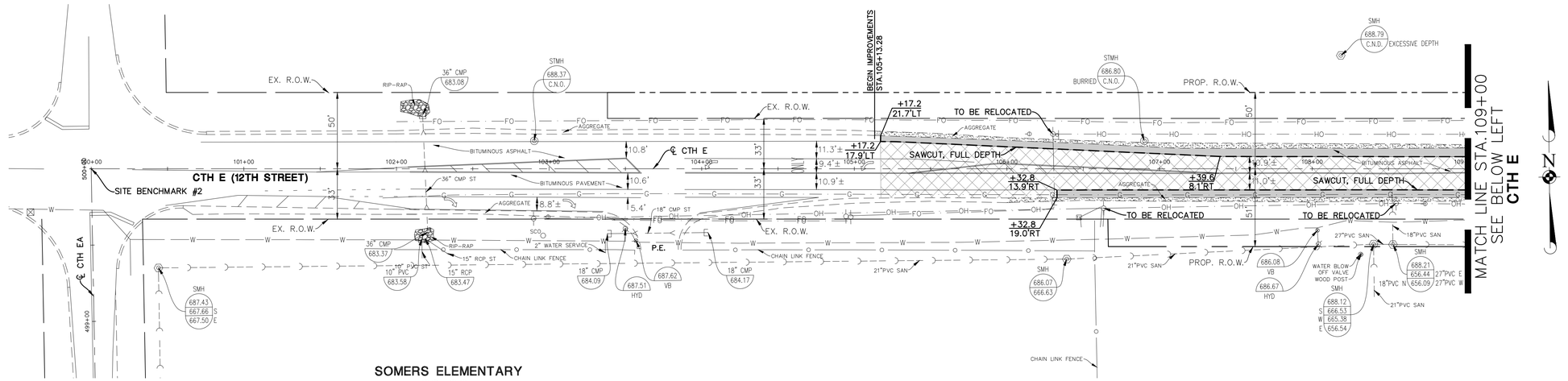
WISDOT/CADDS SHEET 42

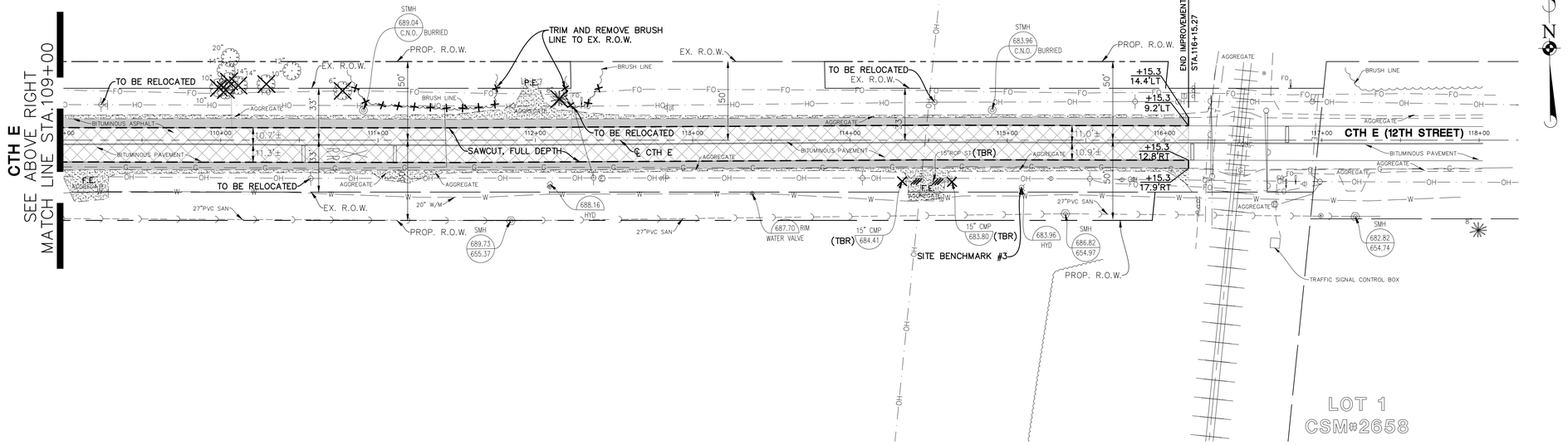
2023-06-06

2

0 20 40 80

SCALE: 1"=40'





DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- AGGREGATE AND BASE TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

04-01-16

DEMOLITION NOTES:

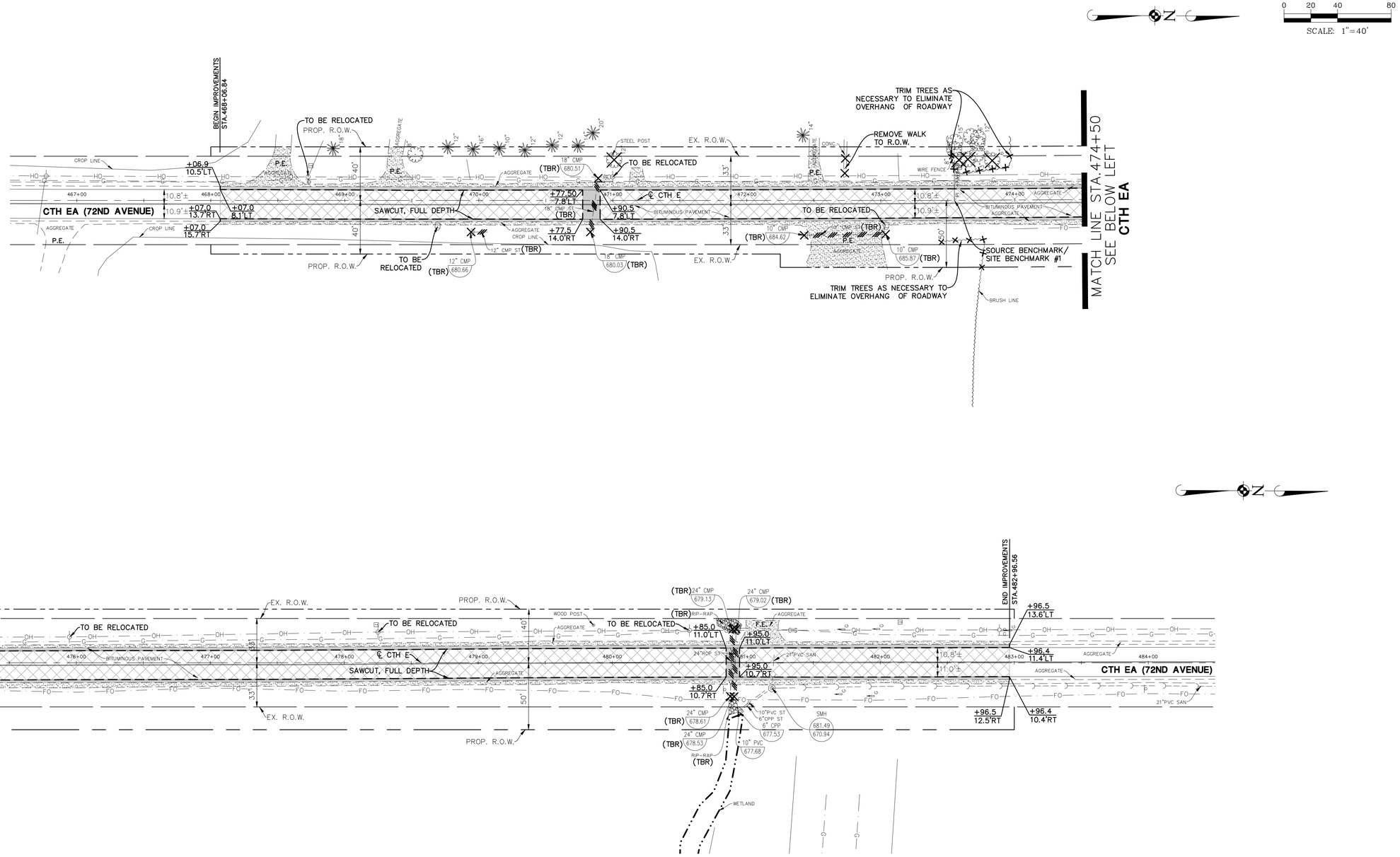
1. DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF DECEMBER 15, 2017. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	DEMOLITION PLAN - CTH E	SHEET 8	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\11-12 DEMO PLAN.DWG PLOT DATE : 7/13/2021 7:22 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

2023-06-06



DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- AGGREGATE AND BASE TO BE REMOVED
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

06-01-16

DEMOLITION NOTES:

1. DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF DECEMBER 15, 2017. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	DEMOLITION PLAN - CTH EA	SHEET 9	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\11-12 DEMO PLAN.DWG PLOT DATE : 7/13/2021 7:23 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

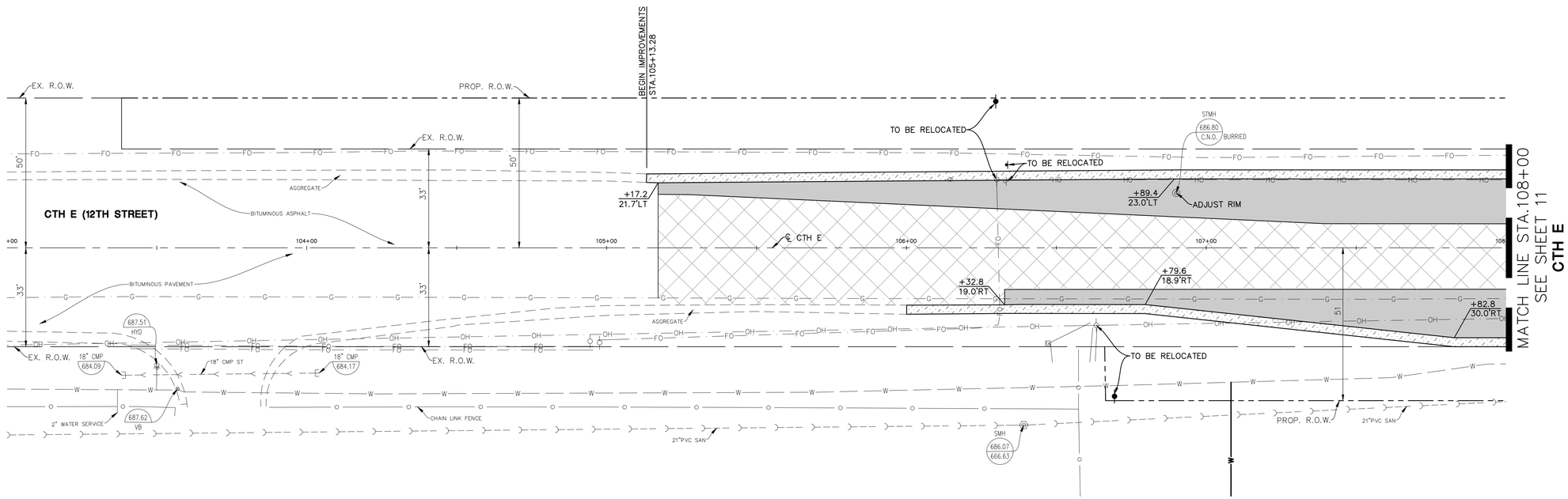
WISDOT/CADDS SHEET 42

2023-06-06

2

0 10 20 40

SCALE: 1"=20'



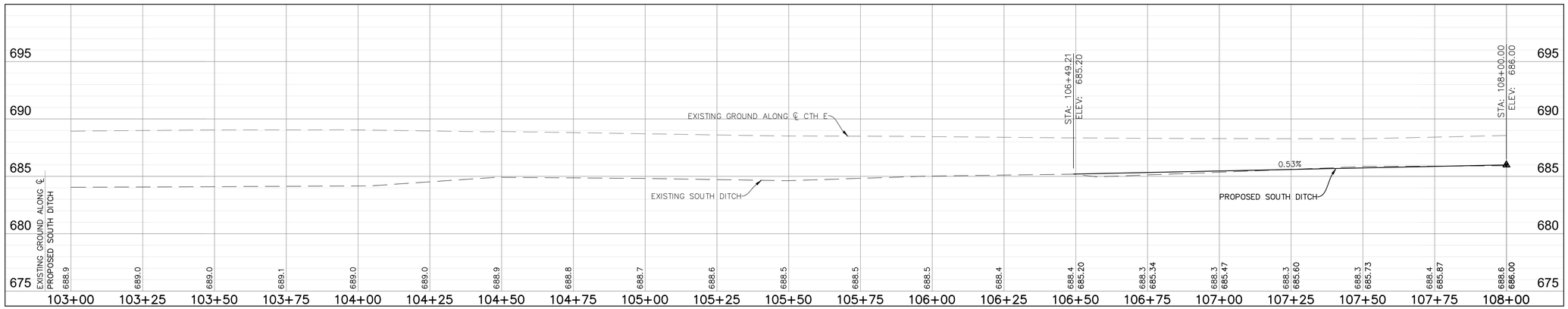
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.

CTH E



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PLAN AND PROFILE - CTH E STA.103+00 TO STA.108+00	SHEET 10	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\13-15 PLAN AND PROFILE E.DWG PLOT DATE : 7/13/2021 7:23 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : H:1"=20',V:1"=5'

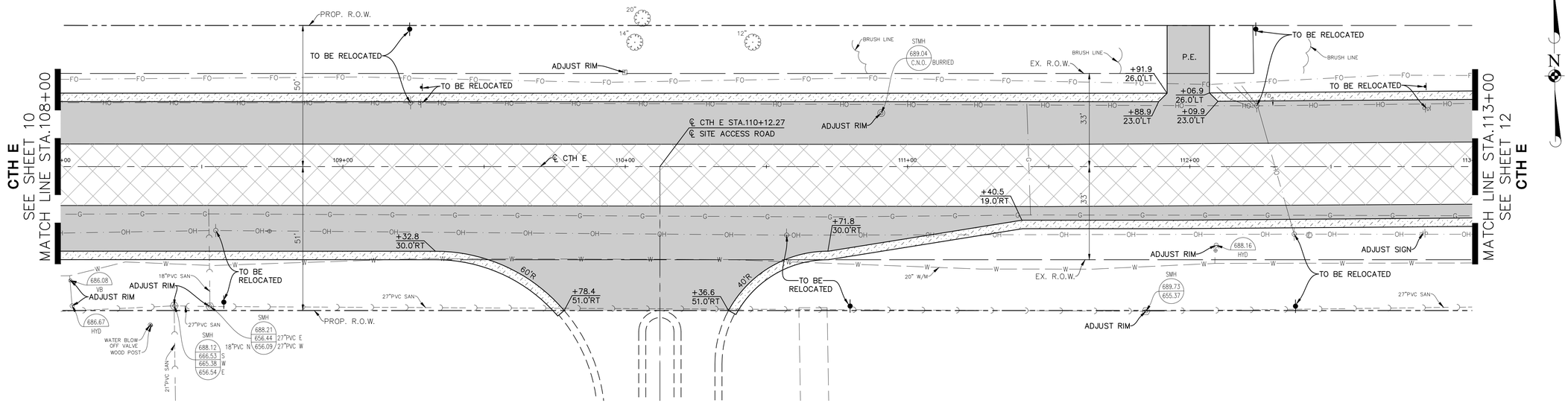
WISDOT/CADDS SHEET 42

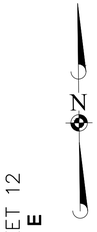
2023-06-06

2

0 10 20 40

SCALE: 1"=20'





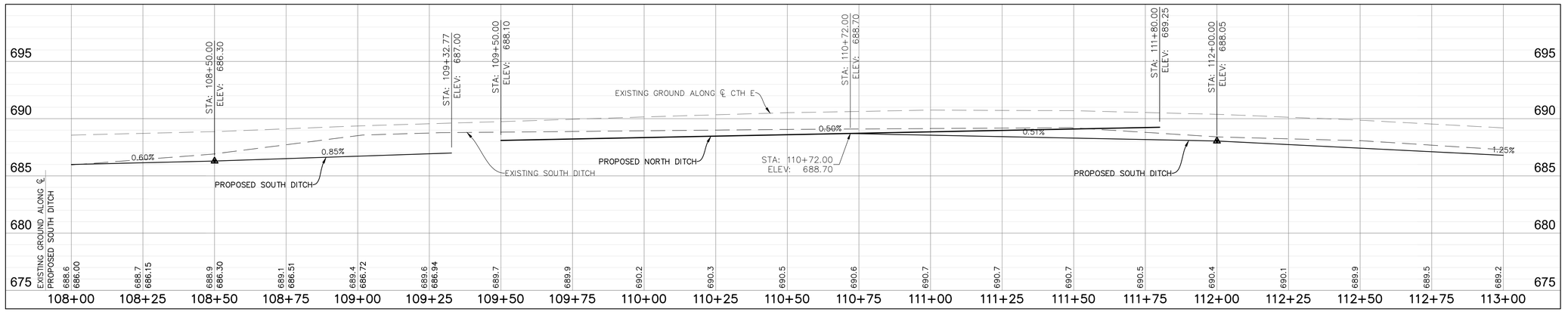
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.

CTH E



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PLAN AND PROFILE - CTH E STA.108+00 TO STA.113+00	SHEET 11	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\13-15 PLAN AND PROFILE E.DWG PLOT DATE : 7/13/2021 7:23 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : H:1"=20',V:1"=5'

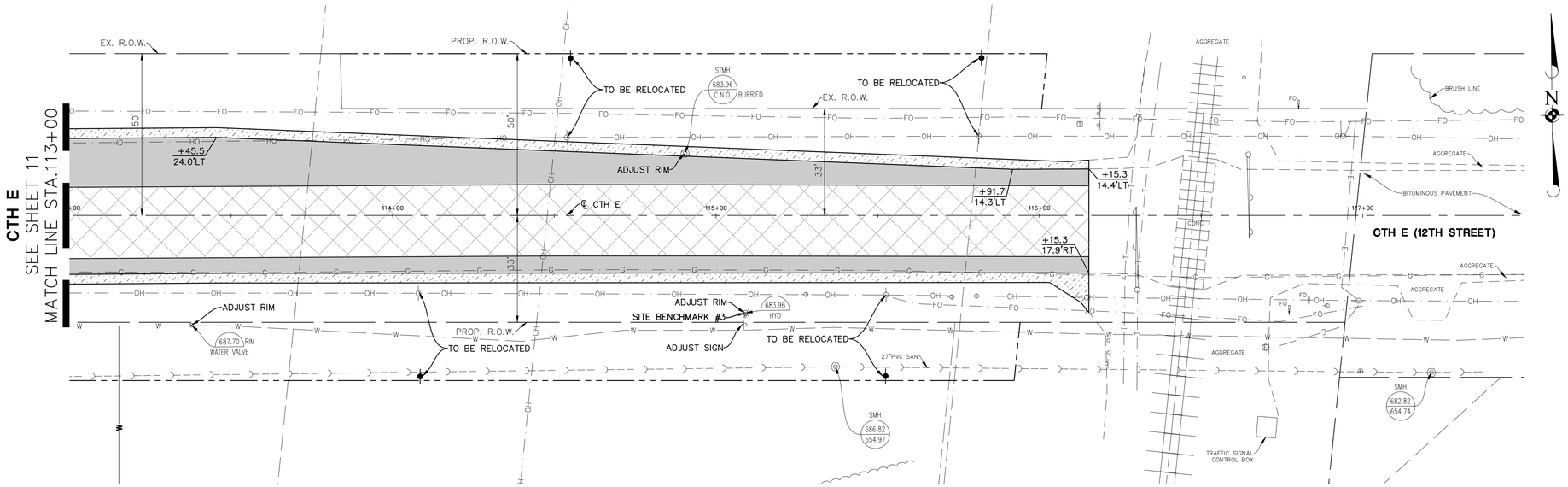
WISDOT/CADDS SHEET 42

2023-06-06

2

0 10 20 40

SCALE: 1"=20'



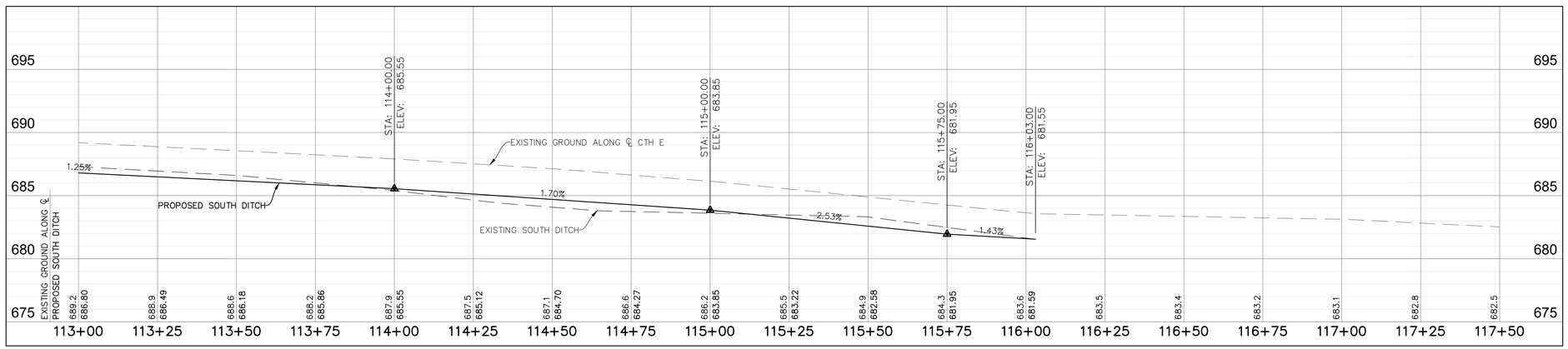
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.

CTH E



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PLAN AND PROFILE - CTH E STA.113+00 TO STA.117+50	SHEET 12	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\13-15 PLAN AND PROFILE E.DWG PLOT DATE : 7/13/2021 7:23 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : H:1"=20',V:1"=5'

WISDOT/CADDS SHEET 42

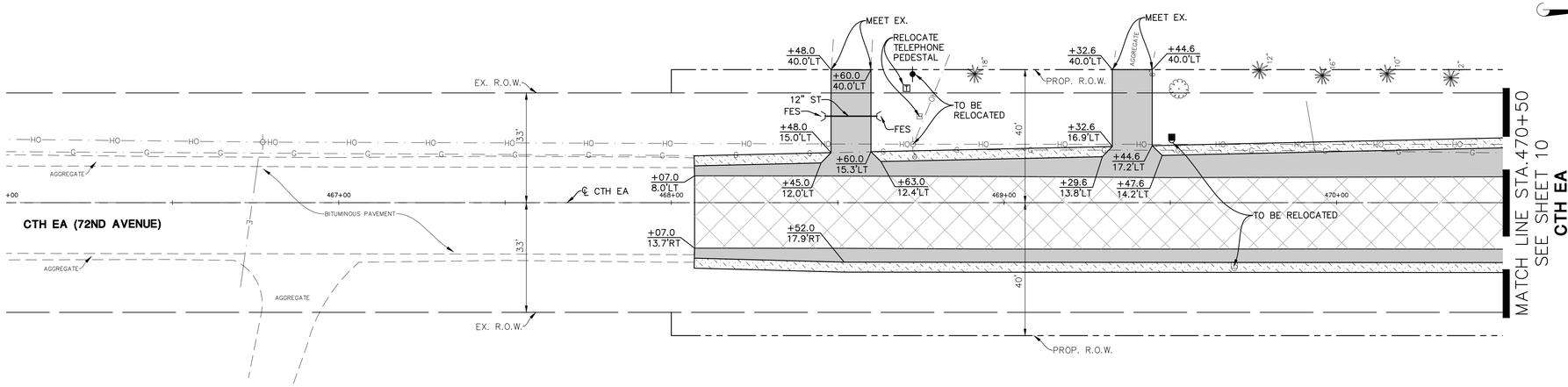
2023-06-06

2

0 10 20 40

SCALE: 1"=20'

N

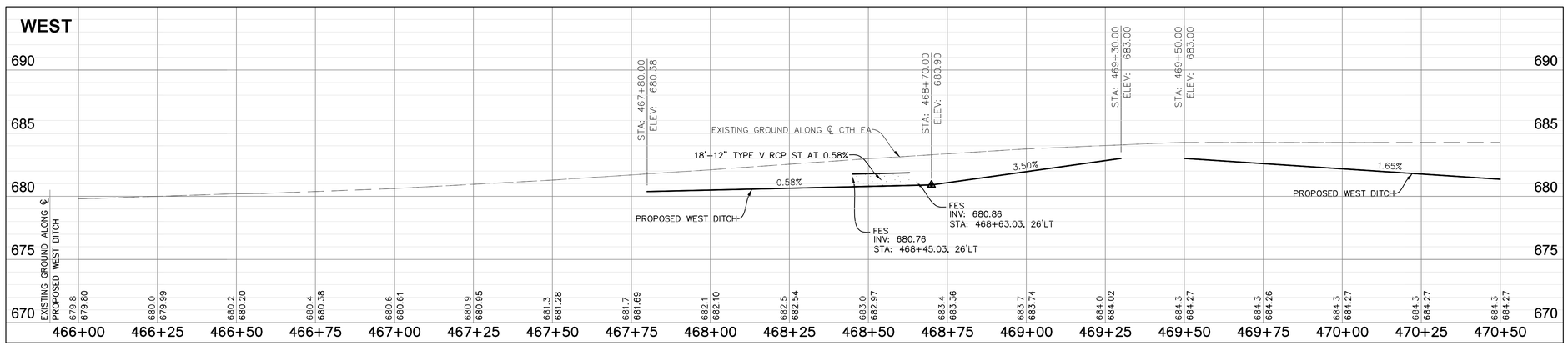


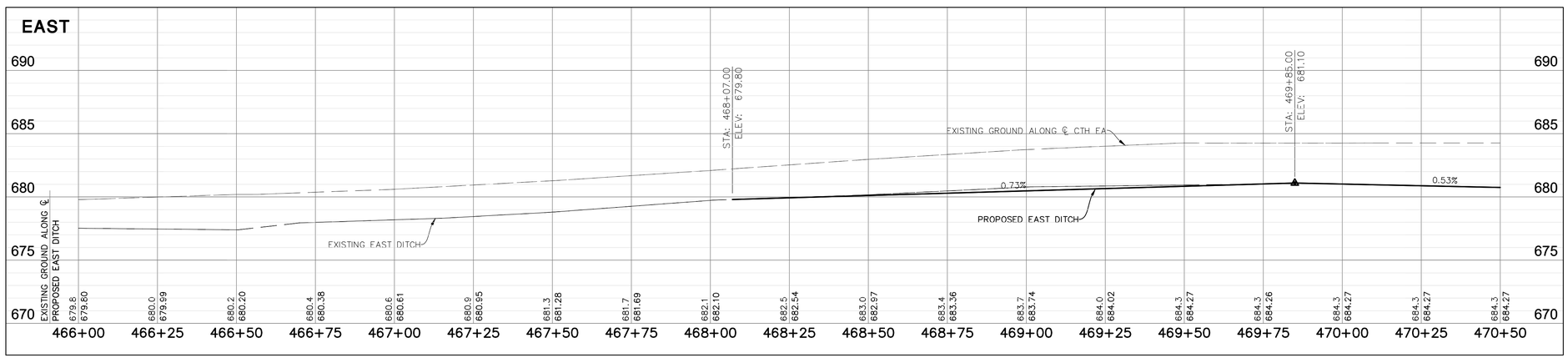
CTH EA

PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:
1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.





PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PLAN AND PROFILE - CTH EA STA.466+00 TO STA.470+50	SHEET 13	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\16-19-PLAN AND PROFILE EA.DWG PLOT DATE : 7/13/2021 7:24 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : H:1"=20',V:1"=5'

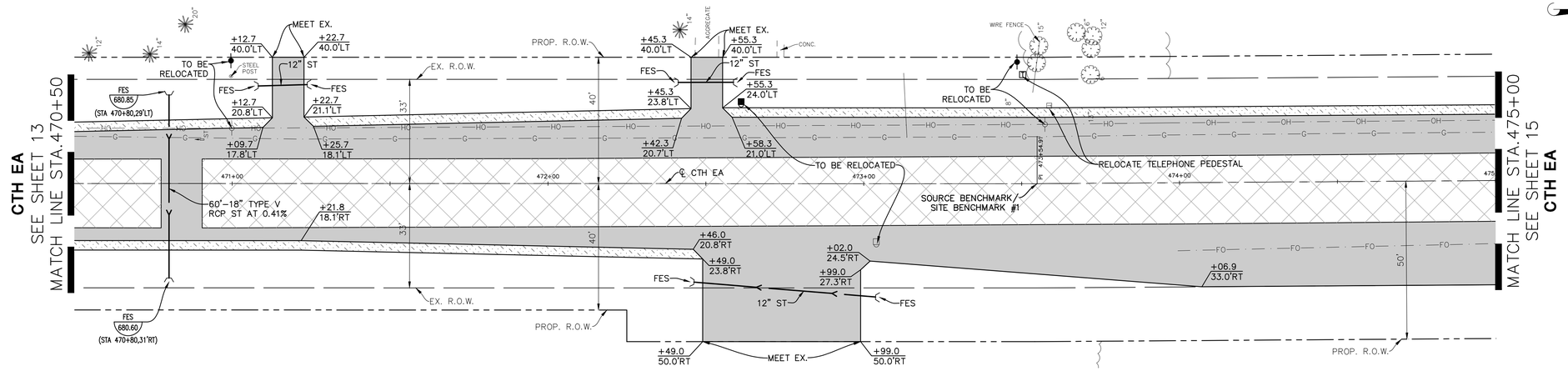
WISDOT/CADDS SHEET 42

2023-06-06

2

0 10 20 40

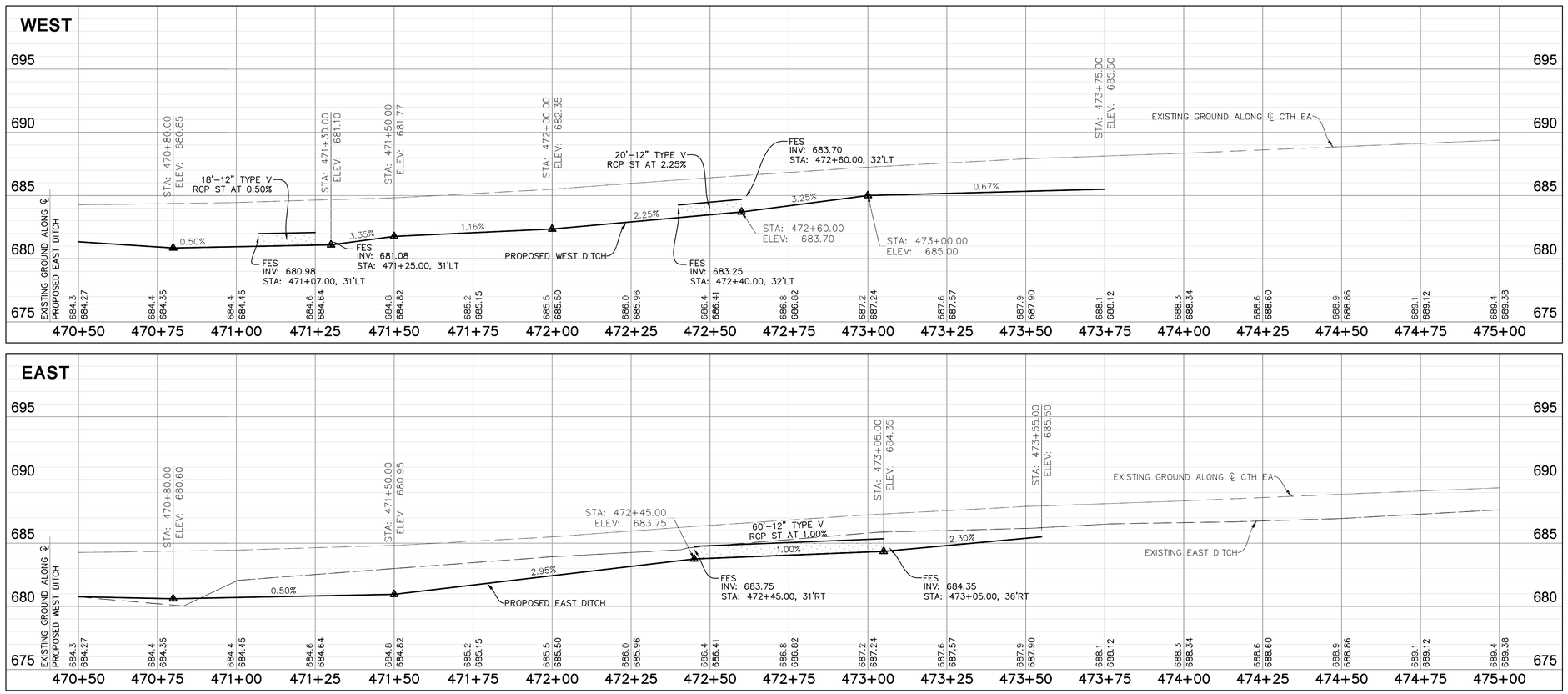
SCALE: 1"=20'



PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

CTH EA



NOTE:

1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PLAN AND PROFILE - CTH EA STA.470+50 TO STA.475+00	SHEET 14	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\16-19-PLAN AND PROFILE EA.DWG PLOT DATE : 7/13/2021 7:27 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : H:1"=20',V:1"=5'

WISDOT/CADDS SHEET 42

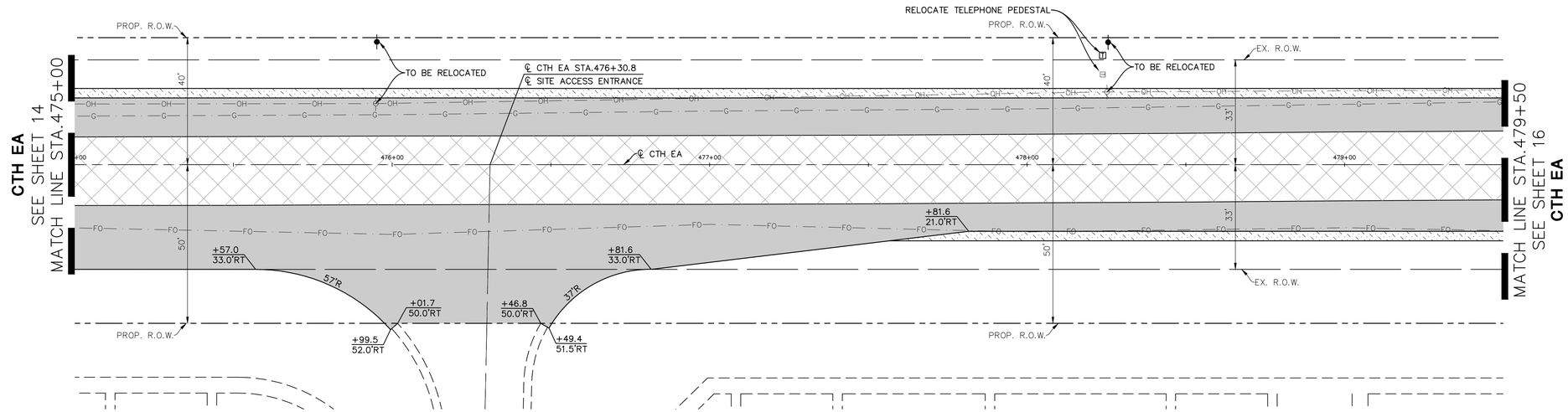
2023-06-06

2

0 10 20 40

SCALE: 1"=20'

N



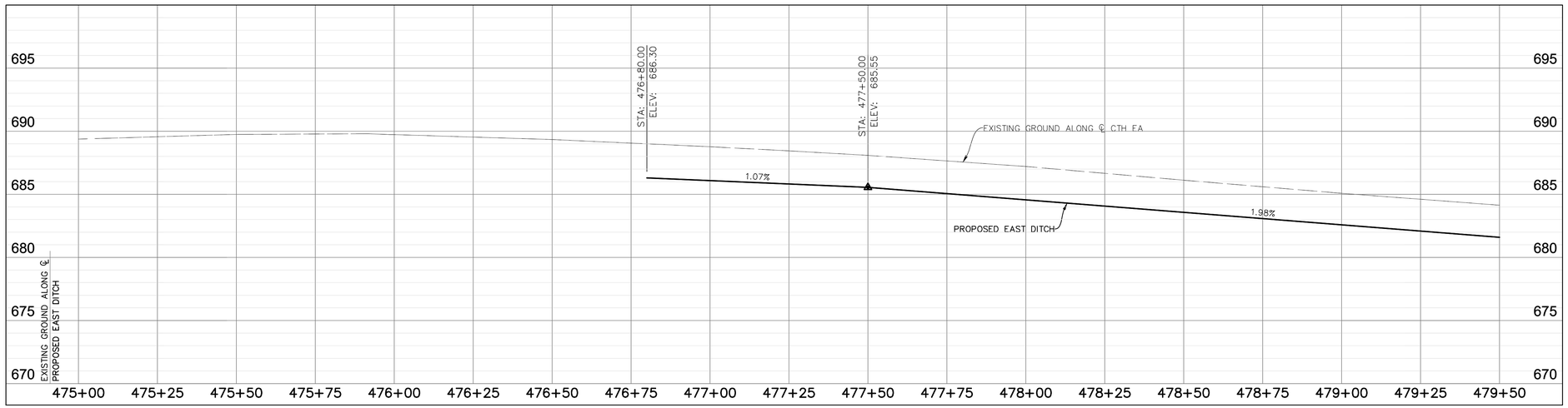
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.

CTH EA



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PLAN AND PROFILE - CTH EA STA.475+00 TO STA.479+50	SHEET 15	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\16-19-PLAN AND PROFILE EA.DWG PLOT DATE : 7/13/2021 7:24 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : H:1"=20',V:1"=5'

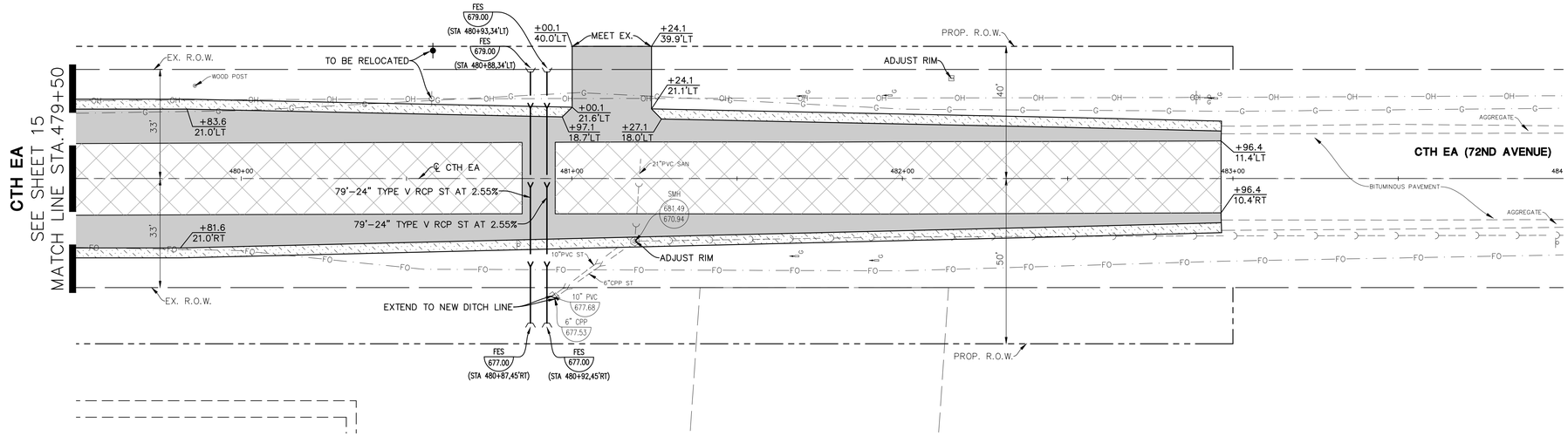
WISDOT/CADDS SHEET 42

2023-06-06

2

0 10 20 40

SCALE: 1"=20'



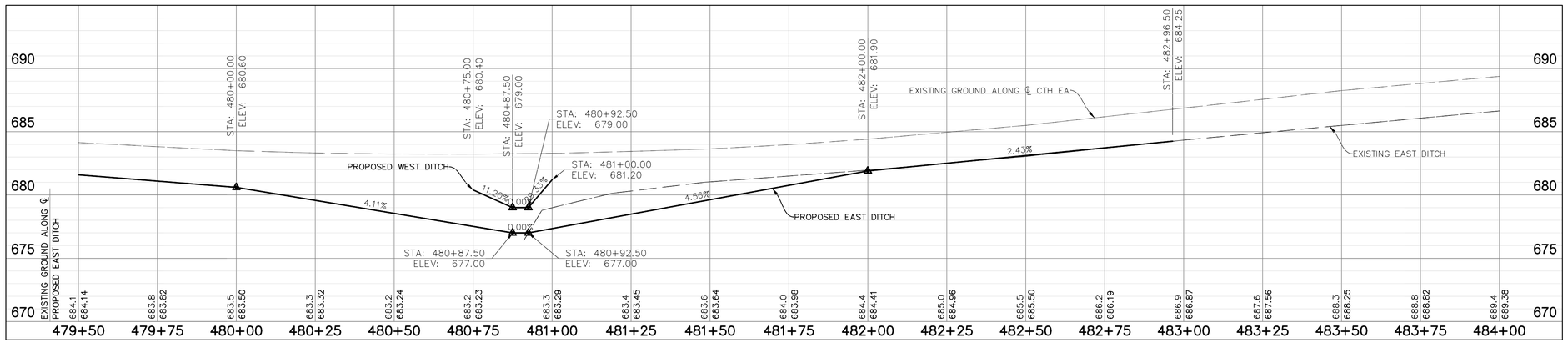
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.

CTH EA



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PLAN AND PROFILE - CTH EA STA.479+50 TO STA.484+00	SHEET 16	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\16-19-PLAN AND PROFILE EA.DWG PLOT DATE : 7/13/2021 7:24 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : H:1"=20',V:1"=5'

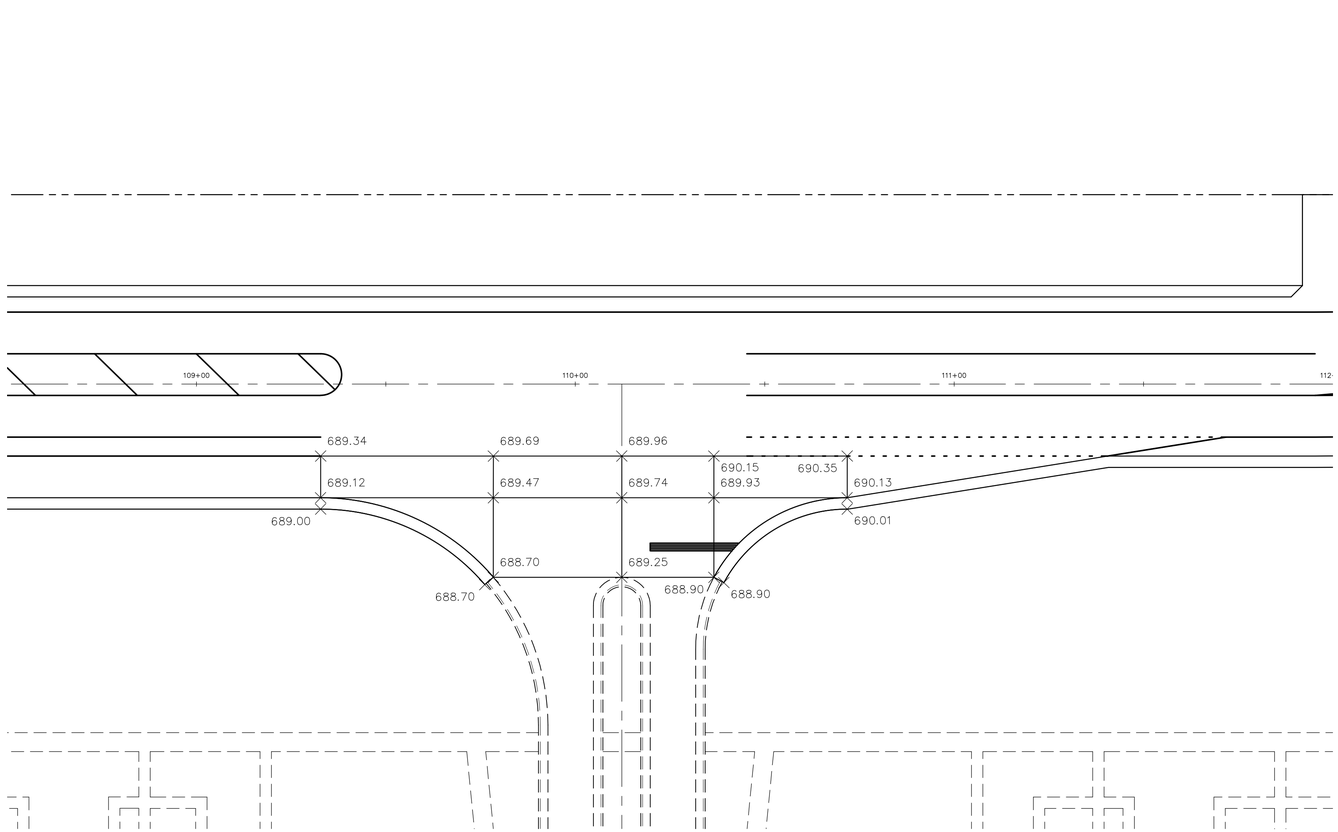
WISDOT/CADDS SHEET 42

2023-06-06

2

0 10 20 40

SCALE: 1"=20'



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	INTERSECTION GRADING DETAIL - CTH E	SHEET 17	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\19-20 INTERSECTION GRADING DETAIL.DWG PLOT DATE : 7/13/2021 7:25 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=20'

WISDOT/CADDS SHEET 42

2023-06-06

2

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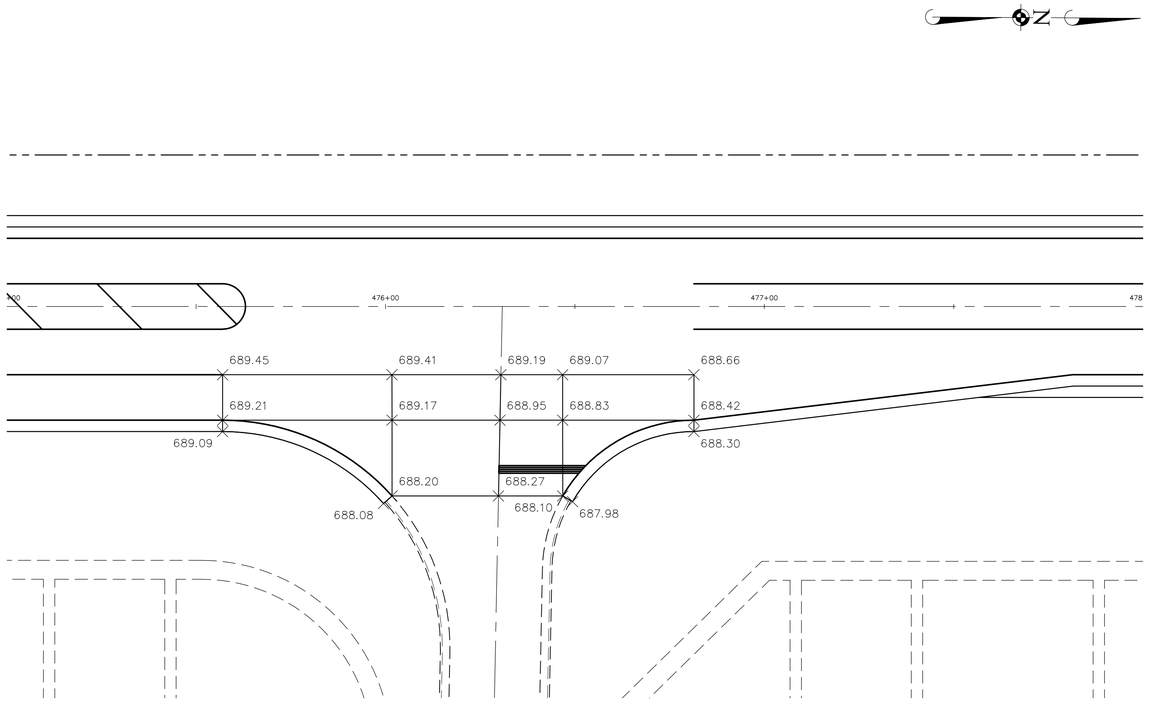
SCALE: 1"=20'



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	INTERSECTION GRADING DETAIL - CTH EA	SHEET 18	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\19-20 INTERSECTION GRADING DETAIL.DWG PLOT DATE : 7/13/2021 7:25 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=20'

WISDOT/CADDS SHEET 42

2023-06-06

2

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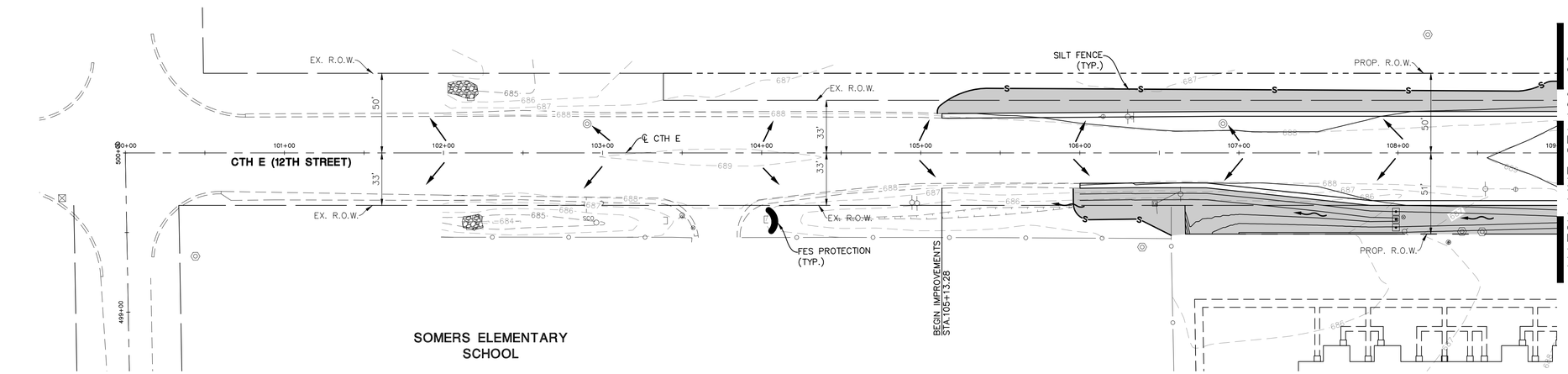
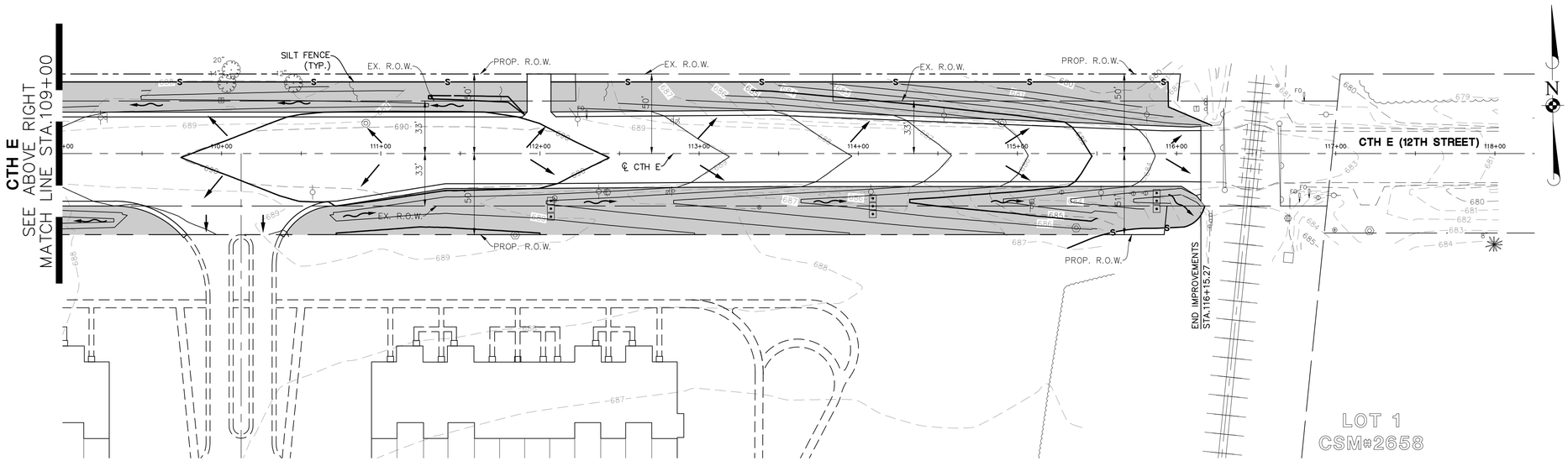
SCALE: 1"=40'





SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE DETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE DETENTION BASIN.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATLEY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
12. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
13. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
14. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
15. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
16. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
17. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
18. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

06-01-16

LEGEND

—S——S—	TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
	TEMPORARY DITCH CHECK
	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER SOIL PROTECTION CHART)
	TEMPORARY STORM STRUCTURE PROTECTION
	TEMPORARY CULVERT INLET PROTECTION
	PAVEMENT DRAINAGE FLOW
	SWALE DRAINAGE FLOW
	LIMITS OF DISTURBANCE/CONSTRUCTION

06-01-16

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. CUT AND FILL SITE TO PLAN SUB-GRADE.
3. CONSTRUCT UNDERGROUND IMPROVEMENTS, STORM SEWER**, ETC.
4. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
5. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
6. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

SOIL PROTECTION CHART

STABILIZATION CHART		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS				A			*	*		►			
DORMANT SEEDINGS	B			►								B	►
TEMPORARY SEEDINGS	C									►			
TEMPORARY SEEDINGS	D												►
SODDING	E			E**						►			
MULCHING	F												►

A – KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS

D – WHEAT OR CEREAL RYE

E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2–3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	EROSION CONTROL PLAN - CTH E	SHEET 19	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\21-23-EROSION PLAN AND DETAILS.DWG PLOT DATE : 7/13/2021 7:28 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

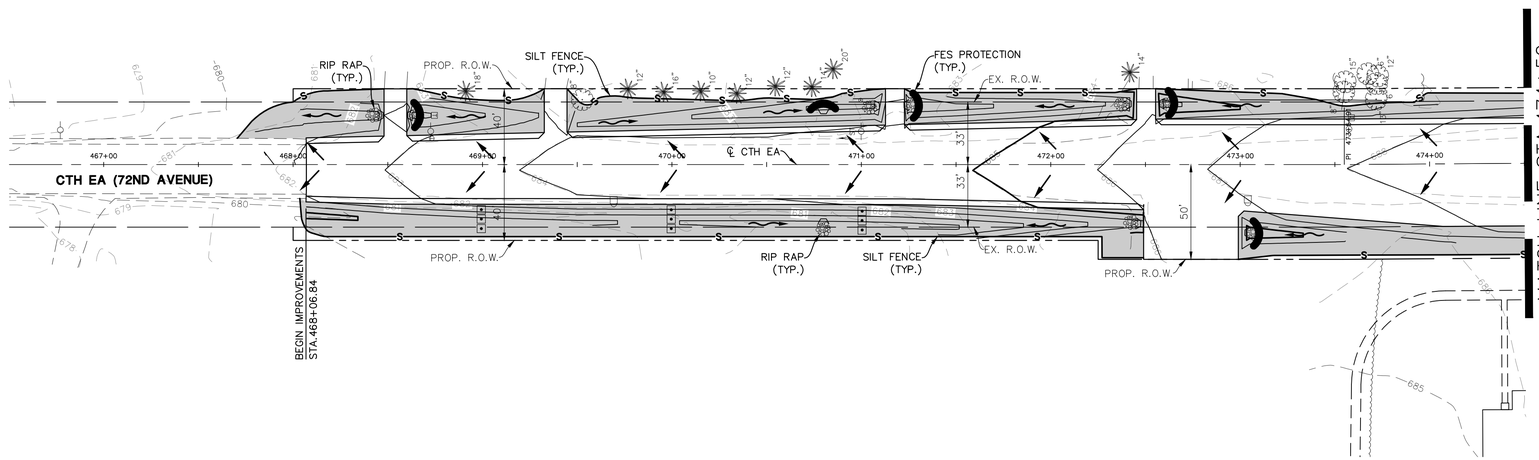
WISDOT/CADDS SHEET 42

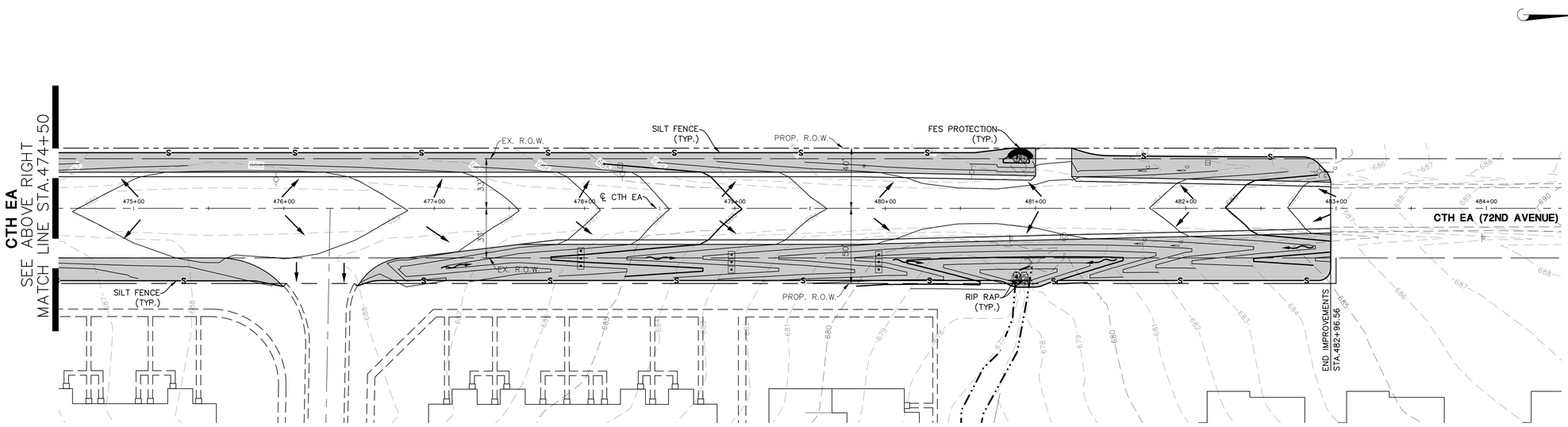
2023-06-06

2

0 20 40 80

SCALE: 1"=40'





LEGEND

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- TEMPORARY DITCH CHECK
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER SOIL PROTECTION CHART)
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	EROSION CONTROL PLAN - CTH EA	SHEET 20	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\21-23-EROSION PLAN AND DETAILS.DWG PLOT DATE : 7/13/2021 7:28 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

2023-06-06

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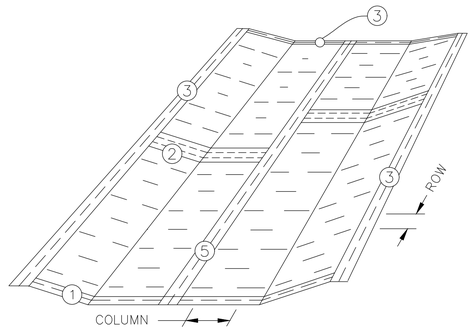
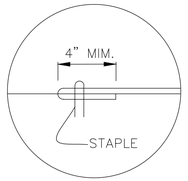
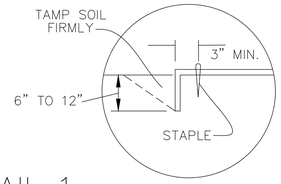


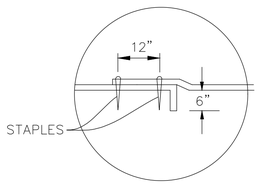


TERMINAL FOLD
JUTE MESH ONLY

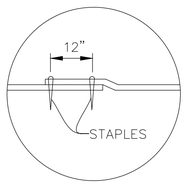


TERMINAL FOLD
EXCELSIOR BLANKET
EROSION CONTROL PAPER

DETAIL 1



JUNCTION SLOT
JUTE MESH
EROSION CONTROL PAPER



JUNCTION SLOT
EXCELSIOR BLANKET

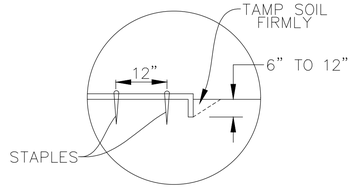
DETAIL 2

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ILLINOIS. IL-530

06-01-17

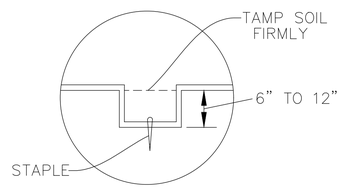
EROSION BLANKET PLAN

S-EC-EROSION-BLANKET1



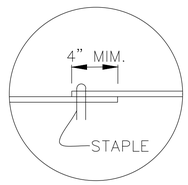
ANCHOR SLOT
JUTE MESH
EXCELSIOR BLANKET
EROSION CONTROL PAPER

DETAIL 3

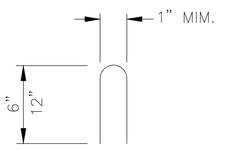


CHECK SLOT
EROSION CONTROL PAPER

DETAIL 4



LAP JOINT
JUTE MESH
EROSION CONTROL PAPER
EXCELSIOR BLANKET SHALL
BE BUTTED TOGETHER



STAPLE DETAIL

DETAIL 5

1. ON EROSION CONTROL PAPER, CHECK SLOTS, IN DITCH CHANNEL SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 50' ON SLOPES OF MORE THAN 4% AND LESS THAN 6%. SLOPES OF 6% OR MORE, SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 25'.
2. STAPLES TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4'X225' ROLL OF MATERIAL AND 125 SSTAPLES ARE REQUIRED PER 4'X150' ROLL OF MATERIAL.
3. EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
4. ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE, ILLINOIS. IL-530

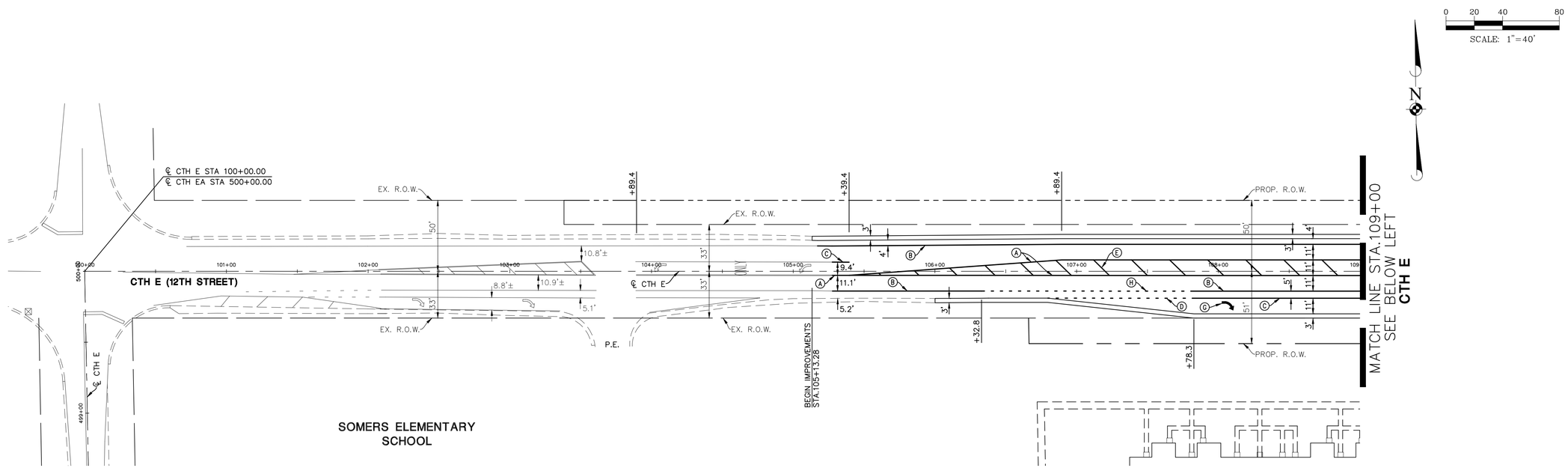
06-01-17

EROSION BLANKET PLAN

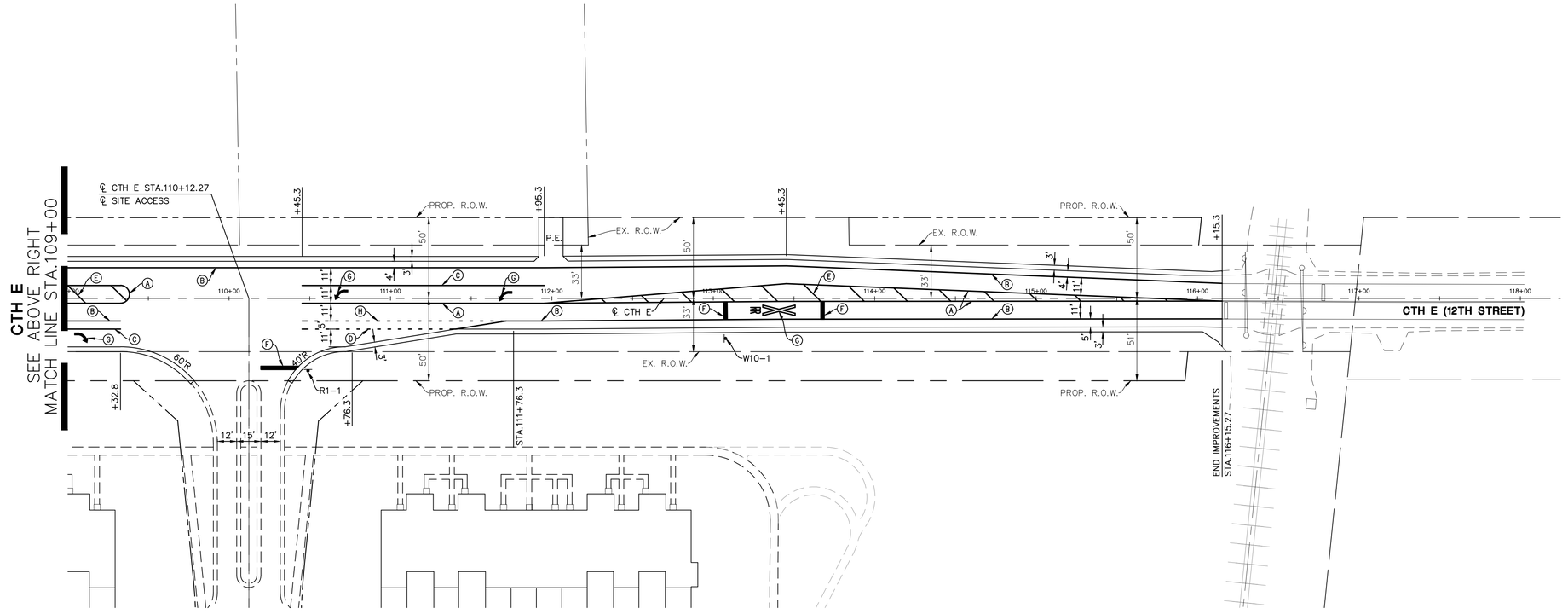
S-EC-EROSION BLANKET

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	EROSION CONTROL PLAN DETAILS	SHEET 21	E

2



PAVEMENT MARKING PLAN



PAVEMENT MARKING LEGEND

- (A) 4" DOUBLE YELLOW AT 10" C-C
- (B) 4" WHITE
- (C) 8" WHITE
- (D) 8" WHITE (9' SKIP - 3' DASH)
- (E) 12" YELLOW DIAGONAL (AT 25' C-C TYP.)
- (F) 24" WHITE
- (G) LETTERS AND SYMBOLS
- (H) 4" WHITE (9' SKIP - 3' DASH)

NOTES:

1. ALL PAVEMENT MARKINGS ON HMA PAVEMENT TO BE THERMOPLASTIC IN CONFORMANCE PER WISDOT STANDARD SPECIFICATIONS.

SIGN LEGEND

R1-1 30"X30"

W10-1 36"X36"

NOTES:

1. PROPOSED TRAFFIC SIGNS ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. EXISTING SIGNS TO BE RELOCATED SHALL BE REMOVED AND STORED ON SITE IN A PROTECTED AREA FOR PICK UP BY WDOT.
3. SIGNS SHALL NOT BE REMOVED UNTIL THE PROGRESS OF WORK NECESSITATES IT.

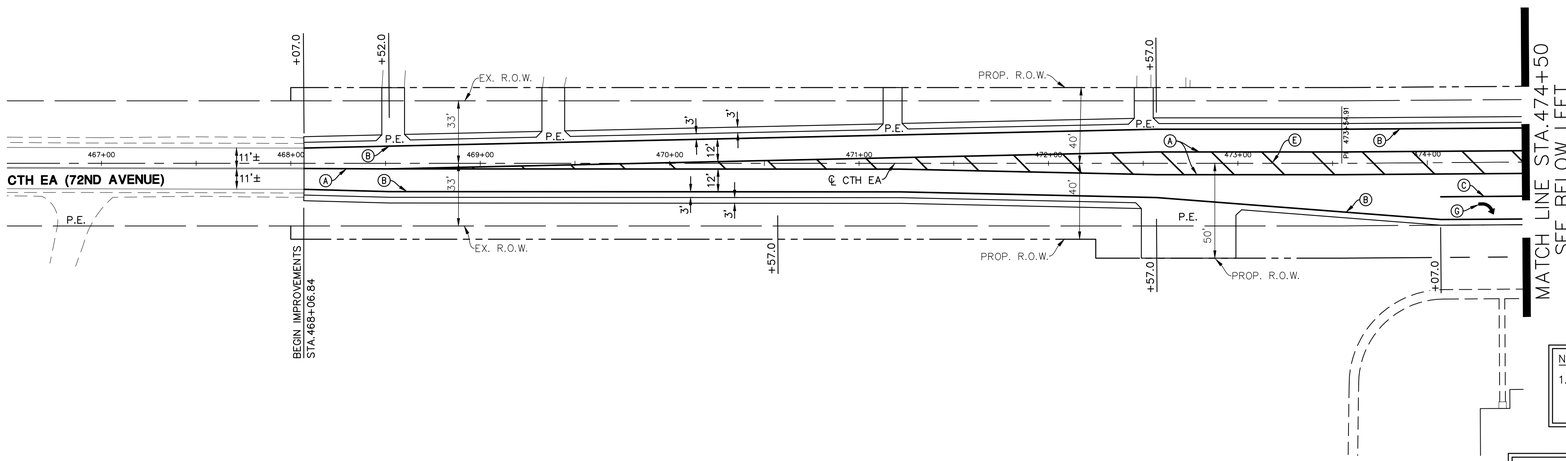
PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PAVEMENT MARKING PLAN - CTH E	SHEET 22	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\24-26 PAVEMENT MARKING PLAN.DWG PLOT DATE : 7/13/2021 7:28 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

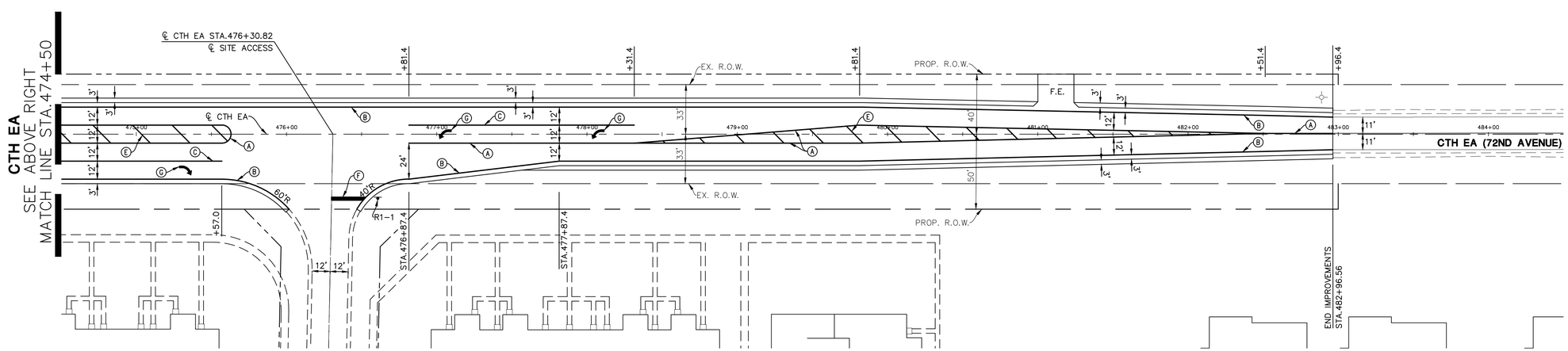
WISDOT/CADDS SHEET 42

2023-06-06

2



PAVEMENT MARKING PLAN



PAVEMENT MARKING LEGEND

- (A) 4" DOUBLE YELLOW AT 10" C-C
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3. SIGNS SHALL NOT BE REMOVED UNTIL THE PROGRESS OF WORK NECESSITATES IT.

SCALE: 1"=40'

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PAVEMENT MARKING PLAN - CTH EA	SHEET 23	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\24-26 PAVEMENT MARKING PLAN.DWG PLOT DATE : 7/13/2021 7:28 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

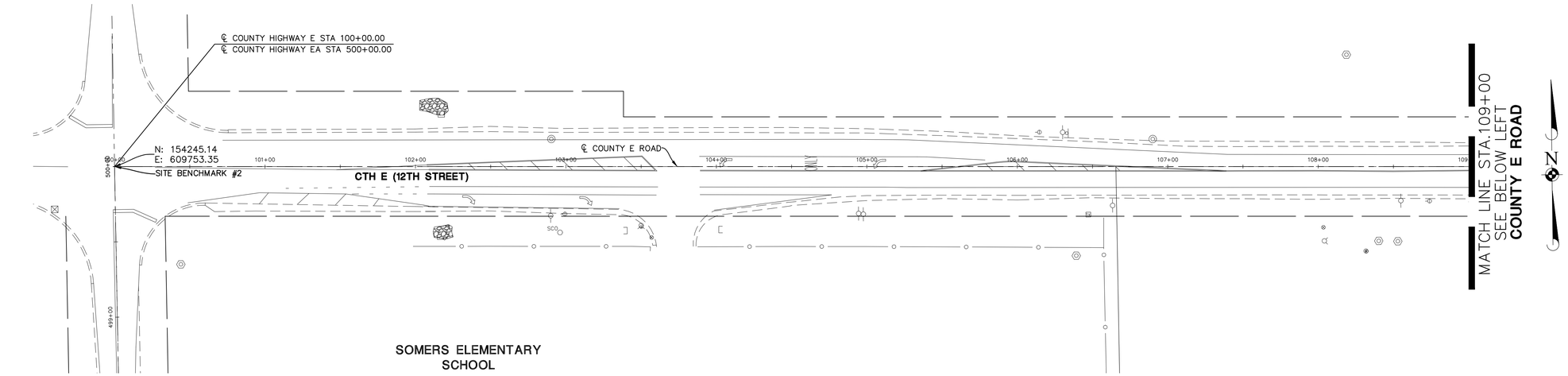
WISDOT/CADDS SHEET 42

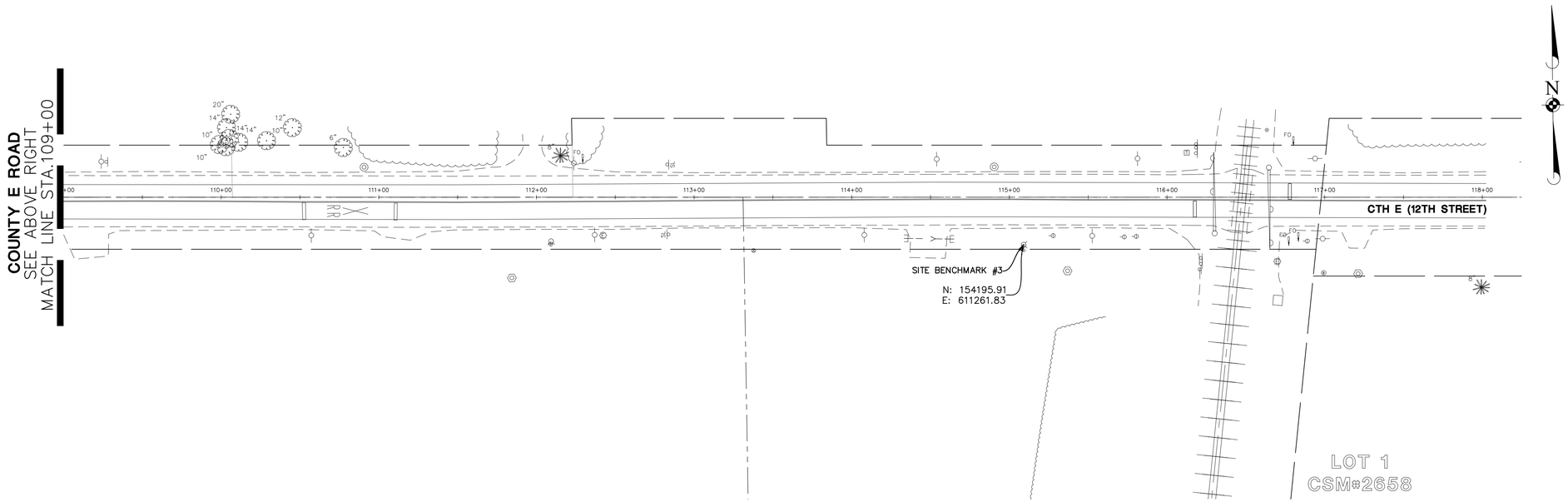
2023-06-06

2

0 20 40 80

SCALE: 1"=40'





PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	ALIGNMENT TIES- CTH E	SHEET 24	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\30-31-ALIGNMENT TIES.DWG PLOT DATE : 7/13/2021 7:29 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

2023-06-06

2

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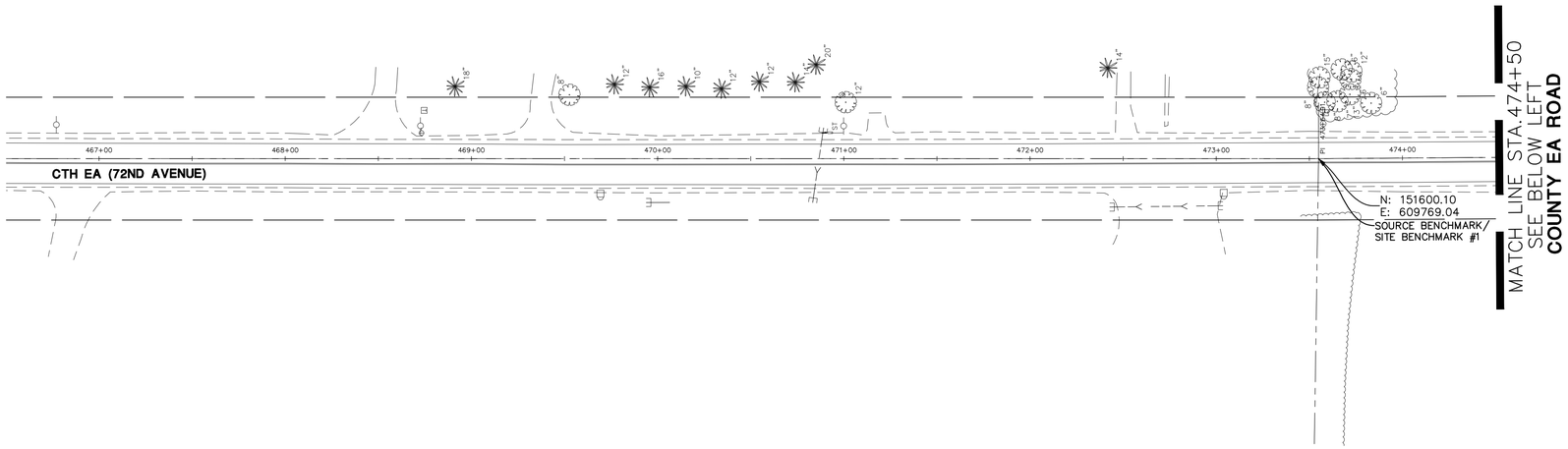
SCALE: 1"=40'



PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	ALIGNMENT TIES- CTH EA	SHEET 25	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\30-31-ALIGNMENT TIES.DWG PLOT DATE : 7/13/2021 7:29 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

2023-06-06

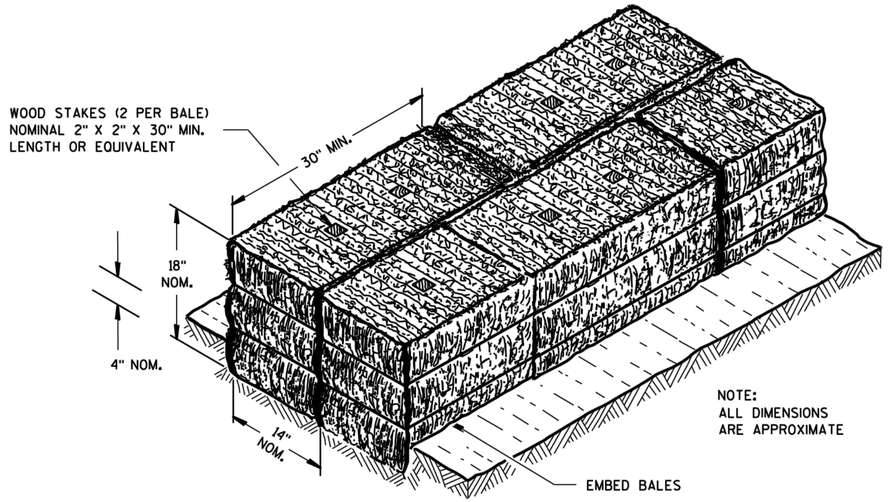
2

ESTIMATE OF QUANTITIES					
LINE	**ITEM**	**ITEM DESCRIPTION**	**UNIT**	**TOTAL QUANTITY**	
1	201.0155	REMOVING CONCRETE SIDEWALK	SY	1,920	1,920
2	204.0120	REMOVING ASPHALTIC SURFACE MILLING	SY	6,470	6,470
3	204.0245	REMOVING STORM SEWER	LF	224	224
4	205.0100	EXCAVATION COMMON	SY	2,000	2,000
5	205.0200	EXCAVATION ROCK	CY	10	10
6	460.5243	HMA PAVEMENT 3 LT 58-34 S	TON	1,295	1,295
7	460.5244	HMA PAVEMENT 4 LT 58-34 S	TON	2,530	2,530
8	305.0115	BASE AGGREGATE DENSE 3/4-INCH	CY	250	250
9	522.0512	CULVERT PIPE REINFORCED CONCRETE CLASS V 12-INCH	LF	107	107
10	522.0518	CULVERT PIPE REINFORCED CONCRETE CLASS V 18-INCH	LF	58	58
11	522.0524	CULVERT PIPE REINFORCED CONCRETE CLASS V 24-INCH	LF	153	153
12	522.1012	APRON ENDWALLS FOR CULVERT PIPE REINFORCED CONCRETE 12-INCH	EACH	8	8
13	522.1018	APRON ENDWALLS FOR CULVERT PIPE REINFORCED CONCRETE 18-INCH	EACH	2	2
14	522.1024	APRON ENDWALLS FOR CULVERT PIPE REINFORCED CONCRETE 24-INCH	EACH	4	4
15	606.0200	RIPRAP MEDIUM	CY	34	34
16	628.1504	SILT FENCE	LF	4,230	4,230
17	628.7555	CULVERT PIPE CHECKS	EACH	8	8
18	646.1020	MARKING LINE EPOXY 4-INCH	LF	13,455	13,455
19	646.3020	MARKING LINE EPOXY 8-INCH	LF	661	661
20	646.5020	MARKING ARROW EPOXY	EACH	8	8
21	646.7120	MARKING DIAGONAL EPOXY 12-INCH	LF	733	733
22	646.7220	MARKING CHEVRON EPOXY 24-INCH	LF	67	67
23	690.0150	SAWING ASPHALT	LF	5,145	5,145
24	SPV	REMOVING TREES	EACH	6	6
25	SPV	RELOCATING MAILBOX	EACH	2	2
26	SPV	RELOCATING HYDRANTS	EACH	12	12

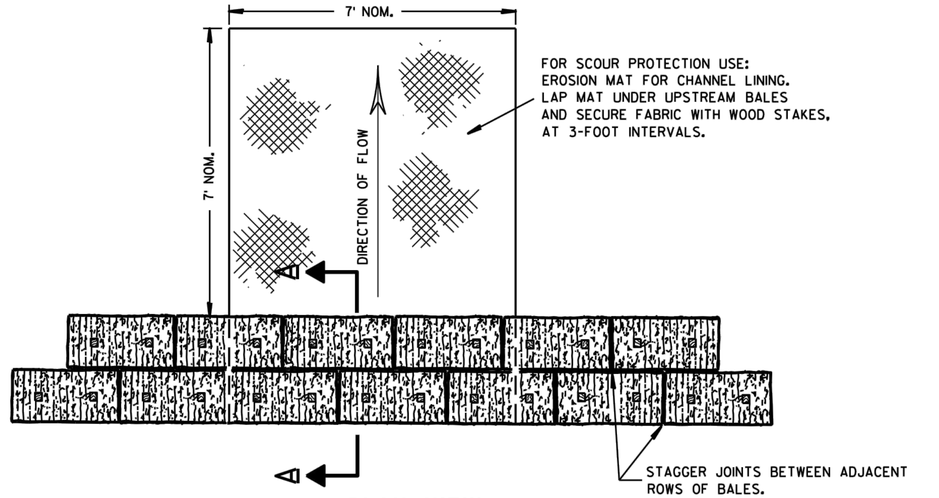
STANDARD DETAILS

DETAIL NO.	DESCRIPTION
SDD 08D21	DRIVEWAYS WITHOUT CURB AND GUTTER
SDD 8e8	TYPICAL INSTALLATIONS OF EROSION BALES/TEMPORARY DITCH CHECKS
SDD 8e9	SILT FENCE
SDD 08E15	CULVERT PIPE CHECK
SDD 8f1	APRON ENDWALLS FOR CULVERT PIPE
SDD 8f2	APRON ENDWALLS FOR PIPE ARCH AND ELLIPTICAL PIPE
SDD 9a1–a	AT–GRADE SIDE ROAD INTERSECTION, TYPES B1, B2, C AND D AND TEE INTERSECTION BYPASS LANE
SDD 13C19	HMA LONGITUDINAL JOINTS
SDD 15a3–a	FLEXIBLE MARKER POST FOR CULVERT END
SDD 15a3–b	FLEXIBLE MARKER POST FOR CULVERT END
SDD 15C04	TRAFFIC CONTROL, ADVANCE WARNING SIGNS 45 MPH OR GREATER UNDIVIDED ROAD OPEN TO TRAFFIC
SDD 15C05	TRAFFIC CONTROL, ADVANCE WARNING SIGNS 40 MPH OR LESS TWO WAY UNDIVIDED ROAD OPEN TO TRAFFIC
SDD 15C08–a	LONGITUDINAL MARKING (MAINLINE)
SDD 15C08–b	PAVEMENT MARKING (TURN LANES)
SDD 15C08–c	PAVEMENT MARKING (TURN LANES)
SDD 15C09–a	SIGNING AND PAVEMENT MARKING DETAILS FOR RAILROAD – HIGHWAY GRADE CROSSINGS
SDD 15C09–b	TRUCK STOPPING LANE PAVEMENT MARKINGS
SDD 15C11–a	CHANNELIZING DEVICES, FLEXIBLE TUBULAR MARKER POST
SDD 15C11–b	CHANNELIZING DEVICES, DRUMS, CONES, BARRICADES AND VERTICAL PANELS
SDD 15C12	TRAFFIC CONTROL FOR LANE CLOSURE WITH FLAGGING OPERATION
SDD 15C33	STOP LINE AND CROSSWALK PAVEMENT MARKING
SDD 15C35–a	PAVEMENT MARKING, INTERSECTION
SDD 15D28	TRAFFIC CONTROL, WORK ON SHOULDER OR PARKING LANE, UNDIVIDED ROADWAY
SDD 15D32	TRAFFIC CONTROL, ONE LANE ROAD STOP CONDITION

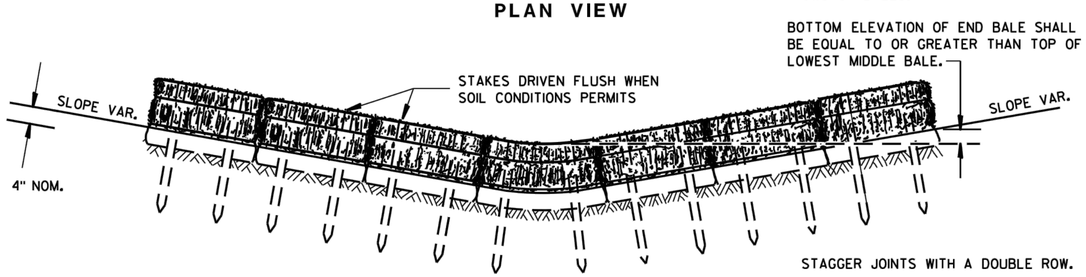
SDD 8e8 Typical Installations of Erosion Bales/Temporary Ditch Checks



SECTION A-A



PLAN VIEW



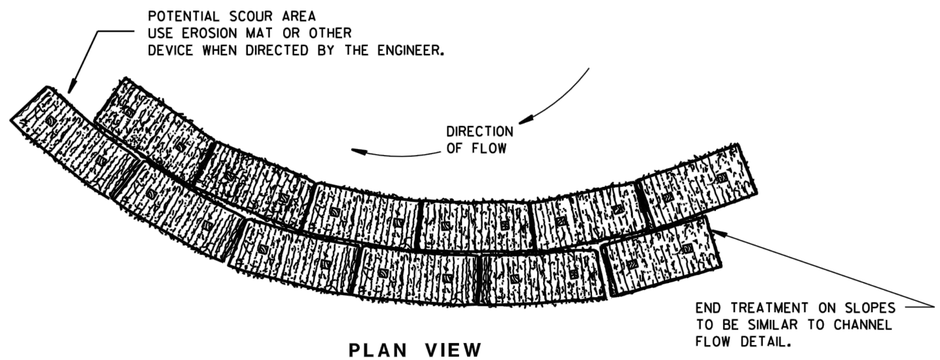
FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES (1)

GENERAL NOTES

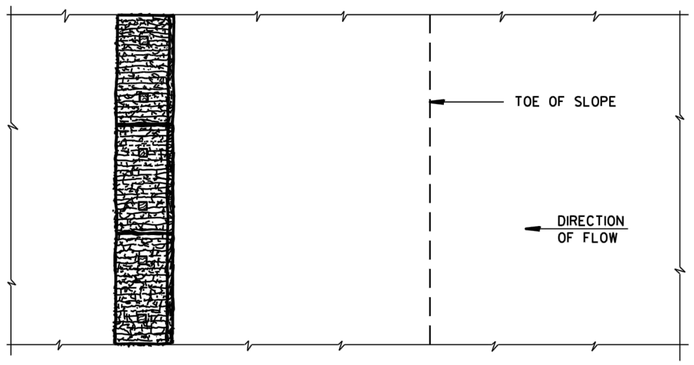
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

(1) TEMPORARY DITCH CHECKS EITHER EROSION BALES OR MANUFACTURED SHALL BE PAID FOR UNDER THE BID ITEM OF TEMPORARY DITCH CHECK. THE DEPARTMENT WILL NOT PAY FOR TEMPORARY DITCH CHECKS CONSTRUCTED OF A SINGLE ROW OF EROSION BALES.

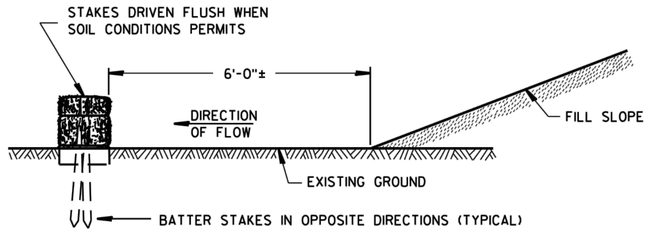


PLAN VIEW

WHEN ALTERING THE DIRECTION OF FLOW



PLAN VIEW



FRONT ELEVATION

WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

SHEET 28

TYPICAL INSTALLATIONS OF EROSION BALES / TEMPORARY DITCH CHECKS

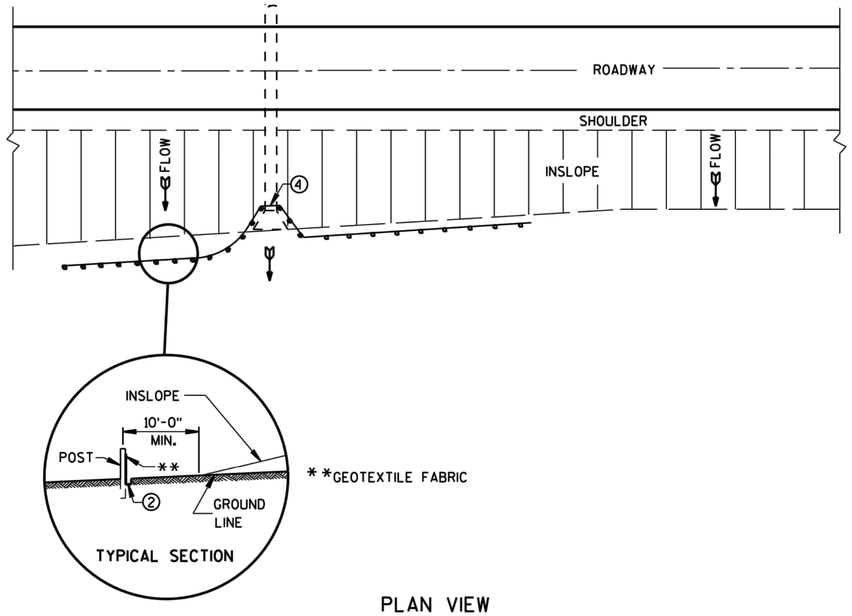
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
6/04/02 — DATE
/S/ Beth Cannestra — CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

6

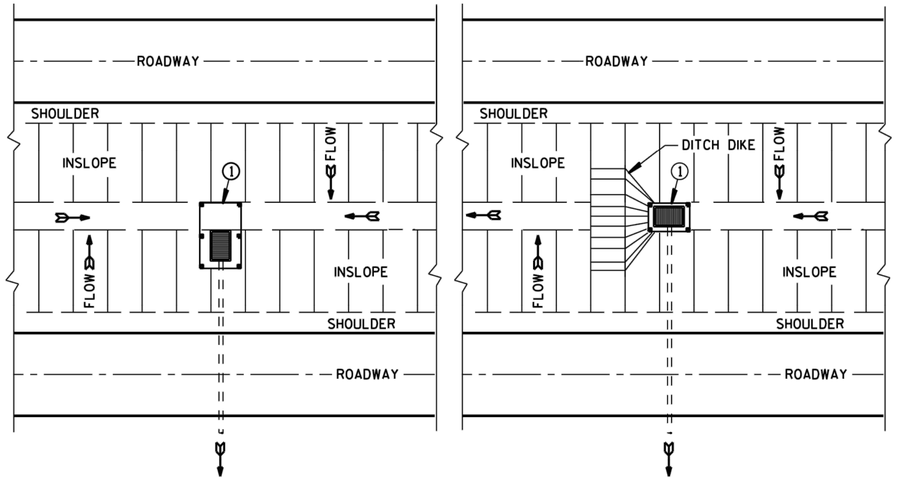
S.D.D. 8 E 8-3

SDD 8e9 Silt Fence



PLAN VIEW

TYPICAL APPLICATION OF SILT FENCE



PLAN VIEW

SILT FENCE AT MEDIAN SURFACE DRAINS

GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

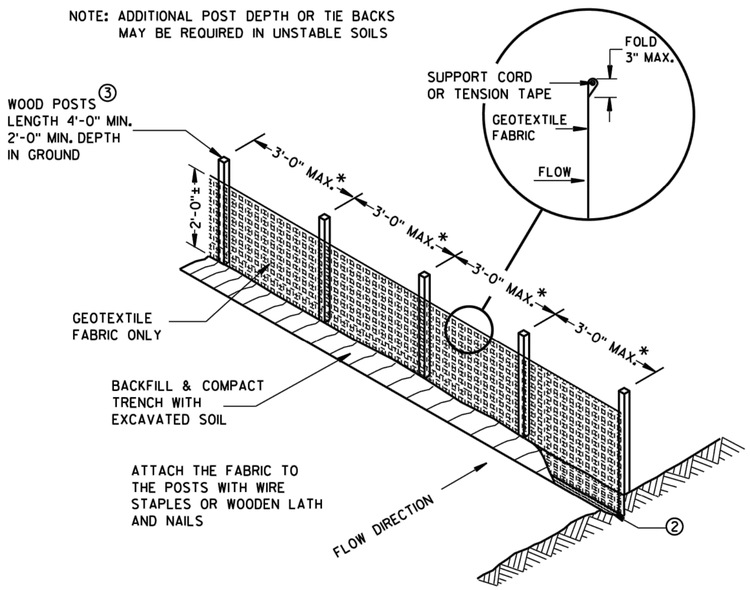
① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1⅛" X 1⅛" OF OAK OR HICKORY.

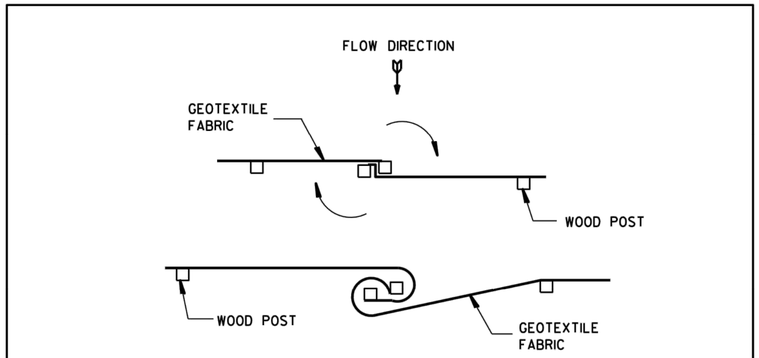
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

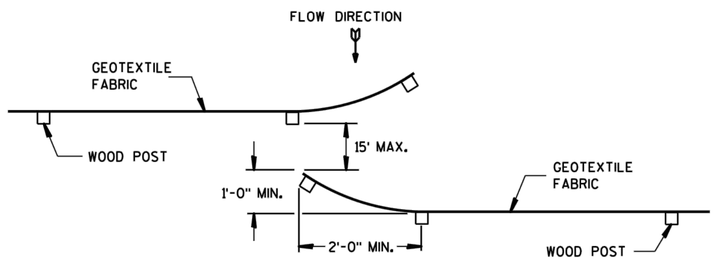


*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

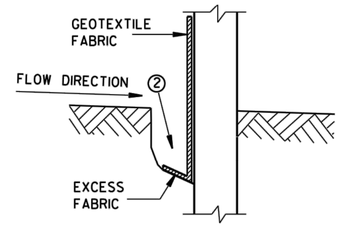


TWIST METHOD

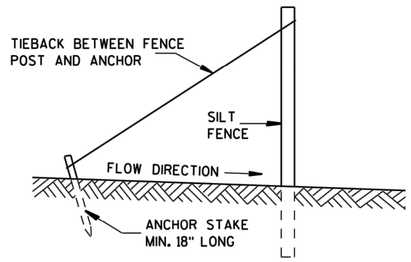


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ⑤



TRENCH DETAIL



SILT FENCE TIE BACK

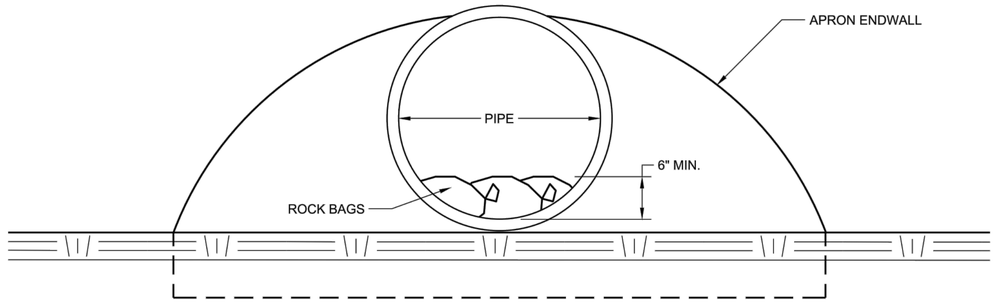
(WHEN REQUIRED BY THE ENGINEER)

SILT FENCE	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED	
4-29-05 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

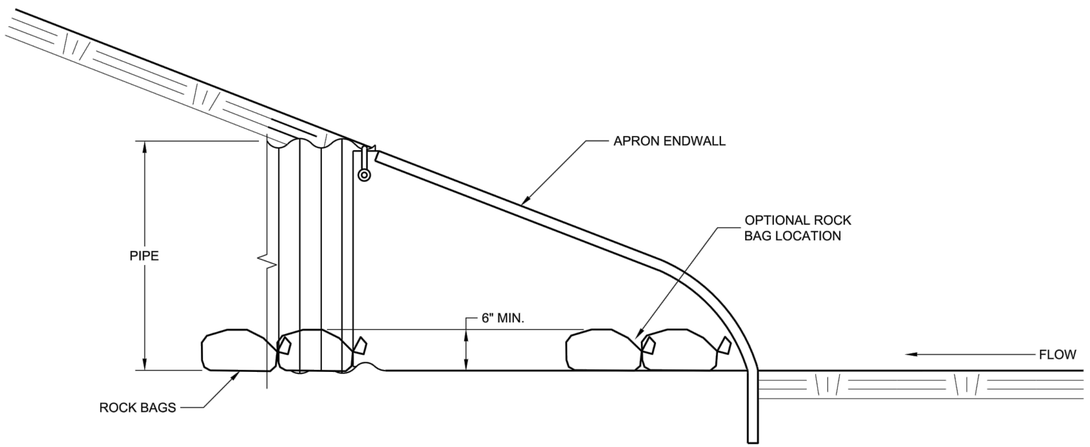
SHEET 29

6

S.D.D. 8 E 9-6



END VIEW



SIDE VIEW

CULVERT PIPE CHECK

(INSTALL ON INLET END ONLY)

SHEET 30

CULVERT PIPE CHECK

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
May 2019 — DATE
/S/ Daniel Schave — EROSION CONTROL ENGINEER
FHWA

6

SDD 08E15 - 01

6

SDD 08E15 - 01

SDD 8f1 Apron Endwalls for Culvert Pipe

METAL APRON ENDWALLS

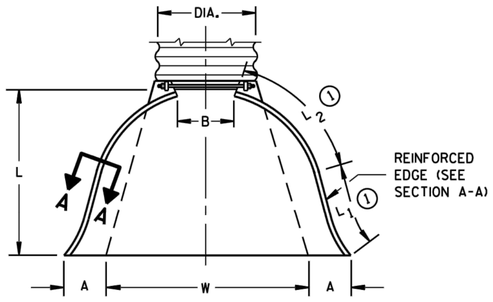
PIPE DIA. (IN.)	MIN. THICK. (inches)		DIMENSIONS (inches)							APPROX. SLOPE	BODY
	STEEL	ALUM.	A (±1")	B (MAX.)	H (±1")	L (±1 1/2")	L_1 ①	L_2 ①	W (±2")		
12	.064	.060	6	6	6	21	12	17 1/2	24	2 1/2 to 1	1 Pc.
15	.064	.060	7	8	6	26	14	21 3/4	30	2 1/2 to 1	1 Pc.
18	.064	.060	8	10	6	31	15	28 1/4	36	2 1/2 to 1	1 Pc.
21	.064	.060	9	12	6	36	18	29 5/8	42	2 1/2 to 1	1 Pc.
24	.064	.075	10	13	6	41	18	37 1/4	48	2 1/2 to 1	1 Pc.
30	.079	.075	12	16	8	51	18	52 1/4	60	2 1/2 to 1	1 Pc.
36	.079	.105	14	19	9	60	24	59 3/4	72	2 1/2 to 1	2 Pc.
42	.109	.105	16	22	11	69	24	75 5/8	84	2 1/2 to 1	2 Pc.
48	.109	.105	18	27	12	78	24	81	90	2 1/4 to 1	3 Pc.
54	.109	.105	18	30	12	84	30	85 1/2	102	2 1/4 to 1	3 Pc.
60	.109×	.105×	18	33	12	87	—	—	114	2 to 1	3 Pc.
66	.109×	.105×	18	36	12	87	—	—	120	2 to 1	3 Pc.
72	.109×	.105×	18	39	12	87	—	—	126	2 to 1	3 Pc.
78	.109×	.105×	18	42	12	87	—	—	132	1 1/2 to 1	3 Pc.
84	.109×	.105×	18	45	12	87	—	—	138	1 1/2 to 1	3 Pc.
90	.109×	.105×	18	37	12	87	—	—	144	1 1/2 to 1	3 Pc.
96	.109×	.105×	18	35	12	87	—	—	150	1 1/2 to 1	3 Pc.

× EXCEPT CENTER PANEL SEE GENERAL NOTES

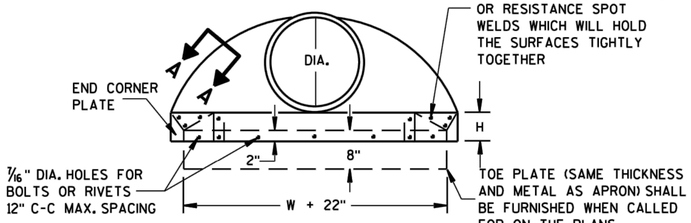
REINFORCED CONCRETE APRON ENDWALLS

PIPE DIA. (IN.)	DIMENSIONS (inches)							APPROX. SLOPE
	T	A	B	C	D	E	G	
12	2	4	24	48 1/8	72 1/8	24	2	3 to 1
15	2 1/4	6	27	46	73	30	2 1/4	3 to 1
18	2 1/2	9	27	46	73	36	2 1/2	3 to 1
21	2 3/4	9	36	37 1/2	73 1/2	42	2 3/4	3 to 1
24	3	9 1/2	43 1/2	30	73 1/2	48	3	3 to 1
27	3 1/4	10 1/2	49 1/2	24	73 1/2	54	3 1/4	3 to 1
30	3 1/2	12	54	19 3/4	73 1/2	60	3 1/2	3 to 1
36	4	15	63	34 3/4	97 3/4	72	4	3 to 1
42	4 1/2	21	63	35	98	78	4 1/2	3 to 1
48	5	24	72	26	98	84	5	3 to 1
54	5 1/2	27	65	* 33 1/4 - ** 35	* 98 1/4 - ** 100	90	5 1/2	2 2/5 to 1
60	6	* ** 30-35	60	39	99	96	5	2 to 1
66	6 1/2	* ** 24-30	* ** 72-78	* ** 21-27	99	102	5 1/2	2 to 1
72	7	* ** 24-36	78	21	99	108	6	2 to 1
78	7 1/2	* ** 24-36	78	21	99	114	6 1/2	2 to 1
84	8	36	90 1/2	21	111 1/2	120	6 1/2	1 1/2 to 1
90	8 1/2	41	87 1/2	24	111 1/2	132	6 1/2	1 1/2 to 1

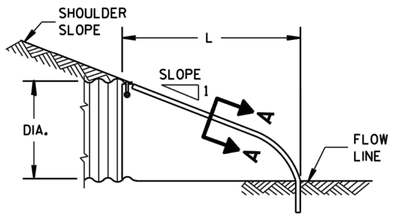
*MINIMUM
**MAXIMUM



PLAN VIEW

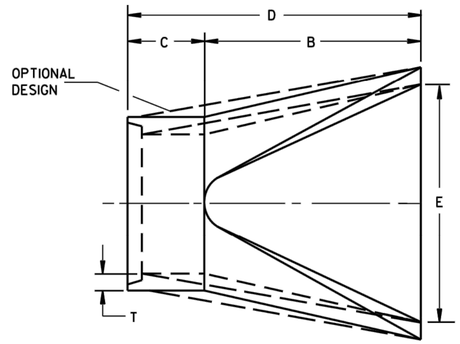


END VIEW

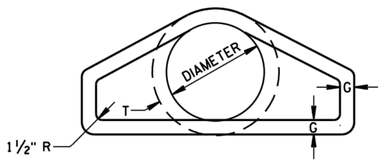


SIDE ELEVATION

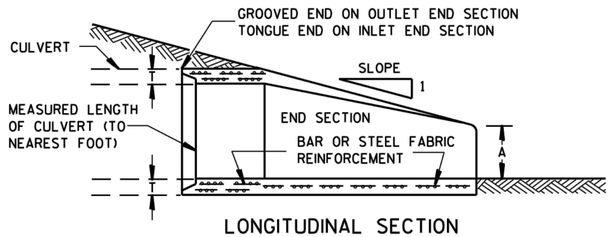
METAL ENDWALLS



PLAN

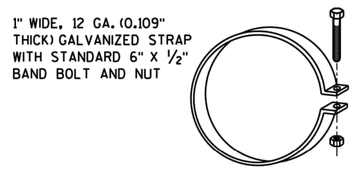


END VIEW



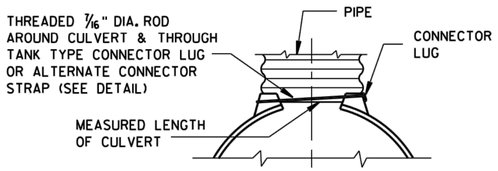
LONGITUDINAL SECTION

CONCRETE ENDWALLS

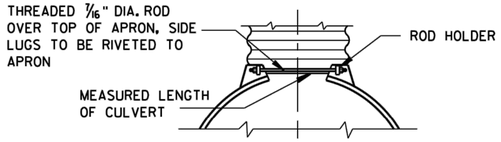


ALTERNATE FOR TYPE 1 CONNECTION

END SECTION CONNECTOR STRAP

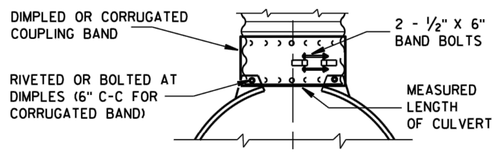


TYPE 1
FOR 12" THRU 24" CORR. PIPE



TYPE 2
FOR 30" THRU 96" CORR. PIPE

TYPE 3
FOR 42" THRU 96" CORR. PIPE



TYPE 5
ALTERNATE FOR:
ALL SIZES CORRUGATED CIRCULAR PIPE

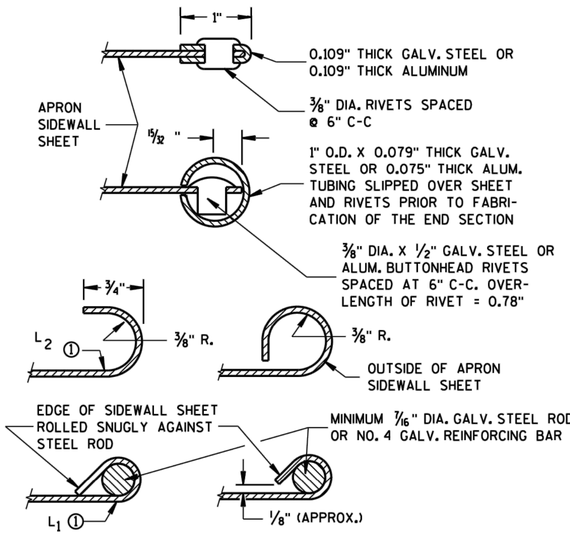
NOTE: DIMPLED BAND FITS OVER OUTSIDE OF ENDWALL, AND CORRUGATED BAND FITS INSIDE ENDWALL. DIMPLED BAND MAY BE USED WITH HELICALLY CORRUGATED PIPE.

FOR CIRCUMFERENTIALLY CORRUGATED PIPE USE ENDWALL CONNECTION DETAILS 1, 2, 3 OR 5 AS APPLICABLE.

FOR HELICALLY CORRUGATED PIPE USE ENDWALL CONNECTION DETAILS 1, 2 OR 5.

FOR HELICALLY CORRUGATED PIPES WITH TWO CIRCUMFERENTIAL CORRUGATIONS AT EACH END USE ENDWALL CONNECTION DETAILS 1, 2 OR 3.

CONNECTION DETAILS



SECTION A-A

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

CONCRETE CULVERT ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

ALL THREE PIECE STEEL APRON ENDWALLS FOR 60" DIAMETER PIPE AND LARGER SHALL HAVE 0.109" SIDES AND 0.138" CENTER PANELS. ALL THREE PIECE ALUMINUM APRON ENDWALLS FOR 60" DIAMETER PIPE AND LARGER SHALL HAVE 0.105" SIDES AND 0.134" CENTER PANELS. THE WIDTH OF CENTER PANELS SHALL BE GREATER THAN 20 PERCENT OF THE PIPE PERIMETER.

LAP SEAMS SHALL BE TIGHTLY JOINED BY GALVANIZED RIVETS OR BOLTS FOR STEEL UNITS AND ALUMINUM RIVETS AND BOLTS FOR ALUMINUM UNITS. FOR THE 60" THROUGH 96" DIAMETER APRON ENDWALL SIZES, THE REINFORCED EDGES AND CENTER PANEL SEAMS SHALL BE FURTHER REINFORCED WITH GALVANIZED STEEL OR ALUMINUM STIFFENER ANGLES. THE ANGLES SHALL BE ATTACHED BY GALVANIZED NUTS AND BOLTS FOR STEEL UNITS AND ALUMINUM NUTS AND BOLTS FOR ALUMINUM UNITS.

WHERE TWO OR MORE PIPES WITH APRON ENDWALLS ARE LAID ADJACENT TO EACH OTHER, THEY SHALL BE SEPARATED BY A DISTANCE SUFFICIENT TO PROVIDE A MINIMUM CLEARANCE OF 6 INCHES BETWEEN APRON ENDWALLS.

① FOR PIPE SIZES UP TO 60" DIAMETER, A 180° ROLLED EDGE MAY BE USED INSTEAD OF STEEL ROD REINFORCEMENT. SEE SECTION A-A.

APRON ENDWALLS FOR CULVERT PIPE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
8-30-94
DATE
/S/ Rory L. Rhinesmith
CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

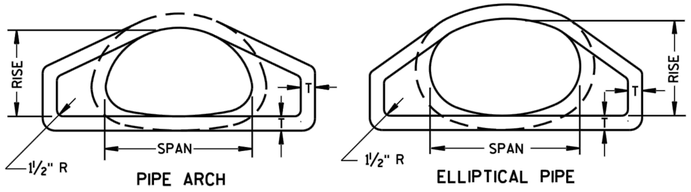
SHEET 31

6

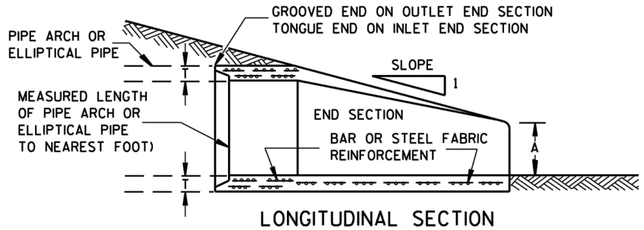
S.D.D. 8 F 1-11

2023-06-06

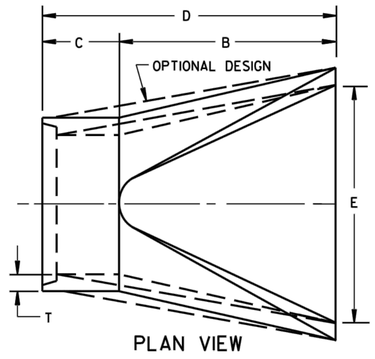
SDD 8f2 Apron Endwalls for Pipe Arch and Elliptical Pipe



END VIEW

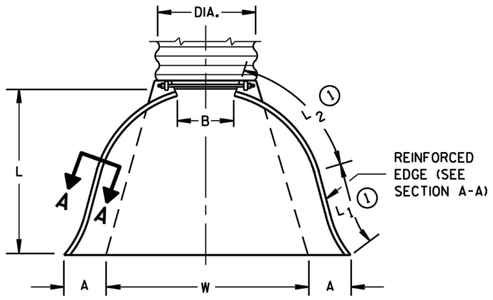


LONGITUDINAL SECTION

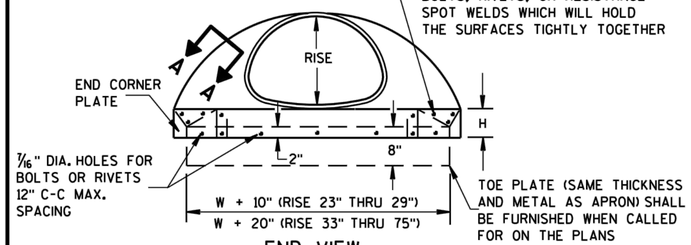


PLAN VIEW

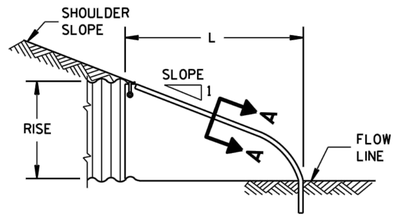
CONCRETE ENDWALLS



PLAN VIEW

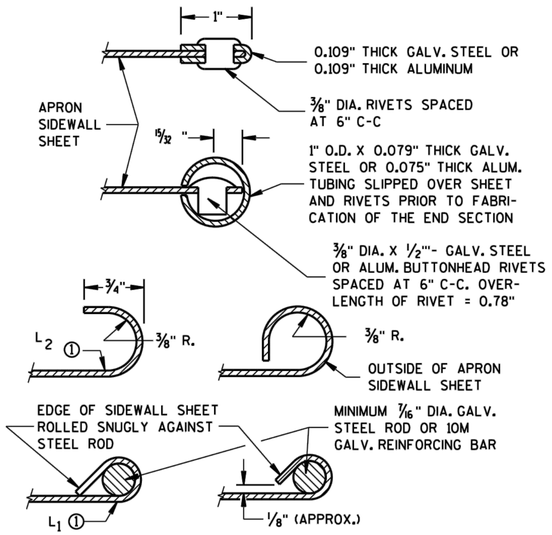


END VIEW



SIDE ELEVATION

METAL ENDWALLS



SECTION A-A

2- 2/3" X 1/2" CORRUGATIONS

EQUIV. DIA. (Inches)	(Inches) SPAN	(Inches) RISE	MIN. THICK. (Inches) STEEL	MIN. THICK. (Inches) ALUM.	DIMENSIONS (Inches) A (±1")	B (MAX.)	H (±1")	L (±1 1/2")	L1 ①	L2 ①	W (±2")	APPROX. SLOPE	BODY
15	17	13	.064	.060	7	9	6	19	14	16	30	2½ to 1	1 Pc.
18	21	15	.064	.060	7	10	6	23	14	19 3/8	36	2½ to 1	1 Pc.
21	24	18	.064	.060	8	12	6	28	18	21 3/4	42	2½ to 1	1 Pc.
24	28	20	.064	.060	9	14	6	32	18	27½	48	2½ to 1	1 Pc.
30	35	24	.079	.075	10	16	6	39	18	37 5/8	60	2½ to 1	1 Pc.
36	42	29	.079	.075	12	18	8	46	24	45 3/8	75	2½ to 1	1 Pc.
42	49	33	.109	.105	13	21	9	53	24	54 3/4	85	2½ to 1	2 Pc.
48	57	38	.109	.105	18	26	12	63	24	68	90	2½ to 1	3 Pc.
54	64	43	.109	.105	18	30	12	70	24	72 3/4	102	2¼ to 1	3 Pc.
60	71	47	.109*	.105*	18	33	12	77	30	82¼	114	2¼ to 1	3 Pc.
66	77	52	.109*	.105*	18	36	12	77	—	—	126	2 to 1	3 Pc.
72	83	57	.109*	.105*	18	39	12	77	—	—	138	2 to 1	3 Pc.

3" X 1" CORRUGATIONS

EQUIV. DIA. (Inches)	(Inches) SPAN	(Inches) RISE	MIN. THICK. (Inches) STEEL	MIN. THICK. (Inches) ALUM.	DIMENSIONS (Inches) A (±1")	B (MAX.)	H (±1")	L (±1 1/2")	L1 ①	L2 ①	W (±2")	APPROX. SLOPE	BODY
48	53	41	.109	.105	18	26	12	63	24	72 3/4	90	2½ to 1	2 Pc.
54	60	46	.109	.105	18	30	12	70	30	82¼	102	2 to 1	2 Pc.
60	66	51	.109*	.105*	18	33	12	77	—	—	114	1½ to 1	3 Pc.
66	73	55	.109*	.105*	18	36	12	77	—	—	126	1½ to 1	3 Pc.
72	81	59	.109*	.105*	18	39	12	77	—	—	138	2 to 1	3 Pc.
78	87	63	.109*	.105*	22	38	12	77	—	—	148	1½ to 1	3 Pc.
84	95	67	.109*	.105*	22	34	12	77	—	—	162	1½ to 1	3 Pc.
90	103	71	.109*	.105*	22	38	12	77	—	—	174	1½ to 1	3 Pc.
96	112	75	.109*	.105*	24	40	12	77	—	—	174	1½ to 1	3 Pc.

NOTE: ALL SPLICES TO BE LAP RIVETED OR BOLTED.

* EXCEPT CENTER PANEL SEE GENERAL NOTES

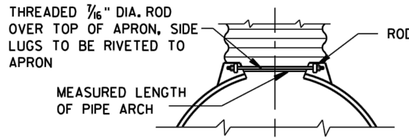
REINFORCED CONCRETE PIPE ARCH

EQUIV. DIA. (Inches)	DIMENSIONS (Inches) ** SPAN	** RISE	T	A	B	C	D	E	APPROX. SLOPE
24	29	18	3	8½	39	33	72	48	3 to 1
30	36	22	3½	9½	50	46	96	60	3 to 1
36	44	27	4	11⅛	60	36	96	72	3 to 1
42	51	31	4½	15 13/16	60	36	96	78	3 to 1
48	58	36	5	21	60	36	96	84	3 to 1
54	65	40	5½	25½	60	36	96	90	3 to 1
60	73	45	6	31	60	36	96	96	3 to 1
72	88	54	7	31	60	39	99	120	2 to 1
84	102	62	8	28½	83	19	102	144	2 to 1

REINFORCED CONCRETE ELLIPTICAL PIPE

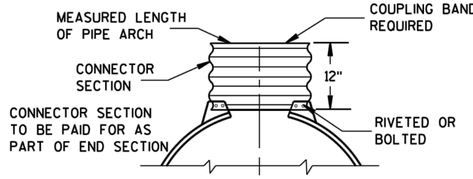
EQUIV. DIA. (Inches)	DIMENSIONS (Inches) ** SPAN	** RISE	T	A	B	C	D	E	APPROX. SLOPE
24	30	19	3¼	8½	39	33	72	48	3 to 1
30	38	24	3¾	9½	54	18	72	60	3 to 1
36	45	29	4½	11⅛	60	24	84	72	2½ to 1
42	53	34	5	15¾	60	36	96	78	2½ to 1
48	60	38	5½	21	60	36	96	84	2½ to 1
54	68	43	6	25½	60	36	96	90	2½ to 1
60	76	48	6½	30	60	36	96	96	2½ to 1

**NOMINAL SIZE



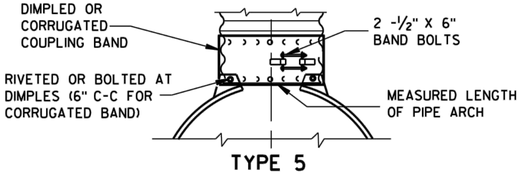
TYPE 2

FOR 17" X 13" THRU 112" X 75" PIPE ARCH



TYPE 3

FOR 64" X 43" THRU 112" X 75" PIPE ARCH



TYPE 5

ALTERNATE FOR:

ALL SIZES CORRUGATED PIPE ARCHES

NOTE: DIMPLED BAND FITS OVER OUTSIDE OF ENDWALL, AND CORRUGATED BAND FITS INSIDE ENDWALL.

CONNECTION DETAILS

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

CONCRETE APRON ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM APRON ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

ALL THREE PIECE STEEL APRON ENDWALLS FOR 66" X 51" PIPE ARCH AND LARGER SHALL HAVE 0.109" SIDES AND 0.138" CENTER PANELS. ALL THREE PIECE ALUMINUM APRON ENDWALLS FOR 66" X 51" PIPE ARCH AND LARGER SHALL HAVE 0.105" SIDES AND 0.134" CENTER PANELS. THE WIDTH OF CENTER PANELS SHALL BE GREATER THAN 20 PERCENT OF THE PIPE ARCH PERIMETER.

LAP SEAMS SHALL BE TIGHTLY JOINED BY GALVANIZED RIVETS OR BOLTS FOR STEEL UNITS AND ALUMINUM RIVETS AND BOLTS FOR ALUMINUM UNITS. FOR THE 77" X 52" THROUGH 112" X 75" APRON ENDWALL SIZES, THE REINFORCED EDGES AND CENTER PANEL SEAMS SHALL BE FURTHER REINFORCED WITH GALVANIZED STEEL OR ALUMINUM STIFFENER ANGLES. THE ANGLES SHALL BE ATTACHED BY GALVANIZED NUTS AND BOLTS FOR STEEL UNITS AND ALUMINUM NUTS AND BOLTS FOR ALUMINUM UNITS.

WHERE TWO OR MORE PIPES WITH APRON ENDWALLS ARE LAID ADJACENT TO EACH OTHER, THEY SHALL BE SEPARATED BY A DISTANCE SUFFICIENT TO PROVIDE A MINIMUM CLEARANCE OF 6 INCHES BETWEEN APRON ENDWALLS.

① FOR PIPE ARCH SIZES UP TO 73" X 55" A 180° ROLLED EDGE MAY BE USED INSTEAD OF STEEL ROD REINFORCEMENT. SEE SECTION A-A.

APRON ENDWALLS FOR PIPE ARCH AND ELLIPTICAL PIPE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED

11-30-94 — DATE

/S/ Rory L. Rhinesmith — CHIEF ROADWAY DEVELOPMENT ENGINEER

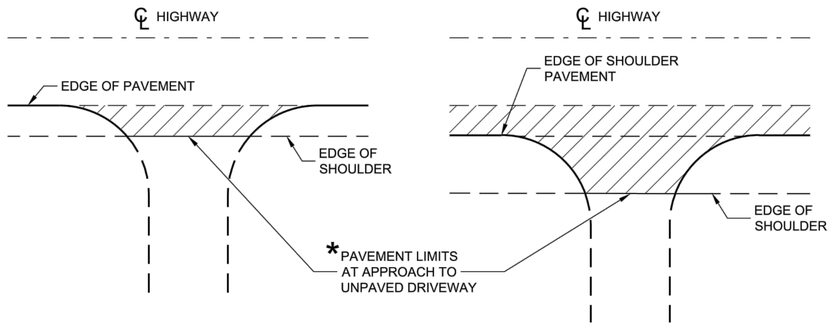
FHWA

SHEET 32

6

S.D.D. 8 F 2-1

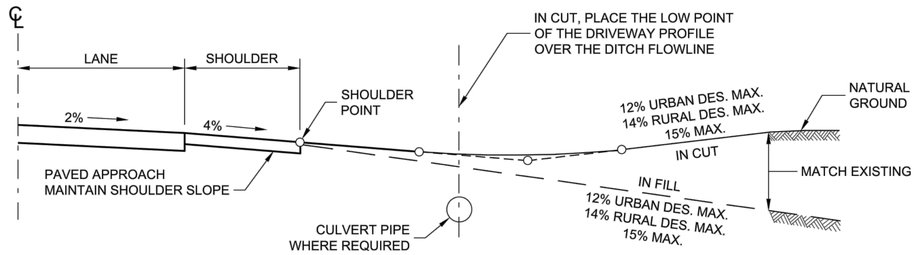
2023-06-06



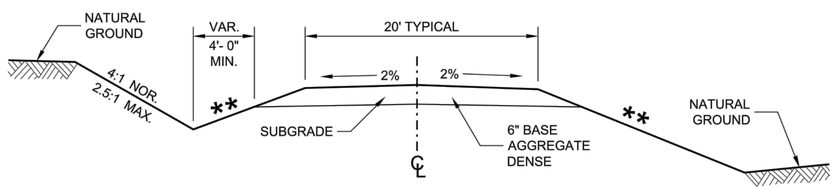
PLAN VIEW
(UNPAVED SHOULDER ON HIGHWAY)

PLAN VIEW
(PAVED SHOULDER ON HIGHWAY)

RURAL DRIVEWAY INTERSECTION DETAIL
(NO CURB AND GUTTER OR SIDEWALK)



TYPICAL DRIVEWAY PROFILES

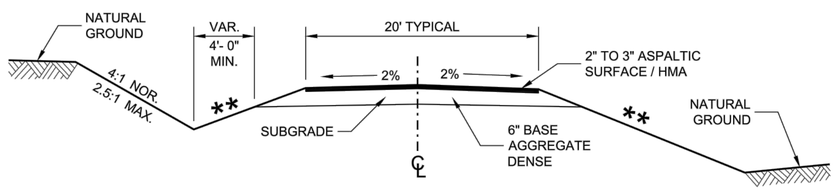


IN CUT **IN FILL**

TYPICAL CROSS SECTION FOR PRIVATE DRIVE OR FIELD ENTRANCE AGGREGATE SURFACE

** SLOPE CAN VARY WITH SPEED. SEE 11-45-30.6.2

POSTED SPEED MPH	MAX. SLOPE
<35	4:1
≥ 35 TO < 60	6:1
≥60	10:1



IN CUT **IN FILL**

TYPICAL CROSS SECTION FOR PRIVATE DRIVE OR FIELD ENTRANCE ASPHALTIC SURFACE

SHEET 33

DRIVEWAYS WITHOUT CURB AND GUTTER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

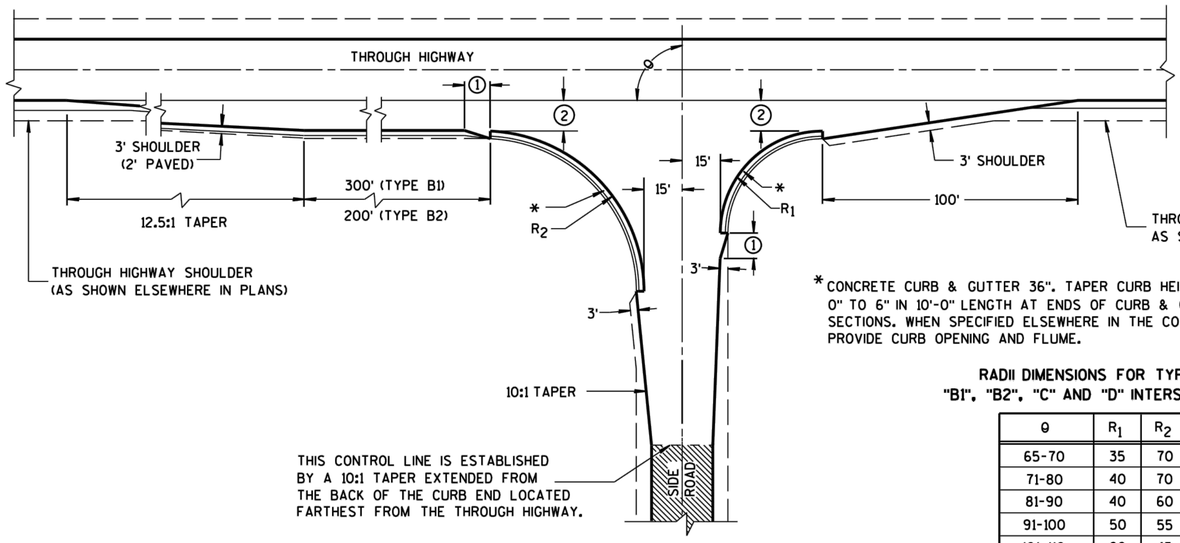
APPROVED
December 2017 — DATE
/S/ Rodney Taylor — ROADWAY STANDARDS DEVELOPMENT UNIT SUPERVISOR

FHWA

6

SDD 08D21 - 01

SDD 9a1-a At-Grade Side Road Intersection, Types B1, B2, C and D and Tee Intersection Bypass Lane

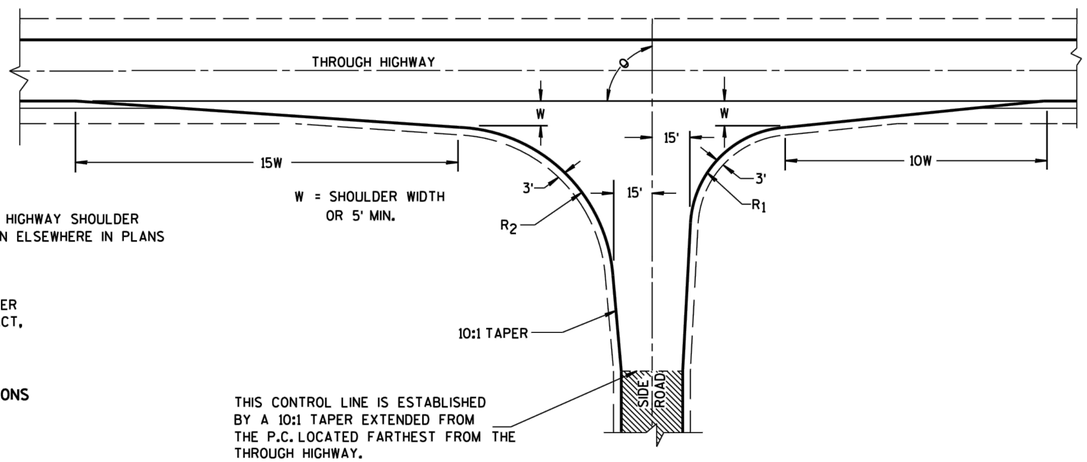


TYPE "B1" AND "B2"

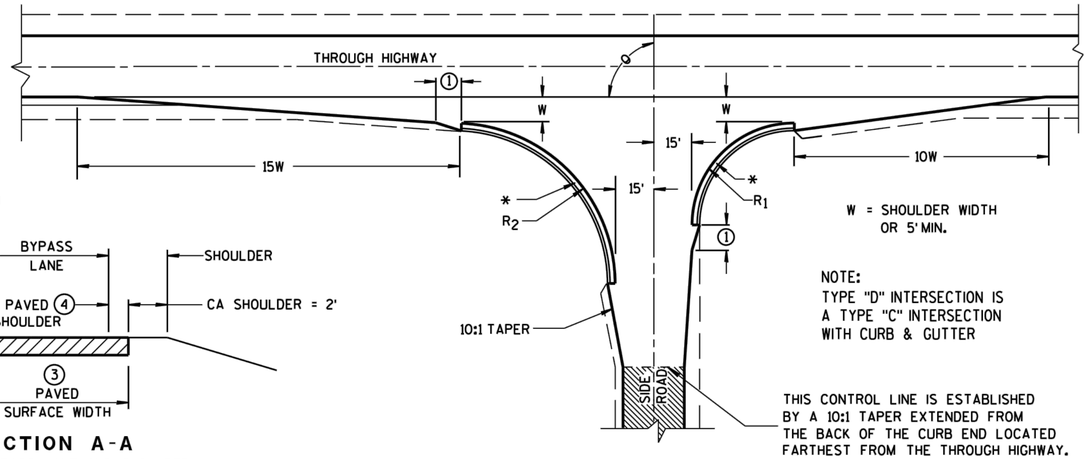
* CONCRETE CURB & GUTTER 36". TAPER CURB HEIGHT 0" TO 6" IN 10'-0" LENGTH AT ENDS OF CURB & GUTTER SECTIONS. WHEN SPECIFIED ELSEWHERE IN THE CONTRACT, PROVIDE CURB OPENING AND FLUME.

RADII DIMENSIONS FOR TYPES "B1", "B2", "C" AND "D" INTERSECTIONS

θ	R_1	R_2
65-70	35	70
71-80	40	70
81-90	40	60
91-100	50	55
101-110	60	45



TYPE "C"



TYPE "D"

GENERAL NOTES

DESIGNS MAY BE USED INTERCHANGEABLY IN COMBINATION OR SEPARATELY FOR ANY ONE COMPLETE INTERSECTION DEPENDING UPON INTERSECTION ANGLE AND SURFACING OF EACH APPROACH ROADWAY.

SIDE ROAD SURFACING NOTE

WHEN THE SIDE ROAD IS NOT PRESENTLY PAVED, PAVEMENT SHALL BE PLACED TO THE LIMITS SHOWN UNLESS OTHERWISE PROVIDED IN THE CONTRACT. WHERE THE CONSTRUCTION LIMITS ARE BEYOND THE PAVING LIMITS, CRUSHED AGGREGATE SURFACING SHALL BE PLACED BETWEEN THE PAVING LIMITS AND CONSTRUCTION LIMITS.

WHEN THE SIDE ROAD IS PRESENTLY PAVED, NEW PAVEMENT SHALL BE PLACED TO THE LIMITS OF DESIGN AS SHOWN AND BEYOND, IF NECESSARY, TO MEET EXISTING PAVEMENT.

WHEN THE SIDE ROAD IS THE CONSTRUCTION PROJECT, THE INTERSECTION SURFACING SHALL BE THE SAME AS FOR THE PROJECT.

EXISTING PAVED SURFACE

BYPASS LANE

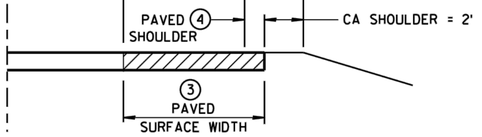
(1) 10-FT TYPICAL.

(2) 12-FT** PLUS ADDITIONAL WIDTH FOR BIKE LANE IF SHOWN ELSEWHERE IN THE PLAN.

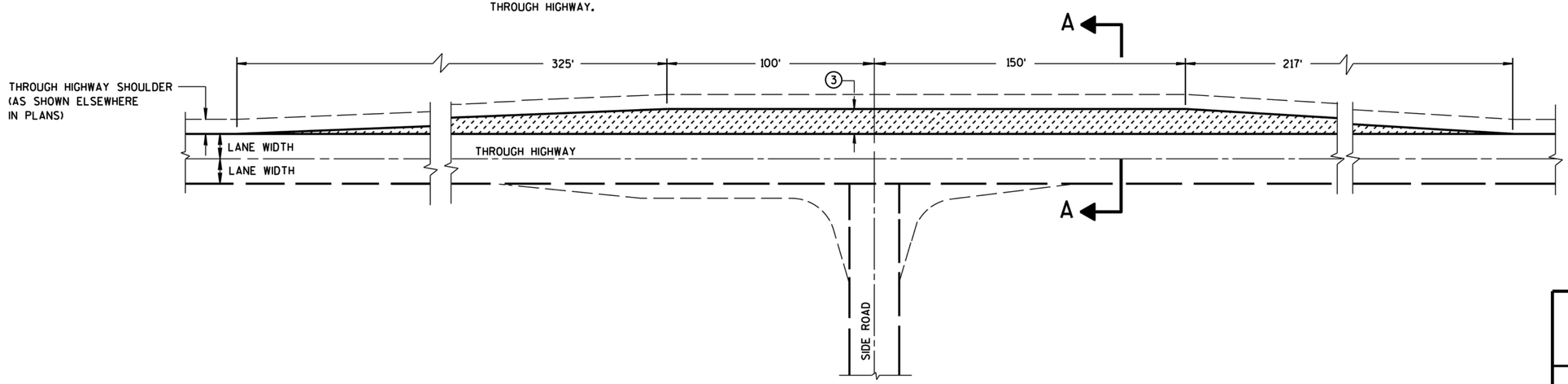
**10-FT MAY BE USED ON TYPE B2 ON RESURFACING PROJECTS IF SPECIFIED IN THE CONTRACT.

(3) BYPASS LANE PAVED SURFACE WIDTH OUTSIDE OF TRAVEL LANE
-ASPHALT = 12-FT PLUS PAVED SHOULDER WIDTH.
-PC CPNCRETE = 13-FT PLUS PAVED SHOULDER WIDTH.

(4) BYPASS LANE PAVED SHOULDER WIDTH = THE GREATER OF 1-FT OR THE PAVED SHOULDER WIDTH OF THE THROUGH HIGHWAY.



SECTION A-A
(SHOWING BYPASS LANE AND SHOULDER)



TEE INTERSECTION BYPASS LANE DETAIL

SHEET 34

AT-GRADE SIDE ROAD INTERSECTION, TYPES "B1", "B2", "C" AND "D" AND TEE INTERSECTION BYPASS LANE

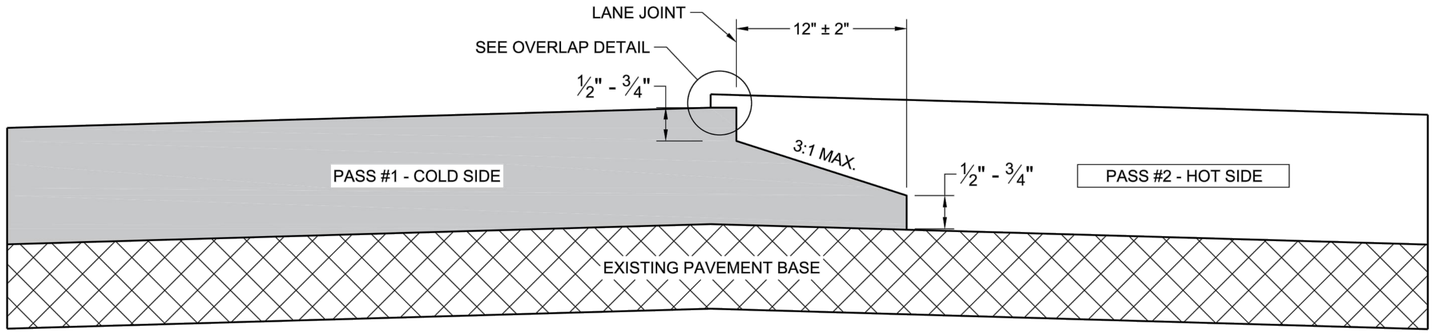
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

6

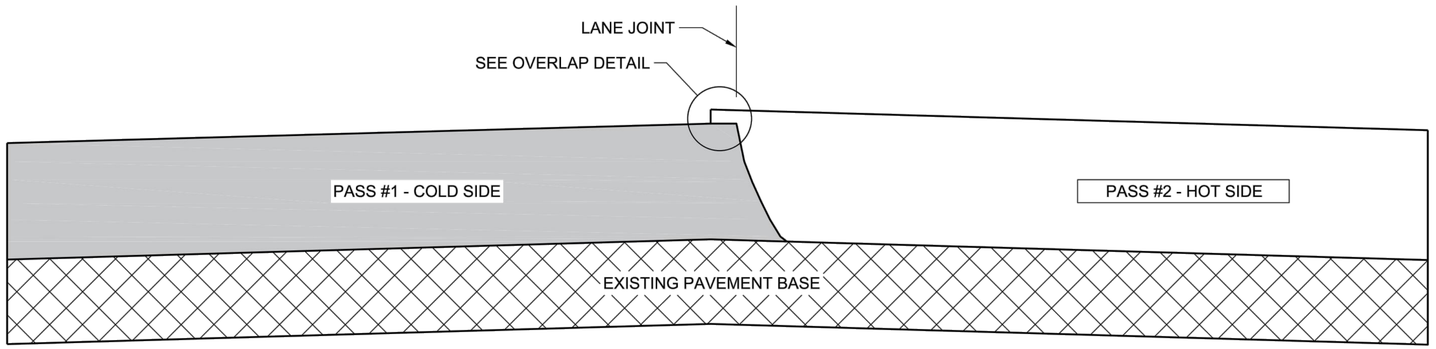
S.D.D. 9 A 1-13a

2023-06-06

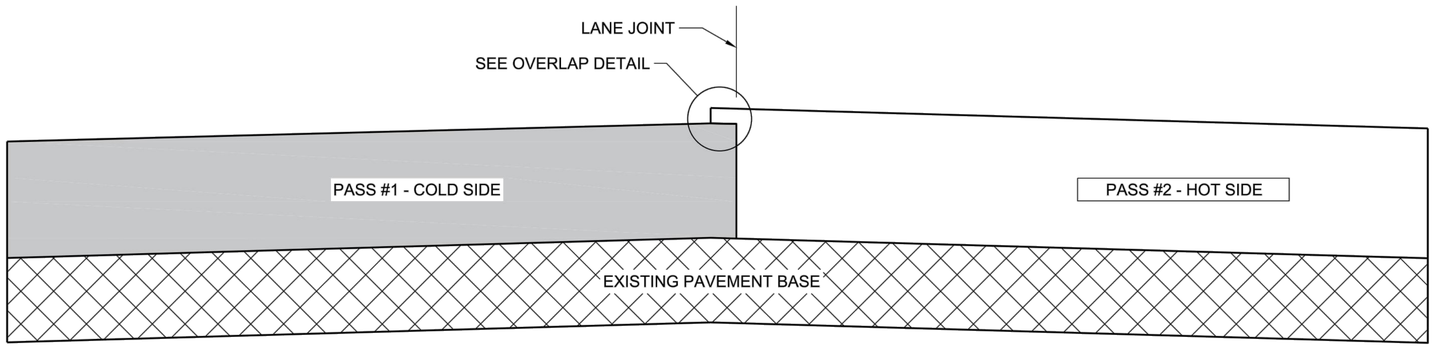
SDD 13C19 HMA Longitudinal Joints



TYPICAL PAVEMENT CROSS SECTION
NOTCHED WEDGE JOINT



TYPICAL PAVEMENT CROSS SECTION
VERTICAL JOINT



TYPICAL PAVEMENT CROSS SECTION
VERTICAL JOINT (MILLED)

GENERAL NOTES

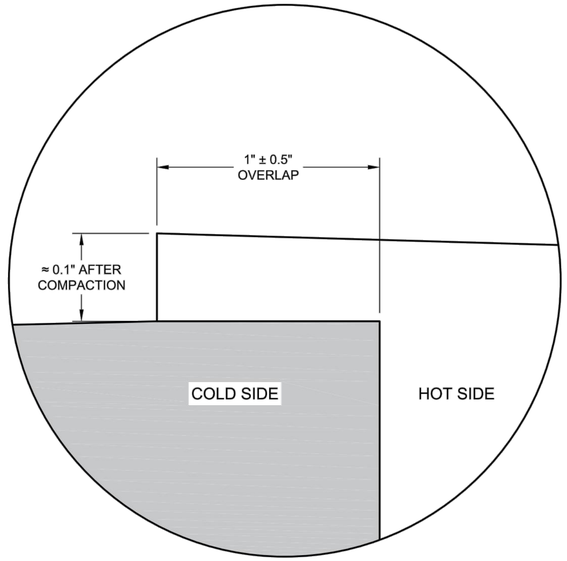
IN ADDITION TO THE DETAILS PROVIDED IN THIS DRAWING, CONFORM TO STANDARD SPECIFICATION 450.3.2.8 FOR WHEN A NOTCHED WEDGE JOINT IS REQUIRED AND FOR GENERAL JOINT CONSTRUCTION REQUIREMENTS.

FOR ALL LONGITUDINAL JOINTS, ENSURE THE PAVER SCREED OVERLAPS THE PREVIOUSLY PLACED PAVEMENT BY 1" ± 0.5" AND THE HOT SIDE OF THE JOINT REMAINS HIGHER THAN THE COLD SIDE BY APPROXIMATELY 0.1" AFTER FINAL COMPACTION. (IT WILL BE FLUSH WHEN PAVING IN ECHELON.)

ONLY REMOVE THE LONGITUDINAL NOTCHED WEDGE JOINT FOR SMA PAVEMENT OR AS DIRECTED BY THE ENGINEER TO ADDRESS SPECIFIC LENGTHS OF JOINT DAMAGED BY TRAFFIC.

WHEN MILLING BACK OR REMOVING ANY LONGITUDINAL JOINT, LIMIT THE MATERIAL REMOVED TO 2" FROM THE TOP NOTCH OR FROM THE VERTICAL JOINT EDGE ON THE COLD SIDE OF THE JOINT.

USE LONGITUDINAL MILLED JOINT AS PLANS SHOW OR THE AS THE ENGINEER DIRECTS.



OVERLAP DETAIL (TYPICAL)

HMA LONGITUDINAL JOINTS	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED November 2020 DATE	/S/ Steven Hefel HMA PAVEMENT ENGINEER
FHWA	

SHEET 35

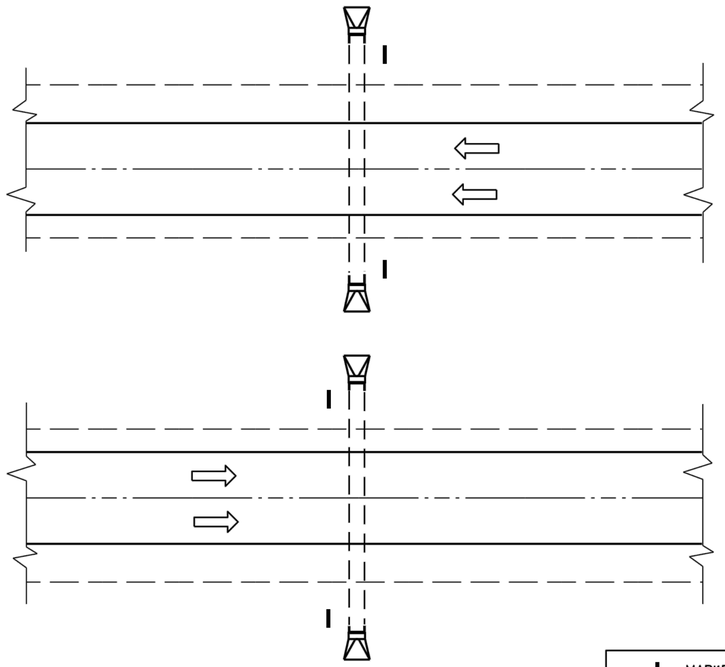
6

SDD 13C19 - 03

6

SDD 13C19 - 03

SDD 15a3-a Flexible Marker Post for Culvert End

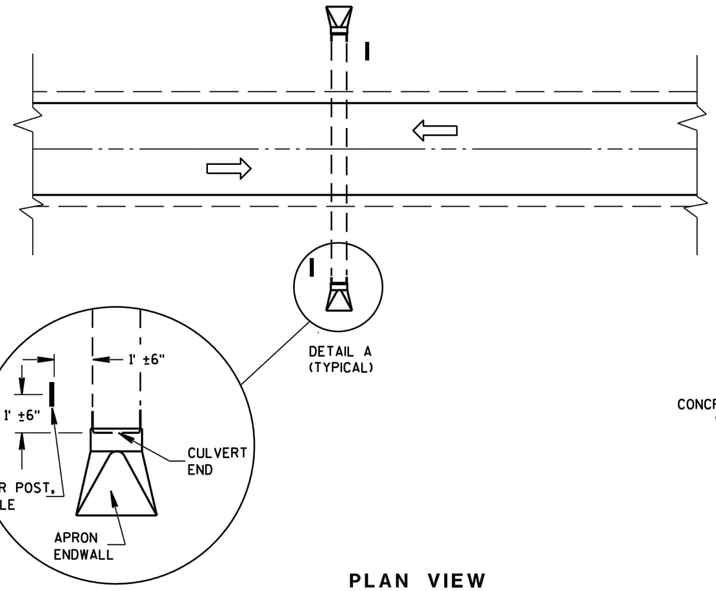


PLAN VIEW

DIVIDED HIGHWAY

MARKER POST, FLEXIBLE

DIRECTION OF TRAFFIC FLOW



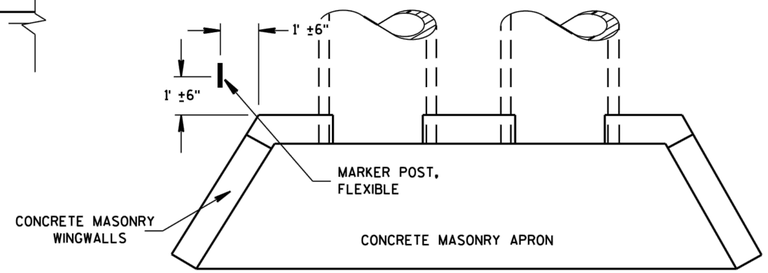
DETAIL A
(TYPICAL)

PLAN VIEW

UNDIVIDED HIGHWAY

GENERAL NOTES

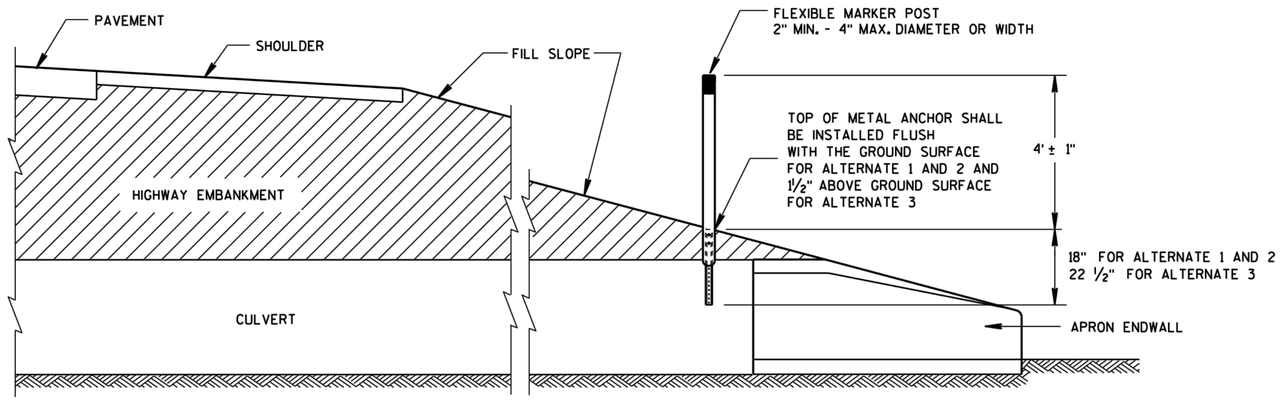
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.



PLAN VIEW

CONCRETE MASONRY ENDWALLS FOR CULVERT PIPE AND PIPE ARCH

FLEXIBLE MARKER POST LOCATION



CROSS SECTION

FLEXIBLE MARKER POST

6

S.D.D. 15 A 3-2a

FLEXIBLE MARKER POST FOR CULVERT END

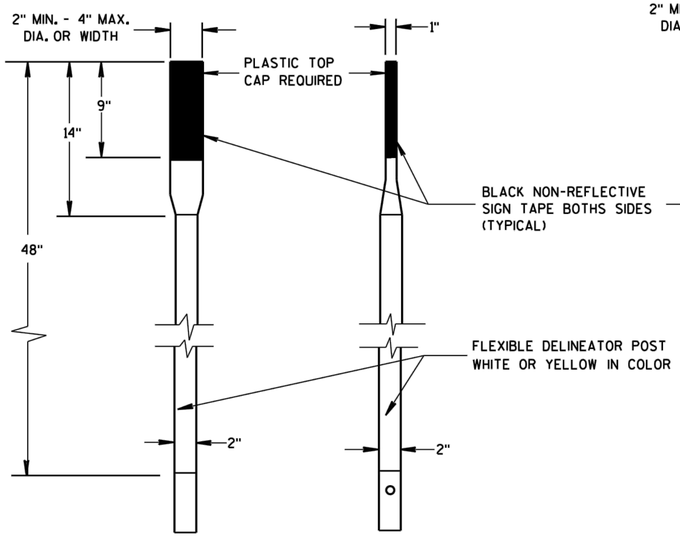
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

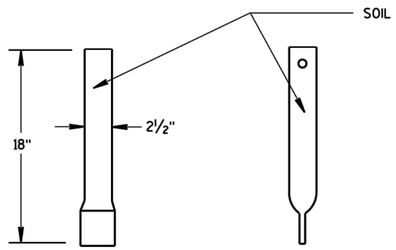
SHEET 36

6

S.D.D. 15 A 3-2a

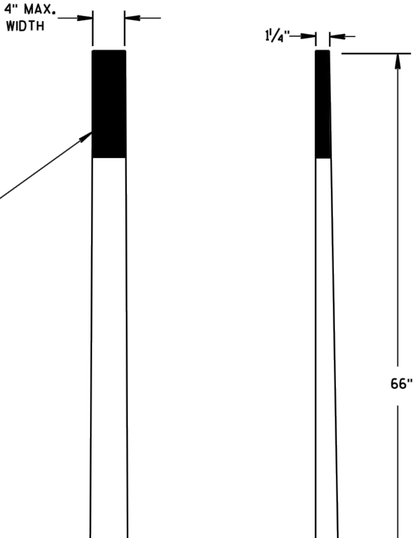
SDD 15a3-b Flexible Marker Post for Culvert End





FRONT VIEW SIDE VIEW

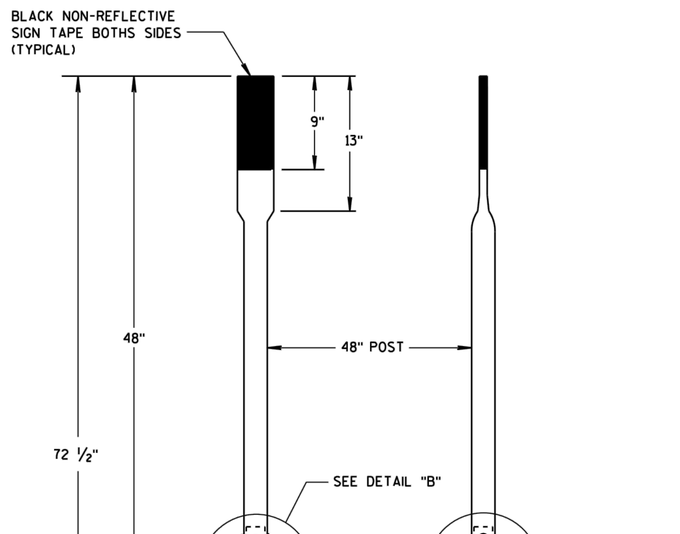
ALTERNATE 1



FRONT VIEW SIDE VIEW

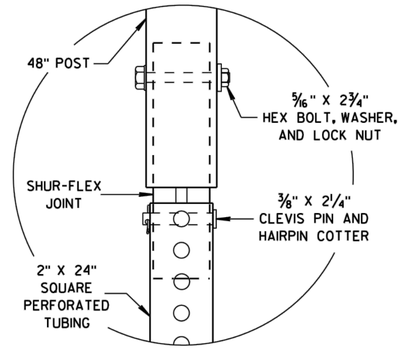
ALTERNATE 2

FLEXIBLE MARKER POSTS

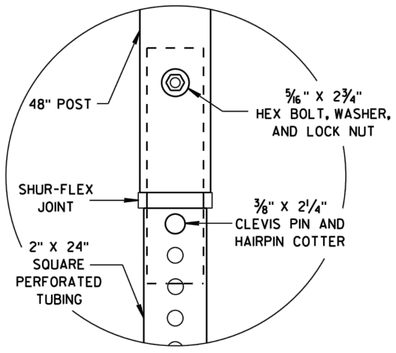


FRONT VIEW SIDE VIEW

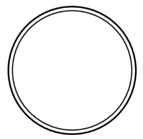
ALTERNATE 3



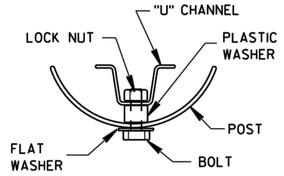
DETAIL B



DETAIL C

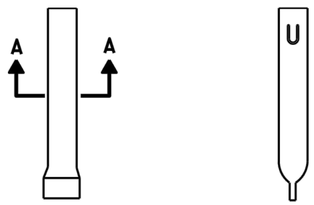


SECTION A-A



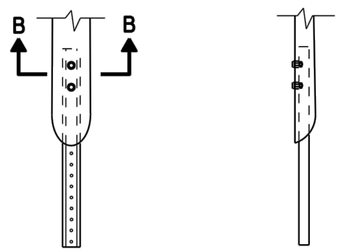
SECTION B-B

SECTION C-C



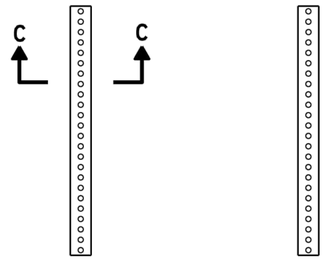
FRONT VIEW SIDE VIEW

ALTERNATE 1



FRONT VIEW SIDE VIEW

ALTERNATE 2



FRONT VIEW SIDE VIEW

ALTERNATE 3

FLEXIBLE MARKER POST ANCHORS

SHEET 37

FLEXIBLE MARKER POST
FOR CULVERT END

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
10/1/2012
DATE
/S/ Travis Feltes
STATE TRAFFIC ENGINEER OF DESIGN
FHWA

6

S.D.D. 15 A 3-2b

2023-06-06

SDD 15C04 Traffic Control, Advance Warning Signs 45 MPH or Greater Undivided Road Open to Traffic

GENERAL NOTES

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS.

THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND SHOULD PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE.

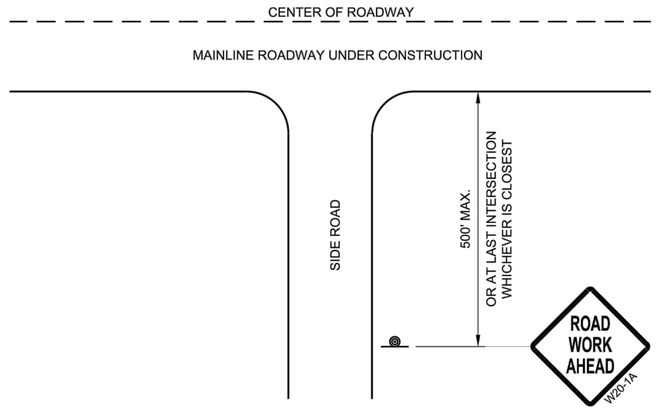
ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED.

SIGNS THAT WILL BE IN PLACE LESS THAN SEVEN CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

IF A "STOP" SIGN MUST BE REMOVED FOR A WORK OPERATION, A TEMPORARY "STOP" SIGN SHALL BE PLACED PRIOR TO THE SIGN REMOVAL, OR A FLAGGER SHALL BE PROVIDED UNTIL THE SIGN IS REESTABLISHED.

* OMIT G20-1 SIGNS IF LENGTH OF WORK AREA IS 2 MILES OR LESS

** PLACE AN ADDITIONAL W20-1A "ROAD WORK AHEAD" SIGN IF WORK AREA WITHIN THE PROJECT IS SEPARATED BY MORE THAN 2 MILES FROM PREVIOUS WORK AREA.



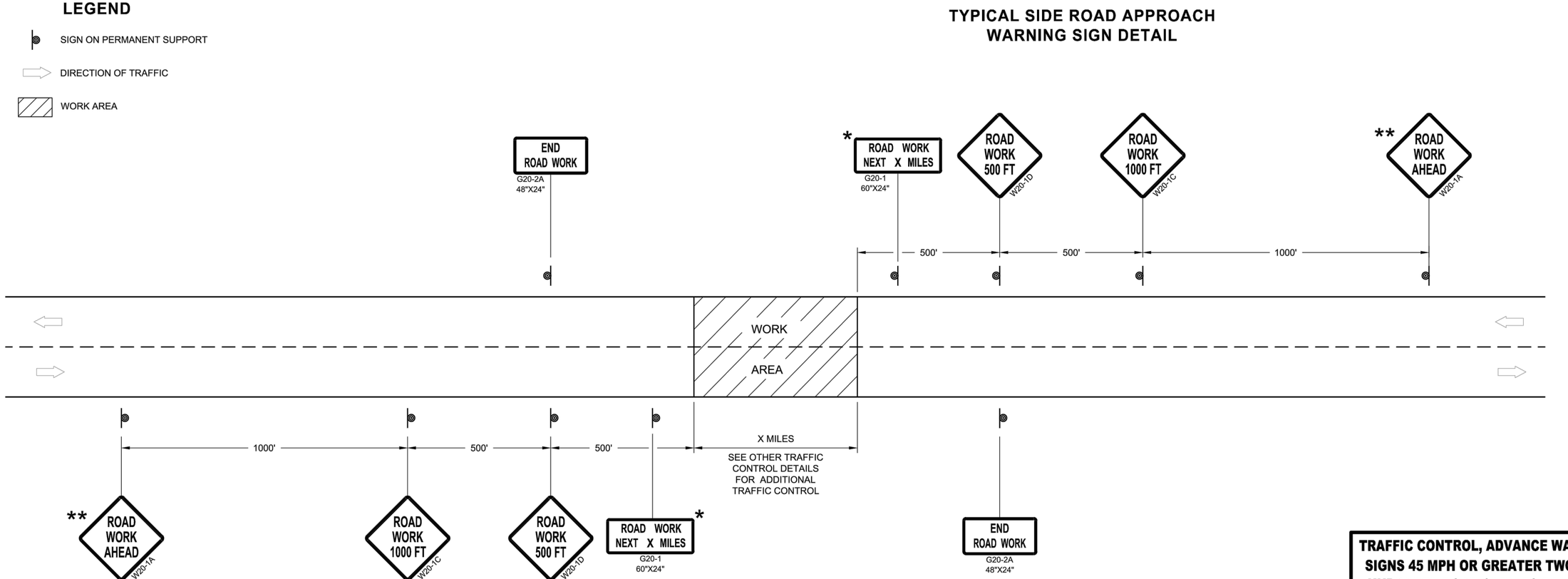
TYPICAL SIDE ROAD APPROACH WARNING SIGN DETAIL

LEGEND

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC

WORK AREA



TRAFFIC CONTROL, ADVANCE WARNING SIGNS 45MPH OR GREATER

SHEET 38

TRAFFIC CONTROL, ADVANCE WARNING SIGNS 45 MPH OR GREATER TWO-WAY UNDIVIDED ROAD OPEN TO TRAFFICE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
July 2018 — DATE
/S/ Andrew Heidtke — WORK ZONE ENGINEER
FHWA

6

SDD 15C04 - 05

6

SDD 15C04 - 05

SDD 15C05 Traffic Control, Advance Warning Signs 40 MPH or Less Two Way Undivided Road Open to Traffic

GENERAL NOTES

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS.

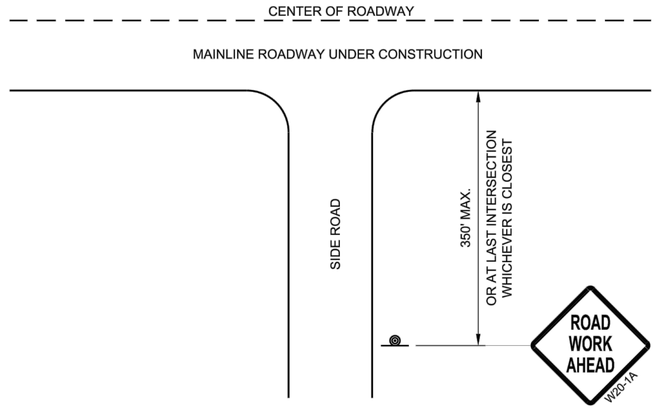
THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND SHOULD PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE.

ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED. IF NECESSARY DUE TO SPACE CONSTRAINTS, 36"X36" SIGNS MAY BE USED INSTEAD OF 48" X 48" SIGNS.

SIGNS THAT WILL BE IN PLACE LESS THAN SEVEN CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

IF A "STOP" SIGN MUST BE REMOVED FOR A WORK OPERATION, A TEMPORARY "STOP" SIGN SHALL BE PLACED PRIOR TO THE SIGN REMOVAL, OR A FLAGGER SHALL BE PROVIDED UNTIL THE SIGN IS REESTABLISHED.

* THE THIRD W20-1 SIGN IS REQUIRED ONLY IF THERE IS AN INTERSECTION BETWEEN THE "ROAD WORK 500 FEET" SIGN AND THE WORK ZONE. ADJUST THE PLACEMENT OF THIS SIGN BASED ON INTERSECTION LOCATION AND OTHER FIELD CONDITIONS.



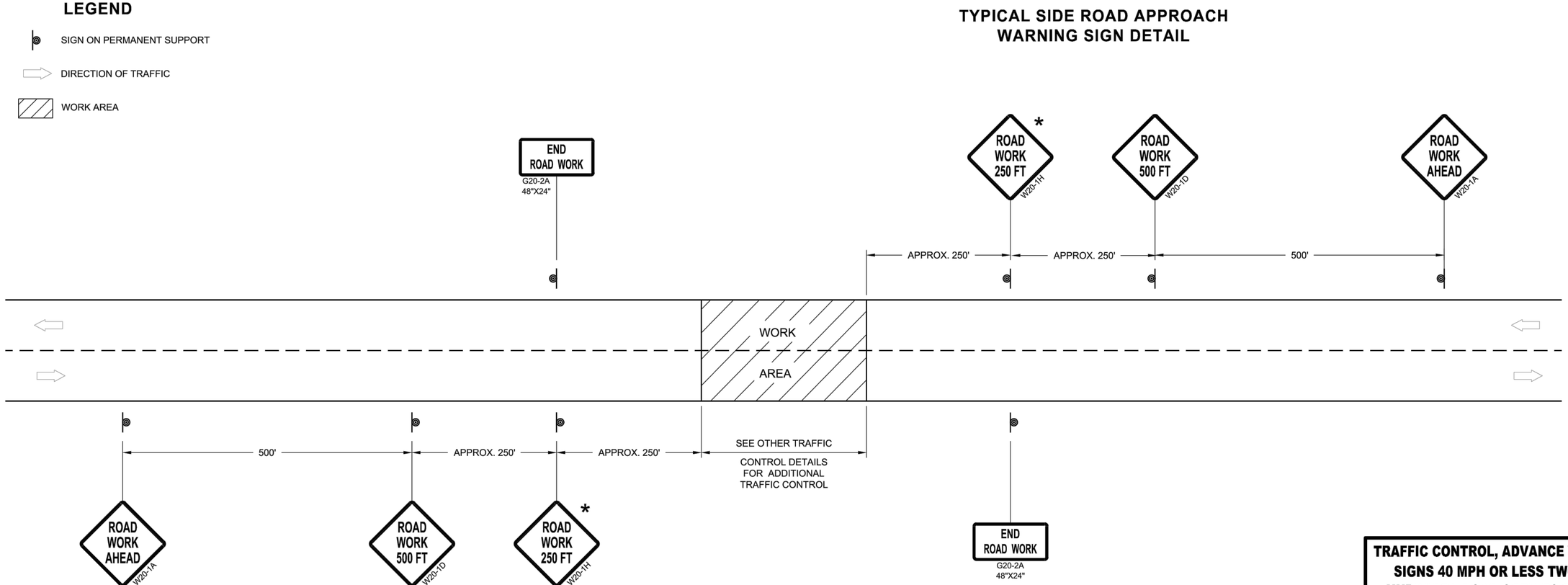
TYPICAL SIDE ROAD APPROACH WARNING SIGN DETAIL

LEGEND

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC

WORK AREA



TRAFFIC CONTROL, ADVANCE WARNING SIGNS 40MPH OR LESS

SHEET 39

TRAFFIC CONTROL, ADVANCE WARNING SIGNS 40 MPH OR LESS TWO-WAY UNDIVIDED ROAD OPEN TO TRAFFIC	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED	
July 2018 (DATE)	/S/ Andrew Heidtke (WORK ZONE ENGINEER)
FHWA	

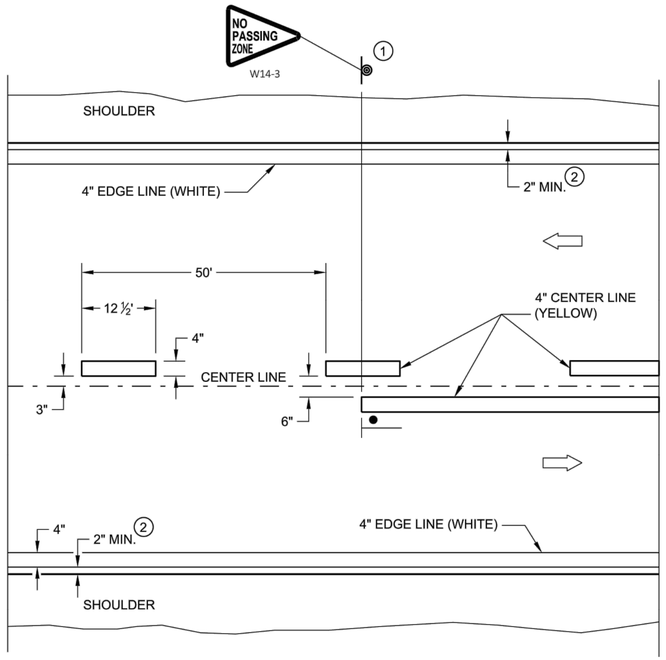
6

SDD 15C05 - 05

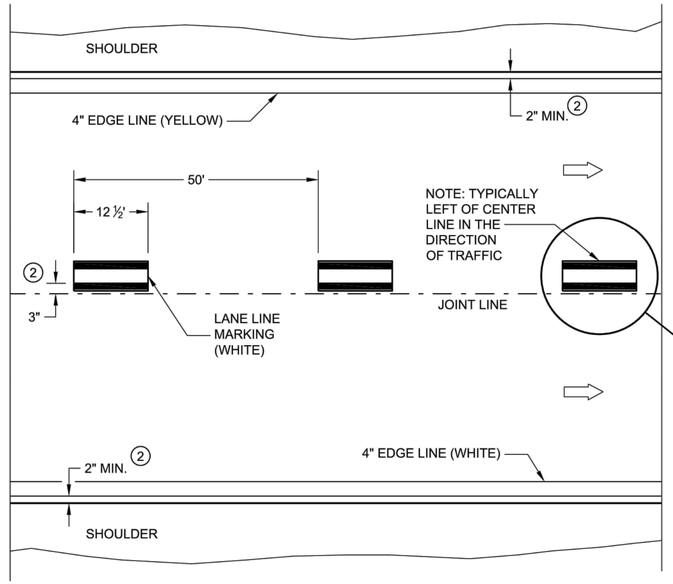
6

SDD 15C05 - 05

SDD 15C08-a Longitudinal Marking (Mainline)

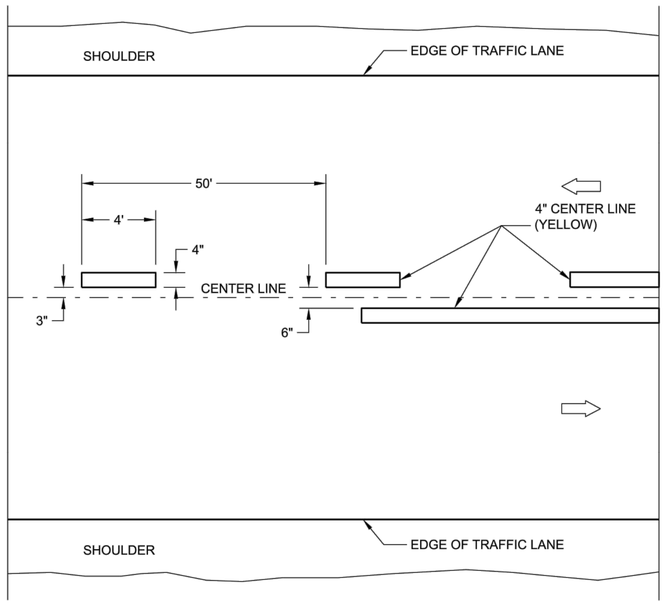


TWO WAY TRAFFIC

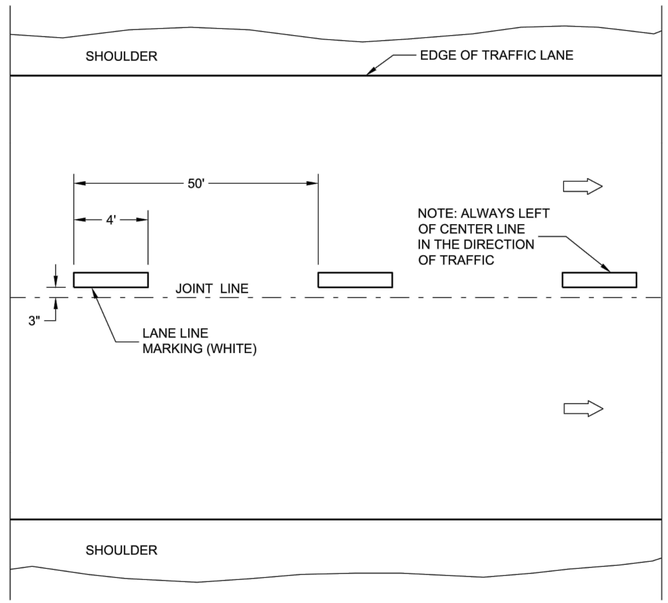


ONE WAY TRAFFIC

PERMANENT PAVEMENT MARKING



TWO WAY TRAFFIC



ONE WAY TRAFFIC

TEMPORARY PAVEMENT MARKING

GENERAL NOTES

DETAILS OF CONSTRUCTION NO SHOWN ON THIS DRAWING SHALL CONFORM TO STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.

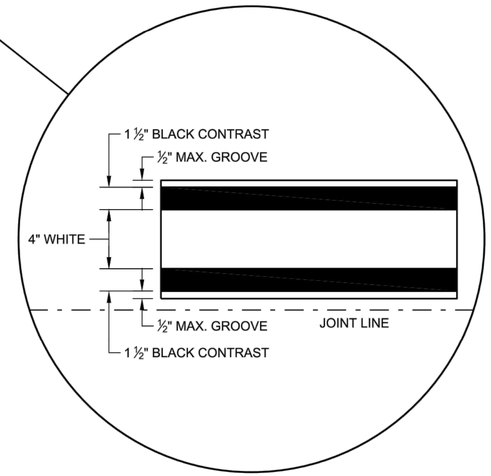
1. LOCATE THE NO PASSING ZONE W14-3 SIGN WITH 50 FEET OF THE "T" MARKING
2. MEASURE FROM EDGE OF MARKING TO JOINT LINE. THIS DOES NOT INCLUDE SPACE NEEDED FOR GROOVING OPERATIONS.

LEGEND

"T" MARKING

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC



LONGITUDINAL MARKING (MAINLINE)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
February 2020 — DATE
/S/ Matthew Rauch — STATEWIDE SIGNING AND MARKING ENGINEER
FHWA

SHEET 40

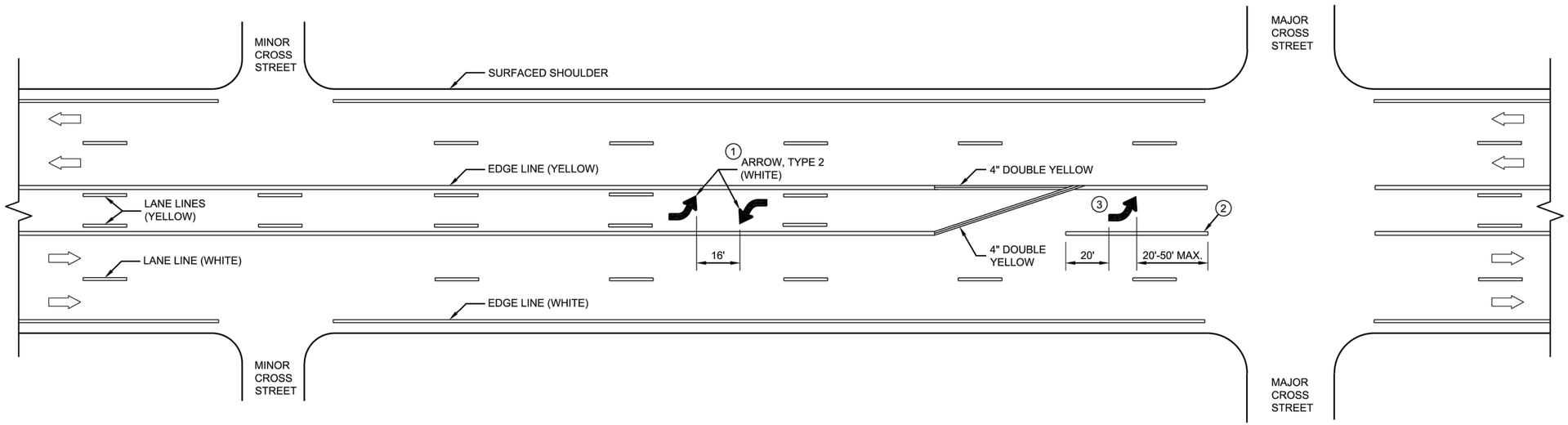
SDD 15C08 - 20a

SDD 15C08-b Pavement Marking (Turn Lanes)

GENERAL NOTES

1. A SET OF ARROWS IS REQUIRED EVERY 400 FEET OR NEAR INTERSECTIONS OR DRIVEWAYS WITH TURNING TRAFFIC.
2. 8" WHITE
3. TURN BAY LENGTH OF LESS THAN 48' DOES NOT REQUIRE PAVEMENT ARROWS OR TEXT.

DIRECTION OF TRAFFIC



TWO WAY LEFT TURN LANE

6

SDD 15C08 - 20b

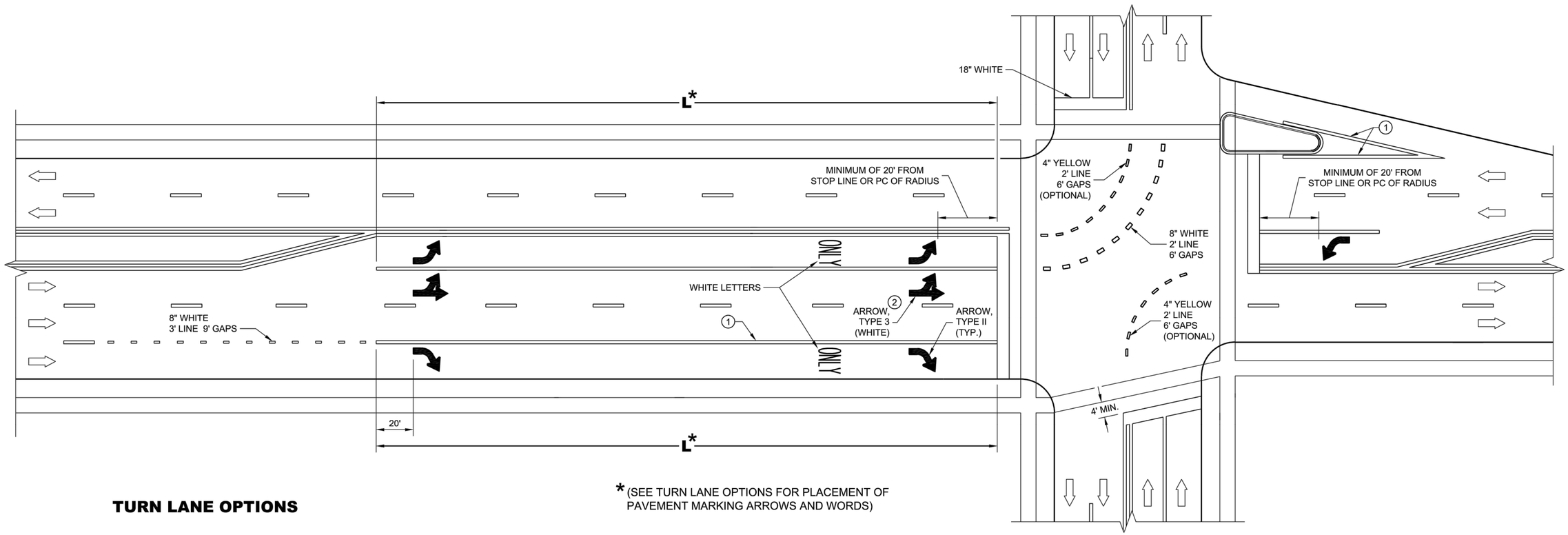
PAVEMENT MARKING (TURN LANES)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SHEET 41

6

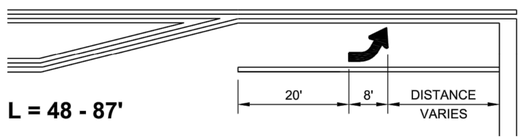
SDD15C08 - 20b

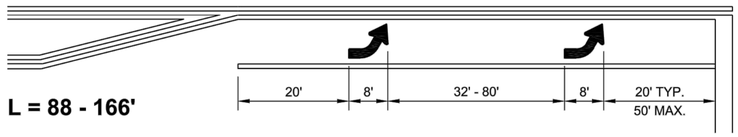


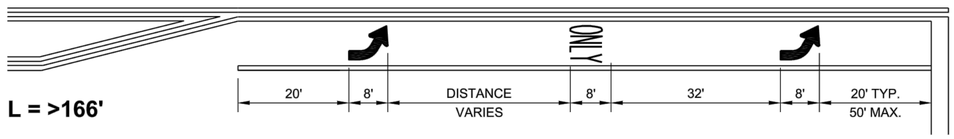
*(SEE TURN LANE OPTIONS FOR PLACEMENT OF PAVEMENT MARKING ARROWS AND WORDS)

TURN LANE OPTIONS

LENGTH OF TURN BAY (**L**) OF 0 - 47' DOES NOT REQUIRE PAVEMENT MARKING ARROWS OR WORDS



L = 48 - 87'

L = 88 - 166'



L = >166'

GENERAL NOTES

1. 8" WHITE
2. QUANTITY AND LOCATION OF TYPE 3 ARROWS ARE THE SAME AS THE TYPE II ARROWS IN THE ADJACENT TURN LANE. FOR TURN LANES WITH A PHYSICAL SEPARATION IN THE SAME DIRECTION OF TRAVEL, THE ARROWS AND "ONLY" MARKING MAY BE ELIMINATED.

DIRECTION OF TRAFFIC

L = LENGTH OF TURN BAY

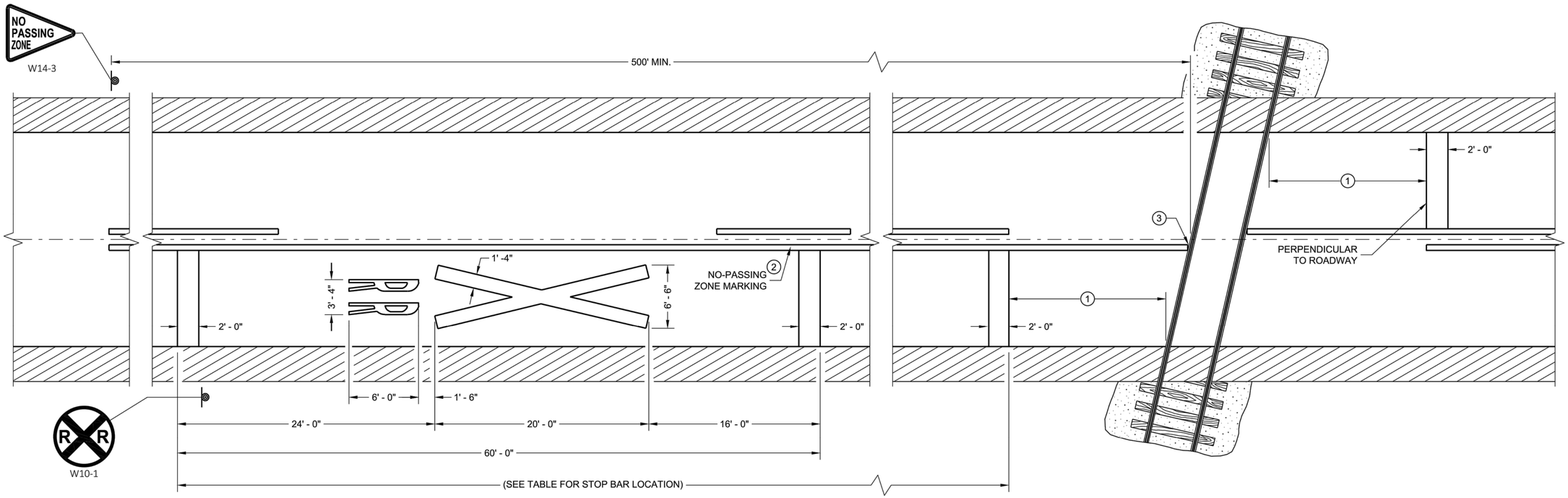
PAVEMENT MARKING (TURN LANES)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

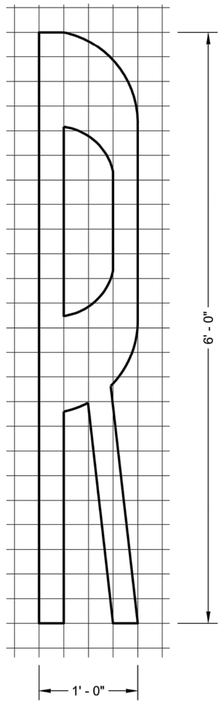
SHEET 42

6

SDD 15C08 - 20c



PAVEMENT MARKING



LEGEND

SIGN ON PERMANENT SUPPORT

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

ON MULTI-LANE ROADS THE TRANSVERSE BANDS SHOULD EXTEND ACROSS ALL APPROACH LANES, AND INDIVIDUAL R X R SYMBOLS SHOULD BE USED IN EACH APPROACH LANE.

CENTER OR LANE LINES AND NO-PASSING ZONE MARKINGS SHOWN ON THIS DRAWING ARE REQUIRED AND PAID FOR UNDER OTHER ITEMS IN THE CONTRACT.

TRACE EXISTING SYMBOL WHERE EXISTING SYMBOLS ARE PLACED.

(1) MINIMUM 8' FROM ANY RAILROAD WARNING DEVICES (SIGNAL , GATES, ETC.) OR 25' FROM THE NEAREST RAIL, WHICHEVER DISTANCE IS GREATER.

(2) 500' MINIMUM. MARKING LIMITS MAY BE EXTENDED AS DIRECTED BY THE ENGINEER TO MEET ADJACENT NO-PASSING ZONE MARKINGS.

(3) FOR MULTIPLE TRACK CROSSINGS, THE BARRIER LINE SHALL EXTEND TO THE NEAR RAIL OF THE FURTHEST TRACK IN THE DIRECTION OF HIGHWAY TRAVEL.

DISTANCE TABLE

TABLE BASED UPON 2C-4 WISCONSIN SUPPLEMENT OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

POSTED SPEED (M.P.H.)	DIMENSION RANGE (FEET)
25	150* - 250'
30	200* - 300'
35	250* - 450'
40	300* - 500'
45	400* - 650'
50	550* - 800'
55	750* - 1000'
60	1000* - 1250'
65	1000* - 1250'

* THE MINIMUM DISTANCES IN THE TABLE ARE DESIRABLE AND SHOULD BE USED. THE DISTANCES MAY BE INCREASED UP TO THE MAXIMUM TO ALLOW FOR FIELD CONDITIONS SUCH AS THE CLOSED PROXIMITY OF DRIVEWAYS, BRIDGES, SIDE ROADS OR OTHER FEATURES THAT WOULD PROHIBIT THE MINIMUM DISTANCES FROM BEING USED.

SHEET 43

SIGNING AND PAVEMENT MARKING DETAILS FOR RAILROAD - HIGHWAY GRADE CROSSINGS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
February 2021 — DATE
/S/ Matthew R. Rauch — STATE SIGNING AND MARKING ENGINEER

FHWA

6

SDD 15C09 - 12a

SDD 15C09-b Truck Stopping Lane Pavement Markings

LEGEND

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC

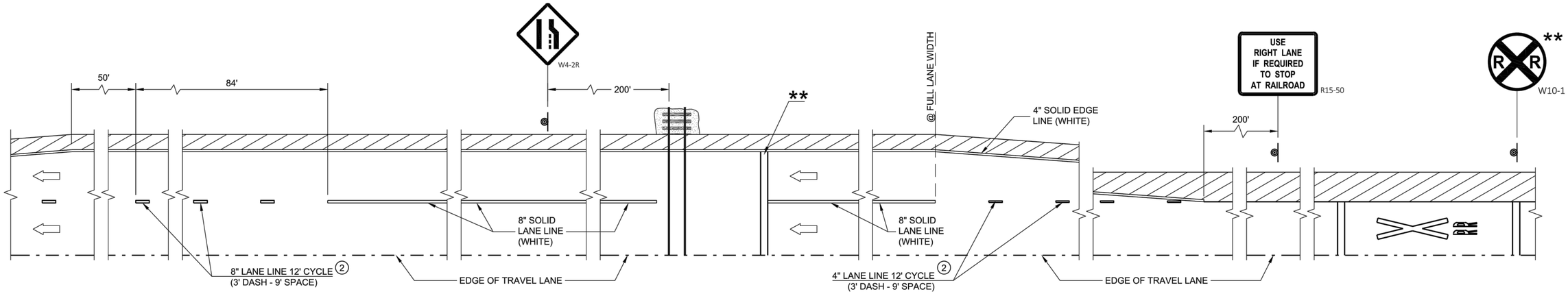
GENERAL NOTES

SIGNING AND MARKING IS SHOWN AS TYPICAL PLACEMENT. FIELD CONDITIONS MAY DICTATE CHANGES IN SIGNING AND MARKING PLACEMENT.

(1) INSTALLED FOR EXPRESSWAYS

(2) 3' LINE, 9' GAP, EXCEPT RETRACE THE EXISTING LINE - GAP PATTERN WHERE EXISTING MARKINGS ARE IN PLACE.

** SEE SDD 15C09-a, "SIGNING AND PAVEMENT MARKING DETAILS FOR RAILROAD - HIGHWAY GRADE CROSSING" FOR LOCATION OF ADVANCE MARKINGS.



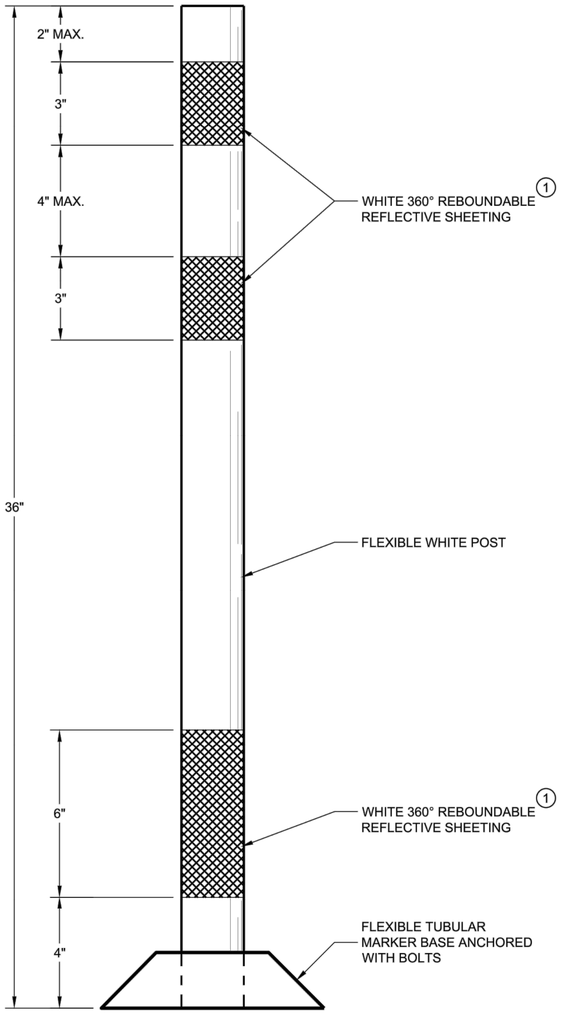
DETAIL FOR TRUCK STOPPING LANE PAVEMENT MARKINGS

SHEET 44

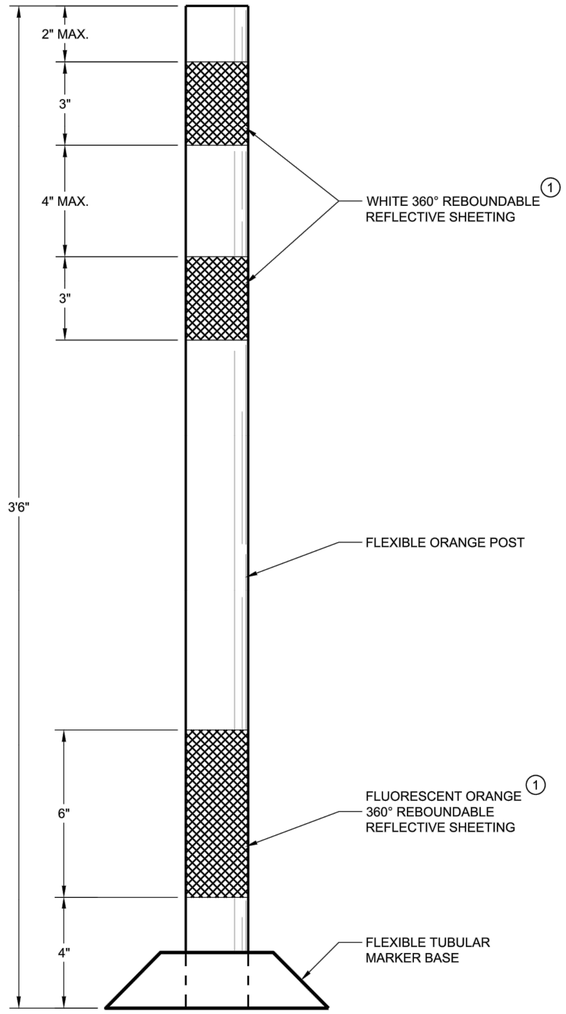
TRUCK STOPPING LANE PAVEMENT MARKINGS	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED	
February 2021 DATE	/S/ Matthew R. Rauch STATE SIGNING AND MARKING ENGINEER
FHWA	

SDD 15C09 - 12b

SDD 15C11-a Channelizing Devices, Flexible Tubular Marker Post



FLEXIBLE TUBULAR MARKER POST PERMANENT CROSSOVER



FLEXIBLE TUBULAR MARKER POST WORK ZONE

GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

SURFACE MOUNTED BASES SHALL BE FURNISHED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS TO BE COMPATIBLE WITH FLEXIBLE TUBULAR MARKER POSTS TO A SIZE AND SHAPE THAT WILL PROVIDE A STABLE POST FOUNDATION WHEN SECURED TO THE PAVEMENT.

THE ASPHALTIC ADHESIVE OR BUTYL PAD FURNISHED SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, UNLESS DIRECTED BY THE ENGINEER TO USE BOLTS.

(1) REFLECTIVE SHEETING SHALL FOLLOW THE REQUIREMENTS IN THE APPROVED PRODUCTS LISTING FOR SIGN SHEETING.

6

SDD 15C11 - 08a

SHEET 45

CHANNELIZING DEVICES FLEXIBLE TUBULAR MARKER POST	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED	
November 2020 (DATE)	/S/ Andrew Heidtke (WORK ZONE ENGINEER)
FHWA	

6

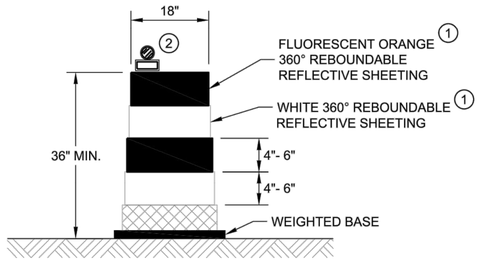
SDD 15C11 - 08a

SDD 15C11-b Channelizing Devices, Drums, Cones, Barricades and Vertical Panels

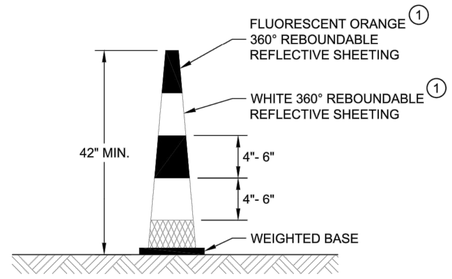
GENERAL NOTES

(1) REFLECTIVE SHEETING SHALL FOLLOW THE REQUIREMENTS IN THE APPROVED PRODUCTS LISTING FOR SIGN SHEETING.

(2) LOCATION OF WARNING LIGHTS WHEN SHOWN ON THE PLAN.

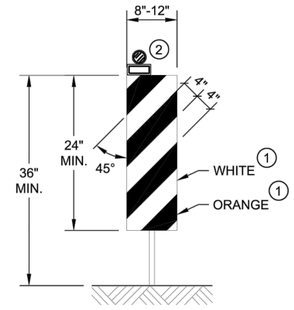


DRUM



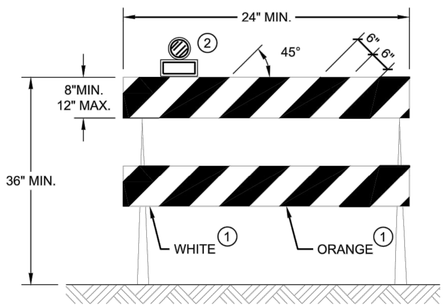
42" CONE

DO NOT USE IN TAPERS
½ SPACING OF DRUMS



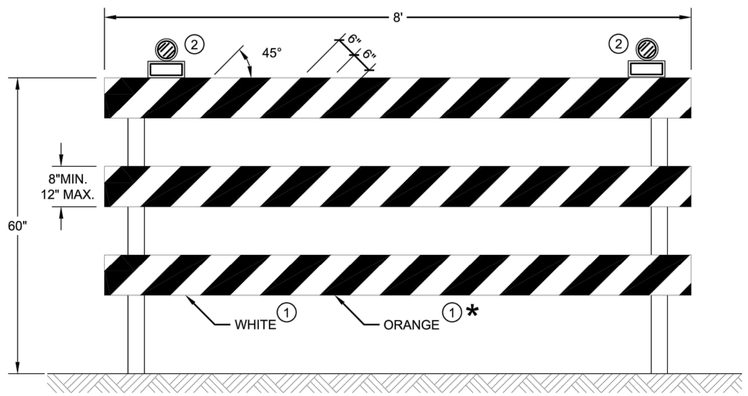
VERTICAL PANEL

THE STRIPES SHALL SLOPE DOWNWARD TO
THE TRAFFIC SIDE FOR CHANNELIZATION.



TYPE II BARRICADE

FOR RAILS LESS THAN 36" LONG, 4" WIDE STRIPES
MAY BE USED. ALL STRIPES SHALL SLOPE DOWNWARD
TO THE TRAFFIC SIDE FOR CHANNELIZATION.



TYPE III BARRICADE

IF SIGN MOUNTED, DO NOT COVER MORE THAN 50% OF THE TOP
TWO RAILS OR 33% OF THE TOTAL AREA OF THE THREE RAILS.

* IF USED FOR A PERMANENT APPLICATION USE RED SHEETING.

SHEET 46

**CHANNELIZING DEVICES
DRUMS, CONES, BARRICADES
AND VERTICAL PANELS**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
November 2020
DATE

/S/ Andrew Heidtke
WORK ZONE ENGINEER

FHWA

6

SDD 15C11 - 08b

6

SDD 15C11 - 08b

SDD 15C12 Traffic Control for Lane Closure With Flagging Operation

LEGEND

- SIGN ON PORTABLE OR PERMANENT SUPPORT
- TEMPORARY PORTABLE RUMBLE STRIP ARRAY
- DIRECTION OF TRAFFIC
- WORK AREA
- FLAGGER, EQUIPPED WITH STOP/SLOW PADDLE FASTENED ON SUPPORT STAFF

GENERAL NOTES

DETAILS OF TRAFFIC CONTROL DEVICES AND INSTALLATION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS, THE SPECIAL PROVISIONS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED.

"WO" SIGNS ARE THE SAME AS "W" SIGNS EXCEPT THE BACKGROUND IS ORANGE.

THE EXACT NUMBER, LOCATION AND SPACING OF ALL SIGNS, DEVICES, AND LOCATION OF ALL FLAGGERS SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

THE FIRST ADVANCE WARNING SIGN SHOULD TYPICALLY BE LOCATED IN ADVANCE OF THE ANTICIPATED TRAFFIC BACKUP OR QUEUE.

WHEN A SIDE ROAD OR RAMP INTERSECTS THE FACILITY ON WHICH THE WORK IS BEING PERFORMED, ADDITIONAL TRAFFIC CONTROLS SHALL BE PROVIDED AS SPECIFIED IN THE PLANS AND/OR THE SPECIAL PROVISIONS OR AS APPROVED BY THE ENGINEER.

FLAGGING

FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES. THEY SHALL BE EQUIPPED WITH STOP/SLOW PADDLES FASTENED ON SUPPORT STAFFS. WHEN THE FLAGGING OPERATION IS NOT IN EFFECT REMOVE TEMPORARY PORTABLE RUMBLE STRIPS PRIOR TO COVERING OR REMOVING ALL ADVANCE SIGNING.

(1) FOR MOVING WORK OPERATIONS, POST ADDITIONAL W20-7A FLAGGER SIGNS AT APPROXIMATELY 3,500' INTERVALS IN THE MOVING WORK OPERATION OR AS APPROVED BY THE ENGINEER.

(2) SIGN NOT REQUIRED IF FLAGGING OPERATION OCCURS WITHIN A SIGNED ROAD WORK ZONE AREA.

WHEN THE DISTANCE BETWEEN FLAGGERS EXCEEDS 2 MILES, A PILOT CAR IS REQUIRED. WHEN CURVES REDUCE SIGHT DISTANCE BELOW 400', A PILOT CAR IS REQUIRED.

TEMPORARY PORTABLE RUMBLE STRIPS

UTILIZE TEMPORARY PORTABLE RUMBLE STRIPS ON ALL FLAGGING OPERATIONS.

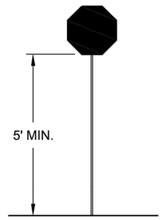
(3) EACH TEMPORARY PORTABLE RUMBLE STRIP ARRAY CONSISTS OF THREE RUMBLE STRIPS SPACED ACCORDING TO MANUFACTURER'S RECOMMENDATION, PLACED TRANSVERSE ACROSS THE LANE AT LOCATIONS SHOWN.

ONLY USE TEMPORARY PORTABLE RUMBLE STRIPS FOR THE APPROVED PRODUCTS LIST.

INSTALL TEMPORARY RUMBLE STRIPS PER MANUFACTURER'S RECOMMENDATIONS.

PLACE ADVANCE SIGNING PRIOR TO INSTALLING TEMPORARY RUMBLE STRIPS.

DO NOT INSTALL TEMPORARY PORTABLE RUMBLE STRIPS ON GRAVEL, MILLED SURFACES, OR ASPHALT THAT HAS BEEN PAVED LESS THAN 12 HOURS.



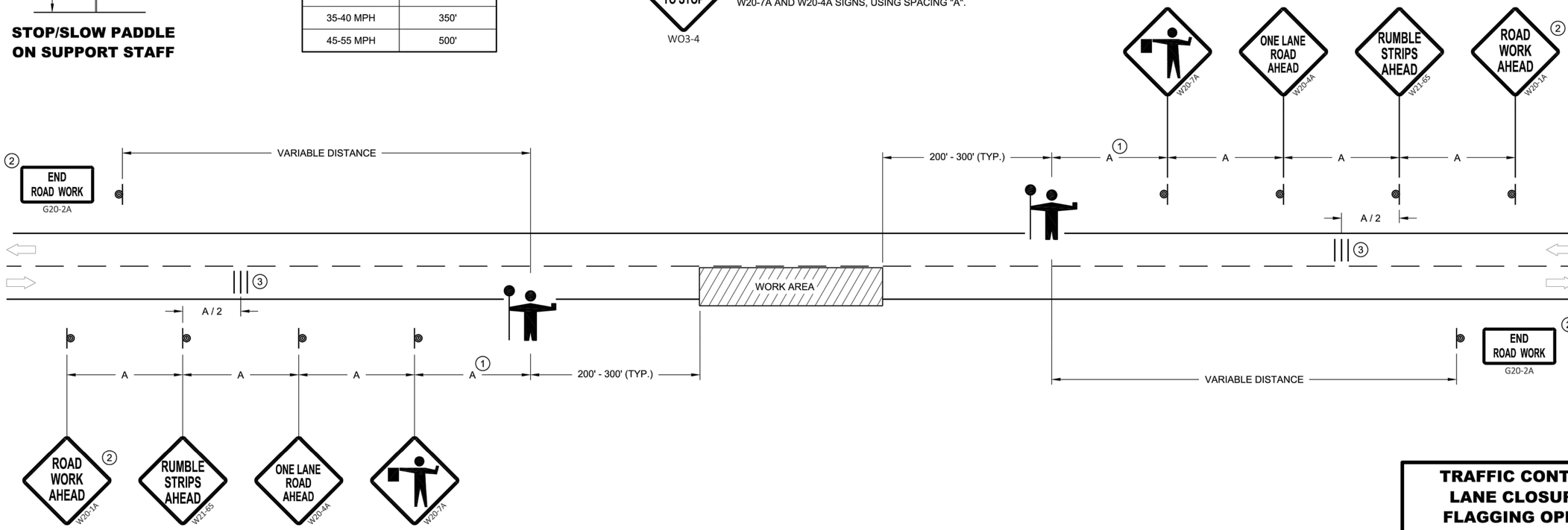
STOP/SLOW PADDLE ON SUPPORT STAFF

SIGN AND TEMPORARY RUMBLE STRIP ARRAY SPACING TABLE

SPEED LIMIT	SPACING "A"
25-30 MPH	200'
35-40 MPH	350'
45-55 MPH	500'

WO3-4

USE OF WO3-4 SIGN IS OPTIONAL. WHEN USED, THIS SIGN SHALL BE LOCATED BETWEEN THE W20-7A AND W20-4A SIGNS, USING SPACING "A".



TRAFFIC CONTROL FOR LANE CLOSURE WITH FLAGGING OPERATION

SHEET 47

TRAFFIC CONTROL FOR LANE CLOSURE WITH FLAGGING OPERATION

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
May 2019 — DATE
/S/ Andrew Heidtke — WORK ZONE ENGINEER
FHWA

6

SDD 15C12 - 07

6

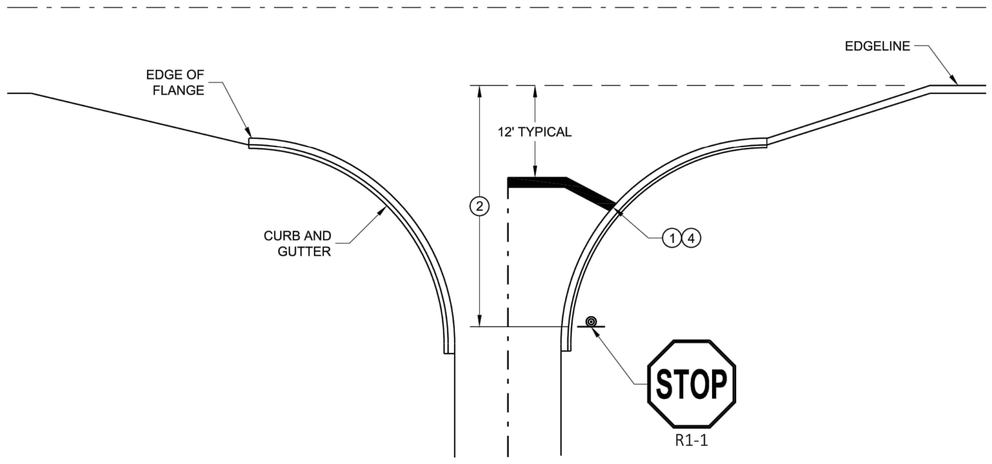
SDD 15C12 - 07

SDD 15C33 Stop Line and Crosswalk Pavement Marking

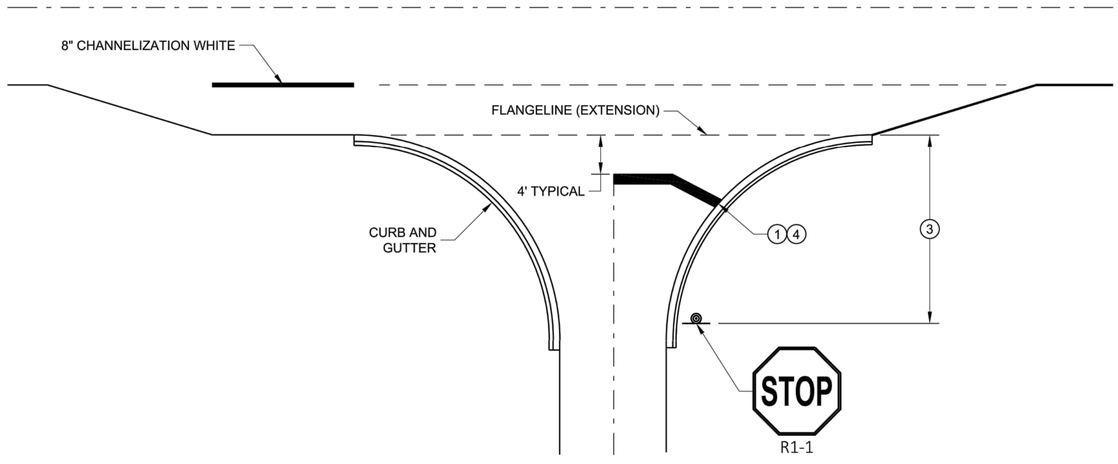
GENERAL NOTES

STOP SIGN SHALL BE PLACED A MINIMUM OF 6 FEET TO A MAXIMUM OF 50 FEET FROM THE EDGELINE LOCATION.

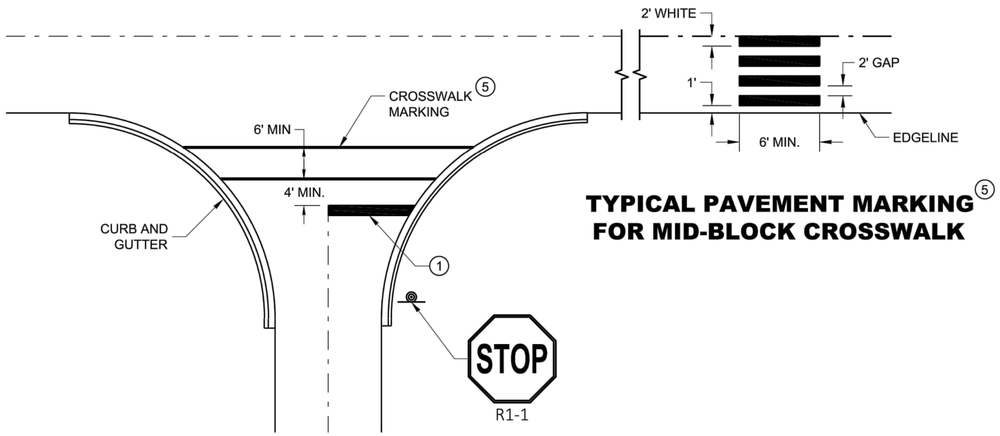
1. 18-INCH STOP LINES MAY BE DELETED OR ADDED BY THE REGION MARKING ENGINEER BASED ON VISIBILITY AND SIGHT LINES.
2. NO STOP LINE IS REQUIRED IF STOP SIGN IS LESS THAN OR EQUAL TO 40 FEET FROM THE EDGELINE.
3. NO STOP LINE IS REQUIRED IF STOP SIGN IS LESS THAN OR EQUAL TO 30 FEET FROM THE FLANGE LINE EXTENSION.
4. MOVE CLOSER TO THE EDGE OF TRAVEL LINE AS NEEDED FOR VISIBILITY AND SIGHT LINES (NO CLOSER THAN 4 FEET).
5. LADDER BAR CROSSWALKS SHOULD ONLY BE USED FOR MID BLOCK CROSSINGS. USE 2 - 6" TRANSVERSE LINES INSTEAD.



TYPICAL STOP LINE PAVEMENT MARKING WITH CURB AND GUTTER

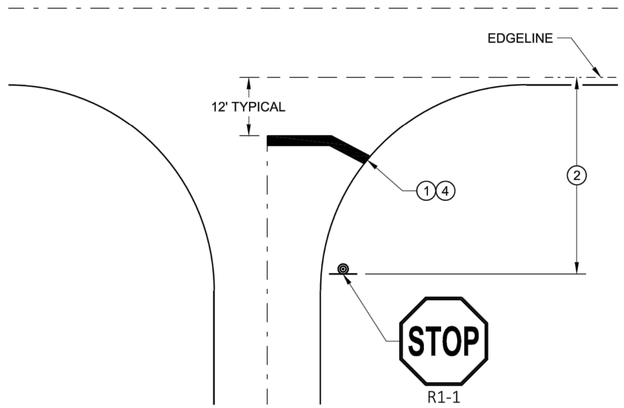


TYPICAL STOP LINE PAVEMENT MARKING FOR SIDE ROADS WITH RIGHT TURN LANE



TYPICAL PAVEMENT MARKING 5 FOR MID-BLOCK CROSSWALK

TYPICAL STOP LINE PAVEMENT MARKING FOR SIDE ROADS WITH CROSSWALK MARKING



TYPICAL STOP LINE PAVEMENT MARKING WITHOUT CURB AND GUTTER

STOP LINE AND CROSSWALK PAVEMENT MARKING	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED	
November 2019 (DATE)	/S/ Matthew Rauch (STATE SIGNING AND MARKING ENGINEER)
FHWA	

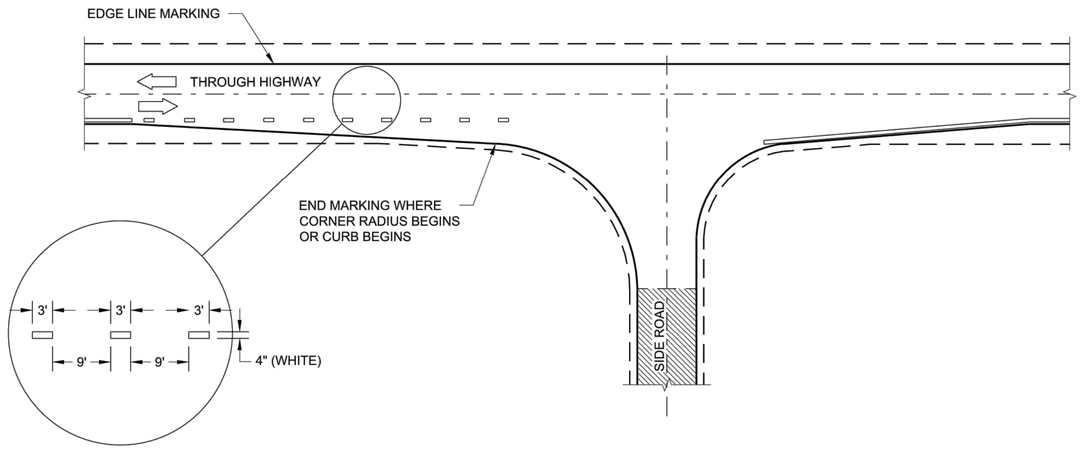
SHEET 48

6

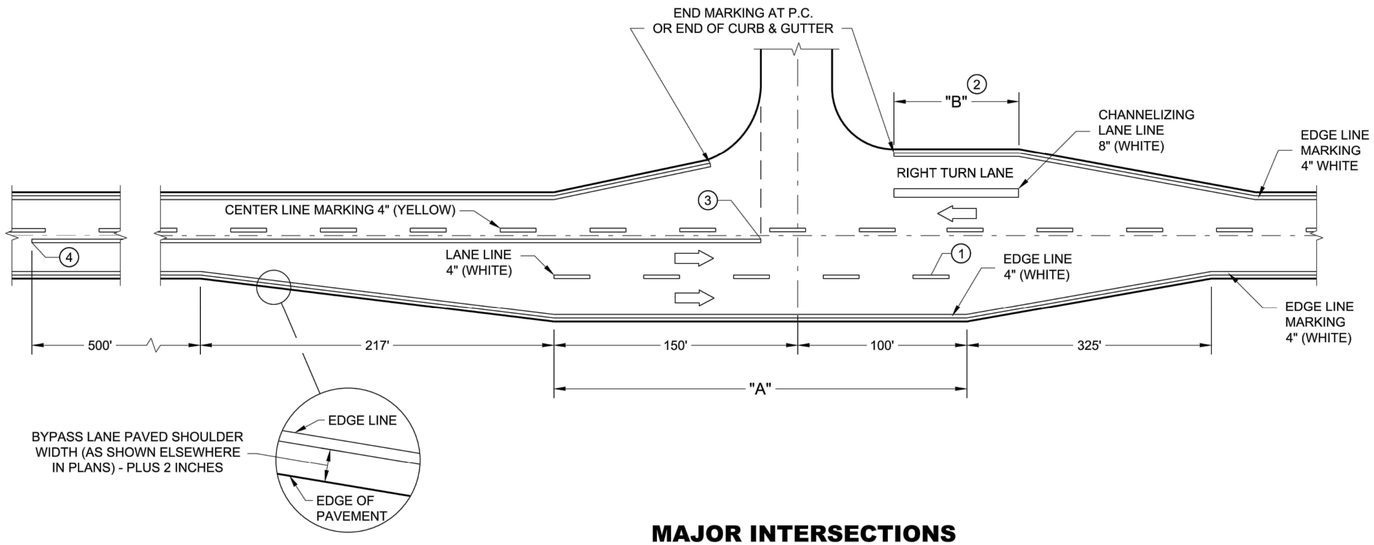
SDD 15C33 - 04

6

SDD 15C33 - 04



MINOR INTERSECTION



MAJOR INTERSECTIONS

(INTERSECTION WITH FULL RIGHT TURN LANE OR BYPASS LANE)

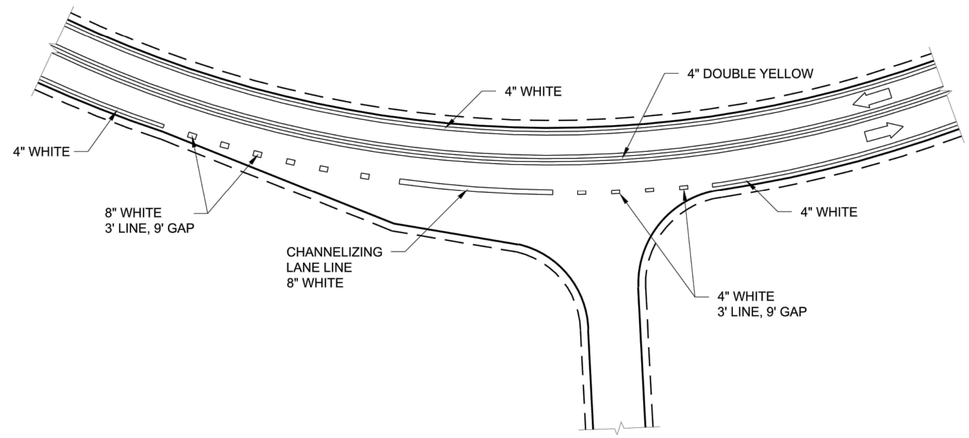
GENERAL NOTES

OMIT EDGE LINES THROUGH INTERSECTIONS. CONTINUE EDGE LINES THROUGH DRIVEWAYS.

1. WHEN DISTANCE "A" IS LESS THAN 250 FEET, OMIT LANE LINE.
2. WHEN DISTANCE "B" IS LESS THAN 100 FEET, OMIT CHANNELIZING LANE LINE.
3. BARRIER LINE ENDS AT SIDE ROAD PAVEMENT / SURFACE EDGE EXTENSION.
4. BARRIER LINE STARTS 500 FEET PRIOR TO THE BYPASS TAPER.

LEGEND

DIRECTION OF TRAVEL



INTERSECTION ON OUTSIDE OF CURVE

PAVEMENT MARKING (INTERSECTIONS)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SHEET 49

6

SDD 15C35 - 04a

SDD 15D28 Traffic Control, Work on Shoulder or Parking Lane, Undivided Roadway

LEGEND

- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL DRUM
- DIRECTION OF TRAFFIC
- WORK ZONE

GENERAL NOTES

ALL SIGNS ARE 48"X48" UNLESS OTHERWISE NOTED. IF NECESSARY DUE TO SPACE CONSTRAINTS IN URBAN AREAS, 36" X 36" SIGNS MAY BE USED IF APPROVED BY THE REGIONAL TRAFFIC UNIT.

"WO" SIGN IS THE SAME AS "W" SIGN EXCEPT THE BACKGROUND IS ORANGE.

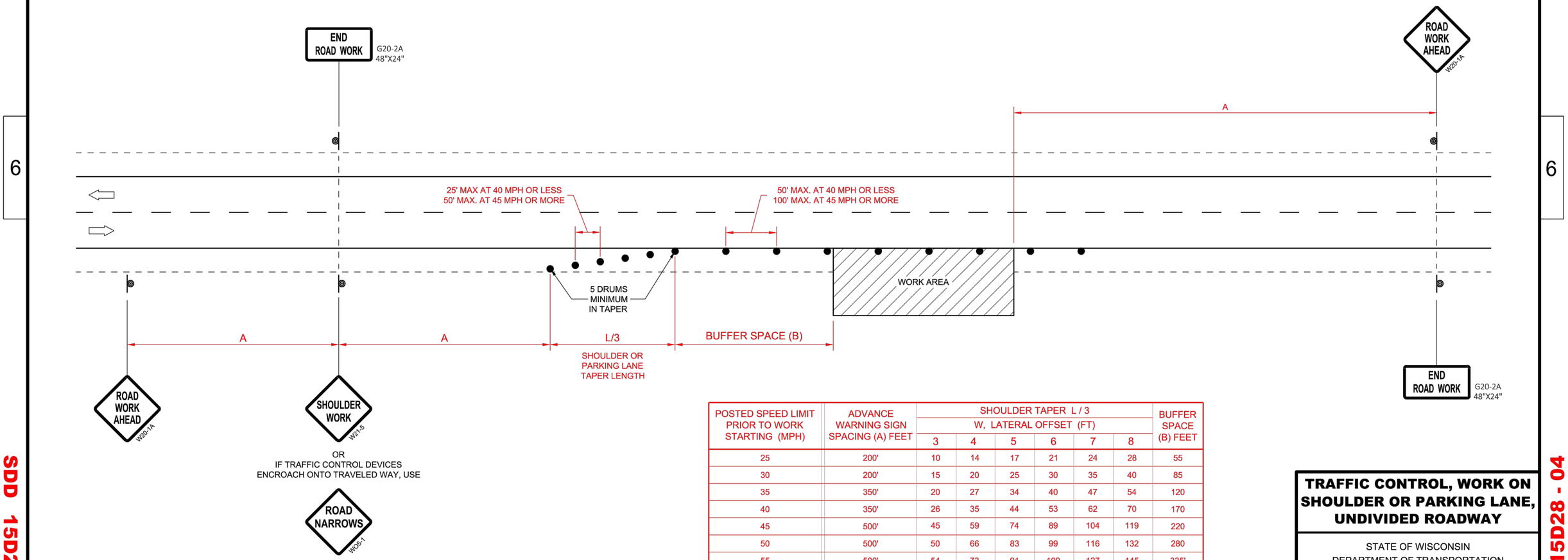
ANY SIGNS TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL "IN USE" SHALL BE REMOVED OR COVERED AS NEEDED AND AS APPROVED BY THE ENGINEER.

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

CHANNELIZING DEVICES PLACED ADJACENT TO WORK AREA SHALL BE PULLED BACK FROM THE TRAVEL LANE WHEN WORK IS NOT IN PROGRESS.

SIGNS THAT WILL BE IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

W20-1A AND G20-2A SIGNS ARE NOT REQUIRED IF THE WORK AREA IS WITHIN A LARGER WORK ZONE WHERE THESE SIGNS ARE ALREADY PRESENT. G20-2A SIGNS MAY ALSO BE OMITTED IF DURATION OF WORK IS LESS THAN 7 CONTINUOUS DAYS AND NIGHTS.



POSTED SPEED LIMIT PRIOR TO WORK STARTING (MPH)	ADVANCE WARNING SIGN SPACING (A) FEET	SHOULDER TAPER L / 3 W, LATERAL OFFSET (FT)						BUFFER SPACE (B) FEET
		3	4	5	6	7	8	
25	200'	10	14	17	21	24	28	55
30	200'	15	20	25	30	35	40	85
35	350'	20	27	34	40	47	54	120
40	350'	26	35	44	53	62	70	170
45	500'	45	59	74	89	104	119	220
50	500'	50	66	83	99	116	132	280
55	500'	54	73	91	109	127	145	335'

TRAFFIC CONTROL, WORK ON SHOULDER OR PARKING LANE, UNDIVIDED ROADWAY

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
May 2020 — DATE
/S/ Andrew Heidtke — STATEWIDE WORK ZONE TRAFFIC SAFETY ENGINEER
FHWA

SHEET 50

SDD 15D28 - 04

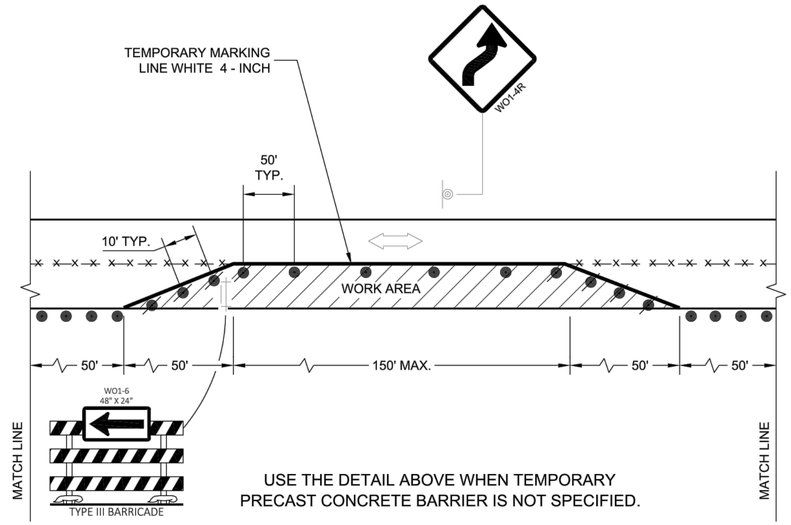
SDD 15D28 - 04

2023-06-06

SDD 15D32 Traffic Control, One Lane Road Stop Condition

LEGEND

- TYPE III BARRICADE WITH ATTACHED SIGN
- SIGN ON PERMANENT SUPPORT
- TRAFFIC CONTROL DRUM WITH TYPE "C" STEADY BURN LIGHT
- TRAFFIC CONTROL DRUM
- FLAGS, 16" X 16" MIN. (ORANGE)
- REMOVING PAVEMENT MARKING
- DIRECTION OF TRAFFIC
- ASPHALTIC PAVEMENT WIDENING
- CONCRETE BARRIER TEMPORARY PRECAST



USE THE DETAIL ABOVE WHEN TEMPORARY PRECAST CONCRETE BARRIER IS NOT SPECIFIED.

GENERAL NOTES

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND TO PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE..

THIS LANE CLOSURE IS TYPICAL FOR CLOSING RIGHT LANE - REVERSE FOR CLOSING LEFT LANE.

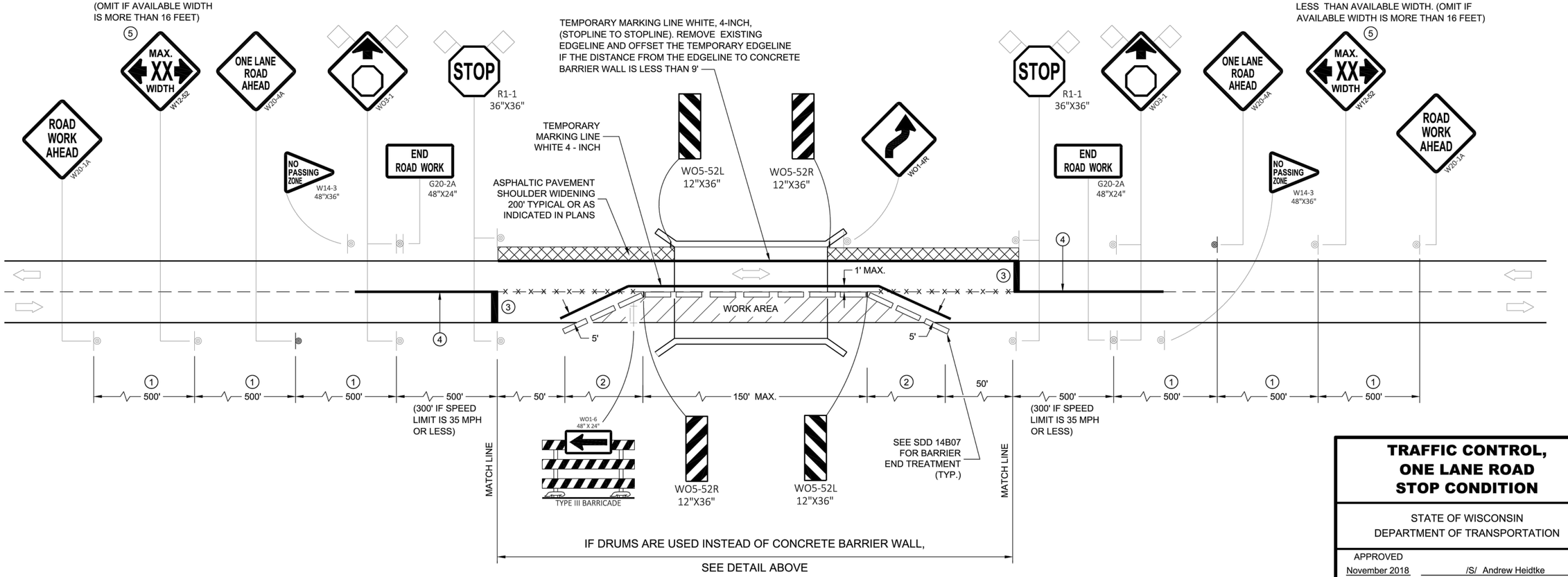
ALL SIGNS ARE 48" x 48" UNLESS OTHERWISE NOTED.

"WO" IS THE SAME AS "W" EXCEPT THE BACKGROUND IS ORANGE.

ANY SIGNS TEMPORARY OR EXISTING, WHICH CONFLICT WITH TRAFFIC CONTROL "IN USE" SHALL BE REMOVED OR COVERED AS NEEDED OR AS APPROVED BY THE ENGINEER.

PLACE TEMPORARY PAVEMENT MARKING EDGELINE AND CENTERLINE AND REMOVE EXISTING PAVEMENT MARKINGS IF LANE CLOSURE IS TO BE IN PLACE 4 OR MORE CONTINUOUS DAYS AND NIGHTS OR AS NOTED ON DETAIL.

1. 500 FOOT SPACING SHOWN IS FOR ROADWAYS WITH A PRE-CONSTRUCTION REGULATORY SPEED LIMIT OF 45 MPH OR MORE. FOR 35 - 40 MPH, USE 350 FOOT TYPICAL SPACING. FOR 25 - 30 MPH, USE 200 FOOT TYPICAL SPACING.
2. DIMENSION DETERMINED BY CBTP TAPER FROM EDGE LINE TO TANGENT SECTION OF THE ROAD.
3. TEMPORARY MARKING STOP LINE REMOVABLE TAPE 18 - INCH.
4. 700 FOOT TEMPORARY MARKING LINE, DOUBLE YELLOW 4 - INCH . WHEN THE DISTANCE FOR THE PRECEDING NO - PASSING ZONE IS LESS THAN THE MINIMUM DISTANCE BETWEEN ZONES AS INDICATED IN THE SPECIFICATIONS, THE TWO ZONES SHALL BE CONNECTED.
5. SEE SDD 15C02 - SHEET "F" FOR ADVANCED WIDTH RESTRICTION SIGNING.



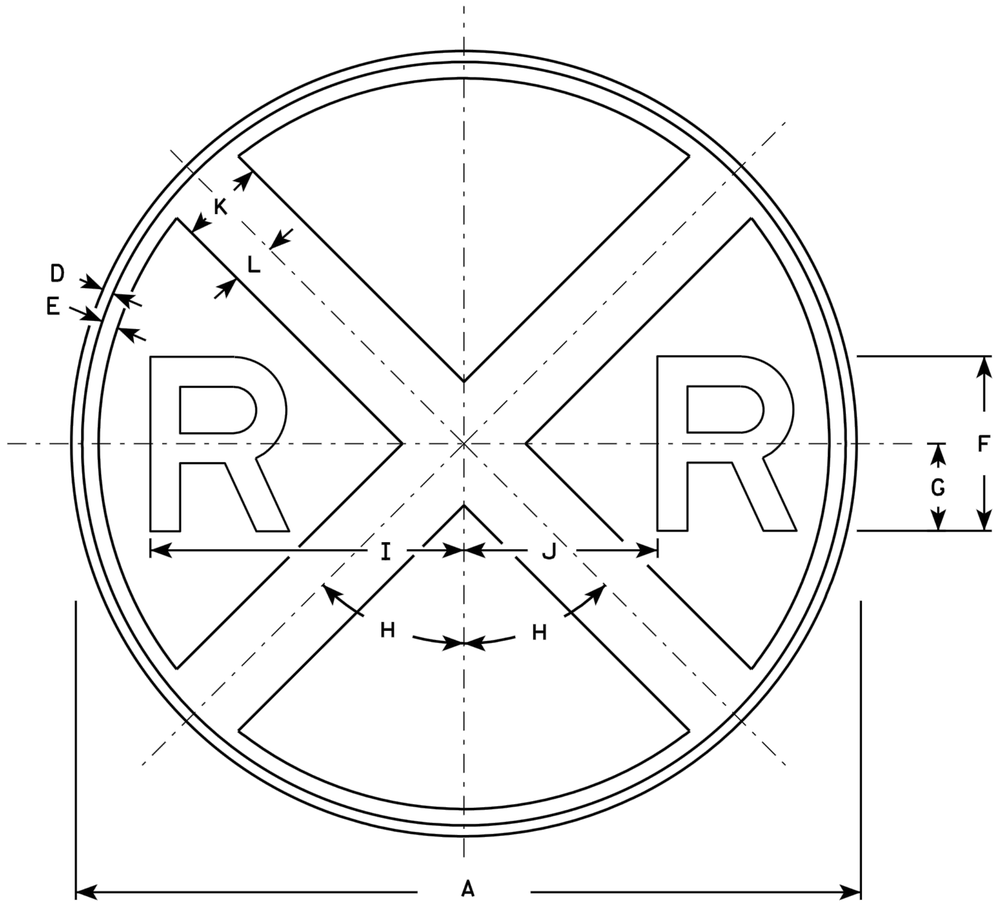
TRAFFIC CONTROL, ONE LANE ROAD STOP CONDITION

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
November 2018
DATE
/S/ Andrew Heidtke
WORK ZONE ENGINEER
FHWA

SHEET 51

SDD 15D32 - 05



W10-1

NOTES

1. Sign is Type II - Type F Reflective - reference WIS DOT Standard Specification for HIGHWAY and STRUCTURE CONSTRUCTION latest edition.
2. Color:
   Background - Yellow
   Message - Black
3. Message Series - E

SIZE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	Area sq. ft.
1	30			3/8	5/8	7	3 1/2	45°	12 3/8	7 1/8	3	1 1/2															4.91
2S	36			5/8	3/4	8	4	45°	14 3/8	8 5/8	4	2															7.07
2M	36			5/8	3/4	8	4	45°	14 3/8	8 5/8	4	2															7.07
3																											
4	48			3/4	1 1/4	10	5	45°	18 3/8	11 5/8	5	2 1/2															12.57
5																											

STANDARD SIGN
W10-1

WISCONSIN DEPT OF TRANSPORTATION

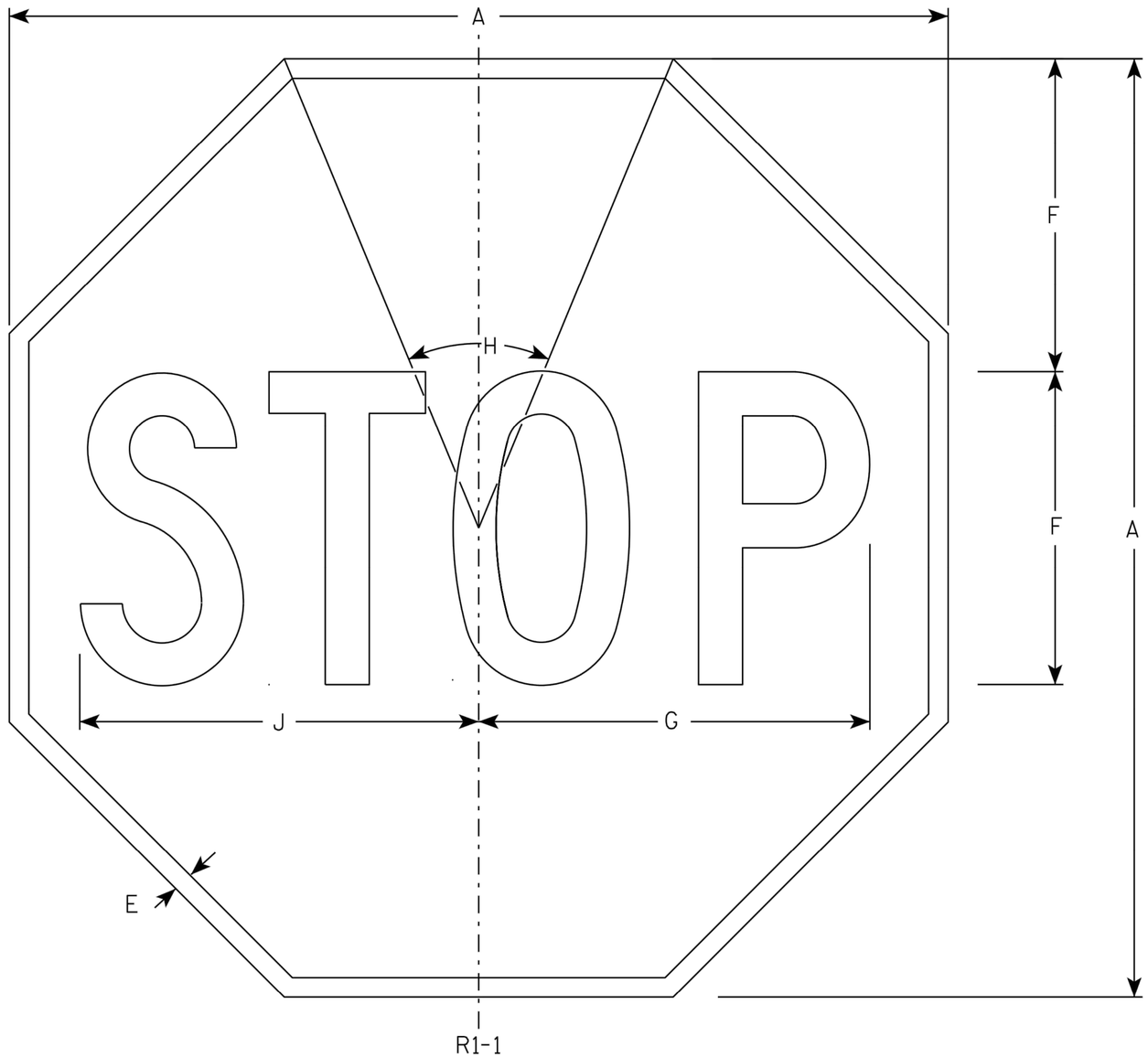
APPROVED Matthew R Rauch for State Traffic Engineer

DATE 3/13/13 PLATE NO. W10-1.8

PROJECT NO: | HWY: | COUNTY: | SHEET NO: 52 | E

FILE NAME : C:\CAEFiles\Projects\tr_stdplate\W101.DGN PLOT DATE : 13-MAR-2013 11:06 PLOT BY : mscj9h PLOT NAME : PLOT SCALE : 6.946657:1.000000

WISDOT/CADDS SHEET 42
2023-06-06



NOTES

1. Sign is Type II - Type H Reflective - reference WIS DOT Standard Specification for HIGHWAY and STRUCTURE CONSTRUCTION latest edition.
2. Color:
   Background - Red
   Message - White
3. Message Series - C

SIZE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	Area sq. ft.
1	30				5/8	10	12 1/2	45°		12 3/4																	5.18
2S	30				5/8	10	12 1/2	45°		12 3/4																	5.18
2M	36				3/4	12	15	45°		15 3/8																	7.46
3	36				3/4	12	15	45°		15 3/8																	7.46
4	48				1	16	20	45°		20 1/2																	13.25
5	48				1	16	20	45°		20 1/2																	13.25
6	18				3/8	6	7 3/4	45°		7 3/4																	1.86
7	12				1/4	4	5	45°		5 1/8																	0.78

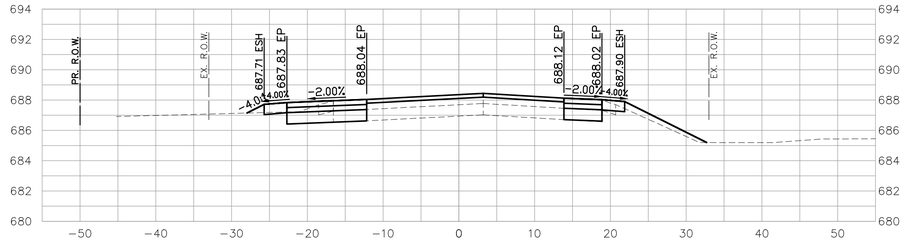
STANDARD SIGN
R1-1

WISCONSIN DEPT OF TRANSPORTATION

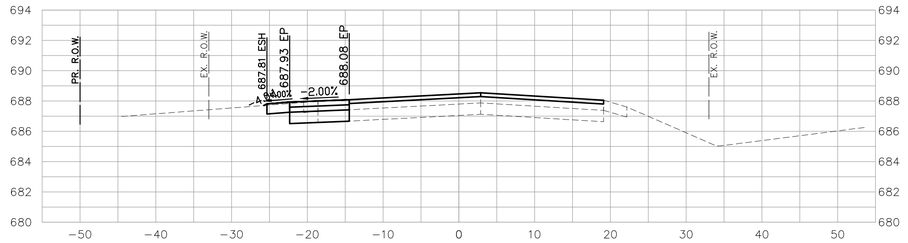
APPROVED Matthew R Rauch
for State Traffic Engineer

DATE 11/12/15 PLATE NO. R1-1.13

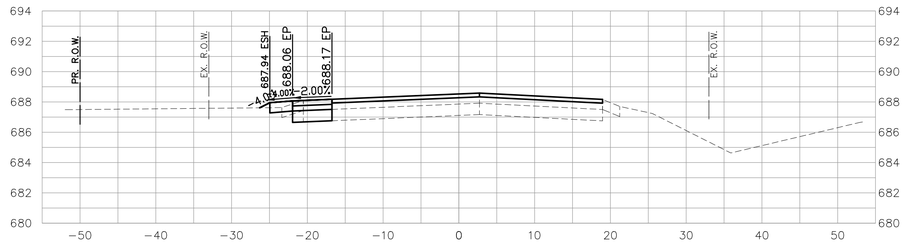
PROJECT NO:	HWY:	COUNTY:		SHEET NO: 53	E



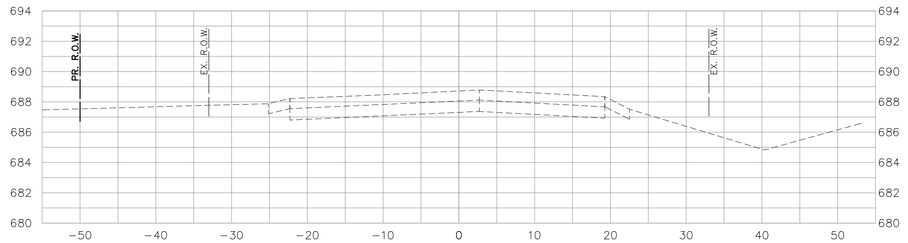
106+50



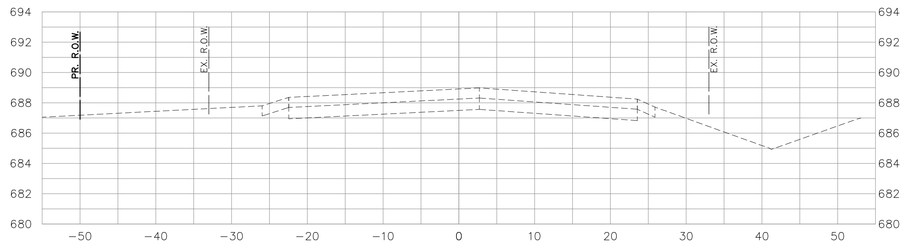
106+00



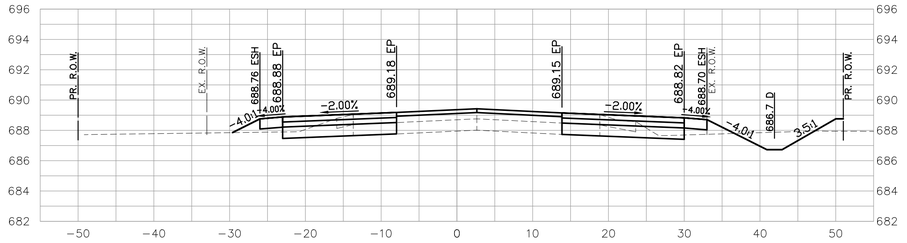
105+50



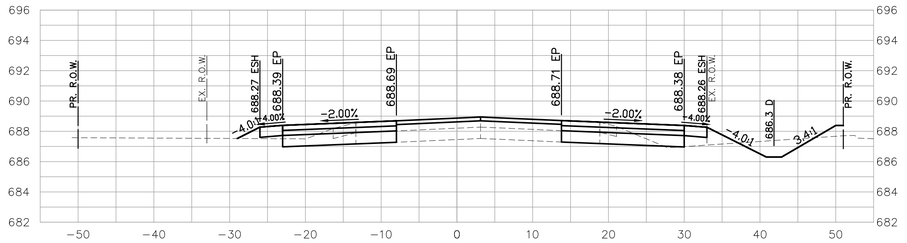
105+00



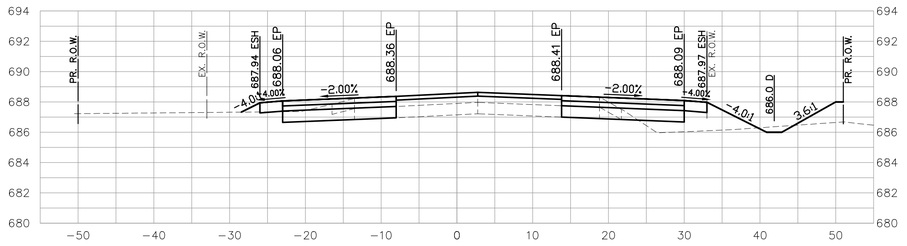
104+50



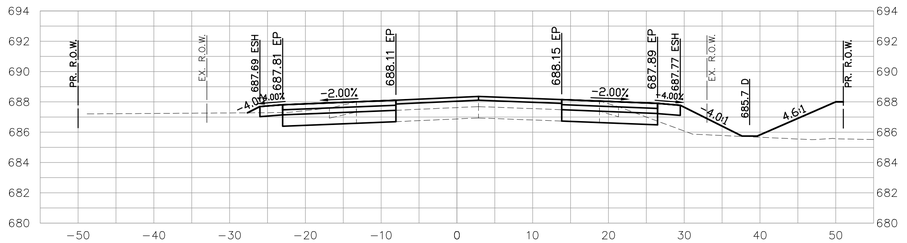
109+00



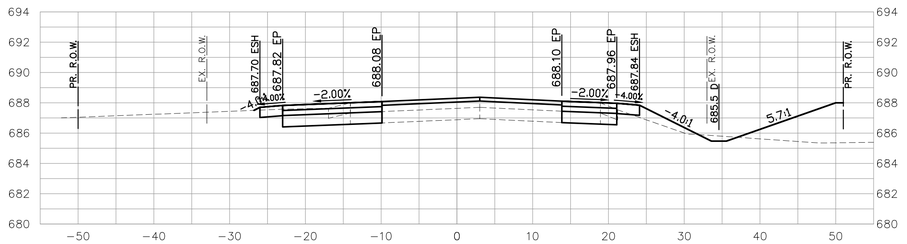
108+50



108+00



107+50



107+00

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH E - STA.104+50 TO STA.109+00	SHEET 54	E

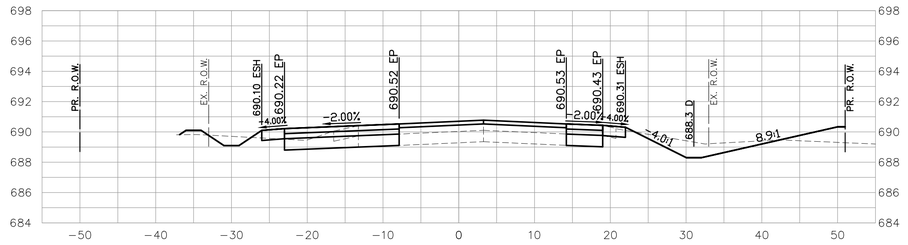
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\59-61 -XSECTIONS CTH E.DWG PLOT DATE : 7/13/2021 5:00 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

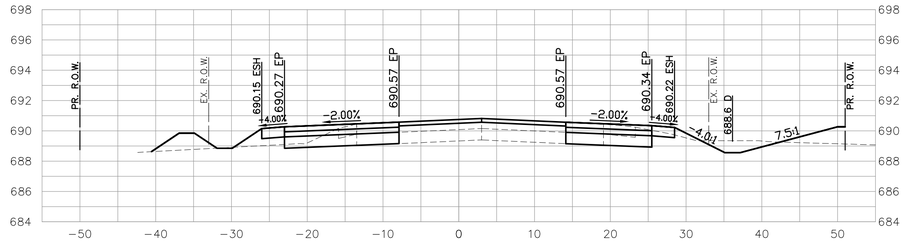
2023-06-06

9

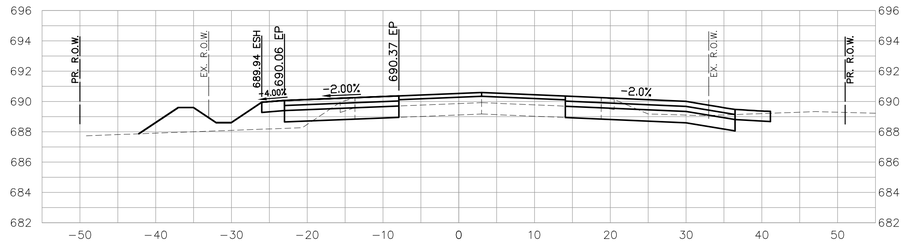
9



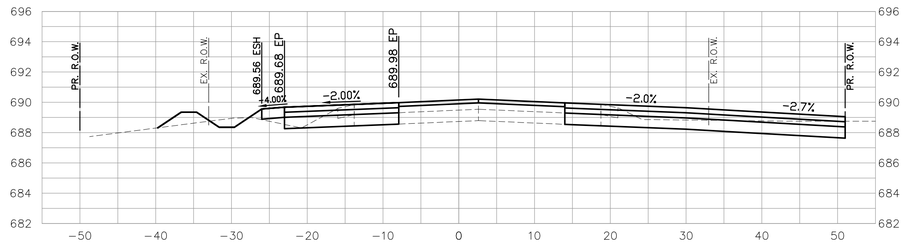
111+50



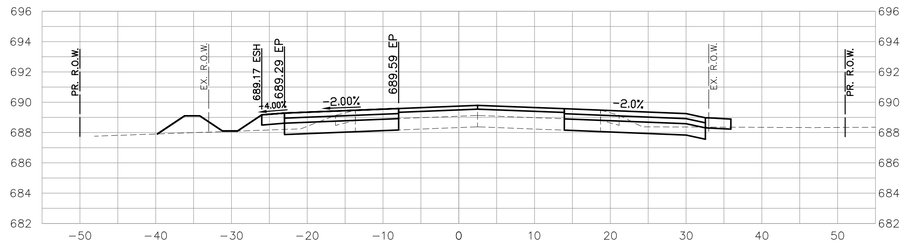
111+00



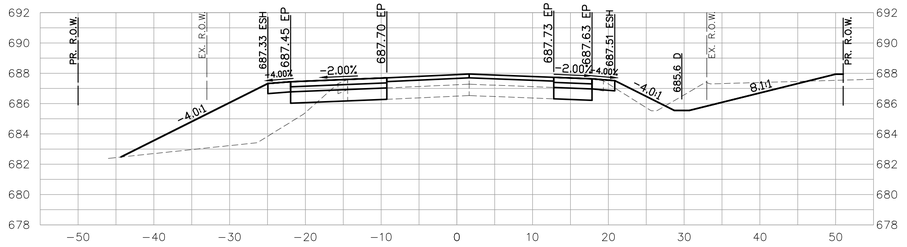
110+50



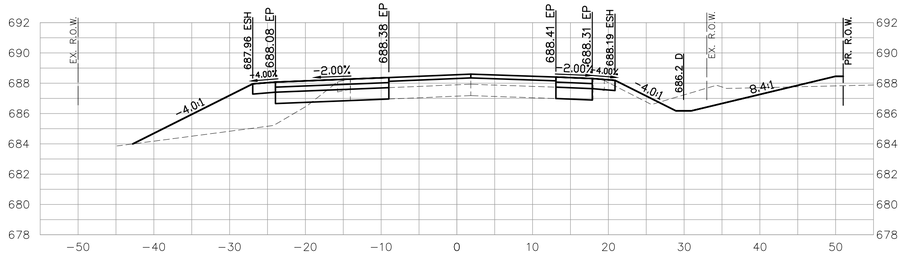
110+00



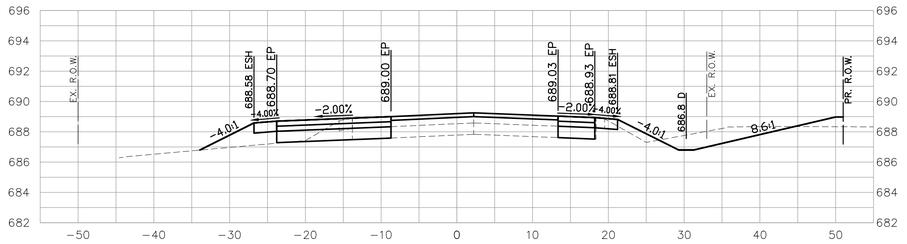
109+50



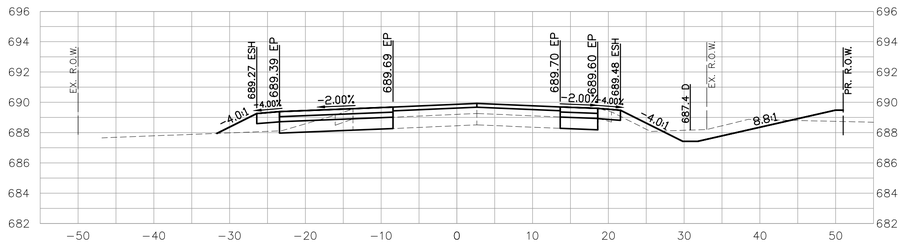
114+00



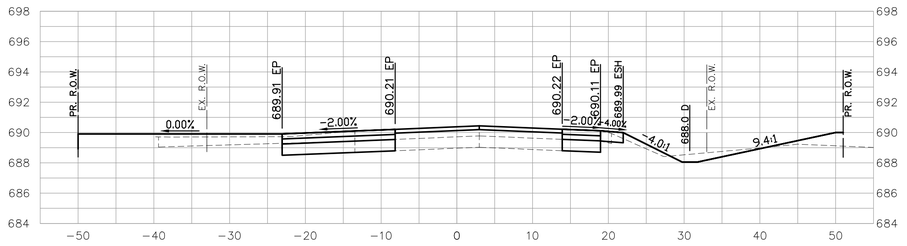
113+50



113+00



112+50



112+00

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH E - STA.109+50 TO STA.114+00	SHEET 55	E

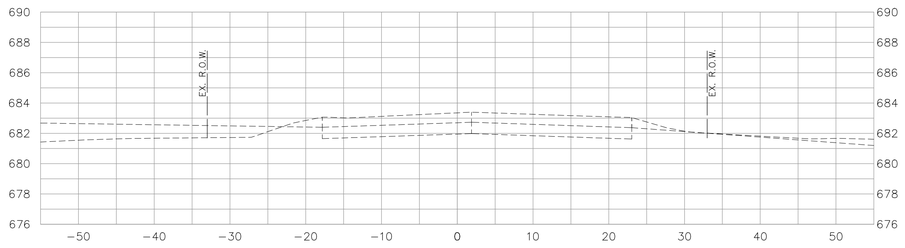
FILE NAME : P:\ALNSMW101\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\59-61 -XSECTIONS CTH E.DWG PLOT DATE : 7/13/2021 5:00 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

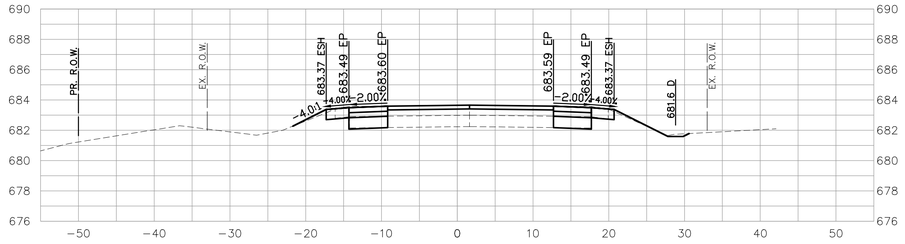
2023-06-06

9

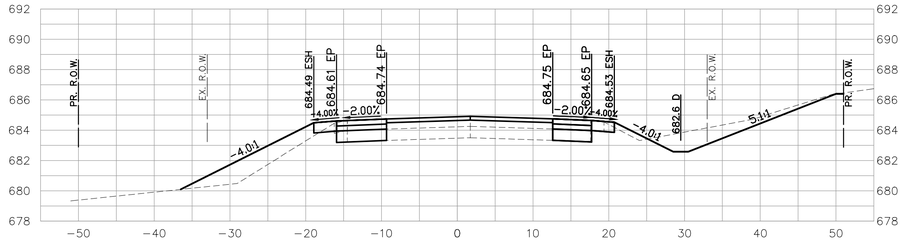
9



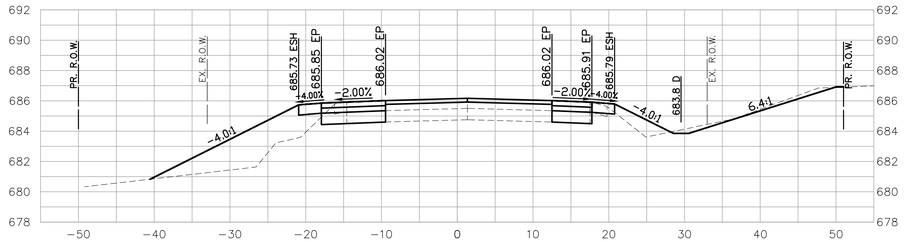
116+50



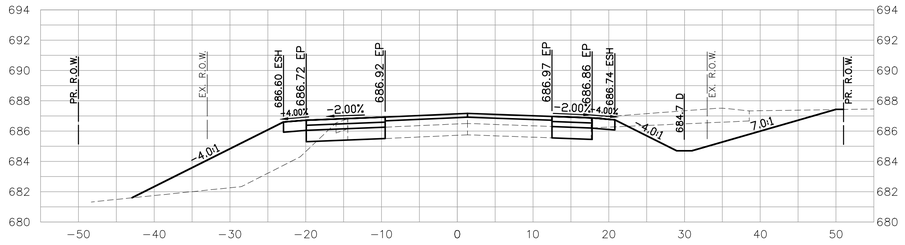
116+00



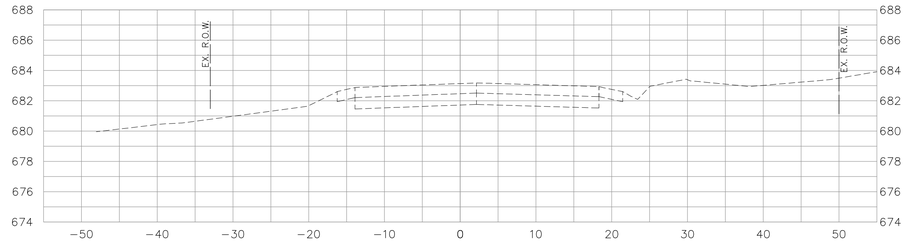
115+50



115+00



114+50



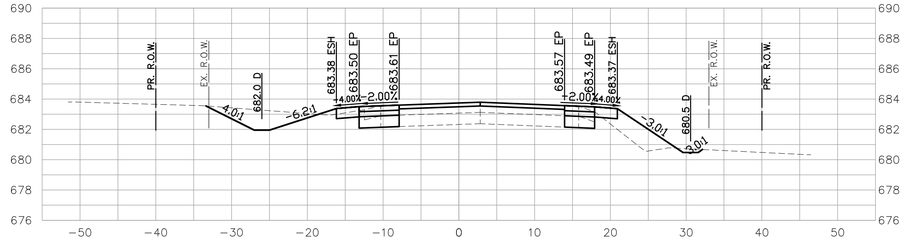
117+00

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH E - STA.114+50 TO STA.117+00	SHEET 56	E

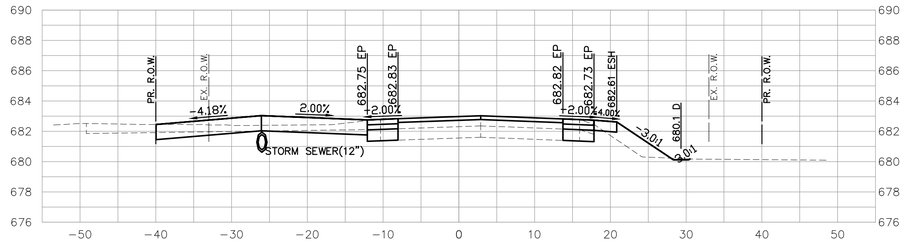
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\59-61 -XSECTIONS CTH E.DWG PLOT DATE : 7/13/2021 5:00 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

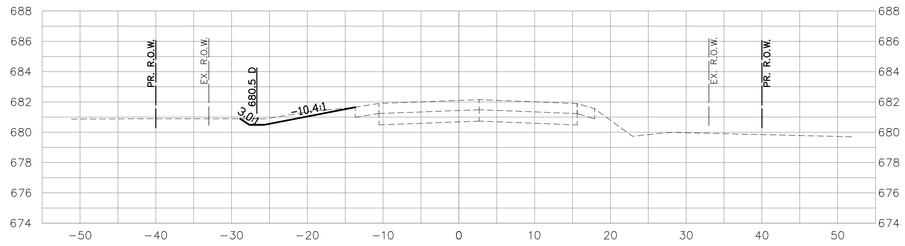
2023-06-06



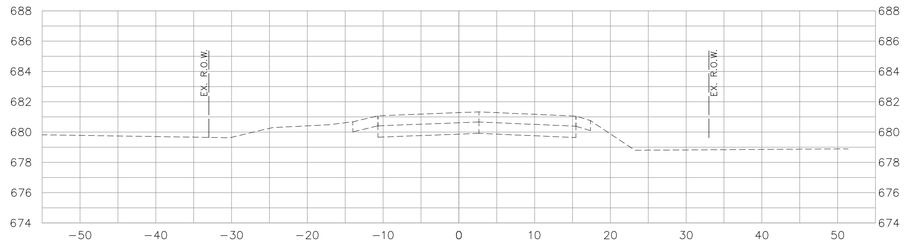
469+00



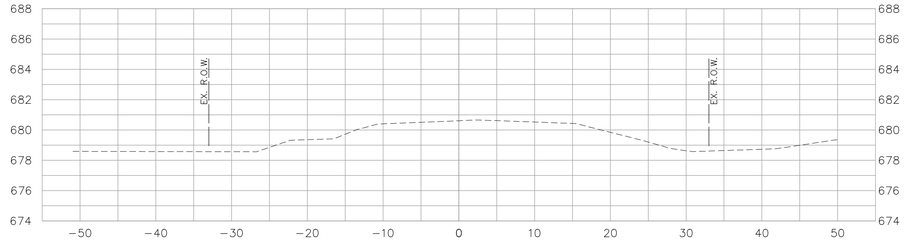
468+50



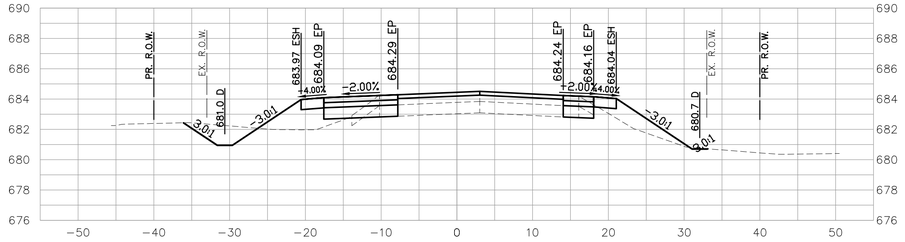
468+00



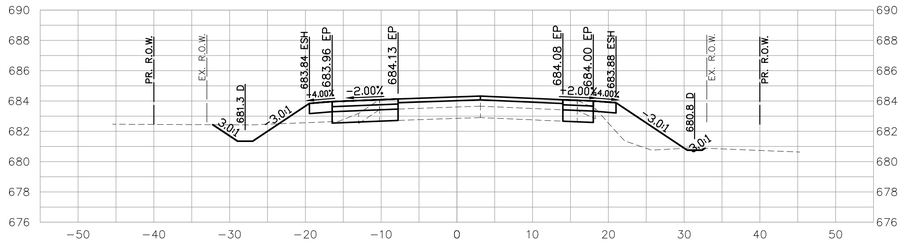
467+50



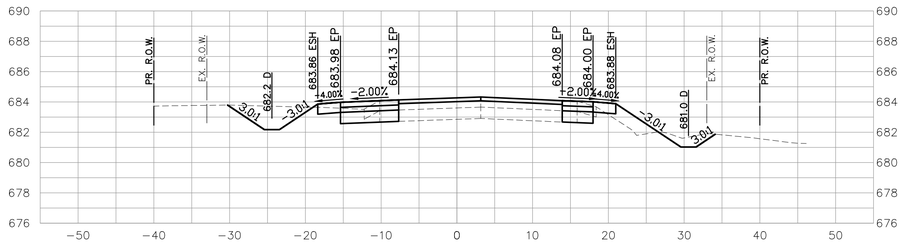
467+00



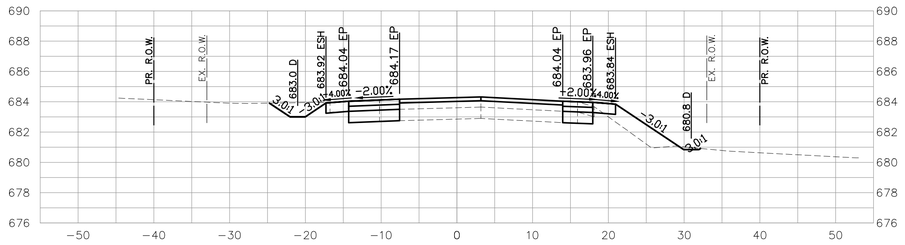
471+00



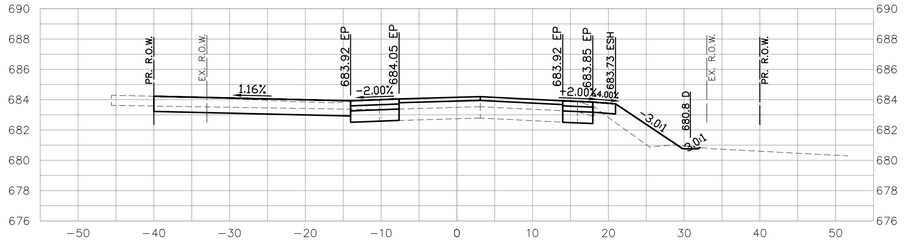
470+50



470+00



469+50



469+39

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH EA - STA.467+00 TO STA.471+00	SHEET 57	E

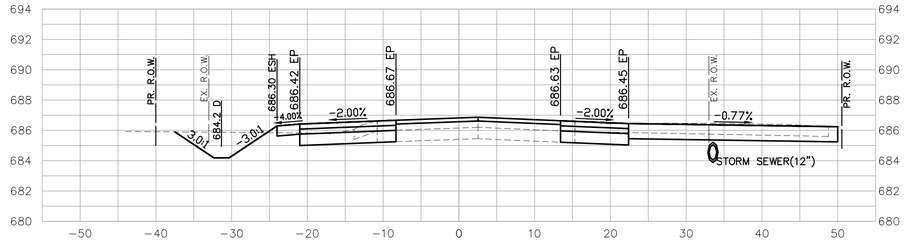
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\62-65 -XSECTIONS CTH EA.DWG PLOT DATE : 7/13/2021 5:01 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

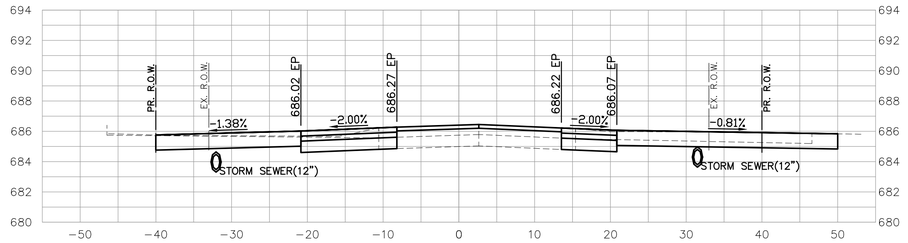
2023-06-06

9

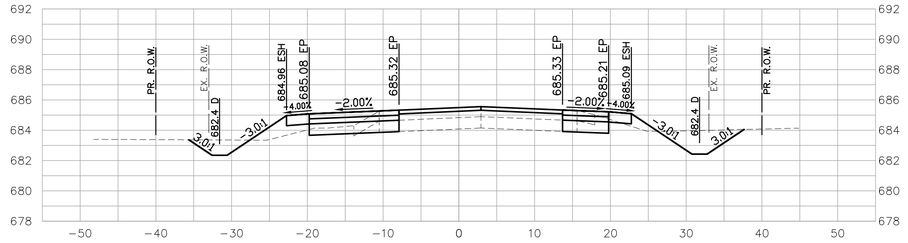
9



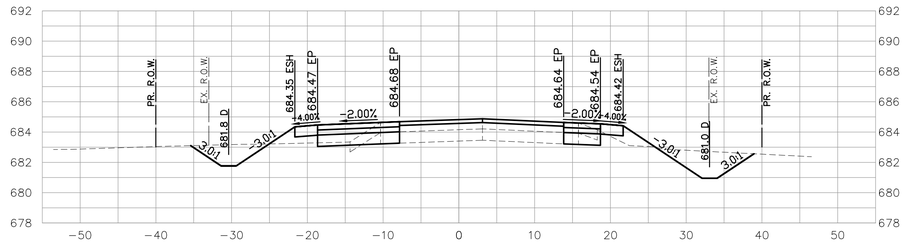
472+75



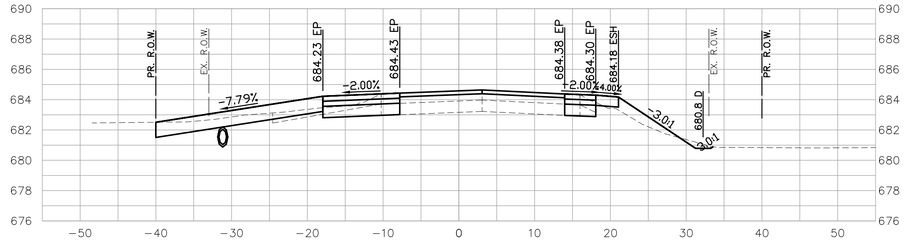
472+50



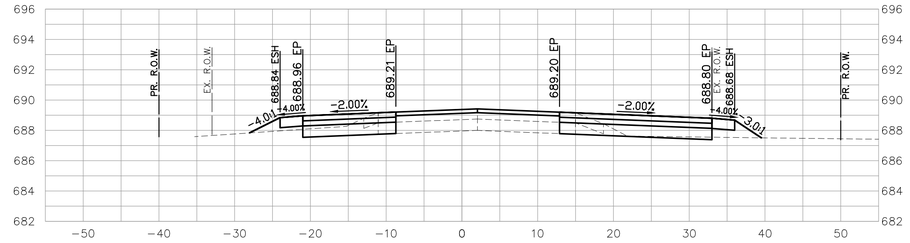
472+00



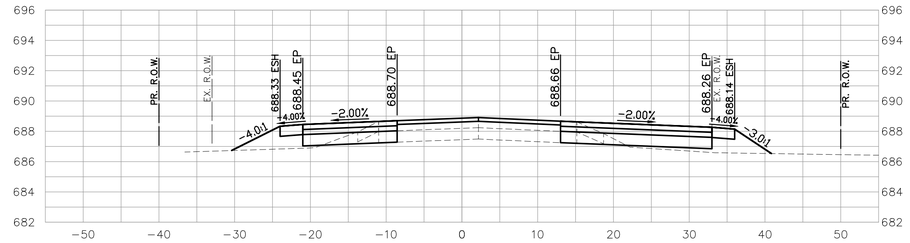
471+50



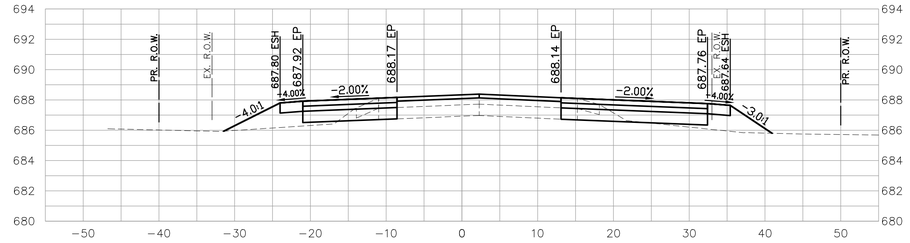
471+18



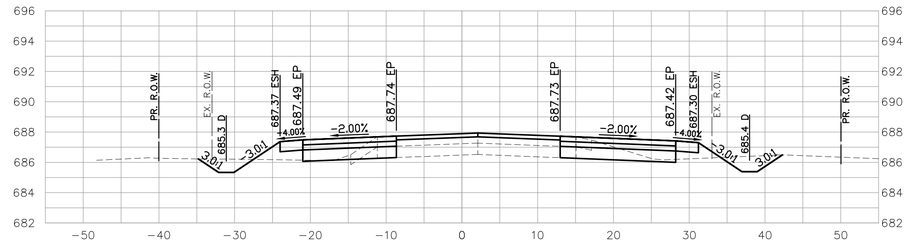
475+00



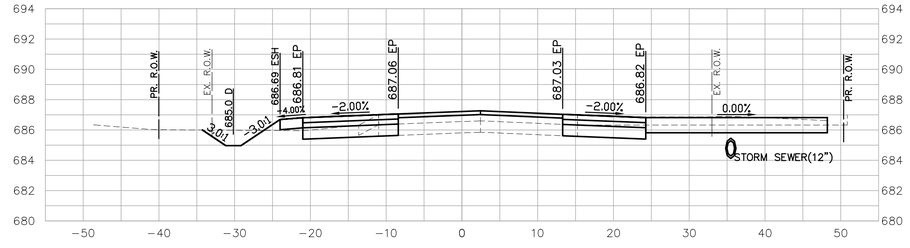
474+50



474+00



473+50



472+99

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH EA - STA.471+18 TO STA.475+00	SHEET 58	E

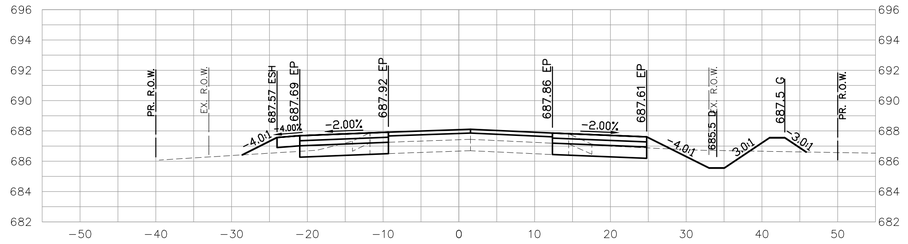
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\62-65 -XSECTIONS CTH EA.DWG PLOT DATE : 7/13/2021 5:01 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

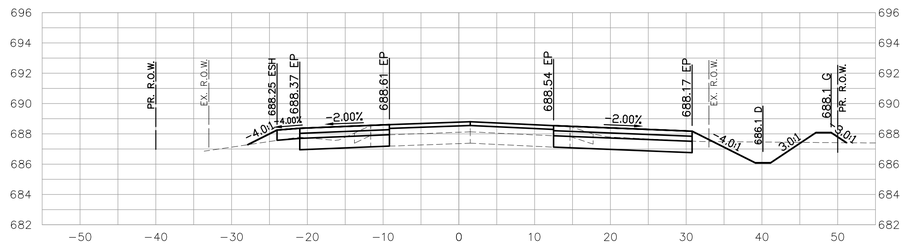
2023-06-06

9

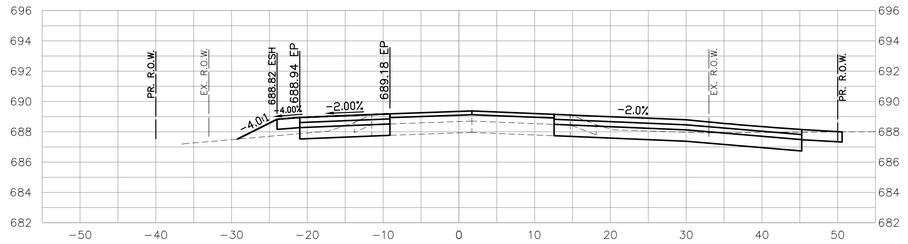
9



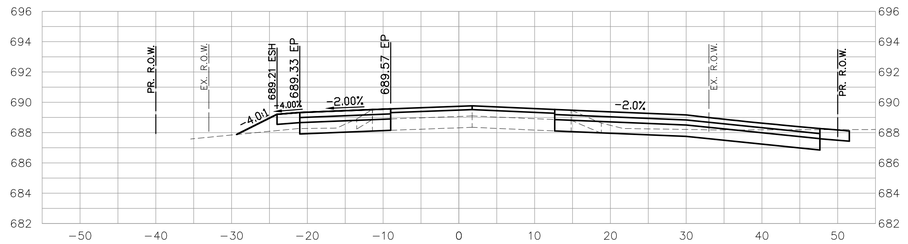
477+50



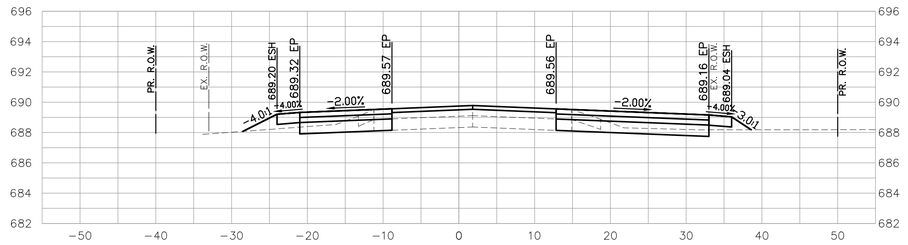
477+00



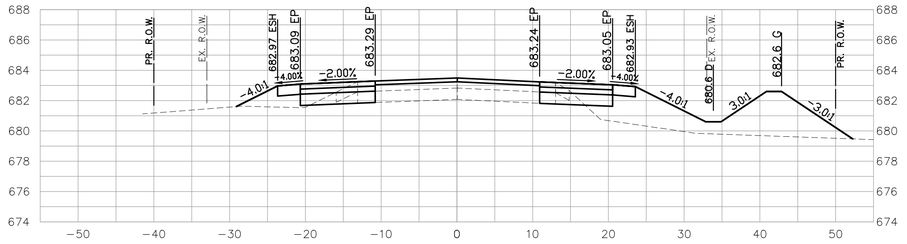
476+50



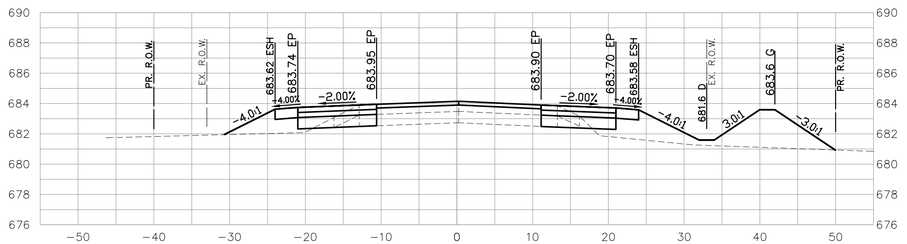
476+00



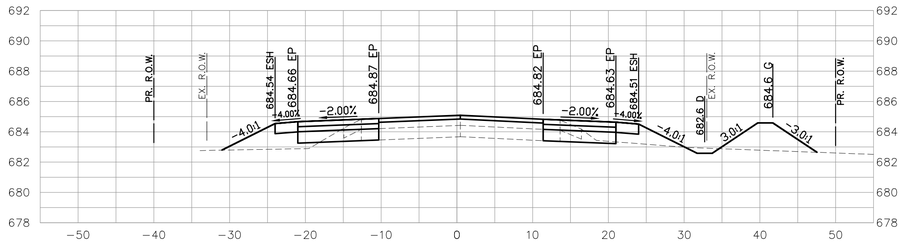
475+50



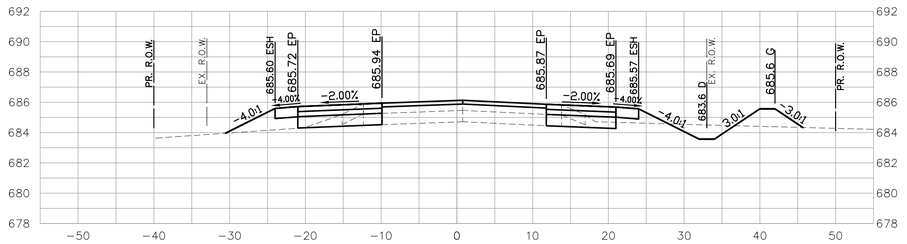
480+00



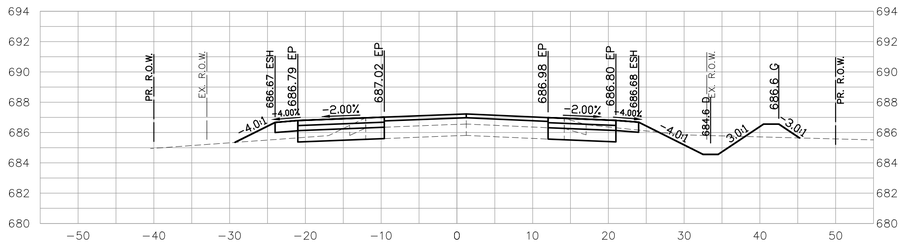
479+50



479+00



478+50



478+00

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH EA - STA.475+50 TO STA.480+00	SHEET 59	E

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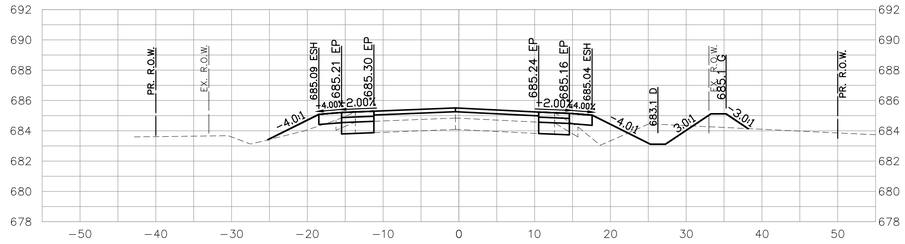
WISDOT/CADDS SHEET 42

2023-06-06

9

9



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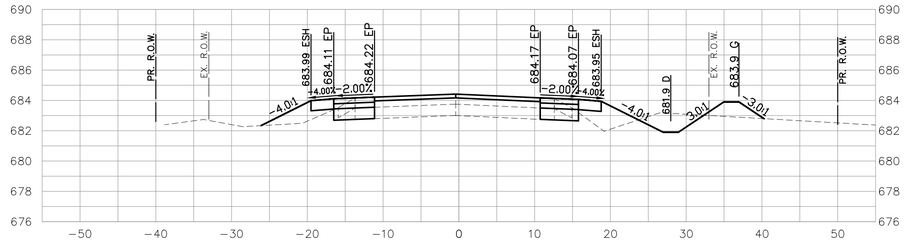

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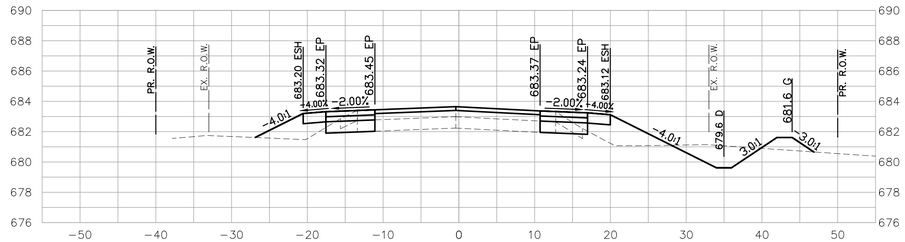

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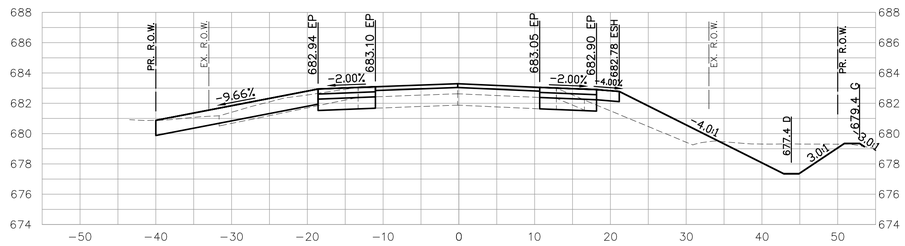

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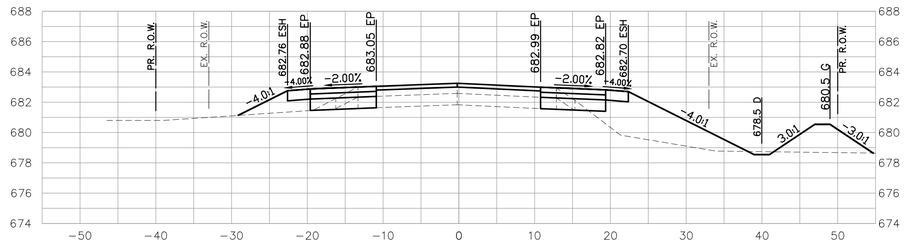

480+50

9

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PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH EA - STA.480+50 TO STA.482+50	SHEET 60	E

FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\62-65 -XSECTIONS CTH EA.DWG PLOT DATE : 7/13/2021 5:01 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

2023-06-06

Proposed Improvements
for
SOMERSVILLE
SOUTHEAST CORNER OF 72nd AVENUE AND SOMERS ROAD
VILLAGE OF SOMERS, WISCONSIN

STANDARD SYMBOLS

08-01-16

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
200.00	CHAIN-LINK FENCE	
	SPOT ELEVATION	792.8
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

06-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD.	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV.	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	L.T	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
C.O.	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	ℙ	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.E.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

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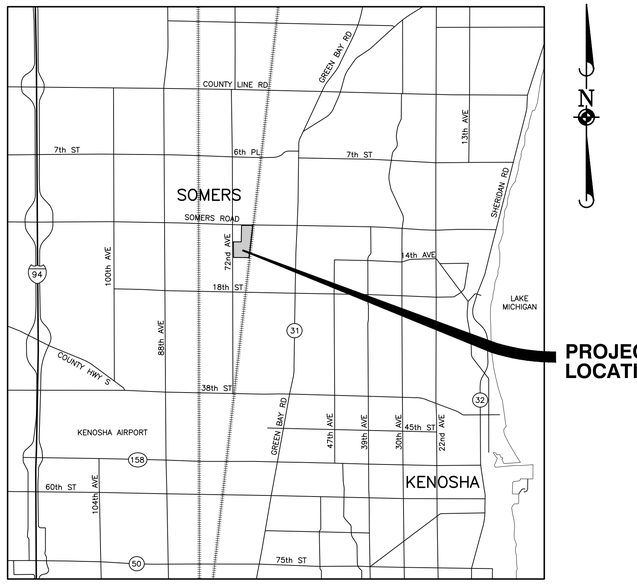

LOCATION MAP
N.T.S.

REFER TO SHEET 2 FOR INDEX OF SHEETS

NOTES:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON DECEMBER 10, 2020. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

BENCHMARKS:

SOURCE BENCHMARK/SITE BENCHMARK #1:
FOUND BRASS CAP AT THE WEST 1/4 CORNER OF SECTION 15 VILLAGESHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KENOSHA COUNTY, WISCONSIN.

ELEVATION=687.15 DATUM=NGVD29

SITE BENCHMARK #2:
FOUND BRASS CAP AT THE NORTHWEST CORNER OF SECTION 15 VILLAGESHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, KENOSHA COUNTY, WISCONSIN.

ELEVATION=689.50 (MEASURED)
ELEVATION=689.57 (RECORD) DATUM=NGVD29

SITE BENCHMARK #3:
SOUTHWEST ARROW BOLT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 30.1 FEET SOUTH OF CENTERLINE OF COUNTY TRUNK HIGHWAY 'E' (12TH STREET) AND APPROXIMATELY 134.8 FEET WEST OF CENTERLINE OF THE UNION PACIFIC RAILROAD/CHICAGO AND NORTHWESTERN RAILWAY COMPANY RAILROAD TRACKS.

ELEVATION=686.54 DATUM=NGVD29

OWNER:
JACK REICHL
PROJECT MANAGER
CARDINAL CAPITAL MANAGEMENT
901 SOUTH 70th STREET
WEST ALLIS, WI. 53214
(414) 395-4997

UTILITY CONTACTS		
ELECTRIC WE ENERGIES PO BOX 2046 MILWUAKEE, WI 53203 (866) 423-0364	WATER VILLAGE OF SOMERS DEPT. OF PUBLIC WORKS 7511 12TH STREET KENOSHA, WI 53144 (262) 859-2822	SEWER VILLAGE OF SOMERS DEPT. OF PUBLIC WORKS 7511 12TH STREET KENOSHA, WI 53144 (262) 859-2822
GAS WE ENERGIES PO BOX 2046 MILWUAKEE, WI 53203 (866) 423-0364	TELEPHONE AT&T WISCONSIN 411 7TH STREET RACINE, WI 53403 (262) 636-0549	

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ENGINEER
PROFESSIONAL ENGINEER
SEAL

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04-28-23	REVISED PER VILLAGE COMMENTS	ELR
11-04-22	REVISED PER CLIENT REQUEST	MDE
05-10-22	REVISED PER ANR PIPELINE COMMENTS	MDE
03-16-22	REVISED PER ANR PIPELINE COMMENTS	MDE
02-17-22	REVISED PER INTERNAL REVIEW	MDE
11-19-21	REVISED PER VILLAGE COMMENTS	MDE
10-01-21	REVISED PER VILLAGE COMMENTS	MDE

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SOMERSVILLE
VILLAGE OF SOMERS, WISCONSIN
TITLE SHEET

PROJ. MGR.: KJC
PROJ. ASSOC.: MDE
DRAWN BY: REH
DATE: 09-14-21
SCALE: N.T.S.

SHEET 1 OF 103
ALNSMW01

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April 28, 2023 - 12:58 Dwg Name: P:\Ahsmw01\Dwg\Eng\Final Drawings\Plan Set\03-TITLE.dwg Updated By: rBeiser

06-01-16

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DEMOLITION LEGEND

- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

06-01-16

DEMOLITION NOTES:

1. 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 FOR ALL FEES AND CHARGES.
2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

N

0 50 100 200

SCALE: 1"=100'

REFER TO PLAN OF PROPOSED IMPROVEMENTS FOR COUNTY TRUNK HIGHWAY EA BY MANHARD CONSULTING FOR RIGHT-OF-WAY DEMOLITION

72nd AVENUE (CTH-EA)

N 00°20'23" W 1322.60'

EAST LINE OF THE NORTHEAST 1/4 SECTION 16-2-22 & WEST LINE OF THE NORTHWEST 1/4 SECTION 15-2-22

SOURCE BENCHMARK / SITE BENCHMARK #1

!!TC ENERGIES GAS PIPELINES TO REMAIN IN PLACE DURING CONSTRUCTION. CONTRACTOR TO ENSURE THAT PROPER COVER IS MAINTAINED THROUGHOUT CONSTRUCTION!!

!!CAUTION: OVERHEAD ELECTRIC!!

205' WISCONSIN ELECTRIC POWER COMPANY EASEMENT

WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

S 06°30'00" W 2628.61'

UNION PACIFIC RAILROAD/CHICAGO AND NORTHWESTERN RAILWAY COMPANY

LOT 2 CSM#2658

LOT 1 CSM#2658

UNPLATTED LAND

SOMERS ELEMENTARY SCHOOL

S 89°11'32" E 631.36'

N 89°06'36" W 1240.19'

N 00°17'18" W 1290.47'

S 89°16'26" E 940.71'

SOMERS RD (CTH-E)

SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E")

NORTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E")

REFER TO PLAN OF PROPOSED IMPROVEMENTS FOR COUNTY TRUNK HIGHWAY E AND COUNTY TRUNK HIGHWAY EA BY MANHARD CONSULTING FOR RIGHT-OF-WAY DEMOLITION

!!CAUTION: OVERHEAD ELECTRIC!!

SITE BENCHMARK #3

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DRAWN BY	REVISIONS	DATE
MDE	REVISED PER INTERNAL REVIEW	02-11-22
MDE	REVISED PER VILLAGE COMMENTS	11-19-21
MDE	REVISED PER VILLAGE COMMENTS	10-01-21

SOMERSVILLE

VILLAGE OF SOMERS, WISCONSIN

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: KJC
PROJ. ASSOC.: MDE
DRAWN BY: ----
DATE: 09-14-21
SCALE: 1"=XX'

SHEET 3 OF 103
ALNSMWI01

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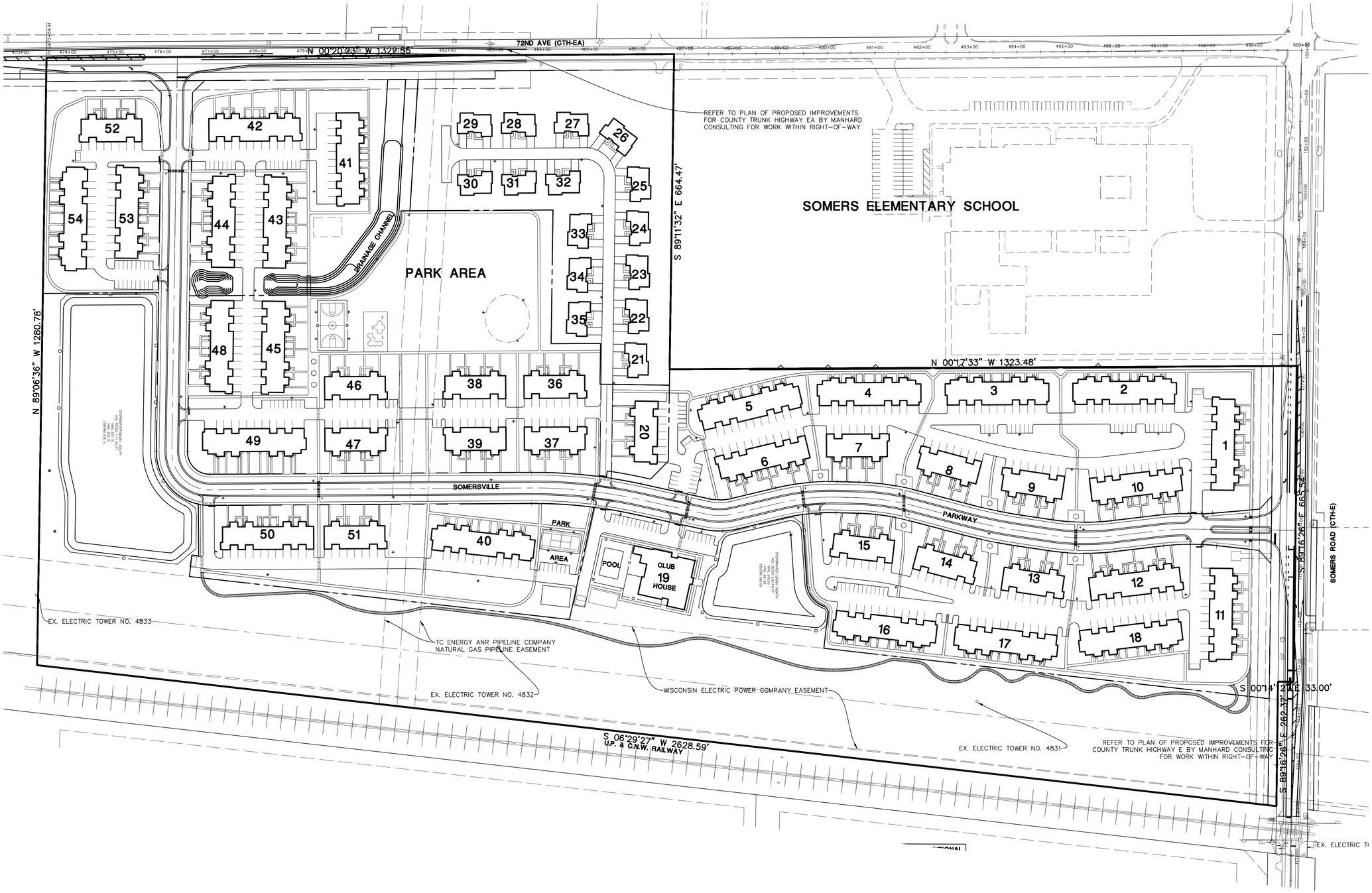

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11-22-21	REVISED PER INTERNAL REVIEW	MDE
11-19-21	REVISED PER VILLAGE COMMENTS	MDE
10-01-21	REVISED PER VILLAGE COMMENTS	MDE

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SOMERSVILLE
VILLAGE OF SOMERS, WISCONSIN
OVERALL SITE PLAN

PROJ. MGR.:	KJC
PROJ. ASSOC.:	MDE
DRAWN BY:	----
DATE:	09-14-21
SCALE:	1"=100'

SHEET
4 OF 103
ALNSMWI01

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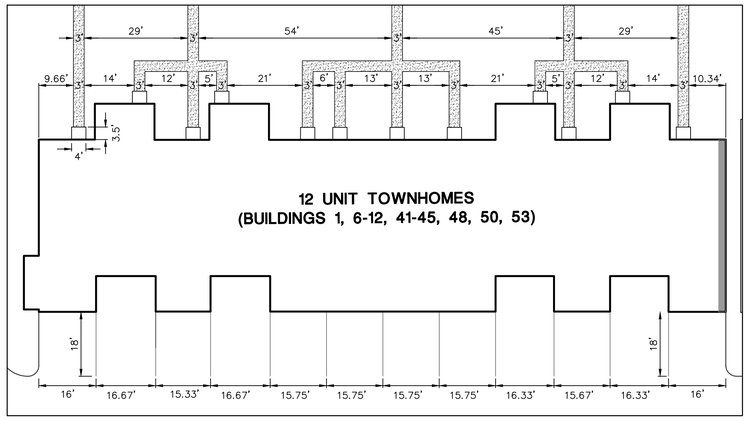

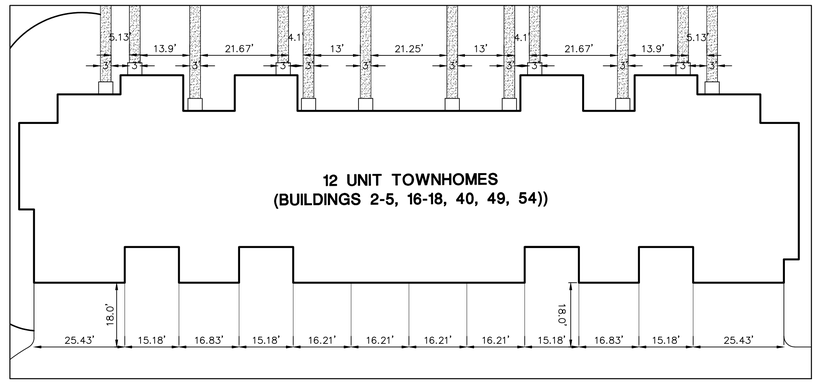

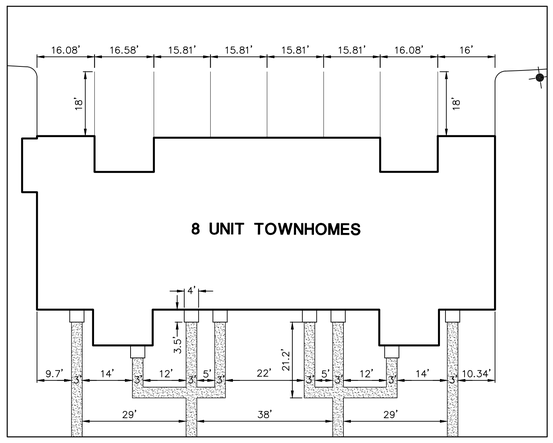

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MDE	09-14-21	REVISED PER VILLAGE REVIEW
MDE	11-19-21	REVISED PER VILLAGE COMMENTS
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SOMERSVILLE

VILLAGE OF SOMERS, WISCONSIN

TYPICAL BUILDING DIMENSIONS

PROJ. MGR.: KJC
PROJ. ASSOC.: MDE
DRAWN BY: ---
DATE: 09-14-21
SCALE: 1"=20'

SHEET
19 OF 103
ALNSMWI01

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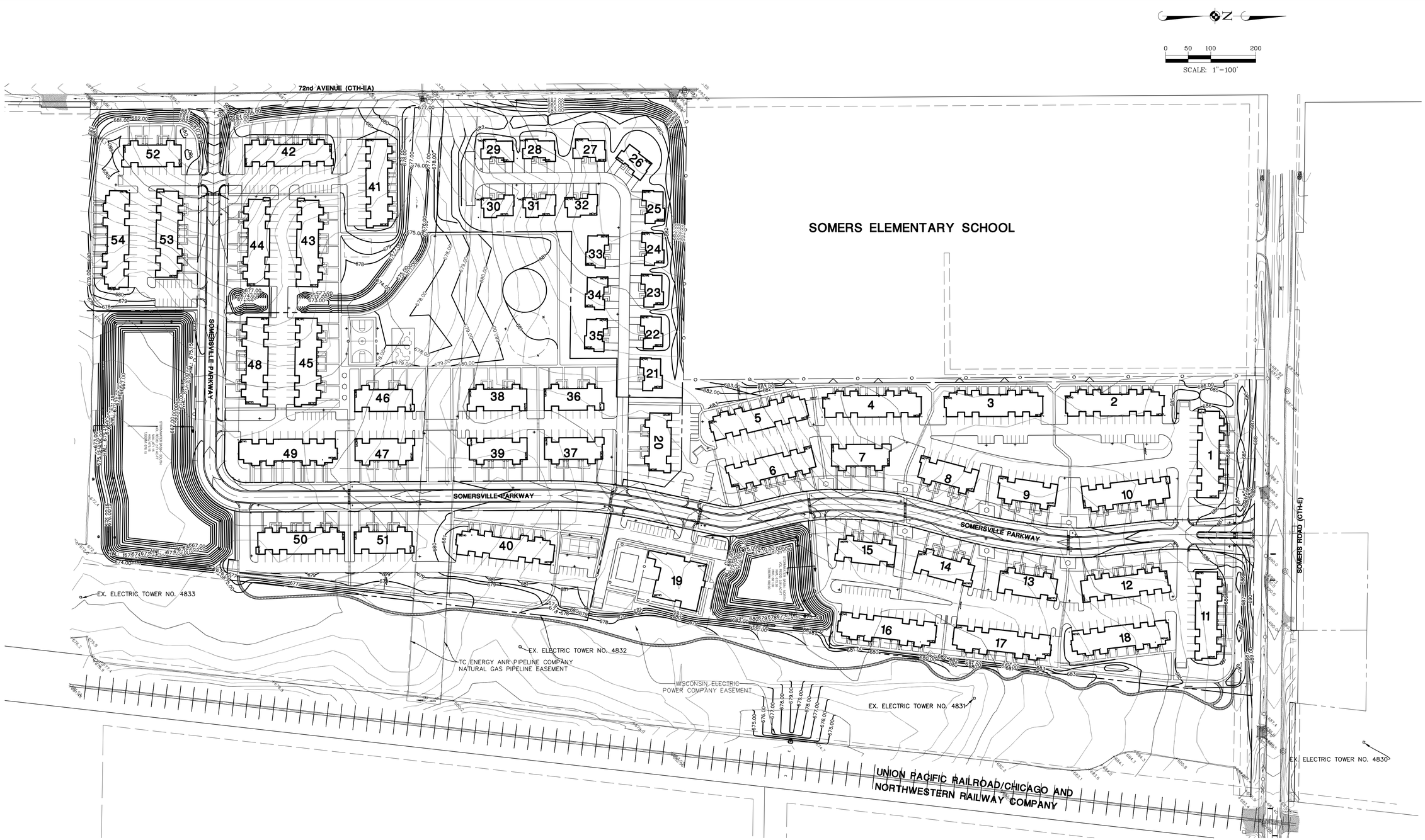
2023-06-06



DATE	REVISIONS	DRAWN BY
02-11-22	REVISED PER INTERNAL REVIEW	MDE
11-19-21	REVISED PER VILLAGE COMMENTS	MDE
10-01-21	REVISED PER VILLAGE COMMENTS	MDE

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SOMERSVILLE
VILLAGE OF SOMERS, WISCONSIN
OVERALL GRADING PLAN

PROJ. MGR.:	KJC
PROJ. ASSOC.:	MDE
DRAWN BY:	EMO
DATE:	09-14-21
SCALE:	1"=100'

SHEET
20 OF 103
ALNSMWI01

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N

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SCALE: 1"=100'

DRAWN BY	DATE	REVISIONS
MDE	02-11-22	REVISED PER INTERNAL REVIEW
MDE	11-19-21	REVISED PER VILLAGE COMMENTS
MDE	10-01-21	REVISED PER VILLAGE COMMENTS

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p847.634.5500 f847.634.0066
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SOMERSVILLE

VILLAGE OF SOMERS, WISCONSIN

OVERALL UTILITY PLAN

PROJ MGR.:	KJC
PROJ ASSOC.:	MDE
DRAWN BY:	----
DATE:	09-14-21
SCALE:	1"=100'

SHEET

36 OF 103

ALNSMWI01

ISSUED FOR PERMIT

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May 2, 2022 - 10:18 Dwg Name: P:\Waterwell\Civil\Final Drawings\Plan Set\X4-UTIL_OVERALL.dwg Updated By: MEdelo

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: **05-29-23**
MTG DATE: **06-12-23**
APP DATE: **04-24-23**
RE: **Mueller Rezoning**

BACKGROUND:

1. Petitioner/Agent: Mark J. Mueller
2. Property Owner: Edwin G Mueller & Marcella Mueller
3. Location/Address: 220 Old Green Bay Rd.
4. Tax key Number: 82-4-222-022-0104
5. Parcel Area: 43.50 acres
6. Existing Zoning: B-5 Wholesale Trade and Warehousing Dist. & A-4 Agricultural Land Holding Dist.
7. Proposed Zoning: A-4 Agricultural Land Holding Dist. & R-2 Suburban Single-Family Residential Dist.
8. Current Land Use: Mixed Use & INRA (Isolated Natural Resource Area)
9. Proposed Land Use: Mixed Use & INRA (Isolated Natural Resource Area)

OVERVIEW:
The Petitioner proposes to rezone the southeastern portion of the subject parcel from B-5 Wholesale Trade and Warehousing Dist. to A-4 Agricultural Land Holding Dist. (to match the rest of that parcel's zoning), and R-2 Suburban Single-Family Residential Dist. (to be detached from the subject parcel and attached to the adjacent parcel to the south via a lot line adjustment).

PLANNER COMMENTS:
The Petitioner, Mark Mueller, owns parcel # 82-4-222-022-0105 which is currently zoned R-2 Suburban Single-Family Residential Dist. Mr. Mueller desires to construct a detached accessory building in the area to the northwest of his house, which is currently part of the neighboring parcel 82-4-222-022-0104 to the north and owned by his family.

Mr. Mueller has proposed a lot line adjustment between the two parcels which would convey 0.468 acres/20,399 square feet from parcel 82-4-222-022-0104 to his current parcel 82-4-222-022-0105. The 0.468 acres is proposed to be rezoned from B-5 to R-2 under the submitted rezoning application, to match the current zoning of Mr. Mueller's residential parcel so that upon recordation of the lot line adjustment Mr. Mueller's parcel will have uniform R-2 zoning.

A lot line adjustment survey has been prepared by Nielsen Madsen & Barber and was submitted as part of the rezoning application. If the proposed rezoning is approved, staff would sign off on the lot line adjustment survey and instruct Mr. Mueller to record it. Upon recordation of the lot line adjustment, a zoning permit may then be issued for the proposed detached accessory building on Mr. Mueller's property.

STAFF RECOMMENDATION:
Staff would support a recommendation of approval of the proposed rezoning.

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
APR 24 2023
Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:
EDWIN G MUELLER MARCELLA MUELLER Elizabeth J. Schumacher

Print Name: ~~Elizabeth J Schumacher~~ JANE A. POWELL Signature: Jane A. Powell

Mailing Address: 220 OLD GREEN BAY RD

City: KENOSHA State: WI Zip: 53144

Phone Number: 414-405-9584 ~~262-914-2408~~ E-mail (optional):

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

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

Print Name: Mark J. Mueller Signature: Mark J. Mueller

Business Name:

Mailing Address: 250 Old Green Bay Rd

City: Kenosha State: WI Zip: 53144

Phone Number: 262 552 7671 E-mail (optional): bmueller90@att.net

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

82-4-222-022-0104

Property Address of property to be rezoned:

220 OLD GREEN BAY RD

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

This rezoning is related to a proposed lot line adjustment between parcels 82-4-222-022-0104 & 82-4-222-022-0105 (proposed lot line adjustment survey attached):

-Portion to be attached to 82-4-222-022-0105 to be rezoned from B-5 to R-2.

-B-5 zoning on 82-4-222-022-0104 to be rezoned B-5 to A-4.

(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
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☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☑ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	RC Rural Cluster Development Overlay District

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

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

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

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

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

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

Supervisory District Number: 15 County Board Supervisor: 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

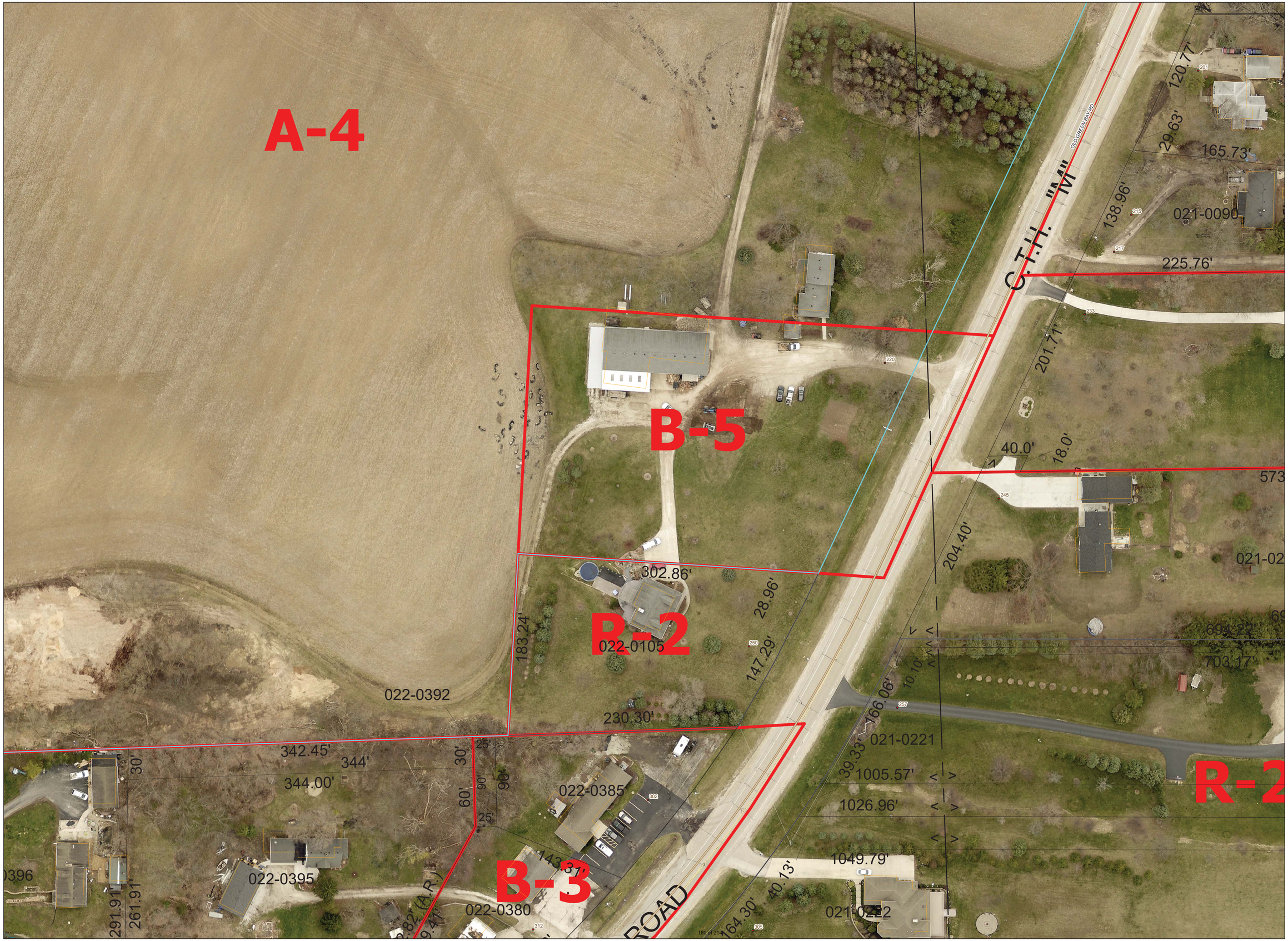
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may 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.

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

EXISTING ZONING



N
W E
S

1 inch = 40 feet

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 INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY. 2023-06-06

Source: Kenosha County Department of Planning and Development

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

PROPOSED ZONING

A-4

Rezone B-5 to A-4

Rezone B-5 to R-2

B-5

B-2

B-3

R-2

O.T.H. "A" (WI)

OLD GREEN BAY RD

CR

022-0105

022-0392

022-0385

022-0395

022-0380

021-0090

021-0221

021-0222

021-02

302.86'

183.24'

28.96'

147.29'

230.30'

342.45'

344'

344.00'

30'

60'

90'

25'

143.31'

291.91'

261.91'

120.77'

29.63'

165.73'

138.96'

225.76'

201.71'

40.0'

18.0'

204.40'

573

694.22'

703.17'

10.10'

66.06'

39.33'

1005.57'

1026.96'

1049.79'

40.13'

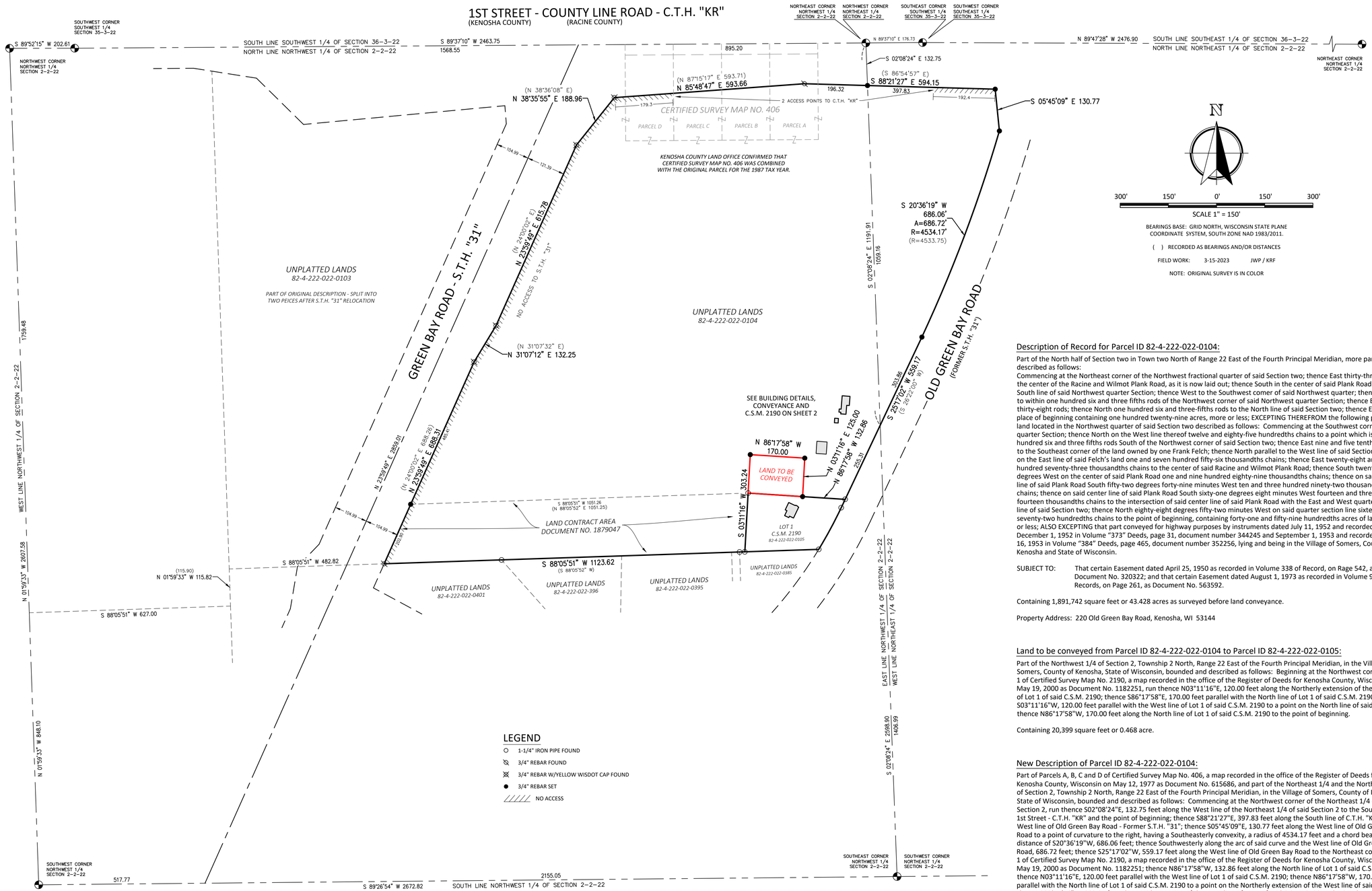
64.30'

1 inch = 40 feet

N
W E
S

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 INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY. 2023-06-06

Source: Kenosha County Department of Planning and Development



BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011.

( ) RECORDED AS BEARINGS AND/OR DISTANCES

FIELD WORK: 3-15-2023 JWP / KRF

NOTE: ORIGINAL SURVEY IS IN COLOR

Description of Record for Parcel ID 82-4-222-022-0104:

Part of the North half of Section two in Town two North of Range 22 East of the Fourth Principal Meridian, more particularly described as follows:
Commencing at the Northeast corner of the Northwest fractional quarter of said Section two; thence East thirty-three rods to the center of the Racine and Wilmot Plank Road, as it is now laid out; thence South in the center of said Plank Road to the South line of said Northwest quarter Section; thence West to the Southwest comer of said Northwest quarter; thence North to within one hundred six and three fifths rods of the Northwest corner of said Northwest quarter Section; thence East thirty-eight rods; thence North one hundred six and three-fifths rods to the North line of said Section two; thence East to the place of beginning containing one hundred twenty-nine acres, more or less; EXCEPTING THEREFROM the following parcel of land located in the Northwest quarter of said Section two described as follows: Commencing at the Southwest corner of said quarter Section; thence North on the West line thereof twelve and eighty-five hundredths chains to a point which is one hundred six and three fifths rods South of the Northwest corner of said Section two; thence East nine and five tenths chains to the Southeast corner of the land owned by one Frank Felch; thence North parallel to the West line of said Section two and on the East line of said Felch's land one and seven hundred fifty-six thousandths chains; thence East twenty-eight and nine hundred seventy-three thousandths chains to the center of said Racine and Wilmot Plank Road; thence South twenty-eight degrees West on the center of said Plank Road one and nine hundred eighty-nine thousandths chains; thence on said center line of said Plank Road South fifty-two degrees forty-nine minutes West ten and three hundred ninety-two thousandths chains; thence on said center line of said Plank Road South sixty-one degrees eight minutes West fourteen and three hundred fourteen thousandths chains to the intersection of said center line of said Plank Road with the East and West quarter Section line of said Section two; thence North eighty-eight degrees fifty-two minutes West on said quarter section line sixteen and seventy-two hundredths chains to the point of beginning, containing forty-one and fifty-nine hundredths acres of land, more or less; ALSO EXCEPTING that part conveyed for highway purposes by instruments dated July 11, 1952 and recorded December 1, 1952 in Volume "373" Deeds, page 31, document number 344245 and September 1, 1953 and recorded October 16, 1953 in Volume "384" Deeds, page 465, document number 352256, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

SUBJECT TO: That certain Easement dated April 25, 1950 as recorded in Volume 338 of Record, on Rage 542, as Document No. 320322; and that certain Easement dated August 1, 1973 as recorded in Volume 903 of Records, on Page 261, as Document No. 563592.

Containing 1,891,742 square feet or 43.428 acres as surveyed before land conveyance.

Property Address: 220 Old Green Bay Road, Kenosha, WI 53144

Land to be conveyed from Parcel ID 82-4-222-022-0104 to Parcel ID 82-4-222-022-0105:

Part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251, run thence N03°11'16"E, 120.00 feet along the Northerly extension of the West line of Lot 1 of said C.S.M. 2190; thence S86°17'58"E, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190; thence S03°11'16"W, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190 to a point on the North line of said Lot 1; thence N86°17'58"W, 170.00 feet along the North line of Lot 1 of said C.S.M. 2190 to the point of beginning.

Containing 20,399 square feet or 0.468 acre.

New Description of Parcel ID 82-4-222-022-0104:

Part of Parcels A, B, C and D of Certified Survey Map No. 406, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 12, 1977 as Document No. 615686, and part of the Northeast 1/4 and the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 2, run thence S02°08'24"E, 132.75 feet along the West line of the Northeast 1/4 of said Section 2 to the South line of 1st Street - C.T.H. "KR" and the point of beginning; thence S88°21'27"E, 397.83 feet along the South line of C.T.H. "KR" to the West line of Old Green Bay Road - Former S.T.H. "31"; thence S05°45'09"E, 130.77 feet along the West line of Old Green Bay Road to a point of curvature to the right, having a Southeasterly convexity, a radius of 4534.17 feet and a chord bearing and distance of S20°36'19"W, 686.06 feet; thence Southwesterly along the arc of said curve and the West line of Old Green Bay Road, 686.72 feet; thence S25°17'02"W, 559.17 feet along the West line of Old Green Bay Road to the Northeast corner of Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251; thence N86°17'58"W, 132.86 feet along the North line of Lot 1 of said C.S.M. 2190; thence N03°11'16"E, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190; thence N86°17'58"W, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190 to a point on the Northerly extension of the West line of said Lot 1; thence S03°11'16"W, 303.24 feet along said extension of the West line of Lot 1 of said C.S.M. 2190 to the Southwest corner of said Lot 1; thence S88°05'51"W, 1123.62 feet to the East line of Green Bay Road - S.T.H. "31"; thence N23°59'49"E, 688.31 feet along the East line of S.T.H. "31"; thence N31°07'12"E, 132.25 feet along the East line of S.T.H. "31"; thence N23°59'49"E, 615.78 feet along the East line of S.T.H. "31"; thence N38°35'55"E, 188.96 feet along the East line of S.T.H. "31" to the North line of C.T.H. "KR"; thence N85°48'47"E, 593.66 feet along the North line of C.T.H. "KR"; thence S88°21'27"E, 196.32 feet along the North line of C.T.H. "KR" to the point of beginning.

Containing 1,871,343 square feet or 42.960 acres after conveyance.

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

PART OF THE NE 1/4 AND NW 1/4 SECTION 2 - 2 - 22

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

FOR

MARK MUELLER

VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: CRL
DATE: 3-27-2023
CHECKED: MRM
DATE: 3-27-2023

2023.0033.01

SHEET 1 OF 2

Description of Record for Parcel ID 82-4-222-022-0105:

Lot 1 of Certified Survey Map No. 2190, recorded in Document No. 1182251, being part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East. Said land being in the Village (Town) of Somers, County of Kenosha and State of Wisconsin.

Containing 45,663 square feet or 1.048 acres before land conveyance.

Property Address: 250 Old Green Bay Road, Kenosha, WI 53144

Land to be conveyed from Parcel ID 82-4-222-022-0104 to Parcel ID 82-4-222-022-0105:

Part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251, run thence N03°11'16"E, 120.00 feet along the Northerly extension of the West line of Lot 1 of said C.S.M. 2190; thence S86°17'58"E, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190; thence S03°11'16"W, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190 to a point on the North line of said Lot 1; thence N86°17'58"W, 170.00 feet along the North line of Lot 1 of said C.S.M. 2190 to the point of beginning.

Containing 20,399 square feet or 0.468 acre.

New Description of Parcel ID 82-4-222-022-0105:

Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251, AND that part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Lot 1 of Certified Survey Map No. 2190, run thence N03°11'16"E, 120.00 feet along the Northerly extension of the West line of Lot 1 of said C.S.M. 2190; thence S86°17'58"E, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190; thence S03°11'16"W, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190 to a point on the North line of said Lot 1; thence N86°17'58"W, 170.00 feet along the North line of Lot 1 of said C.S.M. 2190 to the point of beginning.

Containing 66,062 square feet or 1.517 acres after conveyance.

County Certificate

I hereby certify that this lot line adjustment survey is approved by Kenosha County Planning & Development (as the Village's Planning and Zoning Agent) as being in compliance with Chapter 18 of the Code of General Ordinances and the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance.

VILLAGE OF SOMERS PLANNING

_____ Date

Luke Godshall
Senior Land Use Planner

Surveyor's Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

March 27, 2023

Mark R. Madsen

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

Documents used for Reference:

Plat of Right of Way - S.T.H. "31" Project T0472 (4)
Transportation Project Plat 3340-00-20 - S.T.H. "31" Relocation
Transportation Project Plat 3763-00-04KC - C.T.H "KR" Kenosha County
Certified Survey Map No. 406 Document No. 615686
Certified Survey Map No. 2190 Document No. 1182251
Plat of Survey for Lot Line Adjustment - J.K.R. Surveying - November 21, 2019
Plat of Survey - R.L. Smith - November 29, 1988

Award for Damages Document No. 1158609
Warranty Deed Document No. 1857997
Conveyance Document No. 344245
Conveyance Document No. 352256
Quit Claim Deed Document No. 816428
Quit Claim Deed Document No. 1879046
Land Contract Document No. 1879047

LEGEND

- ○ 1-1/4" IRON PIPE FOUND
- ⊘ 3/4" REBAR FOUND
- ⊠ 3/4" REBAR W/YELLOW WISDOT CAP FOUND
- ● 3/4" REBAR SET

N

80' 40' 0' 40' 80'

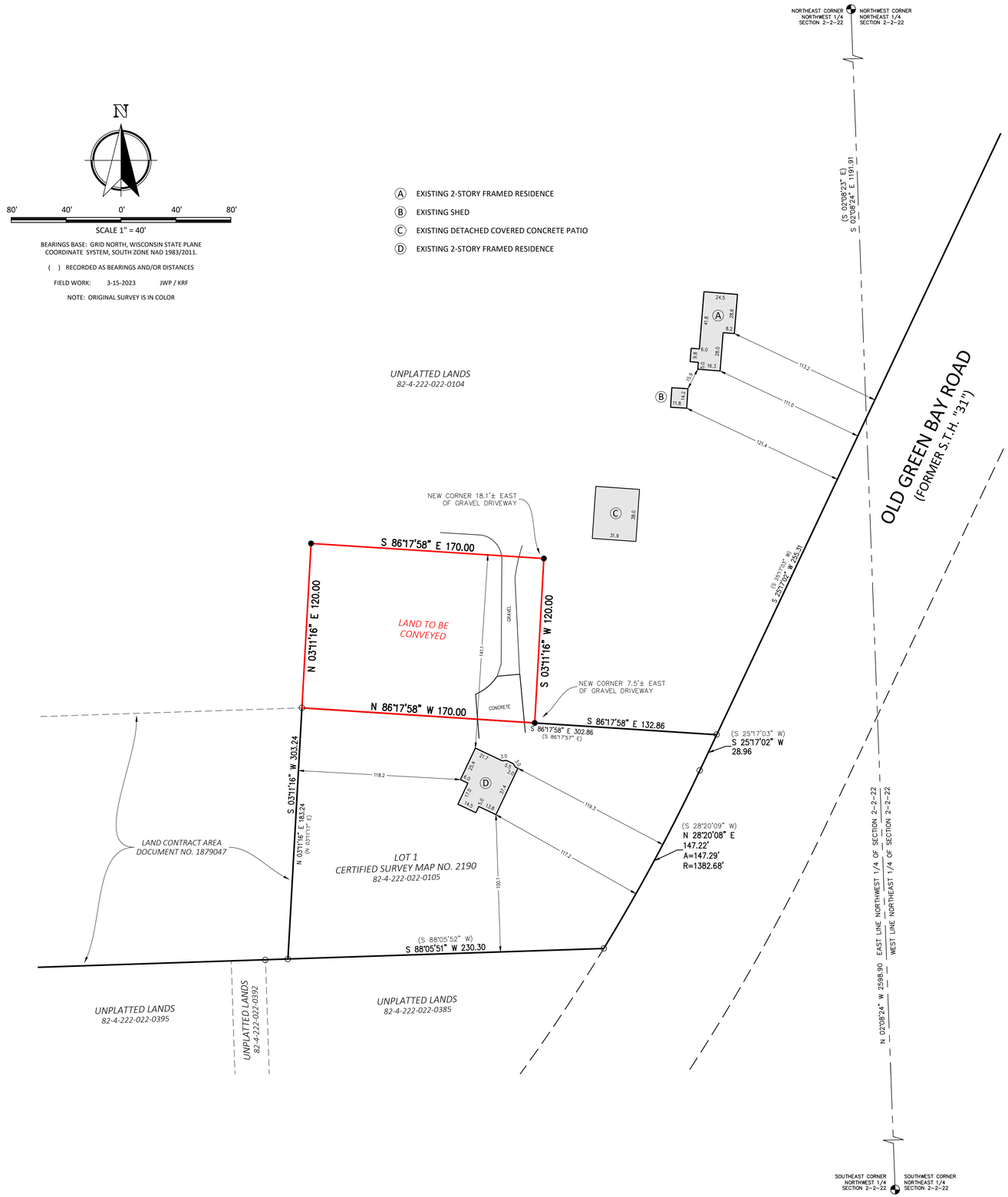
SCALE 1" = 40'

BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011.

( ) RECORDED AS BEARINGS AND/OR DISTANCES

FIELD WORK: 3-15-2023 JWP / KRF

NOTE: ORIGINAL SURVEY IS IN COLOR



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PART OF THE NE 1/4 AND NW 1/4 SECTION 2 - 2 - 22

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT
FOR
MARK MUELLER
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: CRL
DATE: 3-27-2023
CHECKED: MRM
DATE: 3-27-2023

2023.0033.01

SHEET 2 OF 2

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: **05-29-23**
MTG DATE: **06-12-23**
APP DATE: **04-28-23**
RE: **Rezoning of 4600 Green Bay Rd.**

BACKGROUND:

1. Petitioner/Agent: David A. Yontz, Brooks Pierce LLP
2. Property Owner: A Ray of Hope Neurology and Psychiatry IV WI, LLC (as of 5-22-23)
3. Location/Address: 4600 Green Bay Rd.
4. Tax key Number: 82-4-222-341-0071
5. Parcel Area: 1.25 acres
6. Existing Zoning: B-1 Neighborhood Business Dist.
7. Proposed Zoning: B-3 Highway Business Dist.
8. Current Land Use: Commercial
9. Proposed Land Use: Commercial

OVERVIEW:
The Petitioner proposes to rezone the subject to property from B-1 Neighborhood Business District to B-3 Highway Business District, to allow for the operation of a neurology and psychiatry clinic.

PLANNER COMMENTS:
The intended use of the property for a medical clinic is permitted as an allowable principal use under the B-2 Community Business and B-3 Highway Business Districts, but not under the existing B-1 Neighborhood Business District and thus the need for the rezoning request. Given its location on State Trunk Highway 31/Green Bay Rd., the B-3 Highway Business District would be the appropriate zoning to assign this property. Also, the adopted long-range land use plan for this area is shown as 'Commercial', which supports B-3 zoning.

This property previously had a Declaration of Restrictions recorded against it back in 1994 which prohibited certain types of businesses on the property, with psychiatric clinics being one of them. That deed restriction has recently been lifted with a Release of Restrictions document recorded in Kenosha County Register of Deeds on May 22, 2023. The three neighboring property owners listed as "Benefitted Properties" in the Declaration of Restrictions document from 1994 have all signed off on the recently recorded Release of Restrictions document.

The property has recently been sold, having been deeded from "ROA, LLC" to "A Ray of Hope Neurology and Psychiatry IV WI, LLC" on May 22, 2023.

As stated in Exhibit A of the submitted application, the proposed clinic would operate within normal business hours and would not involve inpatient care. Some interior renovations are proposed for the building, which are shown in Exhibit B of the submitted application. No expansion to the existing 4,594 sq. ft. building footprint is proposed.

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

The existing site currently exceeds the number of parking spaces required for the proposed use, as there are currently 28 parking spaces on site. Based on the square footage of the building (4,594 sq. ft.), this provides 1 space for every 164 sq. ft. which exceeds the Village zoning ordinance standard of providing 1 space for every 250 sq. ft. for a medical office use.

STAFF RECOMMENDATION:
Given the property's location on STH 31/Green Bay Rd. and the adopted long-range land use plan category of 'Commercial', staff would support a recommendation of approval of the proposed rezoning.

BROOKS PIERCE
FOUNDED 1897

DAVID A. YONTZ
WELLS FARGO CAPITOL CENTER
150 FAYETTEVILLE STREET, SUITE 1700
RALEIGH, NORTH CAROLINA 27601
POST OFFICE BOX 1800
RALEIGH, NORTH CAROLINA 27602

T 919-882-2540
DYONTZ@BROOKSPIERCE.COM

April 27, 2023

RECEIVED
APR 28 2023
Kenosha County
Planning and Development

VIA FED EX

Luke Godshall
Senior Land Use Planner
Kenosha County Public Works &
Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104

Re: 4600 Green Bay Road – Application for Rezoning to B-3

Luke:

Enclosed herewith please find:

1. Application for rezoning with respect to the above-referenced property (10 copies);
2. Check in the amount of $1,450.00;
3. Copy of authorization letter from existing property owner.

As discussed, we are hopeful that this can be placed on the agenda for the Plan Commission's meeting for June 12, 2023. Please let me know if you have any questions or comments or need any additional information. When possible, I would appreciate your confirmation that we will be placed on said agenda.

Thank you for all of your time and attention. It is greatly appreciated.

Sincerely,

THANK YOU!

David A. Yontz

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Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
APR 28 2023
Kenosha County Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
ROA, LLC

Print Name: Matthew Carlson Signature: DocuSigned by: Matthew Carlson EDEB6A33E5B0407...

Mailing Address: 4600 Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: 262-652-6671 E-mail (optional): mcarlson@platinumsystems.net

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: David A. Yontz Signature:

Business Name: Brooks Pierce LLP

Mailing Address: 1700 Wells Fargo Capitol Center, 150 Fayetteville Street

City: Raleigh State: NC Zip: 27601

Phone Number: 919-882-2540 E-mail (optional): dyontz@brookspierce.com

(c) Tax key number(s) of property to be rezoned:
82-4-222-341-0071

Property Address of property to be rezoned:
4600 Green Bay Road, Kenosha, WI 53144

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

REZONING APPLICATION

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

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

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

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

REZONING APPLICATION

(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.

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RECEIVED
APR 28 2023
Kenosha County
Planning and Development

ROA, LLC
4600 Green Bay Road
Kenosha, WI 53144

April 27, 2023

Kenosha County Public Works & Development Services
Division of Planning & Zoning
19600 75th Street, Suite 185-3
Bristol, WI 53104
Attn: Luke Godshall

RE: Rezoning Application for 4600 Green Bay Road, Kenosha, Wisconsin

Ladies and Gentlemen:

ROA, LLC ("Owner") is the current owner of the above-referenced property. Owner is under contract to sell the Property to Dr. Geeta Bansal ("Buyer"). Owner understands that Buyer intends to pursue a rezoning application, requesting the property be zoned under the B-3 classification. Owner hereby authorizes Buyer (or its attorney, as provided below) to submit and pursue such rezoning application. As such, Buyer (or its attorney) is hereby appointed Owner's agent for such purposes. Buyer's attorney information is:

David A. Yontz
Brooks Pierce LLP
1700 Well Fargo Capital Center
150 Fayetteville Street
Raleigh, NC 27601

Thank you,

ROA, LLC

DocuSigned by:
By: Matthew Carlson
EBEB6A33E5B8407...
Name: Matthew Carlson
Title: Manager

EXHIBIT A

This application is being submitted in connection with a proposed sale of the property located at 4600 Green Bay Road, Kenosha, Wisconsin (the "Property"). The current owner of the Property is ROA, LLC ("ROA"). ROA has entered into a contract to sell the Property to Dr. Geeta Bansal ("Dr. Bansal"). For clarity, it is anticipated that Dr. Bansal will assign the purchase contract to a newly formed entity controlled by Dr. Bansal, which entity will ultimately take title to the Property.

Dr. Bansal is a triple board certified physician and has been in the local Kenosha community since the summer of 2022 (working out of another medical office that is less than a mile away from the Property). Dr. Bansal also operates a practice known as "A Ray of Hope: The Great Lakes Institute of Neurology and Psychiatry" located at 1860 W. Winchester Road, Suite 106, Libertyville, Illinois.

Dr. Bansal would use the Property for a private neurology and psychiatry medical practice (medical only, non-surgical). The hours of operation for the practice will be standard business hours (e.g., generally 8:30-5:00), there will be no inpatient care, and the use is not anticipated to generate any additional noise, increased burden on traffic or parking, or other nuisance factors. The practice will strive to be a friendly and cooperative neighbor and already has established relationships with other physicians and hospital systems in the Kenosha community.

Dr. Bansal believes there is a large need for neurological and psychiatric care in the Kenosha community, and intends to provide such care in a first class manner. She also believes the intended use would be complimentary to other existing medical practices in the area.

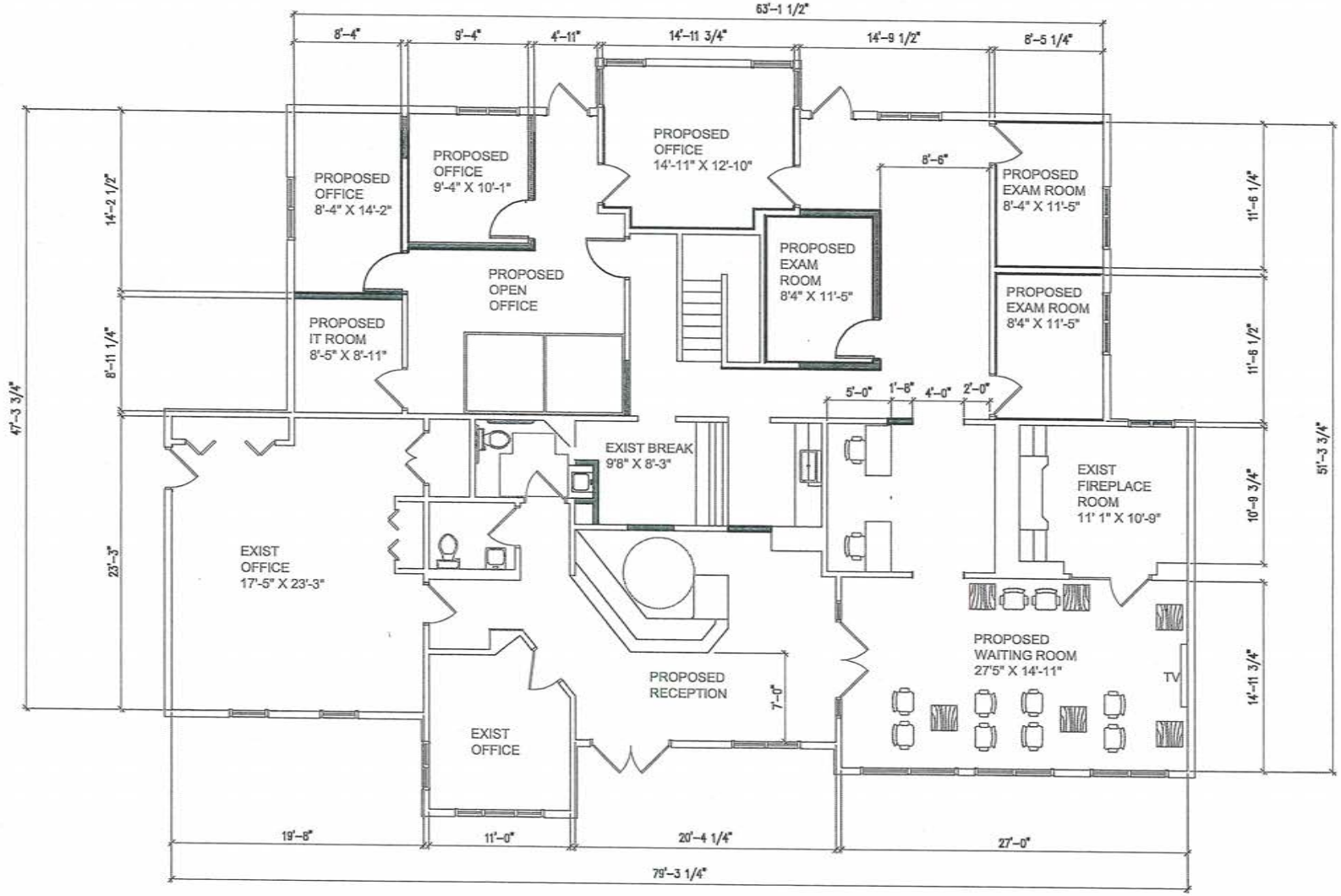
Upon closing of the sale transaction, Dr. Bansal plans to perform certain interior renovations to the Property, but does not plan any expansion of the building footprint. For reference, we are submitting herewith the current version of the architectural plans for the interior renovations (although Dr. Bansal understands that she may need to separately obtain any required building or similar permits). Those plans are attached hereto as Exhibit B.

Attached hereto as Exhibit C is an existing survey of the Property. Also attached as part of said Exhibit C is a GIS plan showing the neighboring properties and their respective zoning classifications.

EXHIBIT B

INTERIOR RENOVATION PLANS

[attached on pages that follow]



PROPOSED FIRST FLOOR PLAN

4600 GREEN BAY RD.

KENOSHA WISCONSIN

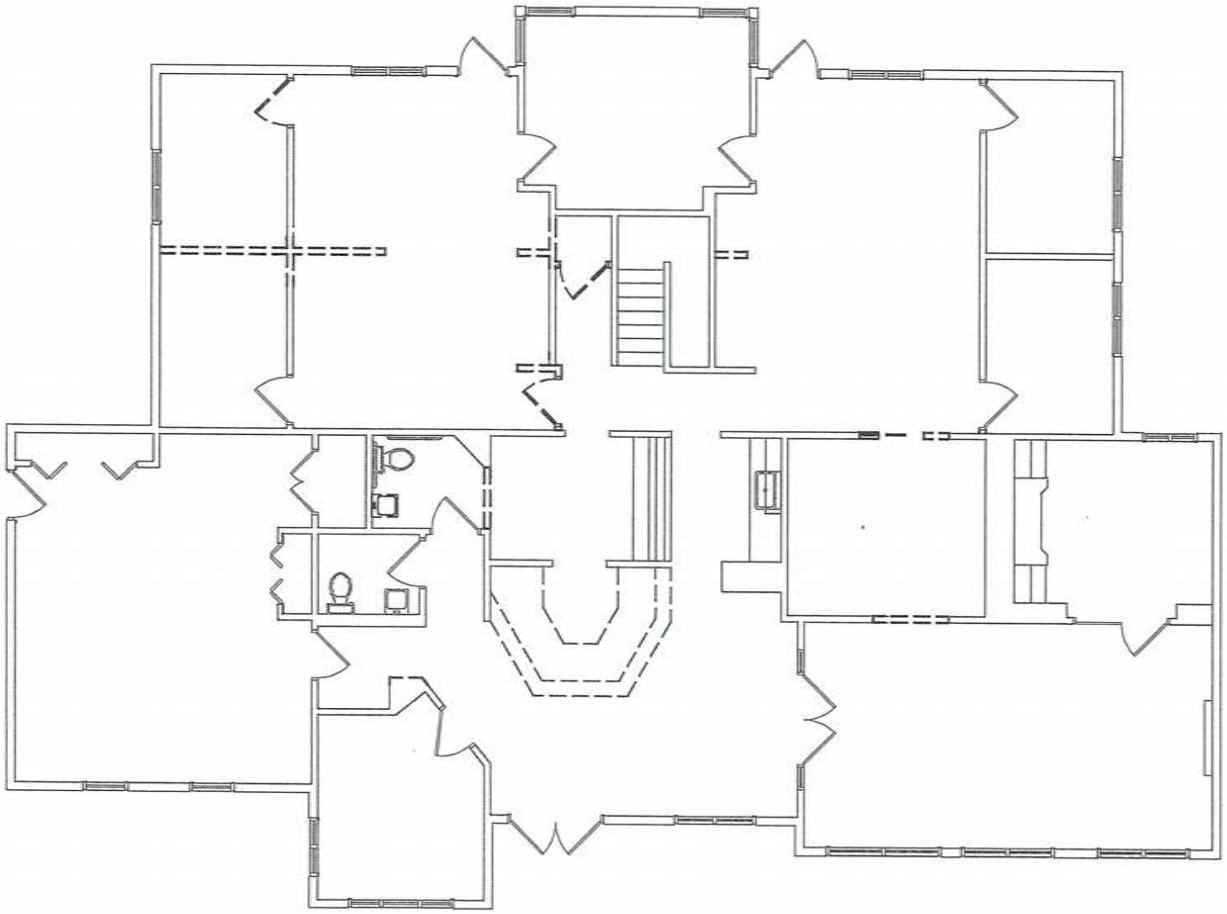
A+M ARCHITECTS, LLC
36837 N Lake Street
Ingleside, Illinois 60041
TEL: 815-790-6401

0 8' 16'

N

Date:	04/12/23
Dwg:	23-042
Drawn by:	staff
© 2023 A+M Architects	

A1



FIRST FLOOR DEMO PLAN

4600 GREEN BAY RD.

KENOSHA WISCONSIN

A+M ARCHITECTS, LLC
36837 N Lake Street
Ingleside, Illinois 60041
TEL: 815-790-6401

0 8' 16'

N

Date: 04/12/23
Dwg: 23-042
Drawn by: staff
© 2023 A+M Architects

D

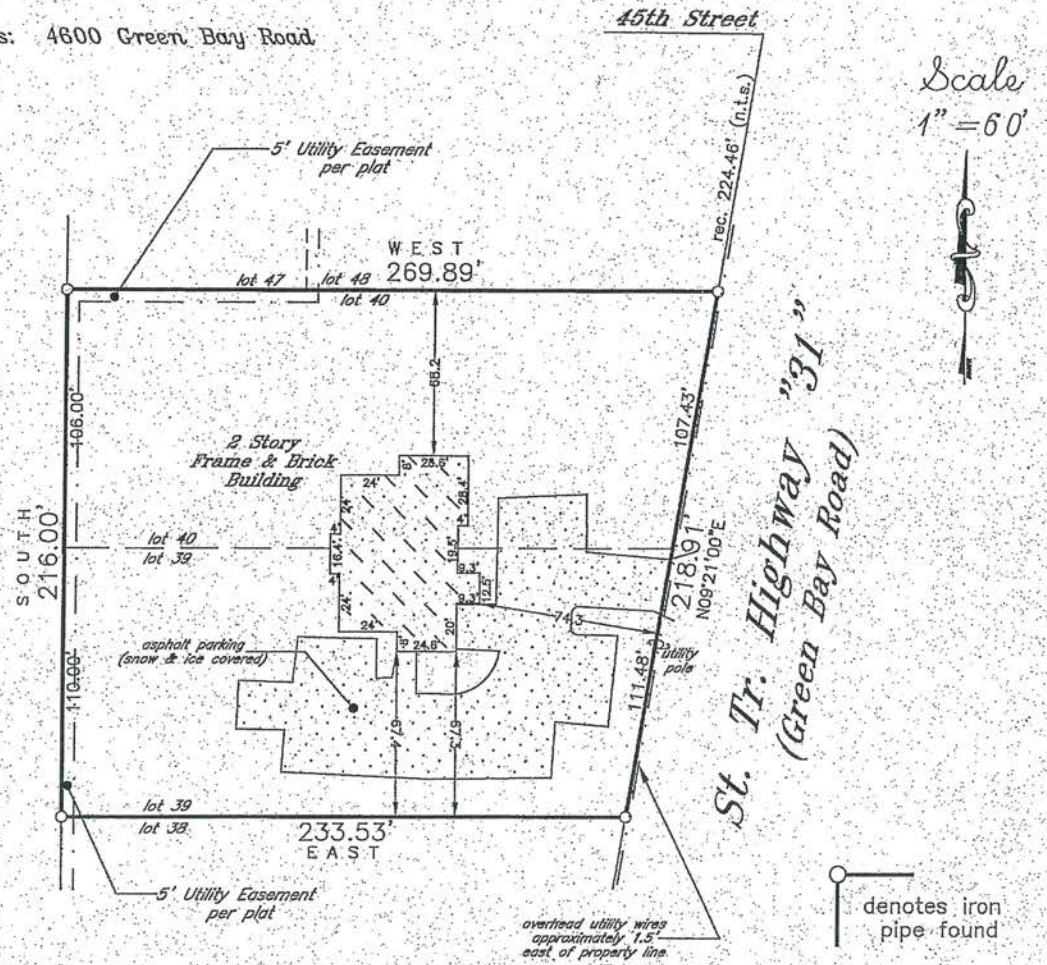
EXHIBIT C

SURVEY AND GIS MAP

[attached on pages that follow]

80-4-222-341-0071

address: 4600 Green Bay Road



LEGAL DESCRIPTION (AS FURNISHED).....

Lots 39 and 40, Valley View, a subdivision of part of the Northeast 1/4 of Section 34, Township 2 North, Range 22 East of the Fourth Principal Meridian, according to the Plat and Survey of said subdivision on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin; Excepting therefrom land conveyed in Quit Claim Deed from Larry Ancona and Antoinette Sustache to State of Wisconsin, Department of Transportation dated November 4, 1987 and recorded in Volume 1296 of Records, Page 793, as Document No. 792938. Said land being in the Town of Somers, County of Kenosha, State of Wisconsin.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI. 53143
phone 262-652-8110 fax 262-652-9695

tax key no.: 80-4-222-341-0071

TO: Flagstar Bank, fsb and Knight-Barry Title, Inc.

I hereby certify that the above described property was surveyed under my direction and that this plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and those who purchase, mortgage or guarantee the title thereto, within one (1) year from the date hereof.

WISCONSIN
JEFFREY K. RAMPART
2141
KENOSHA, WI
LAND SURVEYOR

SURVEYOR

January 30, 2007
Revised 1/31/07

Plat of Survey of

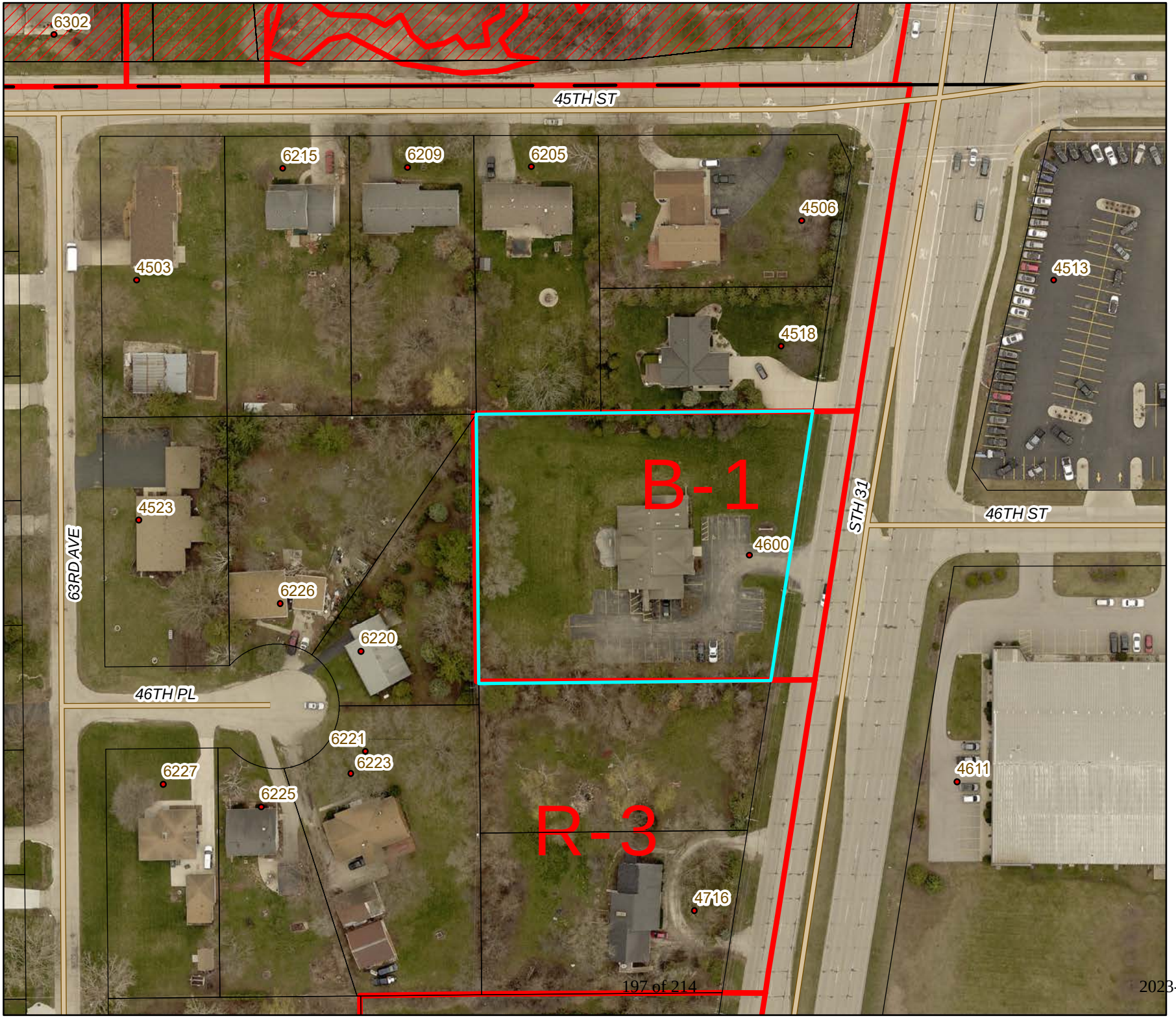
LOTS 39 & 40 IN

VALLEY VIEW

in NE1/4 Section 34-2-22

TOWN OF SOMERS
KENOSHA COUNTY, WIS.

-for-
Bodman, LLP



Kenosha County

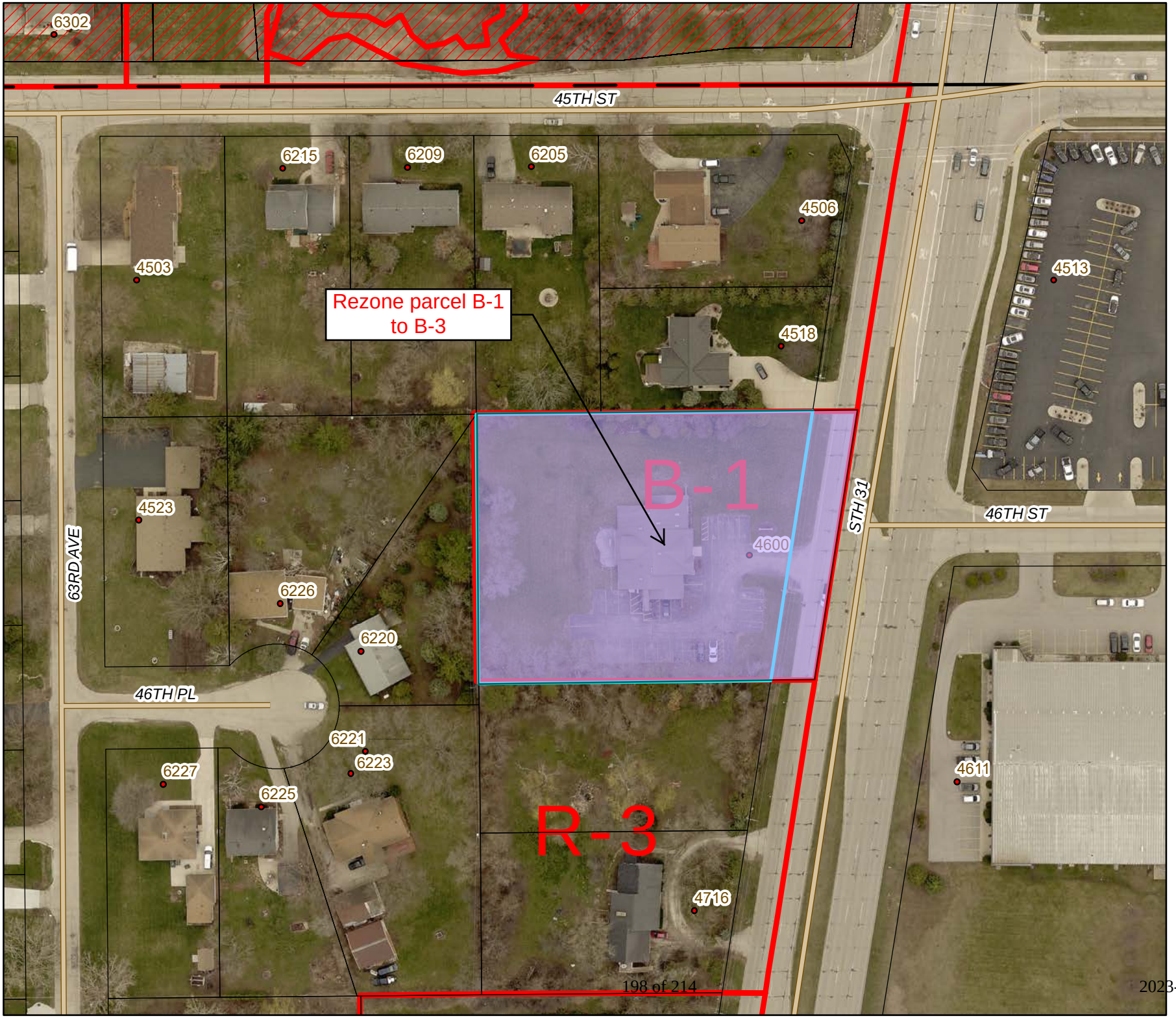
EXISTING ZONING

N
W E
S

1 inch = 100 feet

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 INACURACIES HEREIN CONTAINED. IF DESCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

2023-05-06



Kenosha County

PROPOSED ZONING

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1 inch = 100 feet

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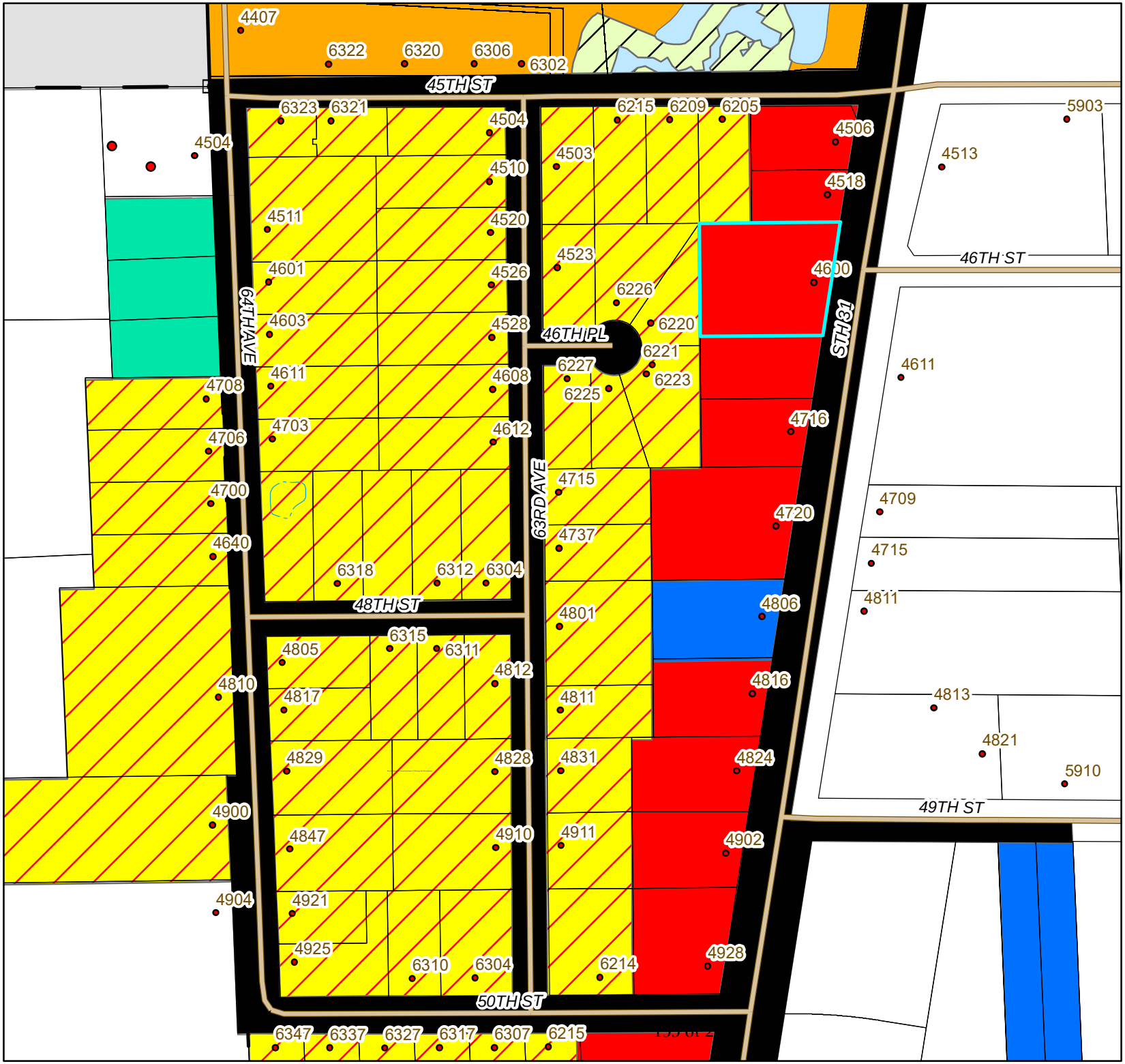
2023-05-06



Kenosha County

Legend

Somers Future Land Use

Future Land Use Categories

- Farmland Protection
- General Agricultural and Open Land
- Rural-Density Residential (5 - 9.99 AC/DU)
- Suburban-Density Residential (40,000 SF to 4.99 AC/DU)
- Medium-Density Residential (6,000 SF to 39,999 SF/DU)
- High-Density Residential (< 6,000 SF/DU)
- Mixed Use
- Commercial
- Business/Industrial Park
- Office/Professional Services
- Industrial
- Governmental and Institutional
- Park and Recreational
- Trans., Comm. and Utility
- Landfill
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Other Conservancy Land to be Preserved
- Surface Water
- Street and Highway Right-of-Way

N
W E
S

1 inch = 250 feet

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 [illegible] 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.

2023-06-06

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May 2015

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: April 28, 2023

☐ **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): June 12, 2023

Village Board meeting date (tentative): June 27, 2023

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

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IMPORTANT TELEPHONE NUMBERS

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

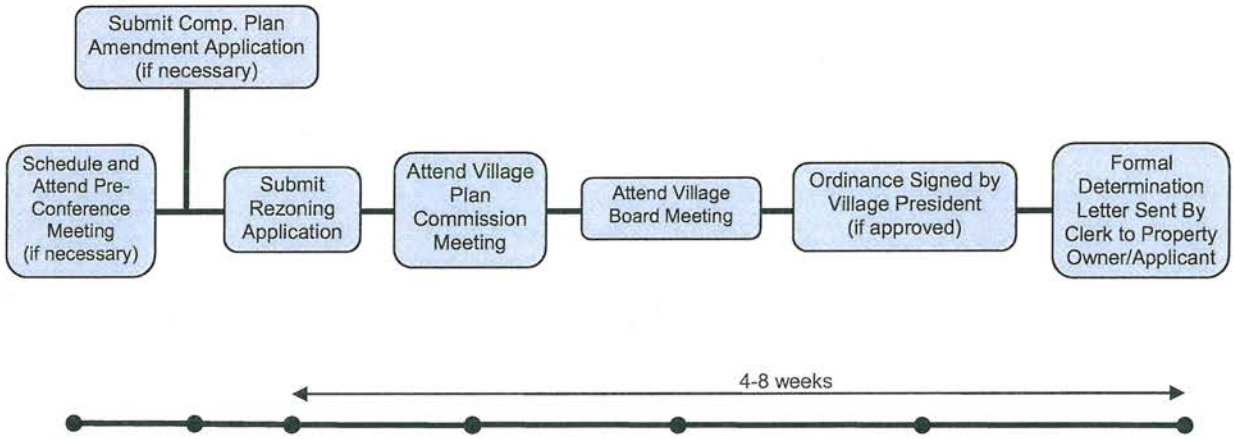
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

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

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: **2023-06-01**
RE: **Diamond Estates of Somers – condominium plat concept**

Project: Diamond Estates of Somers Condominium
Developer: BluePaint Development
Parcel(s): 83-4-223-082-0191

Proposed Use: Condominium plat consisting of 17 single-family homes

Sanitation: municipal sewer

Environmental Factors: Wetlands, Environmental Corridor

Existing Land Use Plan: High-Density Residential, Primary Environmental Corridor
Proposed Land Use Plan: No change proposed

Current Zoning: R-11, C-1, C-2
Proposed Zoning: No change proposed

Project Overview:
The Petitioner is requesting a conceptual review of a proposed single-family residential condominium development, to be located on the east side of Sheridan Rd. along Lake Michigan on tax parcel # 83-4-223-082-0191.

This property had previously received Village Board approval for a 68-unit apartment development. The Petitioner has now decided to revise the proposal for the site and now would like to pursue developing 17 single-family homes on the property that would be owner-occupied rather than rental, and resulting in a much lower density, from around 15 dwelling units per acre to around 4 dwelling units per acre. In order to accomplish this, the Petitioner would need to submit preliminary and final condominium plats to be approved by the Board.

The submitted project information indicates that the development would offer three different types/styles of homes ranging from 1900 sq. ft. - 2430 sq. ft. Example photos of what the homes may look like on the exterior and interior were also submitted. The conceptual site plan shows that the placement of the homes avoids a previously delineated wetland area on the southeast portion of the site, and for the most part avoids the delineated Primary Environmental Corridor (PEC), save for possibly 1 or 2 of the homes on the south side of the site.

Due to the conceptual nature of the submitted site plan, it is unclear if proposed structures would meet required principal building setbacks for the R-11 district. The Petitioner could request zoning

approval for a PUD Planned Unit Overlay District to allow for certain deviations from the zoning ordinance or other Village ordinances. If this is the case, a rezoning application would have to be submitted in order to request the PUD overlay zoning that would be specific to this new proposal.

- **Necessary Applications/Approvals for this project would include:**
  - Condominium Plats (preliminary and final plats)
  - Overall site plan
  - Building fenestration
  - Stormwater management plan

May 29, 2023

TO: Village of Somers Board Commissioners
Kenosha County Planners

From: Diamond Estates of Somers

RE: Development of 743 Sheridan, Somers, WI

To Whom It May Concern:

We want to thank you for your continued support of the development for the site commonly known as 743 Sheridan Road. After extensive work with the Village, on July 27th, 2022 a Development Agreement was entered into between the Village of Somers and Diamond Estates of Somers ("Diamond Estates") wherein the underlying zoning was changed from B-3 Highway District to R-11 Multiple-Family Residential District for the development of 68 "for rent" apartments. Since that time the capital markets have changed and despite Diamond Estates best efforts, to date financing for the project has remained elusive. Diamond Estates continues to seek financing for the Development, but the market continues to contract for the financing necessary to complete the Development. The site remains one of the very best sites in the area and Diamond Estates remains committed to the Development of the site with a plan consistent with the surrounding neighborhood and beneficial to the Village of Somers.

To that end, Diamond Estates submits the attached revised concept for the site, modifying the project from a "for rent" apartment complex to a "for sale" higher end single family home development, reducing the density from approximately 15 per usable acre to just under 4. The Development will feature 17 single family dwelling units with a graceful layout that permits unobstructed Lake Michigan Views.* There will be three models offered, two with first floor Master Bedrooms and the third with a second floor Master Bedroom. The homes will range from 1,900 sq.ft. to 2,430 sq.ft. The single zoning lot will contain a condominium plat for the 17 units. Because of the nature of the project, financing is immediately available and we expect to commence construction as quickly as a substituted site plan can be administered.

Thank you for your consideration of the Development and we look forward to addressing any questions you may have.

Thank you,

David Wallach

**The renderings attached are an "artists rendition" and we do not expect palm trees to be a feature of the development.*

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Lake Michigan Estates

Located on the Lake Michigan in Somers, Wisconsin will be a new development of 17 innovative single family homes. Highly stylized with open floor plans with huge custom windows, lighting, and sustainable materials. These homes priced $800,000 to $900,000 will reach a market that is looking for a Primary or a 2nd home located on the Lake, in a planned community, with convenient access to schools, recreation, and town. With 3 floor plans to choose from , and 2 car attached garages, there is no other supply in the market that competes with project. As we recover from the pandemic, there is still a substantial lack of inventory in the market place. Over the last 3 years, the market has shown that properties that are in turn key, or perfect move in ready condition sell quicker and at a premium.

The most relevant comparable is 8609 Lake Shore Drive in Pleasant Prairie. It sold for $890,000-February 25, 2019. It had 2024 sf and was 3 beds 2.1 baths. Beautifully built and newer in superb condition it sold at a record price.

As noted in Crain's and other real estate publication's, Chicagoland's vacation home market is growing and pricing has been driven up by owners giving buyers fewer options.

LINDA LEVIN

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As you can see from the attached comparables of new construction homes within a 10 mile radius of Lake Michigan Estates as well as the comparables of homes exclusively on the Lake, the inventory of homes available is extremely low. This has been the case for the last 24 months, and it does not appear that there are any changes on the horizon. Lake Michigan Estates will provide the high-end new construction inventory that the market needs. The Aubrun Hills in Caledonia has homes selling for mid $600,000 but does not offer the prime lake front location or quality that Lake Michigan Estates will provide. Creek side terrace in Pleasant Prairie delivered new construction homes at $729,488 with yearly dues of $380 last fall. The market is getting more competitive as the demand for well built single family home in superb Lake front locations increases.

Lake Michigan Estates, Somers, WI
Seventeen Homes - One Magnificent Lakefront

Lake Michigan Estates - Seventeen Magnificent Homes

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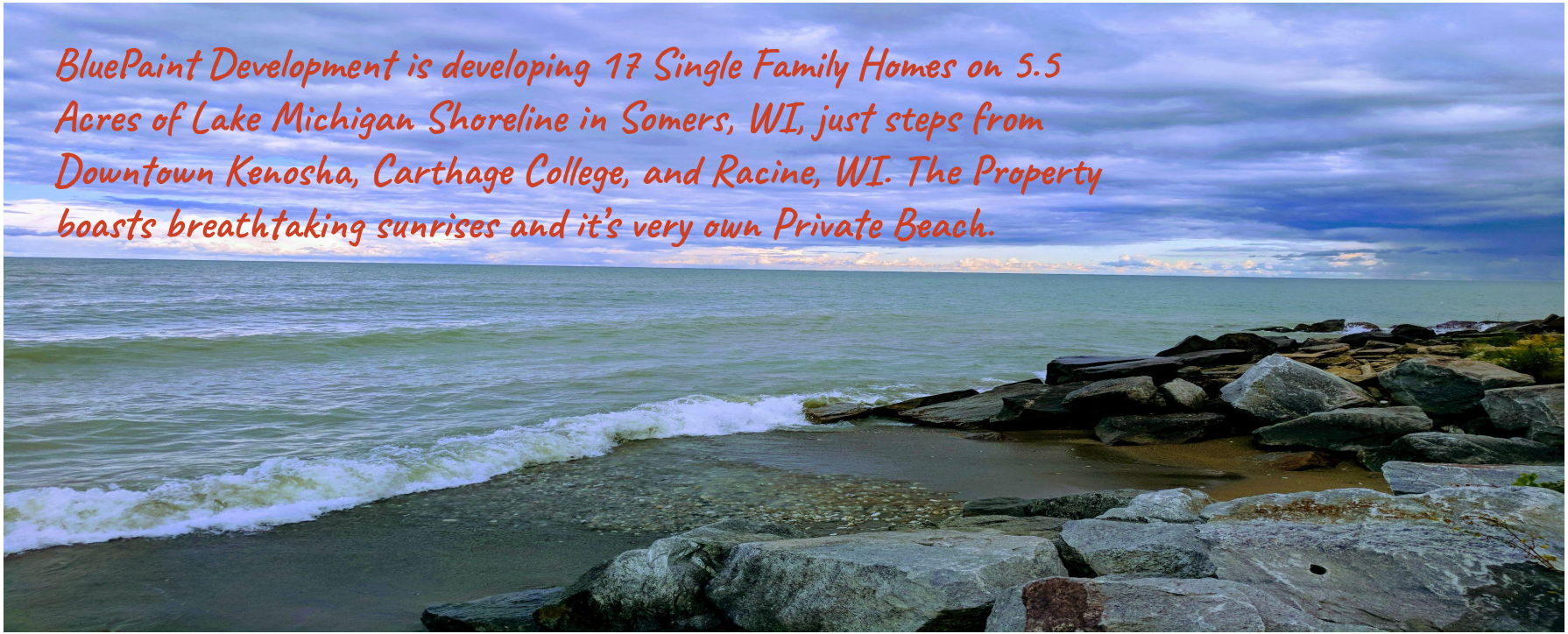
Lake Michigan Estates - Seventeen Magnificent Homes



Lake Michigan Estates - Seventeen Magnificent Homes

Inspired by Wisconsin's rich history of farmhouse design, these homes boast open floor plans and an abundance of windows. A true entertainers dream, the gourmet kitchens with custom cabinetry and expansive islands flow into the dining areas, living rooms and decks overlooking Lake Michigan. Retreat to the primary bedrooms suite with luxurious baths, also overlooking Lake Michigan. Three floor plans to choose from, including one with a Master Suite on the 1st floor. Two car garages are standard. These three gracious homes feature second-to-none energy efficiency and superior air quality. Steps to Private Beach Area - truly one-of-a-kind.

Lake Michigan Estates - Seventeen Magnificent Homes

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Lake Michigan Estates - Seventeen Magnificent Homes

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BluePaint Development

FOR MORE INFORMATION CONTACT

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