

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

**Village Plan Commission Meeting
Agenda
Monday, April 10, 2023
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of March 13, 2023 Meeting
4. Correspondence
5. Citizen Comments

6. **Rezone:**

Public Hearing and Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to A-4 Agricultural Land Holding Dist. & A-1 Agricultural Preservation Dist., on Tax Parcel #82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers.

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

Public Hearing and Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent), requests approval of a Certified Survey Map (undated CSM prepared by Ryan Wilgreen of Excel Engineering) to create one (1) 25.00-acre Lot and one (1) 37.027-acre Lot from Tax Parcel # 82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers.

8. Adjourn

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

Dated this 3rd day of April, 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
March 13, 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 Scott Fredrick
- Commissioner Sandee Gardinier
- Commissioner Don Boxx

Absent: Commissioner Paul Aiello

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier, Fire Chief Ben Andersen, Trustees Gregg Sinnen, Jackie Nelson, Ben Harbach and Karl Ostby

Kenosha County Planners: Andy Buehler and Luke Godshall

Kenosha County Sheriff: Two deputies

Others: Bill Morris, Paul Bhardwaj

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of Feb. 13, 2022

Commissioner Boxx moved to approve to the minutes.

Seconded by Commissioner Grimes. Motion carried. 6-0 vote.

4. Correspondence

None

5. Citizen Comments

None

6. Plan Commission Conceptual Approval:

Discussion and Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent); requesting a conceptual approval for a fueling station with convenience store containing restaurants with outside dining, bar, medical clinic and salon; on Tax Parcel #82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a rezoning, Conditional Use Permits, a Certified Survey Map (land division), overall site, building, landscaping and lighting plans, and stormwater management plan. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Rd.)*

Comments:

Commissioner Grimes:

- points out that the project is dependent on the hotel being part of it
- brings out concerns about stormwater and detention ponds
- drive thru staging needs addition space
- size of the sign

Commissioner Boxx

- mentions another project that came in front of the plan commission on the other side of the road and what the feedback they received
- mentions that he is not in favor of a large diesel operation

Commissioner Lee

- brings out concerns about stormwater and detention ponds

Commissioner Fredrick

- agrees with other comments about a diesel operation
- brings out concerns about truck parking
- brings out concerns about stormwater and wetlands

Commissioner Gardinier

- Asks about the acreage
- Agrees with other and their concerns about stormwater

Chairman Stoner

- reiterates the village's desire for a hotel
- mentions past meetings with the developer
- mentions some feedback from local universities as to their use of the hotel
- mentions his opposition to a diesel operation
- likes the service center

- mentions that he will defer to the engineer for the stormwater
- mentions that the property is in a TIF area

Paul Bhardwaj responds to comments

- mentions this project is unique in its size and the presence of a restaurant and other retail
- mentions the need for diesel trucks to support the project
- mentions that without the diesel, the project would have to be scaled down and no longer include a restaurant, but could include a fast-food place
- mentions that 88-room hotel will happen and the feasibility study came back positive

Chairman Stoner responds that other businesses are being successful without diesel at the Highway 50 exit and there is no support for a diesel facility. He mentions that the building looks good and so does the landscaping.

Don Boxx mentions that a similar project with diesel was not approved

7. Adjourn

Commissioner Boxx moved to adjourn.

Seconded by Commissioner Grimes. Motion carried 6-0 vote.

Drafted this 14th day of Feb. 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, Senior Land Use Planner
RPT DATE: 03-28-23
MTG DATE: 04-10-23
APPLN DATE: 02-13-23
RE: Golden Oil LLC CSM & Rezoning

PROJECT/SITE INFO:

1. Petitioner/Agent: Paul Bhardwaj, Golden Oil LLC
2. Property Owner: Arlo F and Jeanne L Funk Trust
3. Location/Address: NE corner of CTH E & East Frontage Road
4. Tax key Number(s): 82-4-222-073-0102
5. Area: 62.02 acres
6. Existing Zoning: A-1 Agricultural Preservation Dist., FPO Floodplain Overlay Dist.
7. Proposed Zoning: A-4 Agricultural Land Holding Dist., A-1 Agricultural Preservation Dist., FPO Floodplain Overlay Dist.
8. Existing Land Use: Business/Industrial Park
9. Proposed Land Use: Business/Industrial Park

PROJECT OVERVIEW:

The Petitioner is proposing to split the subject parcel into one (1) 25-acre Lot and one (1) 37.027-acre remnant Lot via Certified Survey Map. The Petitioner intends to purchase Lot 1 of the CSM to be used as the site for potential future development, while Lot 2 of CSM would remain owned by the current parcel owner. A rezoning of Lot 1 of the CSM is being requested from A-1 Agricultural Preservation District to A-4 Agricultural Land Holding District.

PLANNER COMMENTS:

The A-4 zoning on Lot 1 of the proposed CSM will essentially act as a “placeholder” zoning district. A zoning change will eventually need to be requested from A-4 into an appropriate zoning category once specific plans and uses for the future development of the Lot are finalized by the Petitioner.

The submitted Certified Survey Map generally complies with the Village of Somers Land Division and Platting Control Ordinance. Noted below are several recommendations for revisions to be made to the CSM prior to its recordation in the Kenosha County Register of Deeds office.

STAFF RECOMMENDATION:

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

1. The Certified Survey Map shall be subject to the following:
 - a. Subject to revising the CSM to address review comments from the Wisconsin Department of Administration’s March 13, 2023 review letter.



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- b. Subject to making the following revisions to the CSM:
1. Add date of map.
 2. Add the name & address of the developer/subdivider to Sheet 1 of the CSM.
 3. Add a note indicating the proposed Lots will be served by municipal sewer.
 4. On Sheet 1, revise the 100 year floodplain boundary line to match that as shown on FEMA Map No. 55059C0064D, specifically a portion of the northeast area of Lot 1 which is outside of Zone “AE”.
 5. On Sheet 1, add shading to areas indicated as Flood Zone “AE” (Flood Zone “X” areas are noted as “unshaded”, implying that other areas are shaded).
 6. On Sheet 2, revise the note to indicate the date wetlands were delineated by Evergreen Consultants LLC.
 7. Add existing and proposed topographic contours at vertical intervals of not more than two feet to the face of the CSM.
 8. Add a 50’x50’ vision corner easement at the southwest corner of Lot 1.
 9. Add the following vision corner easement note to the face of the CSM:
“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 village road intersection with any other federal, state or county highway or village road or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet.”
 10. On Sheet 6, remove the “Plan Commission Approval” signature area (only Village Board approval is required).
- c. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.
- d. 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.
- e. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.



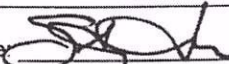
VILLAGE OF SOMERS

Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Sidney A. Funk, as Successor Trustee of the Arlo F. and Jeanne L. Funk Trust u/a/d 12-06-95

Print Name: ARLO F & JEANNE FUNK TRUST
SIDNEY A. FUNK - TRUSTEE Signature: 

Mailing Address: 27822 Santa Anita Blvd

City: Wesley Chapel State: FL Zip: 33544

Phone Number: 813 478 1265 E-mail (optional): FUNK.SID@GMAIL.COM

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

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

Print Name: Paul Bhardwaj Signature: 

Business Name: Golden Oil LLC

Mailing Address: 1170 22nd Avenue

City: Kenosha State: WI Zip: 53140

Phone Number: 262-425-1500/675 E-mail (optional): paul@goldenoilcompany.com

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

82-4-222-073-0102 Lot 1 A1 to A4; Lot 2 to Remain A1

Property Address of property to be rezoned:

No assigned address

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

A-4 - Potential future development for Lot 1. Lot 2 to remain A-1 zone.

REZONING APPLICATION

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

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

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

SMF

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:

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
<input checked="" type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> 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: 19 County Board Supervisor: Brian Bashaw

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

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

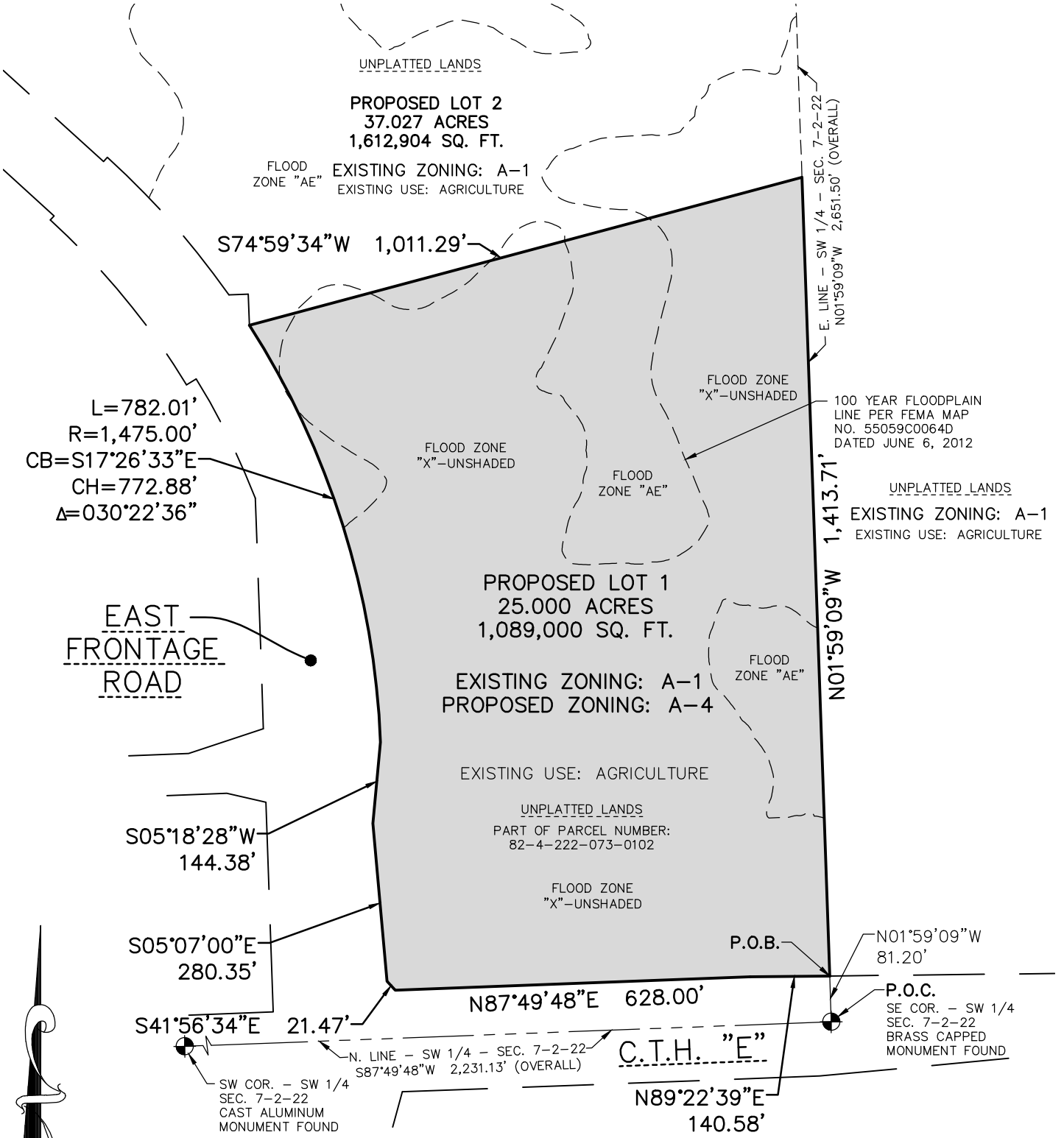
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

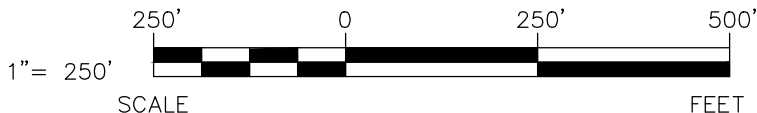
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may 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.

ZONING EXHIBIT



ZONING KEY	
A-1	AGRICULTURAL PRESERVATION DISTRICT
A-4	AGRICULTURAL LAND HOLDING DISTRICT



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JOB NO. 2266000

Zoning Legal Description

Part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 7; thence North 01°-59'-09" West along the East line of said Southwest 1/4, a distance of 81.20 feet to the North right-of-way line of County Trunk Highway "E", said point being the point of beginning; thence continuing North 01°-59'-09" West along said East line, a distance of 1,413.71 feet; thence South 74°-59'-34" West, a distance of 1,011.29 feet to the Easterly right-of-way line of the East Frontage Road; thence Southeasterly 782.01 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 17°-26'-33" East, a chord distance of 772.88 feet; thence South 05°-18'-28" West along said Easterly line, a distance of 144.38 feet; thence South 05°-07'-00" East along said Easterly line, a distance of 280.35 feet; thence South 41°-56'-34" East along said Easterly line, a distance of 21.47 feet to the North right-of-way line of County Trunk Highway "E"; thence North 87°-49'-48" East along said North line, a distance of 628.00 feet; thence North 89°-22'-39" East along said North line, a distance of 140.58 feet to the point of beginning and containing 25.000 acres (1,089,000 sq. ft.) of land more or less.



VILLAGE OF SOMERS

Department of Planning & Development

LAND DIVISION APPLICATION

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

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

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

Applicant is: Property Owner Subdivider Other Purchaser

Applicant Name: Golden Oil LLC - Paul Bhardwaj Date _____

Mailing Address: 1170 22nd Avenue Phone # 262-425-1500/675
Kenosha, WI 53140 Phone # _____

Tax Parcel Number(s): 82-4-222-073-0102

_____ Acreage of Project: 62.027

Location of Property (including legal description):

Northeast corner of East Frontage Road & CTH E. See attached legal description.

Subdivision/Development Name (if applicable): Arlo F. and Jeanne L. Funk Trust

Existing Zoning: A-1 Proposed Zoning: Lot 1 - A4; Lot 2 - A1

8/15

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

Present Business/Industrial Park

Proposed No change

Present Use(s) of Property: Vacant agricultural land

Proposed Use(s) of Property: Future business use

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

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


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

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

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

~~DELOFA JEANNE FUNK FROST~~
 - TRUSTEE

2/10/2023

Property Owner's Signature

Date

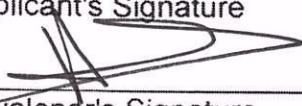
Property Owner's Signature

Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature

Date


Developer's Signature

2/12/23
Date

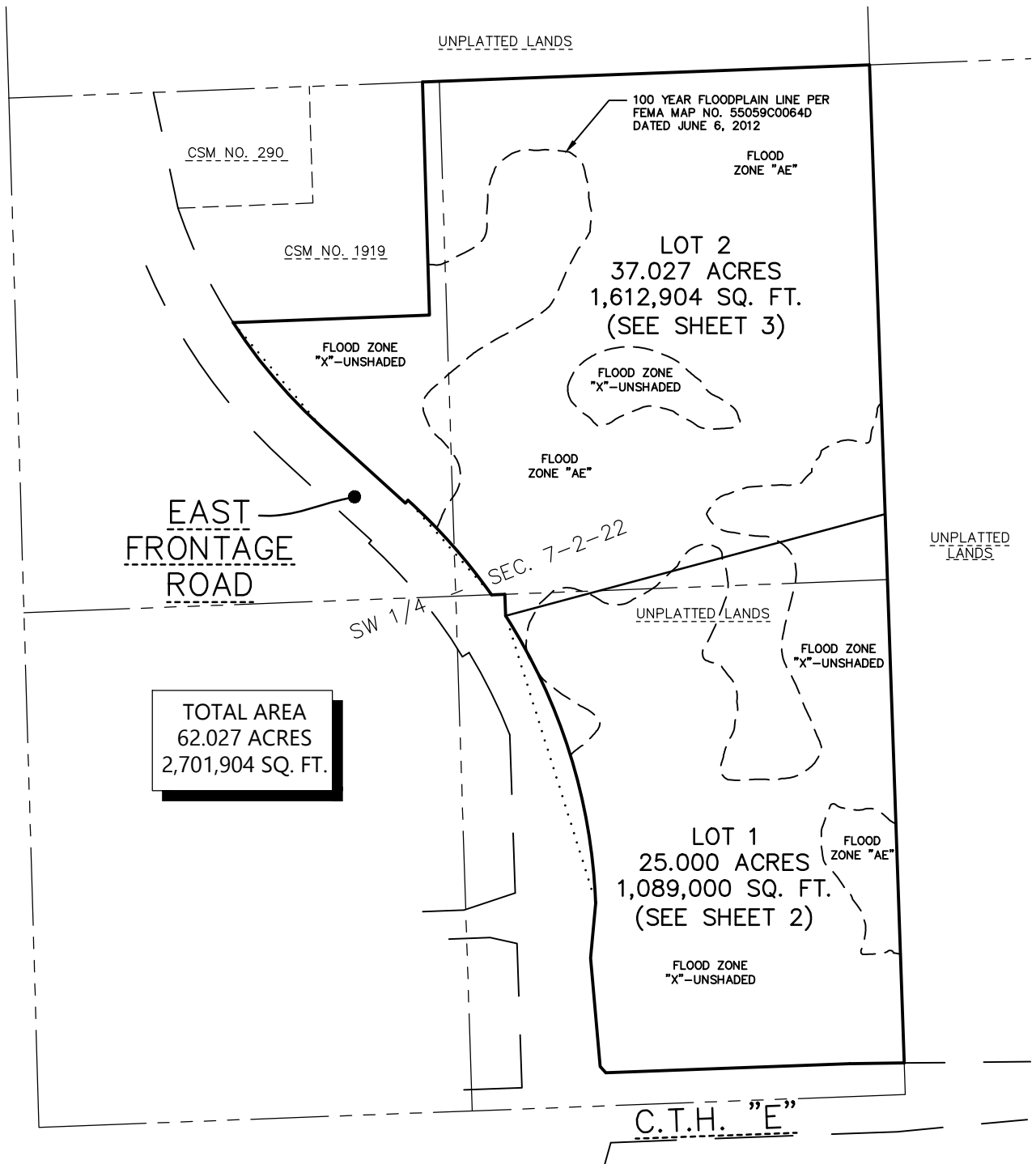
LEGAL DESCRIPTION

Part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 7; thence North 01°-59'-09" West along the East line of said Southwest 1/4, a distance of 81.20 feet to the North right-of-way line of County Trunk Highway "E", said point being the point of beginning; thence continuing North 01°-59'-09" West along said East line, a distance of 2,570.30 feet to the Northeast corner of said Southwest 1/4; thence South 87°-47'-29" West along the North line of said Southwest 1/4, a distance of 1,151.84 feet to the East line of Certified Survey Map No. 1919, recorded in the Kenosha County Register of Deeds Office as Document No. 1038241; thence South 01°-44'-34" East along said East line, a distance of 600.00 feet to the South line of said Certified Survey Map; thence South 87°-47'-29" West along said South line, a distance of 505.73 feet to the Easterly right-of-way line of the East Frontage Road; thence Southeasterly 351.82 feet along said Easterly line on a curve to the left having a radius of 1,335.00 feet, the chord of said curve bears South 40°-14'-37" East, a chord distance of 350.80 feet; thence South 47°-47'-36" East along said Easterly line, a distance of 292.63 feet; thence North 42°-12'-24" East along said Easterly line, a distance of 10.00 feet; thence Southeasterly 325.41 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 41°-28'-23" East, a chord distance of 324.75 feet; thence North 87°-48'-38" East along said Easterly line, a distance of 34.30 feet; thence South 01°-59'-00" East along said Easterly line, a distance of 55.22 feet; thence Southeasterly 782.01 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 17°-26'-33" East, a chord distance of 772.88 feet; thence South 05°-18'-28" West along said Easterly line, a distance of 144.38 feet; thence South 05°-07'-00" East along said Easterly line, a distance of 280.35 feet; thence South 41°-56'-34" East along said Easterly line, a distance of 21.47 feet to the North right-of-way line of County Trunk Highway "E"; thence North 87°-49'-48" East along said North line, a distance of 628.00 feet; thence North 89°-22'-39" East along said North line, a distance of 140.58 feet to the point of beginning and containing 62.027 acres (2,701,904 sq. ft.) of land more or less.

CERTIFIED SURVEY MAP NO.

FOR
ARLO F. AND JEANNE L. FUNK TRUST
 PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
 VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



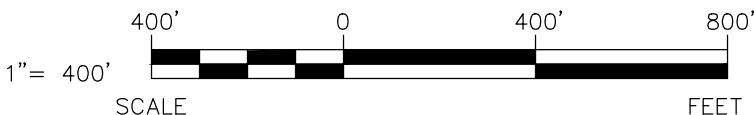
TOTAL AREA
 62.027 ACRES
 2,701,904 SQ. FT.

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- - 3/4" REBAR FOUND
- ⊙ - SECTION CORNER MONUMENT

(R.A.) "RECORDED AS" INFORMATION

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.



OWNER:
 ARLO F. AND JEANNE L. FUNK TRUST
 27822 SANTA ANITA BOULEVARD
 WESLEY CHAPEL, FL 33544

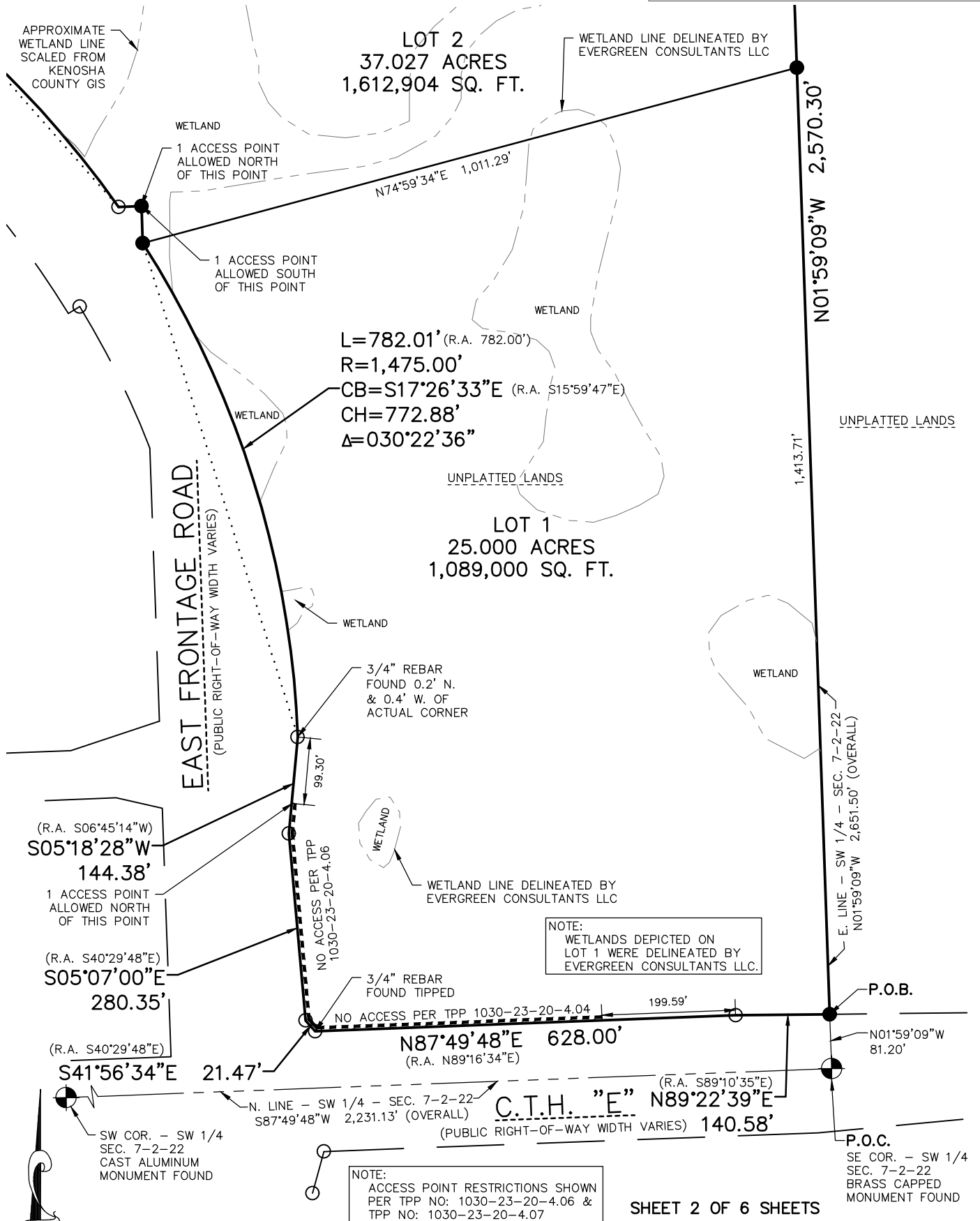
SHEET 1 OF 6 SHEETS

EXCEL
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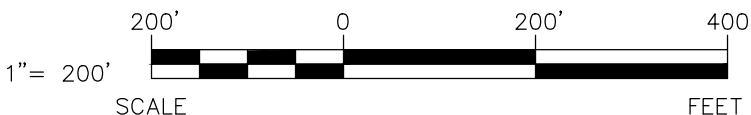
100 Camelot Drive
 Fond Du Lac, WI 54935
 Phone: (920) 926-9800
 www.EXCELENGINEER.com
JOB NO. 2266000

CERTIFIED SURVEY MAP NO. _____

FOR
ARLO F. AND JEANNE L. FUNK TRUST
 PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
 VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.



SHEET 2 OF 6 SHEETS



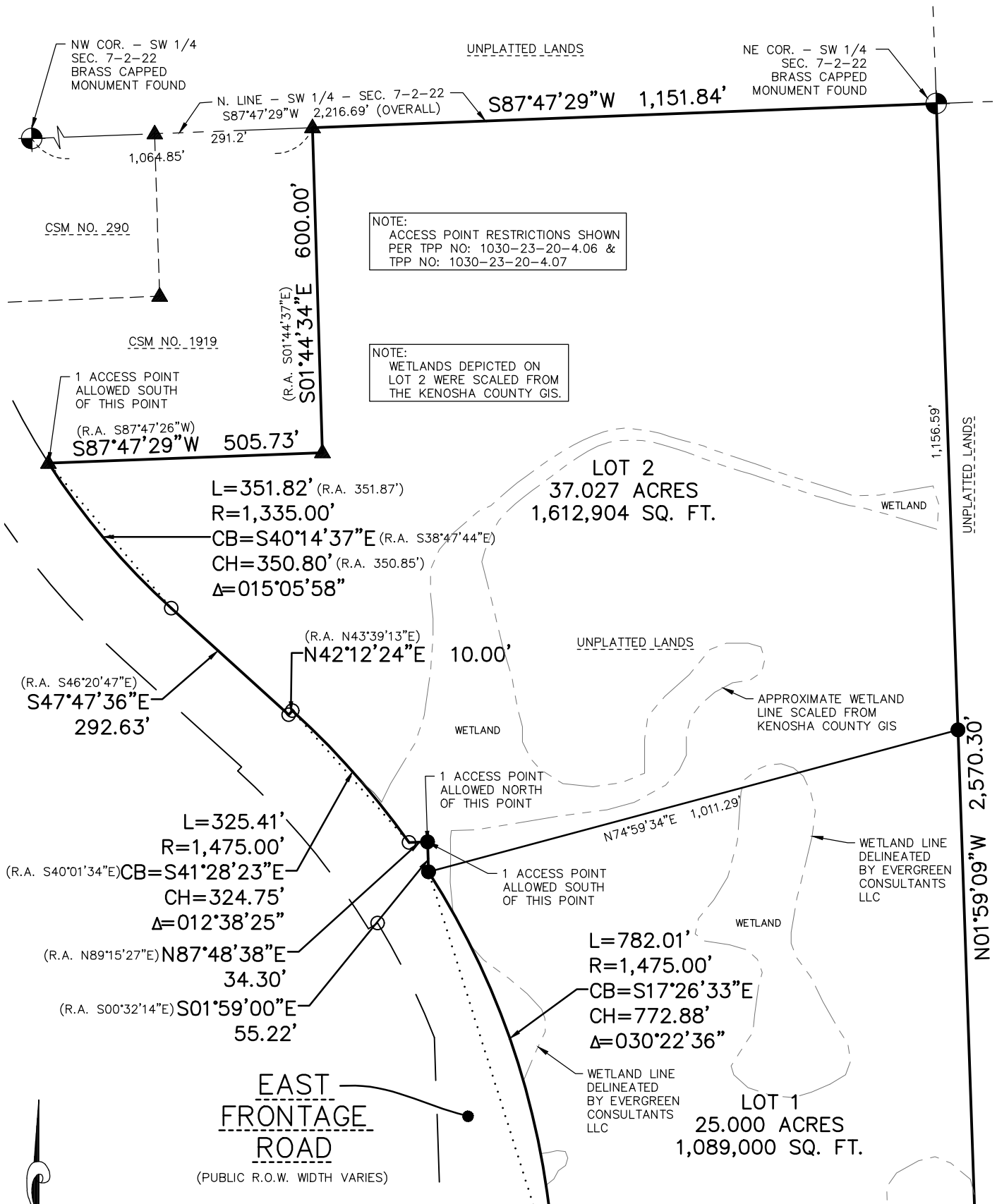
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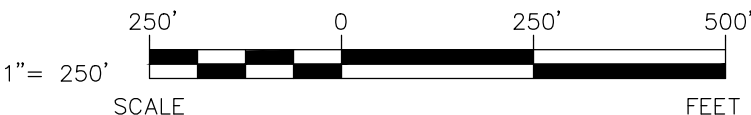
CERTIFIED SURVEY MAP NO.

FOR
ARLO F. AND JEANNE L. FUNK TRUST
 PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
 VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.



SHEET 3 OF 6 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 7 HAS A BEARING OF NORTH 01°-59'-09" WEST.





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CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Arlo F. and Jeanne L. Funk Trust bounded and described as follows:

Part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin being more particularly described as follows:

Commencing at Southeast corner of the Southwest 1/4 of said Section 7; thence North 01°-59'-09" West along the East line of said Southwest 1/4, a distance of 81.20 feet to the North right-of-way line of County Trunk Highway "E", said point being the point of beginning; thence continuing North 01°-59'-09" West along said East line, a distance of 2,570.30 feet to the Northeast corner of said Southwest 1/4; thence South 87°-47'-29" West along the North line of said Southwest 1/4, a distance of 1,151.84 feet to the East line of Certified Survey Map No. 1919, recorded in the Kenosha County Register of Deeds Office as Document No. 1038241; thence South 01°-44'-34" East along said East line, a distance of 600.00 feet to the South line of said Certified Survey Map; thence South 87°-47'-29" West along said South line, a distance of 505.73 feet to the Easterly right-of-way line of the East Frontage Road; thence Southeasterly 351.82 feet along said Easterly line on a curve to the left having a radius of 1,335.00 feet, the chord of said curve bears South 40°-14'-37" East, a chord distance of 350.80 feet; thence South 47°-47'-36" East along said Easterly line, a distance of 292.63 feet; thence North 42°-12'-24" East along said Easterly line, a distance of 10.00 feet; thence Southeasterly 325.41 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 41°-28'-23" East, a chord distance of 324.75 feet; thence North 87°-48'-38" East along said Easterly line, a distance of 34.30 feet; thence South 01°-59'-00" East along said Easterly line, a distance of 55.22 feet; thence Southeasterly 782.01 feet along said Easterly line on a curve to the right having a radius of 1,475.00 feet, the chord of said curve bears South 17°-26'-33" East, a chord distance of 772.88 feet; thence South 05°-18'-28" West along said Easterly line, a distance of 144.38 feet; thence South 05°-07'-00" East along said Easterly line, a distance of 280.35 feet; thence South 41°-56'-34" East along said Easterly line, a distance of 21.47 feet to the North right-of-way line of County Trunk Highway "E"; thence North 87°-49'-48" East along said North line, a distance of 628.00 feet; thence North 89°-22'-39" East along said North line, a distance of 140.58 feet to the point of beginning and containing 62.027 acres (2,701,904 sq. ft.) of land more or less.

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Village of Somers in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2266000

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Arlo F. and Jeanne L. Funk Trust, as owner, hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented on this map. I further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. Village of Somers

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

_____, _____
(Print) (Title)

STATE OF _____)
_____ COUNTY)SS

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

Notary Public, _____ County, _____
My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

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

George Stoner, President

Date

Secretary

Date

VILLAGE BOARD APPROVAL

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

George Stoner, Village President

Date

Brandi Baker, Village Clerk-Treasurer

Date