Village of Somers
7511 12th Street
Somers, WI 53171

Village Work Session Meeting
Agenda
Tuesday, May 16, 2023
5:30 p.m.

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	Discuss and review possible General Obligation 2023A borrowing options
3	President & Trustee Reports
4	Discuss Plan Commission Recommendations (Rothwell): a. 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. b. 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.
5	Discuss Plan Commission Recommendations (Mastercraft Builders LLC): a. 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. b. 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.
6	Discuss Plan Commission Recommendations (Hyslop Foundation Inc): a. 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.
7	Discuss Plan Commission Recommendations (Rossi Investments LLP): a. 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. b. 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. c. 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. d. 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.
8	Discuss and Review proposed Assignment of Certain Rights under Development Agreements for Market Square Apartments

9	Update on Stormwater Management Plan and next Steps with Strand Associates
10	Presentation from Root, Pike Win regarding potential Stormwater Culvert Replacement Project on Tax Parcel #82-4-222-103-0102
11	Discuss and review proposed Ordinance 2023-015, an Ordinance to Create Section 9.10(D) of the Code of Ordinances of the Village of Somers Relating to Possession of Alcohol by Persons Under the Age of 21
12	Discuss and review proposed Ordinance 2023-016, an Ordinance to Repeals and Recreates Section 11.12(A)(2) of the Code of Ordinances of the Village of Somers Relating to Possession of Alcoholic Beverages on School Grounds
13	Discussion on proposed Resolution 2023-008, A Resolution regarding the rental of the Village/Town Hall Auditorium
14	Discuss reappointment of Marianne Kraus, Terry Mack and Peggy Kormylo to the Board of Appeals
15	Review tentative agenda for Village Board meeting on May 23, 2023
16	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the May 16, 2023 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 12th day of May, 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 Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #2 Discuss and review possible General Obligation 2023A borrowing Options

BACKGROUND:

The 2023 CIP included one paving project. The program included the following project:

Somers Estates	$1,500,000
Total	$1,500,000

On April 11th, the Board awarded the project to Payne & Dolan, Inc. The amount of the contract awarded was $1,223,109.21. The proposed funds for this project were to come from borrowing. At the time the bid was awarded, Staff informed the Board that the amount that they would be requesting to be borrowed would be the original estimate of $1,500,000 as the bid awarded did not include a contingency fund or engineering fees.

Administration has engaged Ehlers for the sale of our proposed General Obligation debt.

UPDATE:

The Board's discussion regarding whether to borrow the proposed funds began during our 2023 CIP Budget process in 2022. This item has been listed as borrowing in our February 14th and March 28th Amendments to the CIP.

As you may recall in Administrator Peters May 2nd Report, he stated that he expected to have the documentation for the potential sale at our May 9th Board Meeting.

On May 5th, Staff and Trustee Ostby met with Ehlers to go over these options and the effect they could have on our debt levy. At the May 9th Board Meeting, Administrator Peters gave the Board an update on where the Village stands as it pertains to our 2023 General Obligation Borrowing.

COMMENTS:

Jon Cameron with Ehlers has provided the attached memorandum to lay out 3 proposed options for our potential borrowing and the effect these would have on the Village's Debt Levy. Mr. Cameron will attend our May 16th Work Session to review the potential terms of the issuance and to answer any questions for the Board.

ATTACHMENTS:

Ehlers Memorandum with financing options

MEMORANDUM

TO: Village of Somers Village Board Members

CC: Jason Peters

FROM: Jon Cameron, Ehlers

DATE: May 11, 2023

SUBJECT: 2023 Financing Plan Scenarios

The Village Administrator requested Ehlers prepare a financing plan for the Village's upcoming Somers Estates paving project. The total project cost including contingencies and engineering is approximately $1.5 million. The preliminary terms of the financing is the issuance of 10-year General Obligation (GO) Promissory Notes.

The Village's net debt service levy (portion of debt repaid annually through property tax revenues) is declining between 2023 and 2024 by $466,929 due to the Village's 2017A GO Bonds reducing. A portion of the 2017A GO Bonds was to refinance debt from 2008; that portion of the Bonds is fully maturing in 2023. As such Ehlers and Village staff and officials have discussed options for the Village Board to consider as part of the upcoming 2023 borrowing:

1. Option 1 = **Borrow $1.5 million in 2023** for the paving project for Somers Estates only. The estimated annual principal and interest payments are approximately $190,000 annually. The Village's debt service levy for 2024 would decline by approximately $280,000.
2. Option 2 = **Borrow $2.0 million in 2023** for the paving project for Somers Estates and $500,000 for 2024 paving projects. The estimated annual principal and interest payments are approximately $245,000 annually. The Village's debt service levy for 2024 would decline by approximately $223,000.
3. Option 3 = **Borrow $2.5 million in 2023** for the paving project for Somers Estates, $500,000 for capital equipment in 2023 originally earmarked to be paid with cash on hand, and $500,000 for 2024 paving projects. The estimated annual principal and interest payments are approximately $305,000 annually. The Village's debt service levy for 2024 would decline by approximately $164,000.

The rational for considering borrowing more than the $1.5 million needed for 2023 is to take advantage of the drop in the debt service levy in 2024 while possibly eliminating the need to do another borrowing next year for paving projects, and possibly preserve cash for other capital projects within the Village. Doing a larger borrowing in 2023 also puts the Village in a position to not have such a dramatic drop in the debt service levy only to possibly have to raise it back up in the next few years due to any larger capital improvement project the Village may have upcoming. I will be on hand for workshop session on May 16th to walk through the plan options in greater detail.

Village of Somers

Debt Comparison

Issue	GO Notes $1,500,000					GO Notes $2,000,000					GO Notes $2,500,000				
Amount	$1,570,000					$2,070,000					$2,570,000				
Dated	7/19/23					7/19/23					7/19/23				
Rate/Term					Total Tax Rate for Debt					Total Tax Rate for Debt					Total Tax Rate for Debt
Year	Prin (3/1)	Rate	Interest	Total	TAX Rate	Prin (3/1)	Rate	Interest	Total	TAX Rate	Prin (3/1)	Rate	Interest	Total	TAX Rate
2023															
2024	120,000	3.720%	59,715	179,715	0.85	165,000	3.720%	78,620	243,620	0.91	205,000	3.720%	97,621	302,621	0.97
2025	140,000	3.610%	48,484	188,484	0.80	180,000	3.610%	63,767	243,767	0.86	225,000	3.610%	79,149	304,149	0.91
2026	145,000	3.440%	43,463	188,463	0.78	190,000	3.440%	57,250	247,250	0.84	235,000	3.440%	71,046	306,046	0.89
2027	150,000	3.410%	38,412	188,412	0.60	195,000	3.410%	50,657	245,657	0.65	245,000	3.410%	62,827	307,827	0.70
2028	155,000	3.400%	33,219	188,219	0.43	205,000	3.400%	43,848	248,848	0.48	250,000	3.400%	54,400	304,400	0.53
2029	160,000	3.420%	27,848	187,848	0.35	210,000	3.420%	36,772	246,772	0.40	260,000	3.420%	45,704	305,704	0.46
2030	165,000	3.460%	22,258	187,258	0.34	220,000	3.460%	29,375	249,375	0.39	270,000	3.460%	36,587	306,587	0.44
2031	170,000	3.500%	16,428	186,428	0.22	225,000	3.500%	21,631	246,631	0.27	280,000	3.500%	27,016	307,016	0.32
2032	180,000	3.630%	10,186	190,186	0.22	235,000	3.630%	13,428	248,428	0.27	295,000	3.630%	16,761	311,761	0.32
2033	185,000	3.740%	3,460	188,460	0.21	245,000	3.740%	4,582	249,582	0.26	305,000	3.740%	5,704	310,704	0.31
TOTAL	1,570,000		303,472	1,873,472		2,070,000		399,928	2,469,928		2,570,000		496,813	3,066,813	
True Interest Cost (TIC)				3.75%					3.75%					3.75%	
All Inclusive Cost (AIC)				4.65%					4.44%					4.32%	

Notes:

1) Interest rate scale taken from recent A1 sale 5/1/23 plus an additional 50-basis points.

Financing Plan Tax Impact - $1.5 Million Option

Village of Somers, WI

Year Ending	Existing Debt: Total Debt Payments	Less: Total Abatements	Net Debt Service Levy	Change From Prior Year Levy	Equalized Value (TID OUT)	Tax Rate Per $1,000	Annual Taxes $300,000 Home	Proposed Debt: 2023 G.O. Notes 1,570,000 Dated: 7/19/2023 Total Principal and Interest	Debt Service Levy: Total Net Debt Service Levy	Debt Service Levy: Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Taxes: Annual Taxes $300,000 Home	Taxes: Annual Taxes Difference From Existing	Year Ending
2023	3,273,599	(2,149,445)	1,124,154		965,622,900	$1.16	$349.25	0	1,124,154		$1.16	$349	$0.00	2023
2024	2,765,609	(2,108,384)	657,225	(466,929)	992,008,087	$0.66	$198.76	183,948	841,173	(282,981)	$0.85	$254	$56	2024
2025	2,707,154	(2,078,992)	628,162	(29,062)	1,019,114,236	$0.62	$184.91	191,934	820,096	(21,076)	$0.80	$241	$57	2025
2026	2,686,227	(2,057,733)	628,494	332	1,046,961,048	$0.60	$180.09	191,557	820,051	(45)	$0.78	$235	$55	2026
2027	2,935,600	(2,486,719)	448,881	(179,613)	1,075,568,761	$0.42	$125.20	191,137	640,018	(180,033)	$0.60	$179	$53	2027
2028	1,137,565	(856,215)	281,350	(167,531)	1,104,958,166	$0.25	$76.39	190,563	471,913	(168,105)	$0.43	$128	$52	2028
2029	1,089,681	(877,781)	211,900	(69,450)	1,135,150,622	$0.19	$56.00	189,798	401,698	(70,215)	$0.35	$106	$50	2029
2030	1,101,186	(893,086)	208,100	(3,800)	1,166,168,073	$0.18	$53.53	188,801	396,901	(4,797)	$0.34	$102	$49	2030
2031	968,231	(887,681)	80,550	(127,550)	1,198,033,062	$0.07	$20.17	187,553	268,103	(128,798)	$0.22	$67	$47	2031
2032	961,141	(881,891)	79,250	(1,300)	1,230,768,745	$0.06	$19.32	190,874	270,124	2,021	$0.22	$66	$47	2032
2033	864,525	(786,575)	77,950	(1,300)	1,264,398,916	$0.06	$18.49	188,691	266,641	(3,483)	$0.21	$63	$45	2033
2034	858,425	(776,825)	81,600	3,650	1,298,948,015	$0.06	$18.85	0	81,600	(185,041)	$0.06	$19	$0	2034
2035	842,125	(761,925)	80,200	(1,400)	1,334,441,152	$0.06	$18.03	0	80,200	(1,400)	$0.06	$18	$0	2035
2036	677,225	(593,475)	83,750	3,550	1,370,904,122	$0.06	$18.33	0	83,750	3,550	$0.06	$18	$0	2036
2037	82,250	0	82,250	(1,500)	1,408,363,426	$0.06	$17.52	0	82,250	(1,500)	$0.06	$18	$0	2037
Total	23,288,993		5,092,266					1,894,855					509	Total

Notes:

Financing Plan Tax Impact - $2.0 Million Option

Village of Somers, WI

Year Ending	Existing Debt: Total Debt Payments	Existing Debt: Less: Total Abatements	Existing Debt: Net Debt Service Levy	Existing Debt: Change From Prior Year Levy	Existing Debt: Equalized Value (TID OUT)	Existing Debt: Tax Rate Per $1,000	Existing Debt: Annual Taxes $300,000 Home	Proposed Debt: 2023 G.O. Notes 2,070,000 Dated: 7/19/2023 Total Principal and Interest	Debt Service Levy: Total Net Debt Service Levy	Debt Service Levy: Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Taxes: Annual Taxes $300,000 Home	Taxes: Annual Taxes Difference From Existing	Year Ending
2023	3,273,599	(2,149,445)	1,124,154		965,622,900	$1.16	$349.25	0	1,124,154		$1.16	$349	$0.00	2023
2024	2,765,609	(2,108,384)	657,225	(466,929)	992,008,087	$0.66	$198.76	243,620	900,844	(223,310)	$0.91	$272	$74	2024
2025	2,707,154	(2,078,992)	628,162	(29,062)	1,019,114,236	$0.62	$184.91	243,767	871,929	(28,915)	$0.86	$257	$72	2025
2026	2,686,227	(2,057,733)	628,494	332	1,046,961,048	$0.60	$180.09	247,250	875,744	3,815	$0.84	$251	$71	2026
2027	2,935,600	(2,486,719)	448,881	(179,613)	1,075,568,761	$0.42	$125.20	245,657	694,539	(181,205)	$0.65	$194	$69	2027
2028	1,137,565	(856,215)	281,350	(167,531)	1,104,958,166	$0.25	$76.39	248,848	530,198	(164,341)	$0.48	$144	$68	2028
2029	1,089,681	(877,781)	211,900	(69,450)	1,135,150,622	$0.19	$56.00	246,772	458,672	(71,526)	$0.40	$121	$65	2029
2030	1,101,186	(893,086)	208,100	(3,800)	1,166,168,073	$0.18	$53.53	249,375	457,475	(1,197)	$0.39	$118	$64	2030
2031	968,231	(887,681)	80,550	(127,550)	1,198,033,062	$0.07	$20.17	246,631	327,181	(130,294)	$0.27	$82	$62	2031
2032	961,141	(881,891)	79,250	(1,300)	1,230,768,745	$0.06	$19.32	248,428	327,678	497	$0.27	$80	$61	2032
2033	864,525	(786,575)	77,950	(1,300)	1,264,398,916	$0.06	$18.49	249,582	327,532	(147)	$0.26	$78	$59	2033
2034	858,425	(776,825)	81,600	3,650	1,298,948,015	$0.06	$18.85	0	81,600	(245,932)	$0.06	$19	$0	2034
2035	842,125	(761,925)	80,200	(1,400)	1,334,441,152	$0.06	$18.03	0	80,200	(1,400)	$0.06	$18	$0	2035
2036	677,225	(593,475)	83,750	3,550	1,370,904,122	$0.06	$18.33	0	83,750	3,550	$0.06	$18	$0	2036
2037	82,250	0	82,250	(1,500)	1,408,363,426	$0.06	$17.52	0	82,250	(1,500)	$0.06	$18	$0	2037
Total	23,288,993		5,092,266					2,469,928					663	Total

Notes:

Financing Plan Tax Impact - $2.5 Million Option

Village of Somers, WI

Year Ending	Existing Debt: Total Debt Payments	Existing Debt: Less: Total Abatements	Existing Debt: Net Debt Service Levy	Existing Debt: Change From Prior Year Levy	Existing Debt: Equalized Value (TID OUT)	Existing Debt: Tax Rate Per $1,000	Existing Debt: Annual Taxes $300,000 Home	Proposed Debt: 2023 G.O. Notes 2,570,000 Dated: 7/19/2023 Total Principal and Interest	Debt Service Levy: Total Net Debt Service Levy	Debt Service Levy: Levy Change from Prior Year	Taxes: Total Tax Rate for Debt Service	Taxes: Annual Taxes $300,000 Home	Taxes: Annual Taxes Difference From Existing	Year Ending
2023	3,273,599	(2,149,445)	1,124,154		965,622,900	$1.16	$349.25	0	1,124,154		$1.16	$349	$0.00	2023
2024	2,765,609	(2,108,384)	657,225	(466,929)	992,008,087	$0.66	$198.76	302,621	959,846	(164,308)	$0.97	$290	$92	2024
2025	2,707,154	(2,078,992)	628,162	(29,062)	1,019,114,236	$0.62	$184.91	304,149	932,311	(27,534)	$0.91	$274	$90	2025
2026	2,686,227	(2,057,733)	628,494	332	1,046,961,048	$0.60	$180.09	306,046	934,540	2,229	$0.89	$268	$88	2026
2027	2,935,600	(2,486,719)	448,881	(179,613)	1,075,568,761	$0.42	$125.20	307,827	756,708	(177,832)	$0.70	$211	$86	2027
2028	1,137,565	(856,215)	281,350	(167,531)	1,104,958,166	$0.25	$76.39	304,400	585,750	(170,959)	$0.53	$159	$83	2028
2029	1,089,681	(877,781)	211,900	(69,450)	1,135,150,622	$0.19	$56.00	305,704	517,604	(68,146)	$0.46	$137	$81	2029
2030	1,101,186	(893,086)	208,100	(3,800)	1,166,168,073	$0.18	$53.53	306,587	514,687	(2,917)	$0.44	$132	$79	2030
2031	968,231	(887,681)	80,550	(127,550)	1,198,033,062	$0.07	$20.17	307,016	387,566	(127,121)	$0.32	$97	$77	2031
2032	961,141	(881,891)	79,250	(1,300)	1,230,768,745	$0.06	$19.32	311,761	391,011	3,446	$0.32	$95	$76	2032
2033	864,525	(786,575)	77,950	(1,300)	1,264,398,916	$0.06	$18.49	310,704	388,654	(2,358)	$0.31	$92	$74	2033
2034	858,425	(776,825)	81,600	3,650	1,298,948,015	$0.06	$18.85	0	81,600	(307,054)	$0.06	$19	$0	2034
2035	842,125	(761,925)	80,200	(1,400)	1,334,441,152	$0.06	$18.03	0	80,200	(1,400)	$0.06	$18	$0	2035
2036	677,225	(593,475)	83,750	3,550	1,370,904,122	$0.06	$18.33	0	83,750	3,550	$0.06	$18	$0	2036
2037	82,250	0	82,250	(1,500)	1,408,363,426	$0.06	$17.52	0	82,250	(1,500)	$0.06	$18	$0	2037
Total	23,288,993		5,092,266					3,066,813					824	Total

Notes:

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #4 Discuss Plan Commission Recommendations (Rothwell):

a. 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.

b. 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.

BACKGROUND:

In the past, Staff has held meetings with the Rothwell family to discuss their wish to split off 10 acres from their 35 acres to create a lot for a family member to build a single family residence. In order to facilitate their request, a CSM and rezone are necessary. In early April they submitted a request for rezone and a land division through CSM.

In this case, the rezone would be from A-1 to A-1 and A-2. The new parcel for the single family would now be zoned A-2.

UPDATE:

The Plan Commission heard the above-mentioned requests at their May 8th meeting and held the requisite public hearings. No major issues were raised. The Plan Commission's recommendation was to approve the request for rezone (7-0) and to split the lot into two parcels through the proposed CSM (7-0).

COMMENTS:

As Planner Godshall's memo points out, soil tests still need to be submitted to the County Sanitarian for the proposed Private On Site Wastewater Treatment System. Staff would request that this matter be placed on our May 23rd Board Meeting for action subject to the conditions as laid out in Planning and Zoning memo dated April 28th.

ATTACHMENTS:

Planning Memo dated 03/28/2023

Planning Commission Minutes 04/10/2023 – Highlighted

Application for Rezone

Application for CSM

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: **04-28-23**
MTG DATE: **05-08-23**
APPLN DATE: **03-23-23**
RE: **Rothwell CSM & Rezoning**

PROJECT/SITE INFO:

1. Petitioner/Agent: Douglas Rothwell
2. Property Owner: Douglas Rothwell
3. Location/Address: SW corner of CTH A & 100th Avenue
4. Tax key Number(s): 82-4-222-082-0200
5. Area: 35.24 acres
6. Existing Zoning: A-1 Agricultural Preservation Dist.
7. Proposed Zoning: A-2 General Agricultural 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) 10.000-acre Lot and one (1) 25.548-acre Lot via Certified Survey Map. The proposed 10-acre Lot is intended to be sold to a family member to build a single-family residence on, while Lot 2 would remain owned by the current owner and continue to be farmed. A rezoning of the parcel from A-1 Agricultural Preservation District to A-2 General Agricultural District is also being proposed, as the proposed Lot sizes are too small to remain zoned A-1 (35-acre lot size minimum).

PLANNER COMMENTS:
Because the parcel's current zoning of A-1 requires a minimum parcel size of 35 acres and a minimum lot frontage width of 600 feet, rezoning the parcel from A-1 to A-2 would be required to allow for the lot sizes being proposed on the submitted CSM. The proposed Lots of the CSM would conform to the A-2 zoning district minimum standards, which require a minimum parcel size of 10 acres and a minimum lot frontage width of 300 feet.

The proposed Lots of the CSM are intended to be served by Private Onsite Wastewater Treatment Systems (POWTS), as sewer is not available to the subject parcel. At the time of this report, the Petitioner has not yet submitted soil test information for the proposed Lots of the CSM, which is required under the County Sanitary Ordinance to ensure the proposed Lots of the CSM contain suitable POWTS sites. The locations of the soil borings on each Lot will also need to be added by the surveyor onto the face of the CSM. The Petitioner is aware that soil tests are needed and is in the process of hiring a licensed soil tester to perform soil borings on the proposed Lots. <u>The proposed rezoning and CSM should not receive Board approval until the required soil test information has been submitted to & received approval from the County Sanitarian</u>.

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

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. Final approval of the rezoning and Certified Survey Map shall not be granted by the Board until soil tests on the proposed Lots of the CSM have been reviewed and approved by the County Sanitarian.

2. 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 April 18, 2023 review letter.

   b. Subject to making the following revisions to the CSM:
      1. Add the locations of soil borings on each Lot to the face of the CSM and include a legend item identifying the soil boring symbol.
      2. Add note stating there shall be no filling, excavation or building within wetland areas.
      3. Add a 50'x50' vision corner easement at the northeast corner of Lot 2.
      4. 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."

      5. On Sheet 6, remove the "Plan Commission Approval" signature area (only Village Board approval is required).

   c. Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance

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

which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.

d. 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.

e. 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.

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

Village of Somers
Proceeding from the Village Plan Commission Meeting
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. <u>Land Division (Certified Survey Map)</u>:

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

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.
Chairman Thompson asks whether there will be a traffic study
Chairman Stoner says yes
Chairman 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

Sept. 2021

VILLAGE OF SOMERS

Department of Planning and Development

RECEIVED

MAR 23 2023

Kenosha County
Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

Douglas Rothwell

Print Name: Douglas Rothwell Signature: Douglas P. Rothwell

Mailing Address: 816 100th Ave

City: Ken State: WI Zip: 53144

Phone Number: (262) 994-5290 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: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

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

82-4-222-082-0200

Property Address of property to be rezoned:

7th St Kenosha, WI

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

Farmland Perservation and Rural Density Residental (1 Lot)

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

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

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

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

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☑ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 19 County Board Supervisor: Brian Bashaw

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

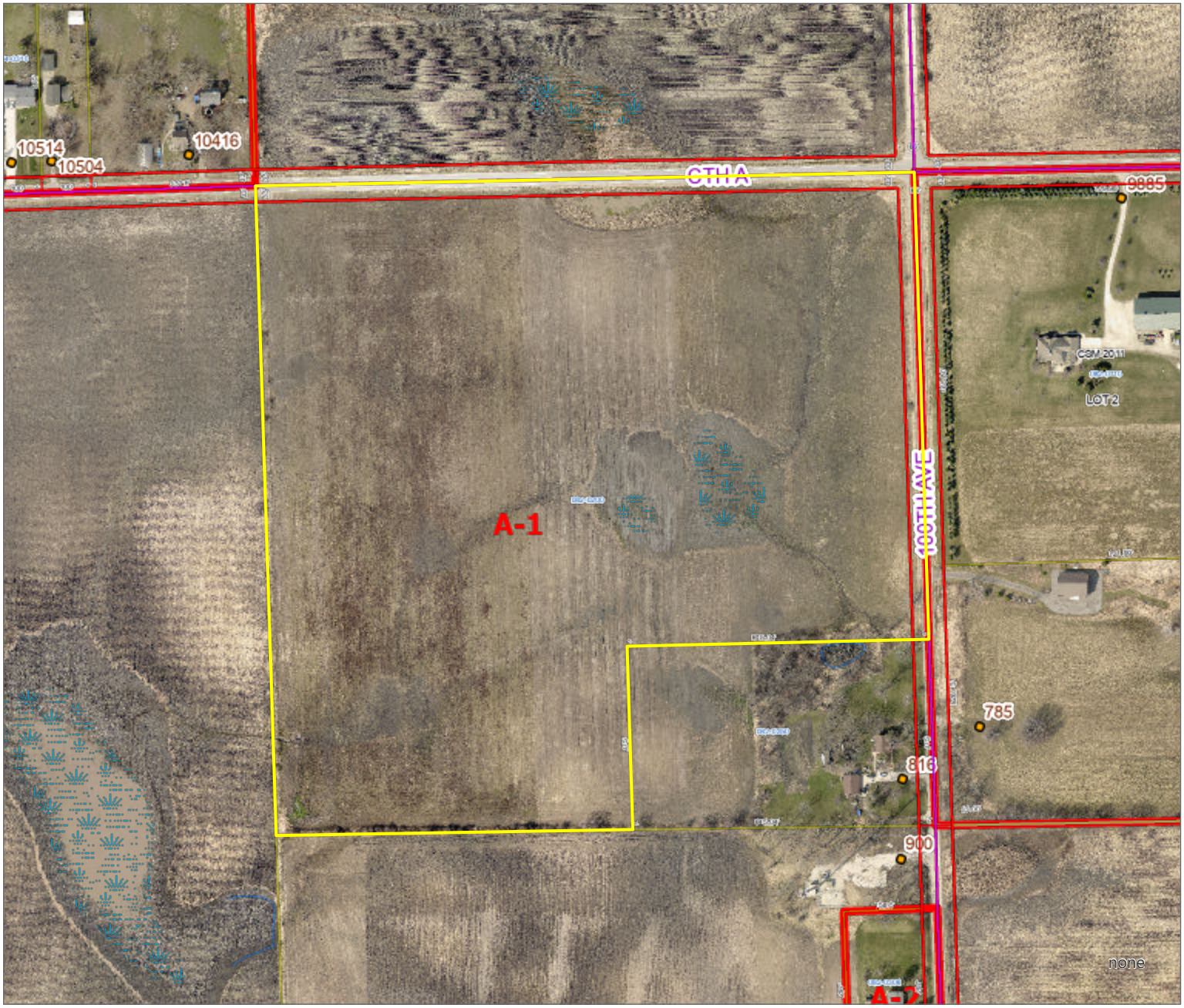
Request for Rezoning Petition (payable to "Kenosha County").....$1,450.00

(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.



KENOSHA COUNTY INTERACTIVE MAPPING

EXISTING ZONING

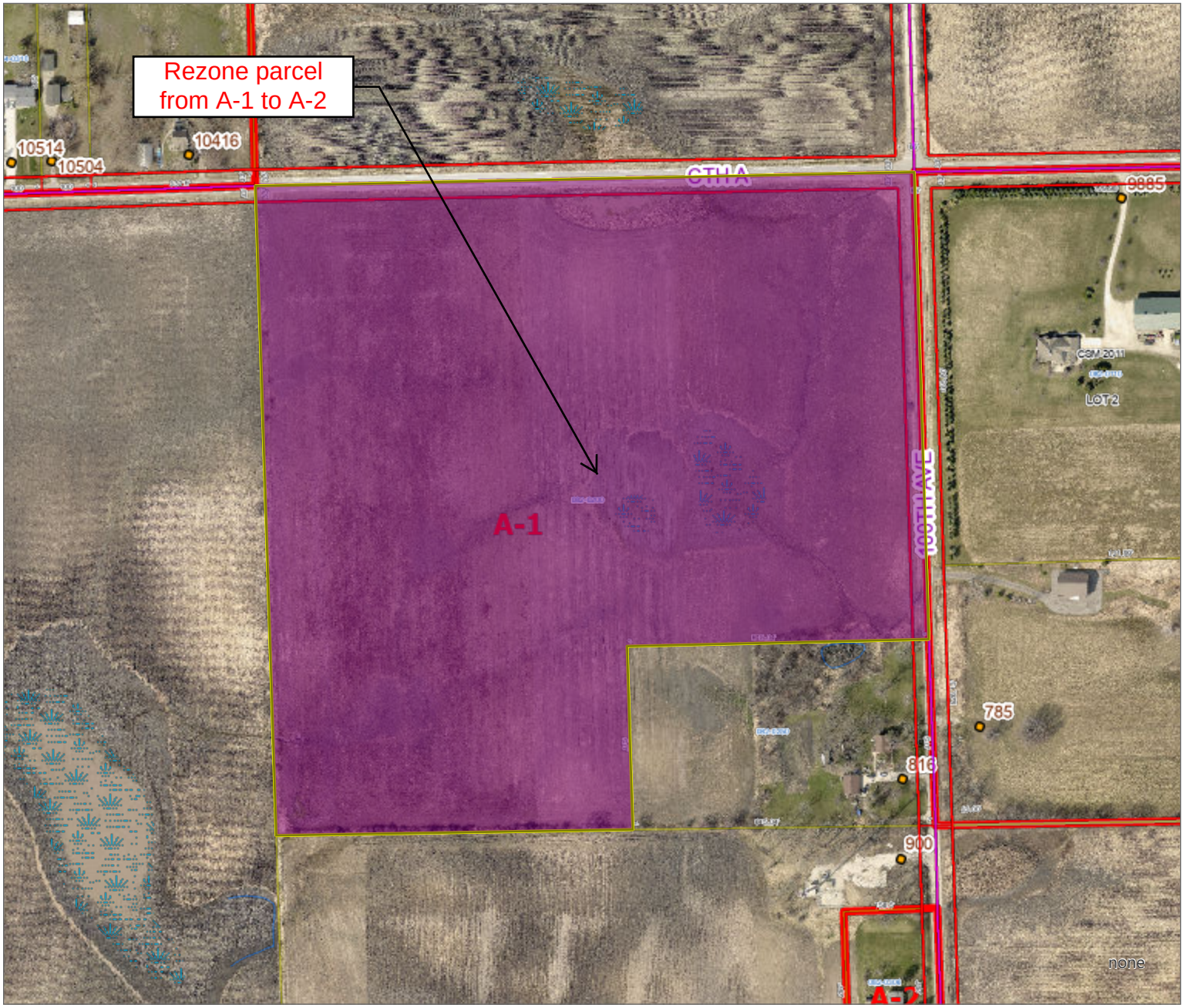
N

S

1 Inch =300 Feet

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

Date Printed: 1/19/2023



KENOSHA COUNTY
INTERACTIVE MAPPING

PROPOSED ZONING

N
S

1 Inch =300 Feet

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

Date Printed: 1/19/2023

VILLAGE OF SOMERS
Department of Planning & Development

RECEIVED
MAR 23 2023
Kenosha County Planning and Development

LAND DIVISION APPLICATION

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

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

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

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

Applicant Name: Douglas Rothwell Date 02/13/2022

Mailing Address: 816 100th Ave Kenosha, WI 53144 Phone # (262) 994-5290

_____ Phone # _____

Tax Parcel Number(s): 82-4-222-082-0200

_____ Acreage of Project: 35.225

Location of Property (including legal description):

Part of the NW 1/4 of the NW 1/4 of Section 8, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin

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

Existing Zoning: A-1 Proposed Zoning: A-2

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

Present Farmland Preservation

Proposed Farmland Preservation and Rural Density residential

Present Use(s) of Property: Agricultural

Proposed Use(s) of Property: Residential (1 Lot only)

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:

Douglas P. Rothwell 3/3/23

Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Douglas P. Rothwell 3/3/23

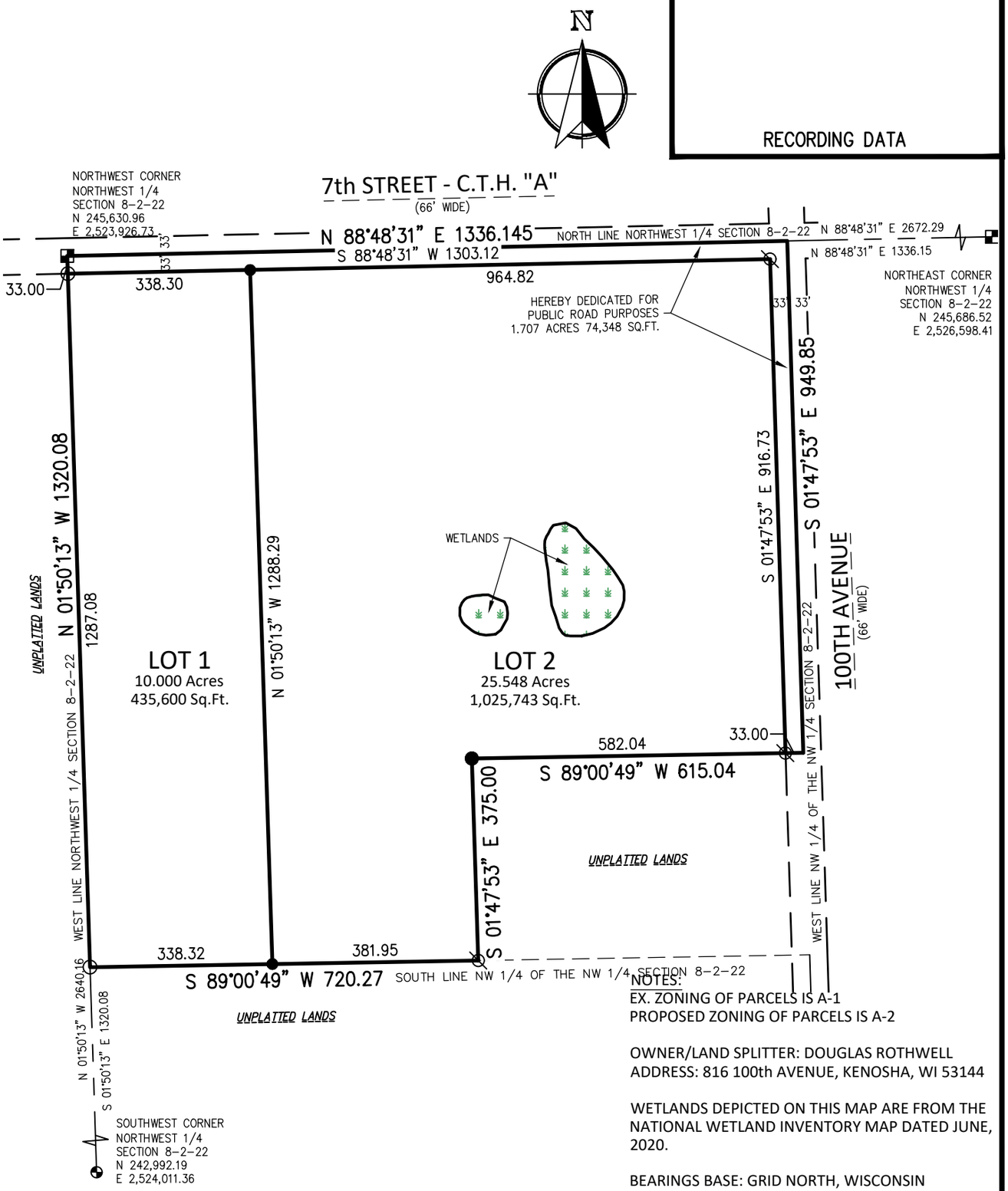
Applicant's Signature Date

Developer's Signature Date

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RECORDING DATA



250' 0' 250'

SCALE 1"=250'

SEE PAGE 2 FOR LOCATION MAP

NOTES:

EX. ZONING OF PARCELS IS A-1
PROPOSED ZONING OF PARCELS IS A-2

OWNER/LAND SPLITTER: DOUGLAS ROTHWELL
ADDRESS: 816 100th AVENUE, KENOSHA, WI 53144

WETLANDS DEPICTED ON THIS MAP ARE FROM THE NATIONAL WETLAND INVENTORY MAP DATED JUNE, 2020.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011. THE NORTH LINE OF THE NW 1/4 OF SECTION 8-2-22 IS ASSUMED TO BEAR N 88°48'31" E.

LEGEND:

- ⊘ 1" O.D. IRON PIPE FOUND
- ○ 1-1/4" O.D. IRON PIPE FOUND
- ● 3/4" O.D. x 18" REBAR - 1.51 LBS/LIN FT. SET
- ◔ 6" CONC. MON. W / BRASS CAP FOUND
- ◪ 6" CONC. MON. W / SEWRPC BRASS CAP FOUND

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

This Instrument was drafted by Mark R. Madsen February 21, 2023

2022.0072.01.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northwest 1/4 of Section 8, Township 2 North, Range 22 East of the Fourth Principal Meridian, being more particularly bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4 of Section 8, run thence N88°48'31"E, 1336.145 feet along the North line of said Northwest 1/4 of Section 8 to the Northeast corner of the Northwest 1/4 of said Northwest 1/4 of Section 8; thence S01°47'53"E, 949.85 feet along the East line of said Northwest 1/4 of the Northwest 1/4 of Section 8; thence S89°00'49"W, 615.04 feet; thence S01°47'53"E, 375.00 feet to the South line of said Northwest 1/4 of the Northwest 1/4 of Section 8; thence S89°00'49"W, 720.27 feet along said South line of the Northwest 1/4 of the Northwest 1/4 of Section 8 to the West line of the Northwest 1/4 of Section 8; thence N01°50'13"W, 1320.08 feet along said West line of the Northwest 1/4 of Section 8 to the Northwest corner of the Northwest 1/4 of Section 8 and the point of beginning of this description. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin. Subject to the rights of the public in and to the Northerly and Easterly 33.00 feet for public roadway purposes. Containing 1,535,689 square feet or 35.225 acres (1,461,341 square feet or 33.548 acres when excluding the Northerly and Easterly 33.00 feet).

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. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

February 21, 2023

_____

Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588

OWNERS' CERTIFICATE

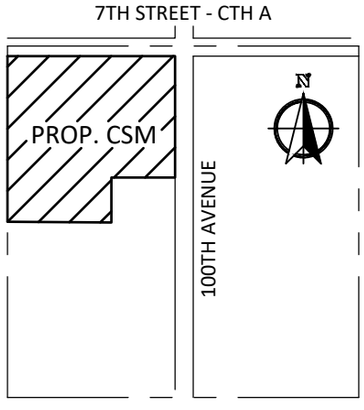
I, Douglas Rothwell as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Somers.

IN WITNESS WHEREOF the said _____has caused these presents to be signed by _____as Owners at _____ Wisconsin on this _____ day of _____ 2023.

_____

Douglas Rothwell
816 100th Avenue
Kenosha, WI 53144

LOCATION MAP



NW 1/4 SECTION 8-2-22

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

This Instrument was drafted by Mark R. Madsen February 21, 2023

2022.0072.01.DWG
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF_____)

Personally came before me this _____ day of _____, 2023, Douglas Rothwell, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

PLAN COMMISSION APPROVAL
APPROVED as a Certified Survey Map this _____ day of _____, 2023.

_____ _____, Date: _____
George Stoner, President

_____ _____, Date: _____
Secretary

VILLAGE BOARD APPROVAL
APPROVED as a Certified Survey Map this _____ day of _____, 2023.

_____ _____, Date: _____
George Stoner, President

_____ _____, Date: _____
Brandi Baker, Village Clerk-Treasurer

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

This Instrument was drafted by Mark R. Madsen February 21, 2023

2022.0072.01.DWG
SHEET 3 OF 3 SHEETS

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

April 18, 2023

Mark Madsen
NIELSEN MADSEN & BARBER
1458 HORIZON BLVD STE 200, MOUNT PLEASANT WI 53406
mmadsen@nmbsc.net

FILE NO. 121630
Certified Survey Map
Douglas Rothwell,
Village of Somers, Kenosha County

Dear Mark Madsen:

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

REVIEW COMMENTS:
s. 236.20 (2) (j) The area of Lot 2 should be shown as 23.548 acres; the total area of the CSM as shown in the Surveyor's certificate calculates and should be shown as 35.255 acres.

s. 236.34 (1m) (d) The location of the land division should be shown by 1/4-1/4 section in the Surveyor's certificate.

s. 236.34 (1m) (e) Reference to 'objection' should be removed from the Owner's certificate (there are only approval agencies for this CSM).

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

Regards,

Don Sime, PLS
Plat Review
Email: plat.review@wi.gov

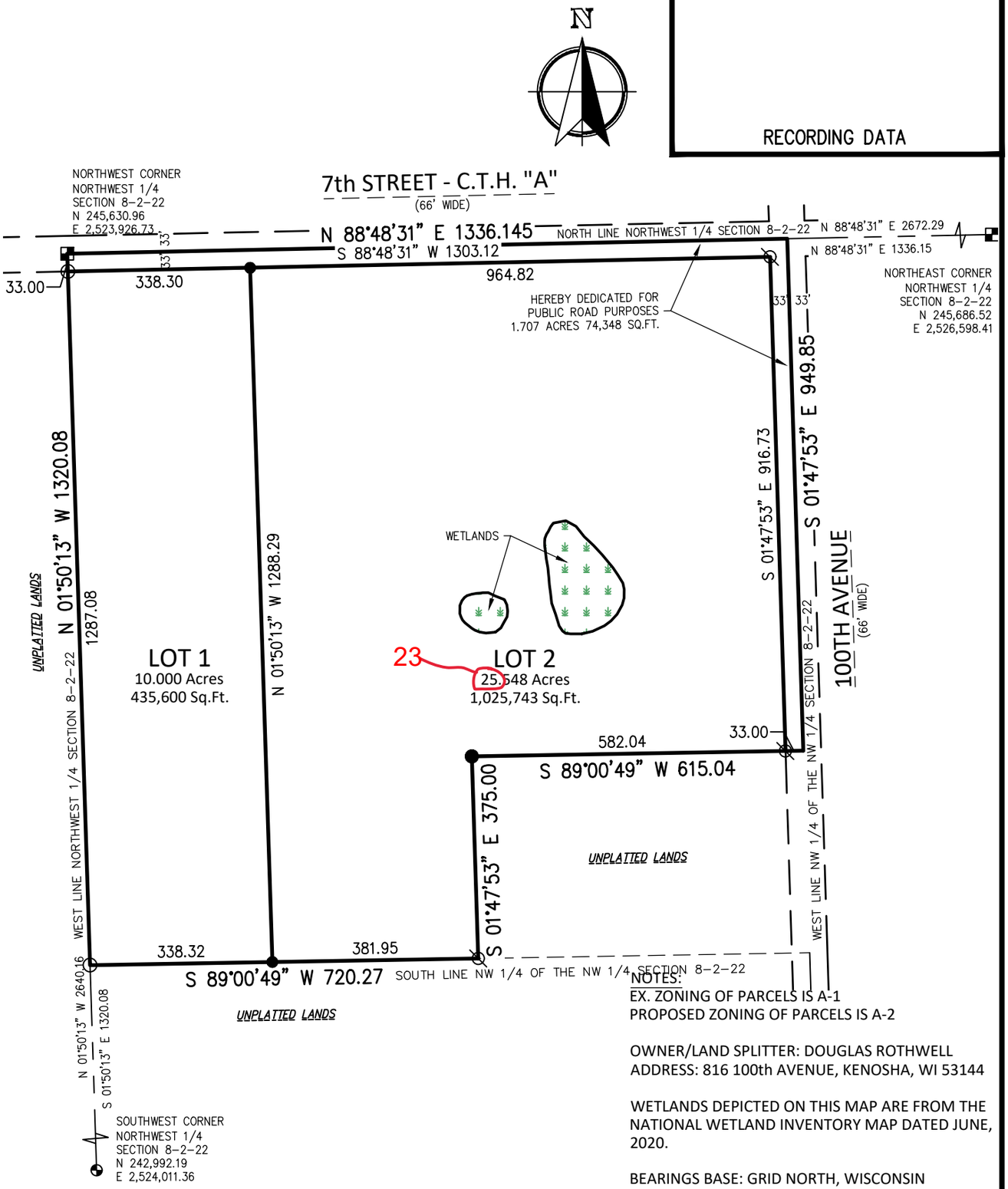
Enc: Certified Survey Map

cc: Clerk, Village of Somers

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RECORDING DATA



250' 0' 250'

SCALE 1"=250'

SEE PAGE 2 FOR LOCATION MAP

NOTES:

EX. ZONING OF PARCELS IS A-1
PROPOSED ZONING OF PARCELS IS A-2

OWNER/LAND SPLITTER: DOUGLAS ROTHWELL
ADDRESS: 816 100th AVENUE, KENOSHA, WI 53144

WETLANDS DEPICTED ON THIS MAP ARE FROM THE NATIONAL WETLAND INVENTORY MAP DATED JUNE, 2020.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011. THE NORTH LINE OF THE NW 1/4 OF SECTION 8-2-22 IS ASSUMED TO BEAR N 88°48'31" E.

LEGEND:

- ⊘ 1" O.D. IRON PIPE FOUND
- ○ 1-1/4" O.D. IRON PIPE FOUND
- ● 3/4" O.D. x 18" REBAR - 1.51 LBS/LIN FT. SET
- ◔ 6" CONC. MON. W / BRASS CAP FOUND
- ◪ 6" CONC. MON. W / SEWRPC BRASS CAP FOUND

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

This Instrument was drafted by Mark R. Madsen February 21, 2023

2022.0072.01.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

1/4-1/4

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of the owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northwest 1/4 of Section 8, Township 2 North, Range 22 East of the Fourth Principal Meridian, being more particularly bounded and described as follows: Beginning at the Northwest corner of said Northwest 1/4 of Section 8, run thence N88°48'31"E, 1336.145 feet along the North line of said Northwest 1/4 of Section 8 to the Northeast corner of the Northwest 1/4 of said Northwest 1/4 of Section 8; thence S01°47'53"E, 949.85 feet along the East line of said Northwest 1/4 of the Northwest 1/4 of Section 8; thence S89°00'49"W, 615.04 feet; thence S01°47'53"E, 375.00 feet to the South line of said Northwest 1/4 of the Northwest 1/4 of Section 8; thence S89°00'49"W, 720.27 feet along said South line of the Northwest 1/4 of the Northwest 1/4 of Section 8 to the West line of the Northwest 1/4 of Section 8; thence N01°50'13"W, 1320.08 feet along said West line of the Northwest 1/4 of Section 8 to the Northwest corner of the Northwest 1/4 of Section 8 and the point of beginning of this description. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin. Subject to the rights of the public in and to the Northerly and Easterly 33.00 feet for public roadway purposes. Containing 1,535,689 square feet or 35.225 acres (1,461,341 square feet or 33.548 acres when excluding the Northerly and Easterly 33.00 feet). 35.255

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. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

February 21, 2023

_____

Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588

OWNERS' CERTIFICATE

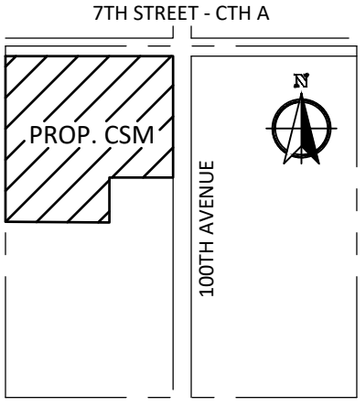
I, Douglas Rothwell as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval ~~or objection~~: Village Board of the Village of Somers.

IN WITNESS WHEREOF the said _____has caused these presents to be signed by _____as Owners at _____ Wisconsin on this _____ day of _____ 2023.

_____

Douglas Rothwell
816 100th Avenue
Kenosha, WI 53144

LOCATION MAP



NW 1/4 SECTION 8-2-22

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

This Instrument was drafted by Mark R. Madsen February 21, 2023

2022.0072.01.DWG
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF_____)

Personally came before me this _____ day of _____, 2023, Douglas Rothwell, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

PLAN COMMISSION APPROVAL
APPROVED as a Certified Survey Map this _____ day of _____, 2023.

_____ _____, Date: _____
George Stoner, President

_____ _____, Date: _____
Secretary

VILLAGE BOARD APPROVAL
APPROVED as a Certified Survey Map this _____ day of _____, 2023.

_____ _____, Date: _____
George Stoner, President

_____ _____, Date: _____
Brandi Baker, Village Clerk-Treasurer

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

This Instrument was drafted by Mark R. Madsen February 21, 2023

2022.0072.01.DWG
SHEET 3 OF 3 SHEETS

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #5 Discuss Plan Commission Recommendations (Mastercraft Builders LLC):

a. 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.

b. 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.

BACKGROUND:

As the Board may recall, in late 2020, the Village was approached by Mastercraft as to their desire to bring a new single-family development to approximately 23 acres located on CTH E (Parcel 82-4-222-171-0040). The proposed subdivision would have created 44 lots. The Plan Commission met on November 8th, 2021, to hear both the rezone request and the request for preliminary plat approval. The Board reviewed the request at their November 16th, 2021, Work Session. The main points of discussion were drainage and bringing municipal water to the site. The Board discussed options for municipal water on February 16th, 2022, and March 1st, 2022. In the end, the project stalled due to the cost of bringing municipal water to the site.

In the meantime, Mastercraft has approached the Village to split the parcel into two (2) 0.386-acre (16,800 sq. ft.) Lots and one (1) 23.33-acre remnant Lot via Certified Survey Map. The two smaller lots would be marketed for a single-family residence on each new parcel. The project will require the following:

- Rezoning from A-2 General Agricultural Dist. to R-4 Urban Single-Family Residential Dist. and
- Approval of a CSM

UPDATE:

The Plan Commission heard the above-mentioned requests at their May 8th meeting and held the requisite public hearings. Several citizens spoke regarding the project. Two residents spoke out in opposition to the shared driveway. Another resident raised her concern over the lack of affordable housing in the area. The Plan Commission's recommendation was to approve the request for rezone (7-0) and to split the lot into three parcels through the proposed CSM (7-0).

COMMENTS:

During this time, the Village met with City of Kenosha and the Kenosha Water Utility to make sure the Village would be compliant with their border agreements as to these parcels being served by wells. Staff also met with Kenosha County Highways to discuss how these two single-family lots would be granted access to CTH E. Under the County Highways newly adopted access plan, the County has mandated that these parcels have a shared driveway. The developer has provided a sample driveway agreement that would be recorded against the property.

Staff would request that these matters be placed on our May 23rd Board Meeting for action.

ATTACHMENTS:

Planning Memo dated 04/28/2023

Planning Commission Minutes 05/08/2023 – Highlighted

Letter from Developer

Application for Rezoning

Sample Driveway Agreement

Application for CSM

DOA CSM Review Letter

Example of Singe Family Housing Package

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: **04-28-23**
MTG DATE: **05-08-23**
APPLN DATE: **03-24-23**
RE: **Mastercraft CSM & Rezoning**

PROJECT/SITE INFO:

1. Petitioner/Agent: Nancy Washburn, Land Development Administration, LLC
2. Property Owner: Mastercraft Builders LLC
3. Location/Address: 9027 12th St.
4. Tax key Number(s): 82-4-222-171-0040
5. Area: 23.2 acres
6. Existing Zoning: A-2 General Agricultural Dist.
7. Proposed Zoning: R-4 Urban Single-Family Residential Dist., A-2 General Agricultural Dist.
8. Existing Land Use: 'Medium-Density Residential', 'Nonfarmed Wetland', 'Other Conservancy Land to be Preserved'
9. Proposed Land Use: 'Medium-Density Residential', 'Nonfarmed Wetland', 'Other Conservancy Land to be Preserved'

PROJECT OVERVIEW:
The Petitioner is proposing to split the subject parcel into two (2) 0.386-acre (16,800 sq. ft.) Lots and one (1) 23.33-acre remnant Lot via Certified Survey Map. The two 16,800 sq. ft. Lots are proposed to be rezoned R-4 Urban Single-Family Residential Dist. while the large remnant will remain zoned A-2 General Agricultural Dist.

PLANNER COMMENTS:
The subject parcel was previously contemplated as the site of a 44-Lot single-family subdivision plat known as "Bella Terra". While that project is no longer being proposed at this time, the 23.33-acre Lot 3 of the proposed CSM could be developed in the future as a single-family subdivision as the adopted land use plan calls for 'Medium-Density Residential'.

The two proposed Lots along CTH E/12th Street are shown to be accessed via a 30-foot wide shared access easement split equally along the shared lot line. Approval from Kenosha County Highways has been granted to the Petitioner for this driveway access location. It is staff's understanding that the Petitioner intends to record a separate driveway easement document. If so, it is recommended that a space be provided for on the face of the CSM to refer to the separate easement document (e.g. "*Please see Kenosha County Register of Deeds Document #_____ for recorded shared access driveway easement*").

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

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

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

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

   a. Subject to making the following revisions to the CSM:

      1. On Sheet 1 of 4, revise the note "17' to be dedicated for highway purposes" to read "17' Dedicated for Public Road Purposes".
      2. Add note stating there shall be no filling, excavation or building within wetland areas.
      3. Add a note referring to separately recorded driveway easement document.
      4. On Sheet 4 of 4, revise the name and title of the Village Clerk to read "Brandi Baker, Village Clerk/Treasurer".

   b. 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.

   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.

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.
Chairman Thompson asks whether there will be a traffic study
Chairman Stoner says yes
Chairman 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

Nancy Washburn – LDA
nancylynnwashburn@gmail.com
262-818-1836

March 24, 2023

RECEIVED
MAR 24 2023
Kenosha County
Planning and Development

Mr. 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

Dear Luke:

Am pleased on behalf of Mastercraft Builders, LLC of Kenosha to submit to the Town/Village of Somers and Kenosha County Land Planning, the Certified Survey Map and Zoning Request for their land known as 9027 12th Street, Kenosha, WI.

The portion being rezoned is 33,600 square feet in order to create 2 single family residential lots of 16,800 each. The zoning application includes an exhibit for the proposed zoning to R-4 Urban Single Family Residential District which is consistent with the Kenosha County Land Use Plan.

The Certified Survey Map to create the parcels is also enclosed in this submittal. Lots 1 and 2 of the Certified Survey Map are being rezoned. Lot 3 represents the remainder of the parcel and is the area that Mastercraft introduced last year as Bella Terra Subdivision. That remaining site is not able to be developed at this time due to the lack of municipal water to the site.

The site will be serviced by sanitary sewer which is available in 12th Street and well water.

In addition the CSM show a shared driveway for Lot 1 and 2. That requirement was requested by the County Highway Department in their previous review. Attached for your review and comment is a draft of the Shared Driveway Agreement between those 2 lots.

We look forward to presenting this to the Plan Commission and look forward to any comments received ahead of that meeting.

Respectfully Submitted,

Nancy Washburn

Nancy Washburn
Principal
Land Development Administration, LLC
Agent for Mastercraft Builders, LLC

Cc: Jim Duerrwaechter, Mastercraft Builders, LLC
Randy Bruckner, CJ Engineering
Jason Peters – Administrator, Village/Town of Somers

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
MAR 24 2023
Kenosha County
Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Mastercraft Builders, LLC

Print Name: Jim Duerrwaechter Signature:

Mailing Address: 5008 Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: 262-654-1220 E-mail (optional): jduerrwaechter@mchomebuilders.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: Nancy Washburn Signature: Nancy Washburn

Business Name: Land Development Administration, LLC

Mailing Address: 7450 county Line road

City: Racine State: WI Zip: 53403

Phone Number: 262-818-1836 E-mail (optional): nancylynnwashburn@gmail.com

(c) Tax key number(s) of property to be rezoned:
82-4-222-171-0040

Property Address of property to be rezoned:
9027 12th Street, Kenosha, WI

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
Mastercraft is proposing to rezone approximately 33,600 sq ft of the parent parcel to R-4 for the purpose of building 2 single family homes. We have submitted along with zoning request a Certified Survey Map that will create the 2 separate parcels.

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

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

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

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

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☐	Farmland Protection	☐	Governmental and Institutional
☐	General Agricultural and Open Land	☐	Park and Recreational
☐	Rural-Density Residential	☐	Street and Highway Right-of-Way
☐	Agricultural and Rural Density Residential	☐	Other Transportation, Communication, and Utility
☐	Suburban-Density Residential	☐	Extractive
☑	Medium-Density Residential	☐	Landfill
☐	High-Density Residential	☐	Primary Environmental Corridor
☐	Mixed Use	☐	Secondary Environmental Corridor
☐	Commercial	☐	Isolated Natural Resource Area
☐	Office/Professional Services	☐	Other Conservancy Land to be Preserved
☐	Industrial	☐	Nonfarmed Wetland
☐	Business/Industrial Park	☐	Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 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.

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: March 2nd, 2023

☐ **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: Not needed

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

Filing Deadline: March 24th, 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): May 8th, 2023

Village Board meeting date (tentative): Work Session: May 16th, VB May 23rd, 2023

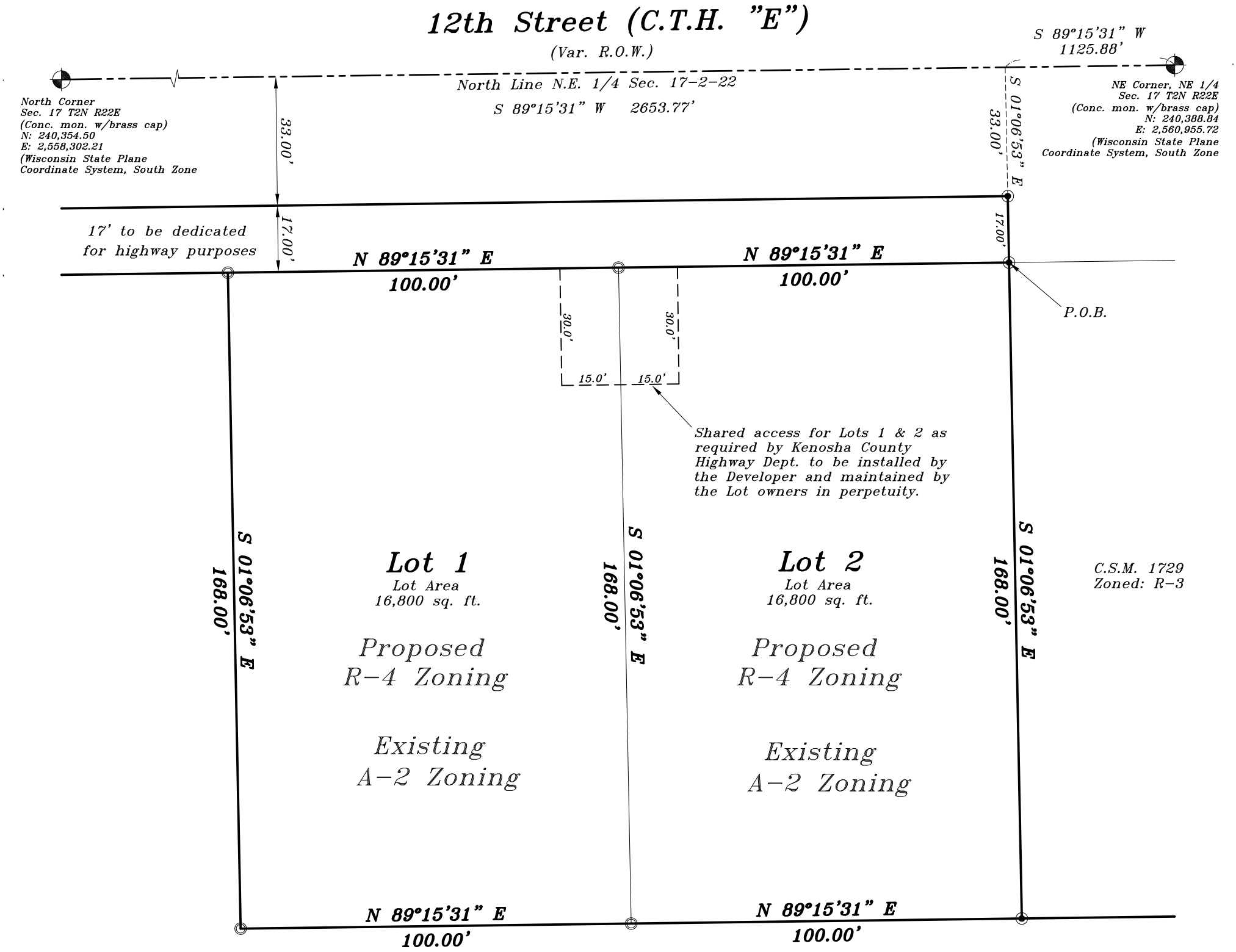
☐ **8.** Village clerk will provide written notice of final action to property owner/applicant.

Re-Zoning Exhibit

LOCATION: 9027 12th Street, Somers, Wisconsin

LEGAL: Commencing at the Northeast corner of Northeast 1/4, Section 17, Township 2 North, Range 22 East; thence S 89°15'31" W along the North line of said Northeast 1/4, 1125.88 feet; thence S 01°06'53" E, 50.00 feet to the south right-of-way line of 12th Street and the point of beginning of the lands to be described; thence continuing S 01°06'53" E 168.00'; thence S 89°15'31" W, 200.00 feet; thence N 01°06'53" W, 168.00 feet; thence N 89°15'31" E along said south right-of-way line, 200.00' to the point of beginning.

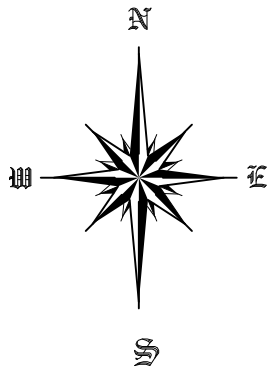
March 17, 2023



Lot 3

Lot Area
1,016,076 sq. ft.

Existing
A-2 Zoning



GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — Denotes Iron Pipe Found
◎ — Denotes Iron Pipe Set

SHARED DRIVEWAY AGREEMENT

DECLARATION OF EASEMENT
FOR DRIVEWAY

DECLARATION (this "Declaration," made this ____ day of , 2023, by Mastercraft Builders, Inc. (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain premises (the "Easement Area") shown on the attached Certified Survey Map recorded as CSM No. _____ which Easement Area comprises parts of Lots 1 and 2 as shown on the aforementioned CSM (when specifically referred to, lots 1 and 2 shall be referred to by their lot number and when referred to collectively all of said lots shall hereinafter be referred to as the "Burdened Lots"); and

WHEREAS, Declarant does not desire to have Lots 1 and 2 as shown on the aforementioned map (the "Easement Properties") serviced by separate driveways, but rather to establish a mutual easement arrangement which will service the Easement Properties and which will provide ingress and egress to and from 18th Street, (County Trunk Highway E) and provide a location for the installation of utilities to service the Easement Properties or any of the aforementioned lots individually; and

WHEREAS, Declarant desires to establish this Declaration of Easement to create an easement on, over, under and through the Easement Area for the benefit of the Easement Properties; and

WHEREAS, Declarant further desires to impose certain covenants and restrictions upon the use, operation and maintenance of the Easement Area;

WHEREAS, the Burdened Lots are specifically made part of this Agreement, and the owners of the Burdened Lots shall receive the benefits and be subject to the burdens contained herein; and

WHEREAS, the Easement Properties have been approved by the Village/Town of Somers Village Board and Kenosha County as part of a Certified Survey Map, pursuant to the Village/Town of Somers and Kenosha County Subdivision Regulations.

NOW, THEREFORE, Declarant hereby submits the Easement Area to the terms, covenants, restrictions and easements set forth herein for the benefit of the Easement Properties as follows:

I. GRANT OF EASEMENT.

Declarant hereby grants and declares, to the extent described herein, for the benefit of the Easement Properties, an easement and right of way over and upon the Easement Area, which easement shall be appurtenant to and for the benefit of the Easement Properties and may be used by the owners of the Easement Properties, their heirs, successors, assigns, licensees and guests.

II. USE OF EASEMENT AREA.

The Easement Area shall be used for the purposes of ingress and egress to and from 12th Street (County Trunk Highway E) by vehicular and pedestrian traffic and for the installation, maintenance, repair, and replacement of utility lines (including lines for storm water discharge, electric, cable, telephone, sewer, water and other

residential utilities) together with any appurtenances related thereto (hereinafter referred to as "Utilities") in order to furnish utility services to the Easement Properties.

The owners of the Easement Properties (hereinafter collectively referred to as "Owners" and individually referred to as "Owner") shall have the right in common with the other Owners to enter on, over, under and through the Easement Area for the purpose of construction, installation, maintenance, repair and replacement of the driveway and of Utilities, provided however, that any Owner/Owners who shall do any work or have any work done affecting the Easement Area upon completion of the work shall repair that portion of the Easement Area to the condition that existed prior to such Owner's entry (except for any work done pursuant to the rights created herein) and shall at all times keep so much of the Easement Area open so that vehicular and pedestrian traffic shall have access from 18th Street (County Trunk Highway E) to the Easement Properties.

III. ACT EXPEDITIOUSLY.

When utilizing the Easement Area the Owners shall do so as expeditiously as possible and in such manner as will cause the least possible disturbance to the other Owners.

IV. OWNERS OF BURDENED LOTS MAY CONTINUE TO USE EASEMENT AREA BUT MAY NOT INTERFERE.

The Owners of the Burdened Lots may continue to use the Easement Area in any way that will not prevent the use of the Easement Area by any owner for the purposes described herein. The Owners of the Burdened Lots shall not erect or allow any structures to be erected on the Easement Area, nor shall they plant or allow to be planted or grown any large trees or any other obstructions which would prevent the use of the Easement Area by the owners. Nothing contained in this paragraph shall diminish the rights and obligations of the owners of the Burdened Lots which are established in this Declaration.

V. MAINTENANCE AND REPAIR OF EASEMENT AREA.

The Owners shall maintain the Easement Area in its present condition or in the condition to which it is improved from time to time, free and clear of obstruction, shall repair the same as necessary, shall keep the same reasonably free and clear of ice and snow, and shall keep the Easement Area insured with respect to liability. The cost of all necessary repairs, maintenance, snow and ice removal, clearing of the driveway, and insurance thereon shall be paid equally by the Owners. Each owner shall be responsible for a proportional share of such cost computed by dividing one by the number of lots served by the driveway over the Easement Area (a "Required Share"). Notwithstanding the foregoing, no owner shall be responsible for any expenses hereunder until a Building Permit has been obtained from the Village/Town of Somers to construct a building upon his lot. Therefore, when computing an Owner's Required Share hereunder, the lots for which no Building Permit has been issued shall not be included in the number of lots served by the driveway over the Easement Area.

The cost of maintenance, repair and replacement of Utilities within the Easement Area shall be borne by the specific Owner/Owners whose individual lot/lots is/are benefitted by such Utilities and if more than one Owner is benefitted, then such cost shall be borne on an equal basis. Once Utilities are installed in the Easement Area, then any of the Owners shall have the right to "tie in" to the Utilities, provided that they shall do so in a good and proper manner without damage to the Utilities. (The cost of the original installation of Utilities shall be paid by the Owner desiring said installation.) The obligations created in this paragraph deal with maintenance, repair and replacement.

The construction material utilized in the driveway shall not be changed unless a majority of the Owners agree to install a different surface, provided no such change shall be permitted that would violate

any land use permit issued by the Town of New Hartford and any such change shall conform to the requirements of any governmental authority.

The rest of this paragraph notwithstanding, any Owner who shall, through negligence or willful action, cause any damage which must be repaired hereunder, shall be responsible for the cost incurred to provide the repairs, maintenance and replacement necessitated by the negligence or willful action of that Owner, provided, however, that the Declarant and all subsequent Owners mutually waive their respective rights of recovery against each other for any loss insured by fire, extended coverage and other property insurance policies existing for the benefit of the respective parties.

The cost for repairing, replacing, maintaining or improving the Easement Area, pursuant to this Agreement, shall be shared as set forth above. Except as herein provided, no costs of any kind shall be charged to any Owner, unless that Owner has agreed in writing to pay said costs. In the event that the Owner of any lot shall decide that expenditures shall be incurred for repair and replacing, maintaining or improving the Easement Area, then said Owner shall send written notice to the other Owners which shall request that the other Owners agree to pay their Required Share of the cost of such repair, replacement, maintenance or improvement. In the event that the other Owners agree to pay their Required Shares in writing, then the cost shall be shared accordingly. In the event that one or more of the other Owners do not agree in writing to pay their Required Share, then the Owner proposing said activity and any Owners who agree to pay their Required Share may undertake said activity solely at their own cost and expense. In that event, after the work is completed, the Owner/Owners performing the work may institute legal action against the other Owners who did not contribute to the cost of such activity. In the event that a court should issue a final, non-appealable ruling that the work was necessary to maintain the Easement Area to the standard required hereunder, and if the work was done to the quality required, then the Owners who should have shared said cost shall be responsible for their Required Shares of the cost, and the Owner/Owners who performed the work shall be entitled to be reimbursed by the other Owners not only for their Required Share, but also for the expenses incurred in said collection including a reasonable attorney's fee, if a court action is instituted. All repairs, replacement, maintenance or improvements made to the Easement Area shall be made to a quality suitable to accomplish the purposes for which the Easement Area has been created.

VI. PERMANENT EASEMENT.

The easement created herein shall be a permanent easement, and shall bind the Declarant, all subsequent Owners, their heirs, successors and assigns.

VII. INTEREST DUE WITH REGARD TO UNPAID OBLIGATIONS.

In the event of a failure by any Owner to pay his Required Share of any costs or expenses incurred hereunder, such costs and expenses shall, commencing thirty (30) days after the date of billing therefor, bear interest at the rate of twelve (12%) percent per annum until paid.

VIII. GRANT AND RESERVATION.

Declarant hereby reserves the right to grant rights of access over the Easement Area to any utility company required by the Town/Village of Somers for the purposes herein contained. The Owners will sign any documents required by the aforementioned utility companies or the Village/Town of Somers to carry out the intent of this paragraph which is to provide utility service to the Easement Properties.

IX. WAIVER OF TOWN OBLIGATION TO MAINTAIN

Pursuant to the requirements of the Village/Town of Somers Subdivision Regulations, the Owners of the lots comprising the Easement Properties acknowledge and agree that the Village/Town of Somers or Kenosha County shall never be required to plow, maintain, or assume ownership within the Easement Area. The Easement Area is a private improvement, and owners of the Easement Properties agree that they will take no action which seeks to impose any duty or obligation upon the Village/Town of Somers or Kenosha County, or any agency, employee, contractor, or agent thereof, with respect to the Easement Area.

X COVENANTS, AGREEMENTS AND RESTRICTIONS.

The covenants, agreements and restrictions set forth herein shall be effective as of the date hereof and shall continue in full force and effect until written agreement of all of the Owners of the lots comprising the Easement Properties and all parties holding mortgages secured by any lots comprising the Easement Properties, and the Village/Town of Somers and Kenosha County shall modify this Declaration of Easement, which modification shall be effective when recorded in the Kenosha County Register of Deeds. The covenants, agreements and restrictions herein may not be terminated nor may any limit be imposed on the annual expenses to be paid by any owner.

XI. SUBSEQUENT MODIFICATIONS.

All modifications to this Agreement shall be in writing and signed by the Owners of all properties benefitted or burdened by the easement rights created herein. However, in the event that Declarant shall request that minor modifications be made to this Agreement, or to the rights created hereunder, which shall not substantially interfere with any of the rights or obligations created hereunder, then the Owners of said properties will sign a modification prepared by Declarant in order to accomplish said minor modifications.

XII. MISCELLANEOUS.

A. The covenants, agreements and restrictions contained herein shall be covenants running with and for the benefit of and burden upon the Easement Properties and shall be binding upon and inure to the benefit of the Owners thereof, and their respective heirs, successors and assigns. The rights granted herein shall be considered to create permanent easements.

B. In the event that the Owners desire to jointly make any decisions hereunder, they shall be made by majority vote of the Owners of the lots comprising the Easement Properties.

C. Each of the lots comprising the Easement Properties shall be treated as if it has one Owner. If any of said lots are owned by more than one person, then all of said persons must unanimously agree on any decision to which they are entitled to vote hereunder. Therefore, if all of said persons cannot unanimously agree, then the Owner of said lot shall have no vote.

D. All communications sent pursuant to this Declaration shall be sent in writing and sent by certified mail to the last known address of the recipient.

XIII. RESTORATION.

At any time that any Owner shall exercise any rights hereunder, then, when said activity is completed, the Easement Area shall be restored to the condition it was in immediately prior to said activity, except to the extent permitted hereunder.

IN WITNESS WHEREOF, the designated Declarant has hereunto caused its hand to be set as of the day and year and acknowledge that they executed the foregoing instrument as such officer of said Corporation.

By: _____

STATE OF WISCONSIN)
)ss
COUNTY O F K E N O S H A)

Personally came before me this _____ day of _____, 2023, the above named _____, to me known to be the person who executed the forgoing instrument and acknowledged the same to be his free act and deed as such Member and the free act and deed of said corporation, before me.

_____
_____Notary Public State of Wisconsin
Print Name:
_____
My Commission Expires:

This Document was drafted by:

James Duerrwaechter
5008 Green Bay Road
Kenosha, WI 53144

DRAFT

VILLAGE OF SOMERS
Department of Planning & Development

RECEIVED
MAR 24 2023
Kenosha County
Planning and Development

LAND DIVISION APPLICATION

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

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

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

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

Applicant Name: Mastercraft Builders, LLC- James Duerrwaechter Date March 24, 2023

Mailing Address: 5008 Green Bay Road Phone # 262-654-1220

Kenosha, WI 53144 Phone # 262-945-2100

Tax Parcel Number(s): 82-4-222-171-0040

Acreage of Project: 26 Acres total CSM area

Location of Property (including legal description):

9027 12th Street, Kenosha, WI

Being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 17, Town 2 North,

range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

Subdivision/Development Name (if applicable): _____

Existing Zoning: A-2 Proposed Zoning: A-2 and R-4 (lots)

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

Present Agricultural

Proposed Medium Density Residential

Present Use(s) of Property: Farmed

Proposed Use(s) of Property: 23 Acres to remain in Ag use, 2 lots for single family residential

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: 3/24/2023

James Duerrwaechter — Date: 3/24/2023

Property Owner's Signature

REQUIRED APPLICABLE SIGNATURES:

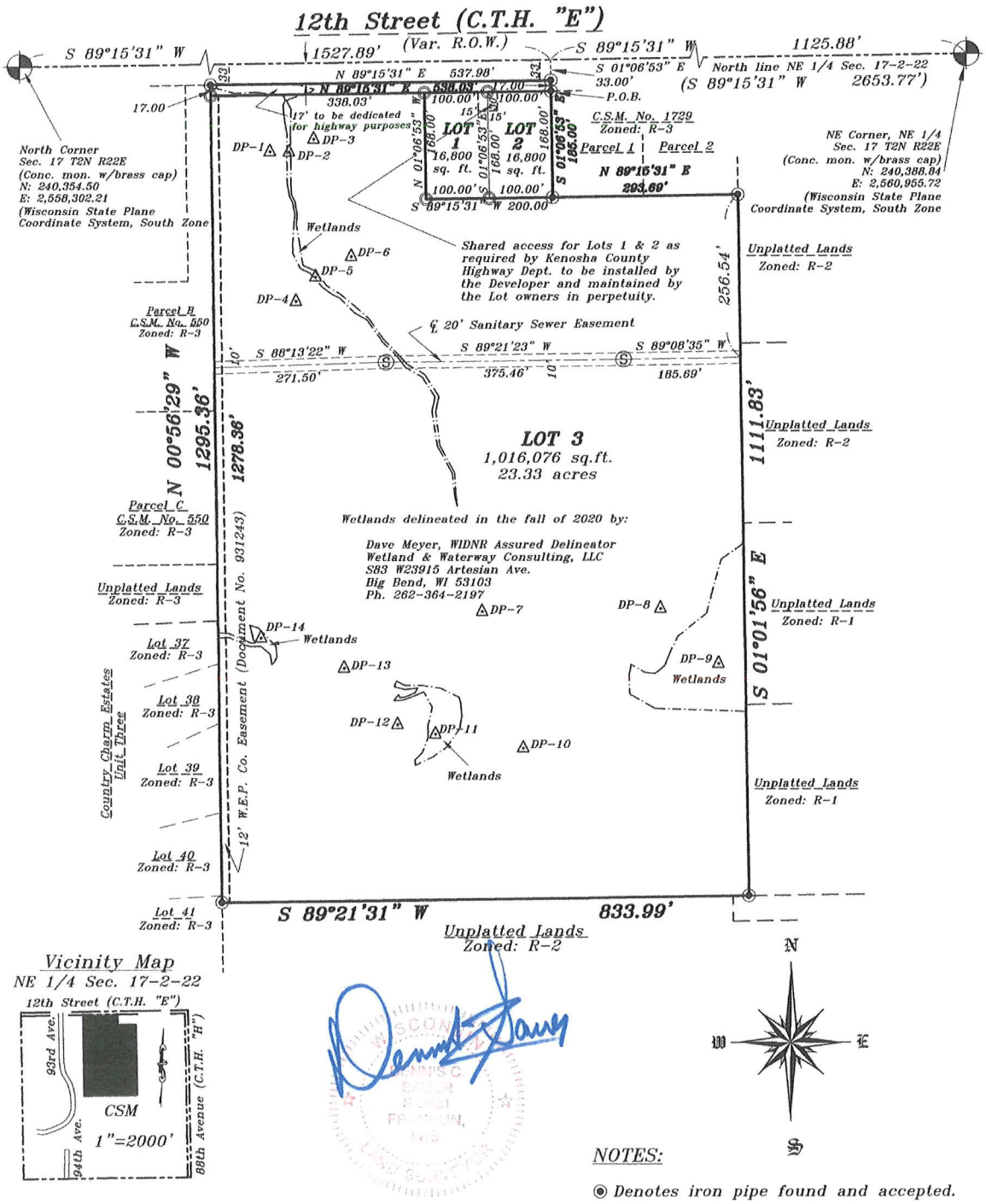
Nancy Washburn — Date: 3/24/2023

Applicant's Signature - Agent Nancy Washburn 262-818-1836

Developer's Signature — Date

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin



Vicinity Map

NE 1/4 Sec. 17-2-22

NOTES:

- ◉ Denotes iron pipe found and accepted.
- ○ Denoted 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.
- △ Soil Boring

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the North line of the NE 1/4 of Section 17, T2N, R2E having an assumed bearing of S 89°15'31" W.

GRAPHIC SCALE

200 0 100 200

(IN FEET)

1 inch = 200 ft.

March 13, 2023
Rev. March 24, 2023

Prepared for:
Mastercraft Builders, LLC.
5008 Green Bay Road, Suite 101
Kenosha, WI 53144

Prepared by:
Dennis C. Sauer P.L.S-2421
Metropolitan Survey Service, Inc.
8482 S. 76th St.
Franklin, WI 53132
(414) 529-5380

JTM

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin. bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence S 89°15'31" W along the North line of said Northeast 1/4, 1125.88 feet; thence S 01°06'53" E, 33.00 feet to the south right-of-way line of 12th Street and the point of beginning of the lands to be described; thence continuing S 01°06'53" E; thence N 89°15'31" E, 293.69 feet; thence S 01°01'56" E, 1111.83 feet; thence S 89°21'31" W. 833.99 feet; thence N 00°56'29" W, 1295.36 feet to the south right-of-way line of 12th Avenue; thence N 89°15'31" E along said south right-of-way line, 538.03 feet to the point of beginning.

Said lands containing 1,049,676 square feet, or 24.10 acres more or less.

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

That I have made such survey, land division and map by the direction of Mastercraft Builders, LLC., owner of said land.

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

March 13, 2023
Date

Dennis C Sauer
Professional Land Surveyor S-2421

WISCONSIN
DENNIS C SAUER S-2421 FRANKLIN, WI
LAND SURVEYOR

PREPARED FOR:
Mastercraft Builders, LLC.
5008 Green Bay Road, Suite 101
Kenosha, WI 53144

PREPARED BY:
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Mastercraft Builders, LLC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as members, do certify that the said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the Village of Somers.

IN WITNESS WHEREOF, the said Mastercraft Builders, LLC, a Wisconsin Limited Liability Company, has caused these presents to be signed by and James J. Duerrwaechter, Massimo Bisceglia, David J. Wieners, Members of said Limited Liability Corporation at_____,Wisconsin, this_____day of _____20_____.

Mastercraft Builders, LLC:

_____ _____
, Member , Member

, Member

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20_____, James J. Duerrwaechter, Massimo Bisceglia and David J. Wieners, Members of Mastercraft Builders, LLC., A Wisconsin Limited Liability Company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

TriCity National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said TriCity National Bank, has caused these presents to be signed by John Kaldem, Vice President, at _____, Wisconsin, this _____ day of _____, 2023.

TRICITY NATIONAL BANK:

_____
John Kaldem, Vice President

WISCONSIN
DENNIS C
SAUER
S-2421
FRANKLIN,
WI
LAND SURVEYOR
March 13, 2023

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 2023, John Kaldem, Vice President of TriCity National Bank, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public - State of Wisconsin
My Commission Expires:_____

VILLAGE BOARD APPROVAL

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

_____ _____
George Stoner, Village President Brand Baker, Clerk

WISCONSIN
DENNIS C SAUER
S-2421
FRANKLIN, WI
LAND SURVEYOR

March 13, 2023

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

REVISED
April 24, 2023

Dennis Sauer
METROPOLITAN SURVEY SERVICE INC
9415 W FOREST HOME AVE STE 202, HALES CORNERS WI 53130
survey@metropolitansurvey.com

FILE NO. 121631
Certified Survey Map
Mastercraft Builders LLC
Village of Somers, Kenosha County

Dear Dennis Sauer:
Per request, we have reviewed this revised certified survey map (CSM) dated April 20, 2023 for compliance with s. 236.34 Wis. Stats. Our comments are as follows:

REVIEW COMMENTS:
It appears that comments from our previous review letter dated April 20, 2023 have been addressed and that this CSM complies with the requirements of s. 236.34 Wis. Stats.

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

Sincerely,

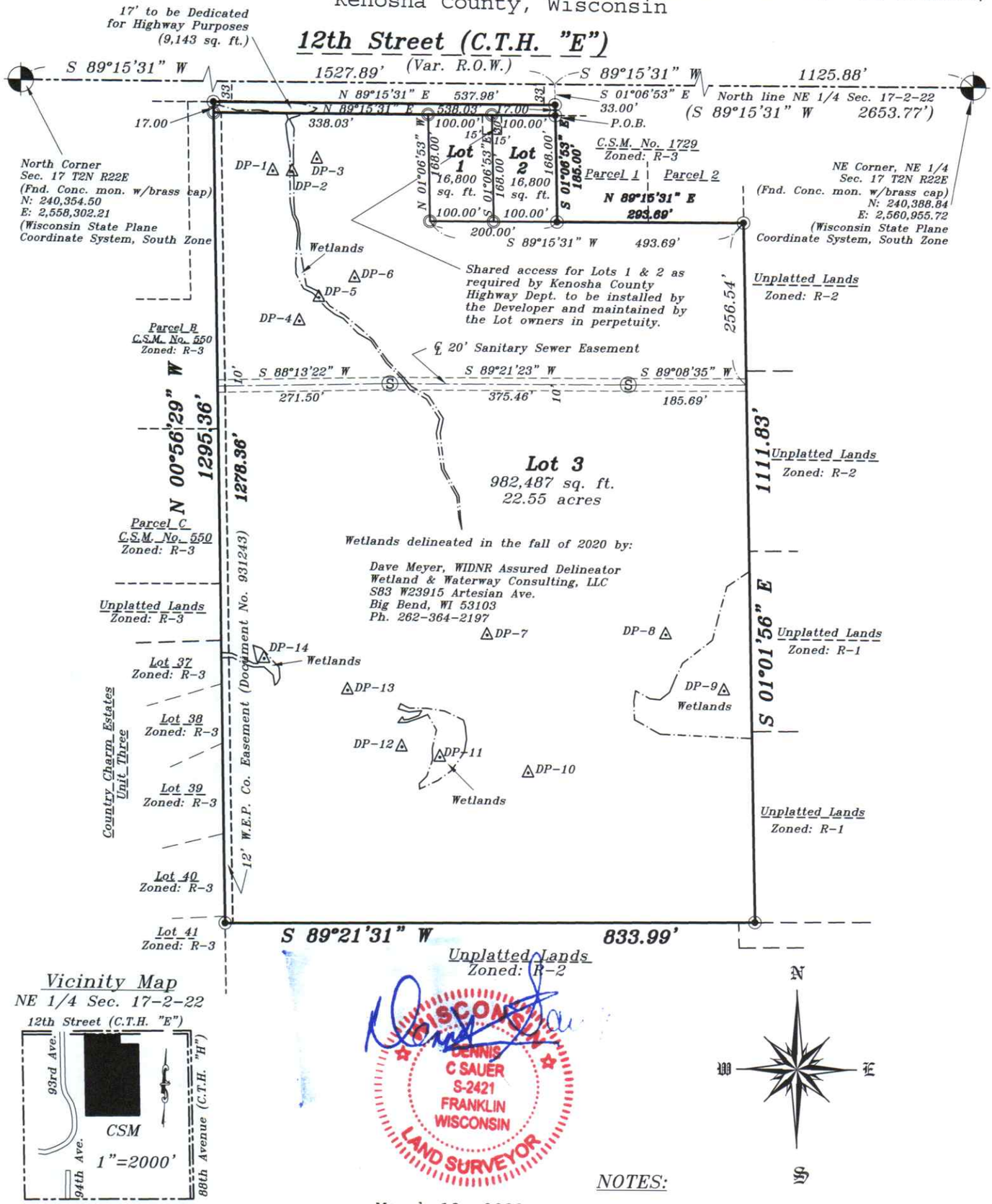
Don Sime, PLS
Plat Review

Enc: Revised Certified Survey Map

cc: Clerk, Village of Somers

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin



Vicinity Map

NE 1/4 Sec. 17-2-22

WISCONSIN
DENNIS C SAUER
S-2421
FRANKLIN
WISCONSIN
LAND SURVEYOR

March 13, 2023
Rev. March 24, 2023
Rev. April 20, 2023

Prepared for:
Mastercraft Builders, LLC.
5008 Green Bay Road, Suite 101
Kenosha, WI 53144

Prepared by:
Dennis C. Sauer P.L.S-2421
Metropolitan Survey Service, Inc.
8482 S. 76th St.
Franklin, WI 53132
(414) 529-5380

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

NOTES:

- ◉ Denotes 1" iron pipe found and accepted.
- ○ Denoted 1" x 24" iron pipe set, weighing 1.13lbs/lin. ft. min.
- △ Soil Boring

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the North line of the NE 1/4 of Section 17, T2N, R22E having an assumed bearing of S 89°15'31" W.

JTM CERTIFIED SURVEY MAPS/Somers/Mastercraft - Somer 114119/114119.dwg

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin. bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence S 89°15'31" W along the North line of said Northeast 1/4, 1125.88 feet; thence S 01°06'53" E, 33.00 feet to the south right-of-way line of 12th Street and the point of beginning of the lands to be described; thence continuing S 01°06'53" E, 185.00 feet; thence N 89°15'31" E, 293.69 feet; thence S 01°01'56" E, 1111.83 feet; thence S 89°21'31" W. 833.99 feet; thence N 00°56'29" W, 1295.36 feet to the south right-of-way line of 12th Avenue; thence N 89°15'31" E along said south right-of-way line, 537.98 feet to the point of beginning.

Said lands containing 1,025,230 square feet, or 23.54 acres more or less.

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

That I have made such survey, land division and map by the direction of Mastercraft Builders, LLC., owner of said land.

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

March 13, 2023
Date
Rev. March 24, 2023
Rev. April 20, 2023

Dennis C Sauer
Professional Land Surveyor S-2421

WISCONSIN
DENNIS
C SAUER
S-2421
FRANKLIN
WISCONSIN
LAND SURVEYOR

PREPARED FOR:
Mastercraft Builders, LLC.
5008 Green Bay Road, Suite 101
Kenosha, WI 53144

PREPARED BY:
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Mastercraft Builders, LLC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as members, do certify that the said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Section 236.34 of the Wisconsin State Statutes and is required to be submitted to the Village of Somers for approval.

IN WITNESS WHEREOF, the said Mastercraft Builders, LLC, a Wisconsin Limited Liability Company, has caused these presents to be signed by and James J. Duerrwaechter, Massimo Bisceglia, David J. Wieners, Members of said Limited Liability Corporation at _____,Wisconsin, this_____day of _____20_____.

Mastercraft Builders, LLC:

_____ , Member

_____ , Member

_____ , Member

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20_____, James J. Duerrwaechter, Massimo Bisceglia and David J. Wieners, Members of Mastercraft Builders, LLC., A Wisconsin Limited Liability Company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

TriCity National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said TriCity National Bank, has caused these presents to be signed by John Kaldem, Vice President, at _____, Wisconsin, this _____ day of _____, 2023.

TRICITY NATIONAL BANK:

_____
John Kaldem, Vice President

WISCONSIN
CURTIS C SAUER
S-2421
FRANKLIN
WISCONSIN
LAND SURVEYOR

Rev. 3-24-23
Rev. 4-20-23
March 13, 2023

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 2023, John Kaldem, Vice President of TriCity National Bank, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public - State of Wisconsin
My Commission Expires:_____

VILLAGE BOARD APPROVAL

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

_____ _____
George Stoner, Village President Brand Baker, Clerk



March 13, 2023
Rev. March 24, 2023
Rev. April 20, 2023

Cotter Modern #42505



DESIGN BASICS®
HOUSE PLANS



Cotter Modern

Total Area	1979 Sq. Ft.
Garage	796 Sq. Ft.
Width	60'-4"
Depth	64'-4"
Ridge Height	24'-4"

Design Basics, LLC | www.designbasics.com | 800.947.7526

Copyright ©Design Basics, LLC
All rights reserved.

Livability at a Glance™ ENTERTAINING DE-STRESSING STORING FLEXIBLE LIVING

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #6 Discuss Plan Commission Recommendations (Hyslop Foundation Inc):

a. 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.

BACKGROUND:

In January of 2022, Staff met with representatives of Hawthorn Hollow to discuss their operations and proposed plans for the future. This meeting was spurred by Hawthorn approaching Somers Fire and Rescue to inquire about what steps would need to be taken to allow for one of the residences to be used as a short-term rental. The approximately 88-acre site is currently zoned PR-1 Park-Recreational Dist., C-2 Upland Resource Conservancy Dist., and C-1 Lowland Resource Conservancy Dist. Our discussion in January of 2022 focused on Hawthorn applying for a conditional use permit. The purpose of the CUP would be to memorialize the activities that are taking place on the property. In May of 2022, the Plan Commission heard Hawthorn Hollow's original request for a CUP. The Board subsequently reviewed this request at their May 17th, 2022 Work Session.

Based on this meeting, Planning, Administration, Clerk, Trustee Nelson, and Attorney Davison undertook the task of reviewing our zoning ordinance and special event permits to find a better way to address Hawthorn Hollow's current and proposed uses. In early 2023, updates to both the Zoning Ordinance and Special Event permits were passed by the Board. Based on these updates, Hawthorn Hollow re-applied for their Conditional

Use Permit. The request is to allow for various private and public events with lodging on the property, to allow outdoor summer concerts, and to allow for living quarters for on-site watchmen/caretakers of the property.

UPDATE:

The Plan Commission heard the above-mentioned request at their May 8th meeting and held the requisite public hearing. One resident raised his concern regarding the possibility of music taking place past 9 p.m. The Plan Commission's recommendation was to approve the request for a CUP (7-0) with the caveat that outdoor music must cease at 9 p.m.

COMMENTS:

Staff would request that this matter be placed on our May 23rd Board Meeting for action.

ATTACHMENTS:

Planning Memo dated 04/28/2023

Planning Commission Minutes 05/08/2023 – Highlighted

Condition Use Permit Application

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: **04-28-23**
MTG DATE: **05-08-23**
APP DATE: **03-24-23**
RE: **Hawthorn Hollow Conditional Uses**

BACKGROUND:

1. Petitioner/Agent: Timothy Leveque, Hawthorn Hollow
2. Property Owner: Hyslop Foundation, Inc.
3. Location/Address: 880 / 914 Green Bay Rd.
4. Tax key Number: 82-4-222-101-0323
5. Area: 87.93 acres
6. Existing Zoning: PR-1 Park-Recreational Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist.
7. Proposed Zoning: no change proposed

OVERVIEW:
The Petitioner is requesting Conditional Use Permit (CUP) approval to allow for various private and public events with lodging on the property (such as private weddings, corporate retreats, private parties, life celebrations, etc.), to allow outdoor summer concerts, and to allow for living quarters for on-site watchmen/caretakers of the property.

PLANNER COMMENTS:
In October/November of 2021, Somers Fire & Rescue was approached by Hawthorn Hollow about converting a residential house into short-term rental use. Through these talks it became apparent that there were other uses and events occurring on the property that had never been formally recognized by the Village (or previously the Town of Somers).

In November 2021, Lieutenant Pisula of Somers Fire & Rescue indicated he had begun working with Hawthorn Hollow to create special event plans for the various uses occurring on the property. The fire department explained to Hawthorn Hollow their concerns with large group events on certain areas of the property including areas that currently have limited or no access for emergency response purposes.

In December 2021, Planning & Development Director Andy Buehler and myself toured the site with Chad Jocius of Hawthorn Hollow to gain a better understanding of how the site was being operated and intended to be operated in the future. One of the main areas of focus was the Pike House/Ozanne Outpost area of the property which Hawthorn Hollow rents out for private weddings/receptions, corporate retreats, and various other private events, meetings and parties. The Pike House itself is a large structure that is well-suited for such uses, containing 6 bedrooms, 3 full baths, full kitchen and provides an elevator for accessibility.

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

Over the course of the past year, staff has held several meetings with Hawthorn Hollow representatives to discuss and gain a better understanding of their existing and anticipated operations. As a result of these discussions, staff drafted updated zoning ordinance language to address the types of uses occurring on the property. In February 2023 these updates were adopted by the Village Board, which included a new Conditional Use type allowing for event facilities in the PR-1 district (Ordinance No. 2023-004), as well as allowing living quarters for watchmen and caretakers in the PR-1 district as a Conditional Use (Ordinance No. 2023-005). Hawthorn Hollow's application seeks approval of three (3) types of conditional uses:

Event Facilities (with or without lodging) - per Section ZN 5.03(8)(b)144:

Hawthorn Hollow's website (https://hawthornhollow.org/) includes a separate section describing the types of Private Events that could be held on the site. These events include weddings & receptions, life celebrations and rentals of the Pike House for things such as corporate & team building retreats, private parties, lectures, photo shoots, and bridal & baby showers.

For wedding reception events, Hawthorn Hollow currently utilizes a rented tent that is set up and taken down for each event. They have indicated their intent to eventually construct a permanent covered pavilion structure in the open area to the southeast of Pike House (indicated as future building # 5 on the submitted site plan). If this building is to contain permanent restroom facilities, a Private Onsite Wastewater Treatments Systems (POWTS) permit will need to be obtained from the Kenosha County Sanitarian.

Summer Concerts - per Section ZN 5.03(8)(b)130:

The current zoning ordinance allows for 'summer theatres and amphitheaters or band shells in the PR-1 district' as a Conditional Use. Hawthorn Hollow has historically held a summer concert series at their outdoor amphitheater along the banks of the Pike River (located in the area of the future Concession Stand (white #1) shown on the submitted site plan). According to their website, there are 3 planned concerts slated for 2023 (June 23, July 28, August 18) which all start at 6pm. The submitted application also indicates that several other events include outdoor live music, including their Birds and Plants event, Walk in the Woods Art Fair, and Harvest Hootenanny.

The submitted application does not indicate when these events typically end. The submitted application also does not indicate what the seating capacity of the amphitheater is. The conditional use section for 'summer theatres and amphitheaters or band shells in the PR-1 district' (Section ZN 5.03(8)(b)130) indicates "that a detailed site plan shall be submitted to the Plan Commission along with the proposed hours of operation and seating capacity on the premises." It also indicates that "an application for a conditional use permit shall be accompanied by a report setting forth the proposed operation of the theater, amphitheater or band shell." It is recommended that Hawthorn Hollow provide this information to the Plan Commission and Board for review prior to final approval being granted.

Watchmen/Caretakers living quarters - per Section ZN 5.03(8)(b)62:

Hawthorn Hollow has indicated that there are two living quarters for property caretakers/watchmen. The current conditional use language in the zoning ordinance allows for one such living quarters. In their submitted application, Hawthorn Hollow has requested that the two existing living quarters be allowed and recognized under the requested conditional use.

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

The entire Hawthorn Hollow property is situated behind dense vegetation and berms along the STH 31 and is therefore completely shielded from public view. Planning & Development does not have record of any complaints ever having been received from neighboring property owners regarding noise, traffic congestion or any other nuisance activity that could have a negative impact on surrounding properties.

Upon reviewing the information submitted by Hawthorn Hollow in their CUP application and the information contained on their website (https://hawthornhollow.org/) it does not appear there are any plans or maps for event parking/traffic circulation. The website does contain a site plan map, but only for the northern half of the property. It is recommended that an updated site map be provided on the website which includes the southern half of the property.

It would also be recommended that event parking/traffic circulation plans be provided to the Village for review, especially by the fire department. It is recommended that these plans also be made available on the Hawthorn Hollow website for public use/knowledge.

The property and its buildings are currently served by Private Onsite Wastewater Treatments Systems (POWTS). In 2019, a POWTS evaluation was conducted by Eric Billingsley of Billingsley Engineering and provided to County Sanitarian Alex Priesgen. That evaluation indicated there was an issue of the treatment tanks not meeting the necessary minimum setback requirement of 5 feet from tank to a building (Pole Barn building indicated as current building #10 on the submitted site plan). This issue will need to be corrected via the issuance of a sanitary permit or other approval by the County Sanitarian prior to Board approval of the CUP. The property owner is encouraged to contact the County Sanitarian to discuss correction of this issue.

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

1. Subject to the information and site plan contained in the submitted conditional use permit application on March 24, 2023.

2. Subject to the property owner working with the County Sanitarian to correct an outstanding sanitary treatment tank setback issue, as determined by 2019 POWTS evaluation. Final Conditional Use Permit approval by the Village Board shall not be granted until this issue has been corrected to the satisfaction of the County Sanitarian.

3. Subject to the Conditional Use standards contained in **Section ZN 5.03(8)(b)144 for Event Facilities (with or without lodging) in the PR-1 District**:

    a. The minimum parcel size shall be ten (10) acres.

    b. A two hundred (200) foot open buffer shall be provided on all sides of the property not abutting a public roadway. Outdoor event facilities shall not be permitted within this buffer area. Where possible, suitable landscaping shall remain or be grown within the buffer area.

    c. Landscape buffer plantings shall be provided along a property line where there is an abutting residence, and which are intended to screen views, lights and noise from the operation. A landscape buffer planting plan shall be submitted with the application and approved by the Village Plan Commission and Board.

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

d. Parcels shall have frontage along a paved public road for direct access.

e. Any facilities used for lodging must be associated with events on the property and receive necessary approvals from the Kenosha County Health Department.

f. Access by private easement must be formalized and be recorded or available for recording. Modifications of existing easements resulting from the proposed use(s) must be approved in writing by all easement parties. The Village of Somers may require easement(s) to allow site access by Village Fire & Rescue and/or law enforcement.

g. All ingress/egress driveways, internal circulation drives, and parking areas shall be located in such a manner to minimize traffic hazards associated with entering and exiting the public roadway as approved by Village Fire & Rescue.

h. The increase in traffic generated by the proposed use(s) shall not create a nuisance to nearby residents by way of traffic or noise.

i. Parking areas may be either gravel or paved. Handicapped parking spaces shall be paved and meet all state standards. Sufficient parking spaces to accommodate the proposed use(s) shall be provided and shall be based on an overall plan that has been reviewed and approved by Village Fire & Rescue. Overflow parking on grass or hay areas may be permissible as approved by Village Fire & Rescue. Parking on public rights-of-way is not permitted.

j. Parking areas of any type shall not be located within the required buffer area and must meet the parking requirements of §ZN 3.06(3)(j) and (k).

k. Building occupancy and site capacity limits, as determined by the Village Building Inspector and/or Village Fire & Rescue, shall not be exceeded for any event occurring on the property.

l. Signage shall comply with §ZN 3.07.

m. Any newly proposed or changed outdoor lighting shall consist of full cut- off luminaries and shall not exceed an illumination level of 0.5 foot- candles as measured at the property line. Lighting fixtures shall be shielded or directed in such a manner to prevent light from shining directly onto abutting rights-of-way and adjacent properties (cut-off type luminaries only). No protruding lenses are allowed, and lenses must be constructed so as to be parallel to the constructed yard grade. All security lighting shall be shielded and aimed so that illumination is directed only to the designated areas. General flood lighting fixtures shall be discouraged.

n. No on or off-premise signs, banners, or billboards shall be constructed, erected, or displayed without first obtaining proper permits from the State, Village or local unit of government in which they are being located.

o. Structures shall be inspected by Village Fire & Rescue and Building Inspector prior to the Village meetings and shall meet all Village Fire and Building Code standards prior to occupancy.

p. Parcels not served by public sanitary sewer shall be served by Private Onsite Wastewater Treatment Systems (POWTS) which meet all requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance, and Wis. Admin. Code § SPS 382- 385 and their corresponding design manuals regarding POWTS. Parcels not currently served by sanitary sewer and/or municipal water shall be required to connect to sanitary sewer and/or municipal water upon availability.

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

q. It is the responsibility of the applicant to comply with all State and local regulations regarding public health. This includes proper and adequate toilet and hand washing facilities, showering facilities, proper food preparation and serving conditions, adequate tested potable water, proper disposal of refuse and food by-products on a timely basis. The Kenosha County Division of Health requires permits and inspections to assure the event is conducted within laws of proper sanitation and health. The applicant shall obtain all necessary health-related permits and assure that all necessary tests and inspections are conducted.

r. Food vendors shall be licensed by the Kenosha County Health Department.

s. Amplified music and dancing may be permitted only within approved structures and/or areas of the property. Village noise ordinances shall be complied with. Amplified music shall be subject to applicable Village licensing requirements.

t. The sale and consumption of alcoholic beverages on the premises is subject to applicable Wisconsin Statutes, Administrative Code provisions, and Village licensing requirements.

4. Subject to the Conditional Use standards contained in **Section ZN 5.03(8)(b)130 for Summer theaters and amphitheaters or band shells in the PR-1 District**:

a. A detailed site plan shall be submitted to the Plan Commission along with the proposed hours of operation and seating capacity on the premises.

b. At least one off-street parking space shall be provided for every three seats located within the theater, amphitheater or band shell.

c. The site shall have direct access to federal, state or Village highways.

d. An application for a conditional use permit shall be accompanied by a report setting forth the proposed operation of the theater, amphitheater or band shell.

e. Ingress and egress to the site shall be determined with due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.

f. Parking areas shall be maintained in a dust free condition and where paved, a stormwater drainage plan shall be submitted to the Plan Commission.

g. Night lighting shall not be permitted to shine on adjacent property.

h. Proposals for water and sanitation facilities and emergency services shall be reviewed by the Plan Commission.

i. Increased performance standards with respect to noise may be required as deemed necessary.

5. Subject to the Conditional Use standards contained in **Section ZN 5.03(8)(b)62 Living quarters for watchmen and caretakers in the M-2 District and PR-1 District**:

a. A site plan shall be presented to the Plan Commission.

b. Not more than one such living quarters shall be permitted per parcel.

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

*i. **Note: Petitioner is requesting an allowance for two (2) watchmen/caretakers living quarters on the parcel.***

c. Said living quarters shall not exceed 1,000 square feet.

d. Said conditional use permit terminates at such time as the aforementioned quarters are no longer used as living quarters for watchmen or caretakers.

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

7. Any substantial change or expansion of the submitted plan of operation, i.e., the addition and/or expansion of events, structures and/or uses not included in the submitted application, shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.

8. If property ownership and/or tenant shall happen to change it shall be the responsibility of the person(s) that signed these conditions to notify new owner and/or tenant of all above stated conditions of approval.

9. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.

10. Subject to necessary zoning and/or building permits being issued for any proposed structures including principal & accessory structures, signage, fences, etc.

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.
Chairman Thompson asks whether there will be a traffic study
Chairman Stoner says yes
Chairman 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

VILLAGE OF SOMERS
Department of Planning & Development

RECEIVED
MAR 24 2023
Kenosha County
Planning and Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Hyslop Foundation, Inc.

Print Name: n/a Signature: [signature] authorized agent

Mailing Address: 880 Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: 262-552-8196 E-mail (optional): thehollow@hawthornhollow.org

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: Timothy Leveque Signature: [signature]

Business Name: Hyslop Foundation / Hawthorn Hollow

Mailing Address: 880 Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: 262-552-8196 E-mail (optional): tj@hawthornhollow.org

(c) Architect's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(d) Engineer's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(e) Tax key number(s) of subject site:

39-6061420 tax ID

Parcel # 82-4-222-101-0323

Address of the subject site:

880 Green Bay Road & 914 Green Bay Road

(f) Plan of Operation (or attach separate plan of operation)

Type of structure: _____

attached

Proposed operation or use of the structure or site:

see attached

Number of employees (by shift): 8 year round / 5 seasonal

Hours of Operation: 8am-5pm

Any outdoor entertainment? If so, please explain: yes see attached

Any outdoor storage? If so, please explain: yes see attached

Zoning district of the property: PR-1

(g) Attach a plat of survey prepared by a professional land surveyor or site plan drawn to scale and approved by the Kenosha County Department of Planning & Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, existing and proposed gravel, asphalt and concrete surfaces, existing and proposed signage, existing and proposed buildings, and existing and proposed landscaping.

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the Village Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or professional surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Village of Somers Planning & Development office, Village Plan Commission or Village Board:

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

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

Request for Conditional Use Permit (payable to "Kenosha County") $1,350.00

(For other fees see the Fee Schedule)

Narrative

Hawthorn Hollow is requesting 3 Conditional Use Permit types.

- ZN5.03(8)(b) 144 - Event Facilities (with or without lodging) in the PR-1 District
- ZN5.03(8)(b) 62 - Living quarters for watchmen/caretakers in M-2 District and PR-1 District.
- ZN5.03(8)(b) 130 - Summer theaters and amphitheaters or band shells in the PR-1 District.

Hawthorn Hollow is requesting an amendment to ordinance No. 2023-005 regarding living quarters for watchmen/caretakers. Our request is to deviate from the 1 living quarter permitted per parcel, to 2 living quarters per parcel.

Thank you for your consideration.

HAWTHORN HOLLOW
NATURE SANCTUARY AND ARBORETUM

Buildings and Descriptions

Overview:
Hawthorn Hollow Nature Sanctuary and Arboretum is a nonprofit operating on 90 acres of land. Our mission is to cultivate appreciation, understanding, and stewardship of our natural and local heritage through environmental education and sanctuary preservation. We have a total of 14 buildings.

Buildings

1. *Observatory*
   Education and events, held mostly at night

2. *Nature Center Lower/Apartment Upper*
   Education, events, meetings, rentals for parties, observatory office, and a tenant upstairs

3. *Sugar Shack*
   Education for maple sugaring.

4. *Annex/Garage*
   Storage

5. *Administration Building*
   Office spaces for staff

6. *1847 Schoolhouse*
   Education, just a tourist stop

7. *1906 Schoolhouse*
   Education for field trips and a tourist stop

8. *Town Hall*
   Education and a tourist stop

9. *Pike House*
   Rentals, weddings, meetings, and cooking classes

10. *Pole Barn*
    Workshop and storage

11. *3-Car Garage*
    Storage

12. *OO Loft Apartment/Garage*
    Tenant in the loft, garage is used for catering placement and storage

13. *Honey House*
    Education and honey processing

14. *Farm Barn*
    Events and storage

Future Building Plans

1. Concession Stand
2. Cantilever Overlook
3. Boardwalk
4. Prairie Platform
5. Pavilion
6. Gazebo
7. Observatory Shed
8. Free-standing Restrooms
9. Parking Lot
10. Wetland Observation Blind

(SEE CURRENT BUILDINGS ON MAP IN RED)
(SEE FUTURE BUILDINGS ON MAP IN WHITE)


White = Future
Red= Current
Pike Creek
Hawthorn Hollow Nature Sanctuary and Arboretum
Hiking Trail
Green Bay Rd
Google

Outdoor Entertainment

As part of our fundraising efforts, Hawthorn Hollow hosts several events that include outdoor entertainment, specifically live music.

- Birds and Plants
- Pike River Benefit Concert Series (3 per year)
- Walk in the Woods Art Fair
- Harvest Hootenanny

Outdoor Storage

Hawthorn Hollow stores a variety of landscaping materials in our maintenance areas, in a private location out of the public's view.

- Plants/trees
- Gravel/bricks/hardscaping
- Fire wood
- Tractor attachments
- Seasonal outdoor décor

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Discuss Plan Commission Recommendations (Rossi Investments LLP):

a. 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.

b. 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.

c. 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.

d. 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.

BACKGROUND:

The Village began working with CT Realty and Clean Energy regarding their desire to bring a proposed Compressed Natural Gas (CNG) fueling project to approximately 20 acres of a 132 parcel (82-4-222-041-0112) located on CTH KR, just east of the Canadian Pacific Railroad. The project would bring a 8,590-sq.-ft. masonry service office building, four compressed natural gas dispensers, and a large parking lot. The project will require the following:

- Rezoning from A-1 Agricultural Preservation Dist. to B-3 Highway Business Dist:
- Conditional Use Permit for a Compressed Natural Gas fueling station with minor truck servicing in the B-3 Highway Business Dist;
- CSM; and
- Site Plan and Exterior Fenestration approval

UPDATE:

The Plan Commission reviewed the concept for the proposed project in January. At this time, the major concern was stormwater, access to CTH KR, utilities to serve the project, and the temporary nature of the proposed buildings.

Based on these comments the Developer revised their plans and has submitted for formal approval of their project. The Plan Commission heard the above-mentioned requests at their May 8th meeting and held the requisite public hearings. One citizen expressed concern over the DOT's granting of access to the property. The Plan Commission's recommendation was as follows:

- Approval of the request for rezone (7-0);
- Approval of CUP (7-0);
- Approval of CSM (7-0); and
- Approval of Site Plan and Exterior Fenestration (7-0).

COMMENTS:

As Planner Godshall's memo points out, soil tests still need to be submitted to the County Sanitarian for the proposed Private On Site Wastewater Treatment System. The Village met with the City of Kenosha and the Kenosha Water Utility to make sure the Village

would be compliant with their border agreements as to this parcel being served by a well and private sanitation. Staff has also worked with the DOT and the County Highway department regarding access and any further improvements that may need to be made to CTH KR. The Developer has submitted a TIA to the DOT and is under review.

Staff would request that this matter be reviewed by the Board and direction given to the Developer as to any items that may concern them. If no major items are raised, Staff requests that this matter be placed on our May 23rd Board Meeting for action subject to the conditions as laid out in Planning and Zoning memo dated May 1st, 2023 and supplemented through correspondence dated May 11th, 2022 and conditions laid in Engineering comments dated May 2nd, 2023.

ATTACHMENTS:

Planning Memo dated 05/01/2023 & Email dated 05/11/2023

Engineering Memo dated 05/02/2023

Planning Commission Minutes 05/08/2023 – Highlighted

Owners Authorization

Project Summary

Application for Rezoning

Application for CUP

Business Summary

Application for CSM

Updated CSM

Site Plan Review Application

Site Plan

Color Site Plan

Renderings

Service Station and Office Elevations

Landscaping Plans

Photometric Plans

Clean Energy Plans

Engineering Plans

Traffic Memo

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: **05-01-23**
MTG DATE: **05-08-23**
APP DATE: **03-24-23**
RE: **Compressed Natural Gas (CNG) fueling facility**

BACKGROUND:

1. Petitioner/Agent: Bradley Hovanec, CAGE Engineering, Inc.
2. Property Owner: Rossi Investments LLP
3. Location/Address: SE corner of CTH KR & Canadian Pacific Railroad
4. Tax key Number: part of 82-4-222-041-0112
5. Area: 20 acres
6. Existing Zoning: A-1 Agricultural Preservation District
7. Proposed Zoning: B-3 Highway Business District

OVERVIEW:
The Petitioner is requesting approval of a proposed Compressed Natural Gas (CNG) fueling facility providing gated overnight fleet vehicle parking and minor vehicle maintenance for CNG-fueled "Green Trucks", to be located along the south side of CTH KR (1st) street and adjacent to the east side of the Canadian Pacific railroad tracks. The proposed facility is proposed to be located on a 20-acre parcel that would be subdivided from the existing 132-acre parcel via Certified Survey Map. Petitioner is seeking approval for rezoning, land division (Certified Survey Map), conditional use, and overall site plan & building fenestration approvals.

PLANNER COMMENTS:
This project was brought before the Plan Commission in January 2023 for conceptual review. At that time the submitted site plan indicated several proposed buildings in the northeast portion of the site that would not have met Village standards. The current plans now show an 8590 sq. ft. masonry service & office building to be constructed at the northeast portion of the project site. This building includes 4 truck service bays, a parts warehouse and office space for employees. The building is shown to be 20.87' in height (35' allowed by ordinance) and would meet the minimum 65' highway setback requirement. The submitted application indicates that the building service bays would be used for minor service to the trucks (wiper replacement, tire service/replacement, oil changes, etc.) and that heavy repairs would be performed at an off-site facility. No outdoor storage is proposed. <u>All service work must be performed inside the building</u>.

The service & office building is proposed to be served by a Private Onsite Wastewater Treatment System (POWTS) holding tank, to be located northeast of the service & office building. The Petitioner will need to apply for and receive a sanitary permit from the County Sanitarian prior to any zoning or building permits being issued for construction of the building.

The submitted site plan is very similar to what was proposed conceptually in January 2023. The plan provides for 170 time-fill truck cab parking spaces, 74 time-fill box truck spaces, and 202 passenger

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

vehicle spaces. An additional 20 passenger vehicle parking spaces are provided in the service & office building area. The site plan also accounts for 154 future box truck and 168 passenger vehicle parking spaces. All parking areas and drives are shown to be paved with concrete or asphalt and all pavement setbacks are shown to be met from lot lines and the street right-of-way. The entire time-fill area and office building area are shown to be enclosed with 8-foot high black chain link fence, while the CNG compound area is to be enclosed with 6-foot high black vinyl coated chain link fence with black vinyl slatting and is well-screened with trees and shrubs.

The proposed fast-fill area of the site consists of one pump canopy with 4 pump dispensers underneath. The pump canopy is 19.5' in height (20' allowed under ordinance), and both the canopy and pumps meet the required 30' setback from any property line.

Access into the site is shown to come from CTH KR via a 48-foot wide drive connecting to a 30-wide drive leading into the proposed CNG facility and the future development of the remnant parcel. The proposed access location will need to be reviewed and approved by Kenosha County Division of Highways and/or the Wisconsin Dept. of Transportation (WisDOT). The submitted applications materials indicate that Sam Schwartz Consulting, LLC has been retained to provide traffic engineering services and to prepare a Traffic Impact Analysis (TIA) if required.

The proposed Certified Survey Map consists of one 20-acre Lot that would be created for the proposed use. The CSM generally complies with the Village's Land Division and Platting Control Ordinance, with the exception of some items noted in the Staff Recommendation section below.

The layout of the proposed Lot is mostly rectangular with the exception of a "tail" that is created by drawing the Lot boundary around the proposed access drive into the site. Staff has some concern that creating a Lot of this shape will create unusable or difficult to use land area between the access drive and right-of-way of CTH KR/1st Street that would be cut off from the remnant parcel. It is recommended that this area be avoided by eliminating the "tail" and redrawing the CSM Lot boundary to include this area with the proposed CSM Lot.

The submitted landscape plan, dated 3-22-23 and prepared by Landscape Architect Larry C. Glasscock of LG Workshop, LLC, shows a diverse mixture of deciduous, evergreen, ornamental trees and shrubs, grasses and perennials and is shown to meet Village ordinance requirements. It should be noted that some of the plant symbols used on the landscape plan sheets are missing from the Plant List on Sheet L2.2 of the landscape plan (for example, 'TCR', 'MPF', and 'HYP' are used on Sheet L2.0 but are not listed in the Plant List). A revised landscape plan should be submitted to address this issue. The revised landscape plan shall also include quantities listed in the Plant List, which is missing from the submitted landscape plan.

The photometric plan, dated 3-20-23 by KSA Lighting & Controls, shows that all lighting fixtures are proposed to be full cut-off fixtures as required by ordinance and that light intensity will not exceed 0.5 footcandles at property lines.

The proposed CSM Lot is intended to be served by a Private Onsite Wastewater Treatment System (POWTS), as sewer is not available to the subject parcel. At the time of this report, the Petitioner has not yet submitted soil test information for the proposed Lot of the CSM, which is required under the County Sanitary Ordinance to ensure the proposed Lot contains a suitable POWTS site. The locations of the soil borings will also need to be added by the surveyor onto the face of the CSM. The Petitioner has been made aware that soil tests are needed. The proposed rezoning and CSM should not receive

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

final Board approval until the required soil test information has been submitted to & received approval from the County Sanitarian.

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

1. Subject to the information and plans contained in the submitted applications on March 24, 2023, and additional documents received April 7, 2023.

2. Final project approval shall not be granted by the Board until soil tests on the proposed Lot of the Certified Survey Map have been reviewed and approved by the County Sanitarian.

3. Subject to submitting a revised landscape plan with updated Plant List containing quantities and plant symbols matching those used on the landscape plan sheets.

4. Subject to the Conditional Use standards contained in **Section ZN 5.03(8)(b)50 for Gasoline service stations in the B-1, B-2, B-3, B-4 and B-5 Districts**:

    a. A detailed site plan shall be submitted showing all structures and their distances including canopies, pump islands, light poles, tower signs, storage tank locations, etc.

    b. All canopy posts shall be at least 30 feet from any property line. No canopy shall exceed 20 feet in height.

    c. Canopies shall not be permitted to overhang past the property line.

    d. All pumps shall be set back at least 30 feet from any property line.

    e. Gasoline service stations for semi-trailers shall have their ingress and egress located in such a fashion as to give due regard to topography and public road and pedestrian traffic taking into consideration hills, curves, speed limits and vision clearance.

5. Subject to the Conditional Use standards contained in **Section ZN 5.03(8)(b)13 for Automotive Sales, Service and Repairs in the B-2, B-3, and B-5 Districts**:

    a. All servicing and repair work shall be within an enclosed structure. Repair materials, new, used or junk parts shall not be stored outside unless the storage area has a solid fence enclosure. Junk materials shall be removed at least once a month to avoid unsightliness of the site. Fences shall be of uniform design and height and be properly maintained for aesthetic purposes.

    b. No cars shall be parked within the vision triangle and all parking lots shall meet all yard requirements.

    c. Lights shall not be beamed directly onto adjoining property.

6. 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 (review comments forthcoming).

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

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

1. Add the locations of soil borings performed by a certified soil tester on Lot 1 to the face of the CSM and include a legend item identifying the soil boring symbol (the borings shown on the submitted CSM should be identified as geotechnical borings).
2. Show the location of proposed access driveway to CTH KR (1st Street).
3. Indicate if the "Sanitary Holding Tank" noted on Sheet 1 is Existing or Proposed.
4. Per Section 18.27(F)(1) of the Village of Somers Land Division and Platting Control Ordinance, revise the shape of the eastern portion of Lot 1 of the CSM so that side lot lines are at right angles to the highway right-of-way line. The "tail" created by drawing the Lot boundary around the proposed access drive should be eliminated by squaring off the parcel up to the right-of-way line.
5. Add & label the shoreland boundary line on the face of the CSM.
6. On Sheet 2, in the last paragraph of the Surveyor's Certificate, change "Town of Eileen and Bayfield County" to read "Village of Somers Land Division and Platting Control Ordinance".
7. On Sheet 2, remove the signature line for "First name Last name, Planning & Zoning Director".
8. On Sheet 2, revise "Town Clerk" to read "Village Clerk-Treasurer".

c. Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.

d. 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.

e. 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.

f. 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.

7. It is the responsibility of the applicant to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established

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

herein, providing any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Village of Somers or other applicable agencies until the conditional use permit is brought back into compliance. Continued violation of the conditions as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.

8. Any substantial change or expansion of the submitted plan of operation, i.e., the addition and/or expansion of events, structures and/or uses not included in the submitted application, shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.

9. If property ownership and/or tenant shall happen to change it shall be the responsibility of the person(s) that signed these conditions to notify new owner and/or tenant of all above stated conditions of approval.

10. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.

11. Subject to necessary zoning and/or building permits being issued for any proposed structures including principal & accessory structures, signage, fences, etc.

From: Luke Godshall
To: Jason Peters
Subject: CNG facility CSM
Date: Thursday, May 11, 2023 1:24:56 PM
Attachments: Somers rev-Draft CSM 05-05-23.pdf

Jason,

For the CNG facility CSM, CAGE Engineering submitted a revised CSM (attached) via e-mail on 5-8-23 which addressed most of the review comments from my 5-1-23 staff report. There are a few items that will need to be incorporated into the final/recordable CSM. Below are the recommendations for the CSM from the 5-1-23 staff report - the items that have been addressed on the revised 5-5-23 CSM are crossed out:

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

1. Add the locations of soil borings performed by a certified soil tester on Lot 1 to the face of the CSM and include a legend item identifying the soil boring symbol (the borings shown on the submitted CSM should be identified as geotechnical borings).
2. Show the location of proposed access driveway to CTH KR (1st Street).
3. ~~Indicate if the "Sanitary Holding Tank" noted on Sheet 1 is Existing or Proposed.~~
4. ~~Per Section 18.27(F)(1) of the Village of Somers Land Division and Platting Control Ordinance, revise the shape of the eastern portion of Lot 1 of the CSM so that side lot lines are at right angles to the highway right-of-way line. The "tail" created by drawing the Lot boundary around the proposed access drive should be eliminated by squaring off the parcel up to the right-of-way line.~~
5. ~~Add & label the shoreland boundary line on the face of the CSM.~~
6. ~~On Sheet 2, in the last paragraph of the Surveyor's Certificate, change "Town of Eileen and Bayfield County" to read "Village of Somers Land Division and Platting Control Ordinance".~~
7. ~~On Sheet 2, remove the signature line for "First name Last name, Planning & Zoning Director".~~
8. On Sheet 2, revise "Town Clerk" to read "Village Clerk-Treasurer".

Regarding item #1, it's my understanding that they are currently working on getting a soil tester out to the property to complete the required soil tests. Once that happens the surveyor can field locate the soil boring holes and put them onto the CSM.

Thank you,

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
262.857.1895 (office) / 262.857.1909 (direct)
Luke.Godshall@kenoshacounty.org
http://www.kenoshacounty.org/index.aspx?nid=656

Review Comments and Request for Additional Information

CNG Fueling Station – Plans Dated March 24, 2023

Village of Somers

May 2, 2023

We reviewed the engineering plans prepared by Cage Civil Engineering, for the CNG fueling facility. Attached is a marked-up plan reflecting a portion of the comments below. Please provide or change the following items:

General Comments:

1. Provide the WDNR NOI permit when received.
2. Provide correspondance with the WDOT regarding the entrance configuration, traffic impact study, and permit.
3. Provide the Kenosha County Highway permit when received.
4. Provide two electronic speed limit signs on CTH KR. The final location is yet to be determined.
5. Provide a conversion factor to the NGVD29 datum.

Plan Comments:

1. Sheet C0.1:
   a. Incorporate Village standard materials list, attached.
2. Sheet C1.0:
   a. Provide no parking and street signs on the main entrance road.
   b. How will the proposed 70' R/W be created? It's not shown on the CSM.
   c. What are the plans for the rest of the property and the area between CTH KR and the driveway? We recommend making the area between the driveway and CTH KR part of the parcel or an outlot with an access easement on the driveway.
3. Sheet C3.0:
   a. The Village prefers rural road sections in public R/W.
   b. Terminate curb & gutter at R/W.
   c. Provide plans for the CNG compound.
4. Sheet C3.1:
   a. The stop bar should be white.
5. Sheet C4.0:
   a. How is the main entrance road stormwater accounted for?
   b. The southwest corner of the entrance should be reject curb & gutter to avoid standing water.
6. Sheet C4.1:
   a. Show benchmarks.
7. Sheet C4.2:
   a. The pond volume shall be verified after the site has been fully restored and stabilized.
8. Sheet C5.1:
   a. Verify that overland flow will reach the pond if the entrance drive inlet overtops.

9. Sheet C5.2:
    a. Provide calculations verifying the ditch is adequate to convey the 100 yr storm to the pond.
    b. Verify that the ditch has adequate erosion control based on the calculated velocity.
10. Sheet C6.0:
    a. Provide a new inlet casting in the driveway.
    b. Verify that additional inlets aren't necessary along the driveway. Gutter flow should not overtop the curb.
11. Sheet C6.1:
    a. Provide a separate structure with a manhole casting for the dry hydrant behind the inlet.
    b. Provide a 6' sump in the dry hydrant structure.
    c. Provide a mechanism that will allow the well to feed water to the pond keeping the normal water level at 693.5.
    d. Provide signage directing the fire department to the dry hydrant.
    e. Provide no parking signs and pavement markings adjacent to the dry hydrant.
12. Sheet C7.1:
    a. Revise the sanitary sewer manhole detail to comply with Village standards.

Storm Water Management Plan Comments:

1. Verify that stormwater infiltration is not feasible per WDNR Tech Standard 1002.
2. Provide a storm sewer pipe (18" min. diameter) from the pond to the dry hydrant that will accommodate a 3,000 gpm fire flow.
3. Provide WinSLAMM calculations.

Status of Engineer's Approval: Not Approved

Brett D. Biwer

Brett D. Biwer, PE

Cc: Jason J. Peters, JD/MPA – Village Administrator
Douglas R. Snyder, P.E. – Village Engineer

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 the 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.
Chairman Thompson asks whether there will be a traffic study
Chairman Stoner says yes
Chairman 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

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

OWNER'S AUTHORIZATION

April 5, 2023

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

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

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

Be advised that the above referenced property is currently owned by **ROSSI INVESTMENTS, LLP**. As the owner of the above referenced Property, I give permission for **CT CLEAN – SOMERS, LLC**, to submit on my behalf, all necessary applications and related documentation for approval of the development for a CNG Fueling Station, inclusive of the re-zoning of the property from the Village of Somers, Kenosha, County, Wisconsin. Furthermore, **CT CLEAN – SOMERS, LLC**, is authorized to act on my behalf, at meetings with Village Staff, Plan Commission, Village Board Work Sessions, and Village Board Meetings.

Thank you,

Randall Rossi
Signature

4-12-23
Date

Randall Rossi
Printed Name

Its:

Contact Information:

Name: Randall Rossi

Phone: 262-945-1512

Email: randallrossi53@gmail.com

CNG Fueling Station
1st Street
Somers, WI

PROJECT SUMMARY

CTR is developing a network for Compressed Natural Gas ("CNG") truck fleet fueling stations across the United States to be leased exclusively to Clean Energy ("CLNE"). CLNE is the largest distributor of renewable natural gas fuel in North America, is publicly traded on the NASDAQ, and operates over 595 stations throughout the U.S. and Canada. CNG-fueled "Green Trucks" offer comparable or better emission benefits than electric trucks while providing the same range and power as diesel trucks. In developing fleet fueling facilities nationwide, CLNE's goal is to station these Green Trucks in key industrial hubs near regional warehouses, facilitating replacement of diesel fleet vehicles and promoting sustainability within the transportation industry.

The Project is intended to provide the location needed to support the operation of clean trucks. The Project will provide a location for fueling clean trucks with CNG and providing the accessory uses including minor vehicle maintenance, time fuel operations, and gated fleet parking. Fleet drivers will drive their personal vehicle to the Property parking within a fenced and gated area. The site shall accommodate both time-fill and fast-fill fueling of vehicles. By incorporating on-site parking for fleet drivers' personal vehicles, the site is designed to create a seamless process for drivers.

The facility will consist of a canopy and fueling pumps with Clean Energy branding for fast-fill fueling, and an adjacent private, fully secure parking lot to refuel and store the clean trucks operated by contracted trucking fleets. The fueling system connects to the standard natural gas line in the street and delivers natural gas through above ground compression equipment for dispensing fuel into a truck on demand. The natural gas pipeline is the same pipeline that now supplies gas to heat buildings and water in the immediate market area. The fueling component consists of a gas dryer connecting to the existing natural gas source lines, a compressor, modest above-ground buffer vessels, and fuel dispensing equipment. There will be no underground storage tanks.

More specifically, the facility will be both "Fast-Fill" and "Time-Fill". Fast-Fill refers to on-demand fuel dispensing similar to how gasoline or diesel fuel is dispensed to fuel a vehicle tank. The vehicle operator performs the fueling operation and fueling is completed in a matter of minutes. Time-Fill refers to fueling vehicles over a period of time while the vehicle is parked. For example, a truck cab that is parked between driver shifts can be gradually filled during that time. Using Time-Fill for CNG is a simple procedure, similar in concept to charging an electric vehicle. The operator of the vehicle connects to the Time-Fill dispensers when they return to the yard, the compressor begins operating

and flowing CNG to the connected vehicles, and when the system determines that all vehicles are full, the system is complete.

The Time-Fill parking and dispensing facility will be fully secured through controlled card access that is tracked with a gate control system. The secured lot will be designated for CLNE fleet customers and will not be open to the public. From a daily operational standpoint, fleet drivers will arrive in their personal vehicles to start their shift and park their personal vehicles in the secured lot. Drivers will then take their truck out for their shift to do their job delivering product. After completing their shift, drivers will return their truck to the site and depart in their personal vehicles.

Traffic and Site Circulation: The Project is designed to accommodate easy movement of vehicles and trucks. Parked vehicles will be dispatched dynamically each day based on loads and delivery schedules. Driver shifts are determined as part of this dynamic scheduling, spreading arrivals, departures, and fueling throughout the day.

Clean Energy sells this clean fuel to customers who are purchasing an increasingly large number of CNG trucks for their sustainable trucking operations. This is the same product that fuels regional bus systems, airport shuttles, and refuse trucks. The environmental impacts are clear: less expensive for fleets, carbon neutral or carbon negative to the environment (zero environmental emission impact), 90% quieter than diesel engines, and it combines the cleanest fuel with the cleanest engines to cut carbon emissions. Cities (or other governmental jurisdictions) can use the environmental benefits to solve many regulatory mandates, which can be a win-win for an industry that is often blamed for all forms of pollution.

Clean Energy has over 595 stations that they own or operate throughout the U.S. and Canada in all sorts of locations and jurisdictions. They have an excellent safety track record in their almost 30-year history.

Requests: The following Village Board approvals are being requested for the proposed development:

- Certified Survey Map (Land Division) of 20 acres from property assigned with Tax Parcel #82-4-222-041-0112
- Rezoning from AE-1 (Agricultural Equestrian Cluster Single-Family District) to B-3 (Highway Business District)
- Conditional Uses to allow the following within the B-3 Zoning Distict:
    - Fueling Stations
    - Automotive Body Repair
    - Automotive Sales, Service, and Mechanical Repairs
- Site Plan Review

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name: (SEE ATTACHED AGENT LETTER)
CT Clean - Somers, LLC

Print Name: Carter Ewing (Managing Partner) Signature:

Mailing Address: 4343 Von Karman Avenue, Suite 200

City: Newport Beach State: CA Zip: 92660

Phone Number: (949) 431-6409 E-mail (optional): cewing@ctrinvestors.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: Bradley Hovanec Signature:

Business Name: CAGE Engineering, Inc.

Mailing Address: 2200 Cabot Drive, Suite 325

City: Lisle State: IL Zip: 60515

Phone Number: (260) 452-9613 E-mail (optional): bhovanec@cagecivil.com

(c) Tax key number(s) of property to be rezoned:
84-4-222-041-0112

Property Address of property to be rezoned:
Southwest Corner of C.T.H "KR" 1st Street and C.T.H. "EA" 72nd Avenue

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
Development of a Compressed Natural Gas (CNG) Fueling Station on a proposed 20 acre lot

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

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

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

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

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

☑ Farmland Protection	☐ Governmental and Institutional
☐ General Agricultural and Open Land	☐ Park and Recreational
☐ Rural-Density Residential	☐ Street and Highway Right-of-Way
☐ Agricultural and Rural Density Residential	☐ Other Transportation, Communication, and Utility
☐ Suburban-Density Residential	☐ Extractive
☐ Medium-Density Residential	☐ Landfill
☐ High-Density Residential	☐ Primary Environmental Corridor
☐ Mixed Use	☐ Secondary Environmental Corridor
☐ Commercial	☐ Isolated Natural Resource Area
☐ Office/Professional Services	☐ Other Conservancy Land to be Preserved
☐ Industrial	☐ Nonfarmed Wetland
☐ Business/Industrial Park	☐ Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):

Supervisory District Number: 15 County Board Supervisor: 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.

VILLAGE OF SOMERS
Department of Planning & Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name: (SEE ATTACHED AGENT LETTER)

CT Clean - Somers, LLC

Print Name: Carter Ewing (Managing Partner) Signature:

Mailing Address: 4343 Von Karman Avenue, Suite 200

City: Newport Beach State: CA Zip: 92660

Phone Number: (949) 431-6409 E-mail (optional): cewing@ctrinvestors.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: Bradley Hovanec Signature:

Business Name: CAGE Engineering, Inc.

Mailing Address: 2200 Cabot Drive, Suite 325

City: Lisle State: IL Zip: 60515

Phone Number: (260) 452-9613 E-mail (optional): bhovanec@cagecivil.com

(c) Architect's Name (if applicable):

Print Name: Brian Guz Signature:

Business Name: Fitzgerald + Associates

Mailing Address: 3900 N. Santa Fe Ave.

City: Oklahoma City State: OK Zip: 73118

Phone Number: (405) 521-8999 E-mail (optional): bguz@fitzarch.com

(d) Engineer's Name (if applicable):

Print Name: Greg Horejs Signature:

Business Name: CAGE Engineering, Inc.

Mailing Address: 2200 Cabot Drive, Suite 325

City: Lisle State: IL Zip: 60515

Phone Number: (630) 598-0007 E-mail (optional): ghorejs@cagecivil.com

(e) Tax key number(s) of subject site:

84-4-222-041-0112

Address of the subject site:

Southwest Corner of C.T.H "KR" 1st Street and C.T.H. "EA" 72nd Avenue

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

It will be Type IIB Unprotected Noncombustible construction composed of a Pre-Engineered Metal Building (PEMB) with a masonry veneer. The roof is a trapezoidal standing seam metal roof at 1:12 pitch with gutters and downspouts. We will use PEMB building insulation with a vinyl liner to meet the energy code. The structure is a multi-use building that will provide truck service bays, offices, restrooms and storage facilities.

A fast fill canopy and time fill hookups are also included with associated equipment compound area.

Proposed operation or use of the structure or site:

Truck Service Bays - Trucks will receive minor servicing in the service bays. Servicing will be provided by a contracted maintenance service provider. Servicing includes minor services that keep the truck running safely and reliably. Typical services include periodic safety inspections, wiper replacement, tire servicing and replacement, oil changes, and other routine preventive maintenance. Heavy repairs and services will be performed at an offsite third-party facility such as a truck dealer.

Storage - Storage is an indoor area in the structure. The storage area is for the materials and consumables used in the service bays for the minor servicing work.

Offices - Offices are used by the operators of the trucking companies that are contracted to occupy the site. The office area will include private offices, breakroom, and meeting area. The meeting area will be used for driver training and meetings.

A fast fill canopy and time fill hookups are also included with associated equipment compound area.

Number of employees (by shift): People working in the offices can range from 2 to 10. People working in the services bays can range from 2 to 8. The remainder of the site will be utilized by transients utilizing the fast fill canopy and time fill hookups in addition to the box truck parking spaces

Hours of Operation: The facility can operate 24/7

Any outdoor entertainment? If so, please explain: No

Any outdoor storage? If so, please explain: No

Zoning district of the property: AE Currently, B-3 Proposed

(g) Attach a plat of survey prepared by a professional land surveyor or site plan drawn to scale and approved by the Kenosha County Department of Planning & Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, existing and proposed gravel, asphalt and concrete surfaces, existing and proposed signage, existing and proposed buildings, and existing and proposed landscaping.

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the Village Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or professional surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Village of Somers Planning & Development office, Village Plan Commission or Village Board:

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

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

Request for Conditional Use Permit (payable to “Kenosha County”) $1,350.00

(For other fees see the Fee Schedule)

Clean Truck Hub Program

Cleaning & Decarbonizing Truck Transportation

Proposed Clean Truck Hub
Agenda

I. Introduction – About Us

II. Clean Truck Hub Project

III. Site Operations

IV. Site Plan & Rendering

V. Contact Information

Proposed Clean Truck Hub
Who We Are – CT Realty

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

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

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

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

Proposed Clean Truck Hub
Who We Are - Clean Energy

Clean Energy

CT

Clean Energy is decarbonizing trucking in America.

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

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

560+ Stations throughout the U.S. and Canada



Blue chip customer base

amazon

WM WASTE MANAGEMENT

ups

Leading RNG player in the US



Partnerships with global energy leaders

Chevron

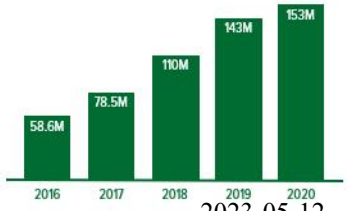
bp

TotalEnergies

Environmental credit leader



Growing RNG fuel volumes



Proposed Clean Truck Hub
The National Plan

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

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

Clean Truck Hubs are in key industrial areas proximate to warehouses and highway system.

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

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

Proposed Clean Truck Hub
RNG: Farm to Fuel



Farm
Organic waste is collected and taken to a digester.

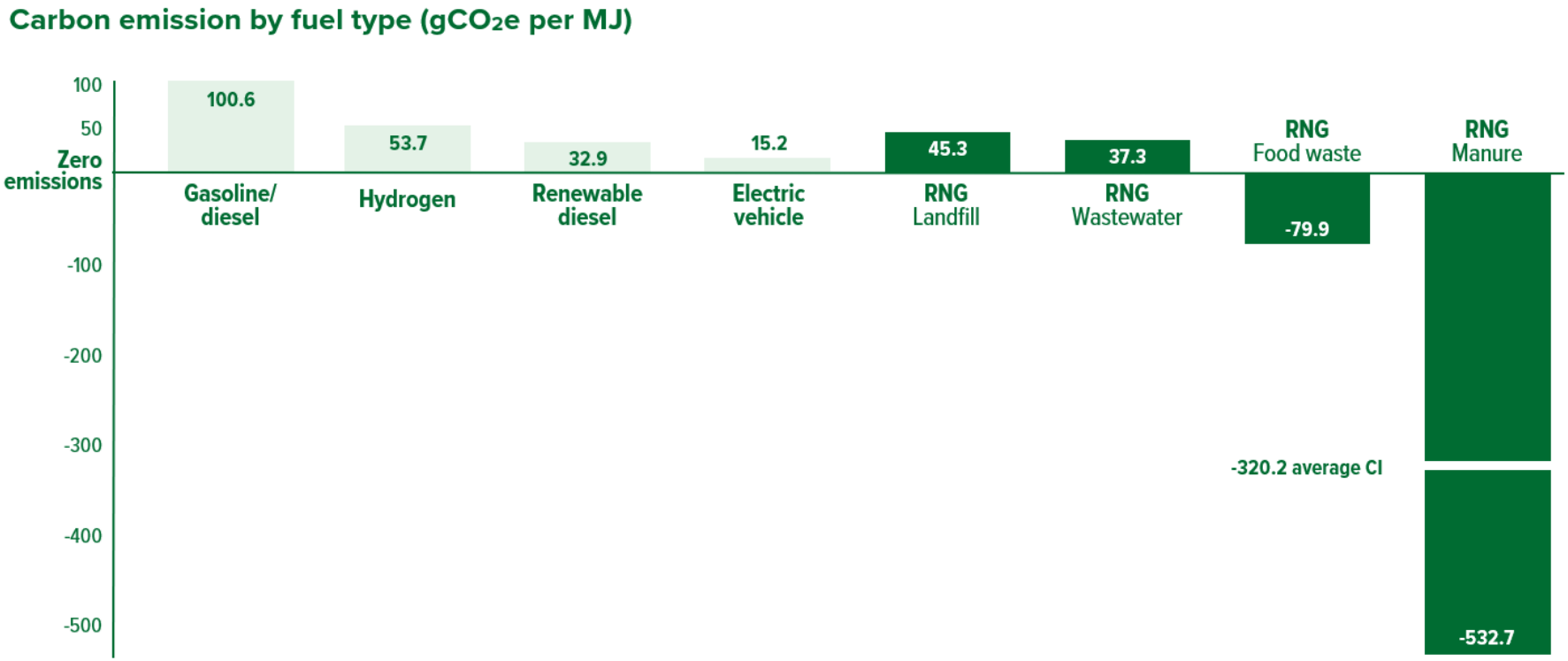
Digester
The digester processes the waste and captures the biogas.

Upgrading
The biogas is purified into RNG and injected into the local pipeline.

CE stations
CE distributes the RNG to our stations

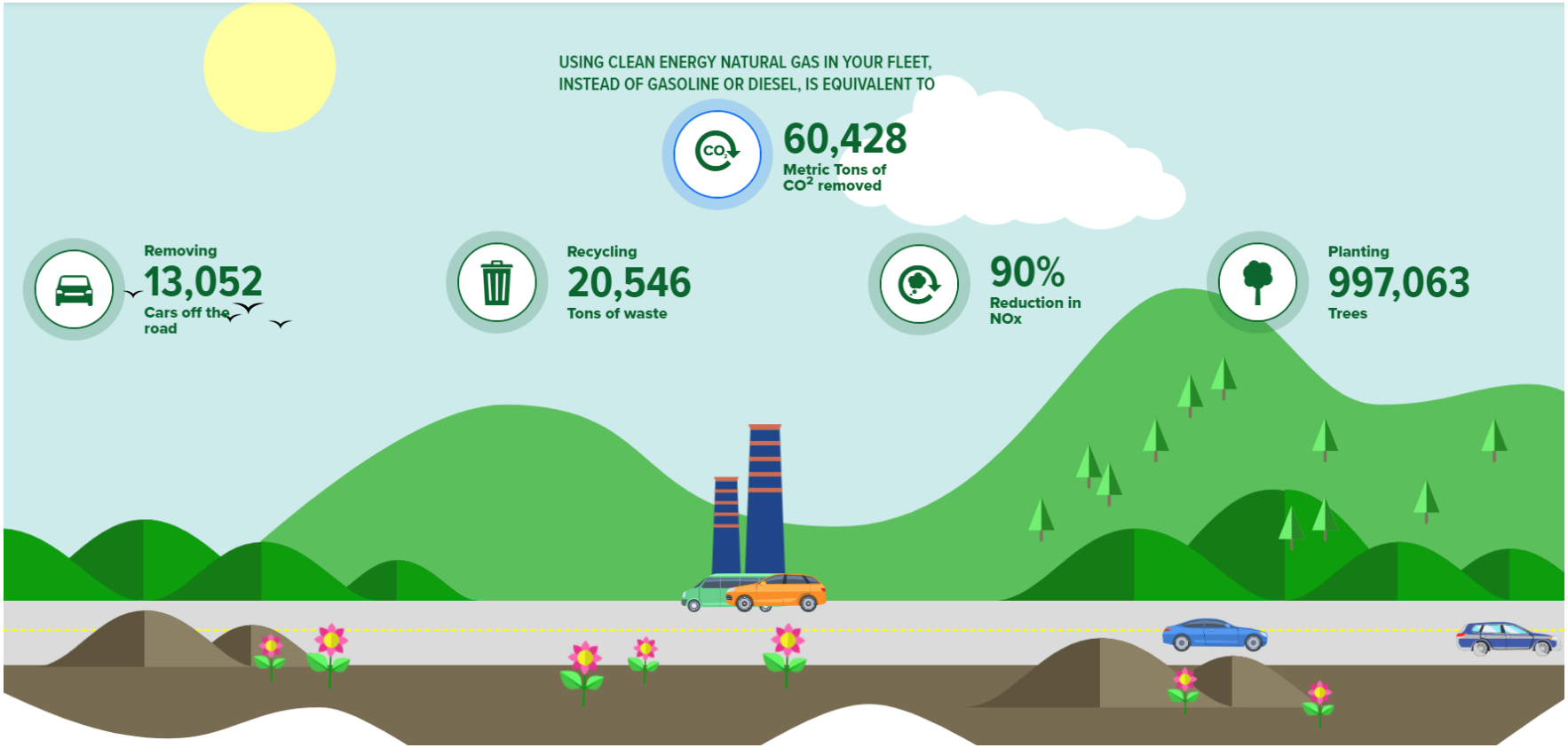
The remaining digestate can be used as fertilizer and dry bedding for the farm.

Proposed Clean Truck Hub
RNG: Beyond Zero Emissions



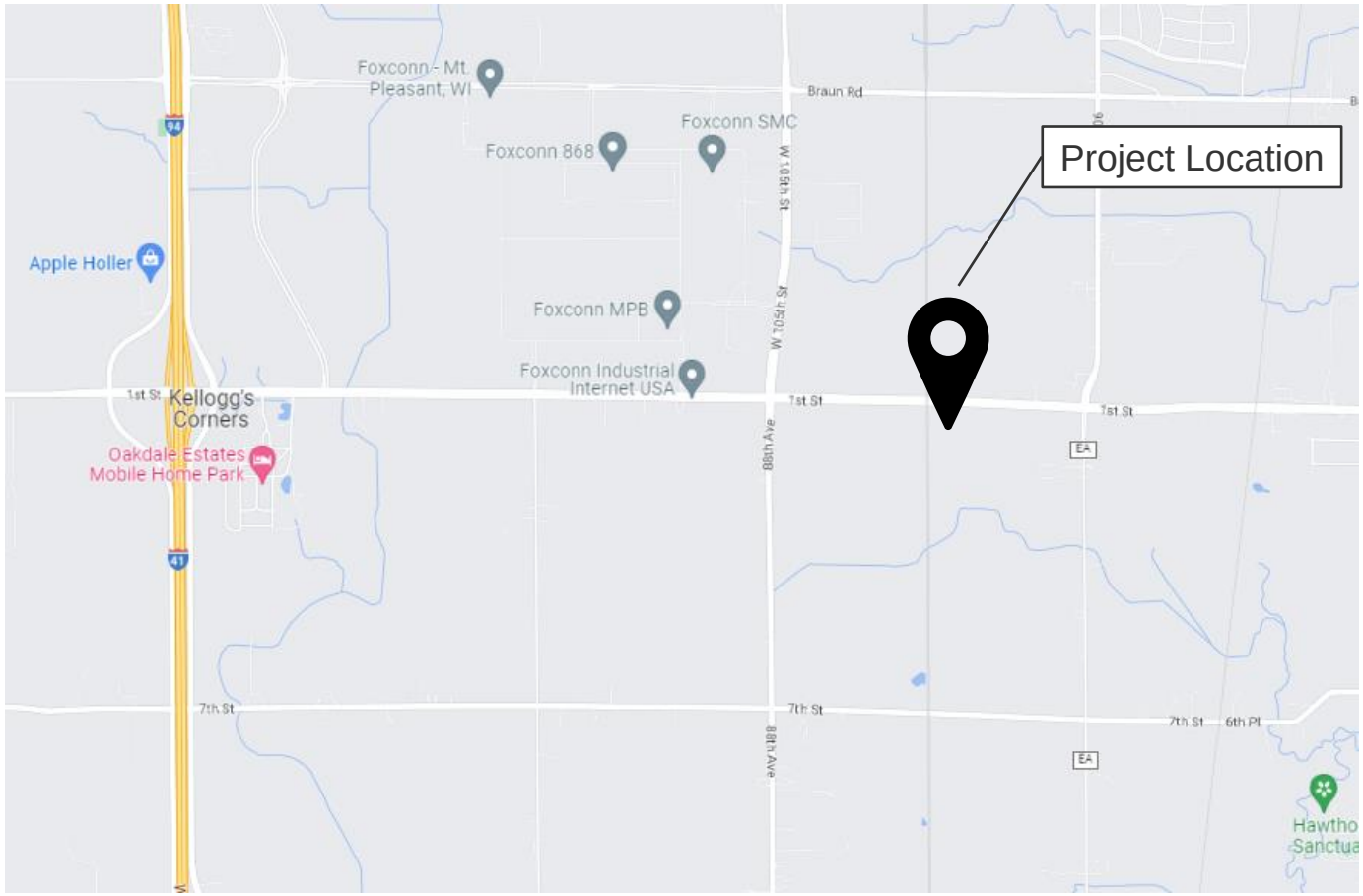
Source: California Air Resources Board, Q4 2020 LCFS data, and certified pathways as of May 11, 2021.

Proposed Clean Truck Hub
RNG Environmental Benefits



Example benefits of 100 clean RNG trucks

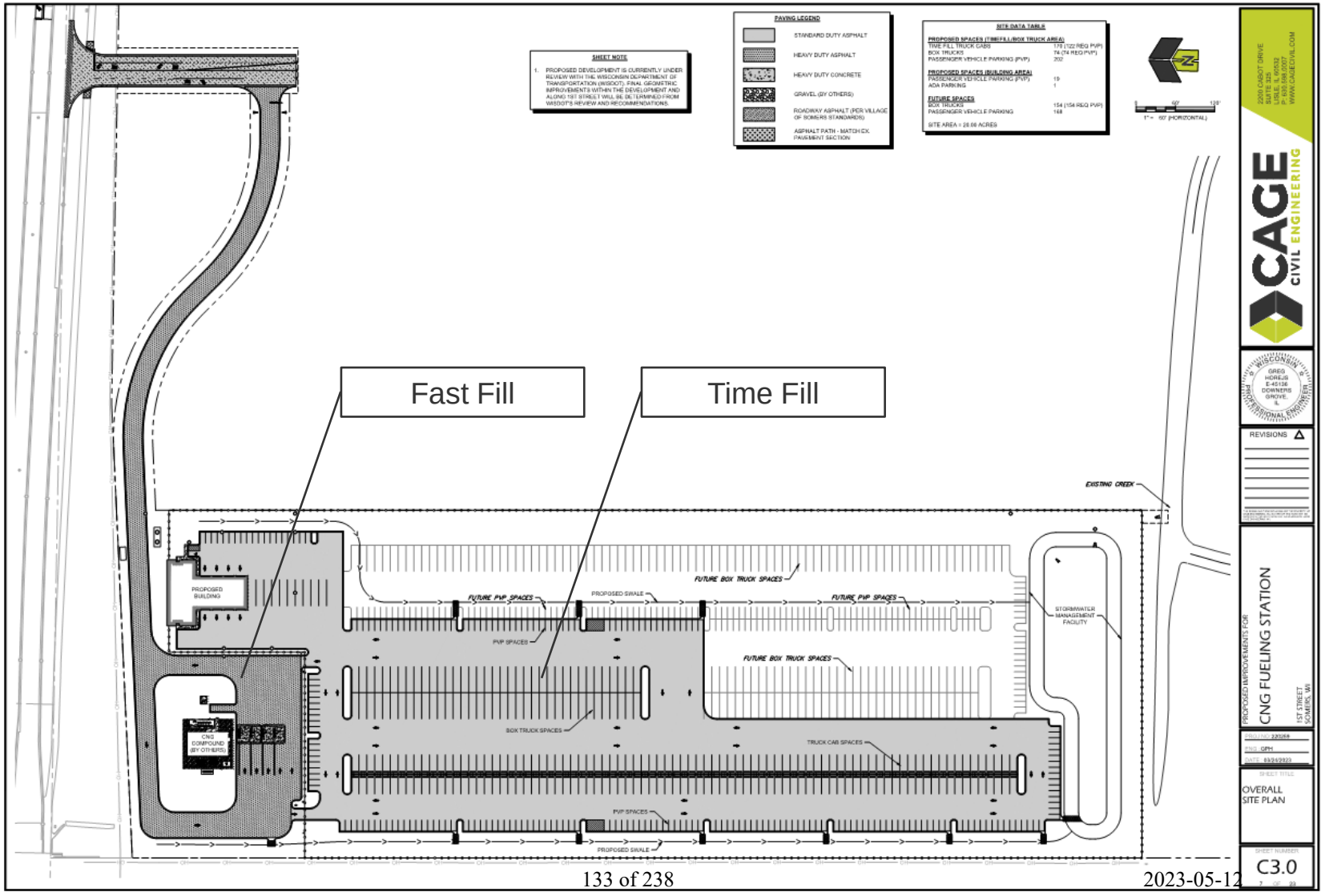
Proposed Clean Truck Hub
Project Location



Proposed Clean Truck Hub
Rendering



Proposed Clean Truck Hub
Conceptual Plan



Proposed Clean Truck Hub
Types of Fueling Operations

Private Area Time-Fill

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

Commercial Fleet Fast-Fill

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

Proposed Clean Truck Hub
Safety Is Our Number 1 Priority

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

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

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

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

Proposed Clean Truck Hub
Contact Information

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

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

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

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

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

Applicant Name: CT Clean - Somers, LLC Date 03/24/2023

Mailing Address: 4343 Von Karman Avenue, Suite 200 Phone # (949) 431-6409

Newport Beach, CA 92660 Phone # _____

Tax Parcel Number(s): 84-4-222-041-0112

_____ Acreage of Project: _____

Location of Property (including legal description):

Southwest Corner of C.T.H "KR" 1st Street and C.T.H. "EA" 72nd Avenue

Legal Description Included on CSM

Subdivision/Development Name (if applicable): _____

Existing Zoning: AE Proposed Zoning: B-3

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4, Section 4, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

▲ INDICATES FOUND MAG NAIL

△ INDICATES SET MAG NAIL

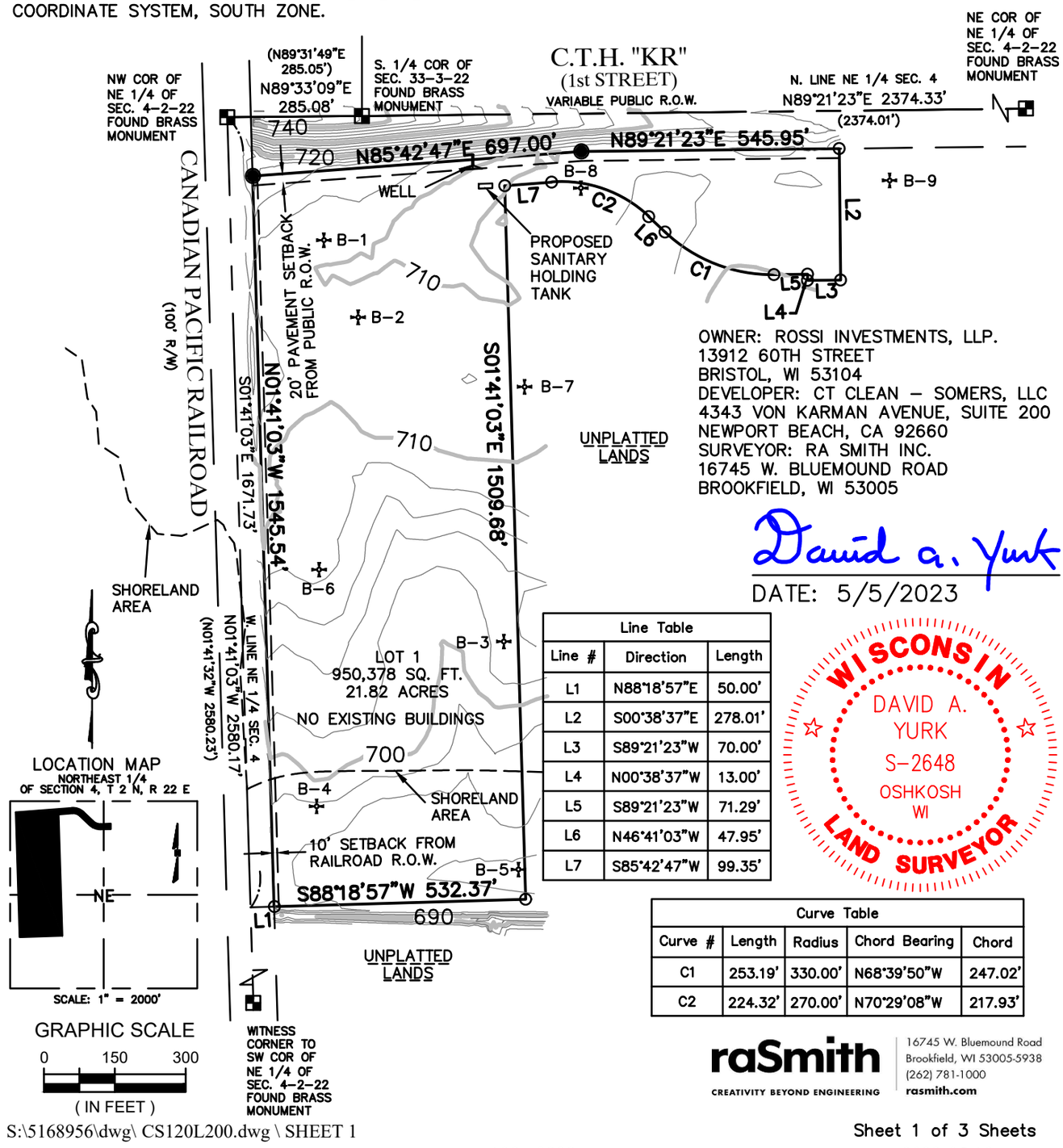
● INDICATES FOUND 1" IRON PIPE

○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

✢ GEOTECHNICAL BORING

WELL

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 4, T 2 N, R 22 E, WHICH BEARS N01°41'03"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



OWNER: ROSSI INVESTMENTS, LLP.
13912 60TH STREET
BRISTOL, WI 53104
DEVELOPER: CT CLEAN – SOMERS, LLC
4343 VON KARMAN AVENUE, SUITE 200
NEWPORT BEACH, CA 92660
SURVEYOR: RA SMITH INC.
16745 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005

David a. Yurk

DATE: 5/5/2023

Line Table		
Line #	Direction	Length
L1	N88°18'57"E	50.00'
L2	S00°38'37"E	278.01'
L3	S89°21'23"W	70.00'
L4	N00°38'37"W	13.00'
L5	S89°21'23"W	71.29'
L6	N46°41'03"W	47.95'
L7	S85°42'47"W	99.35'

WISCONSIN
DAVID A. YURK
S-2648
OSHKOSH
WI
LAND SURVEYOR

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	253.19'	330.00'	N68°39'50"W	247.02'
C2	224.32'	270.00'	N70°29'08"W	217.93'

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A redivision of unplatted lands being a part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4, Section 4, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
KENOSHA COUNTY }

I, DAVID A. YURK, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped a redivision of unplatted lands being a part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4, Section 4, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin, bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of said Section 4; thence South 01°41'03" East along the West line of said Northeast 1/4 Section, 1671.73 feet to a point; thence North 88°18'57" East 50.00 feet to a point on the Easterly right-of-way line of the Canadian Pacific Railroad and the point of beginning; thence North 01°41'03" West along said Easterly right-of-way line, 1545.54 feet to a point on the Southerly right-of-way line of CTH KR; thence North 85°42'47" East along said Southerly line, 697.00 feet to a point; thence North 89°21'23" East along said Southerly line, 545.95 feet to a point; thence South 00°38'37" East, 278.01 feet to a point; thence South 89°21'23" West, 70.00 feet to a point; thence North 00°38'37" West 13.00 feet to a point; thence South 89°21'23" West, 71.29 feet to a point; thence Northwesterly 253.19 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 330.00 feet and whose chord bears North 68°39'50" West, 247.02 feet to a point; thence North 46°41'03" West, 47.95 feet to a point; thence Northwesterly, 224.32 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 270.00 feet and whose chord bears North 70°29'08" West 217.93 feet to a point; thence South 85°42'47" West, 99.35 feet to a point; thence South 01°41'03" East 1509.68 feet to a point; thence South 88°18'57" West, 532.37 feet to the point of beginning.

Containing 950,378 square feet or 21.82 acres.

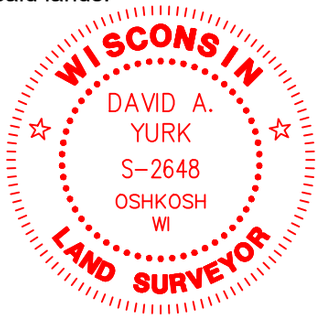
THAT I have made such survey, land division and map by the direction of the owner.

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

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Somers, Land Division and Platting Control Ordinance in surveying, dividing, and mapping said lands.

David a. Yurk

DAVID A. YURK DATE: MAY 5, 2023
PROFESSIONAL LAND SURVEYOR S-2648



VILLAGE OF SOMERS BOARD APPROVAL CERTIFICATE

The Village of Somers, do hereby APPROVE this Certified Survey Map on this _____ day of _____, 2023.

VILLAGE BOARD APPROVAL

_____ Town Clerk - Treasurer

_____ Village Board President

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

THIS INSTRUMENT WAS DRAFTED BY DAVID A. YURK
PROFESSIONAL LAND SURVEYOR S-2648

CERTIFIED SURVEY MAP NO. _____

A redivision of unplatted lands being a part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4, Section 4, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin.

OWNER CERTIFICATE

ROSSI INVESTMANTS, LLP., a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Village of Somers.

ROSSI INVESTMANTS, LLP., does 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: Village of Somers.

IN Witness Whereof, ROSSI INVESTMANTS, LLP., has caused these presents to be signed

by _____, it's _____ on this ____ day of _____, 2023.

ROSSI INVESTMANTS, LLP.

_____

PERSONALLY came before me this_____day of_____, 2023,

_____, the _____ of the above named company, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

_____

_____
(print name)
Notary Public, State of Wisconsin
My commission expires_____

David a. Yurk
DATE: May 5, 2023



SITE PLAN REVIEW CHECKLIST

Owner: CT Clean - Somers, LLC (SEE ATTACHED AGENT LETTER) Date 03/24/2023

Mailing Address: 4343 Von Karman Avenue, Suite 200 Phone # (949) 431-6409

Newport Beach, CA 92660 Phone #

Agent: CAGE Engineering, Inc. Phone # (260) 452-9613

Mailing Address: 2200 Cabot Drive, Suite 325 Phone #

Lisle, IL 60515

Architect/Engineer: CAGE Engineering, Inc. Phone # (260) 452-9613

Mailing Address: 2200 Cabot Drive, Suite 325 Phone #

Lisle, IL 60515

Tax Parcel Number(s): 84-4-222-041-0112 Acreage of Project: 20.00

Existing Zoning: AE Proposed Zoning: B-3

Conditional Use Permit:

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

Description of project: Conditional Use to Allow Fueling Stations, Conditional Use to Allow Automotive Body Repair,

Conditional Use to Allow Automotive sales, service, and mechanical repairs

Size of existing building(s): N/A

Size of new building(s) and/or addition(s): +/- 8,600 SF Service/Office Building, +/- 1,800 SF Fast Fill Canopy

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

People working in the offices can range from 2 to 10. People working in the services bays can range from 2 to 8.
The remainder of the site will be utilized by transients utilizing the fast fill canopy and time fill hookups in addition to the box truck parking spaces

Number of proposed units: Description of units:

Density:

☑ Plat of Survey Submitted:

☑ Covenants and Restrictions Submitted

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

- [x] No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

- [x] No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.

- [x] No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

- [x] Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

- [x] Building Rooflines and Roof Shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, and cornices) shall be maintained in building development and redevelopment.

- [x] Since the selection of building colors has a significant impact upon the public and neighboring properties, color shall be selected in general harmony with existing neighborhood buildings.

- [x] No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

- [x] The facade of all buildings which face upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing an existing or future street shall be finished with a combination of brick, decorative masonry material, decorative pre-cast concrete panels, decorative glass panels, wood, or decorative metal or vinyl siding. Such finished material shall extend for a distance of at least 10 feet along the sides of the structure. All buildings on corner lots shall have the required finished facade facing each street.

B. SITE PLAN SUBMITTED?

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

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

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

☑ Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead doors shall face upon a street right-of-way without approval of the zoning administrator.

☑ Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (10' x 20'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces.

☑ Each parking space shall be on the same lot or parcel as the principal use, and all parking lots shall have the same zoning district as the principal use. Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way and a minimum of 10 feet from all rear and side lot lines. Curbs or barriers shall be installed so as to prevent vehicles from extending beyond designated parking or driving areas.

☑ Parking areas for five or more vehicles adjoining a residential use, shall be screened from such use by a solid wall, fence, evergreen planting of equivalent visual density or other effective means, and built and maintained at a minimum height of four feet at the time of planting or installation.

☑ Adequate access to a public or private roadway shall be provided for each parking space. For all non-residential properties, driveways for vehicular ingress and egress shall be a minimum of 10 feet in width and not exceed 35 feet in width at the property line.

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

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

☑ Buildings and uses shall make appropriate use of open spaces. The zoning administrator or Village Board may require appropriate landscaping and planting screens. A landscaping maintenance program, together with appropriate assurances, shall be submitted.

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

☑ Exterior lighting used for parking lots, recreation facilities, product display, and security shall not spill-over on operators of motor vehicles, pedestrians, and/or adjacent residential property (cut-off type luminaries only).

Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

☑ Appropriate erosion control and stormwater management measures shall be utilized in all new development. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The zoning administrator or Village Board may require that drainage easements be executed.

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Planning & Development
19600 - 75th Street, Post Office, Suite 185-3
Bristol, Wisconsin 53104-9772

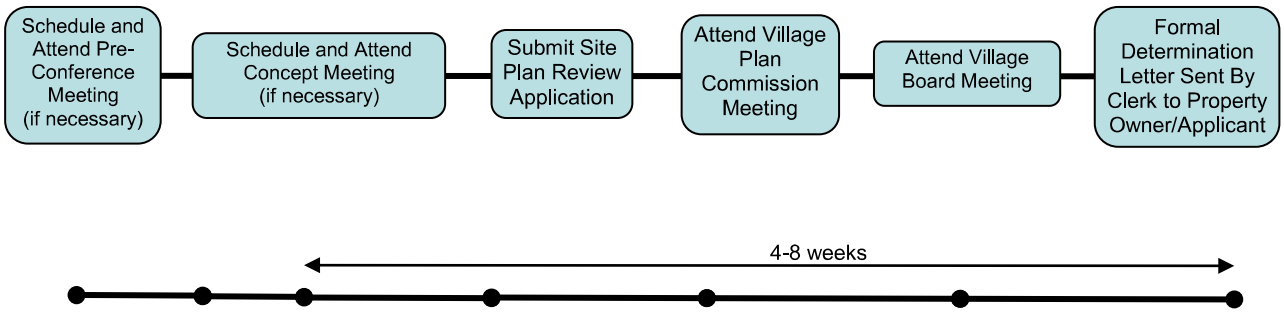
Division of County Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

Village of Somers 859-2822
Wisconsin Department of Natural Resources - Sturtevant Office 884-2300
Wisconsin Department of Transportation - Waukesha Office 548-8722

Site Plan Review Procedure Timeline



For Reference Purposes

SHEET NOTE

1. PROPOSED DEVELOPMENT IS CURRENTLY UNDER REVIEW WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT). FINAL GEOMETRIC IMPROVEMENTS WITHIN THE DEVELOPMENT AND ALONG 1ST STREET WILL BE DETERMINED FROM WISDOT'S REVIEW AND RECOMMENDATIONS.

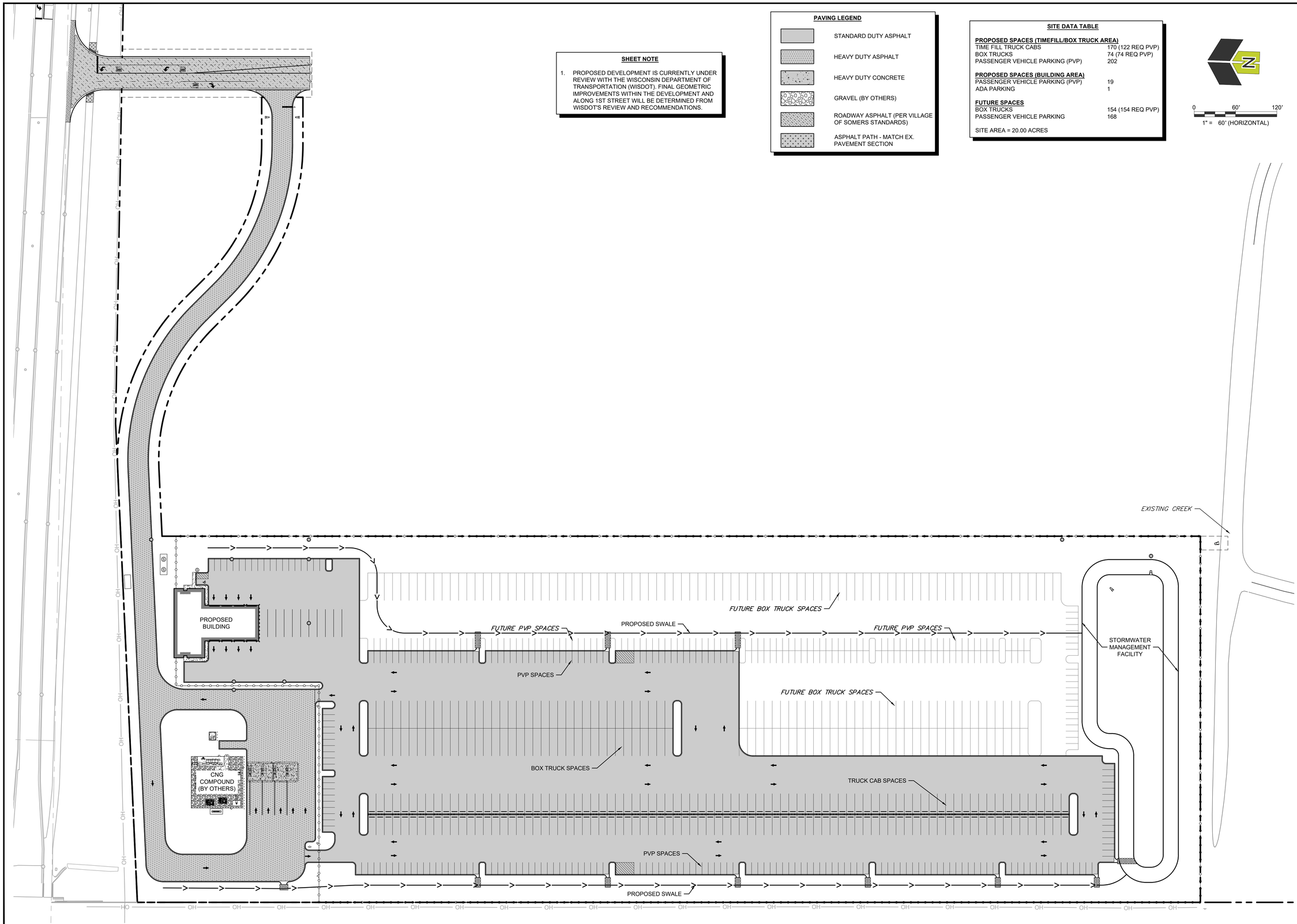
PAVING LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL (BY OTHERS)
- ROADWAY ASPHALT (PER VILLAGE OF SOMERS STANDARDS)
- ASPHALT PATH - MATCH EX. PAVEMENT SECTION

SITE DATA TABLE

PROPOSED SPACES (TIMEFILL/BOX TRUCK AREA)	
TIME FILL TRUCK CABS	170 (122 REQ PVP)
BOX TRUCKS	74 (74 REQ PVP)
PASSENGER VEHICLE PARKING (PVP)	202
PROPOSED SPACES (BUILDING AREA)	
PASSENGER VEHICLE PARKING (PVP)	19
ADA PARKING	1
FUTURE SPACES	
BOX TRUCKS	154 (154 REQ PVP)
PASSENGER VEHICLE PARKING	168
SITE AREA = 20.00 ACRES	

0 60' 120'
1" = 60' (HORIZONTAL)



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

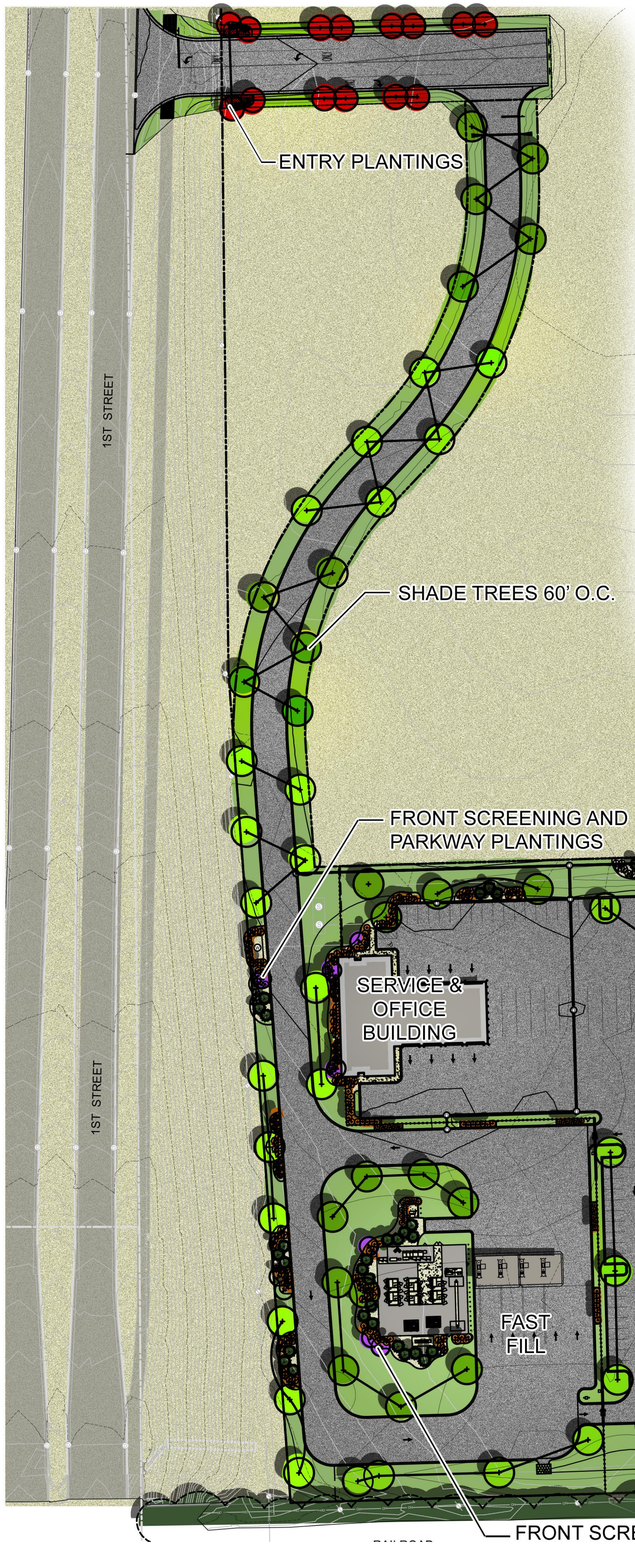
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

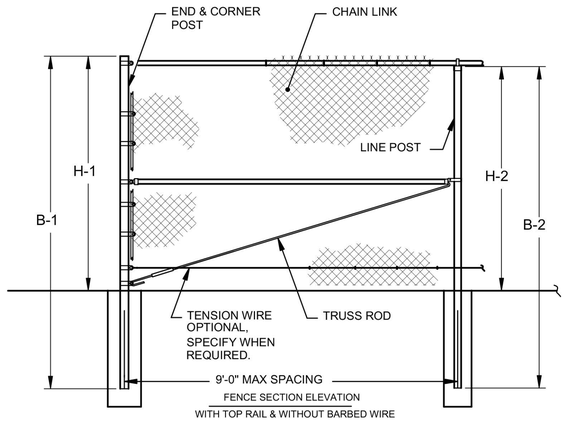
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C3.0
7 OF 23



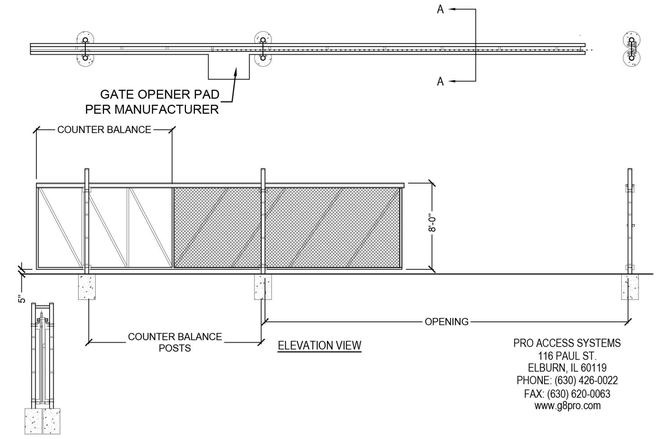


FENCE SECTION ELEVATION
WITH TOP RAIL & WITHOUT BARBED WIRE

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
8'-0"	12'-0"	8'-0"	12'-0"	7'-8 7/8"

NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. COLOR TO BE BLACK.

2 8'-0" HT. VINYL CLAD CHAIN LINK FENCE DETAIL — NOT TO SCALE



ELEVATION VIEW

SECTION A-A

PRO ACCESS SYSTEMS
116 PAUL ST.
ELBURN, IL 60119
PHONE: (630) 426-0022
FAX: (630) 620-0063
www.g8pro.com

3 TWIN TRACK VEHICLE SLIDING GATE VARIED WIDTH — NOT TO SCALE

1 COLOR SITE PLAN

N SHEET SCALE 1"=60'
0' 30' 60' 120' 180'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

Clean Energy

CT

PROJECT NAME

CNG FUELING STATION

1st Street,
Somers, Wisconsin

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	03/23/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2303035

DATE
03-22-2023

DRAWN BY:	APPROVED BY:
LCG	LCG

SHEET TITLE
COLOR SITE PLAN

SHEET NUMBER
SP.1

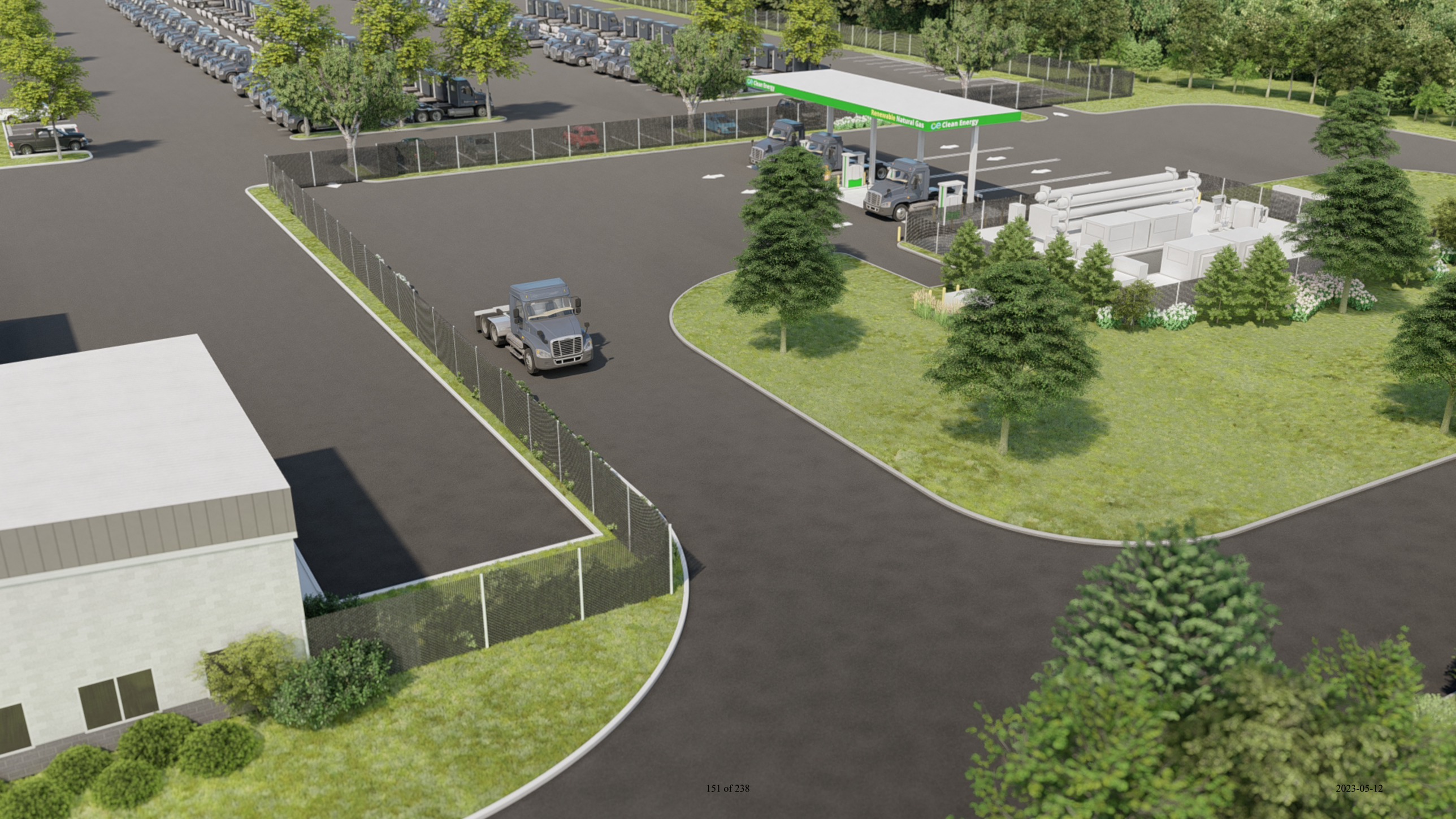
2023-05-12


Clean Energy
Renewable Natural Gas
Clean Energy





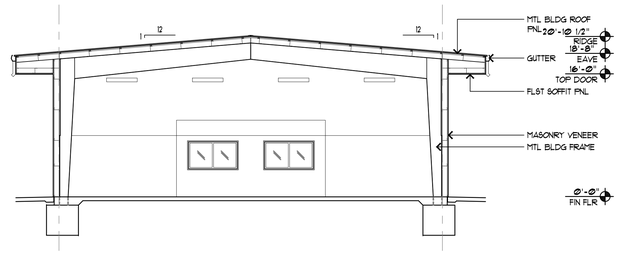

Renewable Natural Gas


Renewable Natural Gas
Clean Energy



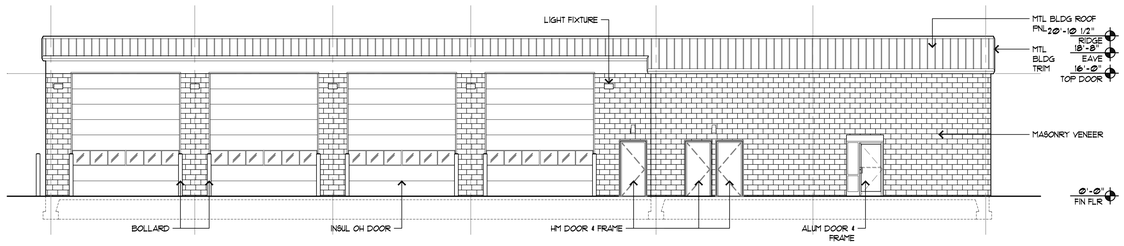



Natural Gas



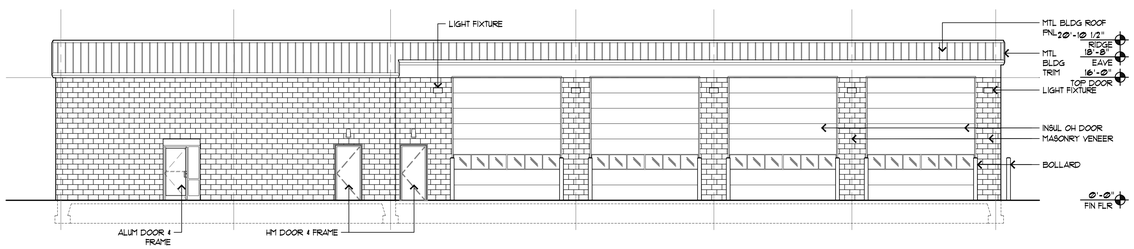
SECTION @ SERVICE BAY

F A100 SCALE: 1/8"=1'-0"



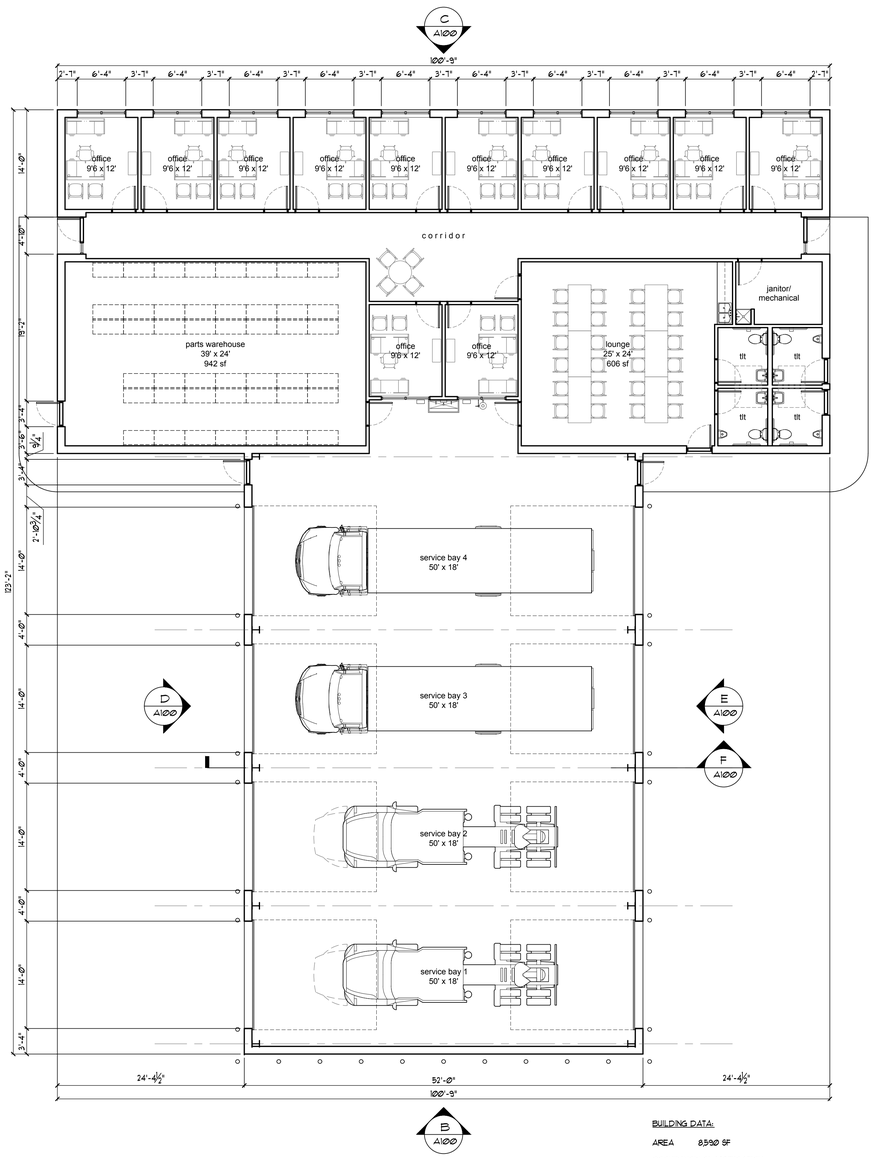
EAST ELEVATION

E A100 SCALE: 1/8"=1'-0"



WEST ELEVATION

D A100 SCALE: 1/8"=1'-0"



BUILDING DATA:

AREA 8,590 SF

OCCUPANCY CLASSIFICATION

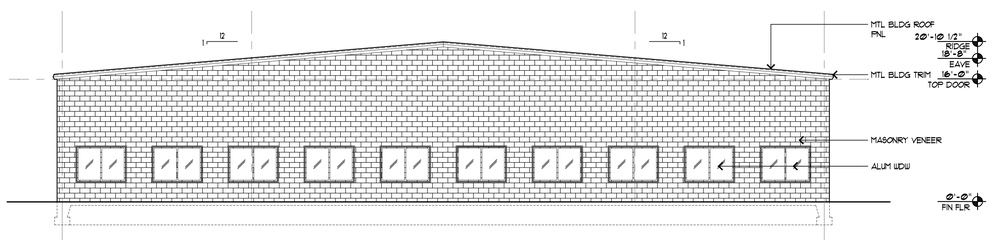
STORAGE GROUP S - MOTOR VEHICLE REPAIR GARAGE

CONSTRUCTION TYPE:

IIB - FULLY SPRINKLERED

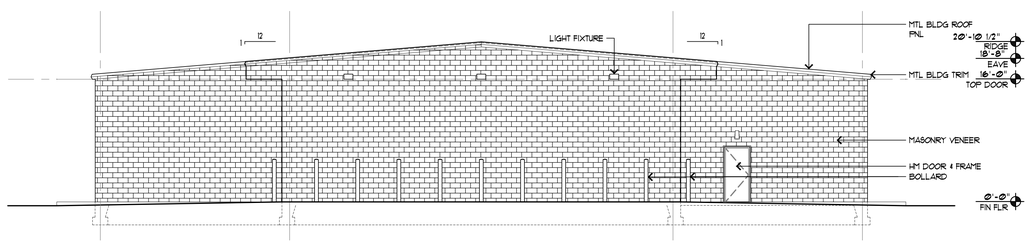
AREA D FLOOR PLAN

A A100 SCALE: 1/8"=1'-0"



NORTH ELEVATION

C A100 SCALE: 1/8"=1'-0"



SOUTH ELEVATION

B A100 SCALE: 1/8"=1'-0"

DATE	DESCRIPTION

SEAL:

WISCONSIN
CORY WHALIN
13857-5
OKLAHOMA CITY
REGISTERED ARCHITECT

FITZGERALD ASSOCIATES
architects & design consultants
405.521.8999
2900 n. santa fe ave.
oklahoma city, ok 73118
www.fitzarch.com

COPYRIGHT © 2023
FITZGERALD + ASSOCIATES ARCHITECTS
ALL RIGHT RESERVED

LOCATION:
72nd Ave & 1st St
Sommers, WI

Clean Energy

OWNER:
Clean Energy
4675 Mac Arthur Ct Suite 800
Newport Beach, CA 92660

JOB NO.:
3220

DRAWN BY: B.F.G.

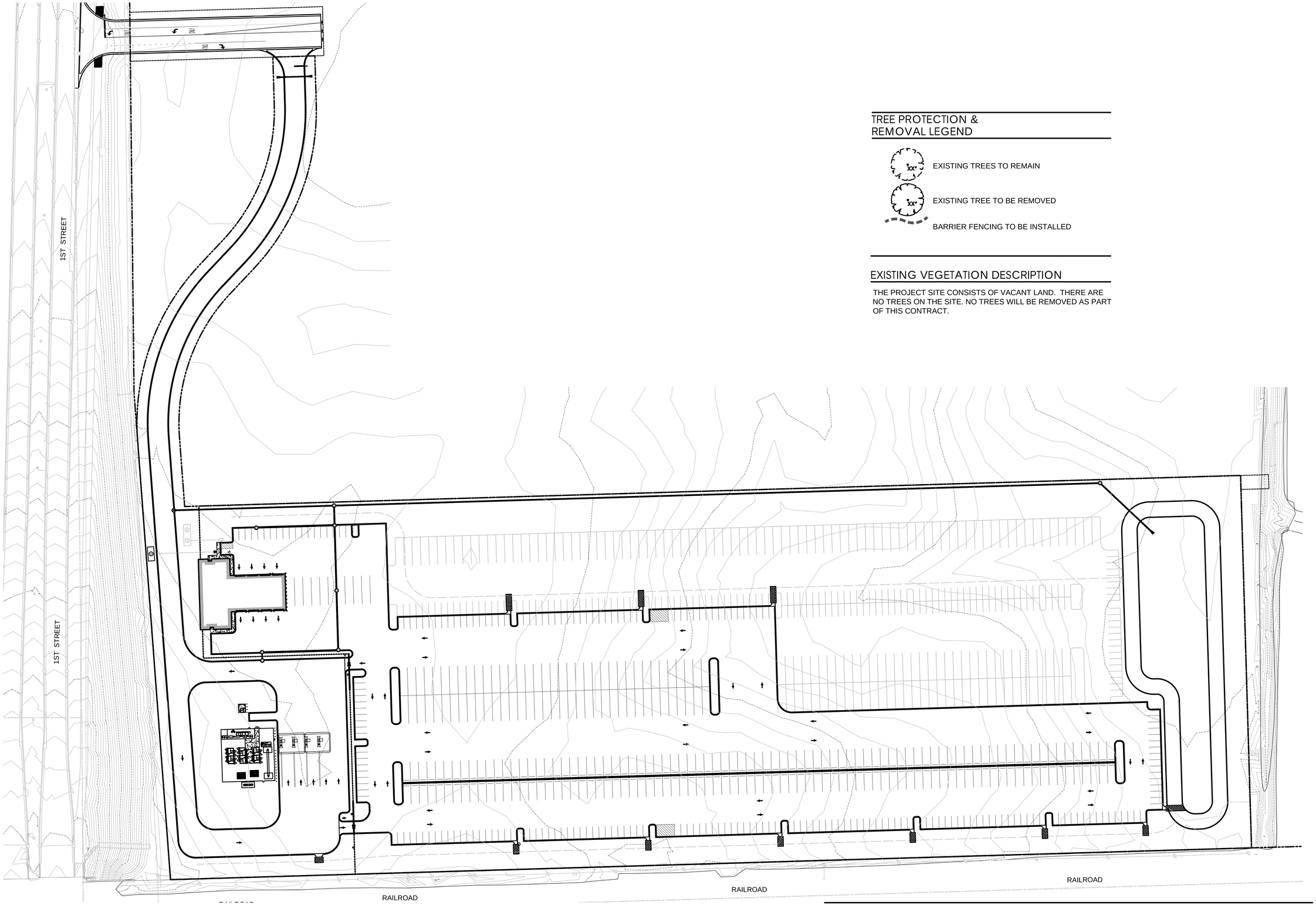
CHECKED BY:

SHEET TITLE:
PLANS + ELEVATIONS

DATE:
03.21.2023

SHEET NO.:
A100

2023-05-12



TREE PROTECTION & REMOVAL LEGEND

XX" EXISTING TREES TO REMAIN

XX" EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF VACANT LAND. THERE ARE NO TREES ON THE SITE. NO TREES WILL BE REMOVED AS PART OF THIS CONTRACT.

1 TREE PROTECTION & REMOVAL PLAN

N

SHEET SCALE 1"=60'
0' 30' 60' 120' 180'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

WISCONSIN
LARRY C. GLASSCOCK
LA 783-14
CHICAGO
LANDSCAPE ARCHITECT

EXPIRES 08/2023

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

Clean Energy

CT

PROJECT NAME

CNG FUELING STATION

1st Street,
Somers, Wisconsin

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	03/23/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2303035

DATE
03-22-2023

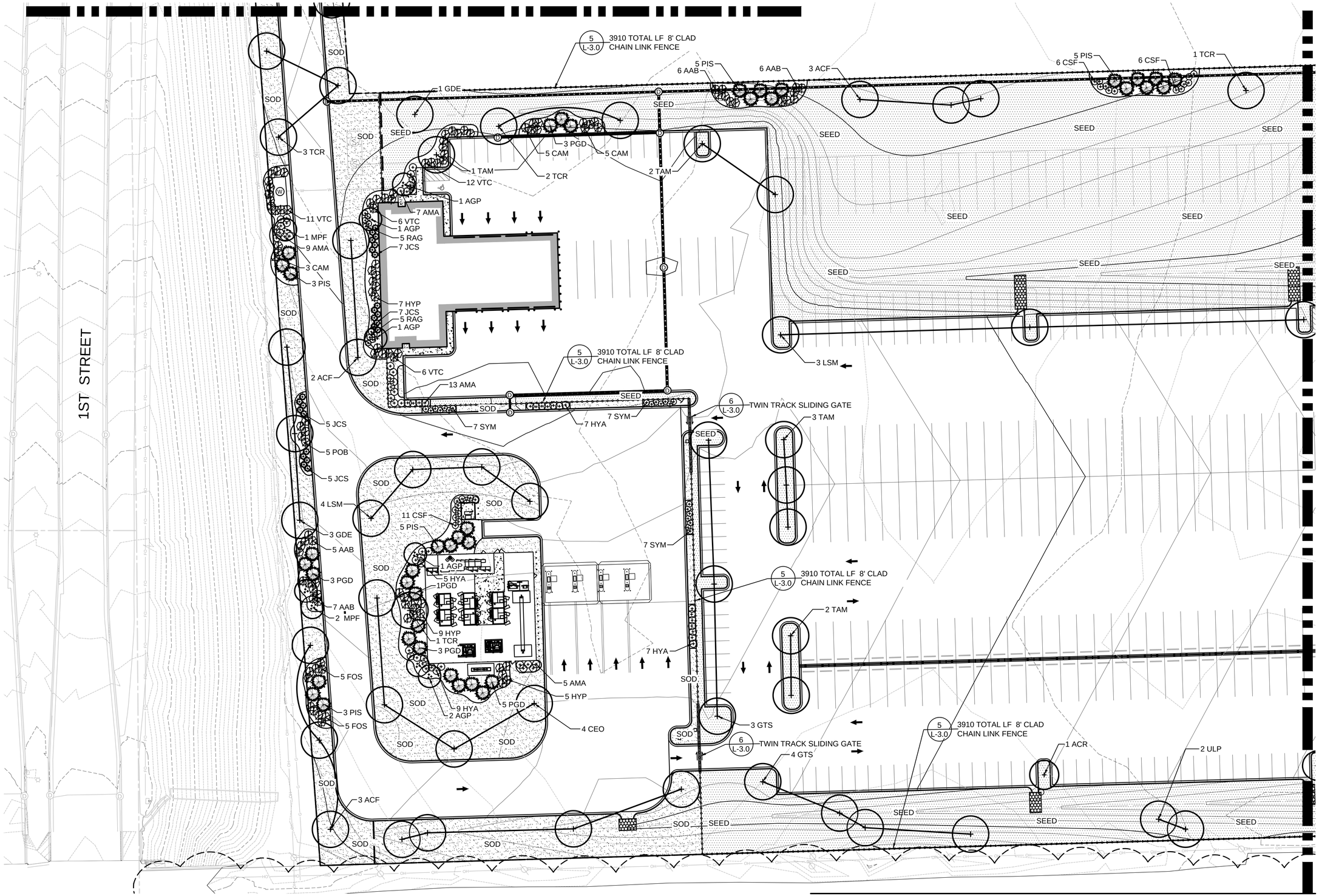
DRAWN BY:	APPROVED BY:
LCG	LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER

L1.0

2023-05-12



1 LANDSCAPE PLAN
NORTH

N

SHEET SCALE 1"=30'
0' 15' 30' 60' 90'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

WISCONSIN
LARRY C. GLASSCOCK
LA 783-14
CHICAGO
ILLINOIS
LANDSCAPE ARCHITECT

EXPIRES 08/2023

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

Clean Energy

CT

PROJECT NAME

CNG FUELING STATION

1st Street,
Somers, Wisconsin

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	03/23/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2303035

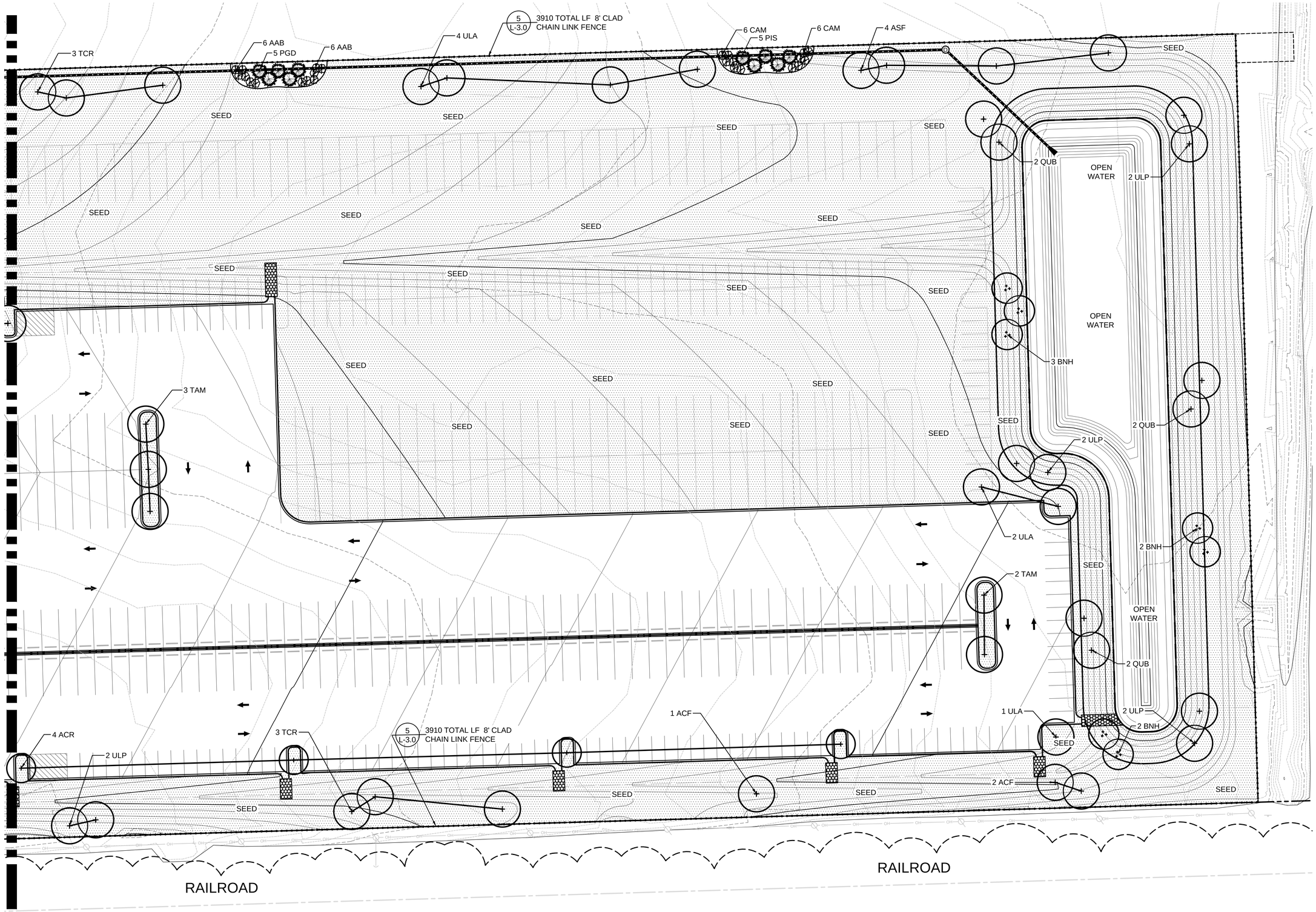
DATE
03-22-2023

DRAWN BY:	APPROVED BY:
LCG	LCG

SHEET TITLE
LANDSCAPE PLAN
NORTH

SHEET NUMBER
L2.0

2023-05-12



1 LANDSCAPE PLAN
SOUTH

N

SHEET SCALE 1"=30'
0' 15' 30' 60' 90'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

WISCONSIN
LARRY C. GLASSCOCK
LA 783-14
CHICAGO
LANDSCAPE ARCHITECT

EXPIRES 08/2023

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

Clean Energy

CT

PROJECT NAME

CNG FUELING STATION

1st Street,
Somers, Wisconsin

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	03/23/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2303035

DATE
03-22-2023

DRAWN BY:	APPROVED BY:
LCG	LCG

SHEET TITLE
LANDSCAPE PLAN
SOUTH

SHEET NUMBER
L2.1

2023-05-12

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
ACF	2.5" CAL.		ACER FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	B&B
ACR	2.5" CAL.		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B
CEO	2.5" CAL.		CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B
GDE	2.5" CAL.		GYMNOCLADUS DIOIC. 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B
GTS	2.5" CAL.		GLEDITSIA TRI. 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B
QUB	2.5" CAL.		QUERCUS BICOLOR	SWAMP WHITE OAK	B&B
PYC	2.5" CAL.		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B&B
TAM	2.5" CAL.		TILIA AMERICANA 'MKSENTRY'	AMERICAN SENTRY LINDEN	B&B
TCG	2.5" CAL.		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B&B
ULA	2.5" CAL.		ULMUS DAVID. 'MORTON'	ACCOLADE ELM	B&B
ORNAMENTAL TREES					
AGP	6' MULTI		AMELANCHIER GRAN. 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B
BNH	6' MULTI		BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B
MDW	6' MULTI.		MALUS SPP. 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	B&B
EVERGREEN TREES					
ACO	6' HT.		ABIES CONCOLOR	WHITE FIR	B&B
PGD	6' HT.		PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B&B
DECIDUOUS SHRUBS					
AAB	36" HT.		ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
AMA	24" HT.		ARONIA MELANO. 'ELATA'	ELATA CHOKEBERRY	B&B
CAM	36" HT.		CORNUS ALBA 'ARGENTEO MARG.'	CREAM EDGE DOGWOOD	B&B
FOS	24" HT.		FORSYTHIA X INTERMED. 'SUNRISE'	SUNRISE FORSYTHIA	B&B
FVB	18" W.		FORSYTHIA VIRID. 'BRONXENSIS'	BRONX GREENSTEM FORSYTHIA	B&B
HYA	24" HT.		HYDRANGEA ARBOR. 'ANNABELLE'	ANNABELLE HYDRANGEA	B&B
POB	30" HT.		PYHSOCARPUS OPUL. 'DIABOLO'	DIABOLO NINEBARK	B&B
VDS	30" HT.		VIBURNUM DENT. 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	B&B
VTC	30" HT.		VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER.CRANBERRY BUSH	B&B
EVERGREEN SHRUBS					
JCS	24" W.		JUNIPERUS CHINENSIS ' SEA GREEN'	SEA GREEN JUNIPER	B&B
TMT	24" W.		TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
ORNAMENTAL GRASSES					
CAA	#3 CONT.		CALAMAGROSTIS ACUT. 'STRICTUS'	STRICTUS FEATHER REED GRASS	
GROUNDCOVER / PERENNIALS					
ALS	#1 CONT.		ALLUM TANGUT. 'SUMMER BEAUTY'	SUMMER BEAUTY WILD OINION	18" O.C.
HEM	#1 CONT.		HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	15" O.C.
LAV	#1 CONT.		LAVENDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDAR	24" O.C.
PHD	#1 CONT.		PHLOX DIVARICATA	BLUE PHLOX	15" O.C.
SED	#1 CONT.		SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" O.C.
SEED	SQ. YD.		SEEDED LAWN - COIR MAT OR SIMILAR EROSION DEVICE AT SLOPES OVER 4:1.		
SOD	SQ. YD.		SODDED LAWN		
SEED1	SQ. YD.		NATIVE SEED MIX - BASIN SIDES - WET MESIC FOR CLAY SOILS - SEE BELOW		
SEED2	SQ. YD.		NATIVE SEED MIX - BASIN BOTTOM - EMERGENT SEED (DRY SEEDED) - SEE BELOW		

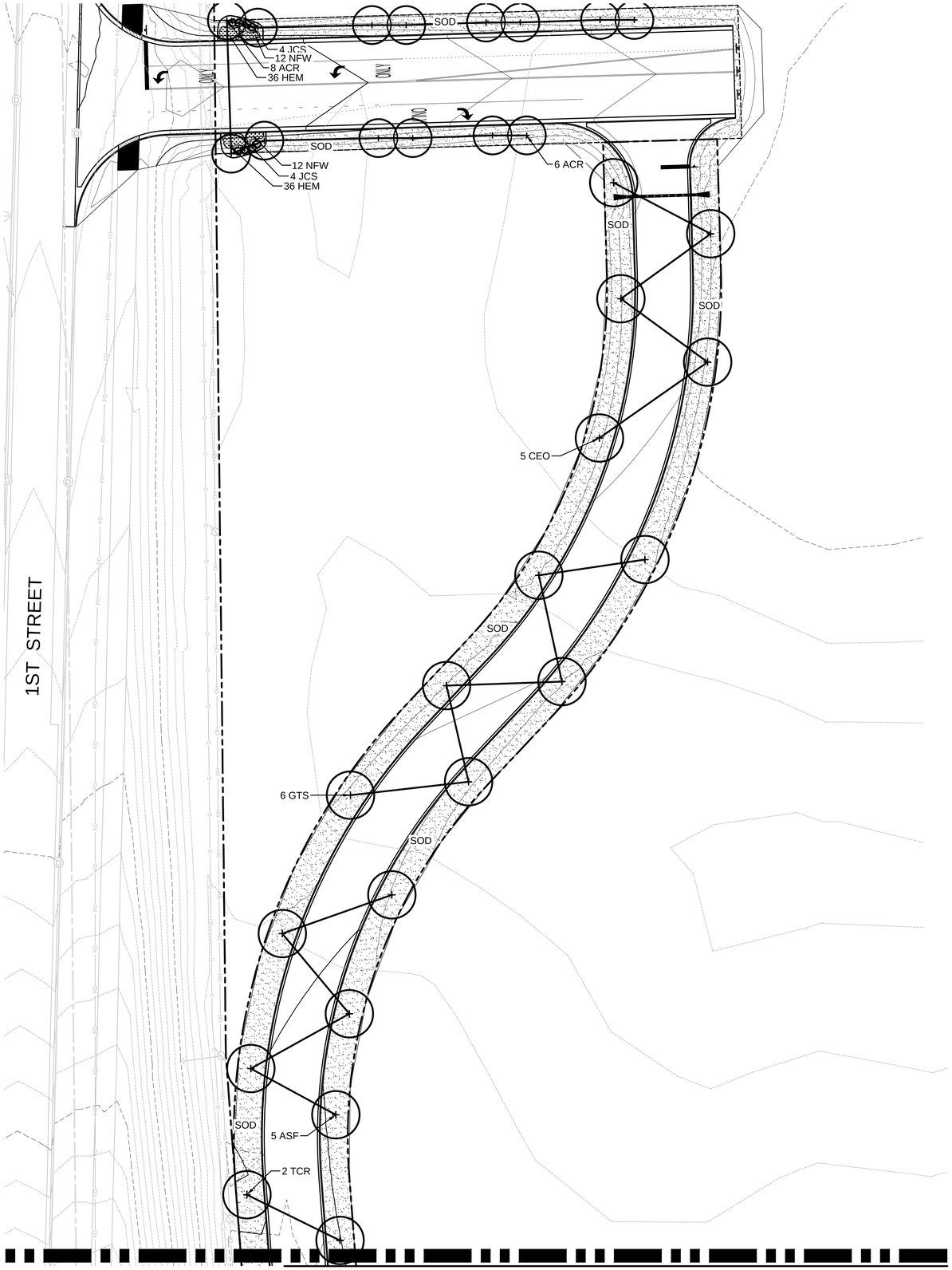
SEED MIXTURES

WET MESIC FOR CLAY SOILS AVAILABLE THROUGH GENESIS SEED CO. TAMPICO, ILLINOIS. 877-817-5325
INSTALL AT MANUFACTURERS RATE.

EMERGENT SEED (DRY SEEDED) AVAILABLE THROUGH GENESIS SEED CO. TAMPICO, ILLINOIS. 877-817-5325
INSTALL AT MANUFACTURERS RATE.

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN
- SEEDED LAWN
- NATIVE SEED1 MIX - BASIN SLOPES
- NATIVE SEED2 MIX - BASIN BOTTOM



1 LANDSCAPE PLAN
EAST

N

SHEET SCALE 1"=30'
0' 15' 30' 60' 90'

LG Workshop,LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

WISCONSIN
LARRY C. GLASSCOCK
LA 783-14
CHICAGO
LANDSCAPE ARCHITECT

EXPIRES 08/2023

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

Clean Energy

CT

PROJECT NAME

CNG FUELING STATION

1st Street,
Somers, Wisconsin

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	03/23/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2303035

DATE
03-22-2023

DRAWN BY:	APPROVED BY:
LCG	LCG

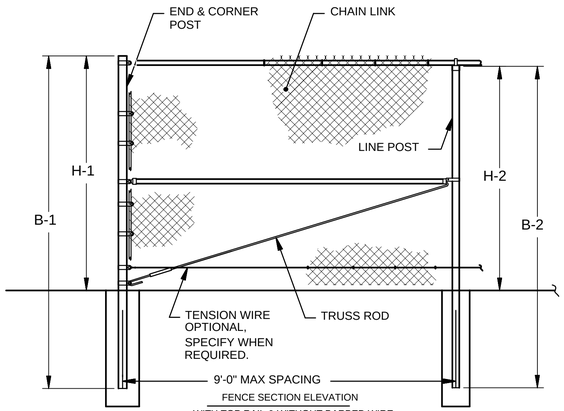
SHEET TITLE
LANDSCAPE PLAN
EAST / PLANT LIST

SHEET NUMBER
L2.2

2023-05-12

LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF SOMERS LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

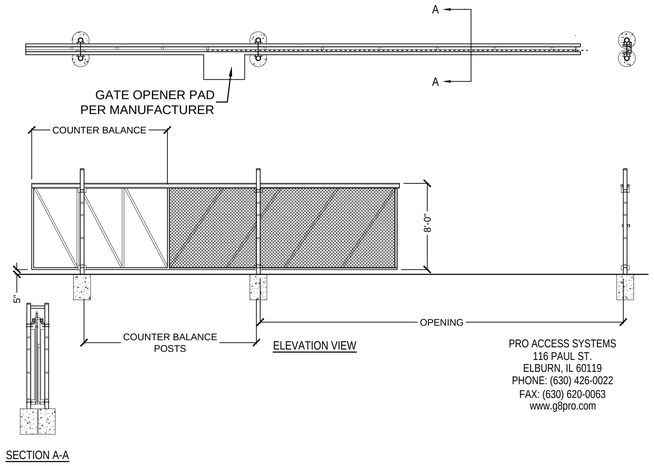


FENCE SECTION ELEVATION
WITH TOP RAIL & WITHOUT BARBED WIRE

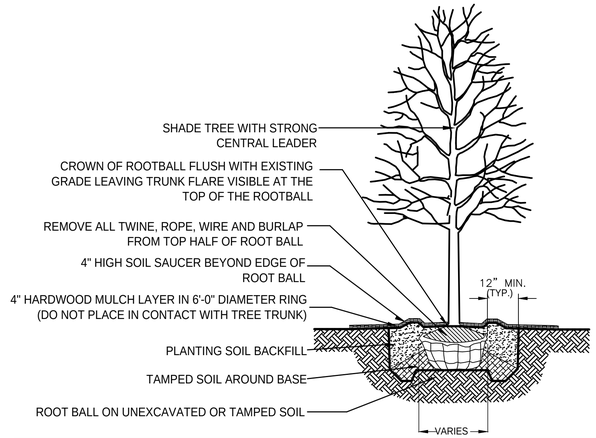
FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE
8'-0"	12'-0"	8'-0"	12'-0"	7'-8 7/8"

NOTES:
1. THIS DWG CORRESPONDS WITH DWGS 1-1110 & 1-1130.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. COLOR TO BE BLACK.

5 8'-0" HT. VINYL CLAD CHAIN LINK FENCE DETAIL — NOT TO SCALE

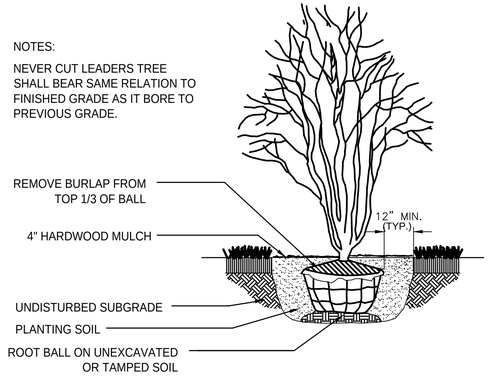


6 TWIN TRACK VEHICLE SLIDING GATE VARIED WIDTH — NOT TO SCALE

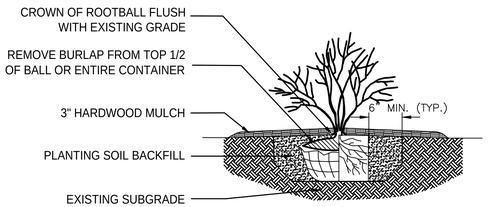


1 SHADE TREE PLANTING DETAIL — NOT TO SCALE

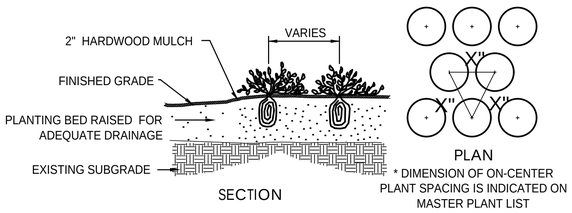
NOTES:
NEVER CUT LEADERS TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 SHRUB PLANTING DETAIL — NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE

LG Workshop,LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Avenue
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

WISCONSIN
LARRY C. GLASSCOCK
LA 783-14
CHICAGO
LANDSCAPE ARCHITECT

EXPIRES 08/2023

PROJECT TEAM

CIVIL ENGINEER:
CAGE CIVIL ENGINEERING

Clean Energy

CT

PROJECT NAME

CNG FUELING STATION

1st Street,
Somers, Wisconsin

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	03/23/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2303035

DATE
03-22-2023
DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET NUMBER
L3.0

2023-05-12

Schedule												
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Description	Wattage	Plot
	SA		10	Atlantic Lighting	SALO-LED-W-SA-740K-T4	1	37150	0.95	344.00	2 Atlantic Bay 2 Area Luminaire, W, Reflectance Package, 4000K CCT, T4 Side Mount Flangeless	344.00	
	SB		11	Atlantic Lighting	SALO-LED-W-SB-740K-T4	1	37150	0.95	344.00	2 Atlantic Bay 2 Area Luminaire, W, Reflectance Package, 4000K CCT, T4 Side Mount Flangeless	344.00	
	SC		3	Atlantic Lighting	SALO-LED-W-SC-740K-T4-M12	1	9288	0.95	86.00	2 Atlantic Bay 2 Area Luminaire, W, Reflectance Package, 4000K CCT, T4 Side Mount Flangeless Cowled	86.00	
	SD		2	Atlantic Lighting	SALO-LED-W-SD-740K-T4-M12	1	18458	0.95	172.00	2 Atlantic Bay 2 Area Luminaire, W, Reflectance Package, 4000K CCT, T4 Side Mount Flangeless Shield	172.00	
	SE		4	Atlantic Lighting	SALO-LED-W-SE-740K-T4-M12	1	13727	0.95	129.00	2 Atlantic Bay 2 Area Luminaire, W, Reflectance Package, 4000K CCT, T4 Side Mount Flangeless Shield	129.00	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Property Line	■	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Calc Zone Entire Site	+	2.9 fc	14.7 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location				
No.	Label	X	Y	MH	Orientation	Tilt
2	SA	2532687.00	248948.50	27.00	180.00	0.00
3	SA	2533065.00	248959.60	27.00	180.00	0.00
4	SA	2533137.00	248848.70	27.00	180.00	0.00
5	SA	2533316.00	248853.90	27.00	180.00	0.00
6	SA	2533492.00	248859.80	27.00	180.00	0.00
7	SA	2532876.00	248953.20	27.00	180.00	0.00
8	SA	2532279.00	248883.70	27.00	180.00	0.00
9	SA	2532429.00	248888.30	27.00	180.00	0.00
10	SA	2532453.00	248765.00	27.00	270.00	0.00
11	SA	2532456.00	248677.00	27.00	270.00	0.00
1	SB	2532522.00	248704.90	27.00	0.00	0.00
2	SB	2532642.00	248709.10	27.00	0.00	0.00
3	SB	2532774.00	248713.70	27.00	0.00	0.00
4	SB	2533026.00	248721.60	27.00	0.00	0.00
5	SB	2533158.00	248724.20	27.00	0.00	0.00
6	SB	2533290.00	248728.20	27.00	0.00	0.00
7	SB	2533410.00	248732.60	27.00	0.00	0.00
8	SB	2532906.00	248717.30	27.00	0.00	0.00
9	SB	2533554.00	248735.60	27.00	0.00	0.00
1	SC	2532294.00	249074.70	27.00	180.00	0.00
2	SC	2532384.00	249077.30	27.00	180.00	0.00
3	SC	2532492.00	249080.50	27.00	180.00	0.00
1	SD	2532240.00	248738.00	27.00	270.00	0.00
2	SD	2532218.00	249027.00	27.00	270.00	0.00
3	SD	2532316.00	248645.00	27.00	180.00	0.00
1	SE	2532198.00	249209.00	27.00	270.00	0.00
2	SE	2532261.00	249396.00	27.00	303.69	0.00
3	SE	2532351.00	249509.00	27.00	296.57	0.00
4	SE	2532394.00	249659.00	27.00	270.00	0.00
1	SA	2532515.00	248945.70	27.00	180.00	0.00

Plan View
Scale - 1" = 40ft

KSA LIGHTING & CONTROLS

CNG SOMERS FUELING STATION

Designer
D. MIROW
Date
03/20/2023
Scale
Scale as shown
Drawing No.

Summary

2023-05-12

Clean Energy

CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171

APN: 82-4-222-041-0112

Sheet List Table	
Sheet Number	Sheet Title
GENERAL	
CS.1	COVER SHEET
G1.0	GENERAL ARRANGEMENT & ELEVATIONS FULL BUILD
CIVIL	
C1.0	CIVIL SITE PLAN
C1.1	ENLARGED PLAN
PIPING	
P1.0	PIPING & INSTRUMENTATION DIAGRAM (P&ID)
P1.1	P&ID SCHEDULE
ELECTRICAL	
E1.0	SINGLE LINE DIAGRAM
E2.0	CONDUIT SCHEDULE

FLOOD MAP: ---- EFFECTIVE ----



VICINITY MAP

NOT TO SCALE

PROPERTY INFORMATION

OWNER ADDRESS:	4343 VON KARMAN AVE., STE. 200 NEWPORT BEACH, CA 92660
SITE ADDRESS:	1ST STREET SOMERS, WI 53171
APN:	82-4-222-041-0112
ZONING:	A-1
OCCUPANCY:	M

PROJECT DESCRIPTION

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

GENERAL NOTES

NOTE: THE TERM "CONTRACTOR" OR "CONTRACTORS" AS USED IN THESE GENERAL NOTES SHALL REFER TO THE PRIME CONTRACTOR AND ALL SUB-CONTRACTORS.

1. THIS SET OF CONSTRUCTION DOCUMENTS COVERS THE CNG SYSTEM IMPROVEMENTS ONLY AND MAY NOT SHOW ALL EXISTING SITE IMPROVEMENTS FOR THE FACILITY.
2. THE CONTRACTORS SHALL PRESERVE AND MAINTAIN ACCESS TO EXISTING EXITS AND MAKE EVERY EFFORT TO MINIMIZE DISRUPTIONS TO EXISTING OPERATIONS AT ALL TIMES DURING CONSTRUCTION.
3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL CODES AND REGULATIONS OF APPLICABLE GOVERNING AGENCIES.
4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCY CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS WHICH ARE RELATED TO THE CONTRACTOR'S SCOPE OF WORK. SHOULD AN ERROR APPEAR IN THESE CONSTRUCTION DOCUMENTS OR RELATED WORK PERFORMED BY OTHER CONTRACTORS AFFECTING THE CONTRACTOR'S SCOPE OF WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE FOR INSTRUCTIONS AS TO THE PROCEDURE FOR CONTINUATION OF WORK. SHOULD THE CONTRACTOR PROCEED WITH WORK AFTER IDENTIFYING SUCH A CONFLICT WITHOUT OBTAINING INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR ALL REMEDIAL WORK NECESSARY TO SATISFY THE REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND THE APPLICABLE BUILDING CODES.
5. THE CONTRACTOR SHALL REFER TO THE BID DRAWINGS AND WRITTEN TECHNICAL SPECIFICATIONS - IF ANY - FOR ADDITIONAL INFORMATION AND REQUIREMENTS WHICH ARE HEREBY INCORPORATED INTO THE PROJECT REQUIREMENTS BY REFERENCE.
6. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES TO THE ENGINEER. VERIFY EXISTING CONDITIONS WITHIN THE WORK AREA AND REVIEW MODIFICATIONS REQUIRED TO SUIT EXISTING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF NEW WORK OR MODIFICATIONS TO EXISTING CONDITIONS.
7. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH CONTRACTOR SHALL, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, REMOVE ALL TRASH AND DEBRIS THAT RESULTS FROM THE PERFORMANCE OF HIS WORK.
8. CONSTRUCTION MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
9. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING FINISHES AND CONSTRUCTION FROM DAMAGE THAT MAY OCCUR DURING CONSTRUCTION. DAMAGE TO NEW AND/OR EXISTING FINISHES AND CONSTRUCTION SHALL BE REPAIRED OR REPLACED (THE OWNER'S DECISION) WITH IDENTICAL MATERIAL AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH ACCURATE "AS-BUILT" RECORD DRAWINGS AT THE COMPLETION OF CONSTRUCTION. RECORD DRAWINGS WILL BE MADE BY "RED-LINING" FORMAL CONSTRUCTION DRAWINGS TO IDENTIFY ANY AND ALL CHANGES WHICH MAY HAVE BEEN MADE IN THE FIELD.
11. ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSTRUED AS BEING NEW WORK AND PART OF THIS CONTRACT UNLESS NOTED BEING EXISTING OR OTHERWISE.
12. CONTRACTOR SHALL COMPLY WITH ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND LOCAL JURISDICTION STORM WATER POLLUTION PREVENTION (SWPP) RULES AND REGULATIONS PRIOR TO THE COMMENCEMENT OF ANY WORK AND DURING ANY CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, MATERIALS & QUANTITIES AS PART OF THE CIVIL, STRUCTURAL, MECHANICAL, P&ID AND ELECTRICAL PLANS. NO EXCEPTIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF CONSTRUCTION PLANS TO ALL SUB-CONTRACTORS DISCIPLINES FOR REFERENCE AND USE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ALL DAMAGED OR DISTURBED TEMPORARY AND PERMANENT BENCH MARKS AT THEIR OWN EXPENSE.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
ATS	AUTOMATIC TRANSFER SWITCH
BCW	BARE COPPER WIRE
BLDG	BUILDING
CL	CENTER LINE
CNG	COMPRESSED NATURAL GAS
COMP	COMPRESSOR
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CU FT	CUBIC FEET
CRIND	CARD READER INSIDE DISPENSER
CS	CARBON STEEL
DIA OR Ø	DIAMETER
DEPT	DEPARTMENT
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEV OR EL	ELEVATION
EQ	EQUAL
ENCL	ENCLOSURE
ESD	EMERGENCY SHUT DOWN
EXIST	EXISTING
(F)	FUTURE
FG	FINISH GRADE
FH	FIRE HYDRANT
FIG	FIGURE
FOC	FACE OF CURB
FP	FUEL POST (TIME FILLED)
FSSP	FUEL SYSTEM SUPPORT PANEL
FX	FIRE EXTINGUISHER
GALV	GALVANIZED
GND	GROUND
GRC	GALVANIZED RIGID CONDUIT
HC	HANDICAP
HP	HORSE POWER
HORIZ	HORIZONTAL
MAWP	MAXIMUM ALLOWABLE WORKING PRESSURE
MAX	MAXIMUM
MCC	MOTOR CONTROL CABINET
MCP	MASTER CONTROL PANEL
MIN	MINIMUM
MSA	METER SET ASSEMBLY (GAS UTILITY)
MSB	MASTER SWITCH BOARD
MTR	MOTOR
MTS	MANUAL TRANSFER SWITCH
(N)	NEW
N/A	NOT APPLICABLE
NGV	NATURAL GAS VEHICLE
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
PL	PLATE
POC	POINT OF CONNECTION
PB	PUSH BUTTON
REF	REFERENCE
REINF	REINFORCEMENT
(RR)	REMOVE AND REPLACE
(R)	RELOCATE
SCH	SCHEDULE
SEC	SECTION
SIM	SIMILAR
SPR	SPRINKLERED
SQ	SQUARE
SF	SQUARE FEET
SS	STAINLESS STEEL
STD	STANDARD
THK	THICK
THRU	THROUGH
TOC	TOP OF CURB
XFMR	TRANSFORMER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL

RELEVANT CODES AND STANDARDS

THE WORK SHALL CONFORM TO THE MOST RECENT EDITION OF THE FOLLOWING CODES AND STANDARDS AS SUPPLEMENTED, AMENDED, OR OTHERWISE MODIFIED BY LOCAL REQUIREMENTS:

INTERNATIONAL BUILDING CODE (IBC) 2015
INTERNATIONAL FIRE CODE (IFC) 2015
INTERNATIONAL PLUMBING CODE (IPC) 2015
INTERNATIONAL MECHANICAL CODE (IMC) 2015

NFPA52 VEHICULAR FUEL SYSTEMS CODE 2023
NFPA70 NATIONAL ELECTRICAL CODE (NEC)
ASME B31.3 PROCESS PIPING CODE 2020

IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS, WRITTEN SPECIFICATIONS, AND/OR REFERENCED STANDARDS, THE MOST STRINGENT SHALL GOVERN.

PROJECT TEAM

OWNER (S)

ROLF ANDERSON
4343 VON KARMAN AVE., STE. 200
NEWPORT BEACH, CA 92660
(949) 431-6425

PROJECT CONTACT(S)

CLEAN ENERGY
ADENIYI SAJIMI
4675 MACARTHUR COURT SUITE 300
NEWPORT BEACH, CA 92660
(949) 437-1169

ENGINEER OF RECORD

ATTN: MATT LOSER, PE
VALLEY CIVIL DESIGN GROUP
3333 MICHELSON, SUITE 300
IRVINE, CA 92612
949.398.1338

30% REVIEW SET,
NOT FOR CONSTRUCTION

2023/03/02

REV	DATE	REVISIONS	BY
A	2/28/2023	30% DRAWINGS	PB

DIGALERT Know what's **below. CALL 811** before you dig.

CAUTION: THIS DRAWING MAY BE REDUCED
REDUCED PLAN
0 1" 2" 3"
2" IN ORIGINAL DRAWING

Clean Energy

4675 MACARTHUR COURT, STE. 800 | NEWPORT BEACH, CA 92660
TEL: (949) 437-1000 | FAX: (949) 437-1199 | WWW.CLEANENERGYFUELS.COM

© COPYRIGHT, 2015 CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF CLEAN ENERGY AND ITS SUBSIDIARIES ("CLEAN") AND SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART IS STRICTLY FORBIDDEN. CLEAN HOLDS VARIOUS U.S. AND FOREIGN ENERGY DESIGN PATENTS

CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171
COVER SHEET

ASSET NO: 21109

DATE	DRAWN BY:	PB
3/2/2023	CHECKED BY:	ML
SCALE		
SHEET	CS.1	

C:\Users\pantelha.bmer\Clean Energy Fuels Corp\Engineering Design - Projects\MKE - Kenosha, WI - 21109\03 Drawings\Sheet Set (CAD Plan Set)\CS1-COVER SHEET.dwg

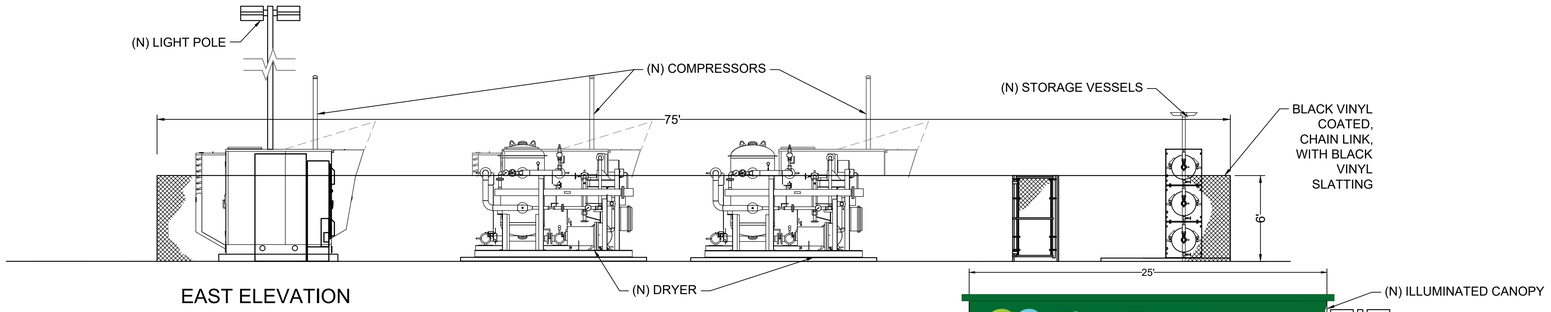
3/2/2023 9:15:13 AM

2023-05-12

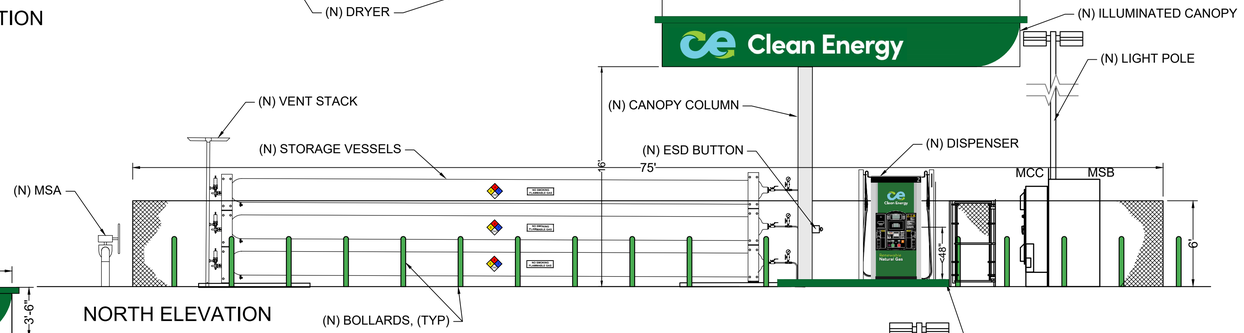
CANOPY COLOR CHART	
PANTONE 3500 C	
PANTONE 630 C	
PANTONE 2300 C	

NOTES

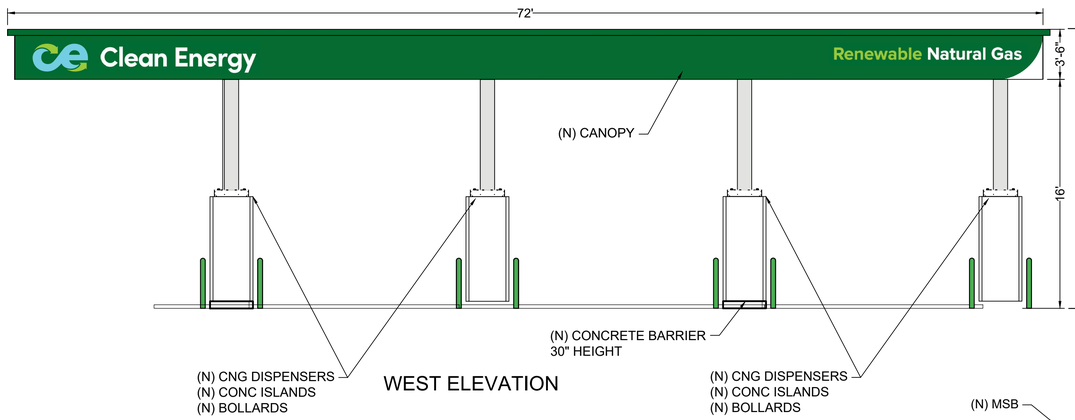
1. COLOR IS TO MATCH PANTONE COLOR SYSTEM OR EQUIVALENT 1101 HIGH GLOSS LACQUER ENAMEL OR EQUIVALENT.



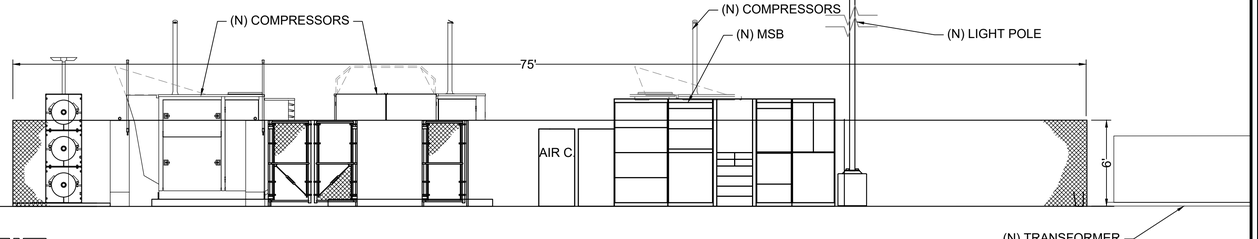
EAST ELEVATION

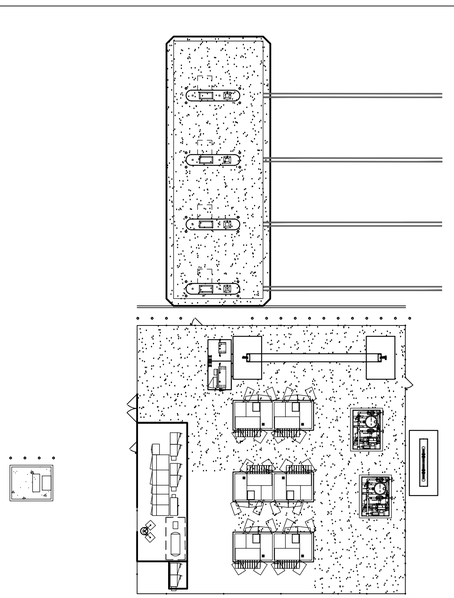


NORTH ELEVATION



WEST ELEVATION

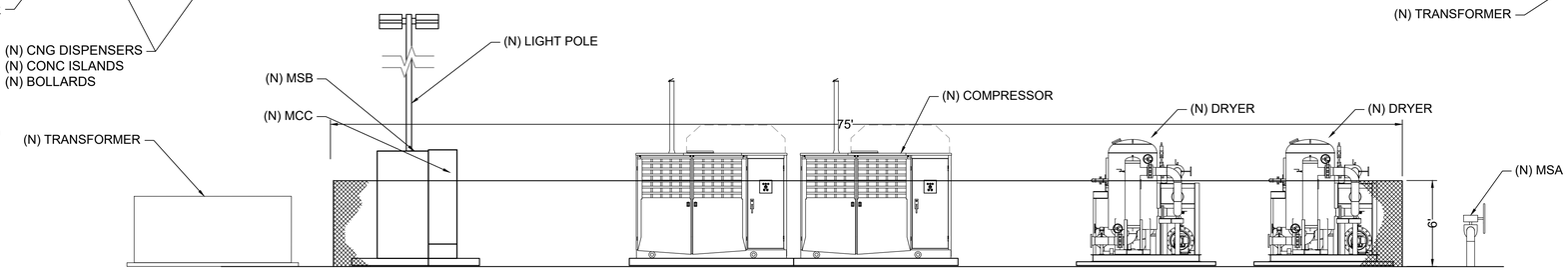




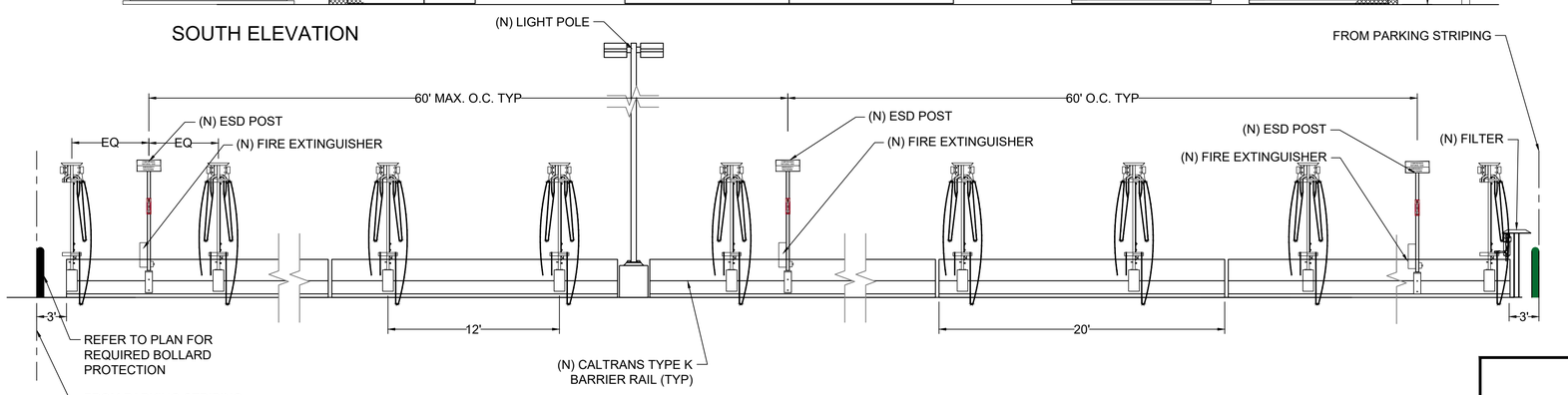
KEY MAP 1" =20'

0 10 20 40 60
1" = 20'

N W E S



SOUTH ELEVATION



NOTE: ELEVATIONS FOR PLANNING REFERENCE ONLY. REFER TO EQUIPMENT AND PIPING PLAN FOR ACTUAL LAYOUT DIMENSIONS.

2023/03/01

REV	DATE	REVISIONS	BY
A	2/28/2023	30% DRAWINGS	PB

DIGALERT
Know what's **below. CALL 811** before you dig
CAUTION: THIS DRAWING MAY BE REDUCED
REDUCED PLAN
0 3" 24" IN ORIGINAL DRAWING

Clean Energy
1675 MAC ARTHUR COURT, STE. 800 | NEWPORT BEACH, CA. 92660
TEL: (949) 437-1000 | FAX: (949) 437-1001 | WWW.CLEANENERGYFUELS.COM

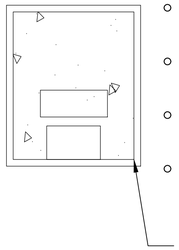
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED AND USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART IS STRICTLY FORBIDDEN.
© COPYRIGHT, 2013 CLEAN ENERGY DESIGN PATENTS

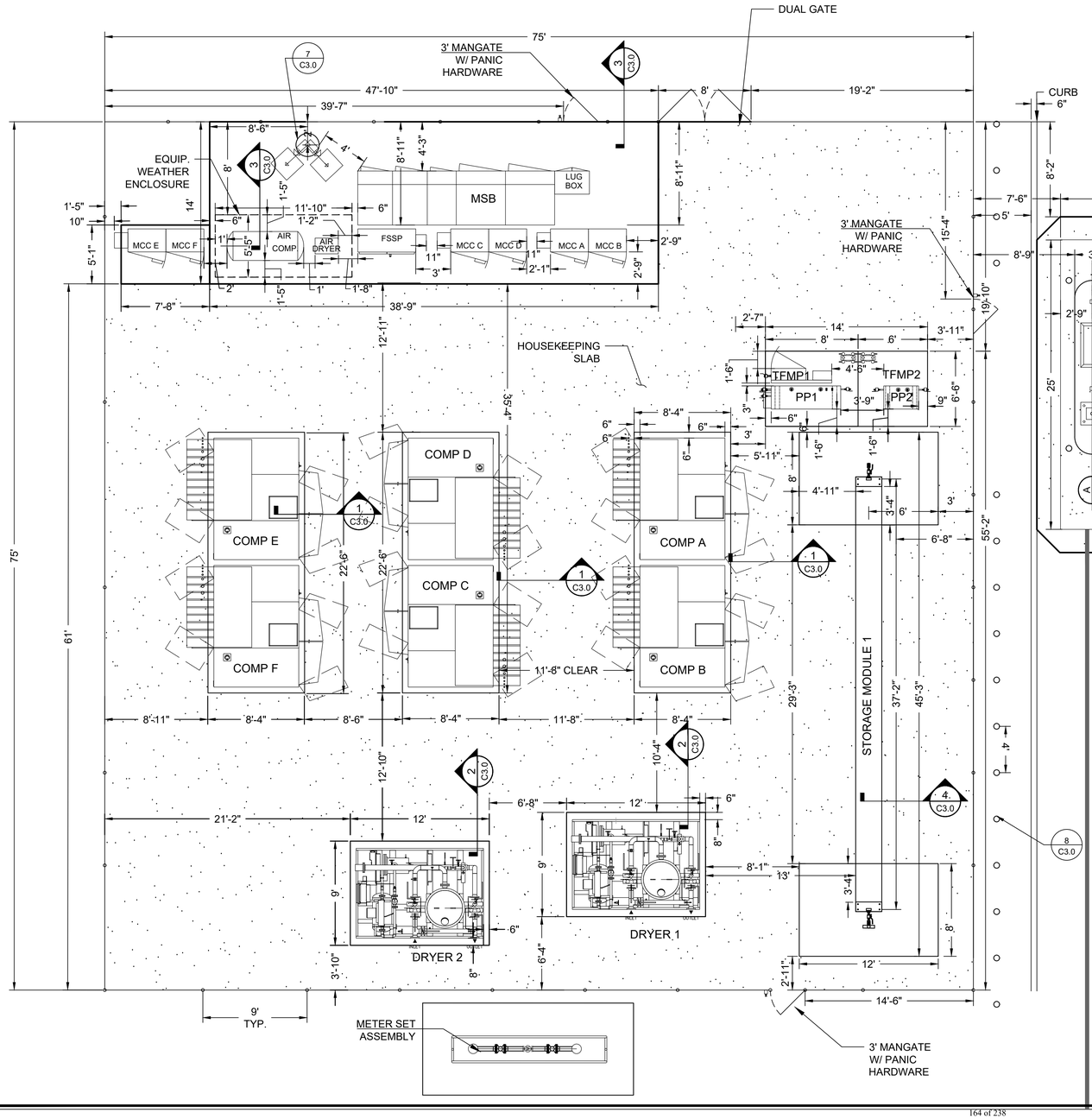
C:\Users\arturo.moreno\Clean Energy Fuels Corp\Engineering Design - Projects\MKE - Kenosha, WI - 21109\03_Drawings\Sheet Set (CAD Plan Set)\G01-GENERAL ARRANGEMENT AND ELEVATIONS.DWG

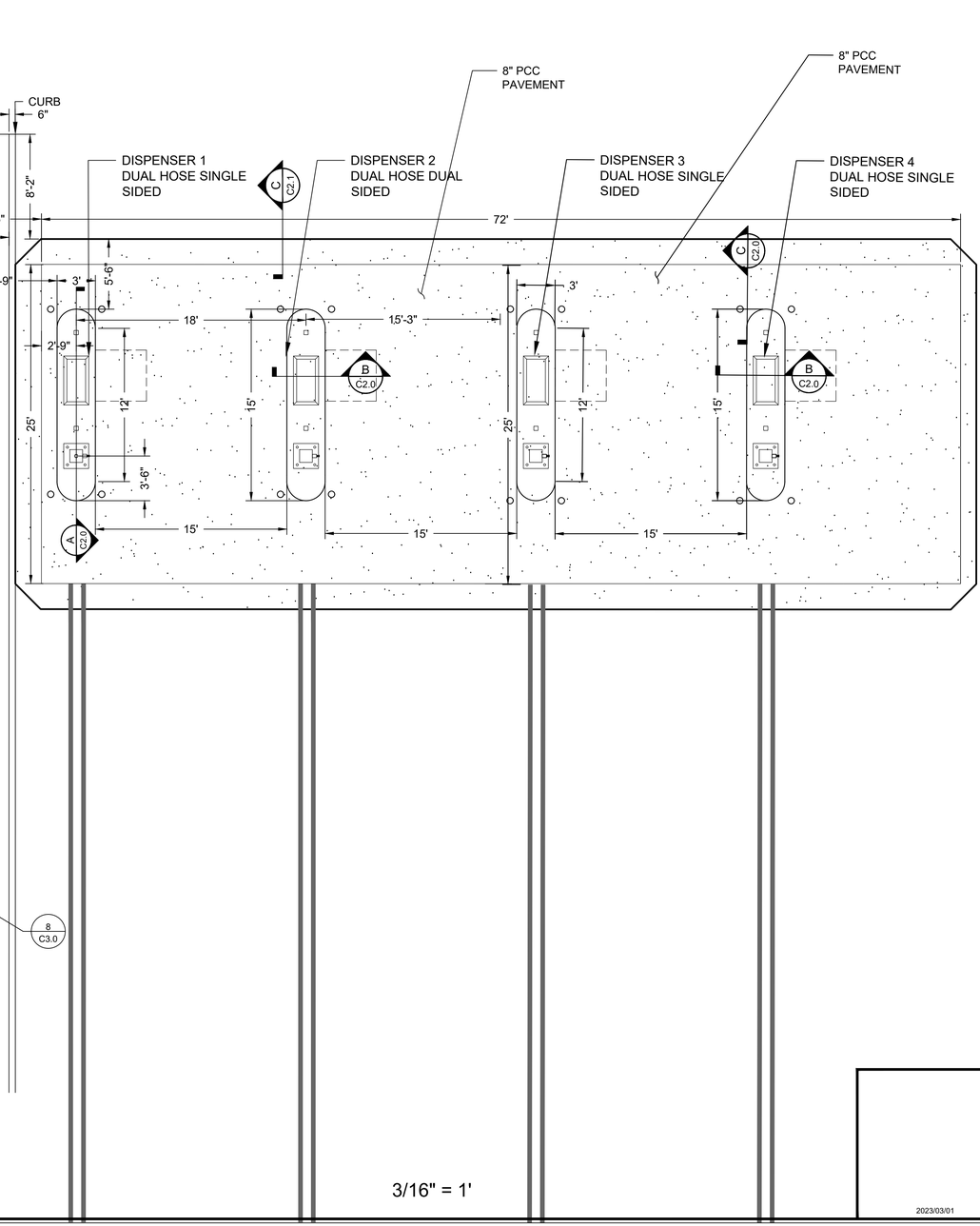
CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171
GENERAL ARRANGEMENT & ELEVATIONS FULL BUILD

ASSET NO. 21109

DATE	DRAWN BY:	PB
3/1/2023	CHECKED BY:	ML
SCALE		
SHEET	G1.0	







3/16" = 1'

2023/03/01

REV	DATE	REVISIONS	BY
A	2/28/2023	30% DRAWINGS	PB

DIGALERT
Know what's **below. CALL 811** before you dig.
REDUCED PLAN
CAUTION: THIS DRAWING MAY BE REDUCED IN SIZE
0 2" IN ORIGINAL DRAWING 3"

Clean Energy

1915 MAC ARTHUR COURT, STE. 650 | NEWPORT BEACH, CA. 92660
TEL: (949) 437-1000 | FAX: (949) 724-1097 | WWW.CLEANENERGYFUELS.COM

© COPYRIGHT, 2013 CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART IS STRICTLY FORBIDDEN.

CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171
ENLARGED PLAN
ASSET NO:21109

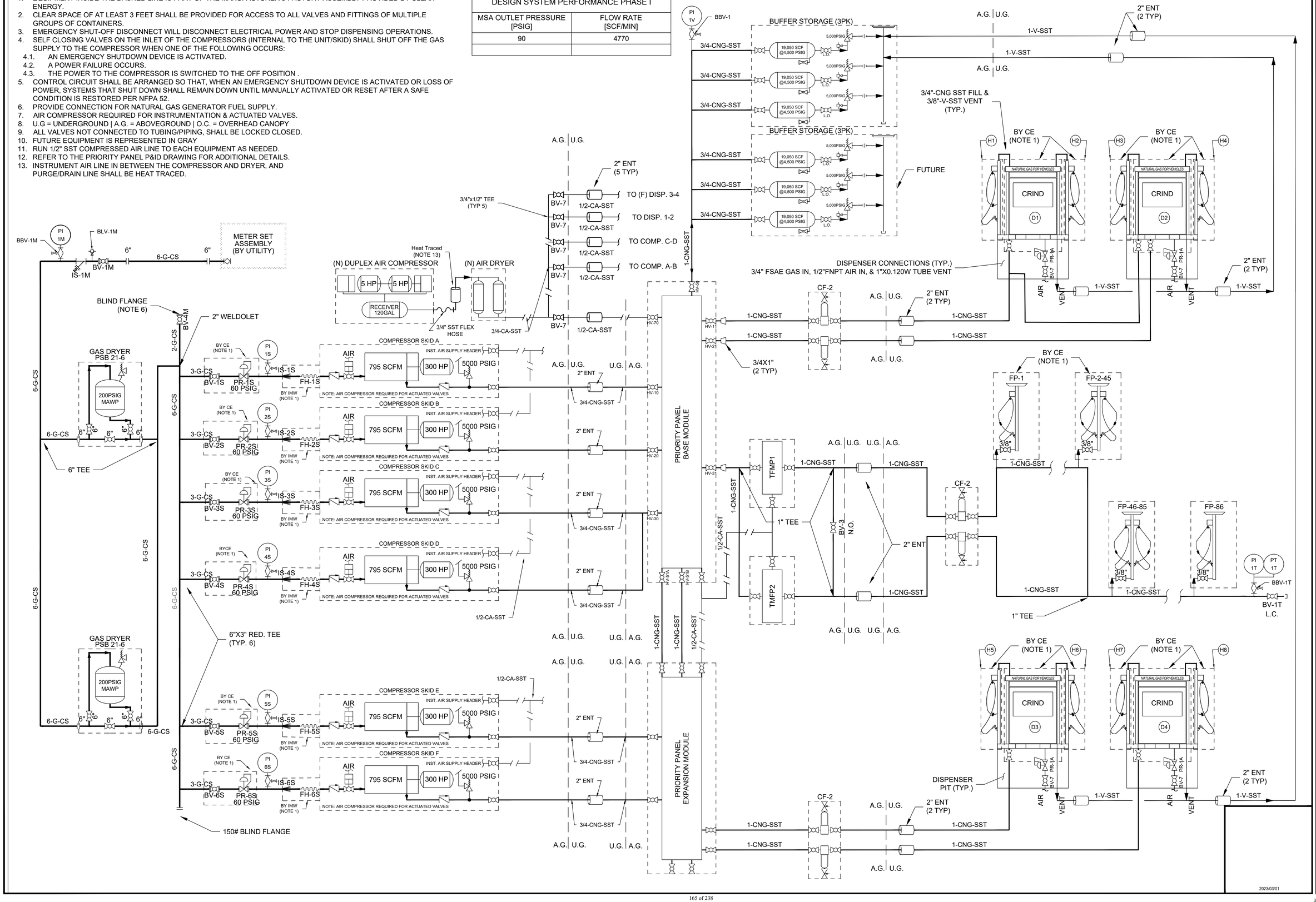
DATE	DRAWN BY:	PB
03/01/2023	CHECKED BY:	ML
SCALE		
SHEET	C1.1	

C:\Users\arturo.moreno\Clean Energy Fuels Corp\Engineering Design - Projects\MKE - Kenosha, WI - 21109\03. Drawings\Sheet Set (CAD Plan Set)\SP1.1 ENLARGED EQUIPMENT LAYOUT-32T.dwg
3/1/2023 4:54:40 PM

GENERAL NOTES:

1. EQUIPMENT INSIDE THE DASHED LINE IS PART OF THE MANUFACTURER'S FACTORY ASSEMBLY PROVIDED BY CLEAN ENERGY.
2. CLEAR SPACE OF AT LEAST 3 FEET SHALL BE PROVIDED FOR ACCESS TO ALL VALVES AND FITTINGS OF MULTIPLE GROUPS OF CONTAINERS.
3. EMERGENCY SHUT-OFF DISCONNECT WILL DISCONNECT ELECTRICAL POWER AND STOP DISPENSING OPERATIONS.
4. SELF CLOSING VALVES ON THE INLET OF THE COMPRESSORS (INTERNAL TO THE UNIT/SKID) SHALL SHUT OFF THE GAS SUPPLY TO THE COMPRESSOR WHEN ONE OF THE FOLLOWING OCCURS:
   - 4.1. AN EMERGENCY SHUTDOWN DEVICE IS ACTIVATED.
   - 4.2. A POWER FAILURE OCCURS.
   - 4.3. THE POWER TO THE COMPRESSOR IS SWITCHED TO THE OFF POSITION .
5. CONTROL CIRCUIT SHALL BE ARRANGED SO THAT, WHEN AN EMERGENCY SHUTDOWN DEVICE IS ACTIVATED OR LOSS OF POWER, SYSTEMS THAT SHUT DOWN SHALL REMAIN DOWN UNTIL MANUALLY ACTIVATED OR RESET AFTER A SAFE CONDITION IS RESTORED PER NFPA 52.
6. PROVIDE CONNECTION FOR NATURAL GAS GENERATOR FUEL SUPPLY.
7. AIR COMPRESSOR REQUIRED FOR INSTRUMENTATION & ACTUATED VALVES.
8. U.G = UNDERGROUND | A.G. = ABOVEGROUND | O.C. = OVERHEAD CANOPY
9. ALL VALVES NOT CONNECTED TO TUBING/PIPING, SHALL BE LOCKED CLOSED.
10. FUTURE EQUIPMENT IS REPRESENTED IN GRAY
11. RUN 1/2" SST COMPRESSED AIR LINE TO EACH EQUIPMENT AS NEEDED.
12. REFER TO THE PRIORITY PANEL P&ID DRAWING FOR ADDITIONAL DETAILS.
13. INSTRUMENT AIR LINE IN BETWEEN THE COMPRESSOR AND DRYER, AND PURGE/DRAIN LINE SHALL BE HEAT TRACED.

DESIGN SYSTEM PERFORMANCE PHASE I	
MSA OUTLET PRESSURE [PSIG]	FLOW RATE [SCF/MIN]
90	4770



REV	DATE	REVISIONS	BY
A	2/28/2023	30% DRAWINGS	PB

DIGALERT — Know what's **below. CALL 811** before you dig

REDUCED PLAN
CAUTION: THIS DRAWING MAY BE REDUCED
0 — 2" IN ORIGINAL DRAWING — 3"

Clean Energy

1675 MAC ARTHUR COURT, STE. 850 | NEWPORT BEACH, CA. 92660
TEL: 949.437.1000 | FAX: 949.437.1001 | WWW.CLEANENERGYFUELS.COM
COPYRIGHT - 2013 CLEAN ENERGY DESIGN PATENTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND ARE TO BE RETURNED UPON REQUEST. ALL REPRODUCTIONS, COPIES OR USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF CLEAN ENERGY SHALL BE CONSIDERED AN INFRINGEMENT OF THE COPYRIGHT LAWS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE, IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171
PIPING & INSTRUMENTATION DIAGRAM (P&ID)

ASSET NO:21109

DATE	DRAWN BY:	xRS
03/01/2023	CHECKED BY:	ML
SCALE		
SHEET	P1.0	

2023/03/01

C:\Users\arturo.romero\Clean Energy Fuels Corp\Engineering Design - Projects\MKE - Kenosha, WI - 21109\03 - Drawings\Sheet Set (CAD Plan Set)\P-I&D TRUCK STOP.dwg

3/1/2023 4:55:14 PM 2023-05-12

EQUIPMENT SCHEDULE (PHASE I)

ITEM NO	MARK	QTY.	DESCRIPTION	MFR.	MODEL NO.	MAWP [PSIG]	SERVICE PRESSURE [PSIG]	NOTE
1	-	2	GAS DRYER	PSB	NG-SR-21-6-DDP (CE P/N: 552055)	200	90	
2	SKID A-F	6	CNG COMPRESSOR SKID	CECC	IMW50-6750DA-300-4500-5AC		60 (SUCTION) 4500 (DISCHARGE)	300 HP, 795 SCFM @ 60 PSIG SUCTION
3	CF-2	3	TWIN COALESCING FILTER ASSY.	FILTER: PARKER FILTER RACK: CEC	JN4D-4CN (CEC P/N: 511342)	5,000	4,300	1" NPT (INLET & OUTLET) W/ DP GAUGE
4	CF-1	-	SINGLE COALESCING FILTER ASSY.	FILTER: PARKER FILTER RACK: CEC	JN4D-4CN (CEC P/N: 511339)	5,000	4,300	1" NPT (INLET & OUTLET) W/ DP GAUGE
5	-	1	CNG STORAGE VESSEL	CPI	3-PK STORAGE (CE P/N: 554115)	5,500	4,300	BUFFER CONFIG.
6	-	1	PRIORITY PANEL - BASE	CEC	CEC P/N 511410 (CE P/N: 511429)	5,000	4,300	
7	-	1	PRIORITY PANEL - EXPANSION	CEC	CEC P/N 511413			
8	TFMP1	1	TF PRIMARY METERING PANEL	ANGI	CE P/N: 554146	5,000	3,600	
9	TFMP2	1	TF ANCILLARY METERING PANEL	ANGI		5000	3,600	
10	D2	1	CNG DISPENSER 2-INLET	ANGI	NZ3 554123	4,500	3,600	CRIND, 1" MAIN INLET (BOTTOM ENTRY), 1/2" INST. AIR
11	D1, D3, D4	3	CNG DISPENSER 1-INLET	ANGI	NZ4 554122	4,500	3,600	CRIND, 1" MAIN INLET (BOTTOM ENTRY), 1/2" INST. AIR
12	H2, H4, H6	3	LIGHT DUTY HOSE	CEC	511350	4,500	3,600	12' HOSE ASSEMBLY - WEH TK-16 (NOZZLE) PARKER 5CNG-8 (1/2" FILL) PARKER 5CNG-4 (1/4" VENT)
13	H1, H3, H5	3	HEAVY DUTY HOSE	CEC	511351 (CE P/N: 511365)	4,500	3,600	12' HOSE ASSEMBLY - WEH TK-26 (NOZZLE) PARKER 5CNG-12 (3/4" FILL) PARKER 5CNG-6 (3/8" VENT)
14	FP 2-85	84	FUEL POST W/ (2) FUEL HOSE ASSY.	CEC	511007	4,500	3,600	K-RAIL TWIN HOSE - OPP. SIDE 24 LG., 1/4" FILL, OPW BREAKAWAY, STAUBLI P36 NOZ.
15	FP 1, FP 86	2	FUEL POST W/ (1) FUEL HOSE ASSY.	CEC	511005	4,500	3,600	K-RAIL ONE HOSE - 24 LG., 1/4" FILL, OPW BREAKAWAY, STAUBLI P36 NOZ.
16	ESD8-23	16	ESD POST	CEC	511159			ESD POST W/ K-RAL MOUNTING BRACKET
17	-	1	AIR DESICCANT DRYER	PSB	PSB-HL-25	200	150	COLD WEATHER PACKAGE
18	-	1	DUPLEX AIR COMPRESSOR	QUINCY	553667	200	150	480VAC, 3PH, 60HZ - 5HP MOTOR (FF325) 120 GAL RECEIVING TANK (200 MAWP) 17.4 ACFM @ 175 PSIG (EA.) 1" BALL VALVE (MAIN) 1/2" BALL VALVE (DRAIN)

VALVE AND INSTRUMENTATION SCHEDULE

TAG NO.	SIZE	CONNECTION	MATERIAL	DESCRIPTION	MFR.	PART NO.	MAWP [PSIG]	SERVICE PRESSURE [PSIG]	NOTE
BLV-1M	1/2"	MNPT	316 SS	BLEED VALVE	SWAGELOK	SS-BVM8	9,290	4,500	
BBV-1/2	1/4"	MNPT	316 SS	BLOCK & BLEED VALVE	WIKA	4339747	10,000	4,500	
BV-7	1/2"	FNPT	CS	AIR ISOLATION VALVE	PARKER	VP500CS-8	2000	150	QTY. 9
BV-1T/3	1"	SWAGED	316 SS	CNG BALL VALVE	SWAGELOK	SS-AFSS16	4,700	3,600	
BV-1S/2S/3S/4S/5S/6S	3"	CL 150 RFF	CS	GAS BALL VALVE	HABONIM	30 F73W-4466ATG/150	285	90	API 607 FIRE-RATED
BV-1M	6"	CL 150 RFF	CS	GAS BALL VALVE	HABONIM	60 F73W-4466ATG/150	285	90	API 607 FIRE-RATED
BV-4M	2"	CL 150 RFF	CS	GAS BALL VALVE	HABONIM	20 F73W-4466ATG/150	285	90	API 607 FIRE-RATED
FH-1S/2S/3S/4S/5S/6S	3"X36"	CL 150 RFF MPT SCH 80	SS	FLEX HOSE	UNISOURCE "SUPERFLEX"	SF22CSA-300-49-51-36	285	60	CSA-LISTED
PI-1M/1S/2S/3S/4S/5S/6S	2.50"	1/4" MNPT	316 SS	PRESSURE GAUGE	WIKA	TYPE 233.30, P/N 9251669	300	90	GLYCERIN-FILLED, SOLID FRONT
PI-1V/1T	2.50"	1/4" MNPT	316 SS	PRESSURE GAUGE	WIKA	TYPE 233.30, P/N 9305629	10,000	1,000-4,500	GLYCERIN-FILLED, SOLID FRONT
PT-1T		1/4" MNPT	316 SS	PRESSURE TRANSDUCER	WIKA	N-10-A-PBT-NB-ZG2X F-ZZ	17,400	1,000-4,500	0-10,000 PSIG RANGE, 4-20 mA, 2wire, CLASS 1 DIV 2, CSA APPROVED
PR-1S/2S/3S/4S/5S/6S	3"	CL 150 RFF	DI	PRESSURE REGULATOR	KIMRAY	AKQD5	250	90	SET @ 60 PSIG (VALVE 50% OPEN)
PR-1A	1/4"	FNPT	-	AIR FILTER REGULATOR	CONTROL AIR	330 TYPE (330-BCBAFX)	150	150	SET @ 90PSIG, QTY. 4
IS-1M	6"	CL 150 RFF	CS	INLET Y-STRAINER	KECKLEY	62RFY-CSM40M36-SBB-SA7	285	90	
IS-1S/2S/3S/4S/5S/6S	3"	CL 150 RFF	SS	INLINE CONE STRAINER	FPS	CS-S03-150-40_W40	185	90	

PIPE AND TUBING SCHEDULE

MARK	SIZE	BASIS	SCH	WALL THK [IN]	MATERIAL	SPECIFICATION	MAWP [PSIG]	SERVICE PRESSURE [PSIG]	SERVICE TEMP. [°F]	TEST PRESSURE [PSIG]	NOTE
1-V-SST	1"	OD	316 SS	0.120	316 SS	ASTM A269	5,280	5,000	30-130	N/A	0.120" MIN. WALL SEAMLESS TUBE
2-G-CS	2"	NPS	40	0.154	CS	ASTM A106B	1,203	90	30-110	220	SEAMLESS PIPE
3-G-CS	3"	NPS	40	0.216	CS	ASTM A106B	1,460	60	30-110	220	SEAMLESS PIPE
6-G-CS	6"	NPS	40	0.280	CS	ASTM A106B	1,100	90	30-110	220	SEAMLESS PIPE
6-G-CS2	6"	NPS	80	0.434	CS	ASTM A106B	1,100	90	30-110	220	SEAMLESS PIPE
3/8-CNG-SST	3/8"	OD	(TUBE)	0.065	316 SS	ASTM A269	6,820	4,500	30-130	5500	SEAMLESS TUBE
1/2-CNG-SST	1/2"	OD	(TUBE)	0.083	316 SS	ASTM A269	6,810	4,500	30-130	5500	SEAMLESS TUBE
1/2-CA-SST	1/2"	OD	(TUBE)	0.035	316 SS	ASTM A269	2,600	150	30-130	165	SEAMLESS TUBE
3/4-CA-SST	3/4"	OD	(TUBE)	0.065	316 SS	ASTM A269	2,930	150	30-130	165	SEAMLESS TUBE
3/4-CNG-SST	3/4"	OD	(TUBE)	0.109	316 SS	ASTM A269	5,880	4,500	30-130	5500	SEAMLESS TUBE
1-CNG-SST	1"	OD	(TUBE)	0.134	316 SS	ASTM A269	5,280*	4,500*	30-130	5500*	SEAMLESS TUBE
1-CNG-SST-C	1"	OD	(TUBE)	0.139	316 SS	ASTM A269	5,500	4,500	30-130	5500	COILED SEAMLESS TUBE

* EXCEPTION: 1" CNG SST DOWNSTREAM OF TIME FILL METERING PANEL- DESIGN PRESSURE: 4500 PSIG, TEST PRESSURE: 5000 PSIG

2023/03/01

LEGEND

LINE DESIGNATION

LINE SIZE — 3-G-HDPE — PRODUCT / MATERIAL

ABBREVIATIONS

A	AIR	RR	REMOVE AND REPLACE
A.G.	ABOVE GROUND	S	SOLENOID
CNG	COMPRESSED NATURAL GAS	SS	STAINLESS STEEL
CS	CARBON STILL (SCH. 40)	SST	STAINLESS STEEL TUBE
CS2	CARBON STEEL (SCH. 80)	(TYP)	TYPICAL
XXS	CARBON STEEL (SCH. XXS)	U.G.	UNDERGROUND
D	DRAIN	V	VENT
ESD	EMERGENCY SHUTDOWN		
(E)	EXISTING		
(F)	FUTURE		
FP	FUEL POST		
FMT	FUEL MNGMNT. TERMINAL		
G	NATURAL GAS (0-400 PSIG)		
H	HIGH		
L	LOW		
L.G.	LOCKED OPEN		
L.C.	LOCKE CLOSED		
M	METER		
(N)	NEW		
N.C.	NORMALLY CLOSED		
N.O.	NORMALLY OPEN		
PI	PRESSURE INDICATOR		
PEP	POLYETHYLENE PIPE		
PRV	PRESSURE RELIEF VALVE		

SYMBOLS

- BALL VALVE
- NORMALLY CLOSED VALVE
- CHECK VALVE
- NEEDLE VALVE
- PLUG VALVE
- 3-WAY VALVE
- BLOCK AND BLEED VALVE
- PRESSURE REGULATOR (SETTING AS NOTED)
- BLEED OR PURGE VALVE
- GAS-ACTUATED VALVE
- SOLENOID VALVE
- SOLENOID VALVE (3-WAY)
- LOCAL INSTRUMENT OR GAUGE
- PANEL MOUNTED INSTRUMENT OR GAUGE
- POINT OF CONNECTION
- RELIEF VALVE
- FLEXIBLE HOSE
- PLUG
- CAP
- UNION
- HOSE COUPLING
- THREADED PLUG
- FILTER
- FLEX CONNECTOR
- PRESSURE INDICATOR (RANGE AS NOTED)
- PIPE REDUCTION/ EXPANSION CONICAL
- STRAINER (BUILT-IN)
- PRIMARY LOCATION PROGRAMMABLE LOGIC CONTROL
- ELECTRICAL SIGNAL
- PNEUMATIC SIGNAL

REV	DATE	REVISIONS	BY
A	2/28/2023	30% DRAWINGS	PB

DIGALERT — Know what's **below. CALL 811** before you dig.

REDUCED PLAN
CAUTION: THIS DRAWING MAY BE REDUCED
0 1" 2" 3"
24" IN ORIGINAL DRAWING

Clean Energy

4675 MAC ARTHUR COURT, STE. 800 | NEWPORT BEACH, CA 92660
TEL: 949.437.1000 | FAX: 949.437.1001 | WWW.CLEANENERGYFUELS.COM

© COPYRIGHT, 2013 CLEAN ENERGY DESIGN PATENTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE ASSIGNED, LOANED, COPIED OR REPRODUCED IN WHOLE OR IN PART, AND ALL RIGHTS IN CONNECTION THEREWITH ARE RESERVED BY CLEAN ENERGY. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171
P&ID SCHEDULE
ASSET NO:21109

DATE: 2023/03/01	DRAWN BY: xxx
	CHECKED BY: ML
SCALE	
SHEET: P1.1	

3/1/2023 4:55:17 PM 2023-05-12

SERVICE CONDUITS PER UTILITY CO.

T-1 (EST) 2500 KVA
XXkV-480Y/277V
UTILITY TRANSFORMER
3Ø, 4W
Z= 5.75% (ASSUMED)

SHORT CIRCUIT AVAILABLE: TBD

C400

MOBILE GENERATOR
(FURNISHED BY OTHERS)

STANDBY GENERATOR SEQUENCE:
UNDER NORMAL OPERATION THE GAS DRYER AND ALL OF THE COMPRESSORS ARE ENABLED TO OPERATE.

IN THE EVENT UTILITY POWER IS LOST, A MOBILE GENERATOR CAN BE BROUGHT IN AND THE OPERATOR WILL SWITCH OVER TO THE GENERATOR USING THE KIRK KEY INTERFACE. UNDER GENERATOR POWER, UP TO (4) COMPRESSORS, A GAS DRYER, AND AUXILIARY LOADS WILL BE ENABLED TO OPERATE. THE REMAINING EQUIPMENT WILL REMAIN OFF UNTIL NORMAL POWER IS RESTORED AND THE OPERATOR USES THE KIRK KEY INTERFACE TO MANUALLY RESTORE THE SYSTEM TO NORMAL POWER.

TERMINAL LUG BOX

C401

SHEET NOTES:
1. UTILITY COMPANY TRANSFORMER. CONTRACTOR TO PROVIDE REQUIRED SLAB BOX AND ALL ASSOCIATED UNDERGROUND CONDUITS AND GROUNDING PER UTILITY COMPANY CONSTRUCTION DOCUMENTS.
2. LOCATION AND TYPE OF UTILITY METER TO BE COORDINATED WITH LOCAL UTILITY COMPANY.
3. ALL PROTECTIVE DEVICES ARE FULLY RATED.
4. BOTH HOT AND NEUTRAL OF DISPENSER POWER TO BE DISRUPTED BY CIRCUIT BREAKER AND ESD EVENT.
5. CONTRACTOR TO PROVIDE ASTRONOMICAL TIME CLOCK FOR CANOPY FASCIA LIGHT CIRCUITS AND MOUNT IN THE NEAREST MOST ACCESSIBLE AREA TO PANEL 'LA'.
6. ALL BREAKERS RATED 1200A OR HIGHER TO HAVE ARC ENERGY REDUCTION MAINTENANCE SWITCHING, PER NEC 240.87.

INTEGRATED MAIN SWITCHBOARD "MSB" NEMA 3R, 65KAIC PANEL FULLY RATED

M — MAIN BREAKER

6 — MCB1
3,000AF/3,000AT
3P W/ LOCKING DEVICE
65kAIC, LSIG (GFP)

K — KIRK KEY
MAIN BREAKER

K — KIRK KEY
GENERATOR BREAKER

LUG BOX
MCB2
2000AF
2000AT
3P, LSIG
65KAIC
6

480/277VAC, 3,000A COPPER BUS, 3Ø, 4W

MCB3 600AF 600AT 3P, LSI 65KAIC	MCB4 225AF 50AT 3P, LSI 65KAIC	MCB5 225AF 50AT 3P, LSI 65KAIC	MCB6 225AF 20AT 3P, LSI 65KAIC	MCB7 600AF 600AT 3P, LSI 65KAIC	MCB8 600AF 600AT 3P, LSI 65KAIC	MCB9 600AF 600AT 3P, LSI 65KAIC	MCB10 600AF 600AT 3P, LSI 65KAIC	MCB11 600AF 600AT 3P, LSI 65KAIC	MCB12 250AF 200AT 3P, LSI 65KAIC	MCB13 250AF 200AT 3P, LSI 65KAIC	MCB14 125AF 80AT 3P 100KAIC	
MCC A	GAS DRYER 1	GAS DRYER 2	AIR COMP.	MCC B	MCC C	MCC D	MCC E	MCC F	PROVISIONS ONLY	PROVISIONS ONLY	PANEL LA	

C410 — 3/4"X10' GND ROD

C414 — PSB 21-6 GAS DRYER (36.3 FLA) — #2/0 GND

C434 — PSB 21-6 GAS DRYER (36.3 FLA) — #2/0 GND

C415 — AIR COMPRESSOR (2) 5 HP (15.2 FLA)

C420

C430 — MCC C TYPICAL OF MCC B — COMPRESSOR SKID C — TYPICAL OF SKID B

C440 — MCC D TYPICAL OF MCC B — COMPRESSOR SKID D — TYPICAL OF SKID B

C450 — MCC E TYPICAL OF MCC B — COMPRESSOR SKID E — TYPICAL OF SKID B

C460 — MCC F TYPICAL OF MCC B — COMPRESSOR SKID F — TYPICAL OF SKID B

XFMR 480-208/120V 3Ø, 30KVA Z=5.25% (ASSUMED)

110A 3P

4 — DISPENSER TYPICAL

5A 1P FSSP

C200	50A, 3P	20A, 2P	C221 — SITE LIGHTS 1
C20 — CANOPY LIGHTS	20A, 1P	20A, 2P	C222 — SITE LIGHTS 2
C231 — GATE MOTOR 1	20A, 2P	20A, 2P	C223 — SITE LIGHTS 3
C232 — GATE MOTOR 2	20A, 2P	15A, 1P	C100 — RECEPTACLE
C31 — GATE ACCESS KEY PAD	20A, 1P	20A, 1P	C16 — AIR DESICCANT DRYER
SPARE, TYP.	20A, 1P	20A, 1P	SPARE, TYP.

PANEL "LA"

MSB - LOAD SCHEDULE - 480V 3Ø		
DESCRIPTION	FLA	KVA
MCC A	404.9	333.0
MCC B	404.9	333.0
MCC C	404.9	333.0
MCC D	404.9	333.0
MCC E	404.9	333.0
MCC F	404.9	333.0
MCC G (F)	141.0	117.2
PANEL LA 30KVA TRANSFORMER	36.1	30.0
AIR COMPRESSOR	15.2	12.6
GAS DRYER 1 REGENERATION	36.3	30.2
GAS DRYER 2 REGENERATION	36.3	30.2
CONNECTED LOAD	2,694.5	2,240.2
25% OF LARGEST MOTOR LOAD	90.3	75.0
TOTAL LOAD - SWITCHBOARD "MSB"	2,784.8	2,315.2

MCC A SUPPLIED BY COMPRESSOR MFG
NEMA 4, Δ480
SCCR = 65kAIC

MCC B SUPPLIED BY COMPRESSOR MFG
NEMA 4, Δ480
SCCR = 65kAIC

CB1 LOCKABLE 600A 3P

SOFT START — K2F — CB/OL2 15A 3P — K3F — CB/OL3 15A 3P — K3F — CB/OL7 15A 3P — K7 — CB4 10A 3P — XFMR T1 5KVA 1ϕ 110VAC

PLC &HMI

C411 — 480V J-BOX — 300 HP COMPRESSOR A (361 FLA) — 10 HP COOLER MOTOR A (14 FLA) — 10 HP VENT FAN MOTOR A (14 FLA) — SPACE HEATER (5.52 FLA)

C412 — 120V CONTROLS

C110

COMPRESSOR SKID A PROVIDED BY MFR

C421 — 480V J-BOX — 300 HP COMPRESSOR B (361 FLA) — 10 HP COOLER MOTOR B (14 FLA) — 10 HP VENT FAN MOTOR B (14 FLA) — SPACE HEATER (5.52 FLA)

C422 — 120V CONTROLS

C120

COMPRESSOR SKID B PROVIDED BY MFR

#4/0 BARE COPPER

#2/0 GROUNDING CONDUCTOR, TYP.

PANEL LA LOAD SCHEDULE 208Y / 120V												
MAIN CB: 100A, 3P												
A.I.C. RATING = 10K												
DESCRIPTION	LOAD [VA] A	LOAD [VA] B	LOAD [VA] C	CB/P	CKT #	CKT #	CB/P	LOAD [VA] A	LOAD [VA] B	LOAD [VA] C	DESCRIPTION	
FSSP	2220			50/3	1	2	20/2	520			SITE LIGHTS 1	
		2220			3	4			520			
			2220		5	6	20/2			520	SITE LIGHTS 2	
WEATHERPROOF GFCI RECEPTACLE	1920			20/1	7	8		520				
AIR DESICCANT DRYER		360		20/1	9	10	20/2		520		SITE LIGHTS 3	
SPACE			0	-	11	12				520		
SPACE	0			-	13	14	20/2	520			SITE LIGHTS 4	
SPACE		0		-	15	16			520			
SPACE			0	-	17	18	20/1			1000	CANOPY DISPENSER LIGHTS	
SPACE	0			-	19	20	20/1	1000			CANOPY DOWN-LIGHTERS (5)	
SPACE		0		-	21	22	20/1		1000		CANOPY BACK LIT LOGO 1	
SPACE			0	-	23	24	-			0	SPACE	
SPACE	0			-	25	26	20/1	180			GATE ACCESS KEYPAD 1	
SPACE		0		-	27	28	15/2		94		GATE MOTOR 1	
SPACE			0	-	29	30				94		
SPACE	0			-	31	32	15/2	94			GATE MOTOR 2	
SPACE		0		-	33	34			94			
SPACE			0	-	35	36	-			0	SPACE	
SPACE	0			-	37	38	-	0			SPACE	
SPACE		0		-	39	40	-		0		SPACE	
SPACE			0	-	41	42	-			0	SPACE	
PHASE	A	B	C									
PHASE TOTAL [VA]	6974	5328	4354									
25% OF CONTINUOUS LOAD [VA]	7160											
PANEL TOTAL [VA]	23816											
TOTAL AMPS AT 208V, 3-PH	58.1	44.4	36.3									

MCC A - LOAD SCHEDULE - 480V 3Ø			
DESCRIPTION	FLA	KVA	HP
COMPRESSOR A	361.0	300.1	300.0
VENT FAN	14.0	11.6	10.0
COOLER MOTOR	14.0	11.6	10.0
XFMR 1	10.4	5.0	
SPACE HEATER	5.5	4.6	
CONNECTED LOAD	404.9	333.0	
25% OF LARGEST MOTOR LOAD	90.3	75.0	
TOTAL LOAD - "MCC A"	495.2	408.0	

MCC B - LOAD SCHEDULE - 480V 3Ø			
DESCRIPTION	FLA	KVA	HP
COMPRESSOR B	361.0	300.1	300.0
VENT FAN	14.0	11.6	10.0
COOLER MOTOR	14.0	11.6	10.0
XFMR 1	10.4	5.0	
SPACE HEATER	5.5	4.6	
CONNECTED LOAD	404.9	333.0	
25% OF LARGEST MOTOR LOAD	90.3	75.0	
TOTAL LOAD - "MCC B"	495.2	408.0	

MCC C - LOAD SCHEDULE - 480V 3Ø			
DESCRIPTION	FLA	KVA	HP
COMPRESSOR C	361.0	300.1	300.0
VENT FAN	14.0	11.6	10.0
COOLER MOTOR	14.0	11.6	10.0
XFMR 1	10.4	5.0	
SPACE HEATER	5.5	4.6	
CONNECTED LOAD	404.9	333.0	
25% OF LARGEST MOTOR LOAD	90.3	75.0	
TOTAL LOAD - "MCC C"	495.2	408.0	

MCC D - LOAD SCHEDULE - 480V 3Ø			
DESCRIPTION	FLA	KVA	HP
COMPRESSOR D	361.0	300.1	300.0
VENT FAN	14.0	11.6	10.0
COOLER MOTOR	14.0	11.6	10.0
XFMR 1	10.4	5.0	
SPACE HEATER	5.5	4.6	
CONNECTED LOAD	404.9	333.0	
25% OF LARGEST MOTOR LOAD	90.3	75.0	
TOTAL LOAD - "MCC D"	495.2	408.0	

MCC E - LOAD SCHEDULE - 480V 3Ø			
DESCRIPTION	FLA	KVA	HP
COMPRESSOR E	361.0	300.1	300.0
VENT FAN	14.0	11.6	10.0
COOLER MOTOR	14.0	11.6	10.0
XFMR 1	10.4	5.0	
SPACE HEATER	5.5	4.6	
CONNECTED LOAD	404.9	333.0	
25% OF LARGEST MOTOR LOAD	90.3	75.0	
TOTAL LOAD - "MCC E"	495.2	408.0	

MCC F - LOAD SCHEDULE - 480V 3Ø			
DESCRIPTION	FLA	KVA	HP
COMPRESSOR F	361.0	300.1	300.0
VENT FAN	14.0	11.6	10.0
COOLER MOTOR	14.0	11.6	10.0
XFMR 1	10.4	5.0	
SPACE HEATER	5.5	4.6	
CONNECTED LOAD	404.9	333.0	
25% OF LARGEST MOTOR LOAD	90.3	75.0	
TOTAL LOAD - "MCC F"	495.2	408.0	

REV	DATE	DESCRIPTION	BY
A	2/28/2023	30% DRAWINGS	PB

DIGALERT — Know what's below. CALL 811 before you dig.
REDUCED PLAN
CAUTION: THIS DRAWING MAY BE REDUCED
24" IN ORIGINAL DRAWING
0 1" 2" 3"

Clean Energy

4615 MAC ARTHUR COURT, STE. 801 | NEWPORT BEACH, CA 92660
(714) 641-1165 | FAX: (714) 641-1189 | WWW.CLEANENERGYFUELS.COM

© COPYRIGHT, 2013 CLEAN ENERGY. DESIGN PATENTS
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS BY ANY PARTY OTHER THAN CLEAN ENERGY, OR ON ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE PREPARED, IS UNAUTHORIZED AND WITHOUT LIABILITY TO CLEAN ENERGY. REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171
SINGLE LINE DIAGRAM
ASSET NO:21109

DATE	DRAWN BY:	PB
3/1/2023	CHECKED BY:	ML
SCALE		
SHEET	E1.0	

2023/03/01

3/1/2023 4:55:30 PM 2023-05-12

C:\Users\allison.rosenow\Clean Energy Fuels Corp\Engineering Design - Projects\MKE - Kenosha, WI - 21109\04_Drawings\Sheet Set\CAD Files\Set\E1.0_SLD_SLE_1.dwg

CONDUIT SCHEDULE

480 V CONDUIT RUNS

CONDUIT #	QTY	SIZE	FROM	TO	CU CONDUCTORS/ CONDUIT	FILL (%)	FLA	REQD AMPS	LENGTH	VOLTAGE DROP
C400	8	3-1/2"	UTILITY XFMR	MSB SERVICE ENTRANCE	(4) 500 KCMIL	23.29	2526	3000	40	0.12%
C401	6	3"	LUG BOX	MSB	(3) 400 KCMIL+ 250 KCMIL GND	26.35	2000	2000	40	0.15%
C410	2	3"	MSB	MCC A	(3) 350 KCMIL + #1 GND	27.44	404.9	495.2	60	0.23%
C411	2	2-1/2"	MCC A	SKID A COMRPESSOR A	(3) 250 KCMIL + #1 GND	22.7	361	451.25	60	0.24%
C412	1	1-1/2"	MCC A	SKID A 480V JBOX COOLER A	(3) #12 + #12 GND	18.0	14	17.5	60	0.75%
				SKID A 480V JBOX VENT FAN A	(3) #12 + #12 GND		14	17.5	60	0.75%
				SKID A 480V JBOX SPACE HEATER	(3) #12 + #12 GND		14	17.5	60	0.75%
C414	1	1"	MSB	GAS DRYER 1	(3) #8 AWG + #10 GND	25.79	34	42.5	50	0.48%
C415	1	1"	MSB	AIR COMPRESSOR	(3) #12 AWG + #12 GND	10.5	15.2	19	50	0.54%
C420	2	3"	MSB	MCC B	(3) 350 KCMIL + #1 GND	27.44	404.9	495.2	60	0.23%
C421	2	2-1/2"	MCC B	SKID B COMPRESSOR B	(3) 250 KCMIL + #1 GND	22.7	361	451.25	60	0.24%
C422	1	1-1/2"	MCC B	SKID B 480V JBOX COOLER B	(3) #12 + #12 GND	18.0	14	17.5	60	0.75%
				SKID B 480V JBOX VENT FAN B	(3) #12 + #12 GND		14	17.5	60	0.75%
				SKID B 480V JBOX SPACE HEATER	(3) #12 + #12 GND		14	17.5	60	0.75%
C430	2	3"	MSB	MCC C	(3) 350 KCMIL + #1 GND	27.44	404.9	495.2	60	0.23%
C431	2	2-1/2"	MCC C	SKID C COMPRESSOR C	(3) 250 KCMIL + #1 GND	22.7	361	451.25	60	0.24%
C432	1	1-1/2"	MCC C	SKID C 480V JBOX COOLER C	(3) #12 + #12 GND	18.0	14	17.5	60	0.75%
				SKID C 480V JBOX VENT FAN C	(3) #12 + #12 GND		14	17.5	60	0.75%
				SKID C 480V JBOX SPACE HEATER	(3) #12 + #12 GND		14	17.5	60	0.75%
C434	1	1"	MSB	GAS DRYER 2	(3) #8 AWG + #10 GND	25.79	34	42.5	50	0.48%
C440	2	3"	MSB	MCC D	(3) 350 KCMIL + #1 GND	27.44	404.9	495.2	60	0.23%
C441	2	2-1/2"	MCC D	SKID D COMPRESSOR D	(3) 250 KCMIL + #1 GND	22.7	361	451.25	60	0.24%
C442	1	1-1/2"	MCC D	SKID D 480V JBOX COOLER D	(3) #12 + #12 GND	18.0	14	17.5	60	0.75%
				SKID D 480V JBOX VENT FAN D	(3) #12 + #12 GND		14	17.5	60	0.75%
				SKID D 480V JBOX SPACE HEATER	(3) #12 + #12 GND		14	17.5	60	0.75%
C450	2	3"	MSB	MCC E	(3) 350 KCMIL + #1 GND	27.44	404.9	495.2	60	0.23%
C451	2	2-1/2"	MCC E	SKID E COMPRESSOR E	(3) 250 KCMIL + #1 GND	22.7	361	451.25	60	0.24%
C452	1	1-1/2"	MCC E	SKID E 480V JBOX COOLER E	(3) #12 + #12 GND	18.0	14	17.5	60	0.75%
				SKID E 480V JBOX VENT FAN E	(3) #12 + #12 GND		14	17.5	60	0.75%
				SKID E 480V JBOX SPACE HEATER	(3) #12 + #12 GND		14	17.5	60	0.75%
C460	2	3"	MSB	MCC F	(3) 350 KCMIL + #1 GND	27.44	404.9	495.2	60	0.23%
C461	2	2-1/2"	MCC F	SKID F COMPRESSOR F	(3) 250 KCMIL + #1 GND	22.7	361	451.25	60	0.24%
C462	1	1-1/2"	MCC F	SKID F 480V JBOX COOLER F	(3) #12 + #12 GND	18.0	14	17.5	60	0.75%
				SKID F 480V JBOX VENT FAN F	(3) #12 + #12 GND		14	17.5	60	0.75%
				SKID F 480V JBOX SPACE HEATER	(3) #12 + #12 GND		14	17.5	60	0.75%
C470	1	2-1/2"	MSB	MCC G	PULL ROPE	-	-	-	-	-

208 V CONDUIT RUNS

CONDUIT #	QTY	SIZE	FROM	TO	CU CONDUCTORS/ CONDUIT	FILL (%)	FLA	REQD AMPS	LENGTH	VOLTAGE DROP
C200	1	1"	PANEL LA	FSSP	(4) #8 AWG + #10 GND	15.7	18.5	50	20	0.07%
C221	1	3/4"	PANEL LA	SITE LIGHTING 1	(3) #10 + #10 GND	10.5	3	20	175	0.38%
C222	1	3/4"	PANEL LA	SITE LIGHTING 2	(3) #10 + #10 GND	10.5	3	20	175	0.38%
C223	1	3/4"	PANEL LA	SITE LIGHTING 3	(3) #10 + #10 GND	10.5	3	20	175	0.38%
C231	1	3/4"	PANEL LA	GATE MOTOR 1	(3) #12 + #12 GND	10.5	1.8	20	100	0.13%
C232	1	3/4"	PANEL LA	GATE MOTOR 2	(3) #12 + #12 GND	10.5	1.8	20	130	0.17%

120 V CONDUIT RUNS

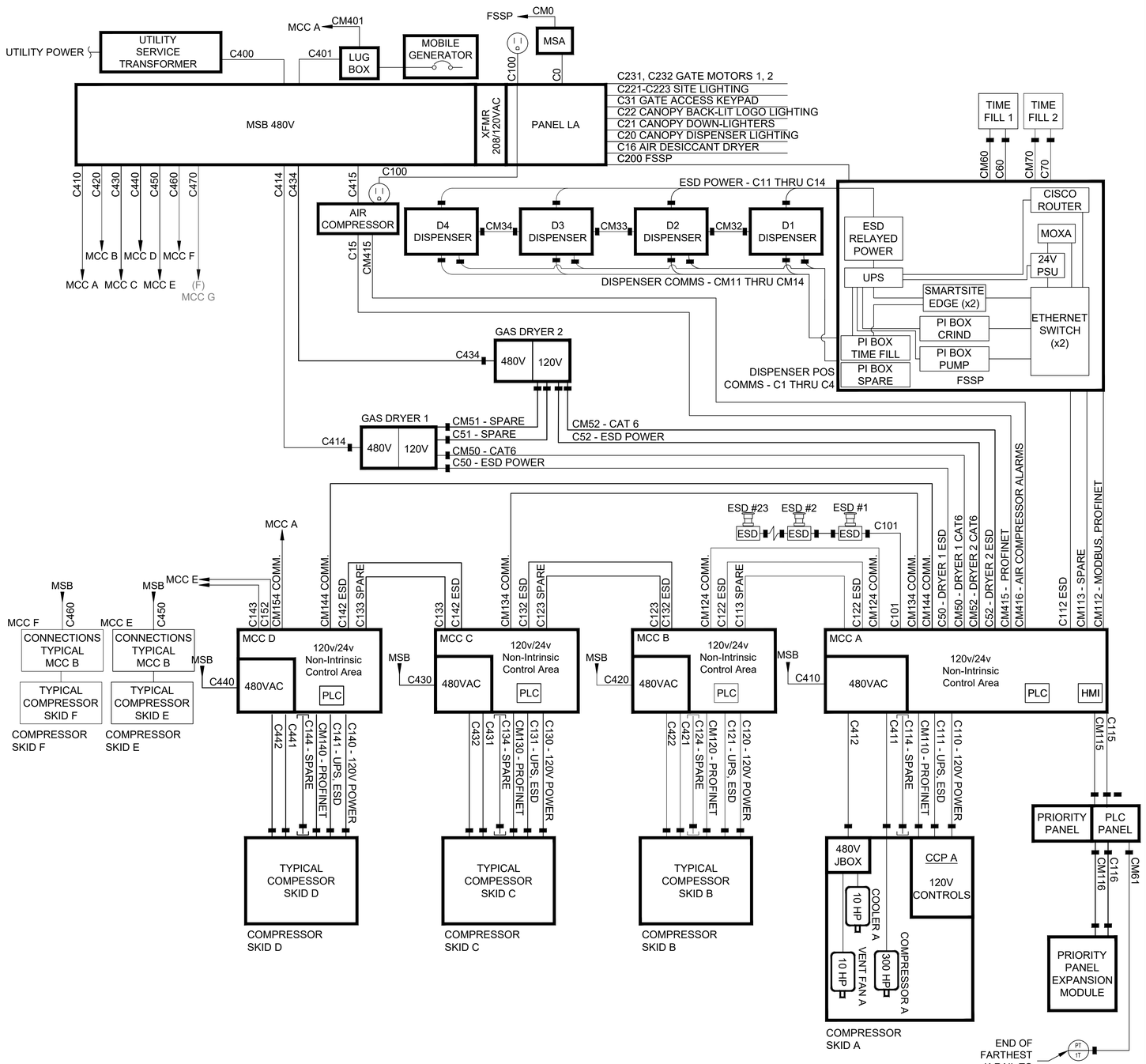
CONDUIT #	QTY	SIZE	FROM	TO	CU CONDUCTORS/ CONDUIT	FILL (%)	FLA	REQD AMPS	LENGTH	VOLTAGE DROP
C20	1	3/4"	PANEL LA	CANOPY DISPENSER LIGHTING	(2) #12 + #12 GND	10.5	10	20	50	0.36%
C21	1	3/4"	PANEL LA	CANOPY DOWN-LIGHTERS	(2) #12 + #12 GND	10.5	10	20	175	1.25%
C22	1	3/4"	PANEL LA	CANOPY BACK-LIT LOGO LIGHTING	(2) #12 + #12 GND	10.5	10	20	175	1.25%
C31	1	3/4"	PANEL LA	GATE ACCESS KEYPAD	(2) #12 + #12 GND	10.5	1.5	20	250	0.27%

120 V CONDUIT RUNS

CONDUIT #	QTY	SIZE	FROM	TO	CU CONDUCTORS/ CONDUIT	Notes
C0	1	1"	PANEL LA	MSA	PULL ROPE	GAS UTILITY
C11	1	1"	FSSP	DISPENSER 1 (D1)	(8) #14 AWG + #14 GND	DISPENSER POWER, MURPHY SWITCH, ESD BUTTON
C12	1	1"	FSSP	DISPENSER 2 (D2)	(8) #14 AWG + #14 GND	DISPENSER POWER, MURPHY SWITCH, ESD BUTTON
C13	1	1"	FSSP	DISPENSER 3 (D3)	(8) #14 AWG + #14 GND	DISPENSER POWER, MURPHY SWITCH, ESD BUTTON
C14	1	1"	FSSP	DISPENSER 4 (D4)	(8) #14 AWG + #14 GND	DISPENSER POWER, MURPHY SWITCH, ESD BUTTON
C15	1	1/2"	AIR COMPRESSOR	MCC A	(4) #14 AWG	ESD POWER
C16	1	3/4"	PANEL LA	AIR DESICCANT DRYER	(2) #12 AWG + #12 GND	AIR DESICCANT DRYER POWER
C50	1	1"	MCC A	GAS DRYER 1	(6) #14 AWG + #14 GND	ESD POWER
C51	1	1"	GAS DRYER 1	GAS DRYER 2	PULL ROPE	SPARE
C52	1	1"	MCC A	GAS DRYER 2	(6) #14 AWG + #14 GND	ESD POWER
C60	1	1"	FSSP	TIME FILL METERING PANEL 1	(2) #12 + #12 GND, (4) #14 AWG + #14 GND	120V POWER, ESD POWER
C70	1	1"	FSSP	TIME FILL METERING PANEL 2	(2) #12 + #12 GND, (4) #14 AWG + #14 GND	120V POWER, ESD POWER
C100	1	1"	PANEL LA	RECEPTACLE	(2) #12 AWG + #12 AWG GND	CONVENIENCE WEATHERPROOF RECEPTACLE
C101	1	1"	REMOTE ESD	MCC A	(2) #14 AWG	FIELD ESD
C110	1	1/2"	MCC A	COMPRESSOR SKID A CCP A	(4) #14 AWG, (4) #14 AWG SPARE	120V POWER
C111	1	1"	MCC A	COMPRESSOR SKID A CCP A	(6) #14 AWG, (4) #14 AWG SPARE	ESD LOOP, 120V UPS, ESD POWER
C112	1	1"	MCC A	FSSP	(8) #14 AWG + (4) #14 AWG SPARE	UPS, 120V, ESD POWER, SKID ESD, 24VDC, MURPHY SWITCH
C113	1	1"	MCC A	MCC B	PULL ROPE	SPARE
C114	1	1"	MCC A	COMPRESSOR SKID A CCP A	PULL ROPE	SPARE
C115	1	1"	MCC A	PRIORITY PANEL	(6) #14 AWG + (1) #14 GND	ESD POWER VALVE CONTROL
C116	1	1"	PRIORITY PANEL	PRIORITY PANEL EXPANSION MODULE	(8) #14 AWG	SOLENOID POWER, SPARE
C120	1	1/2"	MCC B	COMPRESSOR SKID B CCP B	(4) #14 AWG, (4) #14 AWG SPARE	120V POWER
C121	1	1"	MCC B	COMPRESSOR SKID B CCP B	(6) #14 AWG, (4) #14 AWG SPARE	ESD LOOP, 120V UPS, ESD POWER
C122	1	1/2"	MCC B	MCC A	(4) #14 AWG, (4) #14 AWG SPARE	UPS, 120V, ESD POWER, SKID ESD, 24VDC
C123	1	1"	MCC B	MCC C	PULL ROPE	SPARE
C124	1	1"	MCC B	COMPRESSOR SKID B CCP B	PULL ROPE	SPARE
C130	1	1/2"	MCC C	COMPRESSOR SKID C CCP C	(4) #14 AWG, (4) #14 AWG SPARE	120V POWER
C131	1	1"	MCC C	COMPRESSOR SKID C CCP C	(6) #14 AWG, (4) #14 AWG SPARE	ESD LOOP, 120V UPS, ESD POWER
C132	1	1/2"	MCC C	MCC B	(4) #14 AWG, (4) #14 AWG SPARE	UPS, 120V, ESD POWER, SKID ESD, 24VDC
C133	1	1"	MCC C	MCC D	PULL ROPE	SPARE
C134	1	1"	MCC C	COMPRESSOR SKID C CCP C	PULL ROPE	SPARE
C140	1	1/2"	MCC D	COMPRESSOR SKID D CCP D	(4) #14 AWG, (4) #14 AWG SPARE	120V POWER
C141	1	1"	MCC D	COMPRESSOR SKID D CCP D	(6) #14 AWG, (4) #14 AWG SPARE	ESD LOOP, 120V UPS, ESD POWER
C142	1	1/2"	MCC D	MCC C	(4) #14 AWG, (4) #14 AWG SPARE	UPS, 120V, ESD POWER, SKID ESD, 24VDC
C144	1	1"	MCC D	COMPRESSOR SKID D CCP D	PULL ROPE	SPARE
C143	1	1"	MCC D	MCC E	PULL ROPE	SPARE
C150	1	1/2"	MCC E	COMPRESSOR SKID E CCP E	(4) #14 AWG, (4) #14 AWG SPARE	120V POWER
C151	1	1"	MCC E	COMPRESSOR SKID E CCP E	(6) #14 AWG, (4) #14 AWG SPARE	ESD LOOP, 120V UPS, ESD POWER
C152	1	1/2"	MCC E	MCC D	(4) #14 AWG, (4) #14 AWG SPARE	UPS, 120V, ESD POWER, SKID ESD, 24VDC
C153	1	1"	MCC E	MCC F	PULL ROPE	SPARE
C154	1	1"	MCC E	COMPRESSOR SKID E CCP E	PULL ROPE	SPARE
C160	1	1/2"	MCC F	COMPRESSOR SKID F CCP F	(4) #14 AWG, (4) #14 AWG SPARE	120V POWER
C161	1	1"	MCC F	COMPRESSOR SKID F CCP F	(6) #14 AWG, (4) #14 AWG SPARE	ESD LOOP, 120V UPS, ESD POWER
C162	1	1/2"	MCC F	MCC E	(4) #14 AWG, (4) #14 AWG SPARE	UPS, 120V, ESD POWER, SKID ESD, 24VDC

COMMUNICATION CONDUITS

CONDUIT #	QTY	SIZE	FROM	TO	CU CONDUCTORS/ CONDUIT	Notes
CM0	1	1"	FSSP	MSA	PULL ROPE	SPARE
CM1	1	1"	FSSP	DISPENSER 1 (D1)	(2) BELDEN 8760	2-WIRE POS TO AC J-BOX
CM2	1	1"	FSSP	DISPENSER 2 (D2)	(2) BELDEN 8760	2-WIRE POS TO AC J-BOX
CM3	1	1"	FSSP	DISPENSER 3 (D3)	(2) BELDEN 8760	2-WIRE POS TO AC J-BOX
CM4	1	1"	FSSP	DISPENSER 4 (D4)	(2) BELDEN 8760	2-WIRE POS TO AC J-BOX
CM11	1	1"	FSSP	DISPENSER 1 (D1)	(1) BELDEN 3105A + (1) BELDEN 7960A	MODBUS, PROFINET TO LOW VOLTAGE J-BOX
CM12	1	1"	FSSP	DISPENSER 2 (D2)	(1) BELDEN 3105A + (1) BELDEN 7960A	MODBUS, PROFINET TO LOW VOLTAGE J-BOX
CM13	1	1"	FSSP	DISPENSER 3 (D3)	(1) BELDEN 3105A + (1) BELDEN 7960A	MODBUS, PROFINET TO LOW VOLTAGE J-BOX
CM14	1	1"	FSSP	DISPENSER 4 (D4)	(1) BELDEN 3105A + (1) BELDEN 7960A	MODBUS, PROFINET TO LOW VOLTAGE J-BOX
CM20	1	1"	FSSP	CANOPY COLUMN	EMPTY W/ PULL STRING	SPARE
CM21	1	2"	FSSP	LIGHTPOLE CAMERA	EMPTY W/ PULL STRING	COMPOUND CAMERA
CM22	1	2"	FSSP	ENTRY LICENSE PLATE READERS	EMPTY W/ PULL STRING	CAMERA TO VIEW MAIN ENTRANCE (LPR)
CM23	1	2"	FSSP	EXIT LICENSE PLATE READERS	EMPTY W/ PULL STRING	CAMERA TO VIEW MAIN FUELING AREA (LPR)
CM24	1	2"	FSSP	CONTEXT CAMERA	EMPTY W/ PULL STRING	CONTEXT CAMERA
CM25	1	2"	FSSP	CONTEXT CAMERA	EMPTY W/ PULL STRING	CONTEXT CAMERA
CM26	1	2"	FSSP	CONTEXT CAMERA	EMPTY W/ PULL STRING	CONTEXT CAMERA
CM27	1	2"	FSSP	CONTEXT CAMERA	EMPTY W/ PULL STRING	CONTEXT CAMERA
CM28	1	2"	FSSP	CONTEXT CAMERA	EMPTY W/ PULL STRING	CONTEXT CAMERA
CM29	1	2"	FSSP	CONTEXT CAMERA	EMPTY W/ PULL STRING	CONTEXT CAMERA
CM32	1	1"	DISPENSER 1 (D1)	DISPENSER 2 (D2)	(1) BELDEN 3105A	MODBUS DAISY CHAIN
CM33	1	1"	DISPENSER 2 (D2)	DISPENSER 3 (D3)	(1) BELDEN 3105A	MODBUS DAISY CHAIN
CM34	1	1"	DISPENSER 3 (D3)	DISPENSER 4 (D4)	(1) BELDEN 3105A	MODBUS DAISY CHAIN
CM50	1	1"	MCC A	GAS DRYER 1	(1) CAT6, (4) #14 AWG	GAS DRYER COMMS, LOW VOLTAGE COMMS
CM51	1	1"	GAS DRYER 1	GAS DRYER 2	SPARE	GAS DRYER COMMS
CM52	1	1"	MCC A	GAS DRYER 2	(1) CAT6, (4) #14 AWG	GAS DRYER COMMS, LOW VOLTAGE COMMS
CM60	1	1"	FSSP	TIME FILL METERING PANEL 1	(1) CAT6, (2) BELDEN 8760, (1) BELDEN 3105 A	ETHERNET COMM, 2 WIRE COMMS, MODBUS
CM61	1	1/2"	PRIORITY PANEL 1	PRESSURE TRANSMITTER (PT-1T)	(1) BELDEN 8760	2 WIRE COMMS
CM70	1	1"	FSSP	TIME FILL METERING PANEL 2	(1) CAT6, (2) BELDEN 8760, (1) BELDEN 3105 A	PROFINET COMMS, 2 WIRE COMMS, MODBUS
CM110	1	1/2"	MCC A	COMPRESSOR SKID A CCP A	(1) BELDEN 7960A	PROFINET COMMS
CM112	1	1"	MCC A	FSSP	(1) BELDEN 3105A + (1) BELDEN 7960A	MODBUS, PROFINET COMMS
CM113	1	1"	MCC A	FSSP	PULL ROPE	SPARE
CM115	1	1"	MCC A	PRIORITY PANEL	(1) BELDEN 7960A + (2) #14 AWG	PROFINET COMMS, 24V DC POWER
CM116	1	1"	PRIORITY PANEL	PRIORITY PANEL EXPANSION MODULE	(2) BELDEN 8760	PRESSURE TRANSMITTER 2 WIRE COMMS
CM120	1	1/2"	MCC B	COMPRESSOR SKID B CCP B	(1) BELDEN 7960A	PROFINET COMMS
CM124	1	1/2"	MCC B	MCC A	(1) BELDEN 7960A	PROFINET COMMS
CM130	1	1/2"	MCC C	COMPRESSOR SKID C CCP C	(1) BELDEN 7960A	PROFINET COMMS
CM134	1	1/2"	MCC C	MCC A	(1) BELDEN 7960A	PROFINET COMMS
CM140	1	1/2"	MCC D	COMPRESSOR SKID D CCP D	(1) BELDEN 7960A	PROFINET COMMS
CM144	1	1/2"	MCC D	MCC A	(1) BELDEN 7960A	PROFINET COMMS
CM150	1	1/2"	MCC E	COMPRESSOR SKID E CCP E	(1) BELDEN 7960A	PROFINET COMMS
CM154	1	1/2"	MCC E	MCC A	(1) BELDEN 7960A	PROFINET COMMS
CM160	1	1/2"	MCC F	COMPRESSOR SKID F CCP F	(1) BELDEN 7960A	PROFINET COMMS
CM164	1	1/2"	MCC F	MCC A	(1) BELDEN 7960A	PROFINET COMMS
CM401	1	1"	MCC A	LUG BOX	PULL ROPE	GENERATOR RUNNING COMMS.
CM415	1	1"	AIR COMPRESSOR	MCC A	(8) #14 AWG + (2) #14 AWG SPARE	AIR COMPRESSOR ALARMS



REV	DATE	REVISIONS	BY
A	2/28/2023	30% DRAWINGS	PB

DIGALERT
Know what's below. CALL 811 before you dig.
CAUTION: THIS DRAWING MAY BE REDUCED
0 2" IN ORIGINAL DRAWING 3"

Clean Energy

4675 MAC ARTHUR COURT, STE. 850 | NEWPORT BEACH, CA 92660
(800) 755-1500 | (949) 724-2200 | FAX (949) 724-2207 | WWW.CLEANENERGYFUELS.COM

© COPYRIGHT 2013 CLEAN ENERGY AND ITS SUBSIDIARIES. THESE DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF CLEAN ENERGY AND ITS SUBSIDIARIES (COLLECTIVELY, "CLEAN ENERGY"), AND ARE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

CNG FUELING STATION
MKE - KENOSHA CNG FUELING STATION
1ST STREET
SOMERS, WI 53171
CONDUIT SCHEDULE

ASSET NO:21109

DATE	DRAWN BY:	PB
3/1/2023	CHECKED BY:	ML
SCALE		
SHEET	E2.0	

2023/03/01

C:\Users\arturo.moreno\Clean Energy Fuels Corp\Engineering Design - Projects\MKE - Kenosha, WI - 21109\03 Drawings\Sheet Set (CAD Plan Set)\E2-CONDUIT SCHEDULE.dwg

3/1/2023 4:55:34 PM

2023-05-12

PROPOSED IMPROVEMENTS FOR

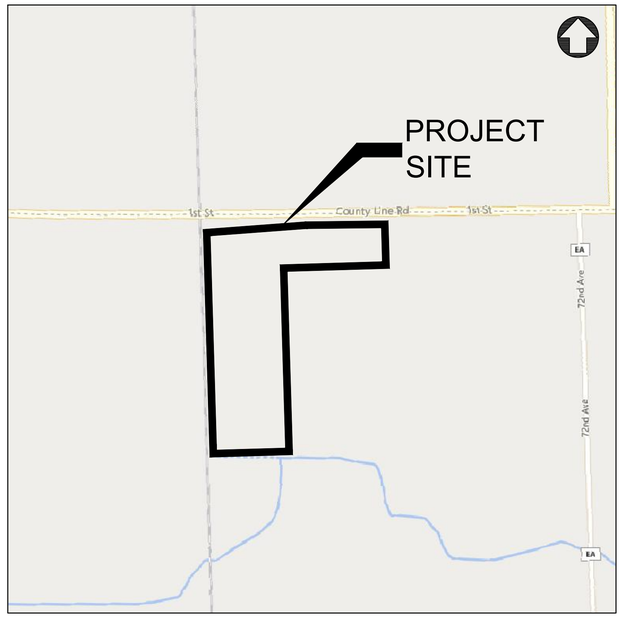
CNG FUELING STATION

1ST STREET, SOMERS WI

INDEX OF SHEETS

C0.0 - SITE LOCATION MAP & CIVIL LEGEND
C0.1 - GENERAL NOTES & SPECIFICATIONS
C1.0 - OVERALL DEVELOPMENT PLAN
C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN NE
C2.1 - EXISTING CONDITIONS & DEMOLITION PLAN NW
C2.2 - EXISTING CONDITIONS & DEMOLITION PLAN SW
C3.0 - OVERALL SITE PLAN
C3.1 - SITE LAYOUT PLAN NE
C3.2 - SITE LAYOUT PLAN NW
C3.3 - SITE LAYOUT PLAN SW
C4.0 - GRADING & SWM PLAN NE
C4.1 - GRADING & SWM PLAN NW
C4.2 - GRADING & SWM PLAN SW
C5.0 - SOIL EROSION & SEDIMENT CONTROL PLAN NE
C5.1 - SOIL EROSION & SEDIMENT CONTROL PLAN NW
C5.2 - SOIL EROSION & SEDIMENT CONTROL PLAN SW
C5.3 - SOIL EROSION & SEDIMENT CONTROL DETAILS
C5.4 - SOIL EROSION & SEDIMENT CONTROL DETAILS
C6.0 - UTILITY PLAN NE
C6.1 - UTILITY PLAN NW
C6.2 - UTILITY PLAN SW
C7.0 - CONSTRUCTION DETAILS
C7.1 - CONSTRUCTION DETAILS

LOCATION MAP



SECTION 4, TOWNSHIP 2N, RANGE 22E

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- TV — CABLE LINE
- OH — OVERHEAD UTILITY LINE
- T — COMMUNICATION LINE
- FO — FIBER OPTIC LINE
- X — FENCE
- D — STORM STRUCTURE
- S — SANITARY MANHOLE
- CLEANOUT
- W — WATER METER
- W — VALVE VAULT
- VALVE BOX
- HYDRANT
- G — GAS METER
- E — ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FO — FIBER OPTIC BOX
- FP — FIBER OPTIC PEDESTAL
- TV — CABLE PEDESTAL
- T — PHONE PEDESTAL
- E — ELECTRIC PEDESTAL
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

PROPOSED LEGEND

- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL (BY OTHERS)
- ROADWAY ASPHALT (PER VILLAGE OF SOMERS STANDARDS)
- ASPHALT PATH - MATCH EX. PAVEMENT SECTION
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- X — FENCE
- D — STORM STRUCTURE
- DOWNSPOUT CONNECTION
- S — SANITARY MANHOLE
- CLEANOUT
- W — WATER METER
- W — VALVE VAULT
- VALVE BOX
- HYDRANT
- G — GAS METER
- E — ELECTRIC METER
- PARKING LOT LIGHT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 100.00 TW — TOP OF SIDEWALK GRADE
- 100.00 TC — TOP OF CURB GRADE
- 100.00 P — PAVEMENT GRADE
- 100.00 G — GROUND GRADE
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

Know what's below. Call before you dig. 811

DIGGERS HOTLINE™

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE DISCLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 23

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION IN WISCONSIN" AND THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (HEREIN AFTER REFEREED TO AS STANDARD SPECIFICATIONS), LATEST EDITION, AND THE "CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK," AS PUBLISHED BY THE WDNR
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 643 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE W.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE DIGGERS HOTLINE TELEPHONE NUMBER 1-800-242-8511. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
8. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
9. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
10. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
11. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
12. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE PROVIDED TO THE OWNER AND ENGINEER.
13. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
14. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
15. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "**SOILS REPORT**" PREPARED BY TESTING SERVICE CORPORATION, DATED JANUARY 24TH, 2023.
2. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
3. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
4. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
6. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK."
7. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE " "GENERAL PERMIT TO DISCHARGE UNDER THE W.P.D.E.S. PERMIT," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL W.P.D.E.S. PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
9. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
10. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE W.P.D.E.S. PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
11. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
12. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
13. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
14. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
16. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
17. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
18. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
19. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
20. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   - A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN", CURRENT EDITION.
   - B. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION IN WISCONSIN"
   - C. VILLAGE OF SOMERS STANDARD MATERIAL SPECIFICATIONS AND DEVELOPMENT STANDARDS.
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE W.P.D.E.S. REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   - A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
     - a. GASKETS - ASTM C443
     - b. FITTINGS - ASTM C443
   - B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
     - a. WATER TIGHT JOINTS
     - b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   - C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
     - a. BELL-AND-SPIGOT ENDS
     - b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   - D. FRAME AND GRATES
     - a. TYPE 1 CLOSED LID = NEENAH R-1713
     - b. TYPE 1 OPEN LID = NEENAH R-2504
     - c. TYPE 3 = NEENAH R-3281-A
     - d. DITCH GRATE = NEENAH R-4342
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
    - A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
    - B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
    - C. JOINTS - ASTM D 3212
    - D. BEDDING - CLASS II, ASTM 2321
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
18. FOR ALL WATERMAIN CONSTRUCTION:
    - A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
    - B. TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.

POTENTIAL LEFT TURN LANE INTO PROPOSED DEVELOPMENT. LEFT TURN LANE DESIGN AND SPECIFICATIONS PREPARED UNDER SEPARATE PLAN SET. COORDINATION WITH WISDOT FOR EXACT DESIGN REQUIREMENTS IS ONGOING.

70.0' ROW

SHEET BREAKLINE

SHEET BREAKLINE

SHEET BREAKLINE

EXISTING CREEK

PROPOSED DRAINAGE EASEMENT

1ST STREET

PROPOSED BUILDING

CNG COMPOUND (BY OTHERS)

SWALE CENTER LINE

PROPOSED STORMWATER MANAGEMENT BASIN

SWALE CENTER LINE

0 80' 160'

1" = 80' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259

ENG : GPH

DATE : 03/24/2023

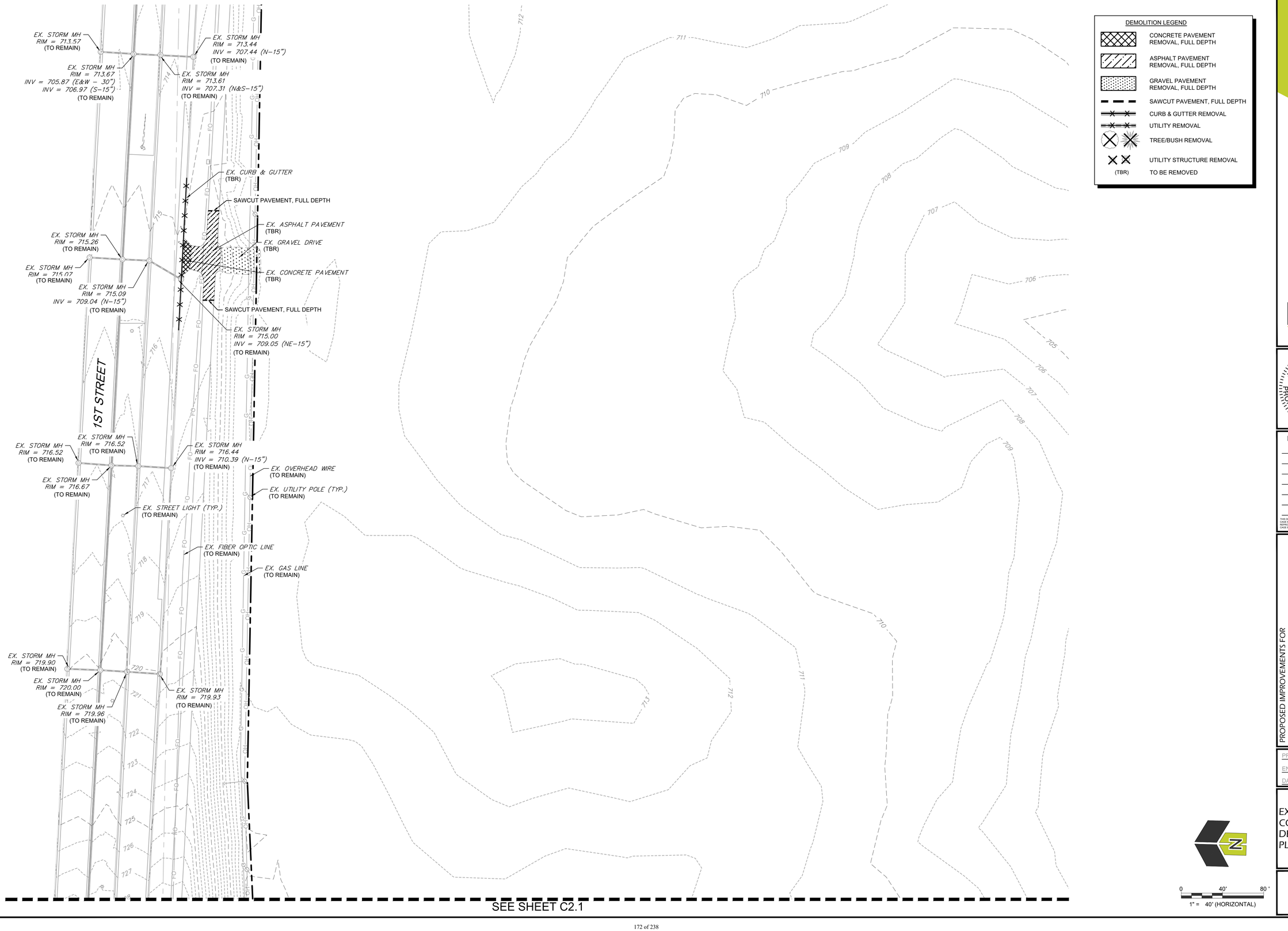
SHEET TITLE

OVERALL DEVELOPMENT PLAN

SHEET NUMBER

C1.0

3 OF 23



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THE DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN NE

SHEET NUMBER
C2.0
4 OF 23

SEE SHEET C2.0

SEE SHEET C2.2

EX. STORM MH
RIM = 728.89
(TO REMAIN)

EX. STORM MH
RIM = 728.85
(TO REMAIN)

EX. STORM MH
RIM = 728.83
(TO REMAIN)

EX. STORM MH
RIM = 728.85
(TO REMAIN)

EX. GAS LINE
(TO REMAIN)

EX. FIBER OPTIC LINE
(TO REMAIN)

EX. STORM MH
RIM = 738.68
(TO REMAIN)

EX. STORM MH
RIM = 738.65
(TO REMAIN)

EX. STORM MH
RIM = 738.71
(TO REMAIN)

EX. STORM MH
RIM = 738.65
(TO REMAIN)

1ST STREET

EX. STORM MH
RIM = 744.92
(TO REMAIN)

EX. STORM MH
RIM = 744.96
(TO REMAIN)

EX. STORM MH
RIM = 744.94
(TO REMAIN)

EX. STORM MH
RIM = 744.87
(TO REMAIN)

EX. RIP RAP
(TO REMAIN)

EX. ASPHALT SPILLWAY
(TO REMAIN)

EX. UTILITY POLE (TYP.)
(TO REMAIN)

EX. OVERHEAD WIRE
(TO REMAIN)

DEMOLITION LEGEND

- CONCRETE PAVEMENT REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- GRAVEL PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

0 40' 80'
1" = 40' (HORIZONTAL)

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.586.0007
WWW.CAGECIVIL.COM

WISCONSIN
GREG
HOREJS
E-45136
DOWNERS
GROVE,
IL
PROFESSIONAL ENGINEER

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

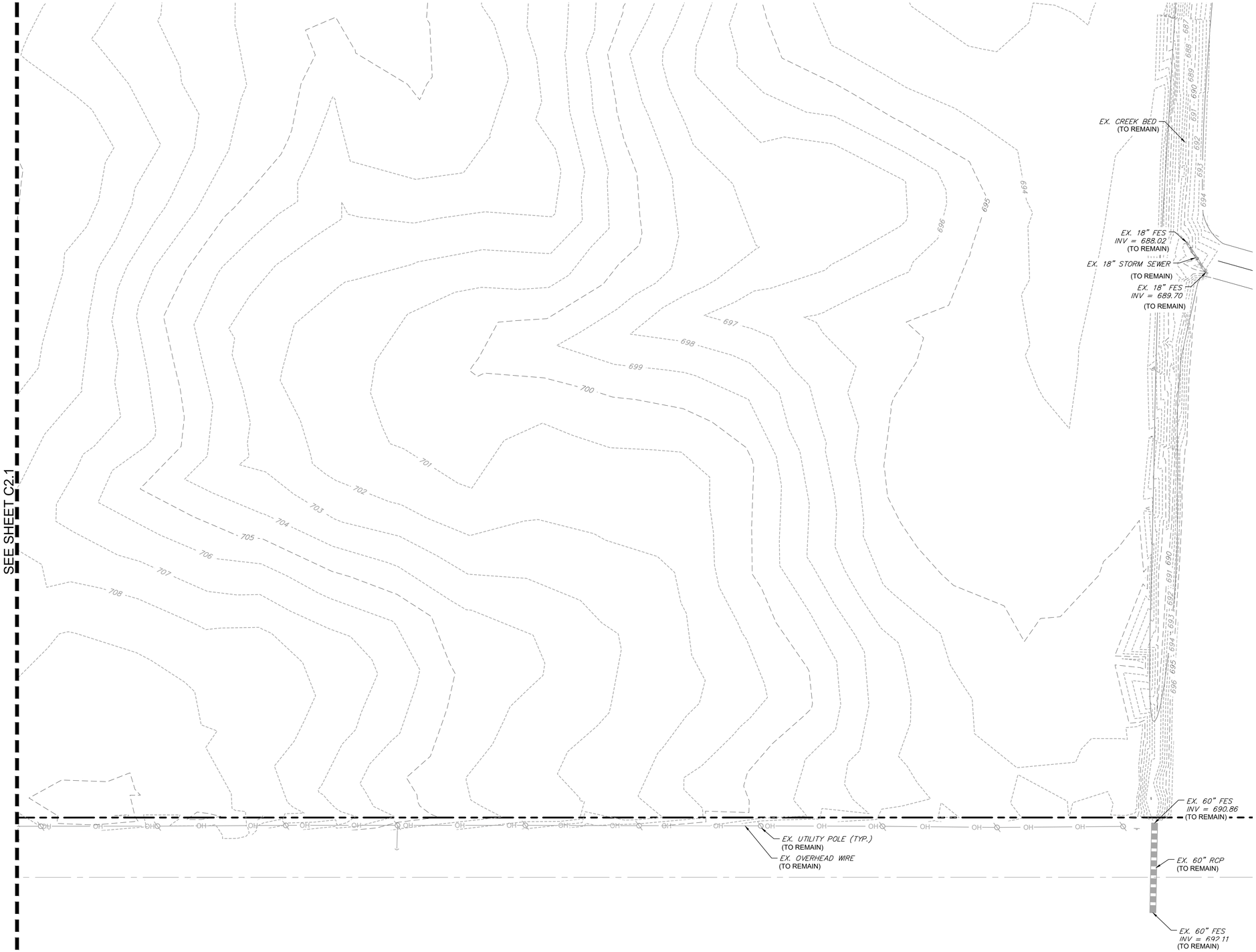
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN NW

SHEET NUMBER
C2.1
5 OF 23

SEE SHEET C2.1



DEMOLITION LEGEND

- CONCRETE PAVEMENT REMOVAL, FULL DEPTH
- ASPHALT PAVEMENT REMOVAL, FULL DEPTH
- GRAVEL PAVEMENT REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

0 40' 80'
1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN SW

SHEET NUMBER
C2.2
6 OF 23

SHEET NOTE

1. PROPOSED DEVELOPMENT IS CURRENTLY UNDER REVIEW WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT). FINAL GEOMETRIC IMPROVEMENTS WITHIN THE DEVELOPMENT AND ALONG 1ST STREET WILL BE DETERMINED FROM WISDOT'S REVIEW AND RECOMMENDATIONS.

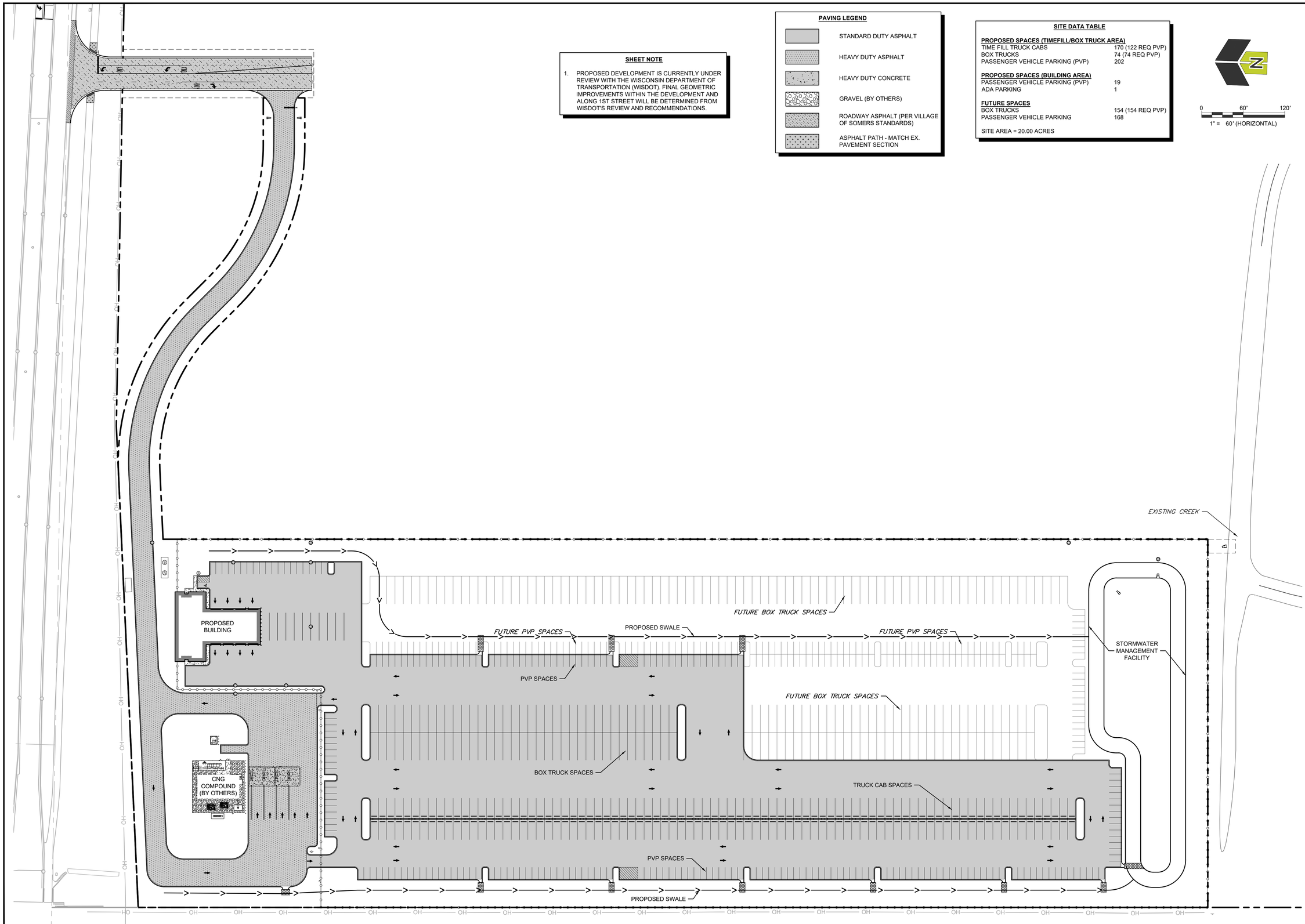
PAVING LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL (BY OTHERS)
- ROADWAY ASPHALT (PER VILLAGE OF SOMERS STANDARDS)
- ASPHALT PATH - MATCH EX. PAVEMENT SECTION

SITE DATA TABLE

PROPOSED SPACES (TIMEFILL/BOX TRUCK AREA)	
TIME FILL TRUCK CABS	170 (122 REQ PVP)
BOX TRUCKS	74 (74 REQ PVP)
PASSENGER VEHICLE PARKING (PVP)	202
PROPOSED SPACES (BUILDING AREA)	
PASSENGER VEHICLE PARKING (PVP)	19
ADA PARKING	1
FUTURE SPACES	
BOX TRUCKS	154 (154 REQ PVP)
PASSENGER VEHICLE PARKING	168
SITE AREA = 20.00 ACRES	

0 60' 120'
1" = 60' (HORIZONTAL)



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

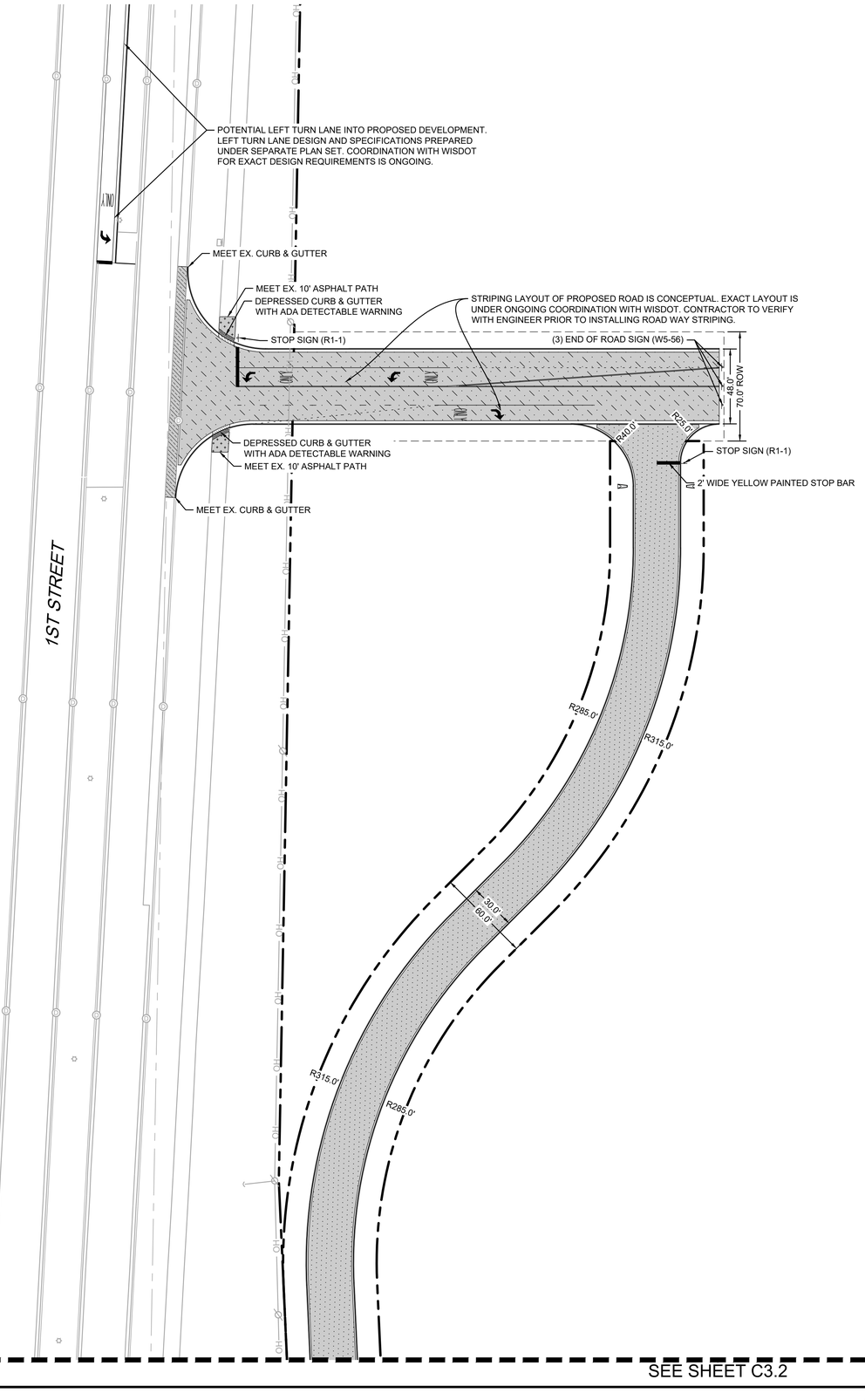
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C3.0
7 OF 23



PAVING LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL (BY OTHERS)
- ROADWAY ASPHALT (PER VILLAGE OF SOMERS STANDARDS)
- ASPHALT PATH - MATCH EX. PAVEMENT SECTION
- PAVEMENT PATCH ADJACENT TO PROPOSED CURB & GUTTER. MEET EX. PAVEMENT SECTION
- CONCRETE SIDEWALK
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER

SITE DATA TABLE

PROPOSED SPACES (TIMEFILL/BOX TRUCK AREA)	
TIME FILL TRUCK CABS	170 (122 REQ PVP)
BOX TRUCKS	74 (74 REQ PVP)
PASSENGER VEHICLE PARKING (PVP)	202
PROPOSED SPACES (BUILDING AREA)	
PASSENGER VEHICLE PARKING (PVP)	19
ADA PARKING	1
FUTURE SPACES	
BOX TRUCKS	154 (154 REQ PVP)
PASSENGER VEHICLE PARKING	168

SITE AREA = 20.00 ACRES

SHEET NOTE

1. PROPOSED DEVELOPMENT IS CURRENTLY UNDER REVIEW WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT). FINAL GEOMETRIC IMPROVEMENTS WITHIN THE DEVELOPMENT AND ALONG 1ST STREET WILL BE DETERMINED FROM WISDOT'S REVIEW AND RECOMMENDATIONS.

0 40' 80'
1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

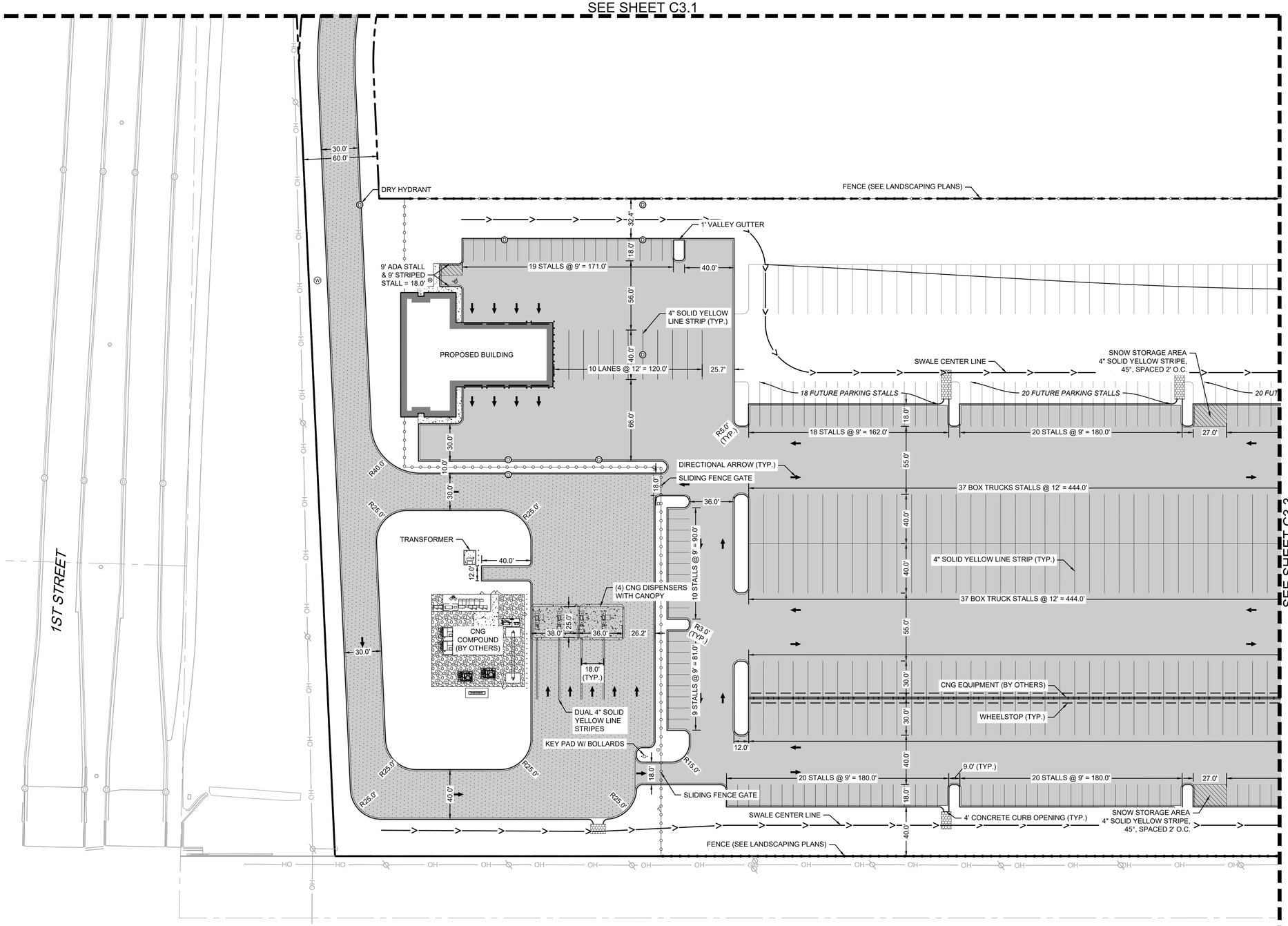
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE:
SITE LAYOUT PLAN NE

SHEET NUMBER
C3.1
8 OF 23

SEE SHEET C3.1



PAVING LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL (BY OTHERS)
- ROADWAY ASPHALT (PER VILLAGE OF SOMERS STANDARDS)
- ASPHALT PATH - MATCH EX. PAVEMENT SECTION
- PAVEMENT PATCH ADJACENT TO PROPOSED CURB & GUTTER. MEET EX. PAVEMENT SECTION
- CONCRETE SIDEWALK
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER

SITE DATA TABLE

PROPOSED SPACES (TIMEFILL/BOX TRUCK AREA)	
TIME FILL TRUCK CABS	170 (122 REQ PVP)
BOX TRUCKS	74 (74 REQ PVP)
PASSENGER VEHICLE PARKING (PVP)	202
PROPOSED SPACES (BUILDING AREA)	
PASSENGER VEHICLE PARKING (PVP)	19
ADA PARKING	1
FUTURE SPACES	
BOX TRUCKS	154 (154 REQ PVP)
PASSENGER VEHICLE PARKING	168

SITE AREA = 20.00 ACRES

SHEET NOTE

1. PROPOSED DEVELOPMENT IS CURRENTLY UNDER REVIEW WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT). FINAL GEOMETRIC IMPROVEMENTS WITHIN THE DEVELOPMENT AND ALONG 1ST STREET WILL BE DETERMINED FROM WISDOT'S REVIEW AND RECOMMENDATIONS.

0 40' 80'
1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

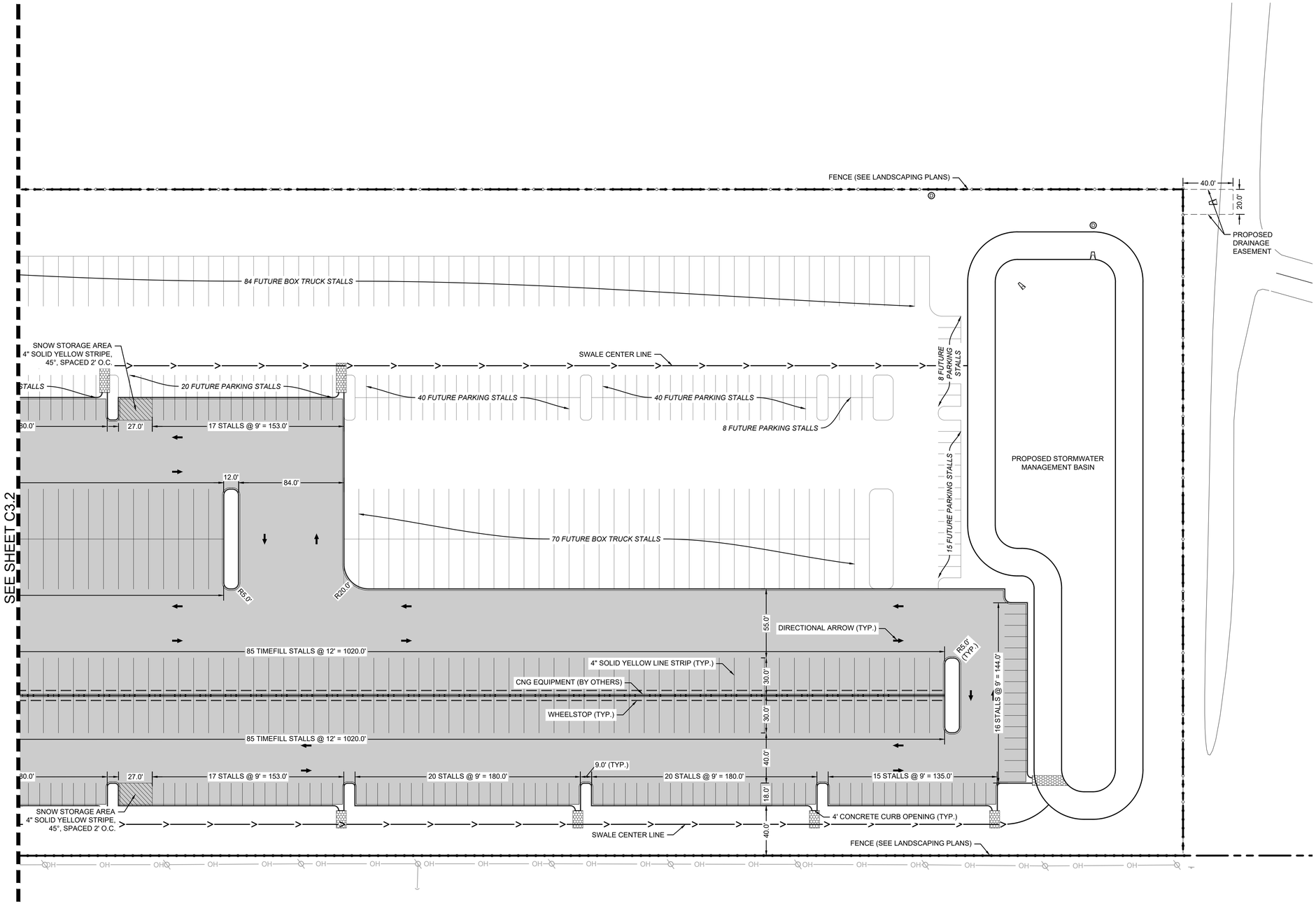
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
SITE LAYOUT PLAN NW

SHEET NUMBER
C3.2
9 OF 23



PAVING LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- GRAVEL (BY OTHERS)
- ROADWAY ASPHALT (PER VILLAGE OF SOMERS STANDARDS)
- ASPHALT PATH - MATCH EX. PAVEMENT SECTION
- PAVEMENT PATCH ADJACENT TO PROPOSED CURB & GUTTER. MEET EX. PAVEMENT SECTION
- CONCRETE SIDEWALK
- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER

SITE DATA TABLE

PROPOSED SPACES (TIMEFILL/BOX TRUCK AREA)	
TIME FILL TRUCK CABS	170 (122 REQ PVP)
BOX TRUCKS	74 (74 REQ PVP)
PASSENGER VEHICLE PARKING (PVP)	202
PROPOSED SPACES (BUILDING AREA)	
PASSENGER VEHICLE PARKING (PVP)	19
ADA PARKING	1
FUTURE SPACES	
BOX TRUCKS	154 (154 REQ PVP)
PASSENGER VEHICLE PARKING	168

SITE AREA = 20.00 ACRES

SHEET NOTE

1. PROPOSED DEVELOPMENT IS CURRENTLY UNDER REVIEW WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT). FINAL GEOMETRIC IMPROVEMENTS WITHIN THE DEVELOPMENT AND ALONG 1ST STREET WILL BE DETERMINED FROM WISDOT'S REVIEW AND RECOMMENDATIONS.

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THE DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

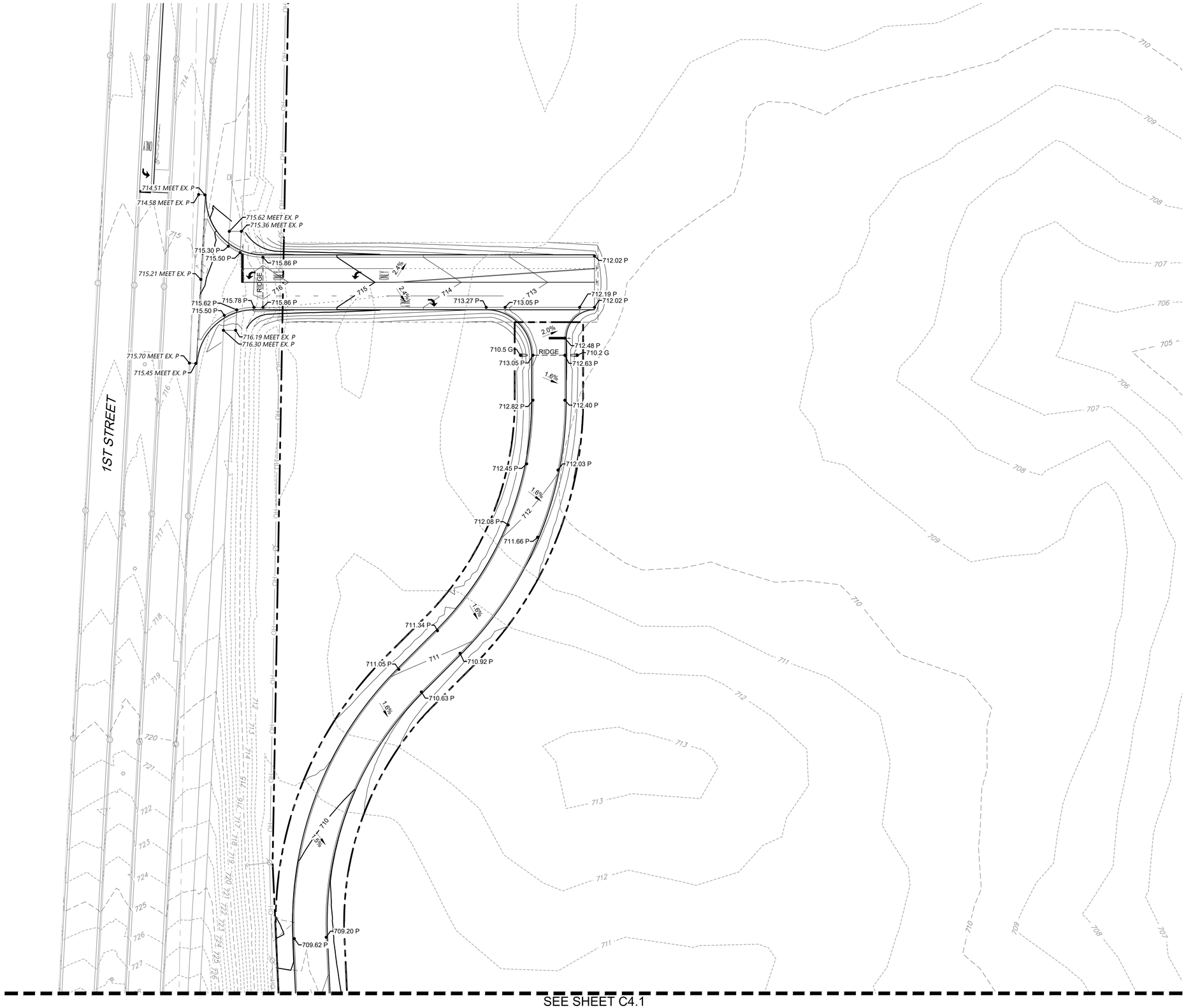
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
SITE LAYOUT PLAN SW

SHEET NUMBER
C3.3
10 OF 23

0 40' 80'
1" = 40' (HORIZONTAL)



0 40' 80'

1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259

ENG : GPH

DATE : 03/24/2023

SHEET TITLE
GRADING & SWM PLAN NE

SHEET NUMBER
C4.0
11 OF 23

SEE SHEET C4.0

SEE SHEET C4.2

1ST STREET

PROPOSED BUILDING
F.F. = 711.00

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

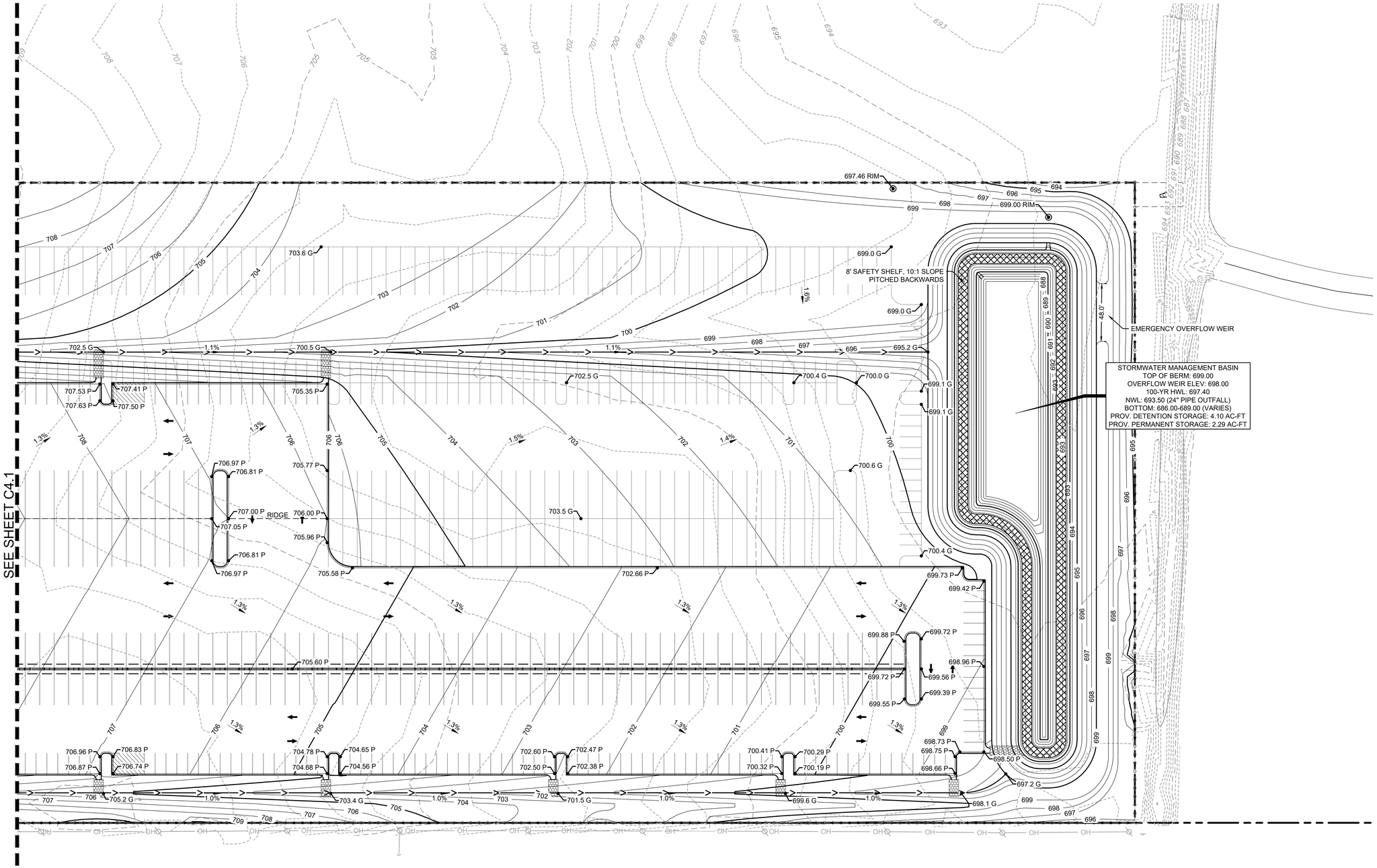
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
GRADING & SWM PLAN NW

SHEET NUMBER
C4.1
12 OF 23

0 40' 80'
1" = 40' (HORIZONTAL)



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

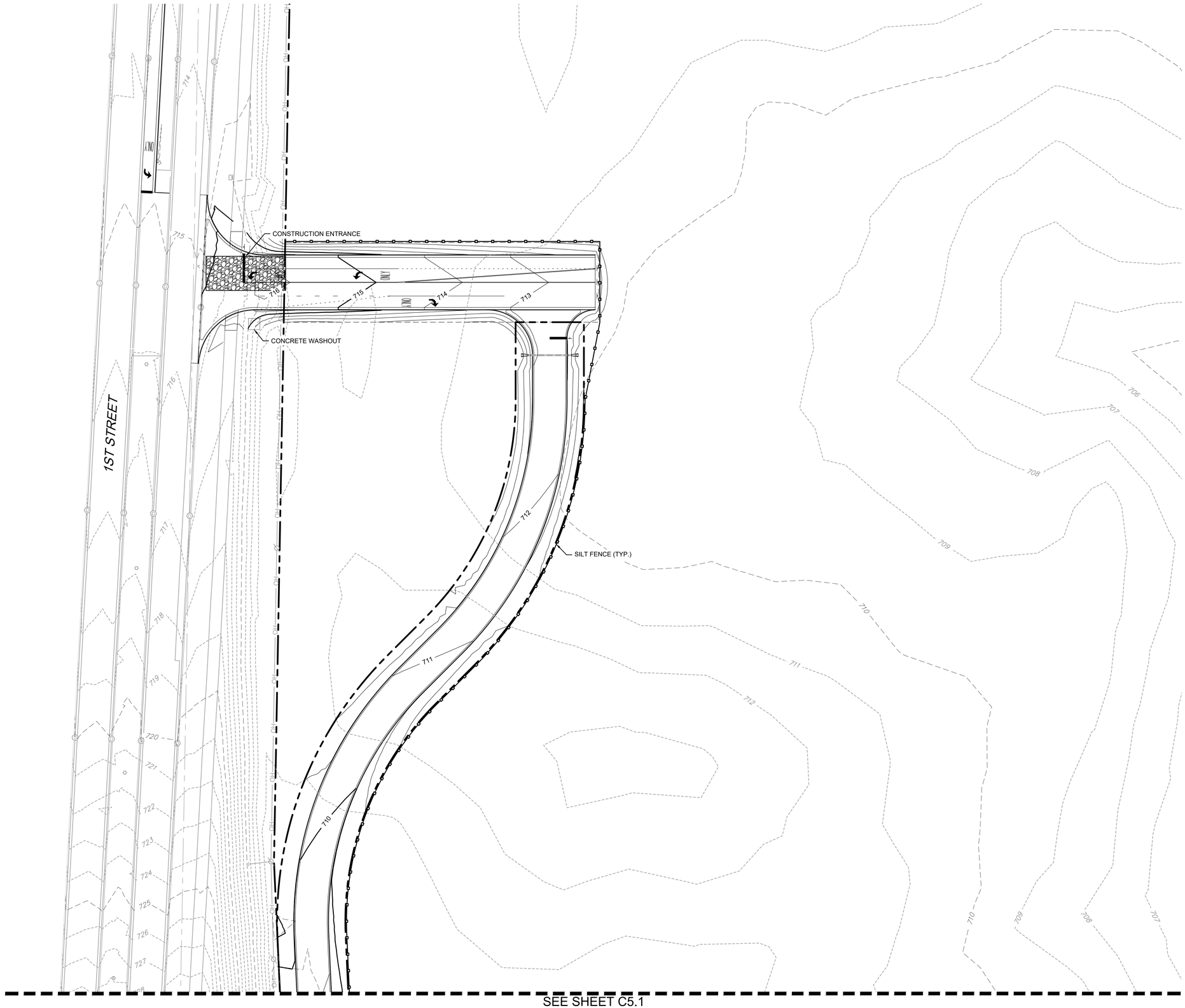
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
GRADING & SWM PLAN SW

0 40' 80'
1" = 40' (HORIZONTAL)

SHEET NUMBER
C4.2
13 OF 23



SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- DITCH CHECK
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- SEDIMENT LOG
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

SEE SHEET C5.1

0 40' 80'
1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

THE DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL PLAN NE

SHEET NUMBER
C5.0
14 OF 23

SEE SHEET C5.0

SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- DITCH CHECK
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- SEDIMENT LOG
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

SILT FENCE (TYP.)

INLET PROTECTION (TYP.)

PROPOSED BUILDING

DITCH CHECK (TYP.)

HEAVY GRADE RIP-RAP WITH TYPE HR FABRIC INSTALLED PER WISDOT SPECIFICATION 606 & 645 (TYP.)

SEDIMENT LOG (TYP.)

1ST STREET

SEE SHEET C4.2

SEDIMENT LOG (TYP.)

HEAVY GRADE RIP-RAP WITH TYPE HR FABRIC INSTALLED PER WISDOT SPECIFICATION 606 & 645 (TYP.)

DITCH CHECK (TYP.)

0 40' 80'

1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THE DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL PLAN NW

SHEET NUMBER
C5.1
15 OF 23

SEE SHEET C5.1

SILT FENCE (TYP.)

DITCH CHECK (TYP.)

SEDIMENT LOG (TYP.)

HEAVY GRADE RIP-RAP WITH TYPE HR FABRIC INSTALLED PER WISDOT SPECIFICATION 608 & 645 (TYP.)

4.0'

8.0'

DITCH CHECK (TYP.)

SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- DITCH CHECK
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- SEDIMENT LOG
- IP INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT

0 40' 80'

1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259

ENG : GPH

DATE : 03/24/2023

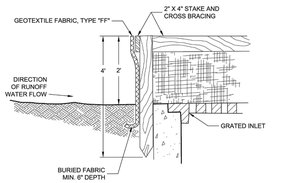
SHEET TITLE

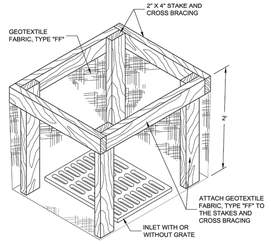
SOIL EROSION & SEDIMENT CONTROL PLAN SW

SHEET NUMBER

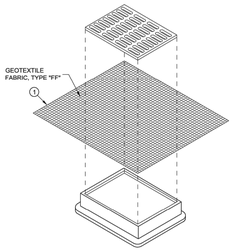
C5.2

16 OF 23



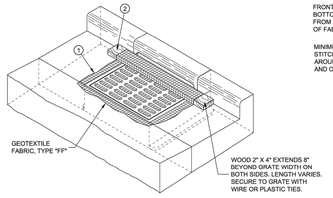


INLET PROTECTION, TYPE "A"

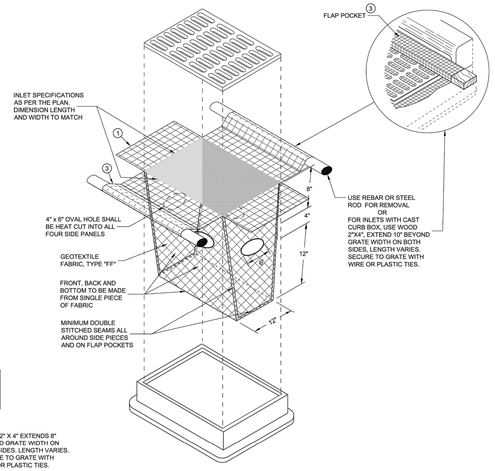


INLET PROTECTION, TYPE "B" (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE "C" (WITH CURB BOX)



INLET PROTECTION, TYPE "D"

(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUTA CURB BOX AS PER NOTE 2)

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPES B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION TYPES A, B, C AND D

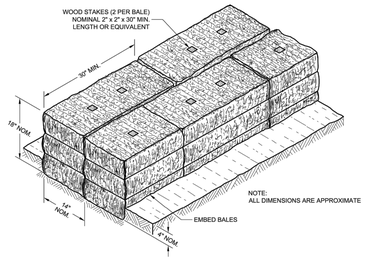
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED 10/16/02 (DATE) /S/ Beth Cannestra (ROADWAY STANDARDS DEVELOPMENT ENGINEER)

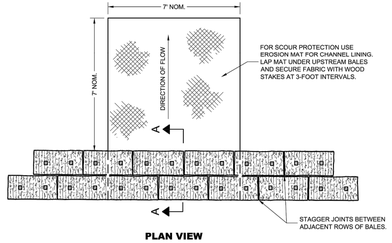
PWMA

INLET PROTECTION DETAIL

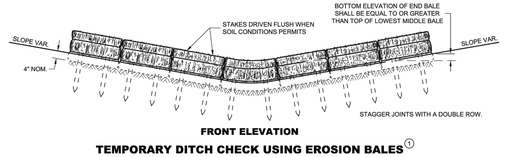
Scale: NOT TO SCALE



SECTION A - A



PLAN VIEW



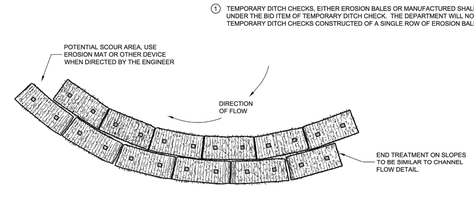
FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES (1)

GENERAL NOTES

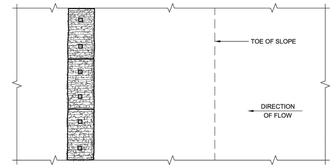
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

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.

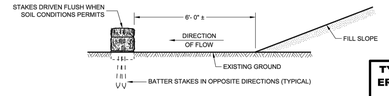


PLAN VIEW

WHEN ALTERING THE DIRECTION OF FLOW



PLAN ELEVATION



FRONT ELEVATION

WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

TYPICAL INSTALLATIONS OF EROSION BALES/TEMPORARY DITCH CHECKS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED 6/4/02 (DATE) /S/ Beth Cannestra (CHIEF ROADWAY DEVELOPMENT ENGINEER)

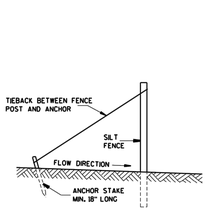
PWMA

DITCH CHECK DETAIL

Scale: NOT TO SCALE

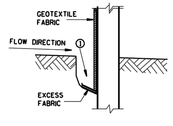


SILT FENCE

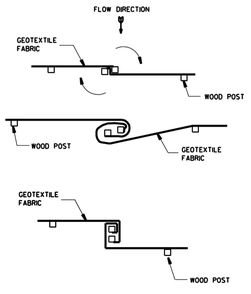


SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



HOOK METHOD

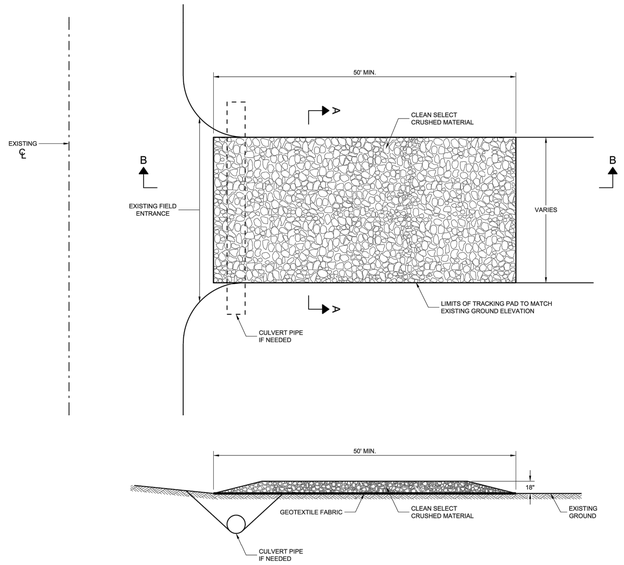
JOINING TWO LENGTHS OF SILT FENCE (4)

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

SILT FENCE

SILT FENCE DETAIL

Scale: NOT TO SCALE



SECTION B - B

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.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

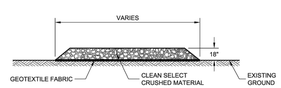
TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.



SECTION A - A

TRACKING PAD

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED 3/24/2011 (DATE) /S/ Jerry H. Zogg (ROADWAY STANDARDS DEVELOPMENT ENGINEER)

PWMA

CONSTRUCTION ENTRANCE DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259

ENG : GPH

DATE : 03/24/2023

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

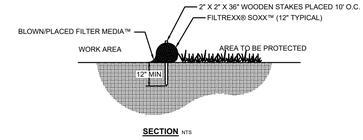
C5.3

17 OF 23

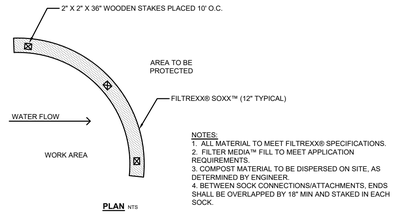
AVERAGE DIMENSION RANGES FOR EACH RIPRAP GRADE

EX-LIGHT RIPRAP (inch)	LIGHT RIPRAP (inch)	MEDIUM RIPRAP (inch)	HEAVY RIPRAP (inch)	EX-HEAVY RIPRAP (inch)	IN-PLACE VOLUME OF STONES
>10	>16	>20	>25	>30	0%
7 - 9	11 - 13	14 - 16	18 - 20	22 - 25	10% - 14%
5 - 7	9 - 11	11 - 14	14 - 18	18 - 22	15% - 21%
2 - 5	4 - 9	5 - 11	6.5 - 14	8 - 18	20% - 28%
<2	<4	<5	<6.5	<8	5% - 7%
<1	<1	<1	<1	<1	2% or less

RIPRAP SIZING DETAIL
Scale: NOT TO SCALE



SECTION NTS



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. BETWEEN SOCK CONNECTIONS/ATTACHMENTS, ENDS SHALL BE OVERLAPPED BY 18" MIN AND STAKED IN EACH SOCK.

PLAN NTS

FILTREXX® SEDIMENT CONTROL
NTS

SEDIMENT LOG DETAIL
Scale: NOT TO SCALE

TYPE OF EROSION CONTROL	SLOPE 6:1 or flatter (7) SLOPE LENGTH 0 - 30'	30 - 60'	60 - 120'	4:1 SLOPE LENGTH 0 - 30'	30 - 60'	60 - 120'	3:1 SLOPE LENGTH 0 - 30'	30 - 60'	60 - 120'	2.5:1 SLOPE LENGTH 0 - 30'	30 - 60'	60 - 120'	2:1 SLOPE LENGTH 0 - 30'	30 - 60'	60 - 120'	1:1 SLOPE LENGTH 0 - 30'	30 - 60'	60 - 120'	REMARKS
Seed with properly anchored mulch	■	■	■	■	■	■	■	■	■										
Single netted light duty (WisDOT Class I Type A) erosion mat	■	■	■	■	■	■	■	■	■	■	■	■							
Light duty single netted 100% biodegradeable (WisDOT Urban Type A) erosion mat	■	■	■	■	■	■													Use only 100% biodegradeable anchors for urban mats.
Light duty double netted 100% biodegradeable (WisDOT Urban Type B) erosion mat	■	■	■	■	■	■	■	■	■	■	■	■							Use only 100% biodegradeable anchors for urban mats.
Bonded Mulch (WisDOT Type A Soil Stabilizer)	■	■	■	■	■	■	■	■	■										May be applied over Class III Type B, C, or D mats in place of erosion control revegetation mats.
Polymer (WisDOT Type B Soil Stabilizer)	Used in conjunction with other BMPs effective up to a 2:1 slope. Not effective in sand. When used alone effective up to a 3:1 slope. Stand alone use appropriate for earthen stock piles, temporary, and late season applications																		
Double netted light duty (WisDOT Class I Type B) erosion mat	■	■	⊗	■	■	⊗	■	■	⊗	■	■	■							
Sod	■	■	⊗	■	■	⊗	■	■	⊗	■	■	■							
Medium duty coconut erosion mat (WisDOT Class II Type B or C)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				
Sod reinforced with a double netted jute (WisDOT Class II Type A) erosion mat	■	■	⊗	■	■	⊗	■	■	⊗	■	■	■	■	■	■				Sod stakes required. Two bid items needed.
Heavy duty synthetic erosion control revegetation mat (WisDOT Class III Type A)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				Germination may be a problem with Class III Type A mats
Riprap	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■				Angle of repose must be considered, see FDM Chapter 13.
Heavy duty synthetic turf reinforcement (WisDOT Class III Type B or C) mat	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	A soil stabilizer or ECRM will be required for initial erosion protection.
Heavy duty synthetic turf reinforcement (WisDOT Class III Type D) mat	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	A soil stabilizer or ECRM will be required for initial erosion protection.
Slope paving or grouted riprap	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	Consider clear zone requirements. Only use in limited circumstances such as overflow areas near bridges.
Benches	Consider benches when cuts exceed 20', bench at approximately 15' vertical intervals to collect and drain water. Treat benches as channels (ditches). Adjust elevations to provide drainage. Consider flumes at transitions.																		
Intercepting embankments	Used to intercept runoff from abutting lands. Flumes may be necessary to direct runoff.																		
Silt fence	Used at toe of slopes to intercept and detain small amounts of sediment. Use only WisDOT approved silt fence as listed in the PAL.																		
Temporary ditch checks or Erosion bales	Used at toe of slopes to intercept and detain small amounts of sediment.																		
Slope drains/flumes	May be necessary on slopes (see channel matrix for design guidance).																		
Sediment traps	Used to trap sediment laden runoff. Could be used at the inlet or outlet end of slope drain.																		

KEY:

Not applicable. Use in conjunction with other BMPs: ⊗

Effective range of device for Sandy or Clayey Soil: ■■■■■

Device applicable, may not be cost effective: ■■■■■

* Soils that are not sandy should be treated as clay soils.

ECRM - Erosion control revegetation mat. All Class I and II mats are ECRMs.
TRM - Turf reinforcement mat.
FDM - WisDOT Facilities Development Manual
PAL - See Note 5

NOTES
1) Cost shall be a consideration in the selection of these devices.
2) Designers should review FDM Chapter 10 prior to selection of erosion mats.
3) Install intercepting ditches to limit slope lengths to 15' vertical intervals. (See FDM Chapter 10)
4) Refer to FDM Chapter 10 for any slopes exceeding the limits shown.
5) Approved materials for erosion products are referenced from the Wisconsin Department of Transportation Erosion Control Product Acceptability Lists (PAL), found at the web site: http://www.dot.wisconsin.gov/business/engrserv/pal.htm
6) On steeper slopes that require a higher class mat, use the appropriate lower class mat or seed and mulch for the first 30 ft to 60 ft of the slope.
7) Unless project conditions require otherwise, seed and mulch all slopes that are flatter than a 5% grade, regardless of length. If practicable, bench the slopes.
8) Effective erosion control involves minimizing the amount of time soil is exposed and the selection of a combination of practices, and not reliance on just one practice.

SLOPE EROSION CONTROL MATRIX
Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

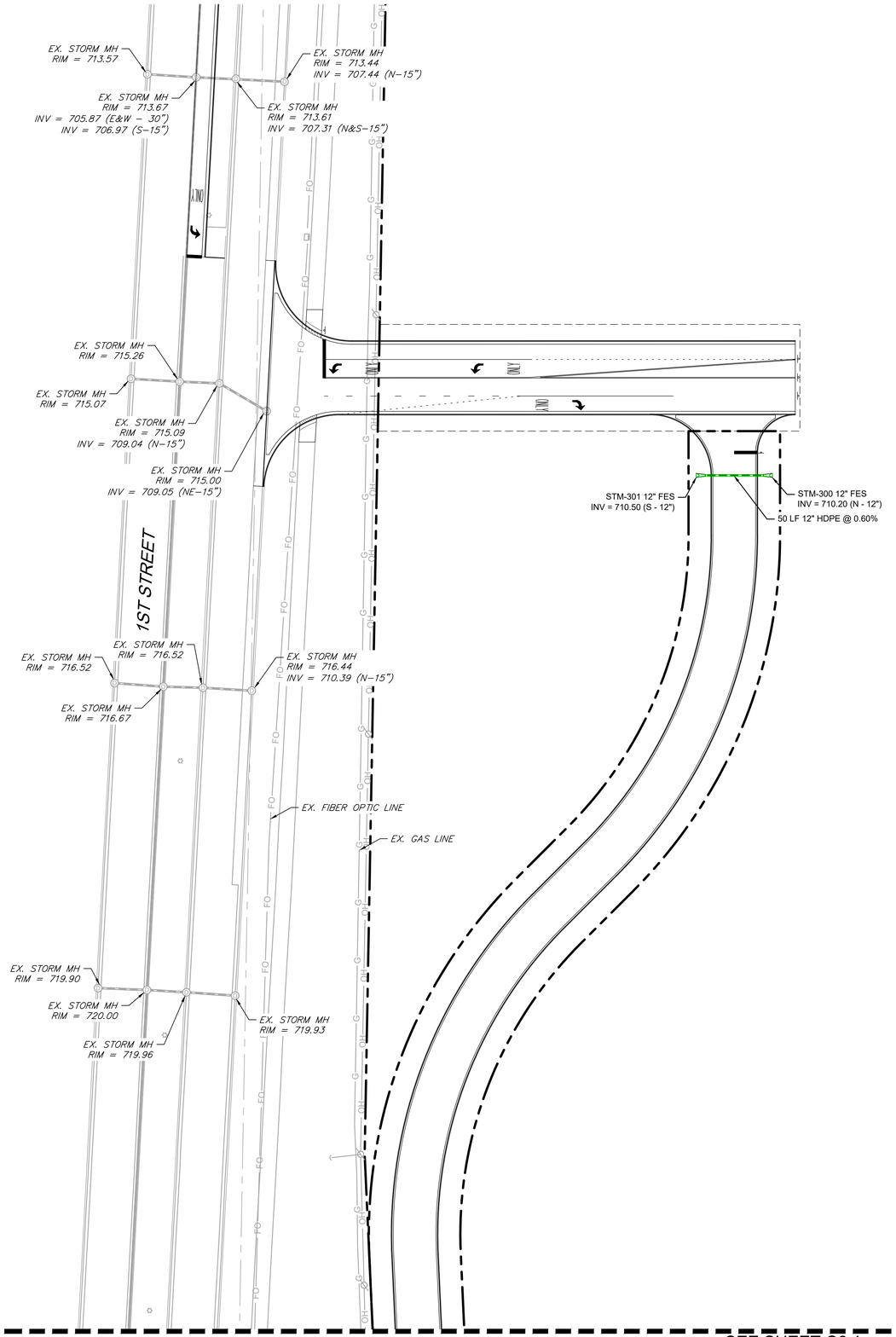
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER
C5.4
18 OF 23



0 40' 80'
1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

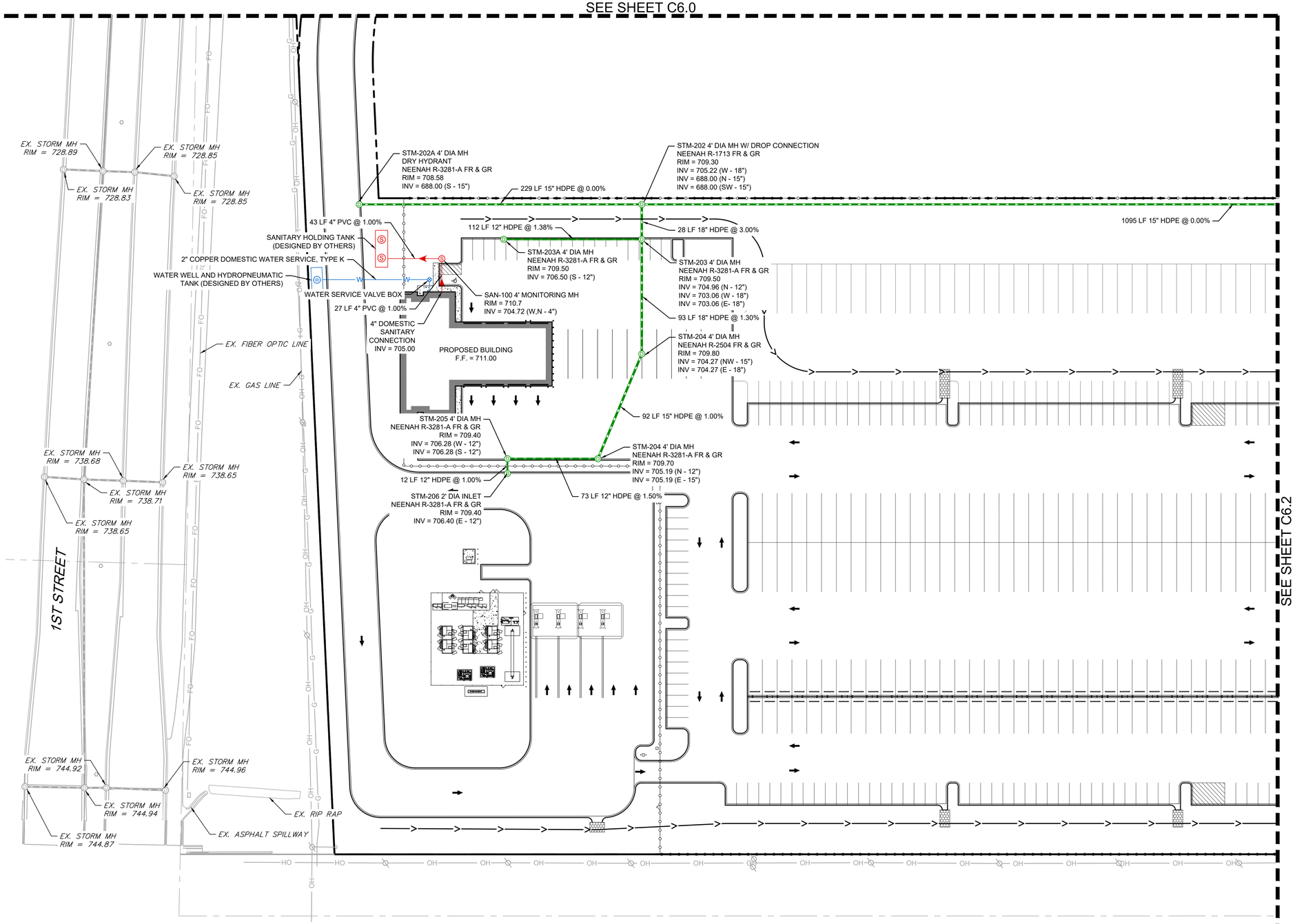
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
UTILITY PLAN
NE

SHEET NUMBER
C6.0
19 OF 23

SEE SHEET C6.0



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THE DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

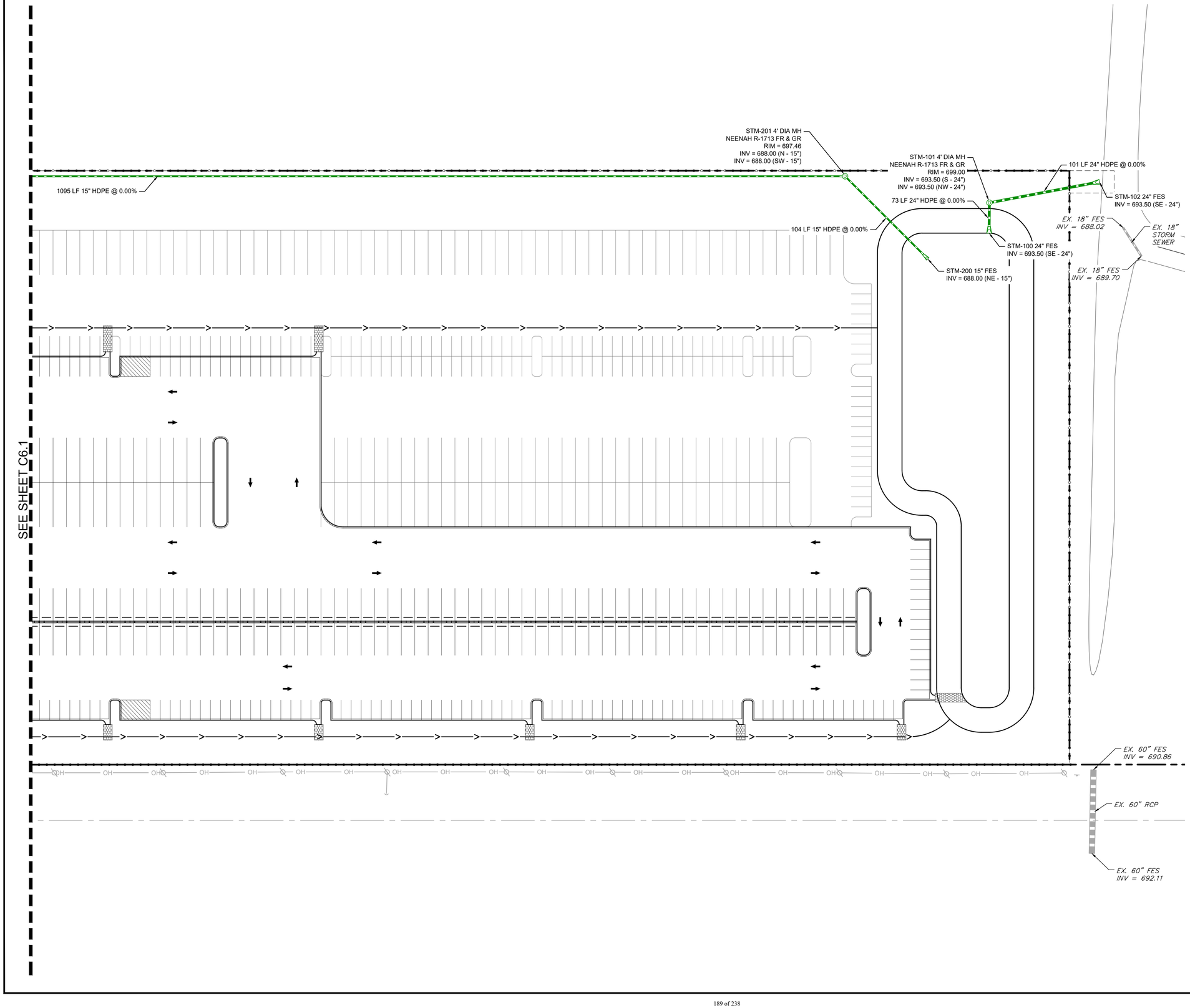
PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
UTILITY PLAN
NW

SHEET NUMBER
C6.1
20 OF 23

0 40' 80'
1" = 40' (HORIZONTAL)



0 40' 80'

1" = 40' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG
HOREJS
E-45136
DOWNERS
GROVE,
IL
PROFESSIONAL ENGINEER

REVISIONS △

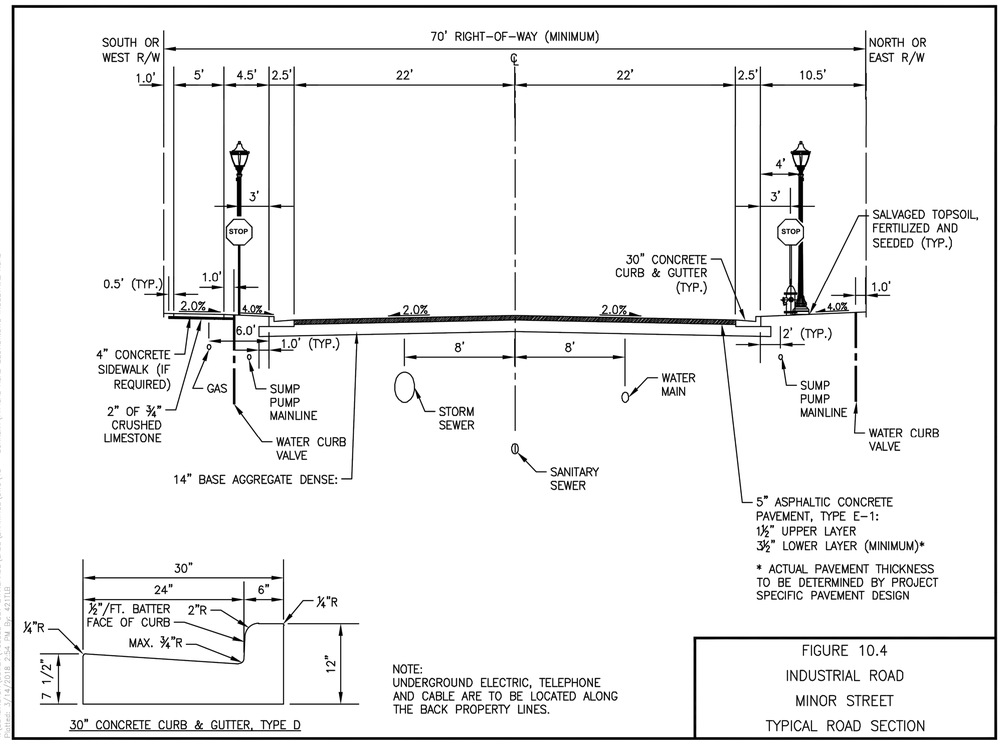
THE DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
UTILITY PLAN
SW

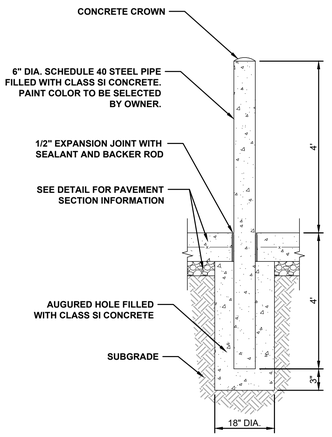
SHEET NUMBER
C6.2
21 OF 23



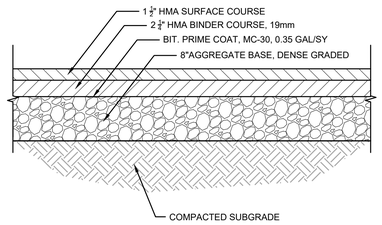
NOTE:
UNDERGROUND ELECTRIC, TELEPHONE AND CABLE ARE TO BE LOCATED ALONG THE BACK PROPERTY LINES.

FIGURE 10.4
INDUSTRIAL ROAD
MINOR STREET
TYPICAL ROAD SECTION

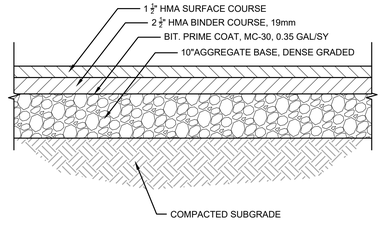
VILLAGE OF SOMERS INDUSTRIAL ROAD DETAIL
Scale: NOT TO SCALE



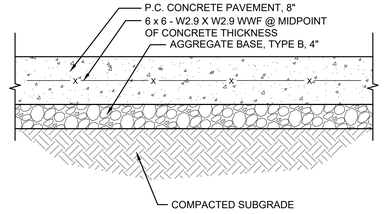
BOLLARD DETAIL
Scale: NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL
Scale: NOT TO SCALE

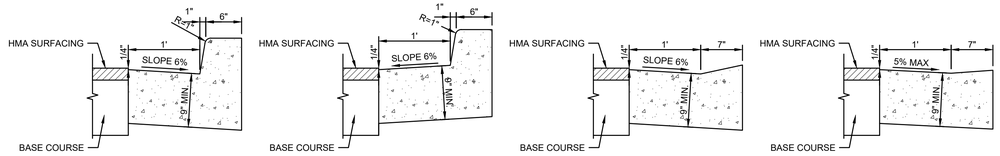


HEAVY DUTY ASPHALT DETAIL
Scale: NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL
Scale: NOT TO SCALE

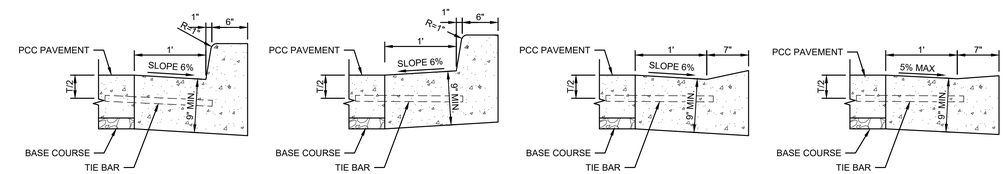
ADJACENT TO BITUMINOUS PAVEMENT



B-6.12 COMBINATION CURB & GUTTER | B-6.12 COMBINATION CURB & GUTTER, INVERTED PAN | DEPRESSED CURB | DEPRESSED CURB @ ACCESSIBLE RAMPS

* ALL CURB AND GUTTER SHALL HAVE A 4" STONE BASE

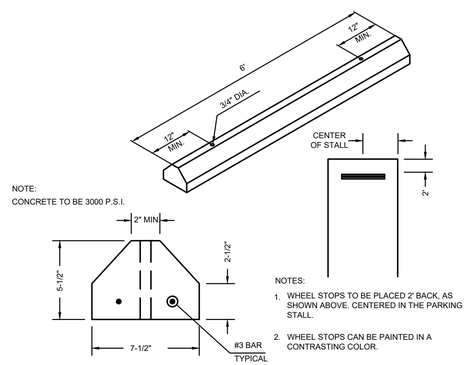
ADJACENT TO PCC PAVEMENT



B-6.12 COMBINATION CURB & GUTTER | B-6.12 COMBINATION CURB & GUTTER, INVERTED PAN | DEPRESSED CURB | DEPRESSED CURB @ ACCESSIBLE RAMPS

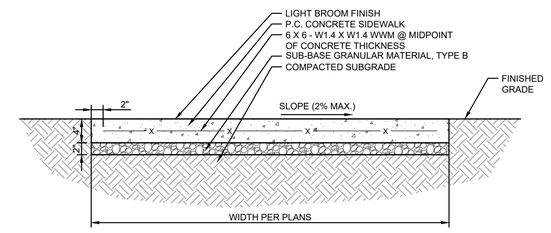
* LONGITUDINAL JOINT TIE BARS SHALL BE NO. 6 AT 24" CENTERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
* ALL CURB AND GUTTER SHALL HAVE A 4" STONE BASE

CURB & GUTTER DETAIL
Scale: NOT TO SCALE

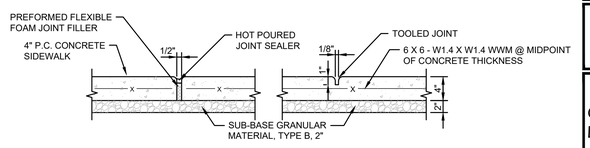


NOTES:
1. WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE. CENTERED IN THE PARKING STALL.
2. WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR.

WHEEL STOP DETAIL
Scale: NOT TO SCALE



CONCRETE SIDEWALK DETAIL
Scale: NOT TO SCALE



EXPANSION JOINT | CONTRACTION JOINT

1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.

CONCRETE SIDEWALK JOINTING DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
CONSTRUCTION DETAILS

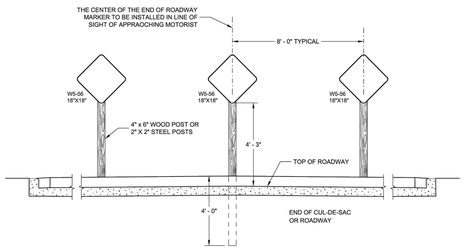
SHEET NUMBER
C7.0
22 OF 23

GENERAL NOTES

SIGN LOCATIONS SHOWN ARE TYPICAL PLACEMENT AND MAY BE ADJUSTED BY THE ENGINEER AS FIELD CONDITIONS DICTATE.

THE MINIMUM NUMBER OF END-OF-ROADWAY SIGNS ARE THREE (AS SHOWN). ADDITIONAL END-OF-ROADWAY SIGNS MAY BE INSTALLED AS FIELD CONDITIONS DICTATE. (SEE SIGNING PLAN).

WHEN BEAMGUARD IS REQUIRED, PLACE END-OF-ROADWAY SIGNING BEHIND BEAMGUARD.



TYPICAL SIGN INSTALLATION

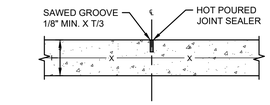
END-OF-ROADWAY SIGNING

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

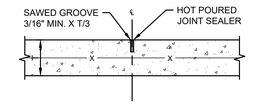
APPROVED
May 2019 — DATE
/S/ Matthew Rauch — STATE SIGNING AND MARKING ENGINEER
FHWA

END OF ROADWAY SIGNAGE DETAIL

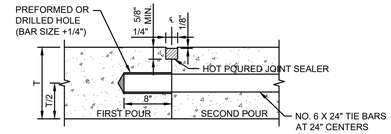
Scale: NOT TO SCALE



LONGITUDINAL SAWED JOINT

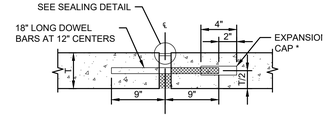


TRANSVERSE CONTRACTION JOINT



LONGITUDINAL CONSTRUCTION JOINT

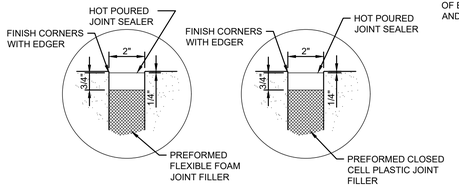
(TIE BAR GROUTED IN PLACE)



TRANSVERSE EXPANSION JOINT

(FOR PAVEMENTS WITH EQUAL THICKNESS)

* EXPANSION CAPS SHALL BE INSTALLED ON THE EXPOSED END OF EASH DOWELBAR ONCE THE HEADER HAS BEEN REMOVED AND THE JOINT FILLER MATERIAL HAS BEEN INSTALLED

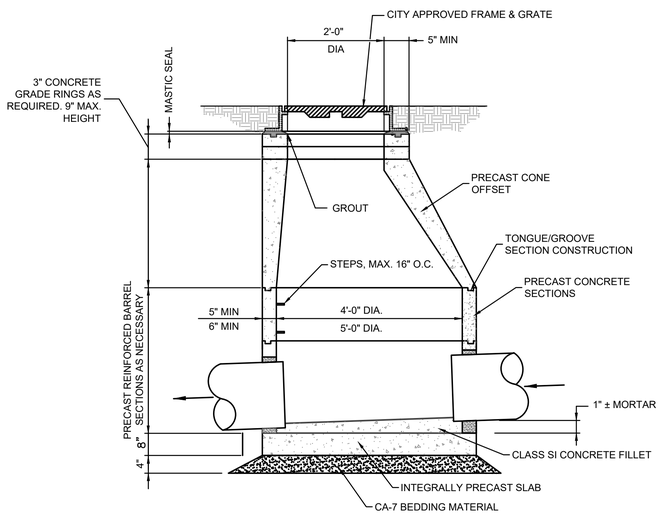


SEALING DETAIL

DOWEL BAR TABLE	
PAVEMENT THICKNESS	DOWEL BAR DIAMETER (IN)
8" OR GREATER	1 1/2
7" THRU < 8"	1 1/4
LESS THEN 7"	1

PAVEMENT JOINTING DETAIL

Scale: NOT TO SCALE

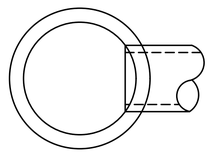


NOTES:

1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. STOP ALL PIPE 3" INTO MANHOLE.
3. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
4. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
5. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
6. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

STORM MANHOLE DETAIL

Scale: NOT TO SCALE

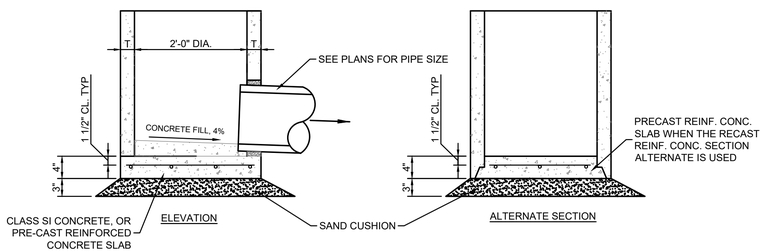


PLAN

WALL SECTION	T
CAST IN PLACE CONCRETE	6"
PRECAST REINFORCED CONCRETE	3"

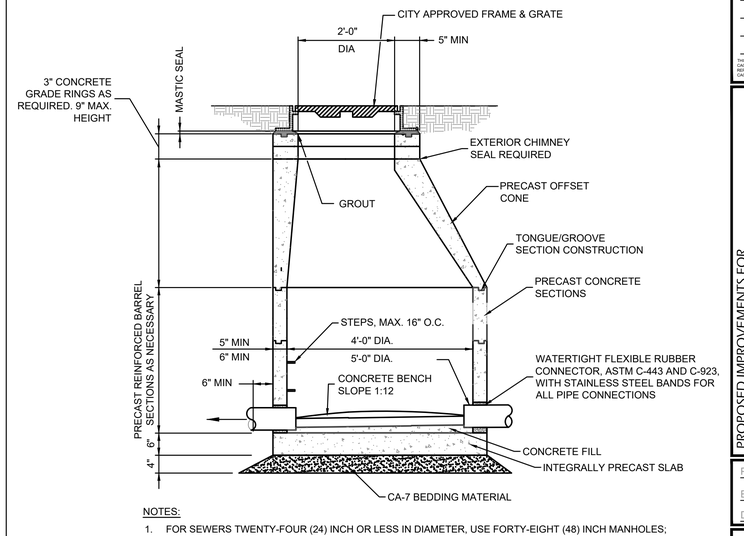
GENERAL NOTES:

1. BOTTOM SLABS SHALL BE REINFORCED WITH A MINIMUM OF 0.24 SQ. IN./FT. IN BOTH DIRECTIONS WITH A MAXIMUM SPACING OF 10"
2. BOTTOM SLABS MAY BE CONNECTED TO THE RISER AS DETERMINED BY THE FABRICATOR; HOWEVER ONLY A SINGLE ROW OF REINFORCEMENTAROUND THE PERIMETER MAY BE UTILIZED.
3. ALL DIMENSIONS ARE IN INCHES.



STORM INLET DETAIL

Scale: NOT TO SCALE



NOTES:

1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. FORM FLOW CHANNELS THRU MANHOLE THE FULL SIZE OF SEWER MAINS CONFORMING TO THE CROSS SECTION OF PIPE; SHAPE AND TROWEL SMOOTH.
3. STOP ALL PIPE 1" INTO MANHOLE.
4. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
5. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
6. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
7. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

SANITARY MANHOLE DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

WISCONSIN
GREG HOREJS
E-45136
DOWNERS GROVE, IL
PROFESSIONAL ENGINEER

REVISIONS

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

PROPOSED IMPROVEMENTS FOR
CNG FUELING STATION
1ST STREET
SOMERS, WI

PROJ NO: 220259
ENG : GPH
DATE : 03/24/2023

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C7.1
23 OF 23

Sam Schwartz
200 South Wacker Drive, Suite 1400
Chicago, IL 60606
(773) 305-0800
samschwartz.com

Sam Schwartz
A TYLin Company

Memorandum

To: Mr. Brad Hovanec, CAGE Engineering, Inc.
From: Kelly Conolly
Date: March 23, 2023
Re: Compressed Natural Gas Fueling Center, Somers, WI, Traffic Engineering Services

Sam Schwartz Consulting, LLC, was retained to provide traffic engineering services to CAGE Engineering, Inc. in support of the Compressed Natural Gas Fueling Center proposed on the south side of County KR in Somers, Wisconsin. Sam Schwartz is currently in progress on a traffic submittal which will follow Wisconsin Department of Transportation (WisDOT) standards given the agency's involvement in the current and ultimate jurisdiction of County KR. The first step of the traffic submittal is to complete an Initial Review (IR) document which consists of a site plan, proposed access location(s), existing traffic volumes, proposed trip generation, proposed trip distribution, and proposed trip assignment. The IR will be submitted to WisDOT, Kenosha County, and the Village/Town for review. It is expected that the reviewing jurisdictions will provide written responses and WisDOT will take the lead in defining the scope of a Traffic Impact Analysis (TIA), if required. The second step would be completion and submittal of the TIA, as necessary.

Completion of the process outlined above will determine final geometric improvements required on the external roadway system, if any, to mitigate anticipated traffic-related impacts resulting from the proposed development and to improve the functionality of the local transportation system. Preliminary review of the WisDOT Facilities Development Manual (FDM) indicates an exclusive left-turn lane will likely be required by WisDOT at the proposed access drive on County KR due to its policy to provide exclusive left-turn lanes at all median openings on rural and urban transitional divided highways. FDM guidance suggests the minimum storage length of the left-turn lane would be 300 feet plus 150 feet of taper. Final lane dimensioning, access configuration, and intersection control will be based on standard WisDOT guidance and on approvals by the reviewing agencies.

Please do not hesitate to reach out with any questions regarding the above at kelly.conolly@samschwartz.com.

Sam Schwartz Engineering, DPC is a firm authorized to perform engineering services in different states and works in cooperation with Sam Schwartz Consulting, LLC, collectively comprising the Sam Schwartz team. Working as a team provides both companies access to the entire network of professionals.

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #8 Discuss and Review proposed Assignment of Certain Rights under Development Agreements for Market Square Apartments

BACKGROUND:

Market Square Apartments located in Somers Market Center consists of 330 units of market rate residential apartments. This was a Bear Development project. The Village entered into a Development Agreement with Bear's entity in 2016 to build the first 280 units. In 2018, the Village entered into an additional Developers Agreement with Bear's entity to construct an additional 50 units. The entire project currently sits in the Village's Tax Increment District #2.

UPDATE:

In May of 2023, Administrator Peters was contacted by Bear's legal counsel to inform him of Bear's entity's potential sale of this project to MLG Capital. MLG Capital is an investment firm out of Brookfield, Wisconsin with a large real estate portfolio. Information regarding MLG Capital can be reviewed by using the following link: https://mlgcapital.com/company-overview/

The proposed sale is scheduled to take place in June of this year. Per the Development Agreements in place, the Village would have to consent to any assignment of rights for this sale to occur.

COMMENTS:

Both Administrator Peters and Attorney Davison have spoken to counsel for MLG Capital. Attorney Davison has drafted a proposed Assignment of Certain Rights under Developments. A representative from MLG Capital will be in attendance at our May 16th Work Session to answer questions regarding their firm.

ATTACHMENTS:

Assignment of Certain Rights under Developments

Map of Area

ASSIGNMENT OF CERTAIN RIGHTS
UNDER DEVELOPMENT AGREEMENTS

This Assignment of Certain Rights under Development Agreements (the "Assignment") is entered into effective as of _____, 2023, by Market Square Apartments, LLC, a Wisconsin limited liability company ("Market Square"), Southport Services Corp., a Wisconsin corporation ("Southport"), and MSA2, LLC, a Wisconsin limited liability company ("MSA2") (hereinafter collectively referred to as "Assignor") in favor of MLG Capital ACQI, LLC, a Wisconsin limited liability company ("Assignee").

RECITALS

A. Assignor ("Southport" and "Market Square" as assignees of SMMFLP Limited Partnership, a Delaware limited partnership), is a party to a certain Development Agreement (the "Original Development Agreement") between the Village of Somers and the Assignor, dated January 14, 2016, and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on January 19, 2016, as Document No. 1764706 and restated in a Restated Development Agreement between the Village of Somers and the Assignor ("Southport" and "Market Square") dated May 13, 20216 and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on the 28th day of July, 2016, as Document No. 1776940 (the "Restated Development Agreement").

B. Assignor ("MSA2"), is party to a certain Development Agreement between the Village of Somers and the Assignor, dated November 9, 2018, and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on November 20, 2018, as Document No. 1831954 (the "Phase II Development Agreement").

C. The Assignor hereby warrants and represents to the Assignee as follows:

(1) All developer improvements constructed under the Original Development Agreement and the Restated Development Agreement have been completed in compliance with the requirements and obligations under such Agreements.

(2) There are no outstanding obligations, deficiencies, defaults or violations by the Assignor under the Original Development Agreement or Restated Development Agreement.

(3) There are no outstanding fees, charges, assessments or deferred maintenance charges or deferred assessments, including any related to TIF financing or direct incentive or voluntary payments, owed by Assignor under the Original Development Agreement or Restated Development Agreement.

(4) There are no known future payments or charges owed by the Assignor under the Original Development Agreement or the Restated Development Agreement.

D. Pursuant to Article IV, Sections D of the Original Development Agreement and the Restated Development Agreement, Assignor ("Southport" and "Market Square") is entitled to certain development incentives (the "Development Incentives") from the Village of Somers, Wisconsin (the "Village") as more particularly described in such Development Agreements. Assignor desires to assign such Development Incentives to Assignee pursuant to the terms and provisions hereof. Assignor warrants and represents that the only remaining Development Incentive that remains payable by the Village is the payment due October 1, 2023, in the amount of Seventy-five Thousand ($75,000.00) Dollars.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agrees as follows:

1. **Incorporation of Recitals**. Each of the recitals set forth above are incorporated into this Assignment as if set forth in full herein.

2. **Assignment of Rights and Obligations Under Original Development Agreement and Restated Development Agreement**. Assignor hereby assigns, transfer and sets over to Assignee, all rights and obligations of the Assignee pursuant to the terms of the Original Development Agreement, the Restated Development Agreement and the Phase II Development Agreement. Assignee hereby accepts such assignment.

3. **Assignment of All Development Incentives**. Assignor hereby assigns, transfers and sets over to Assignee the Development Incentives under the Original Development Agreement and the Restated Development Agreement described in paragraph D above. Assignee hereby accepts such assignment.

4. **Indemnification of Village**. Assignor hereby agrees that all payments made by the Village to Assignee under the terms of the Original Development Agreement shall fully acquit the obligation of the Village owed to Assignor to make such payments to Assignor. Further, Assignor hereby releases the Village from any liability to make those payments due under the Original Development Agreement or the Restated Development Agreement to Assignor (or its successors) to the extent such payments are actually made to Assignee. Assignor further hereby agrees to indemnify the Village against any claim made against the Village by Assignor or any party claiming by or through Assignor that any payments made by the Village to Assignee pursuant to the Original Development Agreement or Restated Development Agreement should have been made payable instead to Assignor or the successors or assigns of Assignor (other than Assignee).

5. **Governing Law**. This Assignment and the rights and duties of the parties hereunder shall be governed by, and interpreted and construed in accordance with the laws of the

State of Wisconsin, without giving effect to any choice of law or conflict of law rules or provision (whether of the State of Wisconsin or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Wisconsin.

6. **Miscellaneous**.

(a) Entire Agreement; Amendment. This Assignment contains the entire understanding and agreement of the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings between the parties with respect to such matter. This Assignment may not be amended, waived, discharged or terminated, except by a written instrument signed by the part or parties to be bound. In the event of any conflict or inconsistency between this Assignment and any other agreement or document referred to herein, the provisions of this Assignment shall apply and control with respect to the subject matter hereof.

(b) No Third Party Beneficiaries. Nothing in this Assignment shall confer any rights or remedies under or by reason of this Assignment on any person other than the parties and their respective successors and permitted assigns, nor shall anything in this Assignment relieve or discharge the obligation or liability of any third person to any party to this Assignment, not shall any provision of this Assignment give any third person any right of subrogation or action over or against any party.

(c) Severability. If any provisions of this Assignment shall be held to be invalid or unenforceable, such invalidity or unenforceability shall attach only to such provision and shall not in any way affect or rendered invalid or unenforceable any other provision of this Assignment, and this Assignment shall be carried out as if such invalid or unenforceable provisions were not contained herein.

(d) Facsimile/PDF; Counterparts. This Assignment may be executed in one or more counterparts and delivered by facsimile or a PDF attachment to an email, each of which will be deemed to be an original copy of all of which, when taken together, will be deemed to constitute one and the same agreement. This Assignment may be executed in any number of counterparts, by original or facsimile, all of which together shall constitute one and the same instrument.

(e) Waiver. A waiver of any breach of violation of any term, provision or covenant contained herein shall not be deemed a continuing waiver or a waiver of any future or past breach or violation.

(f) Village Not a Party. The Village is not a party to this Assignment. The Village consents to the assignment by the Assignor to the Assignee of all rights under paragraphs 2 and 3 above.

IN WITNESS WHEREOF, the parties hereto have hereunto set his or her hands as of the day and year first above written.

ASSIGNOR

Market Square Apartments, LLC, a Wisconsin limited liability company

By:_____
Printed Name:_____, Managing Member

Southport Services Corp., a Wisconsin corporation, and MSA2, LLC

By:_____
Printed Name:_____, Managing Member

MSA2, LLC, a Wisconsin limited liability company

By:_____
Printed Name:_____, Managing Member

ASSIGNEE

MLG CAPITAL ACQI, LLC, a Wisconsin limited liability company

By:_____
Printed Name:_____, Managing Member

ACKNOWLEDGMENT AND CONSENT OF
VILLAGE OF SOMERS, WISCONSIN

The undersigned hereby acknowledge receipt of the attached Assignment of Certain Rights Under Development Agreement, consents to the assignment of rights set forth therein and acknowledges and confirms the representations made in Section "C" of the recitals above.

Dated this _____ day of _____, 2023.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

Draft

Market Square Apt



KENOSHA COUNTY
INTERACTIVE MAPPING

Legend

N

S

1:8,806

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

Date Printed: 5/02/2023

2023-05-02

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #9 Update on Stormwater Management Plan and next Steps with Strand Associates

BACKGROUND:

State Statute 66.0821 allows municipalities to create a Stormwater Utility to fund the operations and maintenance of the municipal separate storm sewer system. The Village created a Stormwater Utility in 2018. Per Ordinance, the Village Board shall manage and act as commissioners of all utility, sanitary sewer, or stormwater management districts.

Each year the Village has included projects in the Stormwater Utility to aid in the control of stormwater. Funds have been used for the following projects: Neumiller Woods, Gitzlaff Park, 56th Avenue and 12th Avenue. In the original 2023, Stormwater CIP funds were allocated to Neumiller Woods Phase II and Gitzlaff Park Phase II.

In the past the Village has relied on Root-Pike WIN studies to help determine which projects to include in the Stormwater CIP. No cohesive study/plan has ever been created for the Village to help decide what areas should be prioritized to maximize our stormwater dollars. In February, Administrator Peters requested funds be allocated in the Stormwater CIP to hire a firm to conduct a study to help prioritize projects. A sample of a proposal that was received from the Sigma Group was provided at this time.

On February 14th, the Board amended the Stormwater CIP through Resolution 2023-002 to include $30,000 for hiring an Engineering firm for a Stormwater Management Plan. After these funds were allocated, Administrator Peters reached out to several other possible firms. The Board was informed of this in the March 2023 Administrator's Report. In April, Administrator Peters selected Strand Associates proposal. The Board was informed of this in April's Administrator's Report. Said report also informed the Board that a project "kick off" meeting had been scheduled and that a public information meeting will also be held at some point in the near future.

The staff level "kick off" meeting was held on May 3rd with Strand Associates. Administrator Peters, Assistant to the Administrator Poirier, President Stoner, Root Pike Win Executive Director Giordano, Plan Commissioner Grimes, Strand Engineer Wood, and Strand Engineer Sadowski were in attendance. We discussed the history of the Stormwater Utility, our reasoning for hiring Strand, the Village's relationship with Root Pike Win, areas of concern, and scheduling of a public informational meeting.

UPDATE:

A public informational meeting has been scheduled for Wednesday, June 14th from 5:30 pm to 7:30 pm. The public will be invited to come meet representatives of Strand Associates, Inc. and help identify and locate known stormwater issues. Boards will be provided to let citizens know where we are in the process, what the current goals are, and what areas they feel need to be addressed.

Since May 3rd, Staff has worked to create a mailer that will be mailed to every parcel owner in the Village of Somers. Staff has created the mailing list and worked with a printing company to get these created. We are aiming to have the postcards out by June 1st. A rough draft of the mailer is attached.

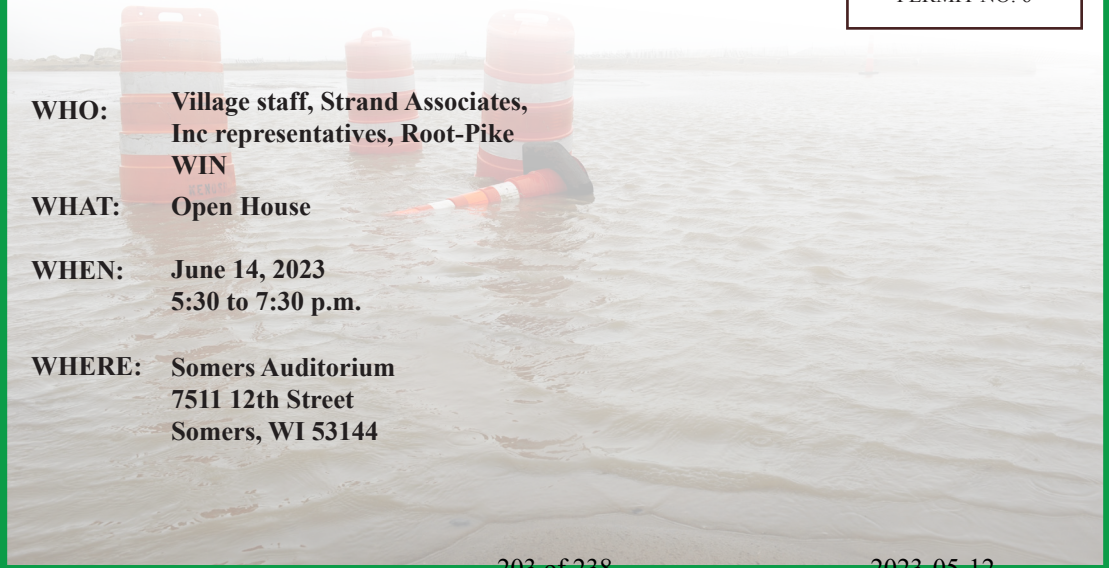
Staff will also promote the informational meeting on our website, our message board, future Board Meetings, and sent to the media.

ATTACHMENTS:

Mailer

YOU ARE INVITED TO THE SOMERS STORMWATER UTILITY CAPITAL IMPROVEMENT OPEN HOUSE

FIRST CLASS MAIL
PRESORTED
U.S. POSTAGE PAID
SOMERS, WI
PERMIT NO. 6



WHO: Village staff, Strand Associates, Inc representatives, Root-Pike WIN

WHAT: Open House

WHEN: June 14, 2023
5:30 to 7:30 p.m.

WHERE: Somers Auditorium
7511 12th Street
Somers, WI 53144

The Village of Somers wants your input to help identify current stormwater issues, such as flooding. The Village has a Stormwater Utility — a designated fund where fees are collected and must be spent on stormwater issues.

To help prioritize and budget projects for the next several years, the Village has hired Strand Associates, Inc. engineers.

You are invited to meet representatives during a public information meeting open house June 14 from 5:30 to 7:30 p.m. This is one of the first steps in this process because we want to hear from you.

Representatives from Root-Pike WIN, a nonprofit organization that studies and funds local watershed issues, will also be on hand to explain larger watershed issues and initiatives that impact Somers.

Established 1843
Somers
VILLAGE & TOWN

STRAND ASSOCIATES®

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #10 Presentation from Root, Pike Win regarding potential Stormwater Culvert Replacement Project on Tax Parcel #82-4-222-103-0102

BACKGROUND:

Root Pike Win Executive Director Giordano has requested some time before the Board to discuss a potential Stormwater Culvert Replacement Project on Tax Parcel #82-4-222-103-0102. This parcel is owned by the Davis family and is located East of the Union Pacific Railway line and northwest of Hawthorn Creek Subdivision. The project would serve to upsize an existing culvert on the property to alleviate the flows that are forced through said culvert.

COMMENTS:

Root Pike Win had previously secured the money that funded the design of the project and now is trying to secure additional grants for construction. If Root Pike Win was to receive additional monies from the Stormwater Utility, they may be able to obtain additional grant funds. They also received "in-kind" contributions from the property owners. This project has been forwarded to Strand Associates which the Village has hired for our Stormwater CIP. If the Board is willing to move forward with a commitment of funds, the Stormwater CIP will need to be amended. Administrator Peters will also set up an official Storm Water Utility meeting to memorialize the funding.

Staff is seeking guidance as to whether the Board would like to move forward with a commitment of funds at this time.

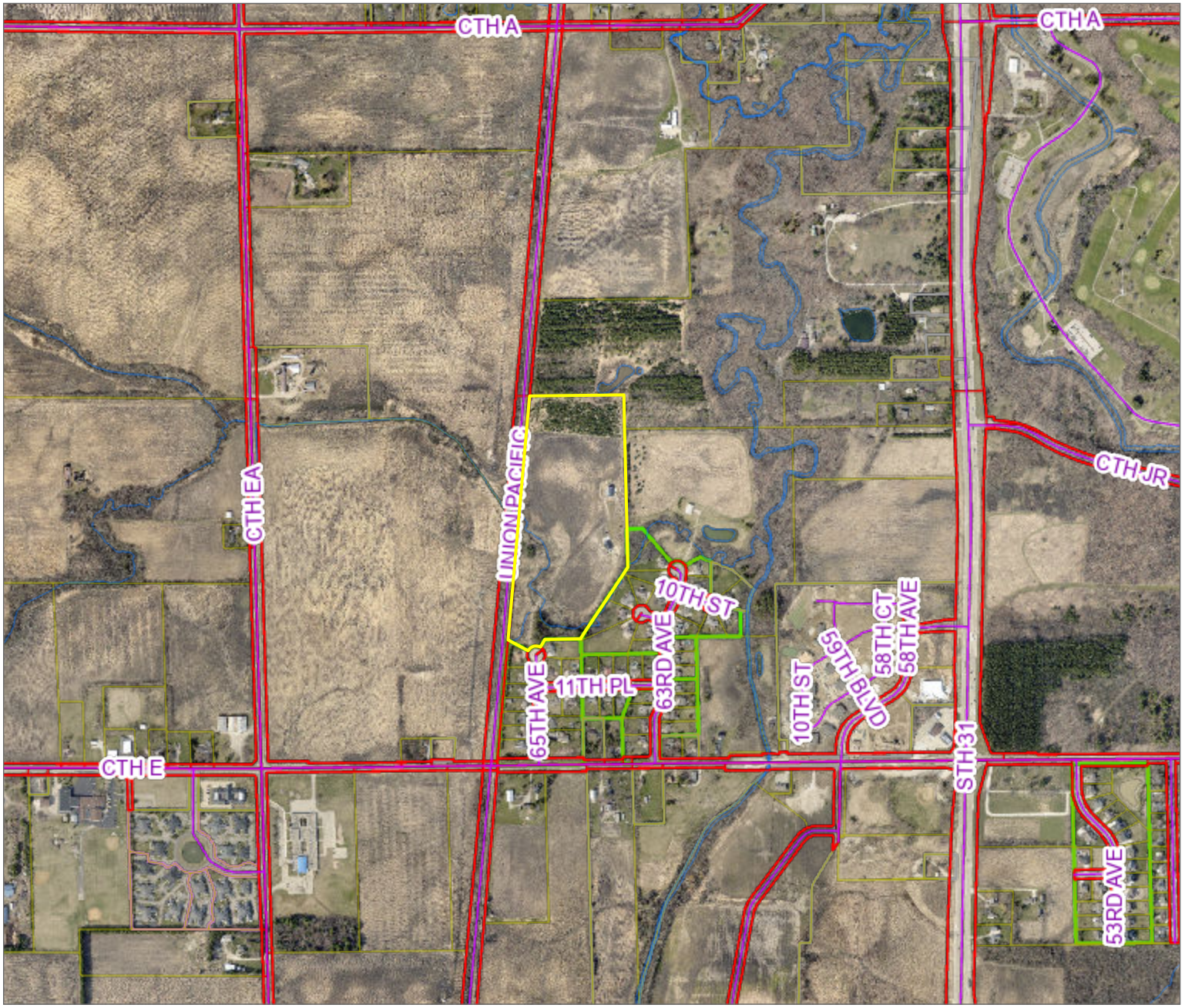
ATTACHMENTS:

Map of Davis Parcel

Root Pike Win Explanation

Root Pike Win Information on Lower Somers Branch

Design of Project



KENOSHA COUNTY
INTERACTIVE MAPPING

Legend

N

S

1 Inch =1,062 Feet

Date Printed: 5/12/2023

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.

May 3, 2023

Why Replace this Somers Branch Culvert?



Figure 1: Davis Property Culvert (Source: DNR)

Undersized, collapsed, or poorly designed road crossings fragment natural stream pattern and ecosystems, contribute to erosion, and exacerbate flooding. High flows forced through undersized culvert pipes or bridges increase water velocities, eroding the bed and banks at their outlets, and in some cases, creating large drop-offs to the streams below. Even though a watershed receives the same amount of precipitation, it is transported through the system much more quickly, thus resulting in higher peak discharges and resultant increases in stream power. This increased stream power can more effectively erode the streambed and banks. Because the total amount of water remains relatively constant, base flows decrease because the rapid runoff reduces the total amount of water that can infiltrate and be stored in the soil.

Debris builds up quickly at the upstream ends of undersized culvert pipes, backing up natural flows, flooding roads, and requiring ongoing maintenance by local road crews. Undersized bridges may allow the passage of most debris, but still back up flows, impounding water upstream, eroding banks and widening the channel. Streambanks at either end of undersized road crossings are often eroded. Stripped of plants and the root systems that stabilize them, the banks collapse, adding more sediment and compromising the habitat of fish and other wildlife essential to a healthy stream.

The stream balance equation indicates that if available stream power is augmented by an increase in discharge or the gradient of the stream, there would be an excess amount of stream power relative to the discharge of bed-material sediment whose resistance is a measure of particle diameter. Additional sediment would be eroded from the channel resulting in: (1) an increase in bed-material discharge to an amount commensurate with the heightened stream power, and (2) a decrease in channel gradient and, consequently, stream power as the elevation of the channel bed is lowered.

Assuming, for illustrative purposes, that the streambed and banks are composed of the same material, the streambed will erode first. This is due to the higher shear stresses exerted on the bottom of the stream channel by the flowing water. The streambed will continue to erode until (1) the critical bank height is exceeded resulting in bank failure and channel widening which may restore the sediment/water balance, (2) a control point is encountered such as bedrock, buried wood, pipelines, bridge aprons, fords, or culverts, (3) deposits of coarse sediment armor the channel bed, or (4) there is a significant change n valley type (i.e. alluvial with floodplain to confined with hillslope interaction) and/or gradient (i.e. low gradient to a much steeper gradient). If the channel bed is more resistant to erosion than the banks (i.e. cobble bed with sand banks), then bank erosion will be the likely mode of adjustment.

Source: U.S. Fish and Wildlife Service

(262) 883-4018
4116 12th St
Kenosha, WI 53140-2106
www.rootpikewin.org







Prepared for:

Somers Branch

Channel Stabilization on Alternatives Plan and for Lower Somers Branch

November 30th, 2021
2023-05-12

Channel Stabilization Concept Alternatives

Lower Somers Branch (Somers, WI)

Introduction

Root-Pike WIN contracted with Interfluve to conduct a geomorphic reconnaissance of the lower Somers Branch from the railroad to the confluence of the South Branch of the Pike River (Figure 1). Interfluve conducted site visits in September and October of 2021, including a windshield survey of the entire watershed and a ground geomorphic assessment of the downstream 0.7 miles. The results of the geomorphic reconnaissance are detailed in the Existing Conditions section below, and recommendations are described separately and refer to Concept Plans 1 and 2 for location. Note that channel locations are given as river stationing in hundreds of feet starting at 0 for the channel mouth. For instance, the failed culvert structure 90 feet upstream of the mouth is located at Station 0+90, and an eroding bank 1750 feet from the mouth would be at Station 17+50.



Figure 1. Somers Branch showing both north and south forks in the upper watershed. The white box denotes the concept alternatives focus area. The north-south railroad crosses the channel on the far left side of the white box area.

General Stream Geomorphology

Low to moderate gradient rivers like the Somers Branch have a energy and momentum that comes from water originating at a higher elevation and wanting to get to a lower elevation (i.e. gravity). This energy gets released along the way, and nature tends to distribute that energy in the most effi-

cient manner possible, in this case a sine wave or S-shape. Skiers apply this principle in moving down the steep slope of a mountain (Figure 2). Skiing back and forth lengthens the distance and thus lowers the slope, and also dissipates energy through the carving of snow. Streams and rivers thus dissipate energy in the form of meanders that are created through the erosion of sediment on the outsides of those meanders. The material that is eroded forms bars on the inside of those meanders, and this is the process that creates the fertile agricultural floodplains of the Midwest.

As we've mentioned, streams have a strong tendency to meander. They erode the outside of bends, while depositing sediment on the inside of meander bends. This process results in a channel size that remains relatively constant, yet moves around in the floodplain. This process is called *dynamic equilibrium*, as the channel size remains in equilibrium with incoming flows, but the channel location changes. This equilibrium gets upset when agriculture and development cause water to enter streams faster and in higher volumes.

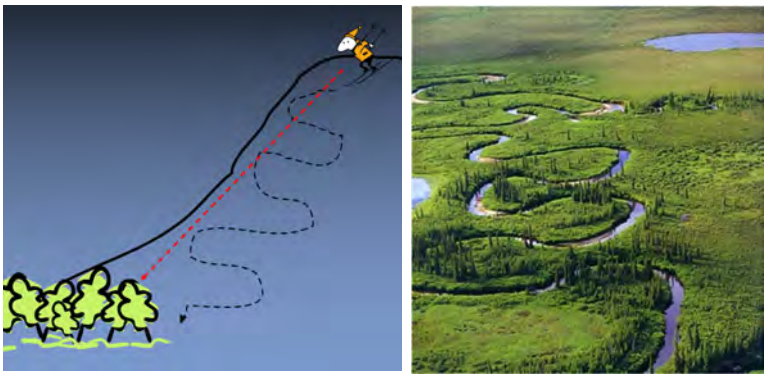


Figure 2. A skier can release his potentially energy through a straight line and collision with the trees, or he can spread that energy out evenly by carving out a sinuous path in snow. This action mimics that of streams and rivers, which carve out a sinuous planform (and thus lower slope) in sediment.

Streams respond in two ways, by down cutting or incising, and by widening. The Somers Branch is in the beginning stages of this process of channel evolution, where incision typically occurs first (Figure 3). As the stream becomes deeper and deeper, the floodwater depth in the channel gets deeper, and that water then becomes much more erosive. Imagine a small bulldozer versus a much heavier bulldozer. Fortunately, the Somers Branch has cohesive clays and large gravels in the bed and banks, and these have limited the amount of incision. The incision is still occurring, however, and will worsen with each flood. Eventually, the banks will become taller as the channel cuts down, and gravity will combine with water erosion to widen the channel. The section below describes in more detail the existing conditions observed. Following that, Interfluve offers recommen-

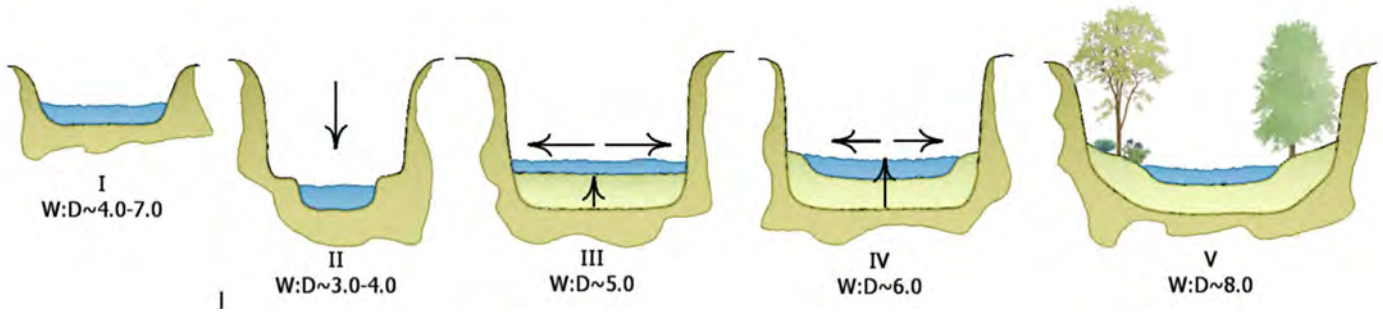


Figure 3. Channel evolution proceeds typically by downcutting (II) of a stable channel, followed by widening (III), and formation and stabilization of a new, lower elevation floodplain (IV, V). Lower Somers Branch is in stage II of this process and if left unchecked, will deepen and continue to the widening stage III. (From Schumm 1977)

dations to help prevent extensive erosion problems in the future.



Figure 4. Opposing black willows form extensive root masses along channel banks in lower Somers Branch. These root masses are superior at holding soil in place.

Existing Conditions

The Somers Branch originates in two tributaries near 88th Street roughly 2.5 miles west of the South Branch of the Pike River. The north fork originates just south of 7th Street (County A) west of 88th Avenue, while the south fork originates west of 88th Avenue and just south of Somers Road in Somers, WI (Figure 1). The stream runs approximately 2.7 miles through row crop agricultural land to its confluence with the South Branch of the Pike River. The Somers Branch is channelized for the upper 2.0 miles of its length, but has some meanders remaining in the downstream 0.7 miles. This lower Somers segment is the focus of this detailed reconnaissance and concept plan.

Downstream of the railroad crossing at River Mile 0.7 (Station 37+00), the channel drops roughly 15 feet over 3600 feet for an average bed slope of 0.46%. This slope is consistent with a meandering riffle-pool channel form. The lower Somers winds through a terraced alluvial valley comprised of glacial outwash and glacial-lacustrine sediments. Banks are 2.5 feet high in the upper reach downstream of the railroad, and the channel deepens to riffle bank heights of 5-6 feet in the downstream subreach. Channel bankfull width varies from 15-25 feet. The channel is stabilized by cohesive clays in the channel bed and by extensive root masses from black willow and cottonwood trees in the floodplain and on the inside of meander bends (Figure 4). Erosion is noted on the outside of meander bends, with banks composed of clay, glacial outwash and till, and loam. Channel erosion is occurring episodically during larger flood events. Upstream of Station 23+00, channel banks are consistent with the lower half composed of light brown clays and the upper banks of sandy loam. Upstream of the grade controlling crossing at Station 28+00, the channel is more typical of a stable bed channel (i.e. not incising or aggrading), with active point bar formation and floods accessing the floodplain regularly. Channel erosive energy is lessened in this subreach due to the decrease in channel depth.

The channel shows approximately 3-4 feet of incision likely over the past 50 years. The channel bed is relatively stable currently under bankfull conditions, with grade controlling riffles and two road crossings. Active incision of the channel bed was noted at Station 11+00 and 21+00, and large pronounced pools are present from 12+00 to 23+00. Channel incision is likely occurring only during the larger floods capable of mobilizing riffle material. Grade is controlled at the failed culvert at Station

0+90 (Figure 5) and also at the driveway crossings at Station 9+70 and 28+80. Upstream of Station 20+00, the channel bed is resistant, but still vulnerable, to incision due to the presence of hard pan clay. In several locations, channel spanning root systems from black willow and cottonwood are acting as grade control by holding the channel bed material in place.

Floodplain vegetation consists of shrubs such as dogwood, common elderberry, with an overstory of colonizing boxelder, sugar maple and silver maple, cottonwood and black willow. Some buckthorn and reed canarygrass were noted as invasive species.



Figure 5. This culvert at Station 0+90 has lost the surrounding backfill and road surface, but remains in place.

The South Branch of the Pike River has a significant influence on the hydraulics of the lower Somers Branch. When flows are high in the South Branch, water backs up as far as 1,000 feet upstream into the Somers Branch. This slows water velocity in Somers Branch and has resulted in sediment dropping out and accumulating in the lower 500 feet of the stream. This hydraulic effect also reduces erosive energy in the lower Somers, but the effect only pertains to when flows in the South Branch are above bankfull elevation. When Somers Branch is at high flow and the South Branch is at low flow, there is no significant backwater effect.

Recommendations

Stabilization of the lower segment of the Somers Branch can be done inexpensively because the problems have not yet magnified. If no action is taken, channel incision and widening will continue, and will continue to input fine sediment into the South Branch of the Pike River. Once extensive widening begins, costly bank stabilization treatments will be required to protect residential properties. The landowners and Root Pike WIN have demonstrated valuable foresight in addressing the problem in the early stages. Interfluve recognizes this and recommends the following low cost treatments as shown in the Concept Plans (see attached):

1) Remove defunct culvert at Station 0+90
2) Install grade control riffles at Station 11+00, 19+00, 23+00, 27+00. Upstream of 28+00, channel is aggraded and shows what grade control can do for the channel stability.
3) Replace the driveway crossing at 28+00 with a culvert or small bridge that can accommodate flood flows. This crossing will require channel bed stabilization to prevent upstream incision, and will require removal of concrete rubble and bank stabilization.

4) Expand forested buffer from 17+00 to 23+00 by 15-20 feet min
5) Expand forested buffer from 4+00 to 15+00 to 40 ft min
6) Grade banks and stabilize with stone toe and bioengineering (Black Willow based) at 4+00 to 5+00 and from 7+50 to 8+30

Grade Control

To prevent incision from getting worse, or alternatively to raise the bed elevation of a stream channel, grade control can be established by installing weirs, check dams or more natural riffles. Grade control riffles are similar in appearance to natural riffles, but grade control riffles are constructed of stone sizes that will not move under the design flood conditions. These are constructed with a slope similar to the existing channel, but the bed is excavated to a depth of 1-2 feet and then replaced with a mixture of boulder, cobble, and gravel. Grade control riffles typically extend under the banks for a certain depth, sometimes extending the entire valley width. This prevents the river from migrating off of the grade control and resuming incision (Figure 6).



Figure 6. Constructed grade control riffle

Bank Stabilization

Where the channel is currently eroding into forested buffer land, Interfluve recommends no action. Bank erosion is part of normal geomorphic process, and the slow rate of bank erosion in lower Somers Branch does not warrant immediate action for most of the channel. In some areas identified in the plan, however, bank erosion is threatening to erode private property. To prevent this, we recommend the installation of a stone toe composed of a mixture of boulders, cobble and gravel. These natural materials offer protection but are still traversable by riparian wildlife, whereas angular riprap is not. The upper banks would be reconstructed using bioengineering techniques and revegetated with native plants (Figure 7). Bioengineering requires woody plants such as shrubs and trees, and Interfluve recommends the use of black willows and various native shrubs. These plants have deep roots with extensive masses of root hairs that provide protection that only gets stronger over time.

Buffer Expansion

Southern Wisconsin was historically a mix of prairie patches and the Big Woods ecosystem, a massive oak-maple-basswood old growth forest that stretched from the Central Minnesota through the



Figure 7. Left—A constructed stone toe and bioengineered bank after 2 years of growth. Right—A constructed stone toe and bioengineered upper bank after 10 years of growth. Neither bank requires long term maintenance.

Mississippi valley and southeast to the Appalachians. These ecosystems harbored hundreds of different native plants, and played host to large populations of migratory songbirds, game birds and wildlife. As these forests were replaced by agriculture and development, the animals that occupied those spaces disappeared, in some cases becoming regionally or globally extinct. For example, red headed woodpeckers were once common throughout Wisconsin, but are now extremely rare, as they require large areas of undisturbed forest. Remnants of these historic ecosystems remain, mostly along steep slopes and in river and stream valleys. Although agriculture and urban development make it difficult to restore those areas, patches of prairie and forest habitat can be restored along river and stream corridors to provide valuable migratory habitat. These streamside, or *riparian* corridors are extremely important migration corridors for birds and wildlife and can be managed as zones of variable management intensity (Figure 8).

Row crops and turf grass (lawns) are relatively impervious to water compared to prairie and forest systems, so water tends to run off of these surfaces into drains, tiles or ditches and then quickly into streams. This water is often warm and full of pollutants in the form of fertilizer, herbicides and pesticides. These chemicals upset the nutrient balance in streams and are toxic to fish, wildlife and humans. The warm water can cause fish kills and can contribute to low oxygen in stream systems.

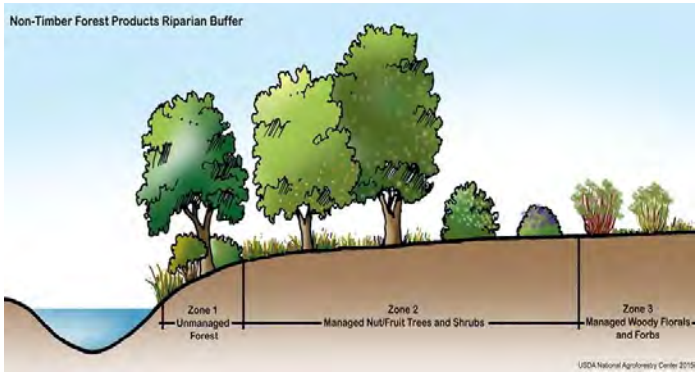


Figure 8. Forested riparian buffer schematic

Native forested and prairie buffers slow the precipitation from entering streams, encourage infiltration and raise groundwater levels, filter out nutrients from farm and lawn runoff, and provide important shade for streams and wetland habitats. Deep rooting trees and shrubs also provide unmatched stabilization of streambanks. Where turf grass is encroaching on channel banks, Interfluve recommends expanding a native plant dominated buffer that features deep rooting shrubs and trees (See Concept Plans for locations). Examples of upland shrub species would be common elderberry, serviceberry, ninebark, nannyberry and high bush cranberry. Canopy trees could include silver maple, white oak, sugar maple, spruce and white pine. Figure 9 below shows that for significant water quality improvements and wildlife population improvements to be realized, large buffer widths are

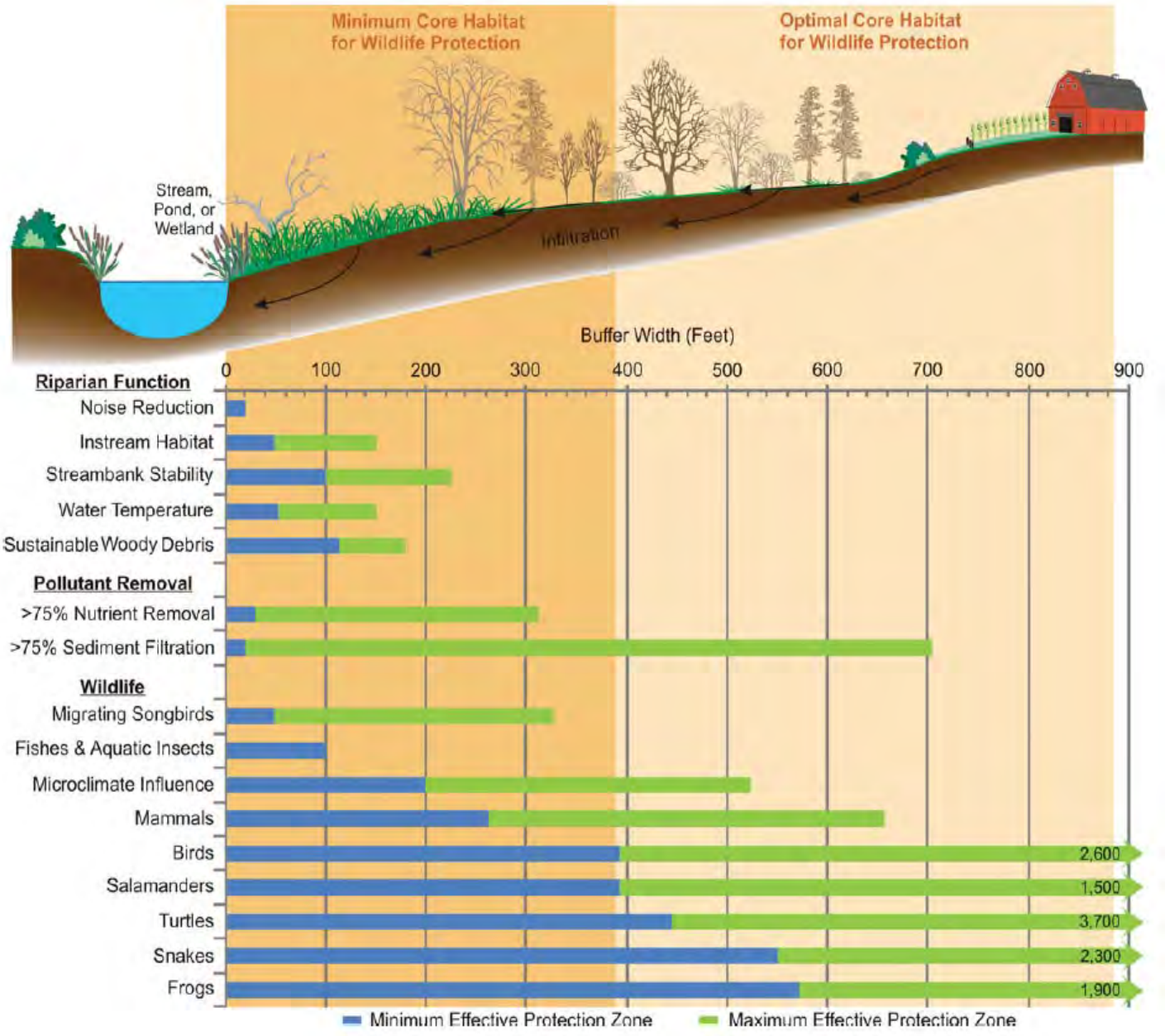


Figure 9. Recommended buffer widths for riparian function, pollutant removal and wildlife habitat restoration (courtesy Southeast Wisconsin Regional Planning Commission)

required. However, every little bit helps, and even a narrow buffer can provide some canopy shading and root stabilization for streambanks. A minimum buffer width of 90 feet is typically recommended for streams, but more is always better in the case of buffers, so whatever maximum can be achieved is preferred. We recommend an inexpensive seed mix that includes a few native grasses and possibly a few forbs. If a forested canopy is desired, expensive native seed mixes with a diverse wildflower mix are not warranted. Cover crops should be included, such as annual rye, oats and winter wheat. Management plans can focus on the elimination of invasive exotic understory vegetation such as garlic mustard, buckthorn, Japanese knotweed and bush honeysuckle.

More information and a short video on buffers can be found here: https://www.cleanlakesalliance.org/buffer-strips/

Future Buildout and Climate Change Impact Considerations

It is important to note that stabilization of lower river segments is important in reducing incision upstream, but that major changes in hydrology (the rate and volume of water) coming into this reach can still have impacts. Climate change is also predicted to continue to increase the frequency of large storms and thus flooding. The residents of the lower watershed can prevent extensive damage from flooding by advocating for riparian buffers and for requirements that limit the rate and volume of runoff coming from upstream developments. Best management practices such as sediment and stormwater detention storage and infiltration ponds should be used with any additional development. Increased or expanded native prairie, wetland and forest habitat in the headwaters and tributaries will also decrease rate and volume of runoff and improve base flow in downstream reaches.

Project Costs

Estimated ballpark costs for the various recommended treatments are given in the table below. Note that because final design for these elements has not been completed, the costs are plus or minus 50% for each, and the costs are given as a unit cost with units identified in the right hand column. Based on these numbers, we have projected construction costs for discreet *channel* elements in the list below, starting downstream to upstream:

- Culvert removal at Station 100 = $1,500
- Bank stabilization (Station 390 to 500 and 770 to 820) = $24,000
- Grade control at Station 1100 = $6,000
- Grade control at Station 1900 = $6,000

- Grade control at Station 2350 = $6,000
- Grade control at Station 2650 = $6,000
- Bank stabilization at station 2350 to 2400 = $7,500
- Culvert replacement at 2900, including bank stabilization = $28,000
- Bank stabilization at 3500 to 3550 = $7,500

Costs for native buffer management and establishment are not given, as those costs can vary greatly dependent on the plan details. If native buffer establishment or invasive plant management is desired, Interfluve recommends working with a specialist in upland and floodplain vegetation management to develop plans.

Channel stabilization components

Item	Description	Cost per	Unit
Bioengineered bank	Stone toe and grading/fabric upper banks (includes access, staging, excavation, stone, grading, fabric, seeding and planting)	$150	LF
Grade control riffle	Excavate to subgrade, install gravel and cobble rounded stone mixture, bank stabilization	$6,000	Each
Culvert replacement	Single lane driveway, assumes partially buried squash pipe or precast box culvert 14 ft wide, includes excavation, prep, backfill (no guardrails) and 50 feet of bank stabilization	$28,000	Each
Culvert removal	Remove failed culvert at Station 1+00. Assumes no channel or bank stabilization work needed.	$1,5000	Each
Riparian buffer management	Invasive plant removal	$2000 - $5000	Acre
Riparian buffer expansion	Planting trees, shrubs and native plants	$500 - $2000	Acre

* Costs are ballpark (+/- 50%)



inter·fluve

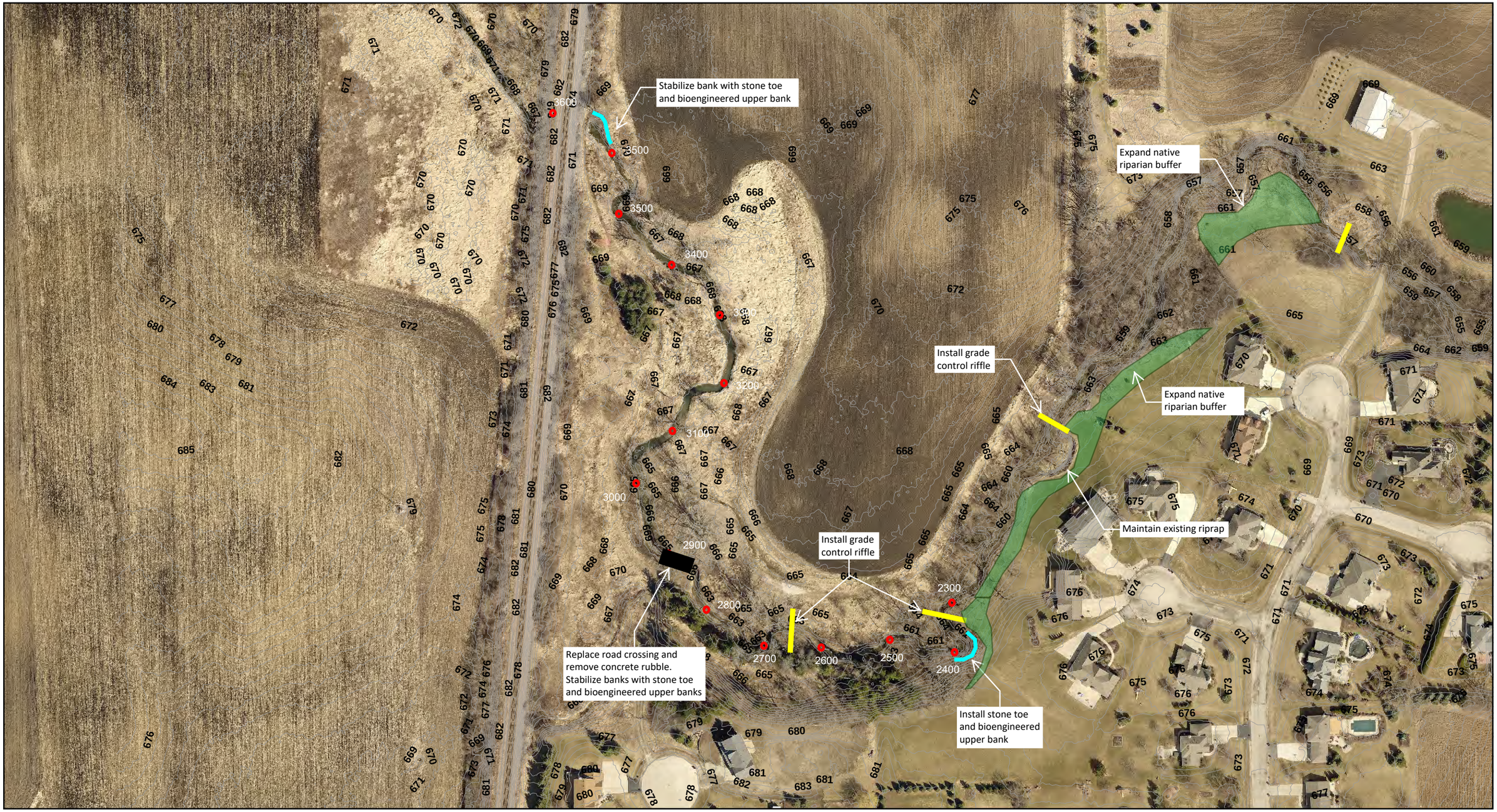
Feet
0 100 200

N

Concept Plan - Channel stabilization alternatives for Lower Somers Branch Station 0+00 to 23+00

Somers Branch
Somers, WI

2023-05-12



inter·fluve

Feet
0 100 200

N

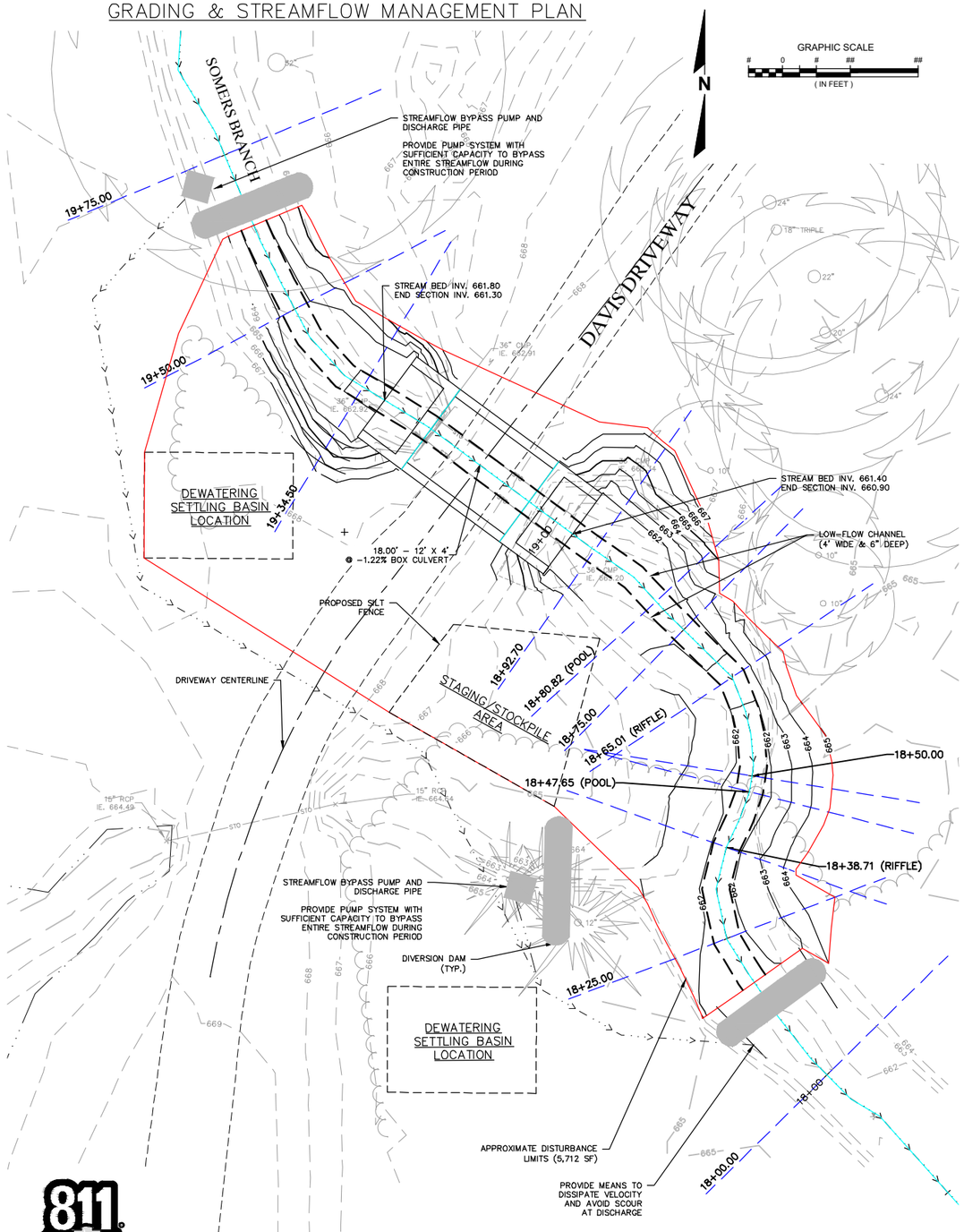
Concept Plan - Channel stabilization alternatives Lower Somers Branch Station 23 +00 to 37+00

Somers Branch
Somers, WI

2023-05-12

H:\2210213\Dwg\2210213G0.dwg, Grading & Restoration Plan, 7/15/2022 7:57:56 AM, rrs

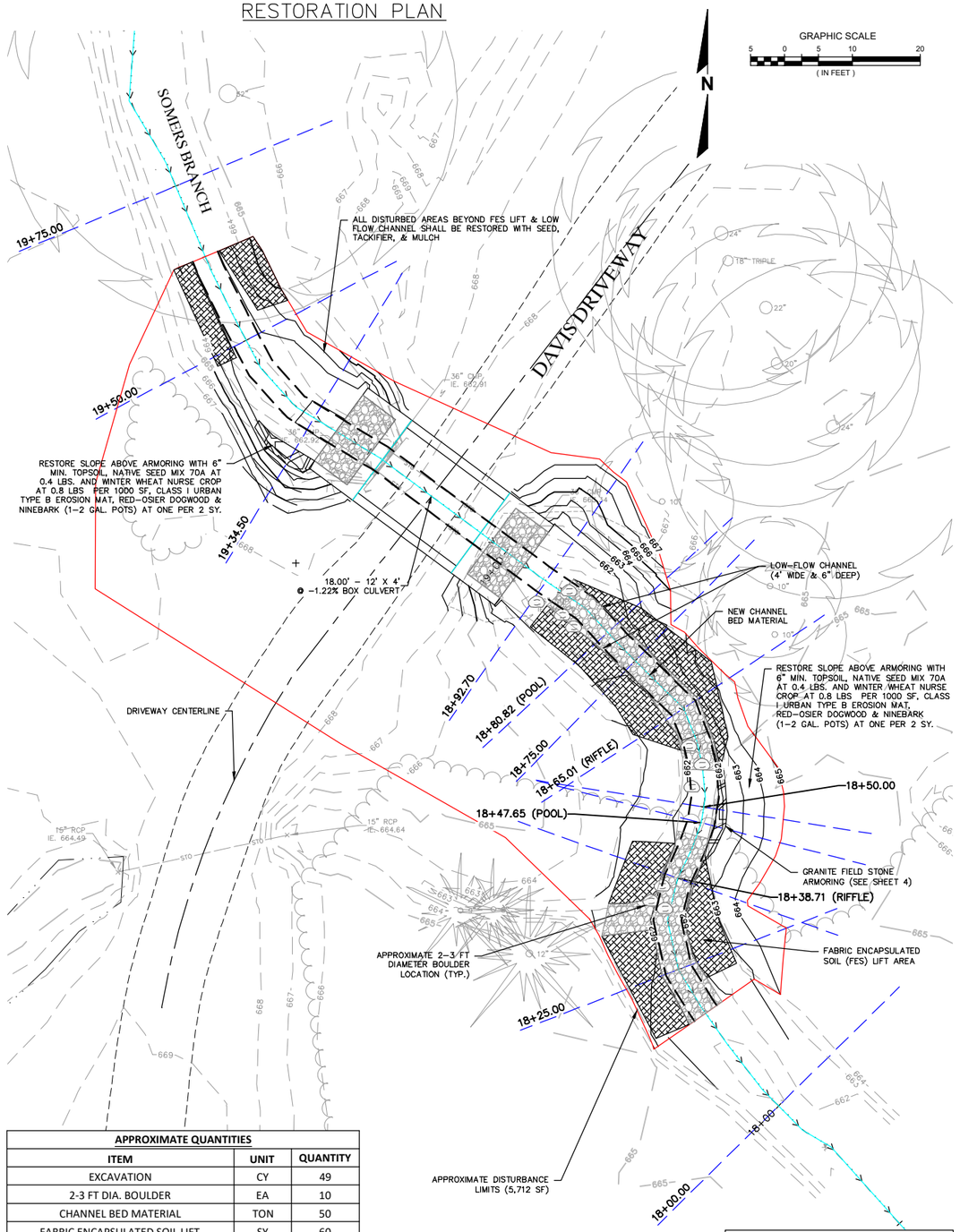
GRADING & STREAMFLOW MANAGEMENT PLAN



Know what's **below.** **Call** before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

RESTORATION PLAN



APPROXIMATE QUANTITIES

ITEM	UNIT	QUANTITY
EXCAVATION	CY	49
2-3 FT DIA. BOULDER	EA	10
CHANNEL BED MATERIAL	TON	50
FABRIC ENCAPSULATED SOIL LIFT	SY	60
GRANITE FIELD STONE	TON	5
MULCH, TACKIFIER, & SEED MIX	SY	367
EROSION CONTROL MAT (CLASS 1 URBAN TYPE B)	SY	30
SILT FENCE	LF	242

NOTE: BOULDERS AND LOW FLOW CHANNEL GRADING ARE FIELD SET ITEMS TO BE DETERMINED AT THE TIME OF CONSTRUCTION. OWNER/ENGINEER MAY ADJUST THE DISTRIBUTION AND ORIENTATION DEPENDING ON MATERIALS AVAILABLE.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DAVIS DRIVEWAY CULVERT
VILLAGE OF SOMERS, WI

GRADING & RESTORATION PLAN

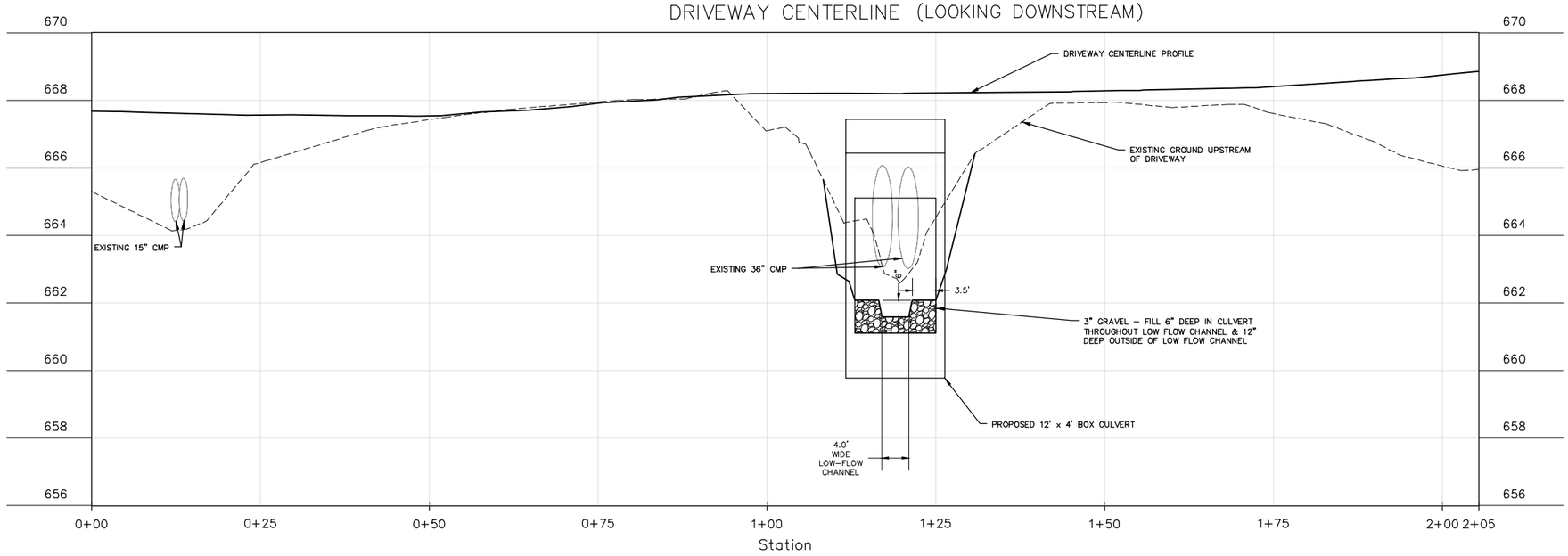
© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: **07/15/22**
SCALE: **1" = 10'**
JOB NO. **2210213**
PROJECT MANAGER: **GARY E. RAASCH. P.E.**
DESIGNED BY: **RRS**
CHECKED BY: **GER**

SHEET NUMBER
1

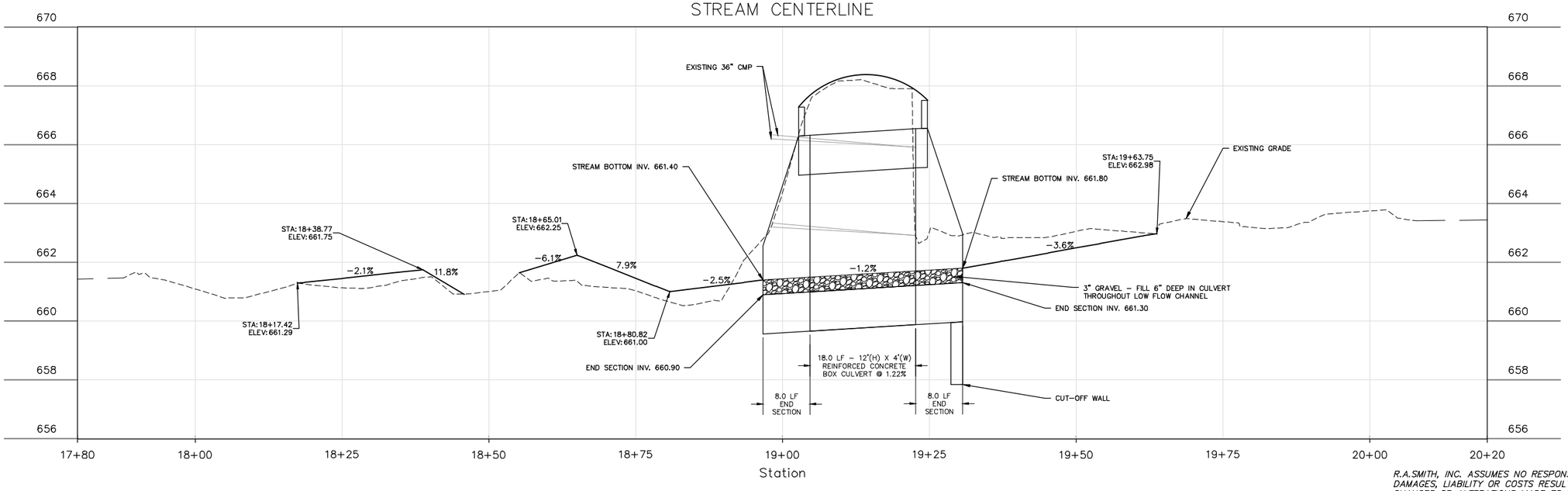
Know what's **below.**
Call before you dig.

DRIVEWAY CENTERLINE (LOOKING DOWNSTREAM)



GRAPHIC SCALE
5 0 5 10 20
(IN FEET)

STREAM CENTERLINE



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DAVIS DRIVEWAY CULVERT
VILLAGE OF SOMERS, WI

DRIVEWAY & STREAM PROFILES

© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: **07/15/22**
SCALE: **1" = 10'**
JOB NO. **2210213**
PROJECT MANAGER: **GARY E. RAASCH. P.E.**
DESIGNED BY: **RRS**
CHECKED BY: **GER**

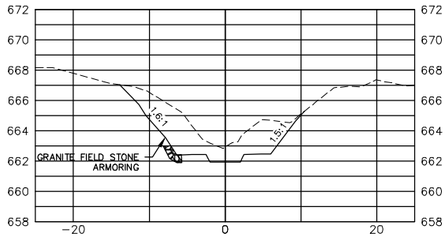
SHEET NUMBER
2

2023-05-12

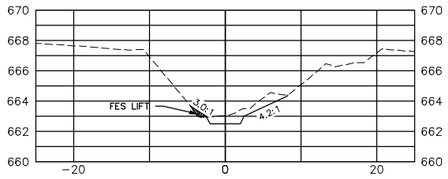
H:\2210213\Dwg\2210213GD.dwg, Driveway & Stream Profiles, 7/15/2022 7:58:02 AM, rrs

Know what's below. Call before you dig.

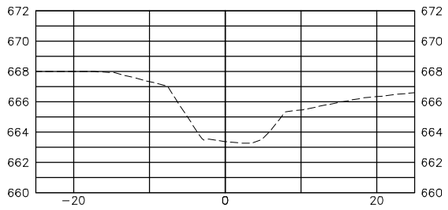
19+34.51



19+50



19+75



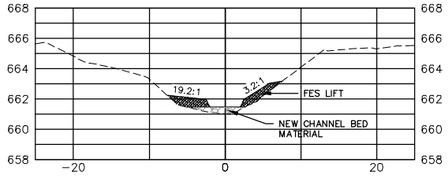
5

10

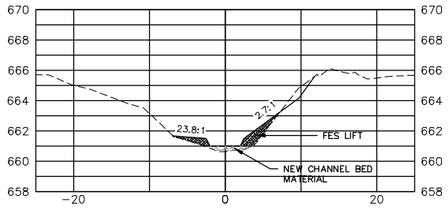
EXISTING GRADE

PROPOSED GRADE

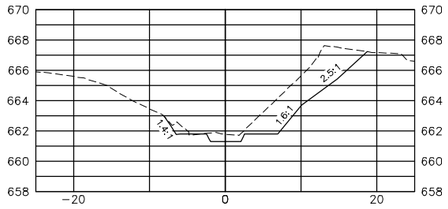
18+75



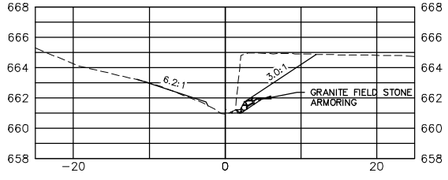
18+80.82 POOL



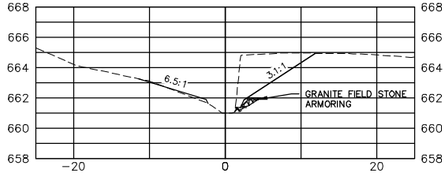
18+92.70



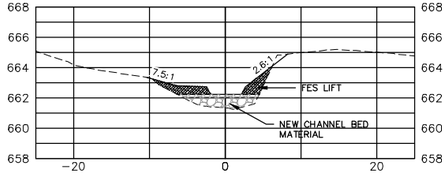
18+47.65 POOL



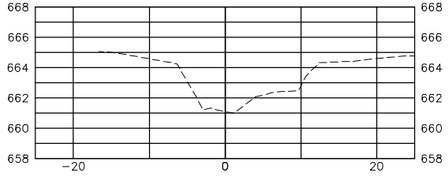
18+50



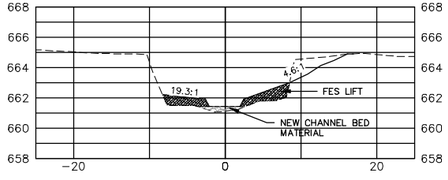
18+65.01 RIFFLE



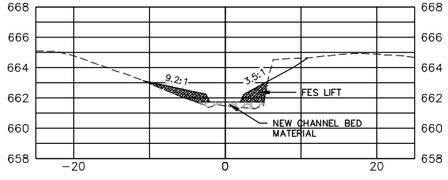
18+00



18+25



18+38.77 RIFFLE



NOTE: SECTION VIEWS ARE DISPLAYED LEFT TO RIGHT WHILE LOOKING UPSTREAM.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DAVIS DRIVEWAY CULVERT
VILLAGE OF SOMERS, WI

SECTION VIEWS

© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: **07/15/22**
SCALE: **1" = 10'**
JOB NO. **2210213**
PROJECT MANAGER: **GARY E. RAASCH. P.E.**
DESIGNED BY: **RRS**
CHECKED BY: **GER**

SHEET NUMBER
3

H:\2210213\Dwg\2210213G0.dwg, Section Views-1, 7/15/2022 7:58:07 AM, rrs

INSTREAM CONSTRUCTION NOTES:

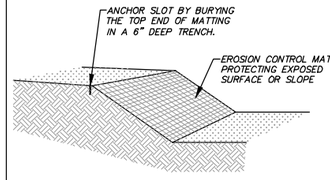
1. THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY VILLAGE & WDNR PRIOR TO CONSTRUCTION:
   - A. COFFERDAM DESIGN AND STREAM DIVERSION PLAN PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN WISCONSIN, THAT ADDRESSES COFFERDAM CONSTRUCTION METHODS, STABILITY OF THE COFFERDAM, PUMPING CAPACITY AND CONFIGURATION, AND PROCEDURES TO BE FOLLOWED IF A STORM EVENT CAUSES STREAM WATER LEVELS TO RISE.
   - B. FINAL EROSION CONTROL PLAN INCLUDING CONSTRUCTION SEQUENCE AND DEWATERING PLAN.
2. SUGGESTED CONSTRUCTION SEQUENCE:
   - A. INSTALL COFFERDAMS TO ISOLATE WORK AREA.
   - B. PROVIDE AND OPERATE PUMP SYSTEM WITH SUFFICIENT CAPACITY TO BYPASS STREAM FLOW AROUND ENTIRE WORK AREA.
   - C. REMOVE CULVERTS AND EXCAVATE FOR NEW CULVERTS.
   - D. INSTALL CULVERT AND BACKFILL.
   - E. PLACE RIPRAP, FINISH GRADING BANKS, AND RESTORE STREAM BANKS WITH TOPSOIL, SEED & EROSION CONTROL MAT. NO RESTORATION NEEDED BELOW NORMAL WATER LEVEL.
   - F. REMOVE COFFERDAMS AND BYPASS PUMP SYSTEM.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF SOMERS EROSION CONTROL ORDINANCE AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EXCAVATION AND GRADING ACTIVITIES SHALL BE SEQUENCED TO MINIMIZE EXPOSURE FOR EROSION.
3. ANY DEWATERING SHALL BE DONE IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1061.
4. WORK ADJACENT TO STREAM SHALL BE DONE DURING DRY WEATHER WHEN STREAMFLOW IS MINIMAL. WORK SHALL BE COMPLETED AND RESTORED AS QUICKLY AS POSSIBLE AFTER STARTING.

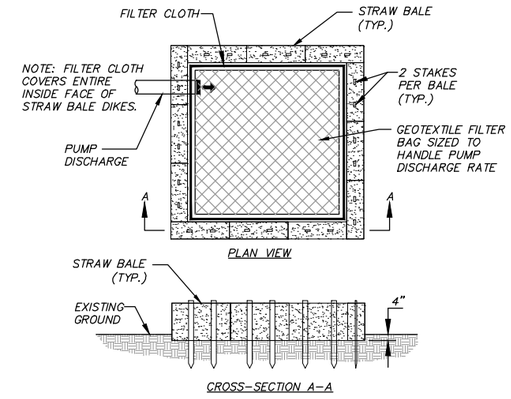
EROSION CONTROL MAINTENANCE PLAN

1. ALL MAINTENANCE IS TO BE IN ACCORDANCE WITH APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD.
2. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. SEDIMENT WILL BE REMOVED FROM BEHIND THE STAKED WATTLE AND EROSION BALES (IF USED) WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE STAKED WATTLE AND EROSION BALES WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO PROJECT SPECIFICATIONS TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHED, BEFORE THE END OF EACH WORKING DAY.

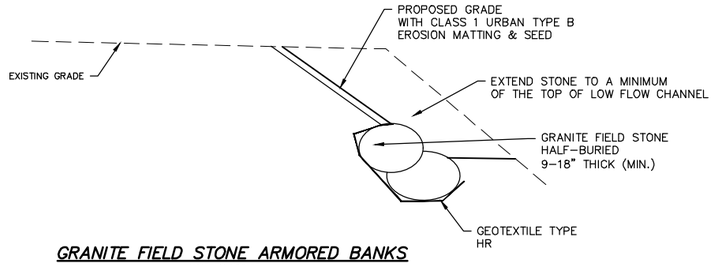


NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED ALONG ITS ENTIRE PERIMETER WITH A 6"x6" ANCHOR TRENCH. AFTER MATTING IS LAID IN TRENCH, THE TRENCH SHALL BE BACKFILLED AND COMPACTED WITH SOIL OR GRAVEL.
5. THE MATTING SHALL BE ANCHORED TO THE GROUND USING 10 GAUGE WIRE STAPLES, 6" IN LENGTH BY 1" WIDE WITH A COVERAGE NOT LESS THAN 1 STAPLE PER EVERY 4 SQUARE FEET OF MATTING.
6. EROSION CONTROL MATTING SHALL BE CLASS I, URBAN TYPE B.
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.

EROSION CONTROL MATTING
NOT TO SCALE



TEMPORARY DEWATERING SETTLING BASIN
NOT TO SCALE

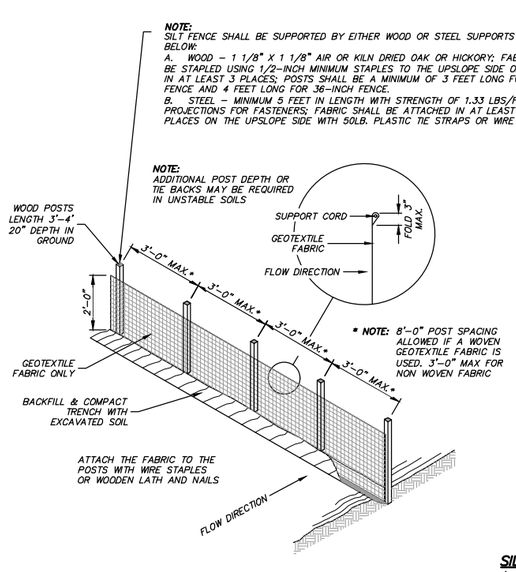


GRANITE FIELD STONE ARMORED BANKS
NOT TO SCALE

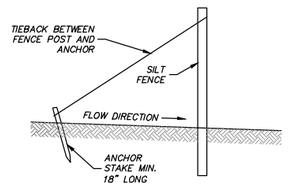
NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

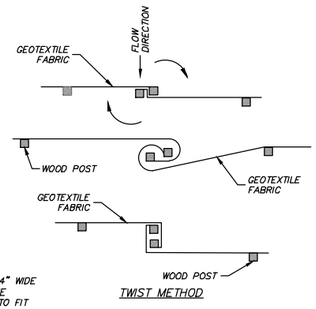
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   - A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   - B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



SILT FENCE
(NOT TO SCALE)

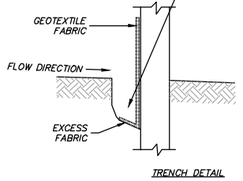


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

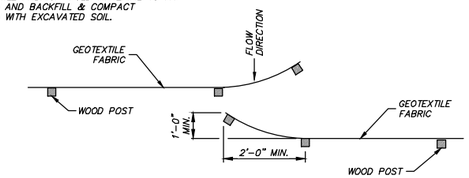


TWIST METHOD

NOTES:
1. 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.



TRENCH DETAIL



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DESCRIPTION | DATE

DAVIS DRIVEWAY CULVERT
VILLAGE OF SOMERS, WI

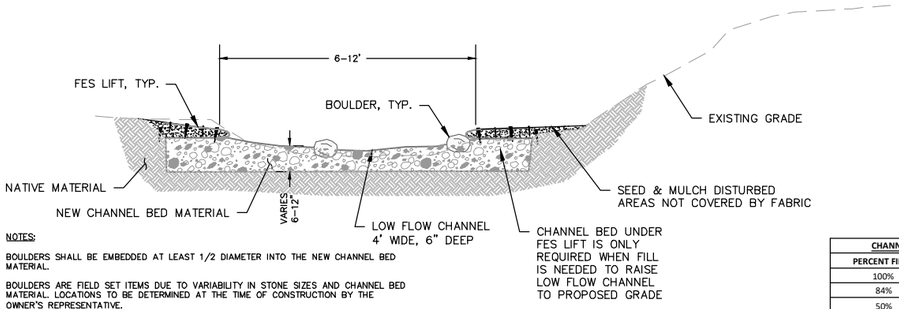
DETAILS
EROSION CONTROL

© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: 07/15/22
SCALE: N.T.S.
JOB NO. 2210213
PROJECT MANAGER: GARY E. RAASCH. P.E.
DESIGNED BY: RRS
CHECKED BY: GER

SHEET NUMBER
4

H:\2210213\Dwg\Plan Set\2210213DT01.dwg, DETAILS - 2, 7/15/2022 7:58:16 AM, rrs



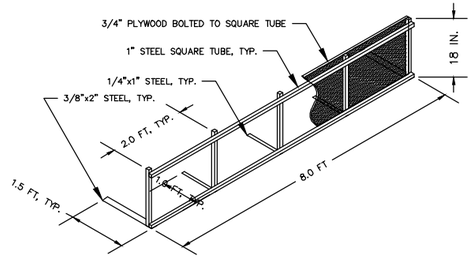
NOTES:

BOULDERS SHALL BE EMBEDDED AT LEAST 1/2 DIAMETER INTO THE NEW CHANNEL BED MATERIAL.

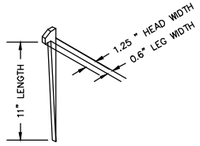
BOULDERS ARE FIELD SET ITEMS DUE TO VARIABILITY IN STONE SIZES AND CHANNEL BED MATERIAL. LOCATIONS TO BE DETERMINED AT THE TIME OF CONSTRUCTION BY THE OWNER'S REPRESENTATIVE.

CHANNEL BED MATERIAL GRADATION TABLE	
PERCENT FINER	MEDIAN (B-AXIS) DIAMTER (FT)
100%	3.00
84%	2.50
50%	1.50
30%	0.30
16%	0.025 (0.3 INCHES, MEDIUM GRAVEL)
5%	0.001 (0.02 INCHES, VERY FINE GRAVEL)

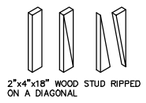
TYPICAL CROSS SECTION (NEW CHANNEL BED AND BANKS)
NOT TO SCALE

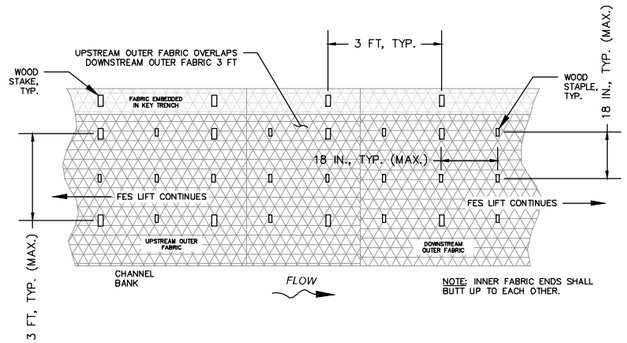


FES LIFT FORM
NOT TO SCALE

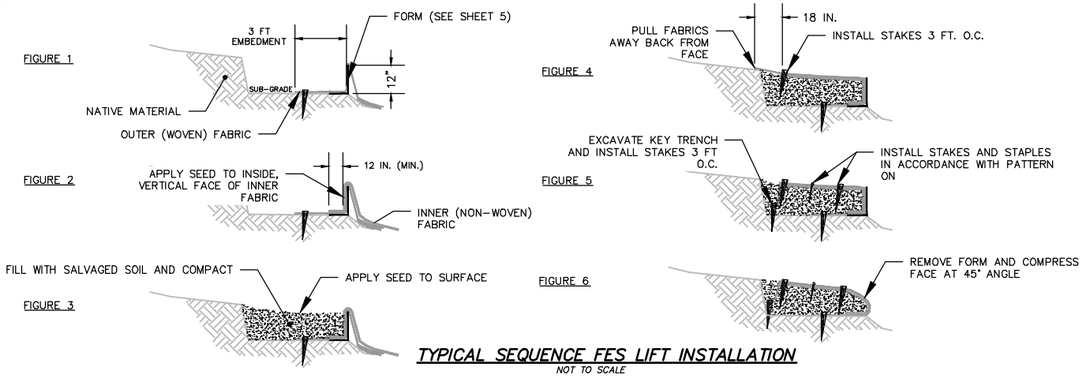


NORTH AMERICAN GREEN 12" ECO–STAKE OR EQUIVALENT





OUTER FABRIC, STAKE AND STAPLE
NOT TO SCALE



TYPICAL SEQUENCE FES LIFT INSTALLATION
NOT TO SCALE

FABRIC ENCAPSULATED SOIL LIFT SEQUENCING

1. EXCAVATE SUB-GRADE AT LEAST 3 FT FROM FINISH CHANNEL BANK FACE AS DEPICTED IN FIGURE 1.
2. PLACE FES LIFT FORM AT CHANNEL BANK FACE AND DRAPE OUTER (WOVEN) COIR FABRIC OVER THE TOP. EMBED 3 FEET OF THE FABRIC WIDTH.
3. DRAPE INNER (NON-WOVEN) FABRIC OVER THE OUTER (WOVEN) FABRIC. EMBED 1 FOOT OF THE INNER FABRIC.
4. APPLY NATIVE SEED TO THE INSIDE, VERTICAL FACE OF THE INNER FABRIC ALONG THE FES LIFT FORM (FIGURE 2).
5. FILL WITH SALVAGED SOIL TO FINISH GRADE. COMPACT SOIL WITH BUCKET OF EXCAVATOR (FIGURE 3).
6. APPLY SEED TO THE TOP OF THE SOIL.
7. PULL BOTH THE INNER AND OUTER FABRICS OVER THE FILL. REMOVE WRINKLES FROM INNER AND OUTER FABRICS. PULL THE OUTER FABRIC TIGHT WITH THE EXCAVATOR BUCKET OR WITH A METHOD APPROVED BY THE ENGINEER. CONTRACTOR SHALL NOT RIP THREADS OF FABRIC.
8. PLACE STAKES ON 3 FOOT CENTERS APPROXIMATELY 18 INCHES OF THE OUTER FABRIC BEHIND THE STAKES. PLACE STAKES THROUGH HOLES IN OUTER FABRIC; DO NOT PUNCTURE THREADS (FIGURE 4).
9. EXCAVATE KEY TRENCH FOR OUTER FABRIC AND INSTALL STAKES 3 FEET ON CENTER. PLACE ADDITIONAL STAKES AND STAPLES IN ACCORDANCE WITH DETAIL 2, THIS SHEET.

FES LIFT SPECIFICATIONS

1. MATERIALS
   - A. OUTER (WOVEN) FABRIC SHOULD BE 700 WEIGHT (700 GRAMS PER SQUARE METER) 100% COIR WITH A MINIMUM ROLL WIDTH OF 12 FEET. THICKNESS SHALL BE 0.30 INCHES (PER ASTM D6525), DRY TENSILE STRENGTH OF 100X70 LB/IN (PER ASTM D6818), LIGHT PENETRATION 50% (MAX, PER ASTM D6567). PRE-APPROVED PRODUCTS INCLUDE: BELTON INDUSTRIES GEOCOIR 700, NEDIA KOIRMAT 700, ROLANKA BIODMAT 70
   - B. INNER (NON-WOVEN) FABRIC SHALL BE 100% COIR (NO SYNTHETIC MATERIALS ALLOWED) WITH A ROLL WIDTH OF 8 FEET (MINIMUM). MASS SHALL BE 10 OUNCES/SQUARE YARD (MIN., PER ASTM D6475), THICKNESS OF 0.25 IN. (PER ASTM D6525), TENSILE STRENGTH OF 18X10 LBS/IN. (PER ASTM D6818), PERMISSIBLE SHEAR STRESS OF 2.35 LBS/SQ. FT. PRE-APPROVED PRODUCTS INCLUDE: NEDIA C400B AND NORTH AMERICAN GREEN C125BN
   - C. WOOD STAKES SHALL BE 18 INCHES LONG WITH A TOP (HEAD) DIMENSION OF AT LEAST 1.5 INCHES ON ONE AXIS AND 3 INCHES ON THE SECOND AXIS. STAKES SHALL BE MANUFACTURED BY RIPPING AN 18 IN. LONG STANDARD 2-INCH BY 4-INCH WOODEN STUD ALONG THE DIAGONAL FROM CORNER TO CORNER. STAKES SHALL NOT BE TREATED WITH PRESERVATIVE.
   - D. WOOD STAPLES SHALL BE 12 INCHES IN LENGTH, UNTREATED, SOLID, AND FREE OF KNOTS OR DEFECTS. WOOD STAPLES SHALL BE NORTH AMERICAN GREEN 12 INCH ECO-STAKES OR APPROVED EQUAL.

CHANNEL BED MATERIAL SPECIFICATIONS

1. REFER TO THE FULL GRADATION TABLE FOR CHANNEL BED MATERIAL.
2. A STONE GRADATION EQUIVALENT TO WSDOT HEAVY RIPRAP SHALL BE USED FOR THE COARSE FRACTION (D30–D100) WITH THE EXCEPTION THAT THE MATERIAL SHALL BE ROUNDED (GLACIAL–DERIVED MATERIAL).
3. A FINER FRACTION OF 1–3" GRAVEL SHALL BE MIXED WITH A TYPICAL DRIVEWAY BASE COURSE (FINES–GRAVEL).
4. LARGE VOIDS IN THE MATRIX SHALL BE FILLED WITH SUFFICIENTLY SIZED SMALLER STONES TO AVOID WATER ROUTING THROUGH THE BED RATHER THAN THE SURFACE.
5. LARGE STONES SHALL BE PLACED IN ORDER TO AVOID PIPING OF FINES THROUGH VOIDS WHEN THEY ARE FILLED.
6. THE FINE FRACTION OF STONE MAY NEED TO BE WASHED INTO THE VOIDS TO ENSURE THE MAXIMUM DENSITY OF THE BED MATERIAL.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DAVIS DRIVEWAY CULVERT
VILLAGE OF SOMERS, WI

DETAILS
FABRIC ENCAPSULATED SOIL LIFT

© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: 07/15/22
SCALE: N.T.S.
JOB NO. 2210213
PROJECT MANAGER: GARY E. RAASCH. P.E.
DESIGNED BY: RRS
CHECKED BY: GER

SHEET NUMBER
5

2023-05-12

H:\2210213\Dwg\Plan Set\221021 3DT01.dwg, DETAILS - 1, 7/15/2022 7:58:22 AM, rrs

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM:

#11 Discussion on proposed Ordinance 2023-015, an Ordinance to create section 9.10(D) of the code of ordinances of the Village of Somers relating to the possession of alcohol by persons under the age of 21

#12 Discussion on proposed Ordinance 2023-016, an Ordinance to repeal and recreate section 11.12(A)(2) of the code of ordinances of the Village of Somers relating to possession of alcoholic beverages on school grounds

BACKGROUND:

Staff has been meeting with the Kenosha Sheriff Department to clarify local Ordinances. At a recent meeting, the Sheriff's department has recommended the adoption of the proposed Ordinance which will allow deputies to issue citations more effectively.

COMMENTS:

Staff recommends this be placed on the May 23rd Village Board Meeting for approval

ATTACHMENTS:

Ordinance 2023-015

Ordinance 2023-016

ORDINANCE NO. 2023-015

AN ORDINANCE TO CREATE SECTION 9.10(D)
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
RELATING TO POSSESSION OF ALCOHOL BY PERSONS
UNDER THE AGE OF 21

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 9.10(D) of the Code of Ordinances of the Village of Somers to read as follows:

(D) It shall be unlawful for any person under the age of twenty-one (21) years to possess or consume any fermented malt beverage or intoxicating liquor.

Dated at Somers, Wisconsin, this _____ day of _____, 2023.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

ORDINANCE NO. 2023-016

AN ORDINANCE TO REPEALS AND RECREATES SECTION 11.12(A)(2)
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
RELATING TO POSSESSION OF ALCOHOLIC BEVERAGES
ON SCHOOL GROUNDS

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby repeals and recreates Section 11.12(A)(2) of the Code of Ordinances of the Village of Somers to read as follows:

(2) In a motor vehicle on school grounds.

Dated at Somers, Wisconsin, this _____ day of _____, 2023.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #13 Discussion on proposed Resolution 2023-008, A resolution regarding the rental of the Village/Town Hall Auditorium.

BACKGROUND:

Staff has been reviewing the current Resolution that allows the rental use of the Village/Town Hall to residents of Somers. The current resolution is outdated. It only references the Town of Somers.

COMMENTS:

Attorney Davison has drafted a revision that allows the usage of the Village/Town Hall.

The revised Resolution will include Village residents and nonprofits and waiving fees, by approval of the Administrator, to current employees of the Town/Village. Exhibit "A" of this Resolution will also allow Condo Associations to hold meetings with fees waived.

Staff recommends this Resolution be placed on the May 23, 2023 Village Board Meeting for approval.

ATTACHMENTS:

Resolution 2023-008

RESOLUTION NO. 23-_____

WHEREAS, the Village Board of the Village of Somers has historically made the Village/Town Hall available for use by Village/Town residents; and

WHEREAS, it has been and continues to be the policy of the Village and Town of Somers not to discriminate on the basis of race, religion, sex, sexual orientation, marital status, or ethnic background; and

WHEREAS, it is the intention of the Village and Town Boards to continue to allow the use of the Village and Town Hall by Village and Town residents and Village or Town-based non-profit groups for the purpose of family gatherings, non-profit events and such other activities as are outlined herein; and

WHEREAS, it is the desire of the Village Board to clarify the policy for Village and Town residents and for Village and Town based not-for-profit groups to use the Village/Town Hall; and

WHEREAS, consistent with such regulations, the Village staff monitors the use of the Village/Town Hall by not-for-profit groups and organizations to ascertain compliance with such regulations and, in general, to insure that such organizations or groups are utilizing the Village/Town Hall facilities in an appropriate manner, including restoring the facilities to the condition of cleanliness and orderliness in which they were found prior to such use; and

WHEREAS, the Village Board has received requests from various Village and Town based not-for-profit groups and organizations to waive rental fees and the requirement that security deposits be tendered pursuant to the regulations for the use of the Village/Town Hall by such groups based upon the financial need of such groups; and

WHEREAS, the Village Board recognizes that various Village or Town based not-for-profit civic organizations and groups provide valuable contributions to the community; and

WHEREAS, the Village Board has considered and established the hours which may encompass use of Village/Town Hall facilities as stated hereafter.

NOW, THEREFORE, BE IT RESOLVED that the Somers Village/Town Hall Auditorium and Conference Room shall be available to Village and Town residents only and that any individual together with any Village or Town based group, club, or organization using the hall shall be allowed such use only if the activity in question is non-profit and that upon request, any such individual, group, club or organization shall provide such information as shall be deemed necessary by the Village Administrator or the Village Administrator's designee to support the non-profit nature of the activity; further, any person, group, club, or organization who utilizes the Village/Town Hall facilities shall not discriminate against any person because of race, color, age, creed, sex, sexual orientation, religion or national origin nor shall such person or entity publicize, advertise or otherwise direct the activity in such a fashion which would directly or inferentially reflect on the acceptability of

the patronage of any person because of race, religion, color, ancestry, sex, sexual orientation, age or national origin.

BE IT FURTHER RESOLVED, that any person, group, club or organization (hereinafter "user") shall only do so subject to compliance with the following regulations:

1. That the user shall hold the Village and Town, the Village and Town's elected officials, employees, agents and representatives harmless from and shall defend and indemnify all of the same from and against all liability for injuries to or deaths of persons or damage to property arising from activities conducted by user, including loss predicated on the active or passive negligence of the Village or Town, its officers, agents or representatives.

2. The user shall complete an application and pay appropriate fees for the rental of the Auditorium, unless waived by majority vote of the Board, which fees shall be deposited at the time the application is accepted by the Village or Town.

    (a) A Three Hundred ($300.00) Dollars refundable deposit is required for all who rent the Village/Town Hall to be refunded only after full inspection of hall is completed by staff and all written policy guidelines have been met. Any cleaning or repair costs shall be deducted from the deposit at the direction of cleaning staff.

    (b) The hall rental cost shall be One Hundred Twenty-five ($125.00) Dollars.

    (c) No food other than light snacks/non-alcoholic beverages shall be allowed.

    (d) All events where it is determined by the Village Administrator that it would be desirable to provide a security guard shall provide a security guard at the expense of the user, which expense shall be charged by the Town at the time of application.

3. Hours which Village/Town Hall facilities will be available for use shall be established by the Village Administrator after taking into consideration the availability of Village personnel to open/close the building and other relevant consideration but in no case shall be before 8:00 a.m. or end later than 11:00 p.m. Rentals will be for events of a maximum duration of four (4) hours and users of the facilities will be allowed one (1) hour in advance of the event for setup and one (1) hour for cleanup, for a total maximum duration of six (6) hours.

4. Every group shall submit the applicable deposit in advance at the time of application; further, any determinations as to whether all or a portion of any rental funds shall be returned to the group in question shall be made only by the majority vote of Village or Town Board and only after full inspection of the hall is completed by staff to insure all written policy guidelines have been met and all appropriate cleaning or repair costs have been deducted, if necessary. All areas used shall be returned to a condition of cleanliness which existed prior to the event.

5. No alcoholic beverages of any kind will be allowed in the Village/Town Hall portion of the building.

6. No fee shall be charged for use of the Village/Town Hall building for current elected federal, state or local officials, administrative agencies or their agents, to hold local office hours to meet with residents provided that the type of meeting or activity contemplated would not customarily require the incurrence of additional expenditures by the Town for cleanup or janitorial services following completion of the activity.

7. The Village or Town may prohibit the use of the Village/Town Hall on various days because of the needs of Village/Town government, on holidays such as Christmas Eve, Christmas, New Years Eve, etc., because of the unavailability of personnel to monitor the function, provide security or cleanup, or otherwise.

BE IT FURTHER RESOLVED that based upon a review of the requests by the attached named organizations, the Village and Town Boards hereby grant a waiver from the requirements that each such group pay rental fees and/or deposit a security deposit with the Village Clerk for the use of the Village/Town Hall facilities, such waivers being based upon the historical nature of the positive activities in the Village or Town of Somers which each such group has demonstrated in the past, the appropriate use of the Village/Town Hall facilities which each has demonstrated in the past and the condition that each such group, in being granted this waiver, shall continue to utilize the facilities in the same appropriate manner. This waiver is conditioned upon the continued use of the Village/Town Hall property by any group named on the attached exhibit in a manner which does not cause the incurrence of expenses to the Village by way of damage, cleaning, or the like, as determined by Village Hall staff. In the event any such expenses are incurred, the offending group or organization shall be removed from this list of exempt groups and organizations and shall prospectively be required to pay all normal and customary rental or deposit fees, should they be allowed continued use of the Village/Town Hall property.

BE IT FURTHER RESOLVED, that Village and Town residents or Village or Town based not-for-profit organizations which seek to use the publicly accessed Conference Room only (and not the Auditorium), may be allowed use of such facilities by the Village Administration and the Village Administrator may choose to waive any fees associated with such

use in the event that such use requires no incurrence of expenditures by the Village.

BE IT FURTHER RESOLVED, that non-resident employees of the Village of Somers may make application to the Village Board for the use of the Auditorium and/or Conference Room for not-for-profit purposes, which requests shall be acted upon on a case-by-case basis by the Village Board. The Village Administrator may waive fees for such use at his or her discretion.

Dated at Somers, Wisconsin, this _____ day of _____, 2023.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

EXHIBIT "A"

VILLAGE OF SOMERS
Auditorium Rental Approval List

	Application on File
Girl Scouts of Kenosha Co. Brownie Troop 066	Yes
Girls Scouts of Kenosha Co. Brownie Troop #193	Yes
4-H	Yes
Somers Fire & Rescue Annual Christmas party kids	Yes
Somers Village Condo Assoc.	Yes
Country Meadows Condo Assoc.	

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: May 16, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: # 14 Discuss reappointment of Marianne Kraus, Terry Mack, and Peggy Kormylo to the Board of Appeals for 3-year terms expiring 06/01/2026.

BACKGROUND:

Board of Appeals members serve a 3-year term. Marianne Kraus and Terry Mack's terms will expire in June. Both are willing to serve another 3-year term. The re-appointed terms would be as follows:

Marianne Kraus	06/01/2026
Terry Mack	06/01/2026

Peggy Kormylo has agreed to change her status as alternate member of the Board of Appeals, to regular member. She would serve a 3-year term as follows:

Peggy Kormylo	6/01/2026

ATTACHMENTS:

None

Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Tentative Agenda
Tuesday, May 23, 2023
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on May 09, Vouchers dated May 11, 2023 and May 18, 2023
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Plan Commission Recommendations (Rothwell): a. 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. b. Action on b. 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.
8	Plan Commission Recommendations (Mastercraft Builders LLC): a. 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. b. 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.
9	Plan Commission Recommendations (Hyslop Foundation Inc): a. Action on a. 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.
10	Plan Commission Recommendations (Rossi Investments LLP): a. 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. b. 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. c. 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. d. 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 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.
11	Action on proposed Ordinance 2023-015, an Ordinance to Create Section 9.10(D) of the Code of Ordinances of the Village of Somers Relating to Possession of Alcohol by Persons Under the Age of 21
12	Action on proposed Ordinance 2023-016, an Ordinance to Repeals and Recreates Section 11.12(A)(2) of the Code of Ordinances of the Village of Somers Relating to Possession of Alcoholic Beverages on School Grounds
13	Action on Resolution 2023-008, A resolution regarding the rental of the Village/Town Hall Auditorium
14	Action on reappointment of Marianne Krause to the Board of Appeals
15	Action on reappointment of Terry Mack to the Board of Appeals
16	Action on reappointment of Peggy Kormylo to the Board of Appeals
17	Approval of Operator's Licenses: Ted Gement
18	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the May 16, 2023, Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 12th day of May 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 Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**

Original Post Date: May 12, 2023