Village of Somers
7511 12th Street
Somers, WI 53171

Village Work Session Meeting
Agenda
Tuesday, June 20, 2023
5:30 p.m.

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	President & Trustee Reports
3	Discussion on Assessment Contract & Revaluation
4	Root, Pike, Win Stormwater Pond Playbook Presentation to Board
5	Discuss Plan Commission Recommendations (Somersville): *a.* Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved", to "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).* *b.* Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests a rezoning from R-4 Urban Single-Family Residential Dist., R-5 Urban Single-Family Residential Dist., R-8 Urban Two-Family Residential Dist., R-9 Multiple-Family Residential Dist. and C-1 Lowland Resource Conservancy Dist. to R-11 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For*

	informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA). *c.* Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by ¬James D. Baker of Manhard Consulting LTD¬) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).* *d.* Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests site plan review and exterior fenestration review on Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*
6	Discuss Plan Commission Recommendation (Mueller) a. Request by: Edwin G Mueller & Marcella Mueller, 220 Old Green Bay Rd, Kenosha, WI 53144-1026 (Owner), Mark J. Mueller, 250 Old Green Bay Rd, Kenosha WI 53144 (Agent), requests a rezoning from B-5 Wholesale Trade and Warehousing Dist. to R-2 Suburban Single-Family Residential Dist. & A-4 Agricultural Land Holding Dist. on part of Tax Parcel # 82-4-222-022-0104, located in the NW 1/4 of Section 2, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 220 Old Green Bay Road).*
7	Discuss Plan Commission Recommendation (ROA LLC) a. Request by: ROA LLC, 4600 Green Bay Rd, Kenosha, WI 53144 (Owner), David A. Yontz, Brooks Pierce LLP, 1700 Wells Fargo Capitol Center, 150 Fayetteville Street, Raleigh, NC 27601 (Agent), requests a rezoning from B-1 Neighborhood Business District to B-3 Highway Business District on Tax Parcel # 82-4-222-341-0071, located in the NE 1/4 of Section 34, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 4600 Green Bay Road).*

8	Review and discuss 2023 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street and Mid City Mobile Homes, 1530 Sheridan Road
9	Continued discussion on possible General Obligation 2023A borrowing Options
10	Discussion on Code of Ordinances Section 11.07(C), Inactive Licenses Prohibited
11	Continued discussion regarding proposed Ordinance No. 2023-021, An Ordinance to Create Section 7.16 of the Code of Ordinances of the Village of Somers Regarding Mandatory Liability Insurance.
12	Review and discuss application for Class "B" (Picnic) Beer License from American Legion, David Leet Post 552 for July 4, 2023, at Somers Legion Hall, 8229 12th Street, and to waive fees
13	Review of 2022 Compliance Maintenance Annual Report (CMAR)
14	Review tentative agenda for Village Board meeting on June 27th, 2023
15	Motion to convene in closed session per WI Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically Accounting Manager, Public Works Superintendent, and Public Works Foreman positions (Roll call required)
16	Reconvene in Open Session (Roll call vote required)
17	The Village Board will not take action on items discussed in Closed Session
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 June 20th, 2023 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 16th day of June, 2023. Brandi Baker, Clerk-Treasurer

Requests from persons 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: June 20 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #3 Discussion on Assessment Contract & Revaluation

BACKGROUND:

Associated Appraisals Consultants, Inc. currently serves as the Village Assessor through a contractual arrangement. The current contract will be expiring on December 31, 2023. Associated Appraisals Consultants, Inc. has supplied a proposed contract for 2024, 2025, 2026, 2027, and 2028. Our current contract year's price was $25,000.00 for ongoing maintenance.

COMMENTS:

Associated Appraisal has proposed two options for Assessment Services for each year of the contract, with optional add-on revaluation assessment services. The first option is an ongoing maintenance, as done in years prior, would cost $32,500.00. The second option would be the Full value maintenance and would cost $45,000.00, this option would keep the Village's assessment values within 5-10% of the prior year equalized values each year of the contract.

The 2022 assessment year was the 1st year out of compliance (level of assessment was 84.81%) in accordance with sec. 70.05(5), Wis. Stats. the Village will be required to conduct a revaluation prior to or during the 2027 assessment year at the latest to avoid a state ordered reassessment for the 2028 assessment year which will cost 2-3 times the amounts provided above due to Wisconsin Department of Revenue oversight.

The last onsite full inspection revaluation for the Village occurred during the 2009 assessment year. As of the 2024 assessment year, it will have been 15 years since all parcels had an onsite inspection which is now outside the every 10 year recommendation by DOR.

In the year that the Village chooses to conduct the revaluation, the cost of the assessor services will vary dependent on which revaluation service the Village chooses, the prices are as follows:

- Interim Market Update Revaluation (IMU) $66,500
- Exterior Revaluation $165,500
- Full Revaluation $199,500

Explanations of each type of service can be found in the attached Assessment Service Summary.

This was initially discussed at the May 2, 2023, Village Work session. Staff is seeking guidance from the Board as to how they wish to proceed.

ATTACHMENTS:

Assessment Services Summary

AAC 2024-2028 Maintenance Proposed Contract

AAC-Property-Record Questionnaire

ASSESSMENT SERVICES SUMMARY

Prepared for:

Village of Somers
Brandi Baker
Clerk

Associated Appraisal Consultants, Inc.

Fee Schedule

The figures below are based on 5 years of professional assessment services. Optional add-on assessment services for a revaluation would be in addition to the price of annual maintenance.

Assessment Services	2024 Assessment Year	2025 Assessment Year	2026 Assessment Year	2027 Assessment Year	2028 Assessment Year
MAINTENANCE	$32,500	$32,500	$32,500	$32,500	$32,500
FULL VALUE MAINTENANCE	$45,000	$45,000	$45,000	$45,000	$45,000
OPTIONAL ADD-ON REVALUATION ASSESSMENT SERVICES					
FULL INSPECTION REVALUATION	+$160,000 (for each revaluation assessment year)				
EXTERIOR ONLY REVALUATION	+$126,000 (for each revaluation assessment year)				
INTERIOR PRC QUESTIONNAIRE	+$6,500 (for each exterior revaluation assessment year)				
INTERIM MARKET UPDATE	+$30,000 (for each revaluation assessment year)				

Out-of-Pocket Expenses / Invoice Procedures

MAINTENANCE: The compensation due to the Assessor shall be paid in monthly or quarterly installments throughout the 2024, 2025, 2026, 2027, and 2028 assessment year(s). The maintenance contract will continue to have separate charges for postage and mailing services. The **Full value maintenance** option would keep the Village's assessment values within 5-10% of the prior year equalized values each year of the contract. This program is best implemented after an onsite inspection revaluation has occurred to ensure property records are current.

REVALUATION: Payment shall be made on a monthly basis for services and expenses incurred during a revaluation year. Monthly invoices shall reflect the percentage of work completed, less 5 percent retained by the municipality until completion of the revaluation and final adjournment of the Board of Review.

- The 2022 assessment year was the 1st year out of compliance (level of assessment was 84.81%) in accordance with sec. 70.05(5), Wis. Stats. The municipality will be required to conduct a revaluation prior to or during the 2027 assessment year at the latest to avoid a state ordered reassessment for the 2028 assessment year which will cost 2-3 times the amounts provided above due to Wisconsin Department of Revenue oversight etc.
- Municipality will be responsible for all postage and mailing services costs during the revaluation year and are estimated to cost $4,000-$7,000 +/- depending on the revaluation type chosen and how many introduction letters, record questionnaires, agricultural land use forms, assessment notices and other general correspondence letters are mailed.
- For budgeting purposes if the municipality were to conduct one of the revaluation options for the 2024 assessment year the estimated total cost would be as follows:

Maintenance	IMU Revaluation	Mailings	Total
$32,500	+$30,000	+$4,000 +/-	= $66,500 +/-
Maintenance	Exterior Revaluation	Mailings	Total
$32,500	+$126,000	+$7,000 +/-	= $165,500 +/-
Maintenance	Full Revaluation	Mailings	Total
$32,500	+$160,000	+$7,000 +/-	= $199,500 +/-

- Options to spread a revaluation cost over multiple years is available upon request and the amount(s) would be based on the revaluation type and assessment year chosen.

As identified on the annual assessor requirements chart (see attached) from the Wisconsin Department of Revenue (WIDOR), municipalities/assessors have a few guidelines or recommendations for annual assessment cycles.

Annual Review/Maintenance Option:

This type of assessment service is the minimum requirement for all municipalities. The annual review/maintenance cycle consists of copying the assessment roll from the previous year and updating assessment values taking into consideration the current level of assessment when changes are warranted. Examples of changes include new construction, combining or splitting of parcels, annexations, remodeling, demolition/razing, zoning changes, changes in tax classification, and any other occurrence that might affect market value or the physical attributes of the parcel. These changes may, or may not, result in a change in value; nonetheless each of these requires the Property Record Card (PRC) to be updated.

Full Inspection and Exterior Only Revaluation Options:

These types of assessment cycles are recommended when Property Record Card information is outdated or inaccurate, assessment uniformity and equity is poor, a full inspection or exterior only revaluation has not been conducted in 10 years and or a reassessment is required per Wis. Stats. 70.75. The last onsite full inspection revaluation for the Village occurred during the **2009** assessment year. As of the 2024 assessment year it will have been 15 years since all parcels had an onsite inspection which is now outside the every 10 year recommendation by DOR. ***We recommend the Village should plan for an onsite revaluation within the next three years to ensure up-to-date property records, which improves uniformity and equity.***

Positives

- Typically, a lesser cost for annual maintenance between revaluation years.
- Municipality can budget additional funds yearly towards a full or exterior revaluation.
- The real estate market dictates when to complete a revaluation.
- Each parcel is visited during the same assessment cycle/year thus ensuring equitable record collection and verification of the property record card.
- The municipality could pick up additional new construction or building improvements done without a permit which would increase the net new construction values and have a potential impact to your levy limit.
- Corrects inequities amongst individual property assessments and between classes of properties i.e.: residential, commercial, sum of 5,5m, 6 & G7 etc.
- Brings all major classes of property within 10 percent of full value in the same assessment year as required under state law, sec 70.05(5), Wis. Stats.

Negatives

- The municipality will experience a spike in cost due to services for revaluation work if every parcel were needed to be visited during one calendar year.
- Additional time spent on Open Book, Board of Review or other appeals due to larger swings in assessment value changes since the last revaluation.
- Slower reaction to market corrections/changes than more annual market updates through a full value maintenance program or interim market updates.
- Reactive approach rather than a proactive approach to real estate market changes.

Associated Appraisal has many municipalities that plan and budget for a full inspection or exterior only revaluation on different cycles (every 2, 4, 6, 10 years etc.) regardless of market conditions. Planned revaluation schedules allow them to stay in compliance with both WIDOR recommendations and Wis. Stats. 70.05(05). They see a great benefit of visiting each property during one calendar year or on a cyclical basis (some cases 20% or 25% visited per year) thus having all assessment parcel reviewed onsite regularly. Capturing PRC changes that may affect assessments is worth the additional scope of work and relating cost. In addition, by visiting each property during the same year they ensure that the records and values are looked at equitably and updated under the same market conditions.

Interim Market Update Revaluation:

This option works best when the property record card information is deemed reliable and a full inspection or exterior only revaluation has been completed within the last five (5) years and the overall assessment level shows an unacceptable degree of variance in some neighborhoods, property types or classes. This would be an option for the municipality if an onsite inspection revaluation had taken place within the past 5 to 10 years otherwise property record card information and building pictures would be outdated. The last IMU revaluation was conducted during the 2020 assessment year.

Positives

- Cost. This method is much less costly for the municipality than the full inspection or exterior only revaluation options as there would not be as many field inspections except in cases such as a parcel sale, building permit or a property owner requested a review which is common practice during a typical annual maintenance assessment year.
- The computer aided mass appraisal (CAMA) model would be reviewed and adjustments/calibrations would be made to all taxable parcels when deemed necessary to ensure all tax payers are assessed fairly and equitably.
- Corrects inequities between individual property assessments and between classes of properties i.e.: Residential, Commercial, Sum of 5,5m, 6 & G7 etc.
- Brings all major classes of property within 10 percent of full market value in the same year as required under state law (sec 70.05(5), Wis. Stats.)

Negatives

- This may delay onsite inspections of every parcel more frequently, which would create less reliable assessment property record data and or assessment values.
- It only works if the data being used for assessments is accurate and up to date.
- There would not be field inspections on every parcel, so changes made without a permit would not be captured.
- May lead to higher attendance at Open Book and or assessment value changes at Open Book due to corrections/updates to property records that were unknown due to lack of recent onsite inspections.

ANNUAL ASSESSOR REQUIREMENTS BY ASSESSMENT TYPE

	Full Revaluations	Exterior Revaluation	Interim Market Update	Annual Review/Maintenance
Appropriate when	PRC is outdated or inaccurate, *or* assessment uniformity is poor *or* full revaluation hasn't been done in 10 years *or* assessment uniformity is poor *or* reassessment is required per statute 70.75.	Most PRC information can be verified by exterior inspection *and* full revaluation completed within past 6-9 years	PRC is deemed reliable *and* full revaluation completed within past 5 years *and* assessment level shows unacceptable degree of variance in some neighborhoods or classes	PRC is deemed reliable *and* revaluation was completed within past 5 years *and* assessment level during previous assessment year is within acceptable parameters
Real Property affected	All Property	All Property	Changes identified in column D PLUS Analysis of problem strata Identified from pervious assessment year	Annexed properties Change in exemption status Demolitions & fire damage New construction Change in classification Parcels with ongoing construction Change in legal description Change in zoning
Land Study	On-site Inspection	On-site Inspection	As necessary	As necessary
Inspect Exterior	All Buildings	All Buildings If no changes, may use digital imaging technology to supplement field re-inspections with a computer-assisted office review.	Buildings w/changes	Buildings w/changes
Inspect Interior	All Buildings	Buildings w/changes	Buildings w/changes	Buildings w/changes
Building Measurements	Measure all buildings	Measure or verify as needed	Measure or verify as needed	Measure or verify as needed
Photos	All primary buildings	As necessary	As necessary	As necessary
Sketch	All primary buildings	As necessary	As necessary	As necessary
Analyze neighborhoods, property types, trends	Required	Required	Required. Results determine whether assessment is full value or aggregate assessment level	Optional
Property Record Card (PRC)	Create new	Update/create new as needed	Update/create new as needed	Update/create new as needed
Review classifications	Required	Required	Required	Required
Validate usability of sales	Required	Required	Required	Required
Verify sales attributes (Ch 7 and 9)	Required	Required	Required	Required
Parcels to be valued	All Parcels	All Parcels	Parcels with changes	Parcels with changes
Review / revalue properties	All Parcels	All Parcels	Parcels with changes	Parcels with changes
Assessment level	Full Value	Full Value	Aggregate assessment level or full value as appropriate	Aggregate Assessment
Mail Notice of Change in Asmt	Only if assessment changes	Only if assessment changes	Only if assessment changes	Only if assessment changes
Personal property assessment	Required	Required	Required	Required
Add omitted property to roll (70.44)	Required	Required	Required	Required
Correct errors in roll (70.43)	Required	Required	Required	Required
Hold open book / attend BOR (minimum 7 days between open book and BOR (70.47))	Required	Required	Required	Required

A change in color across a row indicates a change in the level of task work required compared to the preceding assessment type

Full Value Law
Wisconsin Statute 70.05
Village of Somers, Kenosha County

Assessment Year		Action
2022, 2023, 2025, **2025** (4 Years out of compliance)	(1st) Non-Compliance Notice to Municipality	Wisconsin Department of Revenue will monitor the level of assessment for the municipality during the next assessment year.
2026 (5 Years out of Compliance)	(2nd) **FINAL** Notice to Municipality	Wisconsin Department of Revenue will order a state supervised revaluation for the next assessment year if still out of compliance.
2027 (6 Years out of Compliance)	A revaluation is **Ordered** by the Wisconsin Department of Revenue	Wisconsin Department of Revenue orders a complete revaluation if the municipality is still out of compliance. It will become a stated mandated reassessment the following year without action during the 2027 assessment year.
2028 (State Ordered Reassessment)	A revaluation **Must** be completed and Supervised by the Wisconsin Department of Revenue	A complete reassessment will be conducted and supervised by the Wisconsin Department of Revenue (all costs will be billed to the municipality).

CONTRACT FOR MAINTENANCE ASSESSMENT SERVICES

Prepared for the

Village of Somers

Kenosha County

By

Associated Appraisal Consultants, Inc.

Appleton Office
W6237 Neubert Rd. | P.O. Box 291
Greenville, WI 54942-0291
Phone (920) 749-1995/Fax (920) 731-4158

Lake Geneva Office
Walworth County
Lake Geneva, WI 53147

Ironwood, Michigan Office
Ironwood, MI 49938

Hurley Office
Iron County
Hurley, WI 54534

CONTRACT FOR MAINTENANCE ASSESSMENT SERVICES

This Contract is by and between the **Village of Somers, Kenosha County, State of Wisconsin**, a municipal corporation (hereafter referred to as "Municipality") and **Associated Appraisal Consultants, Inc.,** with its principal office at W6237 Neubert Road, Appleton, WI 54913 (hereafter referred to as "Assessor").

IN CONSIDERATION of the mutual promises contained herein, the parties hereto do agree as follows:

I. SCOPE OF SERVICES. All services rendered shall be completed in full accordance and compliance with Wisconsin Statutes, the *Wisconsin Property Assessment Manual* and all rules and regulations officially adopted and promulgated by the Wisconsin Department of Revenue as of the date of this Contract.

A. **INSPECTIONS**. The following inspection cycle is to be completed by the Assessor annually:

1) New construction, annexed properties, and properties with a change in exemption status shall be physically inspected, and the property record card prepared or updated as needed.

2) Properties affected by building removal, fire, significant remodeling (those requiring a building permit), or other major condition changes shall be physically inspected.

3) Improved properties under construction over the term of the contract years shall be re-inspected.

4) All sales properties, legal description changes, and zoning changes shall be reviewed and inspected if deemed necessary to ensure an accurate and fair assessment.

5) Requests for review by property owners, made after the close of the municipal Board of Review, and prior to signing the affidavit for the next assessment roll, shall be physically inspected during the current assessment cycle.

6) A classification review shall be conducted annually to determine eligibility for agricultural use value assessment and the assessment of agricultural forestland and undeveloped land.

B. **PARCEL IDENTIFICATION**. The legal description and size of each land parcel shall be contained in the existing property records. The drawings and measurements of each primary improvement shall be contained in the existing property records. For all new records, the Assessor shall provide digital drawings and digital photographs of each primary improvement. In the event of a discrepancy found in existing records, the Assessor shall investigate and correct the record.

C. **PREPARATION OF RECORDS**. Appropriate records shall be used in the evaluation and collection of data for residential improvements, commercial improvements, and agricultural improvements. All information relating to the improvements shall be obtained and shown as provided on the respective forms. The Assessor shall supply to the Municipality a complete set of property records in a computer readable format compatible with the Municipality's computer system and update records within fourteen (14) days of final adjournment of the Board of Review. Records shall be updated prior to open book and again to reflect any changes made at Board of Review.

D. **APPROACH TO VALUE.** Assessor shall assess all taxable real estate according to market value, as established by professionally acceptable appraisal practices, except where otherwise provided by law. Assessor shall consider the sales comparison approach, the cost approach and the income approach in the valuation of all property.

1) **Sales Comparison Approach**. Assessor will collect, compile and analyze all available sales data for the Municipality in order to become familiar with the prevailing market conditions and activity. A detailed analysis of sales data will be prepared, including pictures of recent residential and agricultural sales. Vacant land sales will also be compiled and analyzed. In valuing property by the sales comparison approach, subject properties will be appraised through a detailed comparison to similar properties that have recently sold, making careful consideration of similarities and differences between the subject and comparable sale properties.

2) **Cost Approach**. The cost approach to value will be considered for all taxable improved property. Replacement costs for residential and agricultural improvements will be calculated per Volume II of the *Wisconsin Property Assessment Manual* or similar cost manual. Replacement costs for commercial improvements will be calculated using Marshall & Swift valuation service or similar cost manual. All accrued depreciation, including physical deterioration, functional obsolescence, and economic obsolescence will be accurately documented and deducted from current replacement costs.

3) **Income Approach**. Consideration of the income approach to value will be made when the income or potential income generated by the real estate is deemed likely to affect the property's resale value. Data to be analyzed will include economic rents, typical vacancy rates and typical operation expense ratios. In the valuation of property by the income approach, adequate records will be prepared, showing a reconstruction of income and expenses, as well as all calculations used to arrive at market value, including formulas and capitalization rates as appropriate to the type of property being appraised.

E. **ASSESSMENT NOTICES**. A notice of changed assessment as prescribed under §70.365, Wis. Stats., shall be mailed for each applicable taxable parcel or property whose assessed value has changed from the previous year. The notice form used shall be that prescribed and or approved for use by the Department of Revenue and include the time and place of when the open book conference(s) and board of review meeting(s) will be held. Assessor shall be responsible for the preparation and timely mailing of all assessment notices by First Class Mail.

F. **OPEN BOOK**. Upon completion of the Assessor's review of assessments and prior to completion of the assessment roll, the Assessor shall hold open book conferences for the purpose of enabling property owners or their agents to review and compare the assessed values. The Assessor shall take the phone calls to schedule appointments for the open book conference as needed. The Assessor shall be present at the open book conference for a time sufficient to meet with the property owners or their agents and shall be present at least two (2) hours or as needed. Assessor shall provide necessary staff to handle projected attendance.

G. **COMPLETION OF ASSESSMENT ROLL AND REPORTS.** The Assessor shall be responsible for the proper completion of the assessment roll in accordance with current statutes and the Wisconsin Property Assessment Manual. The Assessor shall provide final assessment figures for each property to the Municipality, and the roll shall be totaled to exact balance. Assessor shall arrange and provide the Personal Property and Real Estate Assessment Roll for viewing by the public as prescribed in Chapter 5 of the Wisconsin Property Assessment Manual, as amended each year, and adhere to any county or Municipality business requirements as prescribed under §70.09 (3) (c), Wis. Stats. Assessor shall prepare and submit all reports required of the Assessor by the Wisconsin Department of Revenue.

H. **BOARD OF REVIEW**. Assessor shall attend all hearings of the Municipal Board of Review to explain and defend the assessed value and be prepared to testify under oath regarding the values determined. In the event of appeal to the Wisconsin Department of Revenue or Circuit Court, Assessor shall be available upon request of Municipality to furnish testimony in defense of the values determined for up to eight employee hours per parcel. Testimony in excess of eight employee hours will require an addendum to this Contract. If deemed necessary and mutually agreed upon by both parties, any outside counsel services requested by the Assessor shall be provided and paid for by the Municipality as agreed upon by both parties.

I. **PERSONAL PROPERTY ASSESSMENTS**. The Assessor shall prepare and distribute annual personal property statements to all businesses. Each year the Assessor will review statements and follow up with un-filed or incorrect statements. The Assessor shall determine the appropriate assessment. The Assessor shall exercise particular care so that personal property as a class on the assessment roll bears the same relation to statutory value as real property as a class.

J. **MONTHLY MUNICIPAL PERMIT FEE.** Manufactured and Mobile home statement of monthly municipal permit fee calculations shall be completed. Assessor shall maintain an electronic copy of the property record data for each account as contained on the PA-117 form, Manufactured & Mobile Home Valuation Worksheet or similarly approved form as prescribed in Chapter 5 of the Wisconsin Property Assessment Manual, as amended each year.

K. **OPEN RECORD REQUESTS**. The Assessor shall timely respond to all open records requests received by the Assessor. In so doing, the Assessor shall comply with the confidentiality provisions of the Wisconsin Statutes, including §70.35(3), Wis. Stats., regarding the personal property return, §70.47(7)(af), Wis. Stats., regarding income and expense information provided to the assessor and board of review; and §77.265, Wis. Stats., regarding the real estate transfer return.

L. **AVAILABLITY.** The Assessor shall maintain telephone service to receive calls from the Municipality or property owners five days a week from 8:00 a.m. to 4:30 p.m. excluding holidays and Assessor time off. Internet and voicemail communication are available twenty-four hours per day. The Assessor shall timely respond to all telephone inquiries within four business days or sooner. The Assessor shall copy the municipal clerk on those issues that have been raised to the clerk or board and subsequently passed on to the Assessor. Assessor shall be available to attend Village meetings at the request of the Municipality for up to two (2) hours annually not including annual assessment required meetings. Any additional meetings the Assessor shall be asked to attend beyond two (2) hours shall be compensated at the customary rates charged by the Assessor. The Municipality and the Assessor shall discuss the cost prior to attendance.

M. **MUNICIPALITY RECORDS**. The Municipality shall allow access and make available to the Assessor municipal records such as, but not limited to, previous assessment rolls and property assessment records, sewer, and water layouts, permits, tax records, records of special assessments, plats, condominium documents, maps, and any other pertinent documents currently in the possession of the Municipality at no cost. If such records necessary for our work are not in the possession of the Municipality, Assessor shall obtain them from the County Surveyor, Register of Deeds, or other sources at the Municipality's expense.

N. **MAPS**. Municipality shall provide at no cost to Assessor any plat maps, zoning maps, cadastral maps, GIS related maps, or any other maps currently in the possession of the Municipality. If such maps necessary for our work are not in the possession of the Municipality, Assessor shall obtain them from the County surveyor, Register of Deeds, or other sources at the Municipality's expense.

O. **MAILING SERVICES.** Municipality shall be responsible for the cost of all postage and mailing services. This cost includes, but is not limited to, personal property forms, notices of changed assessment, written requests to view property, questionnaires, and mailing of documents such as maps and assessment rolls. If Municipality requires Assessor to send any letters by certified mail, Municipality shall be responsible for the postage and mailing services costs of all certified mail.

II. GENERAL REQUIREMENTS

A. **OATH OF OFFICE**. As Assessor is a corporation, the person designated as responsible for the assessment shall take and subscribe to an oath or affirmation supporting the Constitution of the United States and to the State of Wisconsin and to faithfully perform the duties of Assessor. The oath shall conform to §19.01, Wis. Stats., and be filed with the Municipal Clerk prior to commencing duties. Assessor shall assume the appointed office of Village Assessor as per §61.19, and §70.05(1), Wis. Stats., for the duration of this Contract and shall perform all statutory duties appertaining to such office. The

Assessor shall be considered a public officer and afforded the protection from civil liability under §895.46(1), Wis. Stats. for carrying out duties while acting within the scope of the Assessor's employment as an officer of the Municipality. As such, and except for those claims and liabilities based upon alleged intentional or negligent acts of Assessor, Municipality shall hold harmless Assessor from all claims and liabilities relating to the assessment or taxation of property, including but not limited to claims made under §74.35, and §74.37, Wis. Stats., and any circuit court claims, unless otherwise specified in this Contract.

B. **QUALIFICATIONS AND CONDUCT OF PERSONNEL**. The Assessor shall provide at its own expense any personnel necessary and shall comply with the following:

1) All personnel providing services shall be currently certified in compliance with §70.05 and §73.09, Wis. Stats., and the administrative rules prescribed by the Wisconsin Department of Revenue.

2) Assessor's field representatives shall carry photo identification cards.

3) All employees, agents, or representatives of the Assessor shall conduct themselves in a safe, sober, and courteous manner while performing services within the Municipality.

4) The Assessor shall review any complaint relative to the conduct of the Assessor's employees and take appropriate corrective action. If the Municipality deems the performance of any of Assessor's employees unsatisfactory, the Assessor shall, for good cause, remove such employees from work upon written request by Municipality, such request stating reasons for removal.

C. **INSURANCE**. The Assessor agrees as follows:

1) The Assessor shall obtain and maintain during the term of this Contract full coverage insurance to protect and hold harmless the Municipality which insurance is to include:

(a) Workers Compensation — State of Wisconsin requirements

(b) General Liability

General Aggregate	$ 2,000,000
Products/Completed Operations	$ 1,000,000
Each Occurrence	$ 1,000,000
Personal & Advertising	$ 1,000,000
Fire Damage	$ 100,000
Medical Expense	$ 10,000

(c) Comprehensive Auto Liability

Combined Single Limit	$ 1,000,000

2) The Assessor shall provide the Municipality with certificates for all required insurance, with the Municipality as a named insured. All insurance coverage shall contain a 10-day advance notice of cancellation to the Municipality. The Assessor shall timely pay all insurance premiums.

3) Liability for bodily injury, disability, and/or death of employees or any person or for damage to property caused in any way, directly or indirectly, by the operations of the Assessor within the Municipality shall be assumed by that Assessor.

D. **OWNERSHIP OF RECORD**. All records prepared or maintained in connection with assessments in the Municipality shall at all times be and remain the sole property of the Municipality, including (a) all records prepared in connection with assessments in the Municipality including, but not limited to property records, personal property forms, maps, and any other schedules or forms, (b) all records and materials obtained from the municipality and not previously returned to include maps, and Assessor's records, and (c) materials specifically obtained and/or used for performance of assessment work for the Municipality, to include aerial photos, maps, depth factor tables, copies of leases, correspondence with property owners, sales data, copies of real estate transfer returns, and operating statements of income property, and (d) if the record system is computerized, at a minimum, provide that the software be able to create an exportable text file of data (e) if the Municipality requires a conversion of the electronic assessment records to a neutral file format, such as but not limited to a text file format or a tab delimited format, the Municipality shall pay the actual cost of such conversion.

III. TERM AND TERMINATION

A. **TERM.** The term of this Contract is for the **2024, 2025, 2026, 2027, and 2028** assessment year(s). The Assessor shall have completed all work under this agreement on or before the fourth Monday in April or 45 days thereafter, excluding appearances beyond the Board of Review. The date of completion may be extended, if necessary, under the terms of this Contract and by mutual consent.

B. **TERMINATION.** Either party may terminate this Contract only with cause, cause being defined as default of the other party of terms of this Contract upon sixty (60) days written notice to the other party. Upon termination by either party, Assessor shall deliver to the Municipality all records and materials in Assessor's possession used or created during this Contract. During the 60-day wind down period, both Assessor and the Municipality shall act in good faith with each other and cooperate in the orderly transfer of records. If termination occurs during the course of ongoing assessment work, the Assessor shall be paid for work completed as of the date of termination on a percentage basis in light of all work to be performed during the year of termination.

C. **ENTIRE CONTRACT.** This Contract contains the complete and entire Contract between the parties and may not be altered or amended except in writing, executed, making specific references to this Contract, by a duly authorized officer of the Assessor and by a duly authorized official of the Municipality.

D. **AUTOMATIC RENEWAL**. This Contract will automatically renew for successive annual assessment years upon the expiration of the original term unless either party, on or before July 1 of the preceding year, notifies the other party by certified mail of their desire to non-renew.

IV. COMPENSATION

A. The Municipality shall pay the Assessor **Thirty-Two Thousand Five Hundred Dollars ($32,500.00)** for each of the 2024, 2025, 2026, 2027, and 2028 assessment year(s) for maintenance assessment services.

B. The compensation due to the Assessor shall be paid in monthly or quarterly installments throughout the 2024, 2025, 2026, 2027, and 2028 assessment year(s).

C. Renewal Adjustments: An increase of not more than five percent (5.0%) may be applied on an annual basis for each year of automatic renewal after 2028.

D. Additional compensation that may be due to the Assessor as a result of services that are beyond the scope of this Contract will be invoiced in the month subsequent to the month in which the services were provided.

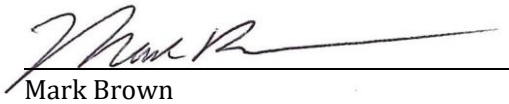
E. **Optional Website Posting**: The Municipality shall have the option to post assessment data on our website for an additional cost of a penny and an eighth per parcel per month

($.018 * 3,163 = $56.93) payable to a third-party vendor. Should the parcel count change, this cost would decrease or increase at the rate of $.018 per parcel.

***** Please initial yes or no to post data to the website. *****

Yes ___ No ___

V. SIGNATURES



04/07/2023

Mark Brown
President
Associated Appraisal Consultants, Inc.

Date

Authorized Signature
Village of Somers

Date

Property Record Questionnaire

Print Form

This questionnaire is necessary to assist the assessor's office in determining the attributes and condition of your property for assessment purposes. Please complete this form and provide any supporting documents to help determine your property's estimated fair market value. Download this form onto your computer; enter the requested information below, save a filled copy, and email the completed form including any supporting documents to the Assessor's office, the email address is prq.apraz@gmail.com

Property Information:

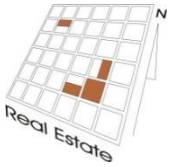
Municipality: _____

Parcel Number: _____

Property Address: _____

Return form to local assessor:
Associated Appraisal Consultants, Inc.
PO Box 440
Greenville, WI 54942-0440

Phone: 920-749-1995
Fax: 920-731-4158
Email: prq.apraz@gmail.com



I. Provide the following information on your dwelling as of January 1, 2021.

	Bedroom(s)	Full Bath(s)	Half Bath(s)	Fireplace(s)
Quantity				

DWELLING – any building or portion of a building designed or occupied in whole or in part as a place of residence.

BEDROOMS – Refers to the total number of separate rooms designed to be used as bedrooms. If a room was designed to be a bedroom but is being utilized for some other purpose, such as a den, it must be included in this count.

FULL BATHS – Refers to the number of three-fixture bathrooms which include a sink, toilet and bathtub or shower stall.

HALF BATHS – Refers to the number of two-fixture bathrooms including only a sink and toilet.

II. Check the option below that **BEST** describes the condition rating of each dwelling component.

	Excellent	Good	Average	Fair	Poor
Mechanical System (HVAC, Electrical and Plumbing)					
Kitchen					
Bathroom(s)					
Interior					
Exterior (Roof, Siding & Windows)					

EXCELLENT – Brand new or like new condition; very attractive and or highly desirable.

GOOD – Well maintained, only minor deterioration visible; slightly less attractive and desirable.

AVERAGE – Normal wear and tear is apparent; average attractiveness and desirability.

FAIR – Noticeable deterioration but still usable; rather unattractive and undesirable.

POOR – Definite deterioration is obvious; undesirable and barely usable.

(Over)

III. Check the option below that **BEST** describes the overall condition of your dwelling:

	Excellent	Good	Average	Fair	Poor
Overall Dwelling					

EXCELLENT – Brand new or like new condition; very attractive and or highly desirable.

GOOD – Well maintained, only minor deterioration visible; slightly less attractive and desirable.

AVERAGE – Normal wear and tear is apparent; average attractiveness and desirability.

FAIR – Noticeable deterioration but still usable; rather unattractive and undesirable.

POOR – Definite deterioration is obvious; undesirable and barely usable.

IV. **BASEMENT FINISH:** should have a minimum of **two** of the following items present to be considered finished: *Finished walls*, *Finished flooring*, *Finished ceiling*.

FINISHED BASEMENT AREA: check the percentage of your basement that has finished area; for example, if your basement is 1,500 sq. ft. and 750 sq. ft. are finished, your dwelling has 50% finished basement area.

0% ☐ **25%** ☐ **50%** ☐ **75%** ☐ **90%** ☐ **100%** ☐ **Other %** ☐

Does the finished basement area have a walkout door or egress window(s)? **YES** ☐ **NO** ☐

Provide any other relevant information regarding your dwelling that we should take into consideration. _____

Property Owner: _____ Date: _____

Phone Number: _____ Email: _____

I hereby affirm that the information provided is true and accurate to the best of my knowledge.

Thank you in advance for taking the time to fill out the questionnaire. If you have any questions or need assistance in completing this form please call 920-749-1995.

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: June 20th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #4 Stormwater Pond Playbook Presentation to Board Root, Pike, Win

BACKGROUND:

At a previous Work Session, Root, Pike, Win's Executive Director Dave Giordano described some new ideas they have been working on how to design and maintain stormwater ponds. Representatives from Root Pike Win will be at our June 20th Work Session to do a 15-minute presentation on their "Stormwater Pond Playbook". T

ATTACHMENTS:

Stormwater Pond Playbook Overview

THE STORMWATER POND PLAYBOOK

Reduce Costs and Improve Water Quality

WATERSHED INITIATIVE NETWORK
WIN
ROOT-PIKE

RESPECT OUR WATERS

PARTNERS

Hey and Associates, Inc.
Engineering, Ecology and Landscape Architecture

STORMWATER SOLUTIONS ENGINEERING LLC

WISCONSIN DEPT. OF NATURAL RESOURCES

SEWRPC
Serving the counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha

+ Former Direct of Engineering (Mt. Pleasant) & Limnologist for EPA

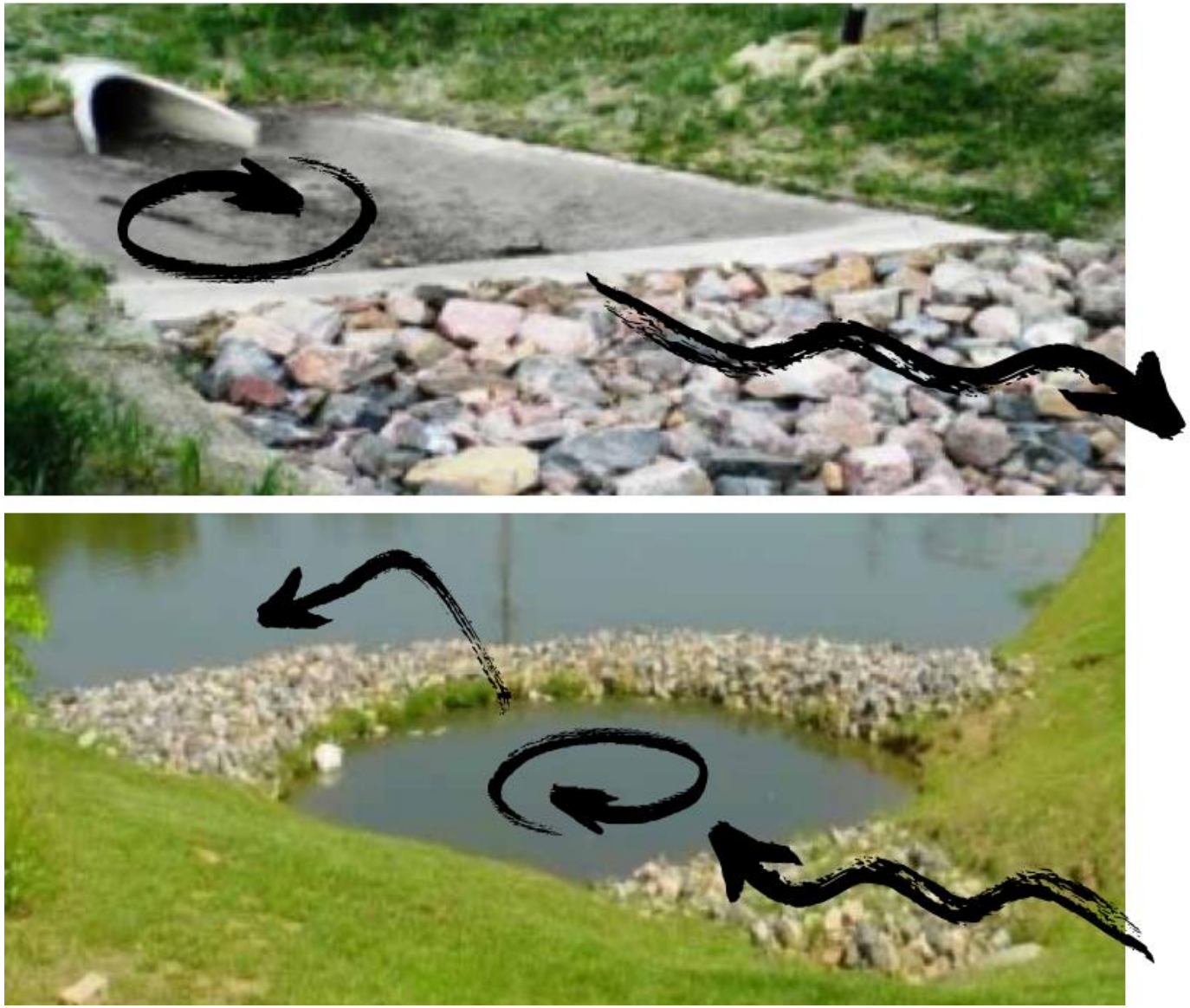
What we know...


eroding shorelines make the need for dredging more frequent = more maintenance costs!
frequent mowing costs more money and adds more unwanted phorsphorus
when this pond overflows... the pollutants go into our rivers
if people only knew how much bacteria and phosphorus these geese are adding to this pond
planting these shorelines with native plants would solve many of these problems...

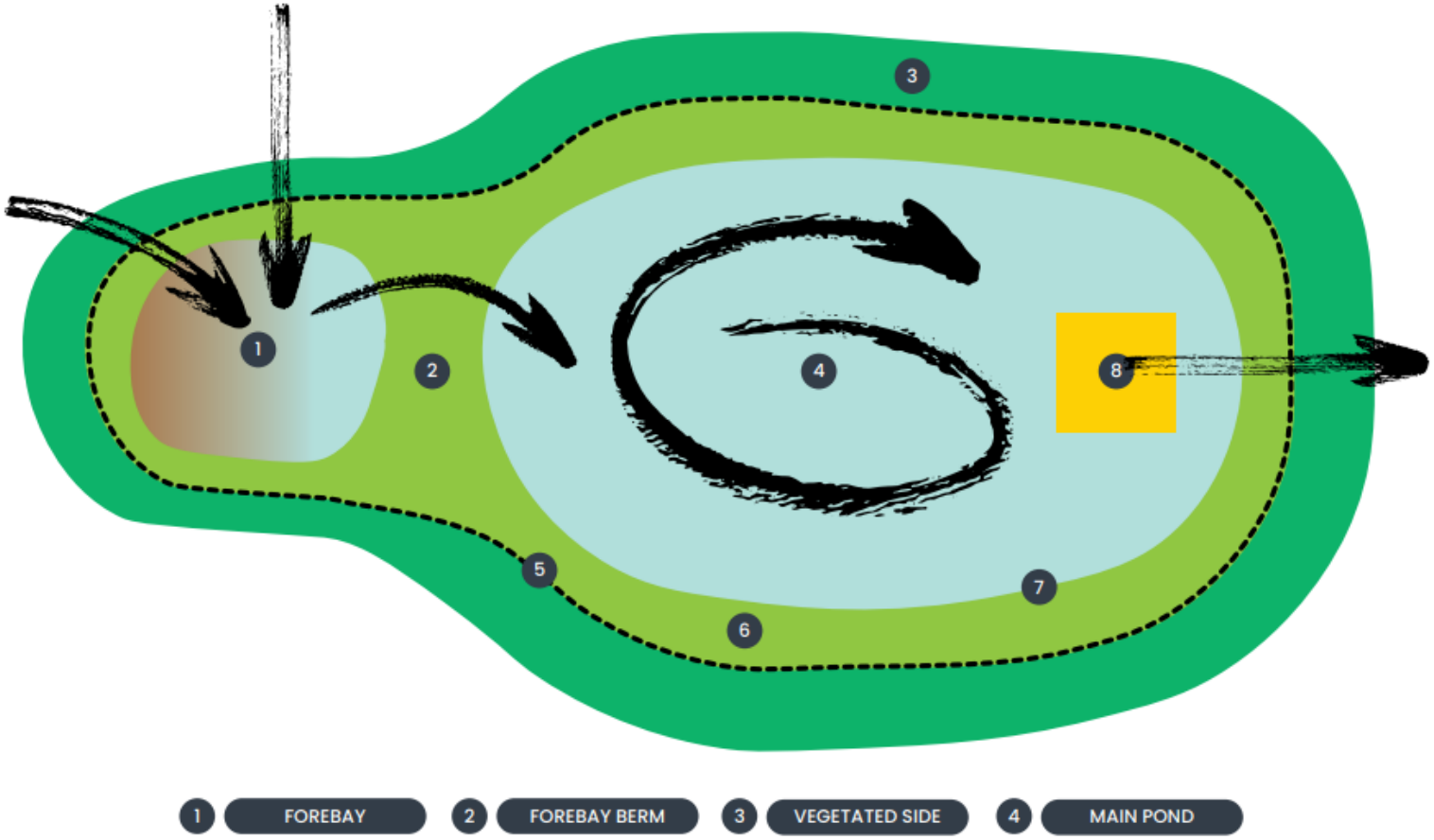


Its Time to Rethink Stormwater Ponds!

SEDIMENT FOREBAY



Forebays are easier to clean out than dredging the entire pond

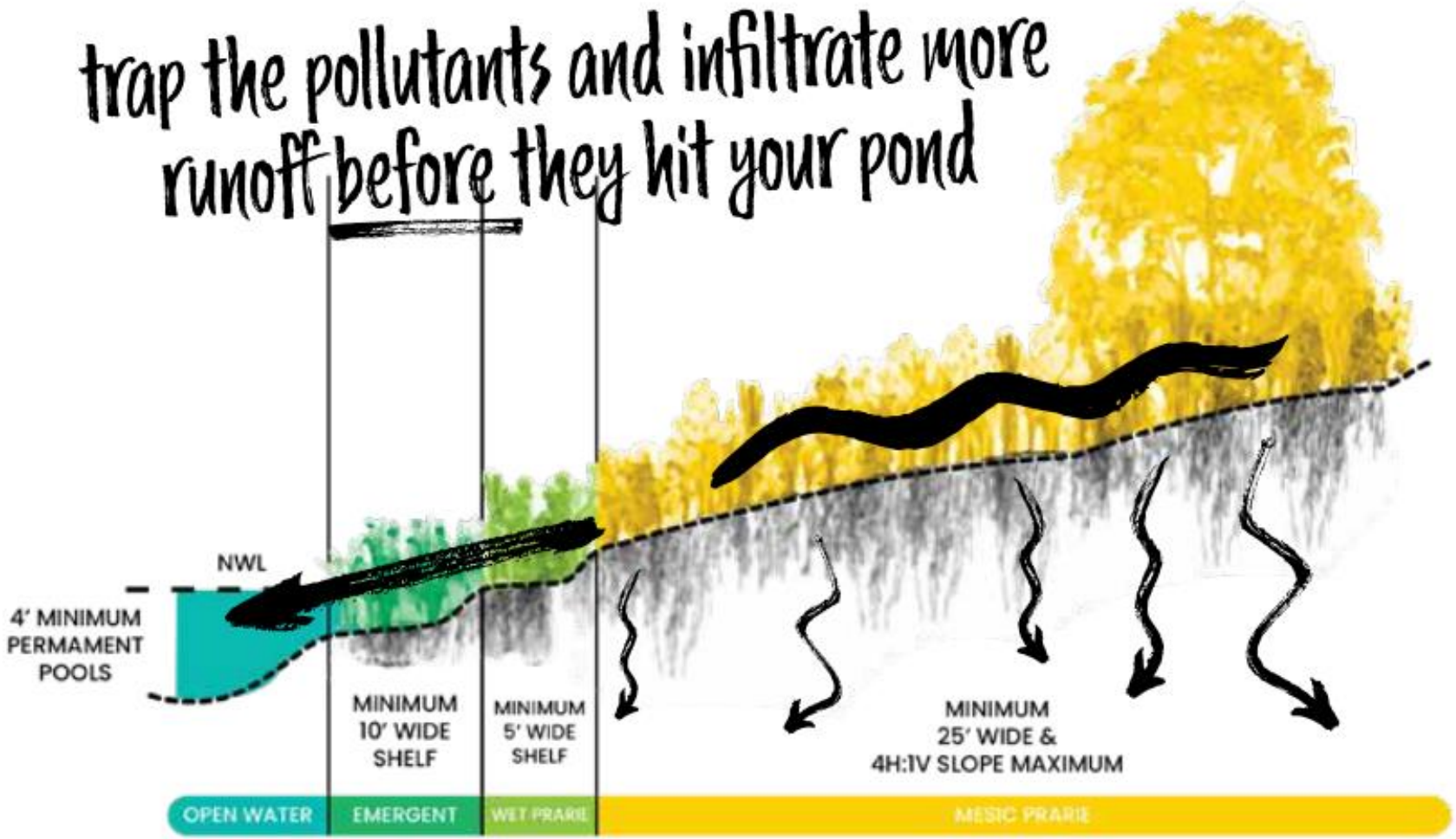


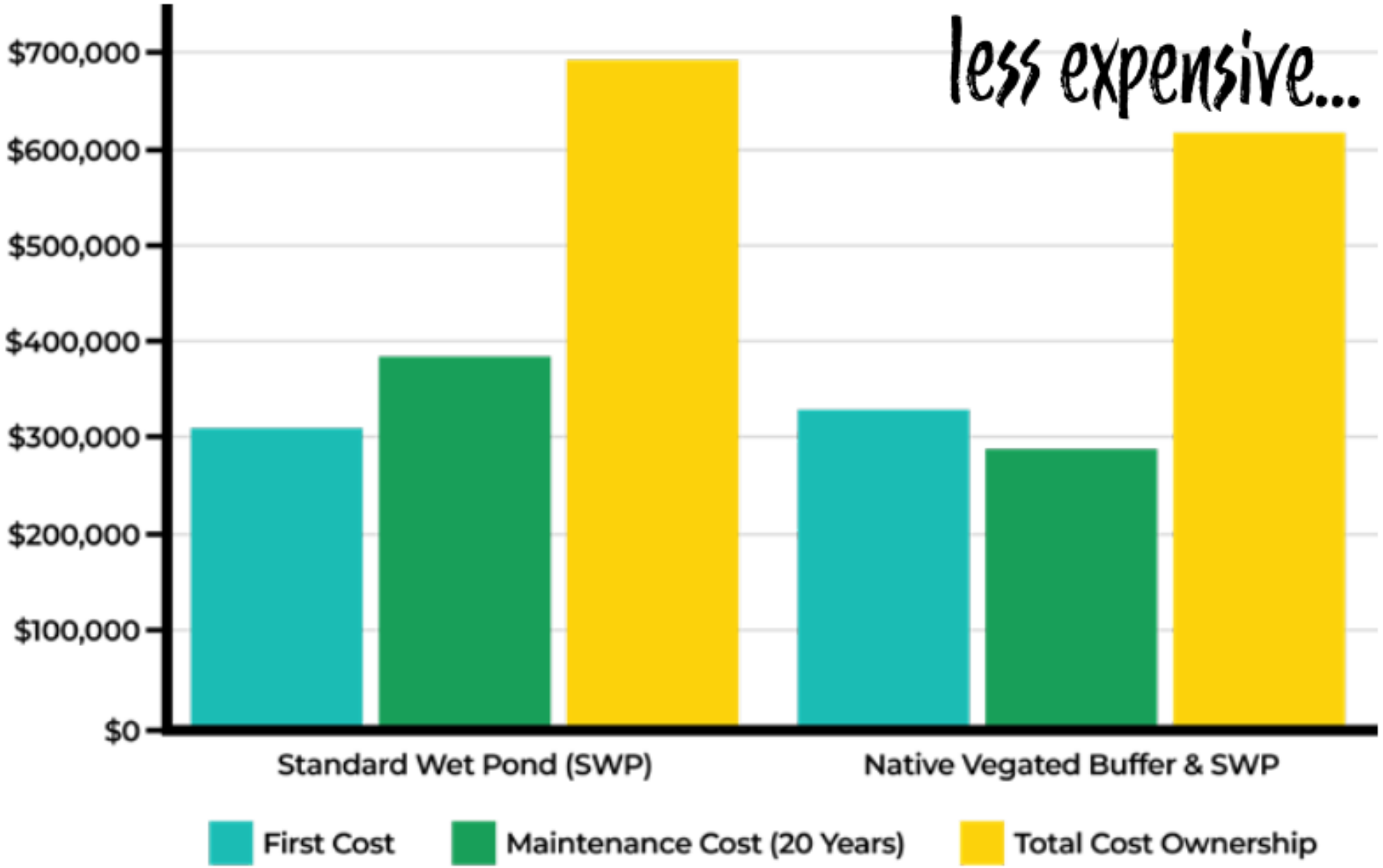

costs are similar for a better solution
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
Standard Wet Pond (SWP)
Sediment Forebay & SWP
First Cost
Maintenance Cost (20 Years)
Total Cost Ownership

NATIVE PLANT BUFFER

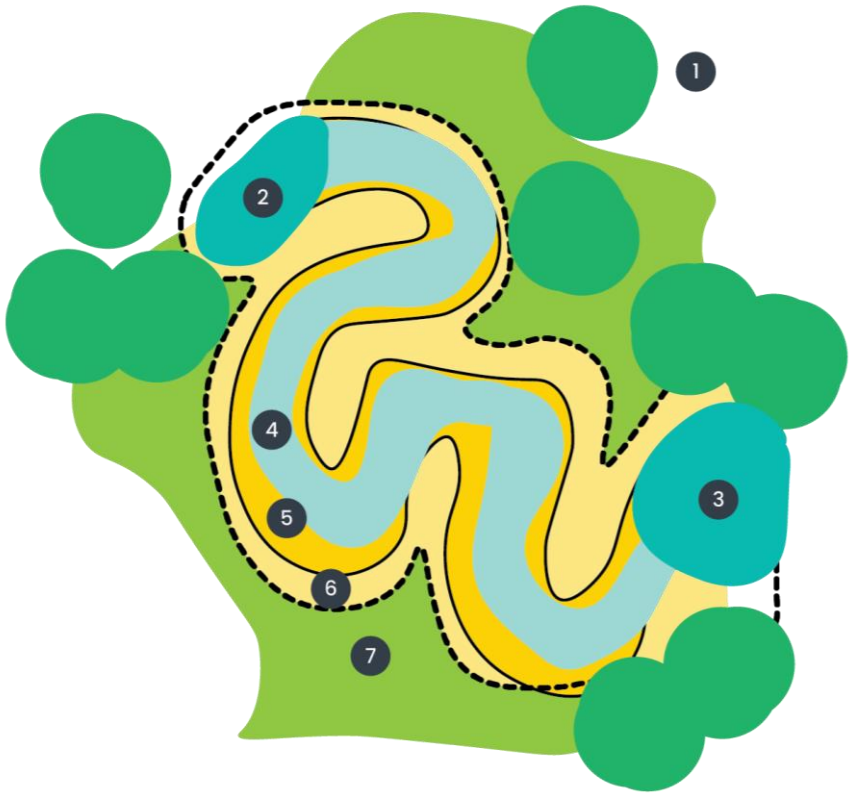


NATIVE PLANT BUFFER

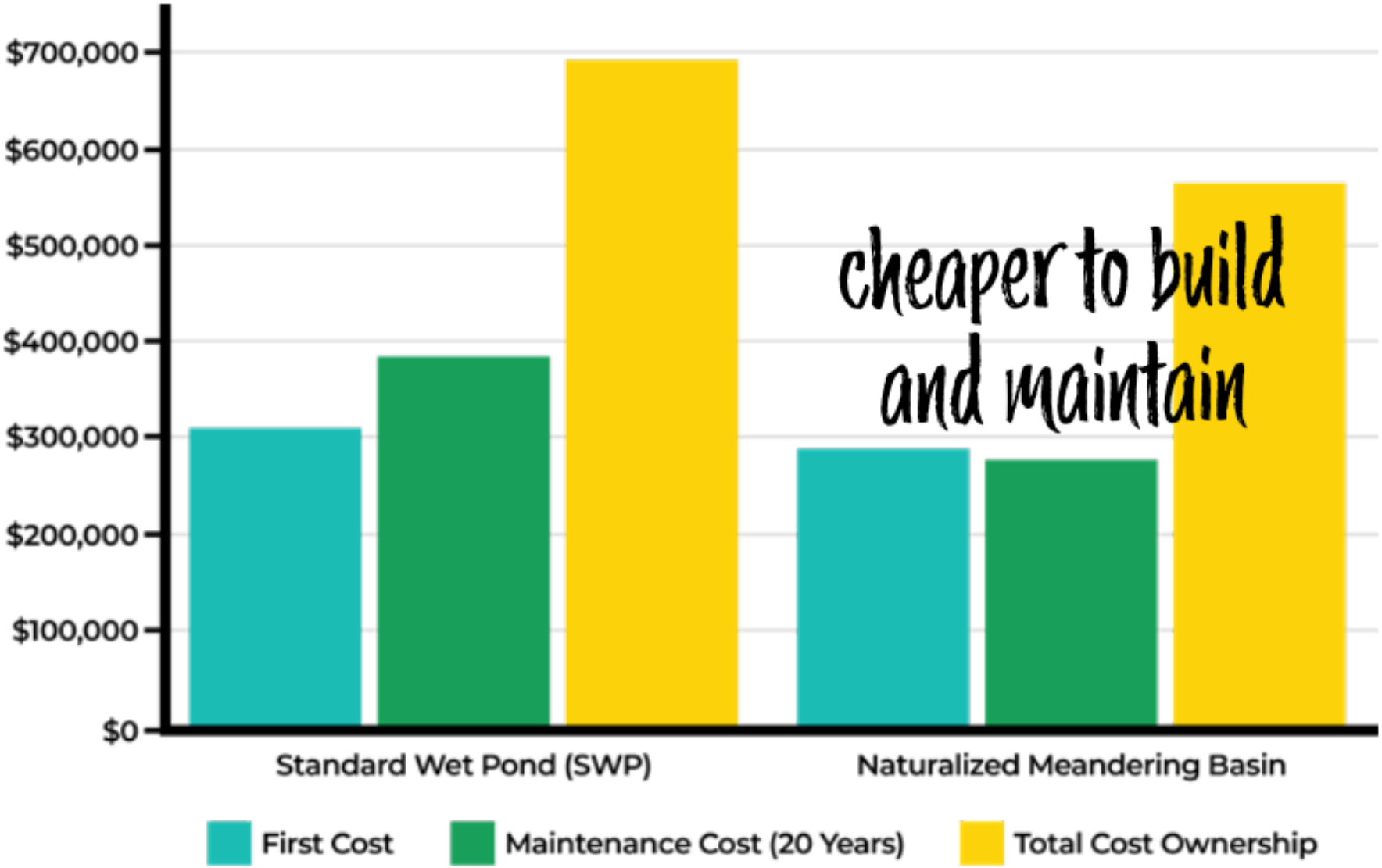



less expensive...
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
Standard Wet Pond (SWP)
Native Vegated Buffer & SWP
First Cost
Maintenance Cost (20 Years)
Total Cost Ownership

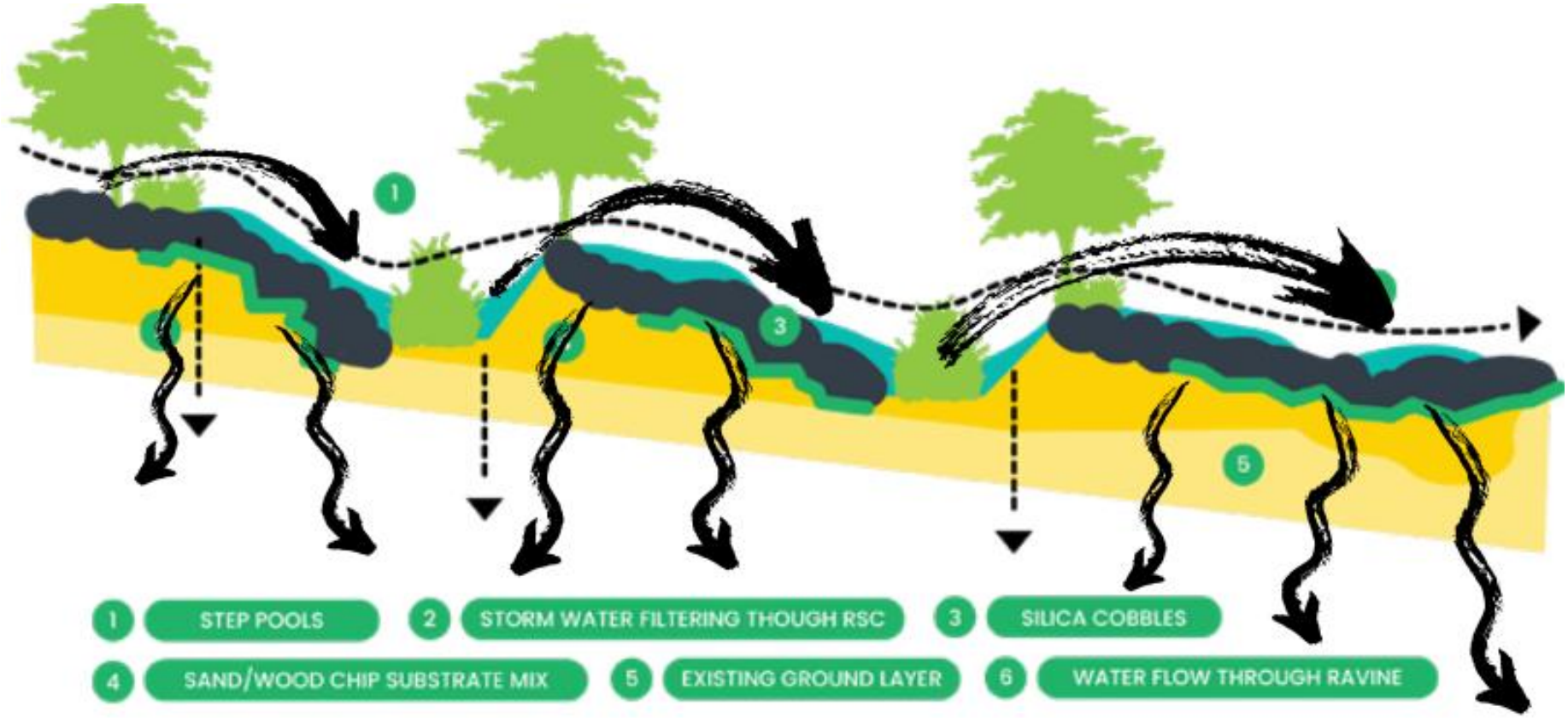
NATURALIZED MEANDERING BASIN

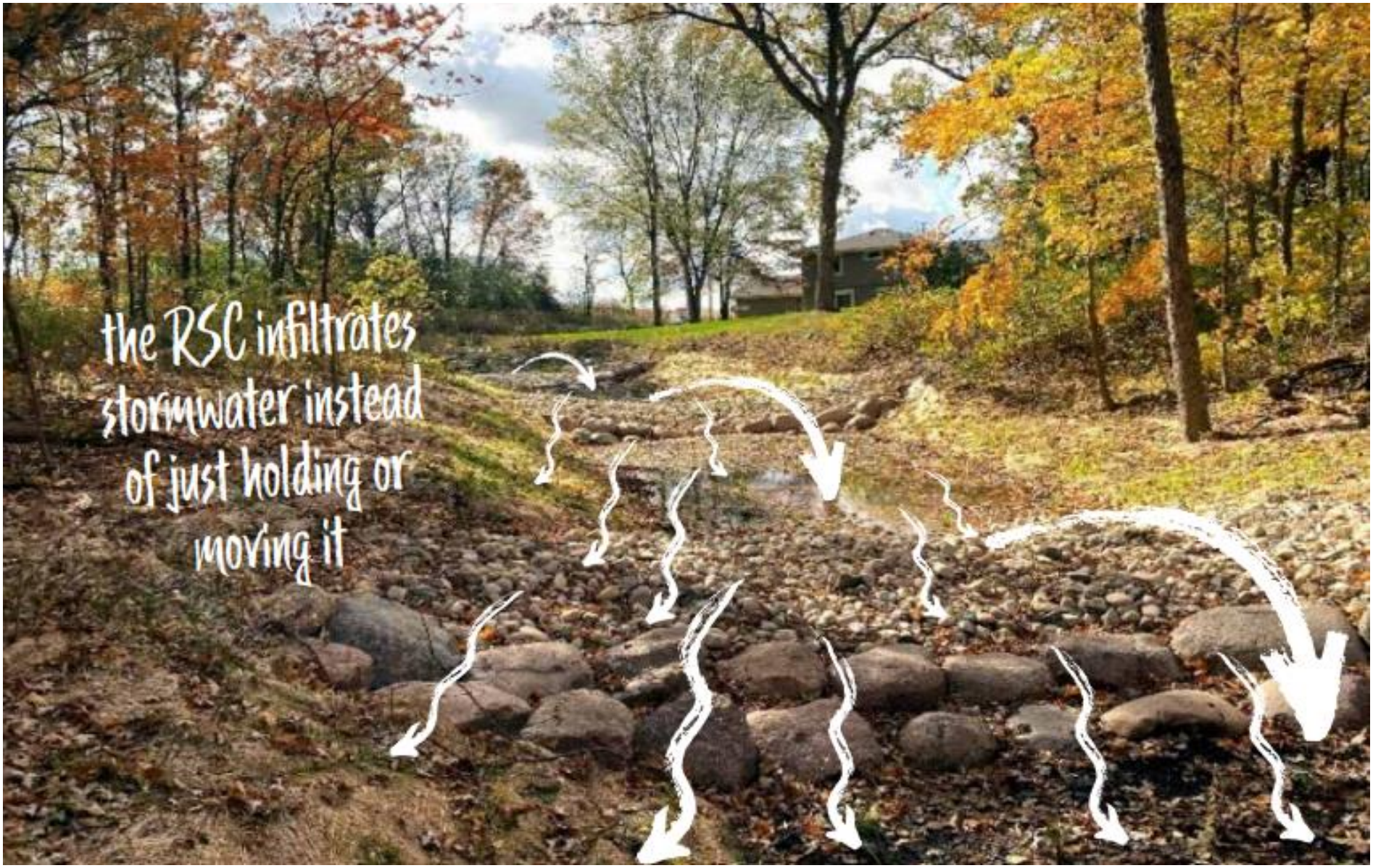




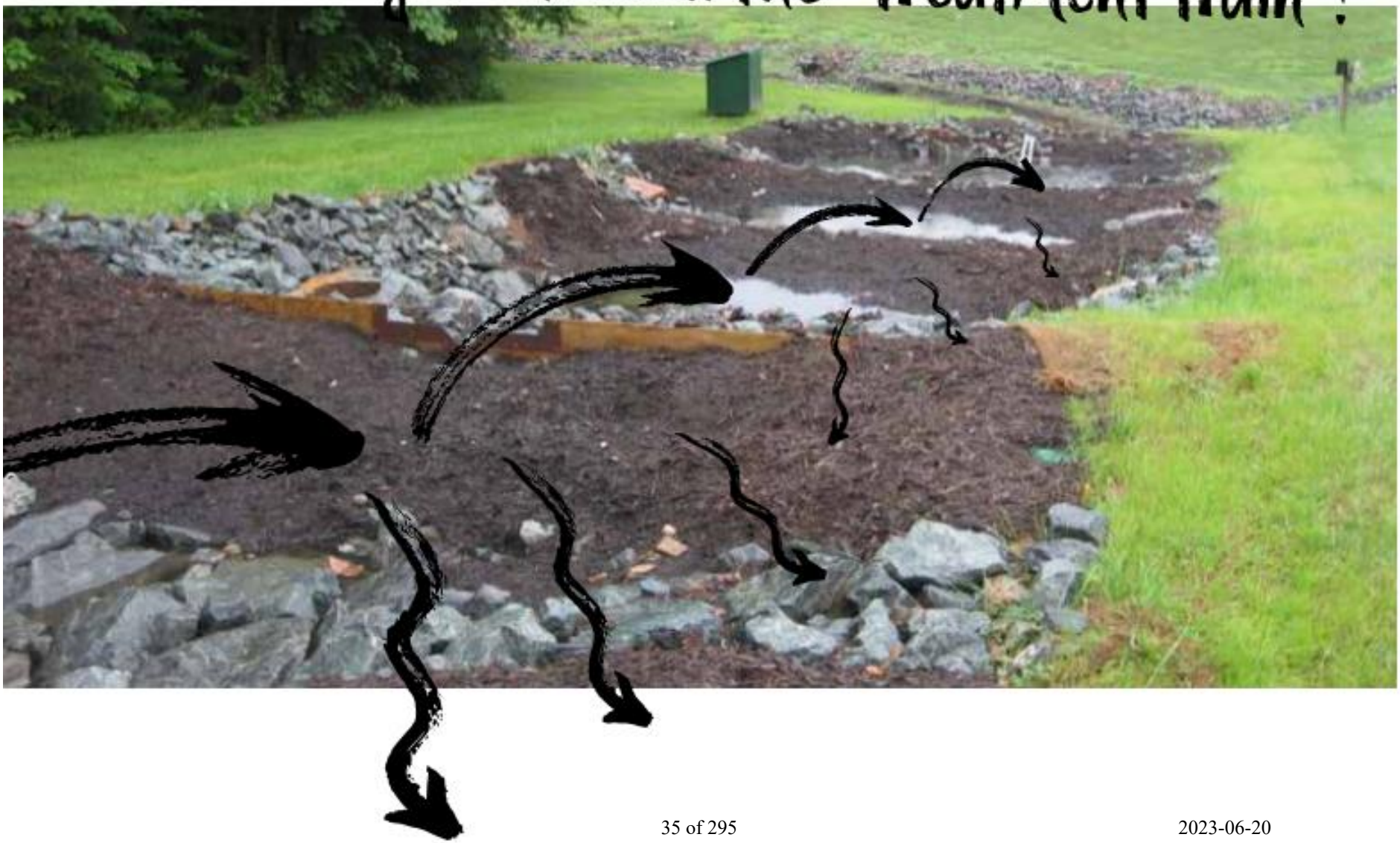

$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
cheaper to build and maintain
Standard Wet Pond (SWP)
Naturalized Meandering Basin
First Cost
Maintenance Cost (20 Years)
Total Cost Ownership

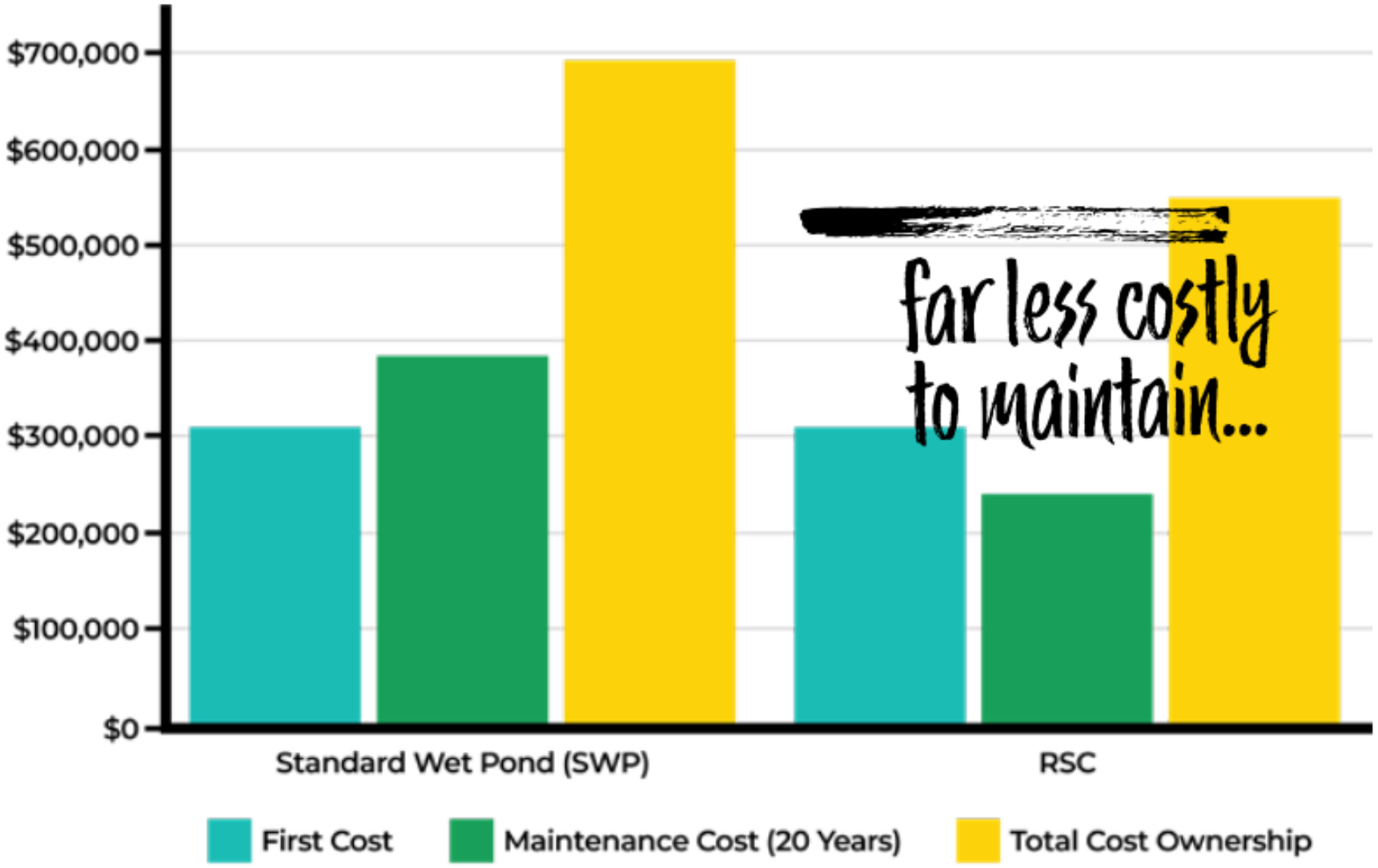
REGENERATIVE STORMWATER CONVEYANCE




the RSC infiltrates
stormwater instead
of just holding or
moving it

get onboard the "treatment train"!




$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
far less costly to maintain...
Standard Wet Pond (SWP)
RSC
First Cost
Maintenance Cost (20 Years)
Total Cost Ownership

THANK YOU!

- Kristi Heuser
  - Stormwater Consultant
    - ✓kristine@rootpikewin.org





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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: June 20th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #5 Discuss Plan Commission Recommendations (Somersville):

a. Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved", to "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

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

c. Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by ¬James D. Baker of Manhard Consulting LTD¬) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

d. Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests site plan review and exterior fenestration review on Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

BACKGROUND:

Staff was approached in early 2020 regarding the possibility of bringing a residential development to the land behind Somers Elementary. In August of 2020, the Developer presented a concept plan to the Plan Commission. On November 9th, 2020 the Plan Commission held the necessary public hearings for the original Comprehensive Plan Change and Rezoning. The Plan Commission also reviewed the request for a Certified Survey Map, the site plan and exterior fenestration. The original concept included 521 proposed residential units through a mixture of duplexes, townhomes, and apartment buildings. The Plan Commission's recommendation in 2020 was for approval of the project.

The Board reviewed the original project at our November 17th, 2020 Work Session. The plans at that time included 524 units. One major concern the Village expressed was the Developer's requested setbacks from CTH E and from CTH EA. Staff felt these requests put the buildings too close to the CTHs. At this meeting the Developer also informed the Board that the Duplexes will have two car garages and will have basements. On December 1st, 2020 the Board reviewed an updated site plan which included 506 units. This site plan was provided to address the Village's concerns over the setbacks.

At our December 8th, 2020 Board Meeting the site plan was approved subject to the following:

1. Review and approval of submitted Comprehensive Plan Amendment;

2. Review and approval of submitted rezoning;

3. Submission by developer of a Planned Unit Development proposal and phasing plan which would be reviewed and must be approved by the Village Board;

4. Submission of final engineering and approval by Village consulting engineers which would include, but not be limited to, sanitary sewer, stormwater, landscaping, photometrics, all to be reviewed and approved by the Village Board;

5. Submission by developer of a revised Certified Survey Map to be reviewed and approved by the Village Board; and

6. Execution of Development Agreement between the Village and the developer.

UPDATE:

Over the past two years, the Developer has worked with the Village to update their plans. In late 2022, the Developer informed the Village that they would like to submit new plans that would serve to reduce the number of units from 506 to 426. The site plan is basically the same as what was previously reviewed. The main difference is that they have eliminated their 19-unit buildings and lowered them to 12-unit buildings. The number of 8-unit townhouses and 2-unit duplexes remains the same. There are no changes to the proposed exterior fenestration. This did prompt the Developer to seek a new CSM. Based on this new CSM, Staff requested that the Developer submit for new approvals of the Comp Plan Change, Rezone with PUD, CSM, and Site Plan/Exterior Fenestration.

The Plan Commission heard the above-mentioned requests at their June 12th meeting and held the requisite public hearings. One citizen expressed concern over whether the Village was growing too fast and the density of the project. There was also a written correspondence submitted stating their concerns regarding the project. This has been included in the draft of the minutes. The Plan Commission's recommendation was for approval of the Comp Plan Change (7-0), Rezone with PUD Overlay (7-0), CSM (7-0) and Site Plan/Exterior Fenestration (7-0).

COMMENTS:

Staff will point out the legal entity the developer created uses the term Somerville. During our 2020 meetings the Developer agreed that the project itself will be referred to as Somer***s***ville. Any references to Somerville would be the legal entity. The rest of the project or roads would need to reference Somer***s***ville. Staff has met with the Developer to work out terms of a Developers Agreement. The main issue to be determined will be the timeframes in which the phases of this development will need to be completed.

Staff is seeking direction from the Board as to their wish for these requests to move to a Board Meeting for conditional approval.

ATTACHMENTS:

Planning Memo dated 05/31/2023 with PUD Memo dated 6/16/2023

Engineer's Comments dated 05/04/2023

Planning Commission Minutes 06/12/2023 – Highlighted

Application for Comp Plan Change

Application for Rezone

PUD Request

Application for Land Division (CSM)

Site Plan Presentation

Landscape Plans

CTH E Improvements

Civil Plans – Selected Sheets

COUNTY OF KENOSHA

Division of Planning & Development

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

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Kenosha County Planning & Development**
RPT DATE: **05-31-23**
MTG DATE: **06-12-23**
APPLN DATE: **04-04-23**
RE: **'Somersville' Multi-Family Residential Development**

BACKGROUND:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Subject to providing a photometric site plan.

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

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

COUNTY OF KENOSHA

Division of Planning & Development

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

MEMORANDUM

TO: **Jason Peters, Village of Somers Administrator**
FROM: **Luke Godshall, Senior Land Use Planner**
DATE: **2023-06-16**
RE: **PUD Requests for Proposed Somersville Multi-Family Development**

The proposed Somersville multi-family residential development includes a request for a PUD Planned Unit Development Overlay District as part of their submitted rezoning application. The developer has not yet submitted a PUD petition letter to include the information detailed in Section ZN 4.08(2)(h)1, but it has been requested of them and they are working on drafting and submitting it.

Based on the submitted plans and previous correspondence with the developer, the requested ordinance departures for this project would include:

- **Section ZN 3.06(3)(j) – Parking Requirements; Setback**
  Required by Ordinance:
  Parking spaces and driveways shall be a minimum of **20 feet** from the established highway right-of-way.

  Requested Deviation:
  Developer is requesting a **7.8 feet** setback in one location along Somersville Parkway west of the amenity building.

- **Section ZN 3.06(3)(j) - Parking Requirements; Setback**
  Required by Ordinance:
  Parking spaces and driveways shall be a minimum of **10 feet** from all rear and side lot lines.

  Requested Deviation:
  Developer is requesting parking spaces and driveway setbacks at lot lines to be as close as **0 feet** from the lot line north of building 20, **8 feet** west of buildings 45/48, and less than **10 feet** at the north and south sides of the amenity building.

- **Section ZN 4.03(12)(g) - R-11 District Yard Setback Requirements**
  Required by Ordinance:
  1. Street yard - not less than 65 feet from the right-of-way of all Federal, State, and Village Trunk highways and not less than **40 feet** from the right-of-way of all other roads.
  2. Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water.
  3. Side yard - not less than **15 feet** in width on each side of all structures.
  4. Rear yard - not less than **25 feet**.

  Requested Deviation:
  1. Street yard - not less than 65 feet from the right-of-way of all Federal, State, and Village Trunk highways and not less than **30 feet** from the right-of-way of all other roads.
  2. Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water.
  3. Side yard - not less than **8 feet** in width on each side of all structures (at the west side of buildings 45/48, and the south side of building 16).
  4. Rear yard - not less than **20 feet** (at the east sides of buildings 16 & 17).

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

May 4, 2023

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

Subject: Somersville – Approval Recommendation

Dear Jason,

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

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

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

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

Please call if you have any questions.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Douglas R. Snyder, P.E.

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

Village of Somers
Proceeding from the Village Plan Commission Meeting
June 12, 2023

1. **Call to Order**

   Chairman Stoner called the meeting to order at 5:29 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**, Fire Chief **Ben Andersen**
Elected officials: Trustees **Jackie Nelson, Joe Smith, Ben Harbach and Karl Ostby Scott Fredrick**

Kenosha County Staff: Senior Land Use Planner **Luke Godshall**

2. **Pledge of Allegiance**

   Chairman **Stoner** led everyone in the Pledge of Allegiance.

3. **Approve Minutes of May 8, 2023**

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

4. **Correspondence**

Letter from **Kathleen Basquez-Vescova** (attached) regarding the Somersville project.

5. Citizen Comments

Krista Reck
6007 7th Street
Ms. Reck mentions that the Maplecrest subdivision project was presented to the Plan Commission at their last meeting and mentions her concern about 4-story buildings and the fact that it goes against the current zoning.
She also brought her concerns about the CNG project and mentions that she believes the long-range plan for that area is for residential development. She asked which takes how that plan affects possible future development and how it would impact her property.

1. Comp Plan Amendment:

Public Hearing and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved", to "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. (*For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

Public Comments:

6443 11th Place
John Hobson
Mr. Hobson encourages commissioners to keep the development medium density.
He feels that a lot of appartements have been added to the community, and that when they moved here seven years ago, they moved for the more rural setting, and that growth is great but is concerns it is too much and too fast.
6450 12th Street
Floyd McInally
Asks where the property is?
Commissioner Grimes explains that it is on the east and south side of the school in an L shape.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.
Motion passes unanimously 7-0.

2. Rezone with PUD Overlay:

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

Public comments: none

Commissioner **Boxx** moved to recommend approval of the request with PUD overlay.
Commissioner **Aiello** seconds.

Senior Land Use Planner Godshall explains that it is all R11, R8 was removed.
Chairman Stoner mentions that the density was reduced. He also mentions that Somers does not control who goes and doesn't go to Somers Elementary School.
Village Administrator Peters state that the Village met with KUSD about the project.

Motion passes unanimously 7-0.

3. Land Division (Certified Survey Map):

Discussion and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by James D. Baker of Manhard Consulting LTD) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

Public comments: none

Chairman **Stoner** explains that a house is planned for that parcel.
Commissioner **Thompson** moved to recommend approval of the request.
Commissioner **Boxx** seconds.

Motion passes unanimously 7-0.

4. Site Plan Review & Exterior Fenestration:

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

Chairman Stoner comments about the housing pressures that the Village is facing. He states that the Village has held developers to minimum standards. He also states the least expensive house in the community is $550,000 average home in Somers, that is not affordable to the average person but that the Village does not control the market.
He mentions a project in Pleasant Prairie with small lot sizes, and small residential space, but even with that, the projected price would be $475,000. He expressed doubts that reducing density translates in affordability. This is a concern that he has shared with other elected officials and they are exploring options.

Commissioner **Thompson** moved to recommend approval of the request.
Commissioner **Boxx** seconds.

Motion passes unanimously 7-0.

5. **Rezone:**

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

Public comments:

Michael Aulozzi
145 Old GB Road
Aulozzi asks what part of the property is being rezoned.
Chairman Stoner pointed out to the exhibit and said it was the part highlighted in yellow.
Commissioner Grimes points out that the blue area will go B5 to Ag.
Heather Edwards
129 Old Green Bay Road
Edwards wanted to make sure it is not the patch of trees on the corner of Highway KR and Green Bay Road.
Chairman **Stoner** says no.
Mueller (owner):

Explains that it is a family owned property and he wants to build a garage closer to the house. He said they will not have a busines on the property after it burnt down.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Lee** seconds.

Motion passes unanimously 7-0.

6. Rezone:

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

Public comment: none

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

7. Plan Commission Conceptual Approval:

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

Public comment: none

Chairman **Stoner** explains that it is a conceptual presentation. And asks Godshall whether it meets Kenosha County requirements
Godshall points out that the plans are not details and very preliminary and that it is hard to determine at this time. He mentions that the property rezoning allows for this project.
Commissioner **Thompson** mentions that exterior masonry will be required.
Administrators **Peters** mentions that it will all under a condo plat.
Commissioner **Lee** asks about basements.
Wallach (owner) states unfinished basements will be offered.

Commissioner **Aiello** is excited about the project. He mentions that the building will have to stand up to the elements being so close to Lake Michigan. He mentions EIFS as a good material to use.
Wallach mentions that EIFS is a hard sell and has a bad rap, but concurs that it is a good material.
Commissioner **Aiello** mentions he is much more pleased with than projects. He likes the driveaway layout and states the project is a better fit for the area.
Wallach mentions that those houses can be started very quickly and start as soon as this fall.
Commissioner **Chambers** states he loves the concept.
Chairman **Stoner** cautions the developer that what he brings to the board is what has to be built.
Chairman **Stoner** reiterates others concerns about the materials used on the lakefront and mentions wood and other materials do not stand up to the elements.
Wallach mentions that EIFS and metal roofing are good for that location and that EIFS provides added insulation.
Chairman **Stoner** mentions to the developer that those materials should be brought to the board at the next meeting.
Commissioner **Juliana** says he likes it and asks whether there are erosion concerns.
Wallach mentions that revetment was done on the north side and that there is one toe that had not eroded and one recommendation was to watch it, be our approach it to take care of it. That's the only issue. We are going to take that toe down and rebuild it.
Administrators **Peters** mentions that the revetment had to done as part of the last development agreement and that requirement carries through.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

8. Adjourn

Commissioner **Boxx** proposes the motion to adjourn.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

Drafted June 14, 2023.
These minutes are not official until approved by the Plan Commission. Submitted by Kevin Poirier

Village of Somers

7511 12th Street

Kenosha, Wisconsin 53171

RE: Public Hearing on 06/12/2023

Rezoning of Tax Parcels # 82-4-222-152-0225/0300/0200

To The Village of Somers Planning Commission,

I truly regret not being able to attend this meeting. Unfortunately, the Somers Village Centre Condo Homeowners Association inconveniently scheduled their annual meeting at the exact same date and time. I wish to respectfully submit this letter for your consideration. Thank you in advance.

It is perceived by myself among others that, at this point, development of the above parcels will most likely move ahead to completion.

However, I respectfully, submit the following concerns as to the long term adverse effects on the adjacent parcels, the community, and the environment that may or may not have been evaluated, in depth.

Current concerns:

1) Adding a substantial amount of building 'units' (and residents) to this area will:

a. increase student population at Somers Elementary School which in turn will

1. maximize/stress the classroom student/teacher ratio

2. diminish the quality of teaching capabilities and instruction

3. lead to the necessity of eductional building expansions & hiring of staff (increase in taxes to provide these services?) or face overcrowding. Neither of which is enticing to attract new residents (or keep current ones).

b. increase the need to expand fire and police services: staff, equipment, building facilities (increase taxes?)

c. increase traffic congestion in close proximity to railroad crossing and to school's entrance & egress (especially at beginning & end of school or work days). Impact of fire/rescue/police mobility around this area during high traffic period is a concern.

d. effect on the current utility/power grids with exisiting & new home or land owners. If need for grid expansion, how will that affect these people/lands as to cost and land acquisition?

e. effect waste management & containment (even expansion?). Who will be responsible for these additional charges? (more taxes?)

f. effect of a possibly diminished water supply from sources; effect on the water drainage system (excessive runoff/flooding) on neighboring parcels; the potential affect on the directionality of water flow.

g. increase levels of noise, dirt/dust, or vehicle pollution; especially during construction primarily impacting the quality of Somers Elementary School's student learning & health, and secondarily the adjacent Somers Village Condo Complex, and the Senior Residental home.

1. Will these new residents living next to the railroad tracks be accepting of the frequent train crossing whistles? Or might they petition to ban the whistle which potentially leads to vehicle crossing mishaps as has occurred in other areas?

h. effect the social structure of the Village

1. with the marked increase of residents (including rentals) in close proximity and adjacent to a school, substaniated concerns arise as to the irrefutable potential of the increase in crime, be it drugs, gangs, or acts of violence.

i. lose the 'Rural' appeal as we are well known for.

Densely packed locations do lead to a higher tax base and revenues. Boosting local government income helps to allocate funds to other public work projects (e.g. infrastructure upgrades). ***BUT*** by increasing population density the government is forced to invest in these same areas. This significantly impacts the quality of rural life. The decisions that are made reflect who our leaders truly represent. It is hoped that you fairly consider all facets of our 'diamond'....the Village of Somers.

Respectfully submitted,

Kathleen Basquez-Vescova

Kathleen Basquez-Vescova

1254 Village Center Drive

Kenosha, WI 43144

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

CCM-Somerville, LLC x _____ Signature

Mailing Address:

901 S 70th Street

City: West Allis State: WI Zip: 53214

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

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

Applicant's Name (if applicable):

Cardinal Capital Management, Inc. x _____ Signature

Mailing Address:

901 S 70th Street

City: West Allis State: WI Zip: 53214

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

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

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

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

High-Density Residential

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes.

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

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

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

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

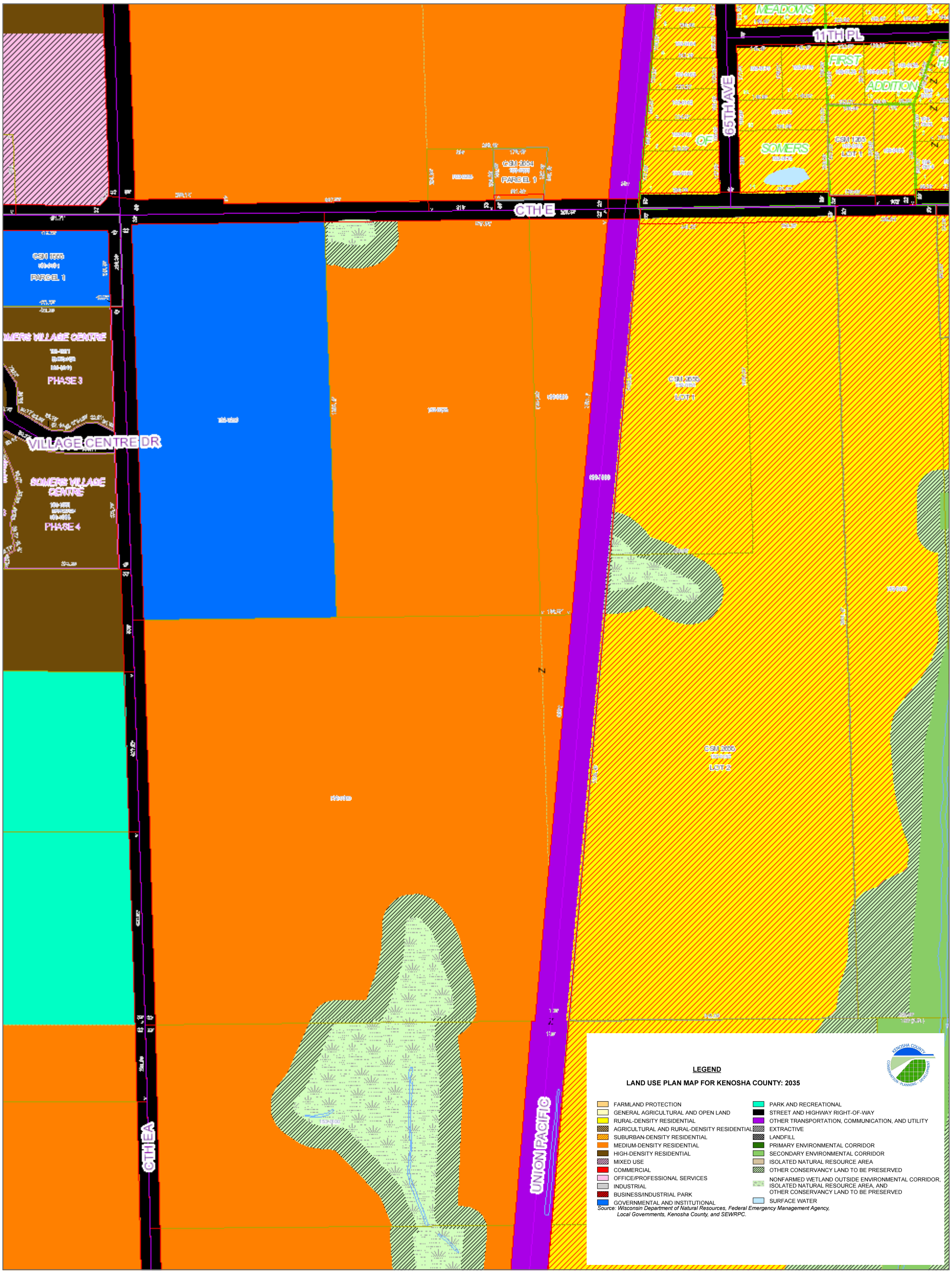
(h) The fee specified in Section 12.05-8 of this ordinance.

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

KENOSHA COUNTY
INTERACTIVE MAPPING

EXISTING LAND USE PLAN

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



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KENOSHA COUNTY
INTERACTIVE MAPPING

PROPOSED LAND USE PLAN

N
S

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

Remain "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved"

"Medium-Density Residential" to "High-Density Residential"

Remain "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved"

MEADOWS
11TH PL
FIRST ADDITION
65TH AVE
SOMERS
CTH E
PARCEL 1
SOMERS VILLAGE CENTRE
PHASE 3
VILLAGE CENTRE DR
SOMERS VILLAGE CENTRE
PHASE 4
CSM 2555
LOT 1
CSM 2555
LOT 2
CTH EA
UNION PACIFIC

LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

- FARMLAND PROTECTION
- GENERAL AGRICULTURAL AND OPEN LAND
- RURAL-DENSITY RESIDENTIAL
- AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL
- SUBURBAN-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- OFFICE/PROFESSIONAL SERVICES
- INDUSTRIAL
- BUSINESS/INDUSTRIAL PARK
- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND RECREATIONAL
- STREET AND HIGHWAY RIGHT-OF-WAY
- OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
- EXTRACTIVE
- LANDFILL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER CONSERVANCY LAND TO BE PRESERVED
- NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
- SURFACE WATER

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

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VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

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

Print Name: Erich Schwenker Signature: [signature]

Mailing Address: 901 S 70th Street

City: West Allis State: WI Zip: 53214

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

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

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

Print Name: Jack Reichl Signature: _____

Business Name: Cardinal Capital Management, Inc.

Mailing Address: 901 S 70th Street

City: West Allis State: WI Zip: 53214

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

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

82-4-222-152-0300

82-4-222-152-0225

82-4-222-152-0200

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

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

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

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: _____ County Board Supervisor: _____

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

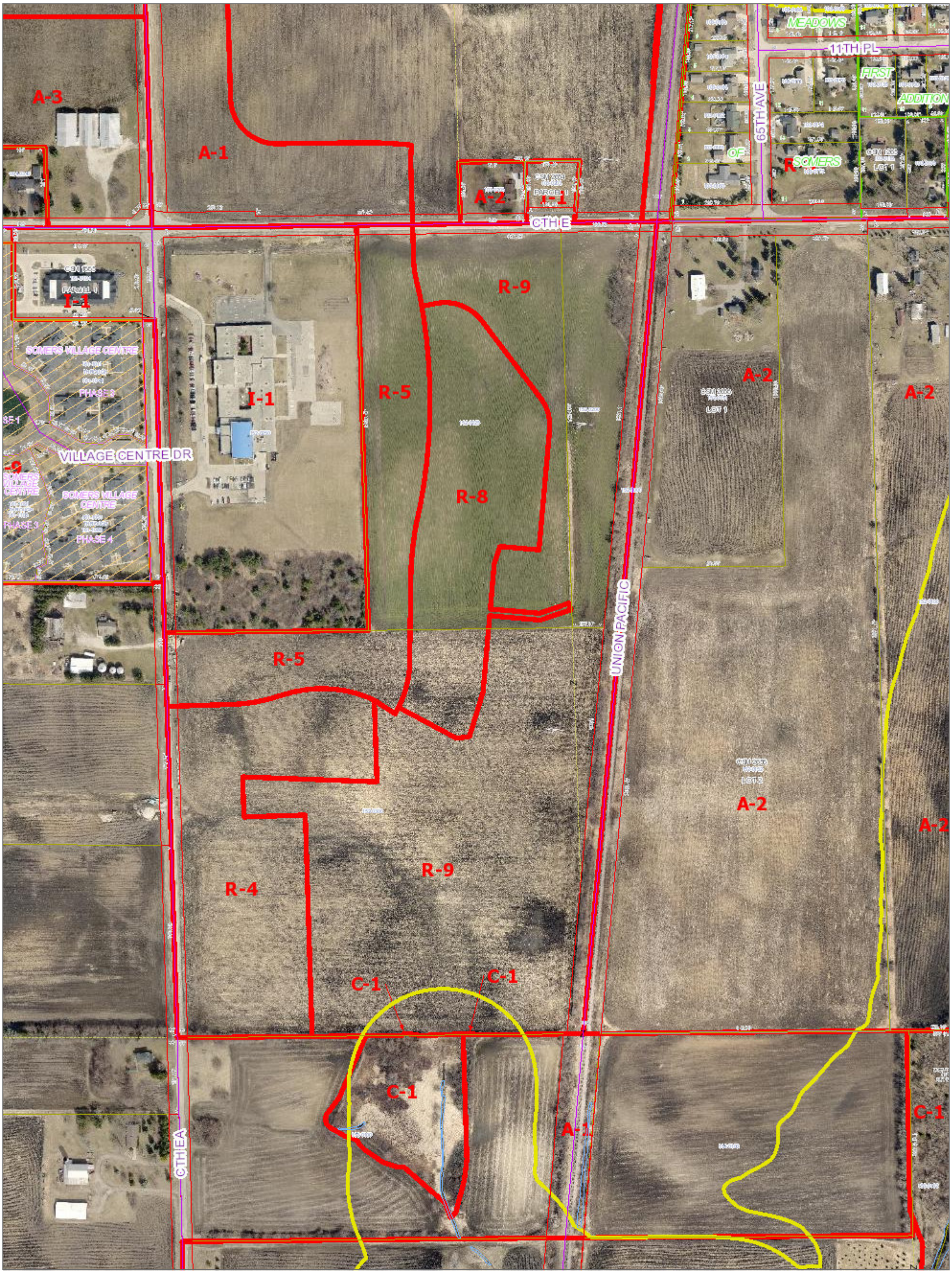
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

KENOSHA COUNTY
INTERACTIVE MAPPING

EXISTING ZONING

N
S

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



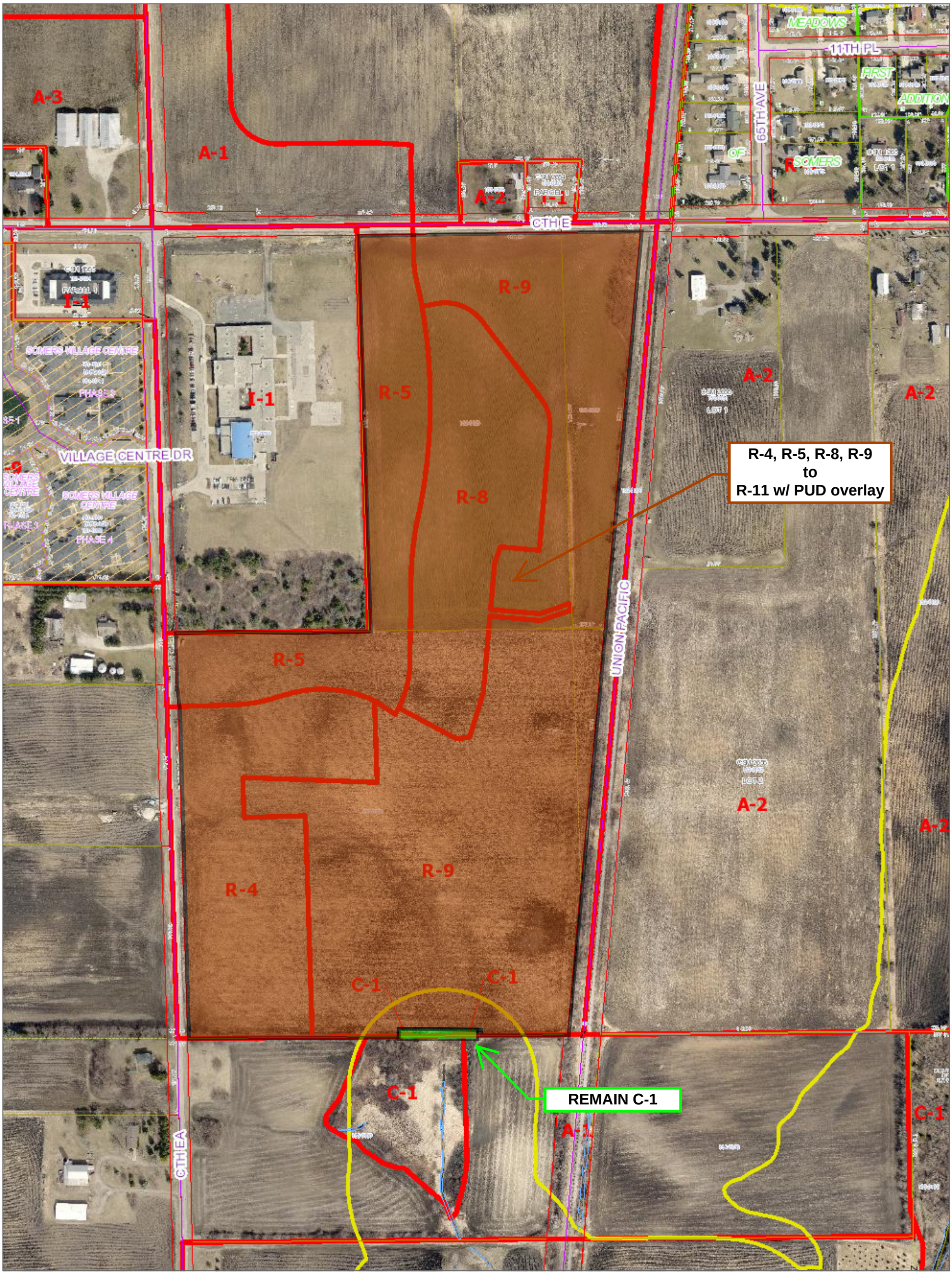
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KENOSHA COUNTY
INTERACTIVE MAPPING

PROPOSED ZONING

N
S

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



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CARDINAL
CAPITAL MANAGEMENT, INC.

Delivering Financial and Social Value

901 South 70th Street
West Allis, WI 53214

June 16, 2023

Village of Somers

7511 12th Street

Kenosha, WI 53144

Re: Petition Letter – PUD Setbacks

Dear Village Department of Planning and Development

We are pleased to be writing you this summary letter for a planned unit development overlay district and its specific requests as they relate to the setbacks for the project known as Somerville located at Tax Parcels 82-4-222-152-0300, 82-4-222-152-0225 and 82-4-222-152-0200. As part of our PUD submission our plans would require certain specific, limited setbacks as follows:

Section ZN 3.06(3)(j) – Parking Requirements; Setback

Required by Ordinance:

Parking spaces and driveways shall be a minimum of 20 feet from the established highway right-of-way.

Requested Deviation:

Developer is requesting a 7.8 feet setback in one location along Somersville Parkway west of the amenity building.

 Section ZN 3.06(3)(j) - Parking Requirements; Setback

Required by Ordinance:

Parking spaces and driveways shall be a minimum of 10 feet from all rear and side lot lines.

Requested Deviation:

Developer is requesting parking spaces and driveway setbacks at lot lines to be as close as 0 feet from the lot line north of building 20, 8 feet west of buildings 45/48, and less than 10 feet at the north and south sides of the amenity building.

 Section ZN 4.03(12)(g) - R-11 District Yard Setback Requirements

Required by Ordinance:

1. Street yard - not less than 65 feet from the right-of-way of all Federal, State, and Village Trunk highways, and not less than 40 feet from the right-of-way of all other roads.

2. Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water.

3. Side yard - not less than 15 feet in width on each side of all structures.

4. Rear yard - not less than 25 feet.

Requested Deviation:

1. Street yard - not less than 65 feet from the right-of-way of all Federal, State, and Village Trunk highways (not applicable) and not less than 30 feet from the right-of-way of all other roads.

2. Shore yard - not less than 75 feet from the ordinary high water mark of any navigable water.

3. Side yard - not less than 8 feet in width on each side of all structures (at the west side of buildings 45/48, and the south side of building 16).

4. Rear yard - not less than 20 feet (at the east sides of buildings 16 & 17).

These setback variations will allow the project to meet the Village's comprehensive plan and Future Land Use Plan: 2035, increase the tax base and allow us to develop a successful project.

Please accept this letter as our formal request for setbacks for the project as accompanied by our initial review fees under ZN 2.02(7). We are excited to be working with the Village on the project and to see the project's completion.

Erich Schwenker, President

Cardinal Capital Management, Inc.

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

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

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

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

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

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

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

_____ Phone # _____

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

_____ Acreage of Project: 64.80

Location of Property (including legal description):

See attached.

Subdivision/Development Name (if applicable): Somerville Apartments

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

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

Present Residential

Proposed PUD Multifamily

Present Use(s) of Property: Farmland

Proposed Use(s) of Property: Multifamily

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

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

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

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

The subdivision lies within the extra-territorial plat (ETP) authority area of a nearby Village or City ..... Yes ( ) No (✓)
*Applicant is responsible for submitting to the ETP authority any fees and documentation needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

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

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date 4/3/23

Developer's Signature — Date 4/3/23

CERTIFIED SURVEY MAP NO. _____

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

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

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

N

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

18.00' 33.00' 66.00'

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

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

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

L3

LOT 6
971,409 S.F.
22.300 AC

66.00'

LOT 1
273,502 S.F.
6.279 AC

LOT 2
853,813 S.F.
19.601 AC

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

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

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

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

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

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

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

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

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

LOT 2
853,813 S.F.
19.601 AC

LOT 5
241,013 S.F.
5.533 AC

33.00'
HEREBY DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY (CTH 'EA')

ACCESS EASEMENT HEREBY GRANTED
26.00'
66.00'

WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY
L7 (2628.54')

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

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

LOT 6
971,409 S.F.
22.300 AC

LOT 3
161,964 S.F.
3.718 AC

50.00' 50.00'
100.00'

ROW 211,772 S.F. 4.862 AC

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

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

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

P.O.B. WARRANTY DEED NO. 1620539

LOT 4
108,396 S.F.
2.488 AC

LOT 2
853,813 S.F.
19.601 AC

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

UNPLATTED LAND
L8
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15-2-22

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

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

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

SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 1 OF 32
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

BASIS OF BEARINGS

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

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

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

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

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

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

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

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

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

665.54' CTH 'E' (12TH STREET)

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

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

HEREBY DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY

27.00' | 33.00' | 33.00' | 50.00' | 33.00'

1331.08' L4 (N 89°16'47" E) 665.54'

274.36' L20 L23 509.29' L43

18.00'

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

66.00'
33.00' 33.00'

661.27'

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

661.74'

LOT 6
971,409 S.F.
22.300 AC

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

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

30.00'

LOT 1
273,502 S.F.
6.279 AC

SEE SHEET 3

UNPLATTED LAND

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

S 89°13'59" E 664.95'

L3 (N 01°44'15" W)

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

ROW
211,772 S.F.
4.862 AC

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

LOT 2
853,813 S.F.
19.601 AC

EAST LINE OF THE NORTHEAST 1/4 SECTION 16-2-22
S 0°20'23" E 1322.55'
661.28'
CTH 'EA' (72ND AVENUE)
WEST LINE OF THE NORTHWEST 1/4 SECTION 15-2-22
EAST LINE OF 72ND AVENUE (CTH "EA") AND PARALLEL WITH THE WEST LINE OF NORTHWEST 1/4

SEE SHEET 5

33.01' L2 (N 89°21'36" E) 1328.74'
L46 33.69'

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

66.00' 30.00' 664.27'

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 2 OF 32
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

BASIS OF BEARINGS

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

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

N

LEGEND:

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

LEGEND

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

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

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

FOUND CONCRETE MONUMENT
3 1/4" BRASS DISK AT CORNER
POINT ID: 2220580

QUARTER CORNER 10 15 T. 2 N. R. 22 E.

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

L6 (N 89°16'47" E 255.33')

S 89°16'26" E 2662.17'

CTH 'E' (12TH STREET)

1331.08'

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

POINT ON WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD

33.00' 33.00' 50.00' 33.00' 83.00'

66.00' 665.54' L5 509.29' L43 509.29' L44 L22

20.00' 102.50' 102.50' 205.00' 18.32'

25.00'

HEREBY DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY

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

30' EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED JULY 29, 2013 AS DOCUMENT NO. 1708222

CENTER LINE 205 FOOT EASEMENT AS SHOWN ON SEWER EASEMENT RECORDED DECEMBER 4, 2006 AS DOCUMENT NO. 1503390

662.20' L40 1291.40' (1291.38' D)

N 0°14'12" W 1324.40' 1297.94' (1297.93' D)

L7 (S 05°02'33" W 2628.54')

CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY

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

SEE SHEET 2

LOT 1
273,502 S.F.
6.279 AC

30.00'

30' SETBACK HEREBY GRANTED

25' SETBACK HEREBY GRANTED

662.20'

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

205 FOOT EASEMENT AS SHOWN ON SEWER EASEMENT RECORDED DECEMBER 4, 2006 AS DOCUMENT NO. 1503390

2610.50'

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

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

L41 L42 25.00'

LOT 2
853,813 S.F.
19.601 AC

50.00' 50.00' 100.00'

66.00' 30.00' 664.27'

102.93' (102.97')

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

SEE LINE TABLE ON SHEET 4

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

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SEE SHEET 4

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Construction Managers · Environmental Scientists · Landscape Architects · Planners

SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 3 OF 32
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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BASIS OF BEARINGS

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

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

N

LEGEND:

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

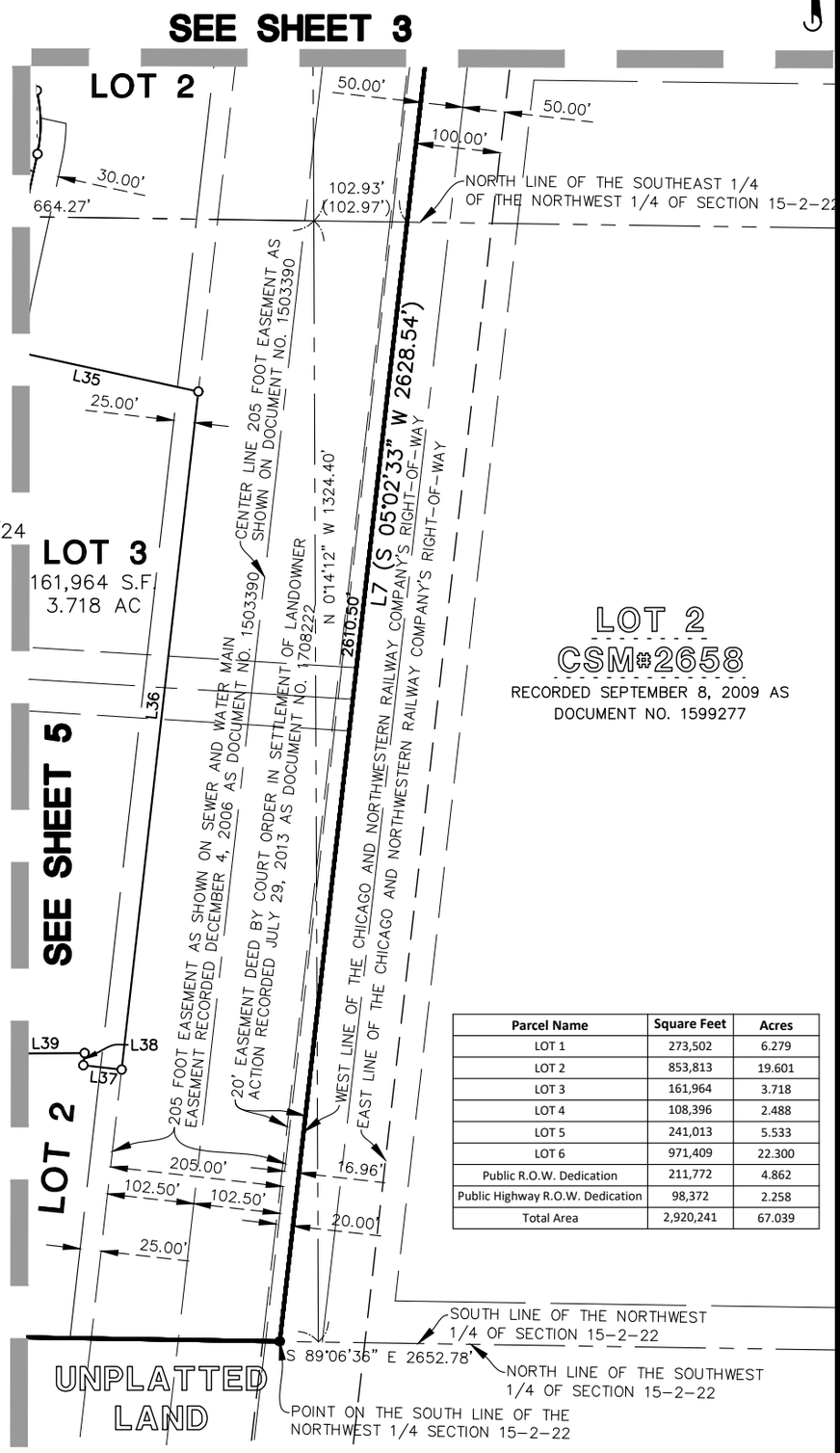
LEGEND

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

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

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

SEE CURVE TABLE ON SHEET 3



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

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

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

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 4 OF 32
ALN.SMWI01

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

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BASIS OF BEARINGS

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

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

LEGEND:

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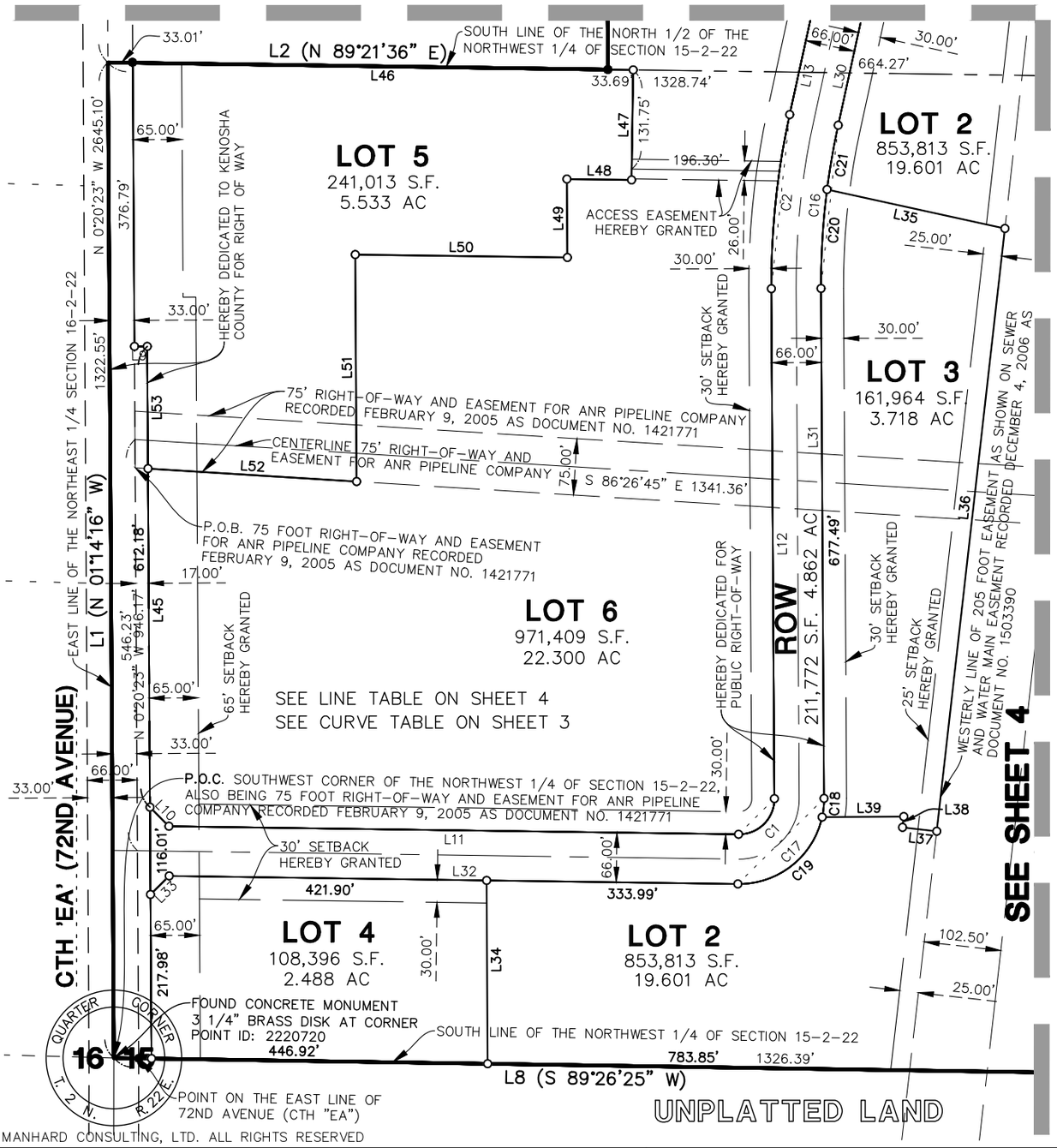
LEGEND

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

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

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

SEE SHEET 2



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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 5 OF 32
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SCALE: 1"=200'	ALN.SMWI01

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

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

N

LEGEND:

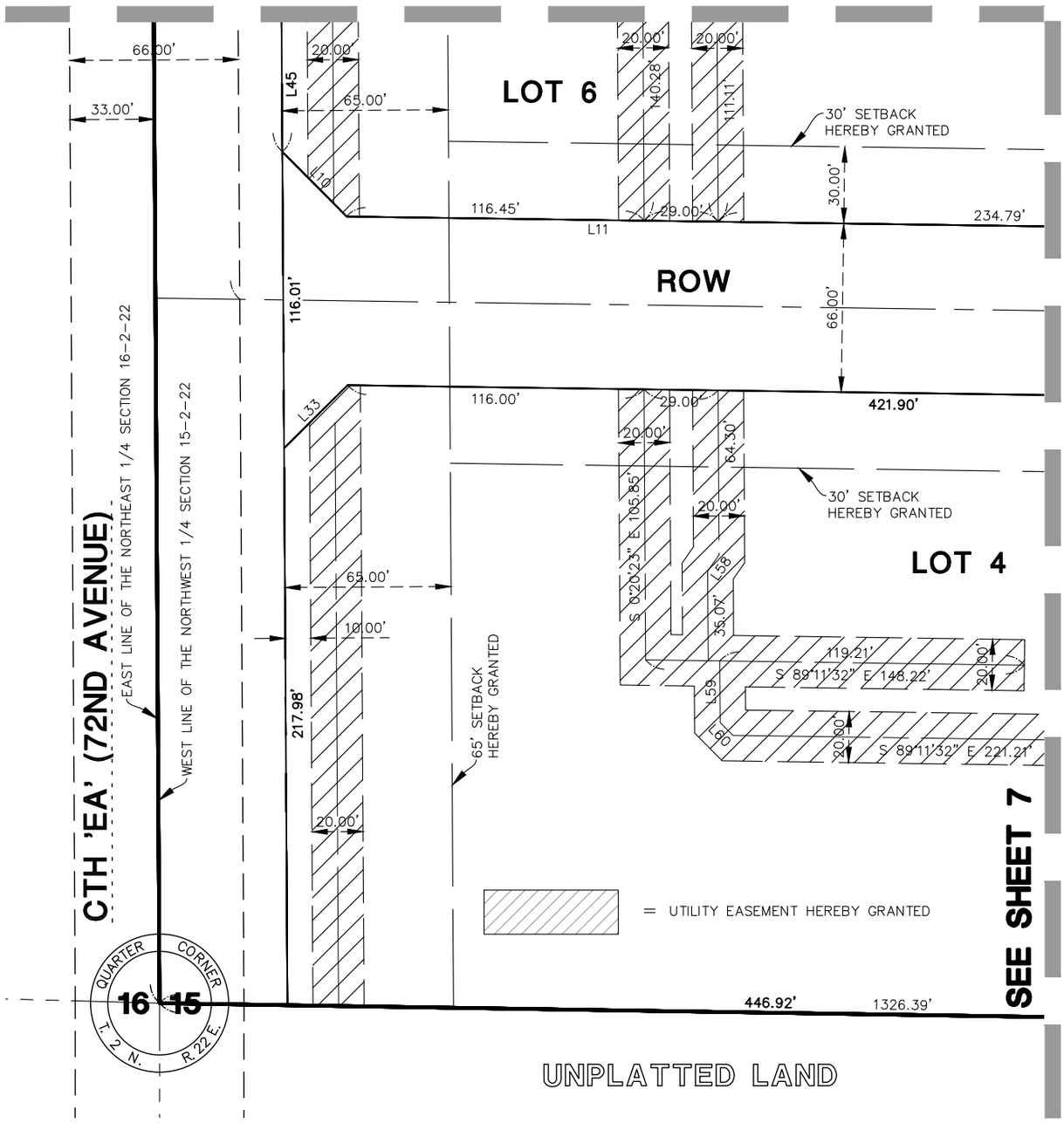
= EX./PROP. PROPERTY LINE
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LAND SURVEYOR

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

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

SEE SHEET 13



SEE SHEET 7

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

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

CERTIFIED SURVEY MAP NO. _____

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

N

LEGEND:

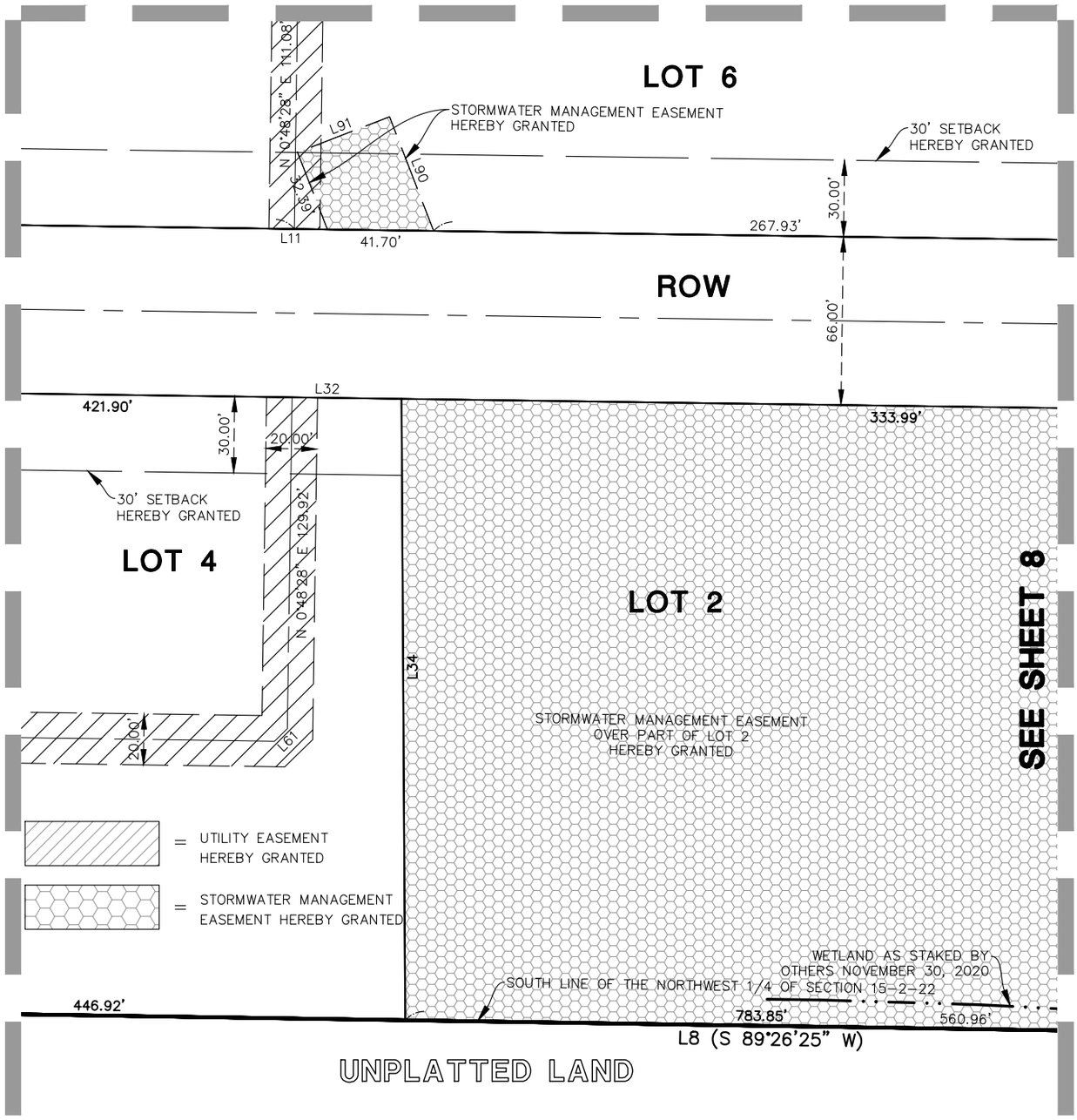
= EX./PROP. PROPERTY LINE
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= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
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WISCONSIN
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LAND SURVEYOR

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

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

SEE SHEET 12



SEE SHEET 6
SEE SHEET 8

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CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 7 OF 32
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DATE: 03/24/23	
SCALE: 1"=60'	ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

N

LEGEND:

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

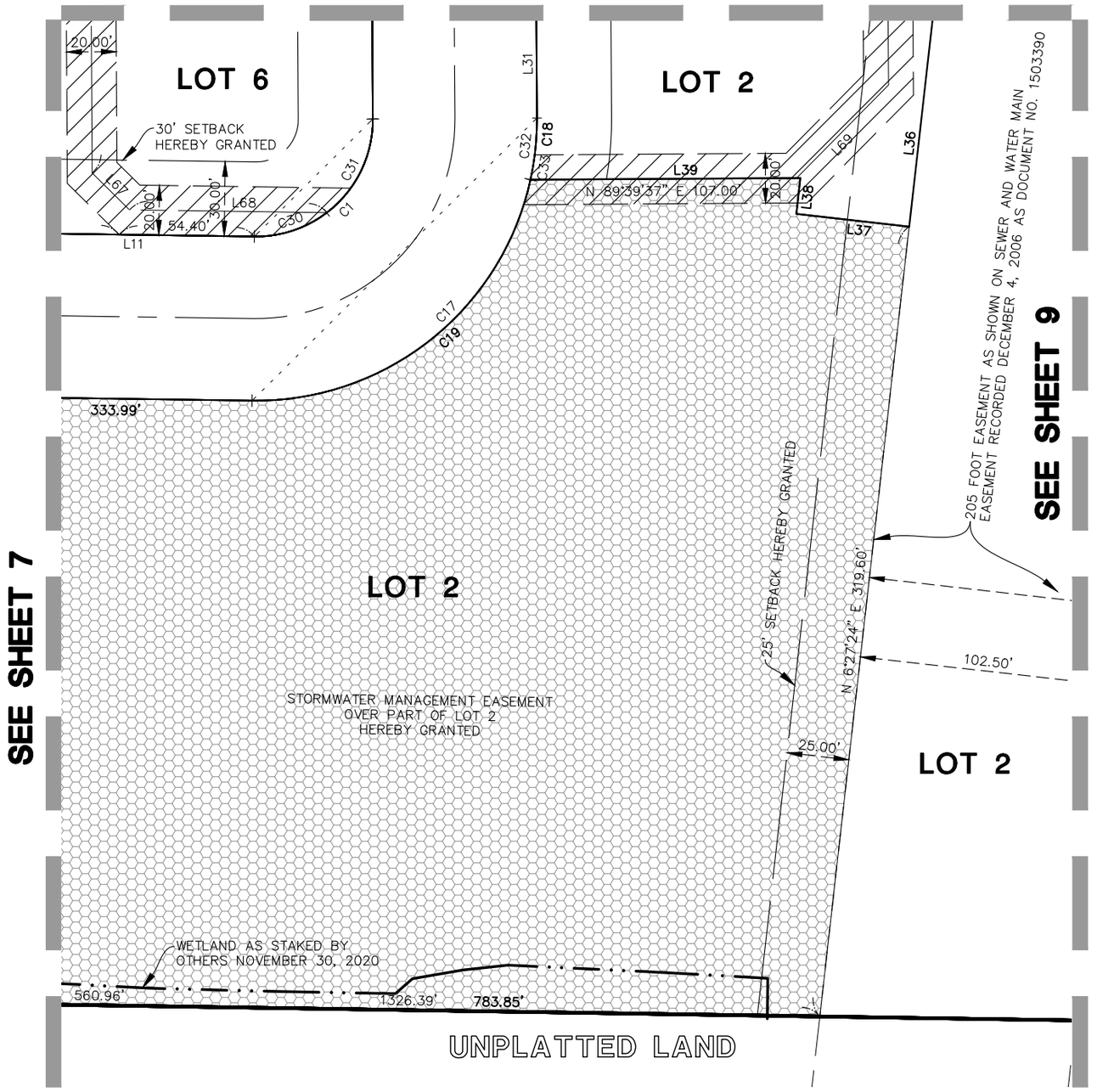
= UTILITY EASEMENT HEREBY GRANTED
= STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

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

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

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

SEE SHEET 11



SEE SHEET 7

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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 8 OF 32
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=60'	ALN.SMWI01

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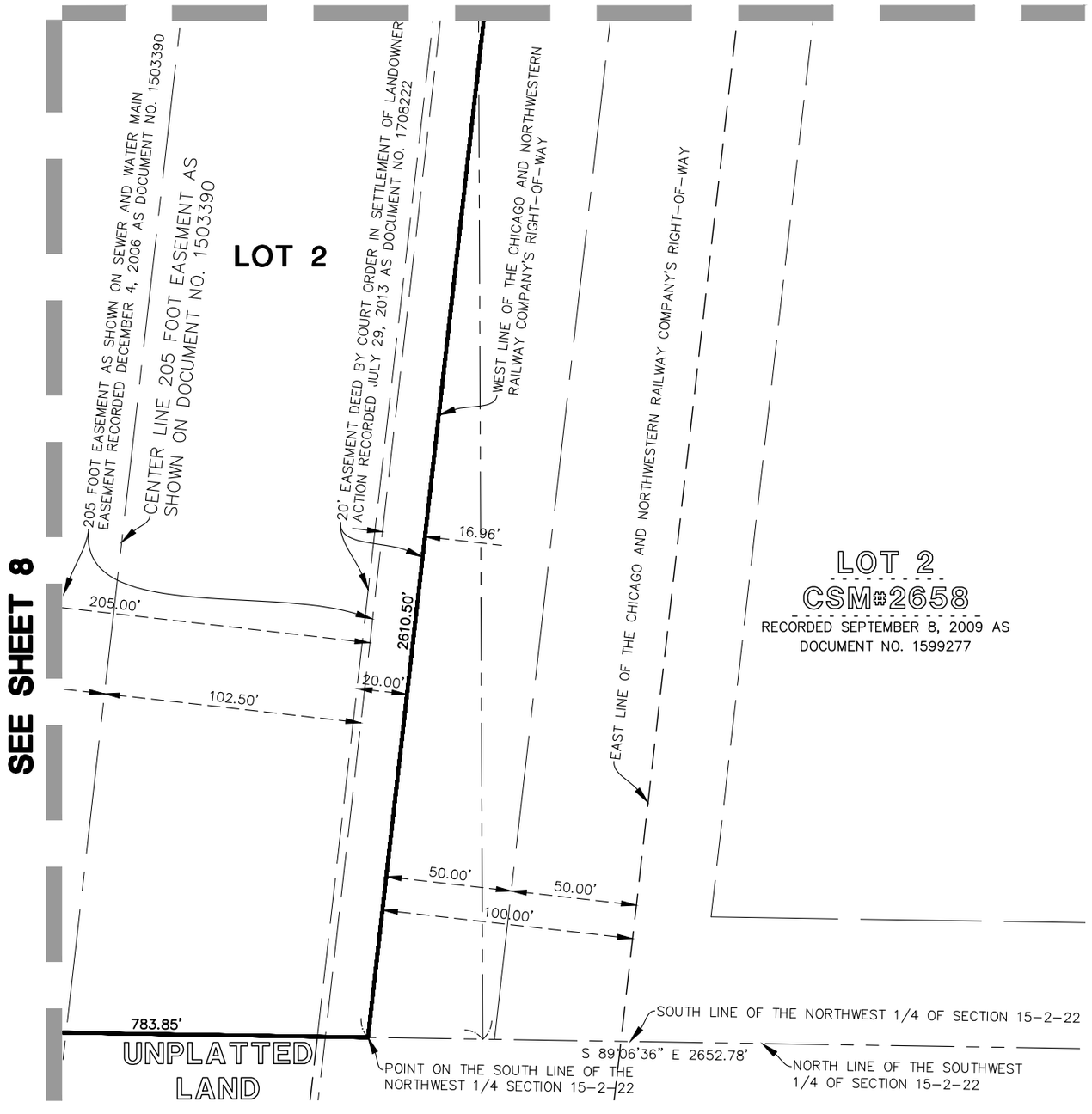
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- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
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VILLAGE OF SOMERS, WISCONSIN
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SHEET 9 OF 32
ALN.SMWI01

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

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= PROPOSED LOT LINE
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DATE: MARCH 24, 2023

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

SEE SHEET 17

CENTERLINE 75' RIGHT-OF-WAY AND EASEMENT FOR ANR PIPELINE COMPANY
S 86°26'45" E 1341.36'
75.00'
102.50'
102.50'
205.00'
LOT 2
CENTER LINE 205 FOOT EASEMENT AS SHOWN ON DOCUMENT NO. 1503390
2610.50'
WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY
EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY
50.00'
50.00'
100.00'
LOT 2
CSM#2658
RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277

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VILLAGE OF SOMERS, WISCONSIN
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SHEET 10 OF 32
ALN.SMWI01

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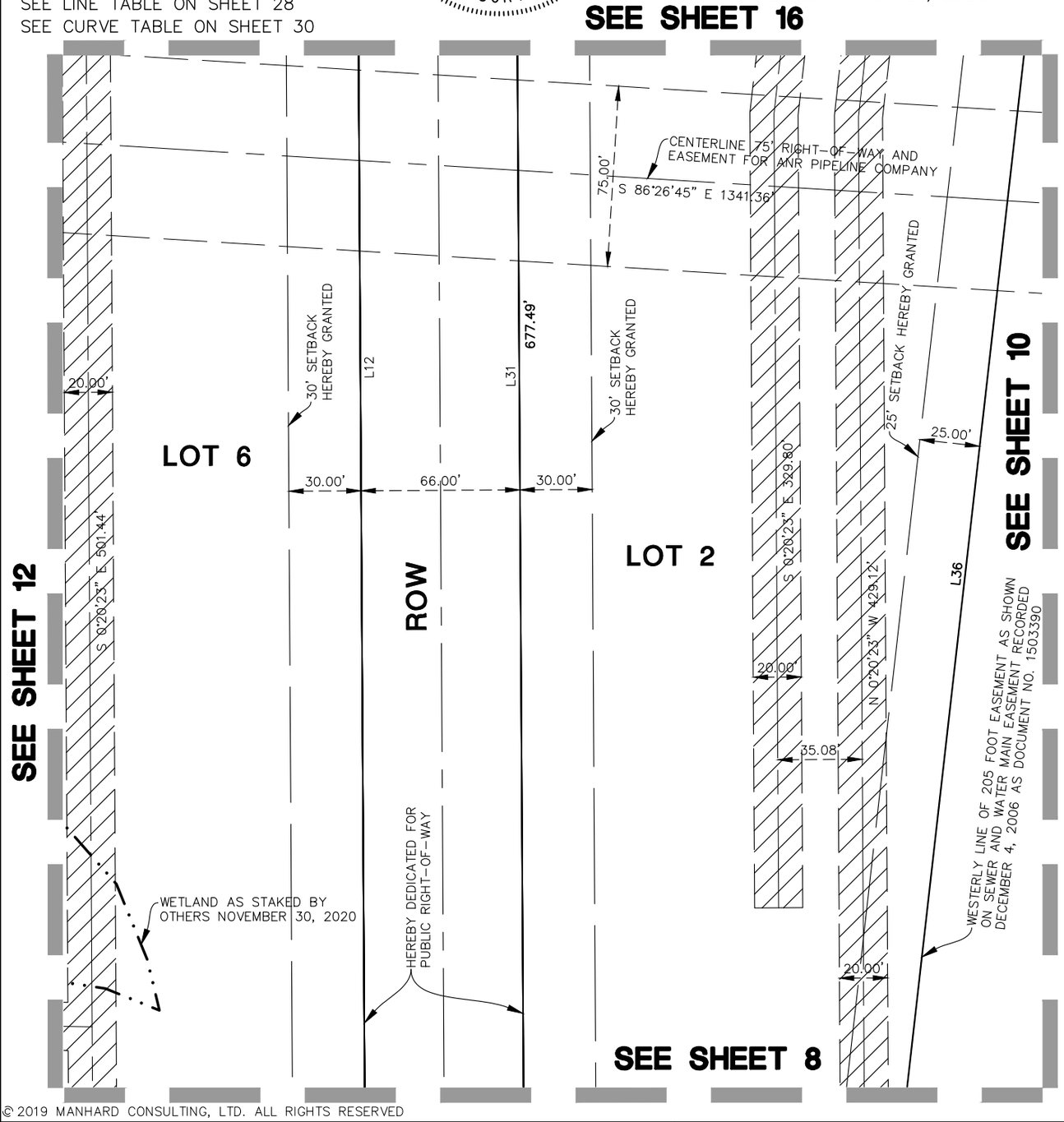
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= UTILITY EASEMENT HEREBY GRANTED

WISCONSIN
JAMES D. BAKER
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SHEET 11 OF 32
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DATE: MARCH 24, 2023

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

SEE SHEET 15

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

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

S 86°26'45" E 1341.36'

75.00'

= UTILITY EASEMENT HEREBY GRANTED

= ACCESS EASEMENT HEREBY GRANTED

= STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

29.90'

20.00'

LOT 6

S 0°20'23" E 721.57'

WETLAND AS STAKED BY OTHERS NOVEMBER 30, 2020

SEE SHEET 13

SEE SHEET 11

SURVEYOR'S NOTES

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

20.00'

N 89°11'32" W 133.97'

S 89°11'32" E 546.64'

20.00'

20.00'

SEE SHEET 7

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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SHEET 12 OF 32
ALN.SMWI01

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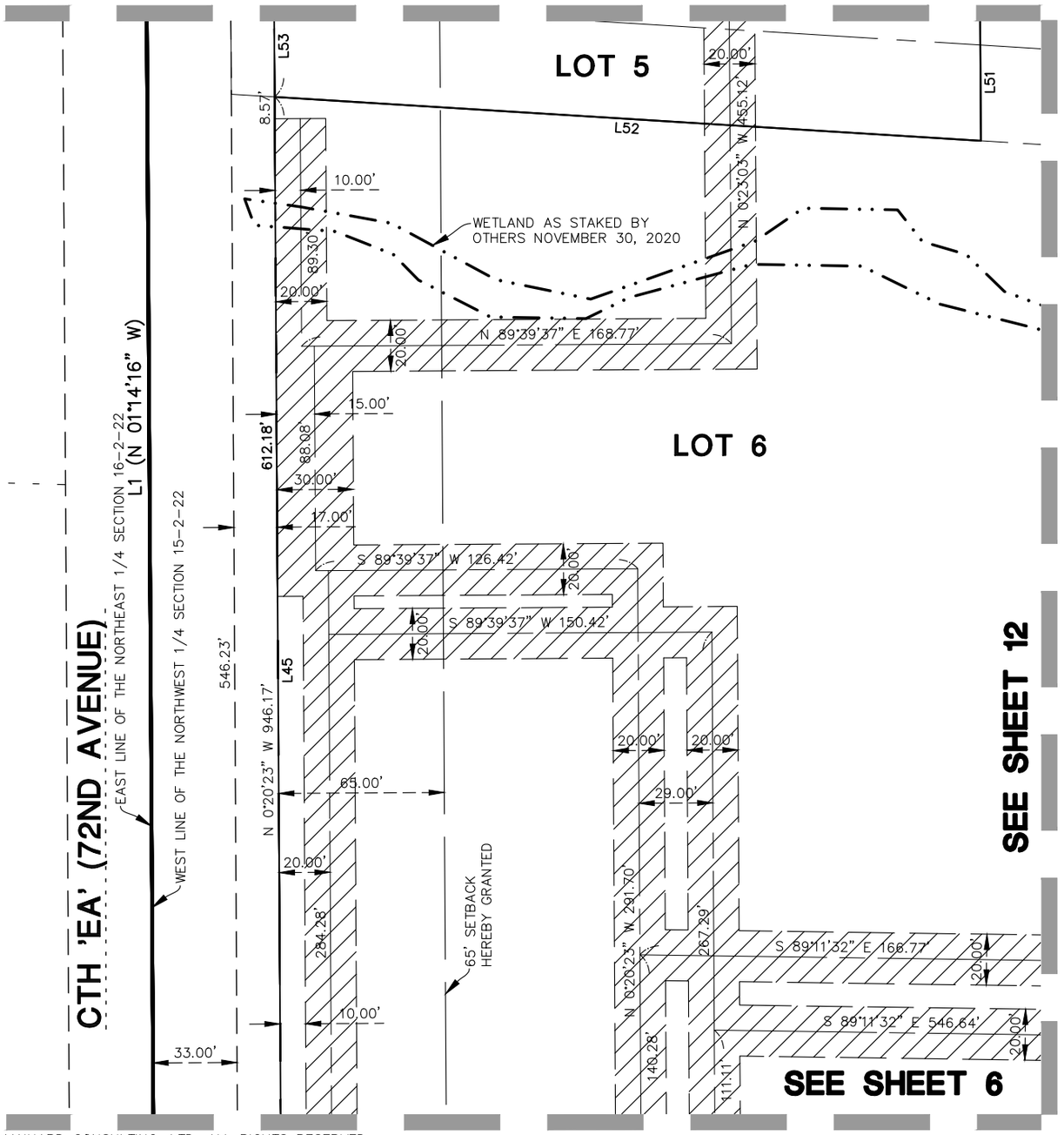
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SEE SHEET 14



SEE SHEET 12
SEE SHEET 6

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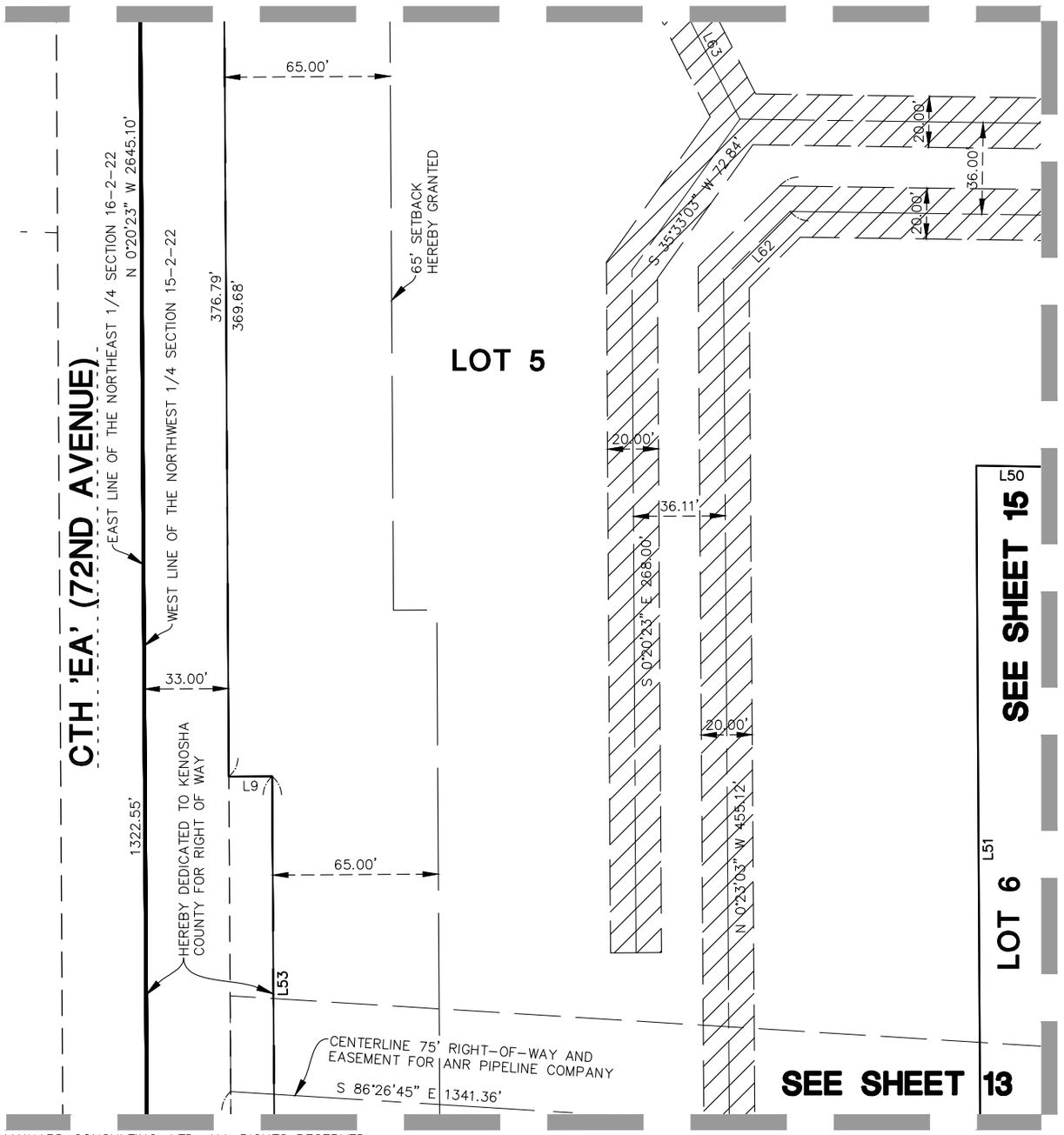
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SEE SHEET 20

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

SEE SHEET 14
SEE SHEET 16
SEE SHEET 12

29.90'
20.00'
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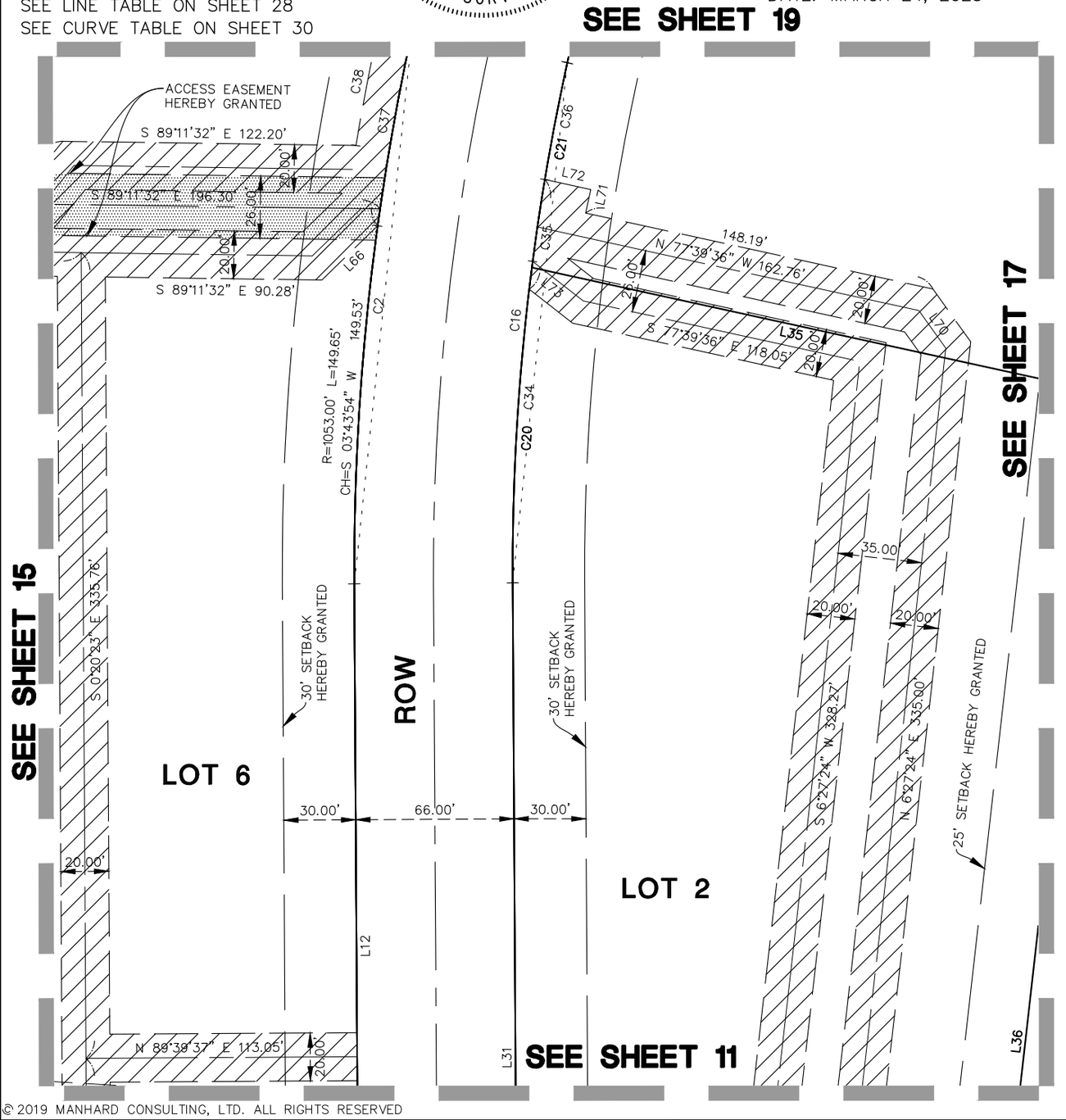
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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 16 OF 32
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

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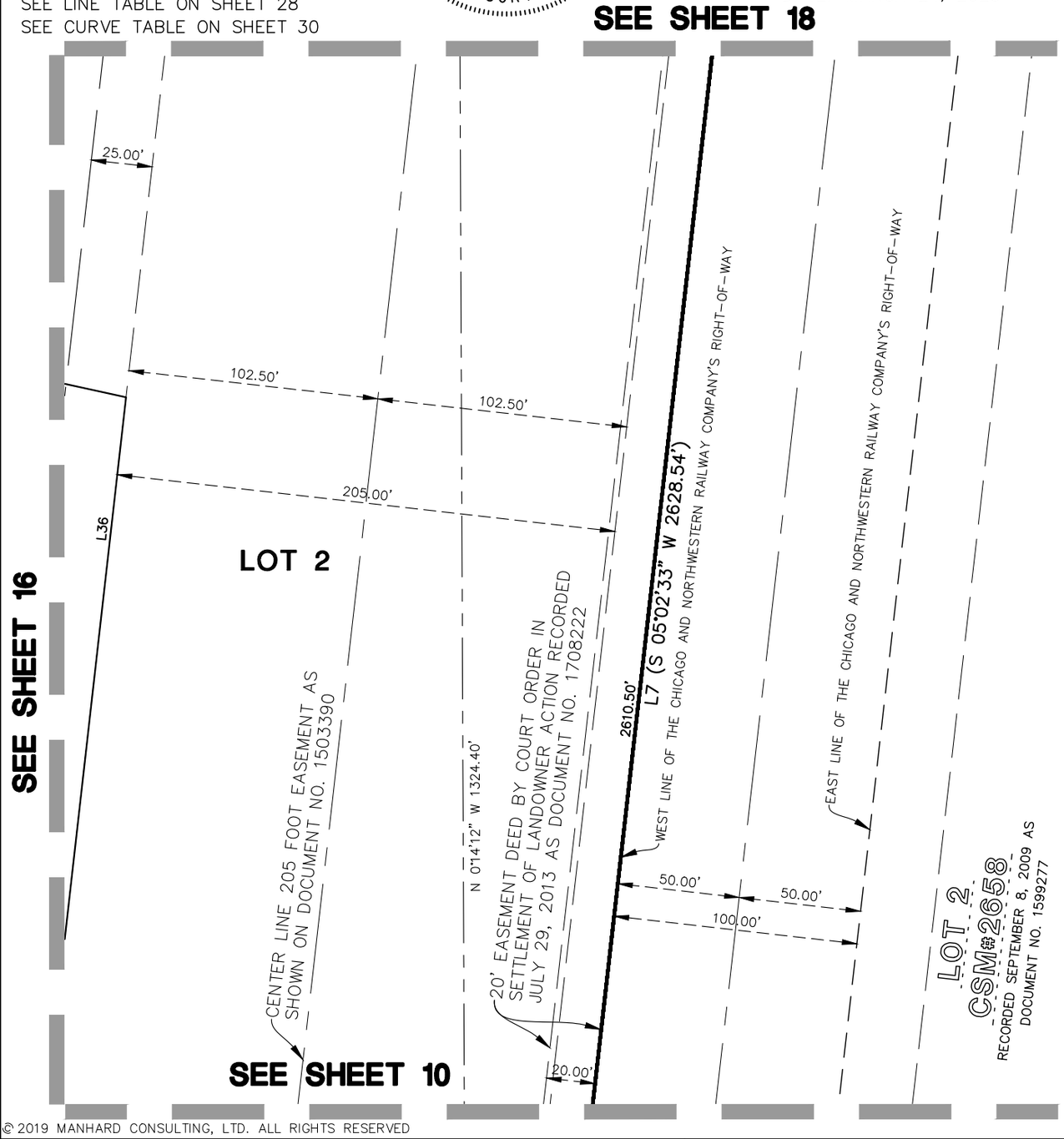
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- = EX. SECTION LINE
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- = EX. LOT LINE LINE
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- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

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

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

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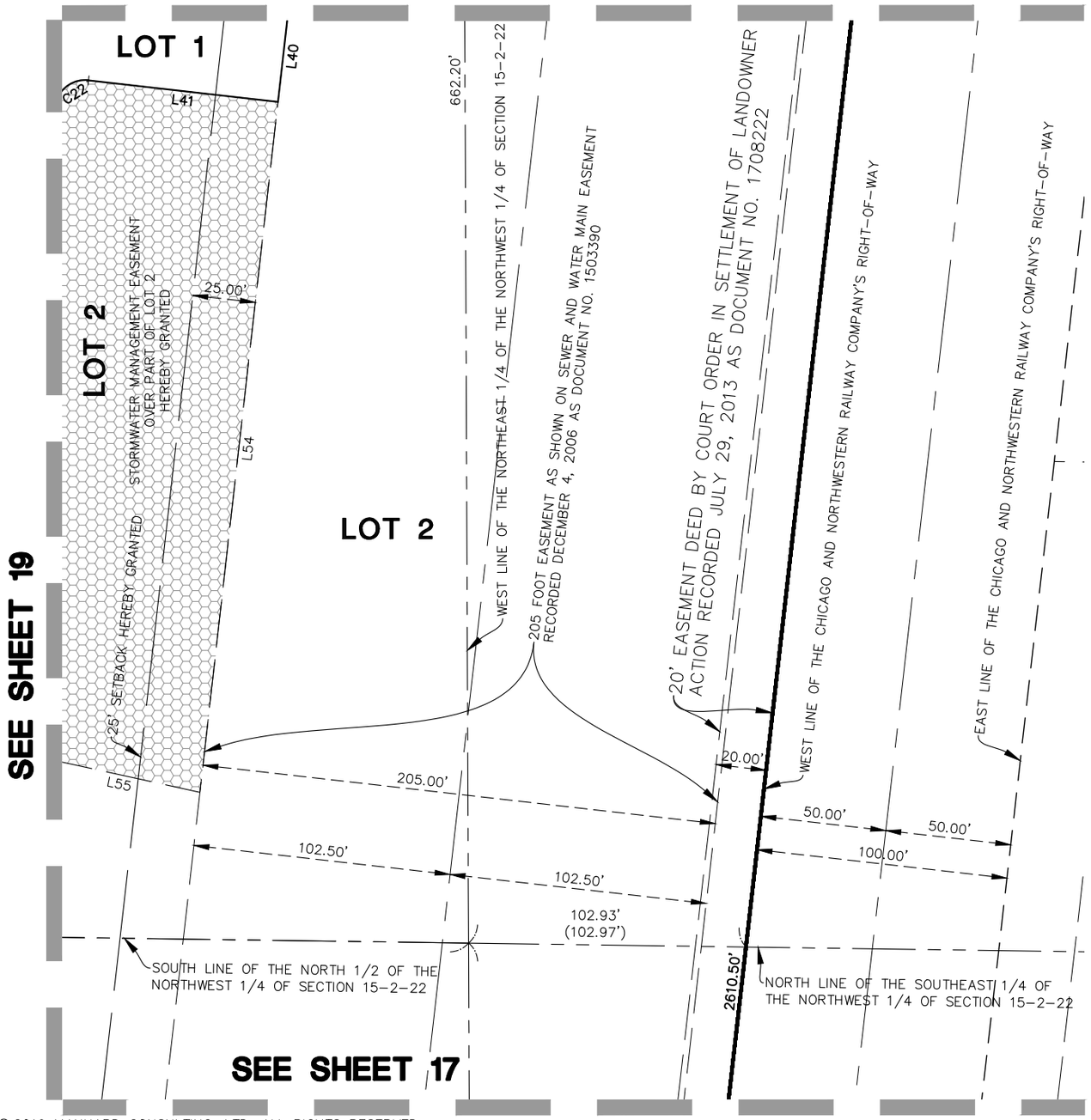
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= STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

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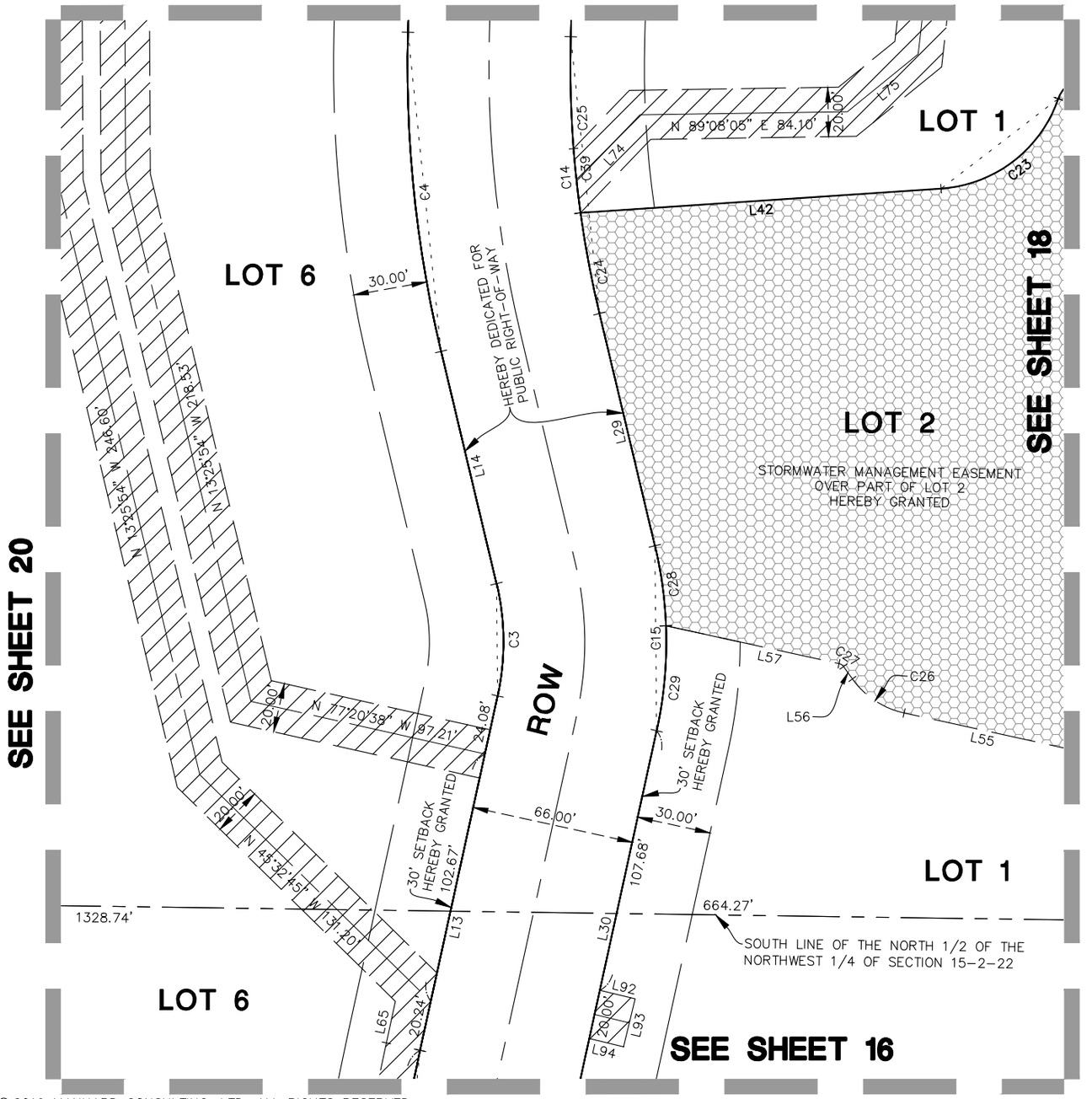
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SEE SHEET 22 & 23



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SEE SHEET 16

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SHEET 19 OF 32
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SEE SHEET 22

SEE SHEET 21

SEE SHEET 19

LOT 6

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

UNPLATTED LAND

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

654.08'

L46

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

33.69'

L47
131.75'

LOT 5

LOT 6

SEE SHEET 15

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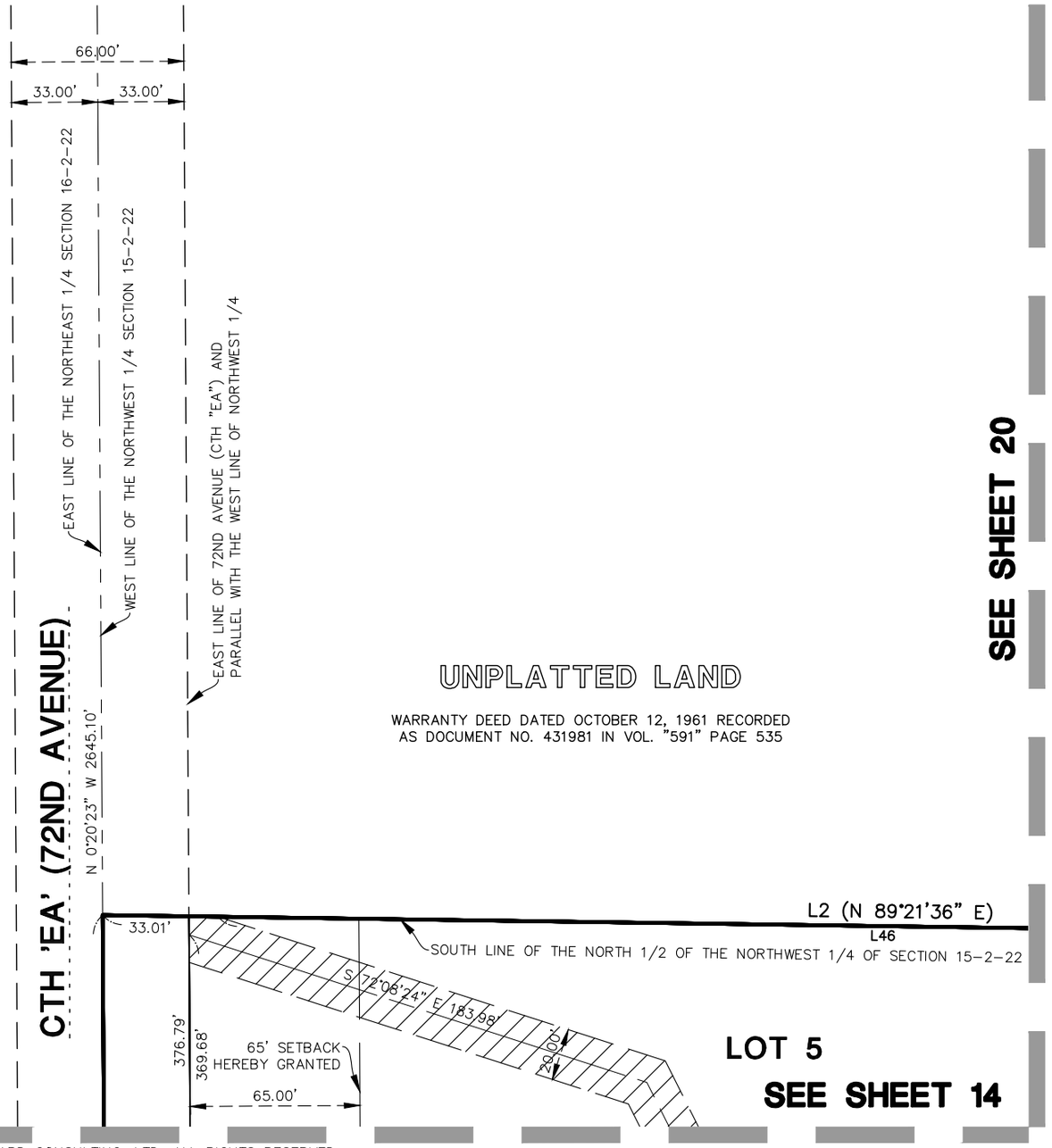
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SHEET 21 OF 32
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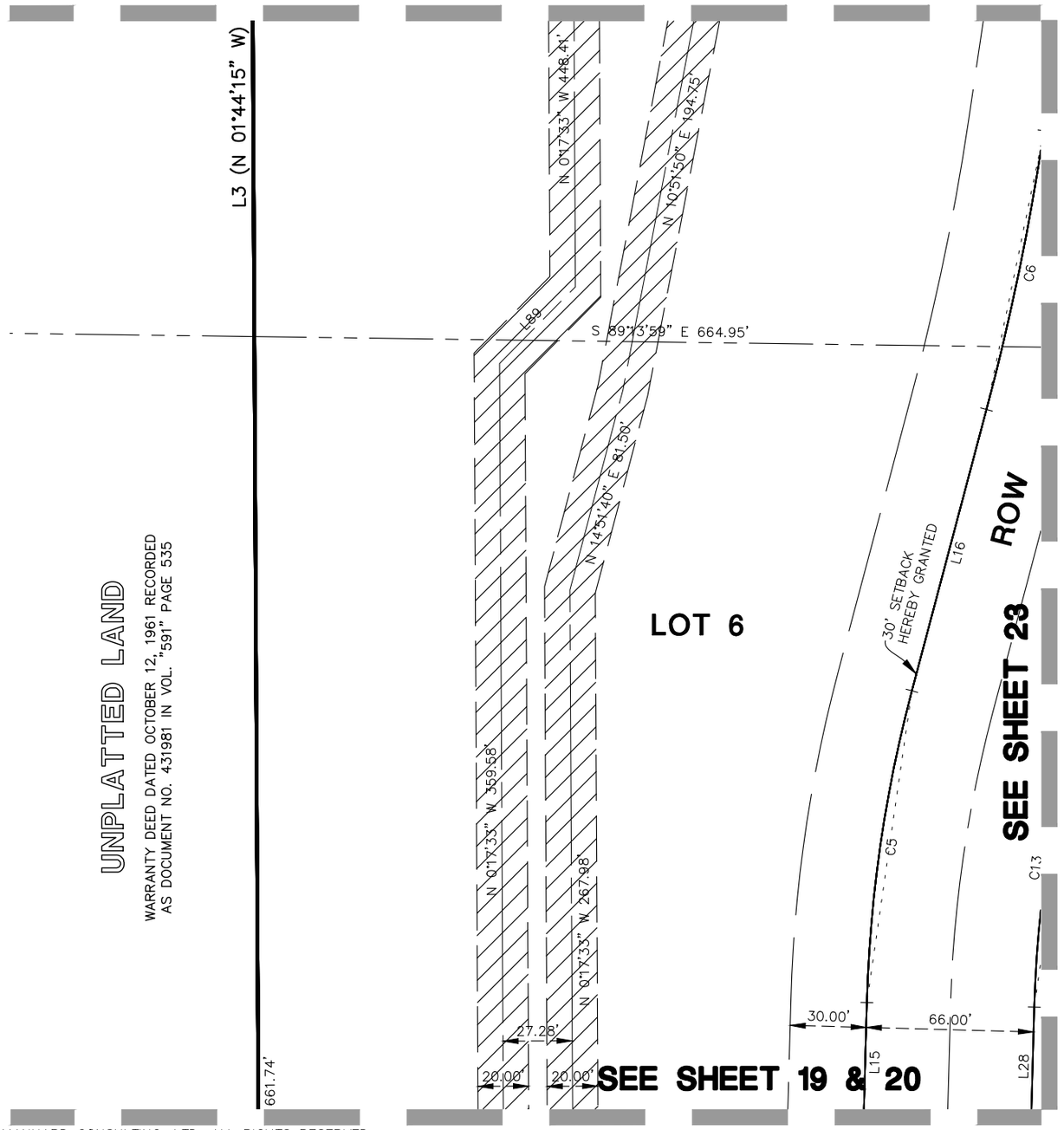
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SHEET 22 OF 32
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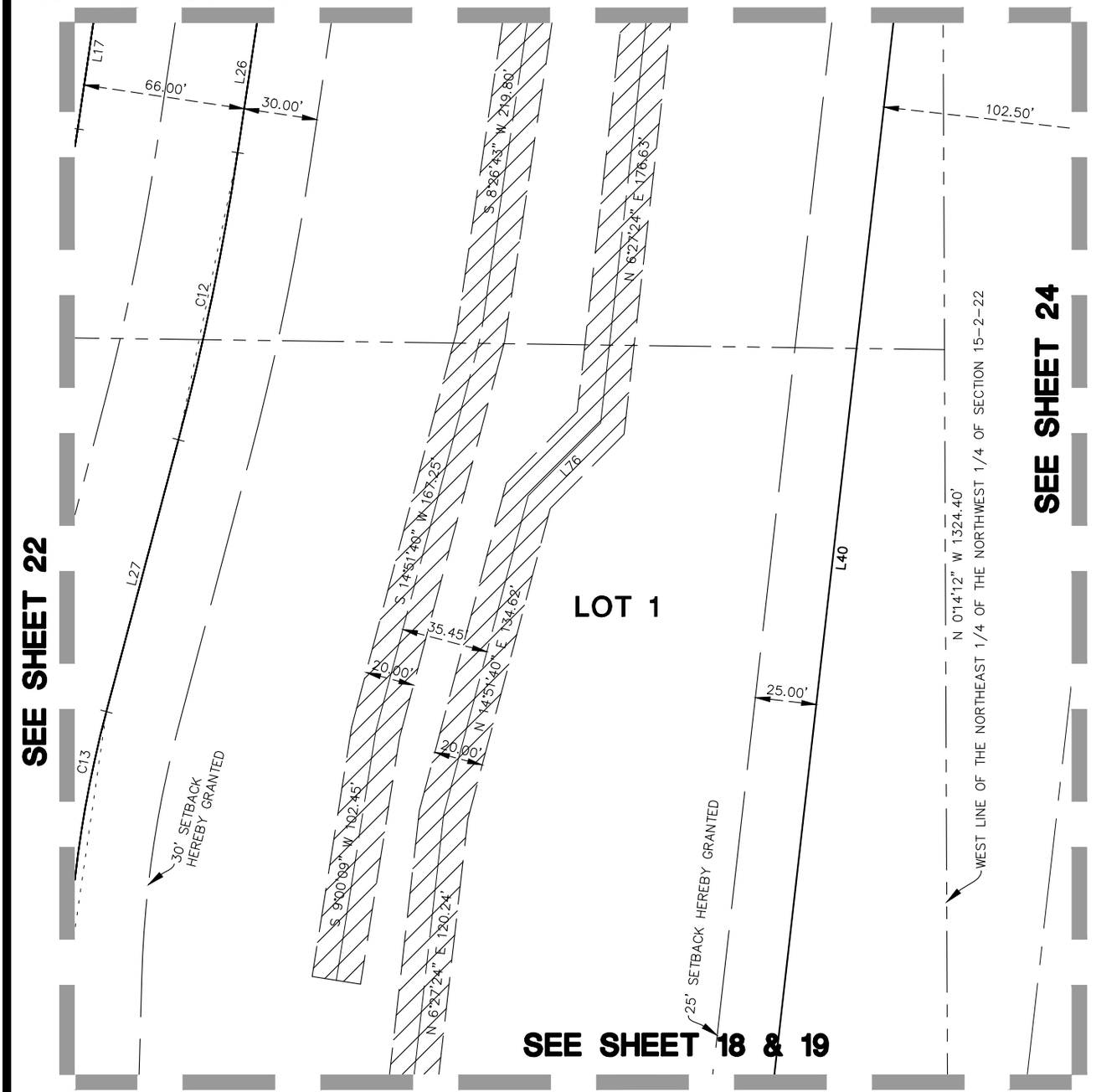
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SHEET 23 OF 32
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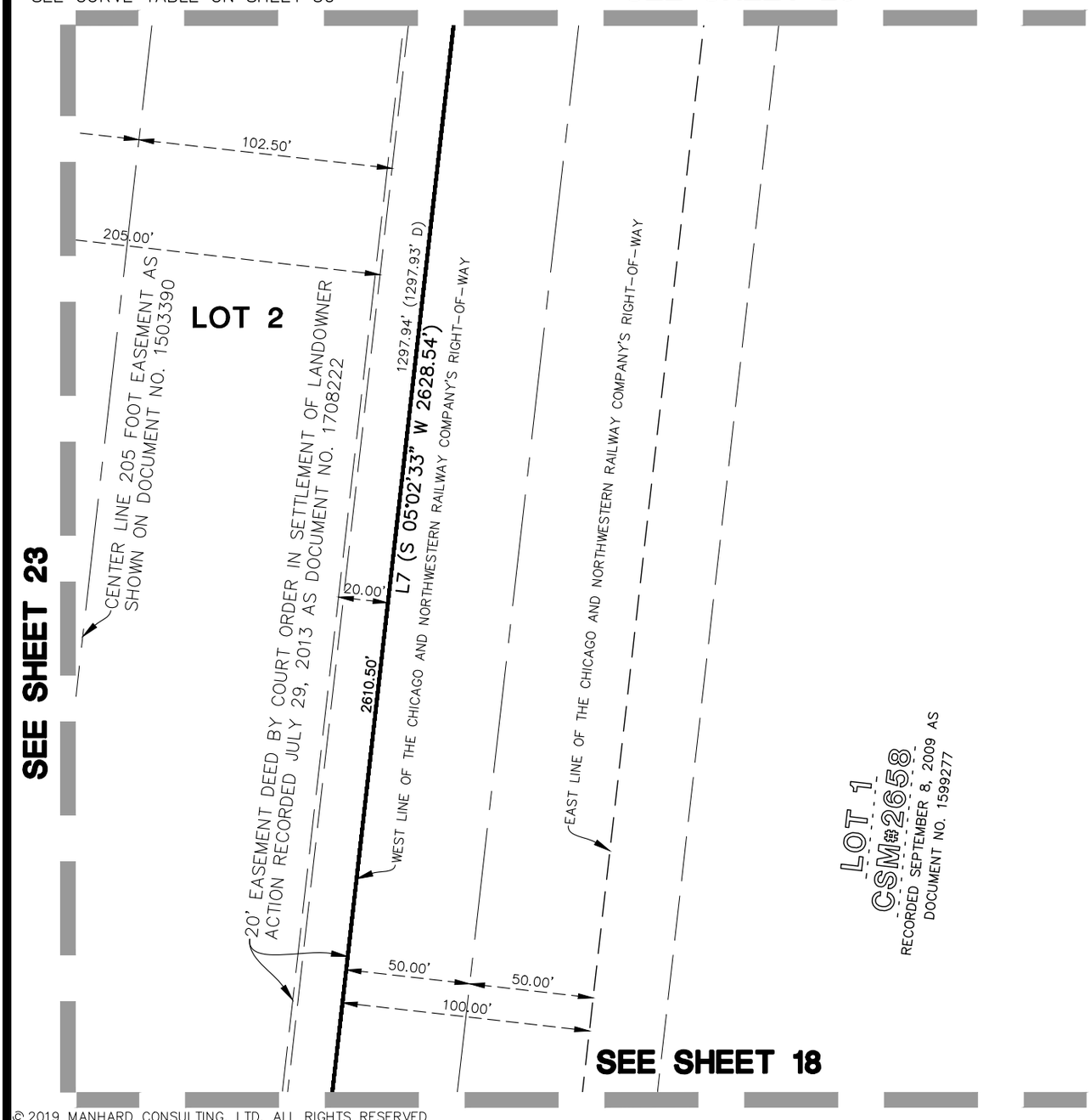
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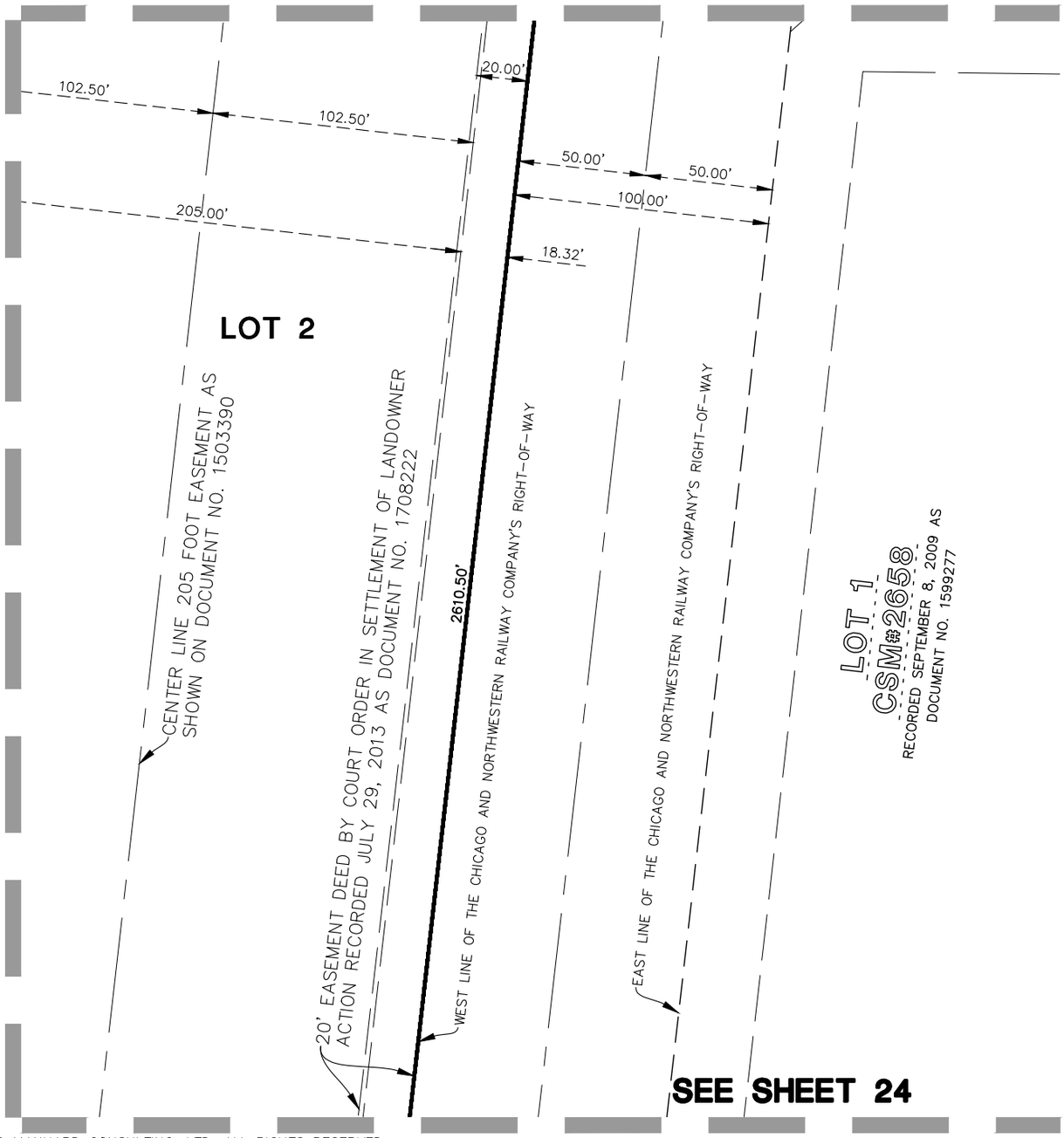
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Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMoryl 14:41

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

BASIS OF BEARINGS

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

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

N

LEGEND:

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

= UTILITY EASEMENT HEREBY GRANTED

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

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

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

SEE SHEET 29

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

ROW

N 88°25'02" W 113.71'

S 89°16'26" E 98.65'

N 89°16'26" W 133.72'

120.81'

103.68'

30.04'

20.00'

S 04°43'34" W 131.08'

30' SETBACK HEREBY GRANTED

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

66.00'

30.00'

20.00'

20.00'

27.08'

S 6°46'46" E 235.96'

N 6°46'45" W 292.81'

S 8°26'43" W 219.80'

25.00'

25' SETBACK HEREBY GRANTED

662.20'

1291.40' (1291.38' D)

LOT 1

LOT 6

SEE SHEET 27
SEE SHEET 25
SEE SHEET 23

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 26 OF 32
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

N

LEGEND:

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

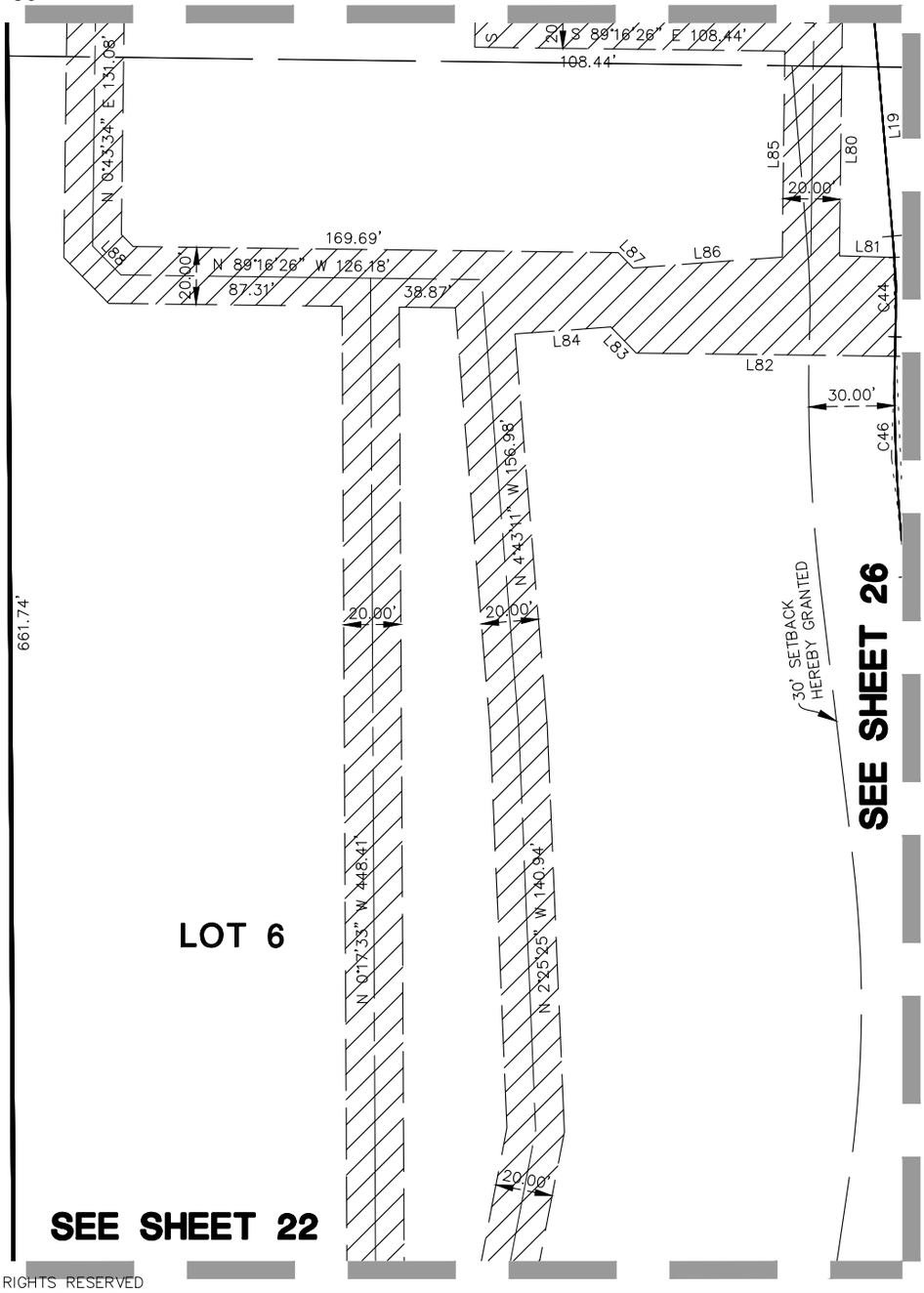
= UTILITY EASEMENT HEREBY GRANTED

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

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

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

SEE SHEET 28



SEE SHEET 26

SEE SHEET 22

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 27 OF 32
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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(IN FEET)
1 inch = 60 ft.

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LEGEND:

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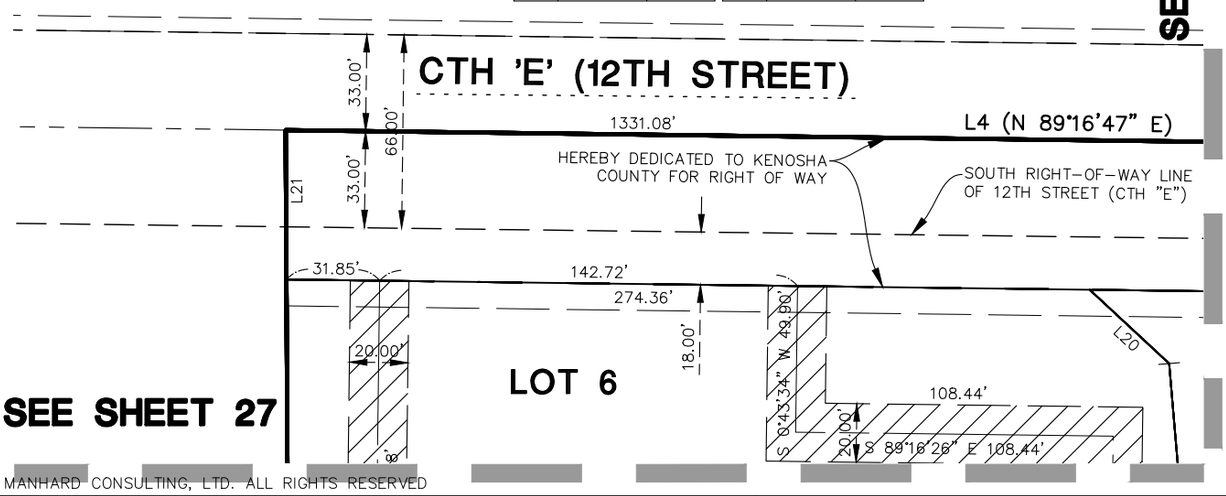
SEE LINE TABLE ON SHEET 28
SEE CURVE TABLE ON SHEET 30

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

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

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

SEE SHEET 29



SEE SHEET 27

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 28 OF 32
ALN.SMWI01

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

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

N

LEGEND:

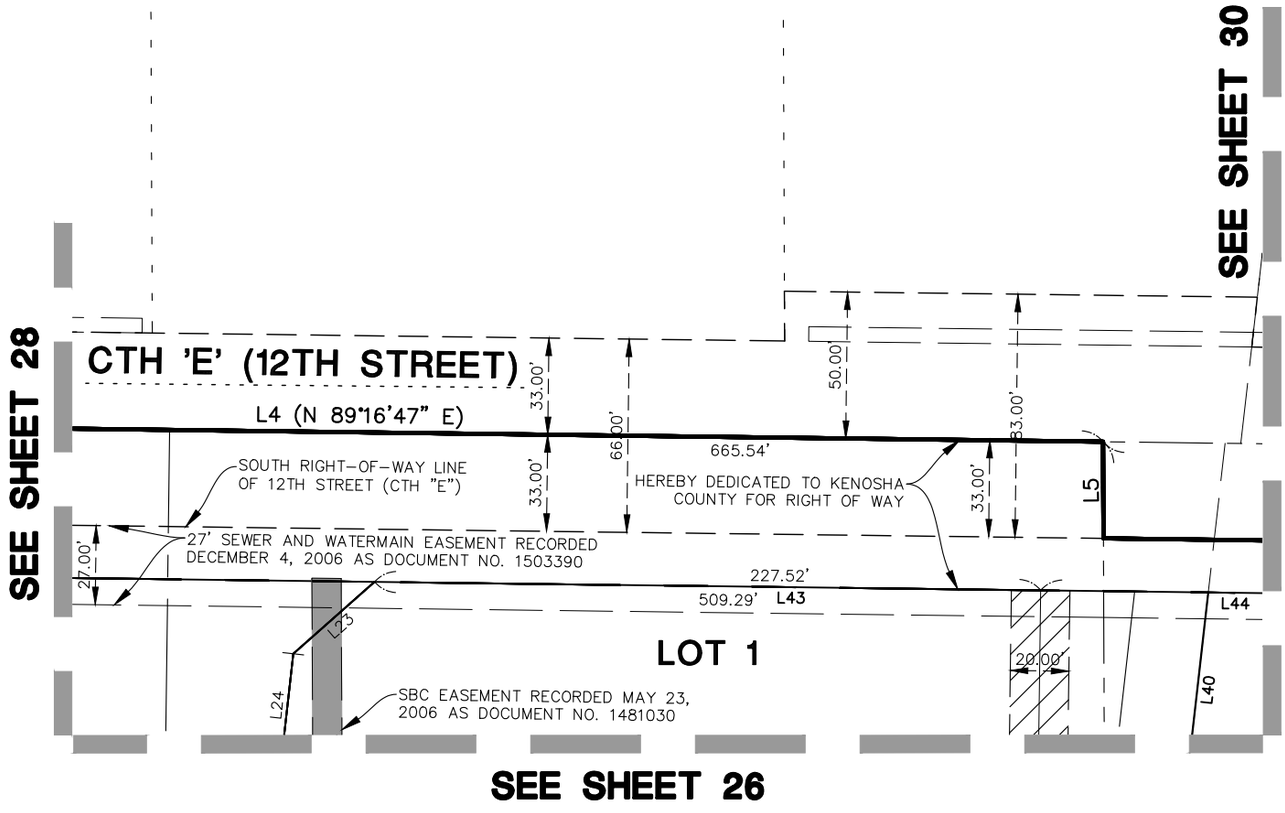
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WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

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

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



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

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

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GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

N

LEGEND:

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- — — — = EX. SECTION LINE
- — — — = EX. RIGHT OF WAY LINE
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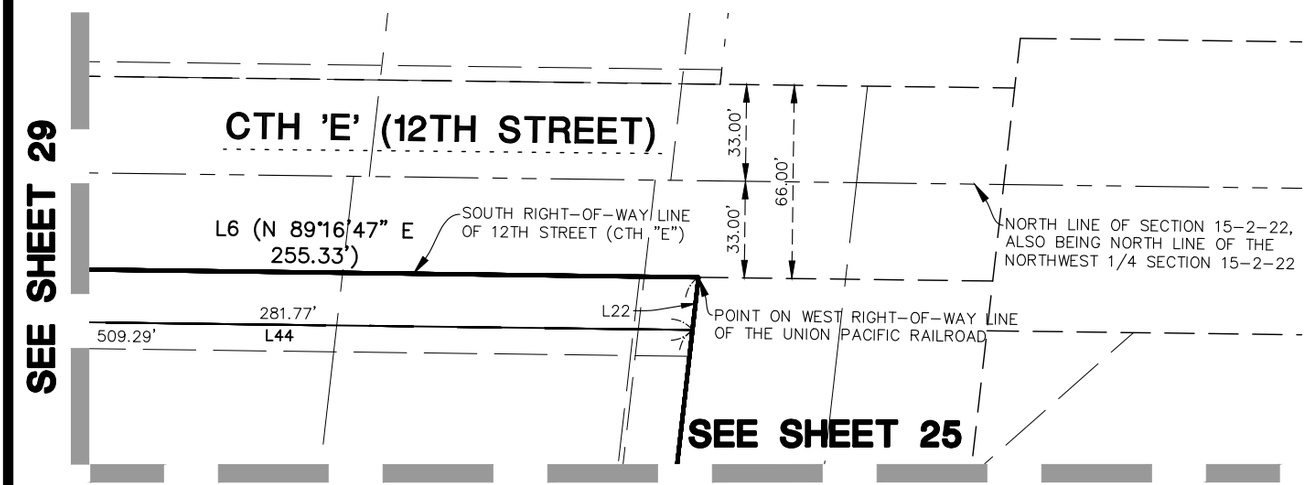
PREPARED BY: _____
JAMES D. BAKER,
P.L.S. NO. 2704 EXPIRES: 01/31/24
DATE: MARCH 24, 2023

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

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

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

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



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SHEET 30 OF 32
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Dwg Name: P:\Alnsmwi01\dwg\Surv\Final Drawings\Certified Survey Map\CSM_1\06-30-ALNSMWI-CSM_1.dwg Updated By: LMory 14:41

CERTIFIED SURVEY MAP NO. _____

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

OWNER'S CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

ON THIS _____ DAY OF _____, 2023.

BY: _____

TITLE: _____

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

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

NOTARY'S CERTIFICATE

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

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

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

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

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

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

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

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE OF SOMERS PLAN COMMISSION APPROVAL

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

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

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

_____ _____
(DATE) TREASURER

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	03/24/23
SCALE:	N.T.S.

SHEET 31 OF 32
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE

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

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

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

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

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

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

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

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

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

DATED THIS 24TH DAY OF MARCH, 2023

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

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

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

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

CERTIFIED SURVEY MAP NO. _____

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

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

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

N

CTH 'E' (12TH STREET)
SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E")
NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22
POINT ON THE SOUTH LINE OF 12TH STREET (CTH "E")
FORMER SOUTH RIGHT-OF-WAY LINE OF 12TH STREET (CTH "E")
NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22

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

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

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

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

LOT 6
364,421 S.F.
8.366 AC

LOT 7
407,246 S.F.
9.349 AC

LOT 8
199,742 S.F.
4.585 AC

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6 CSM#____ RECORDED _____ __, 20__ AS DOCUMENT NO. _____

POINT ON WEST LINE OF THE UNION PACIFIC RAILROAD
DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY PER CSM#____
NORTH LINE OF SECTION 15, ALSO BEING NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15
LOT 1 CSM#2658 RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277
WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22
EAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY
EAST LINE OF WEST 1/2 OF NORTHWEST 1/4 OF SECTION 15-2-22
DEDICATED FOR PUBLIC RIGHT-OF-WAY PER CSM#____
SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15-2-22
NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15-2-22
WEST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY
CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S RIGHT-OF-WAY
CSM#____ RECORDED _____ __, 20__ AS DOCUMENT NO. _____
33.00' DEDICATED TO KENOSHA COUNTY FOR RIGHT OF WAY PER CSM#____
ACCESS EASEMENT PER CSM#____
26.00'
66.00'
17.00' FORMER EAST LINE OF 72ND AVENUE (CTH "EA")
50.00'
100.00'
LOT 2 CSM#2658 RECORDED SEPTEMBER 8, 2009 AS DOCUMENT NO. 1599277
SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15-2-22

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

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

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

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

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

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 1 OF 11
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

BASIS OF BEARINGS

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

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

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

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

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

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

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

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

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

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

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

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

L3

18.00'

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

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

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

66.00' 33.00' 33.00'

661.27'

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

661.74'

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

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

LOT 1

UNPLATTED LAND

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

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

S 89°13'59" E 664.95'

S 0°20'23" E 1322.55'

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

661.28'

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

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

CTH 'EA' (72ND AVENUE)

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

661.74'

L2

LOT 6
364,421 S.F.
8.366 AC

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

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

LOT 2

33.01'

SEE SHEET 3

L1 L25 L11

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

66.00' 30.00' 664.27' 1328.74'

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 2 OF 11
ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

BASIS OF BEARINGS

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

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

LEGEND:

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

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

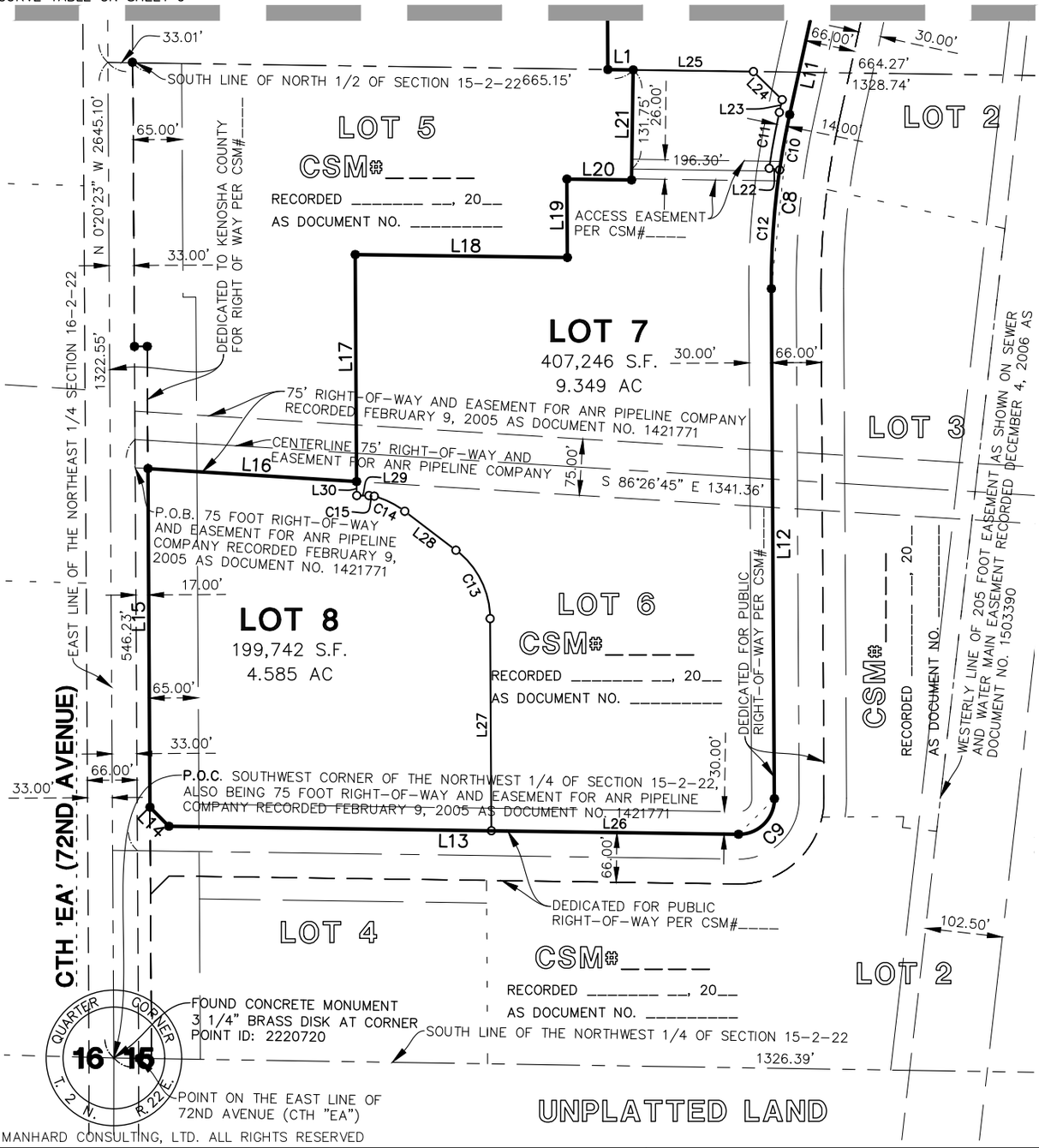
LEGEND

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

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

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

SEE SHEET 2



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SOMERVILLE APARTMENTS	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 3 OF 11
DRAWN BY: LSM	
DATE: 03/24/23	
SCALE: 1"=200'	ALN.SMWI01

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

CERTIFIED SURVEY MAP NO. _____

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

BASIS OF BEARINGS

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

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

LEGEND:

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

= UTILITY EASEMENT PER CSM#_____

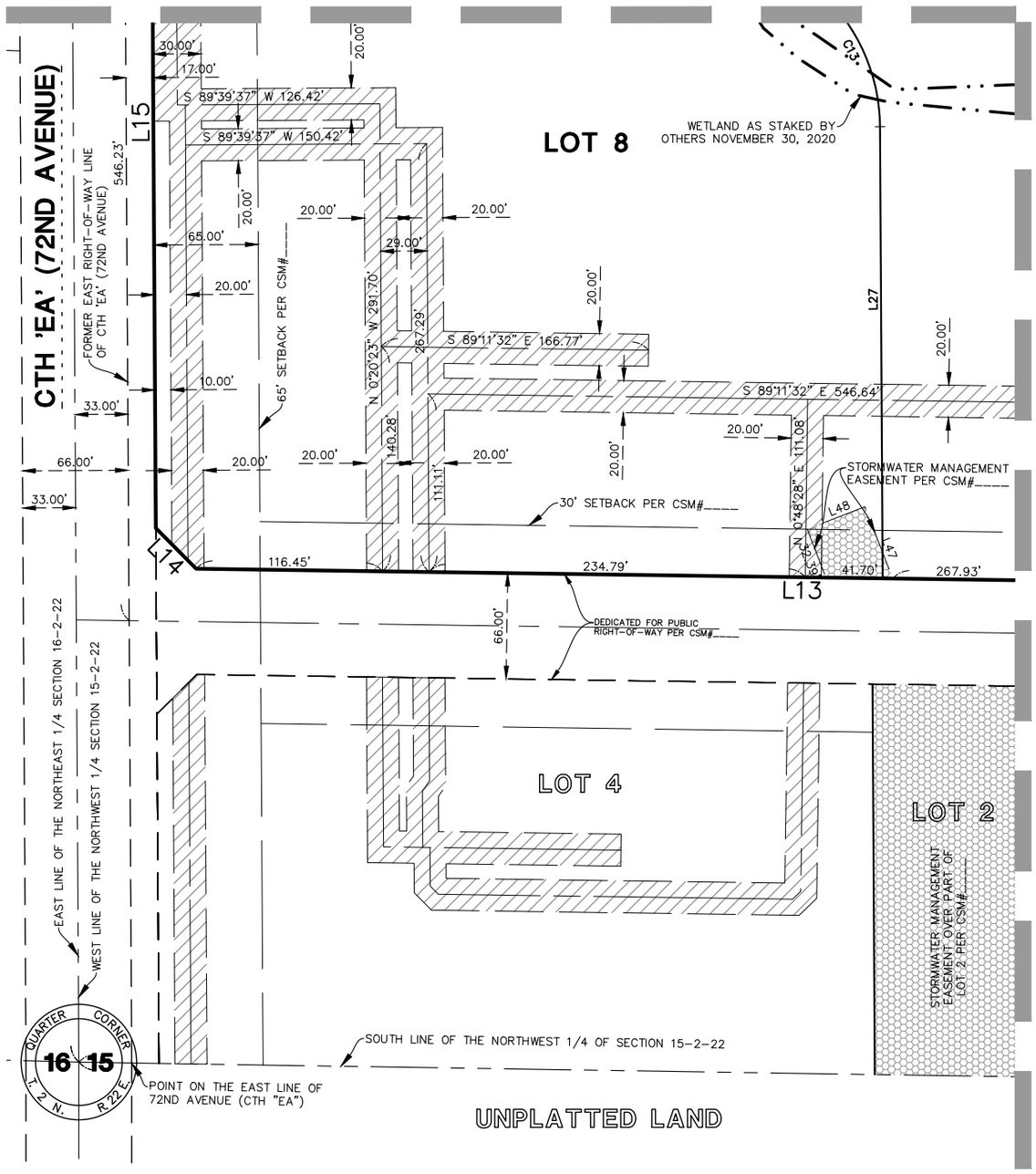
= STORMWATER MANAGEMENT EASEMENT PER CSM#_____

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

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

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

SEE SHEET 5



SEE SHEET 6

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

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

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BASIS OF BEARINGS

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

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

N

LEGEND:

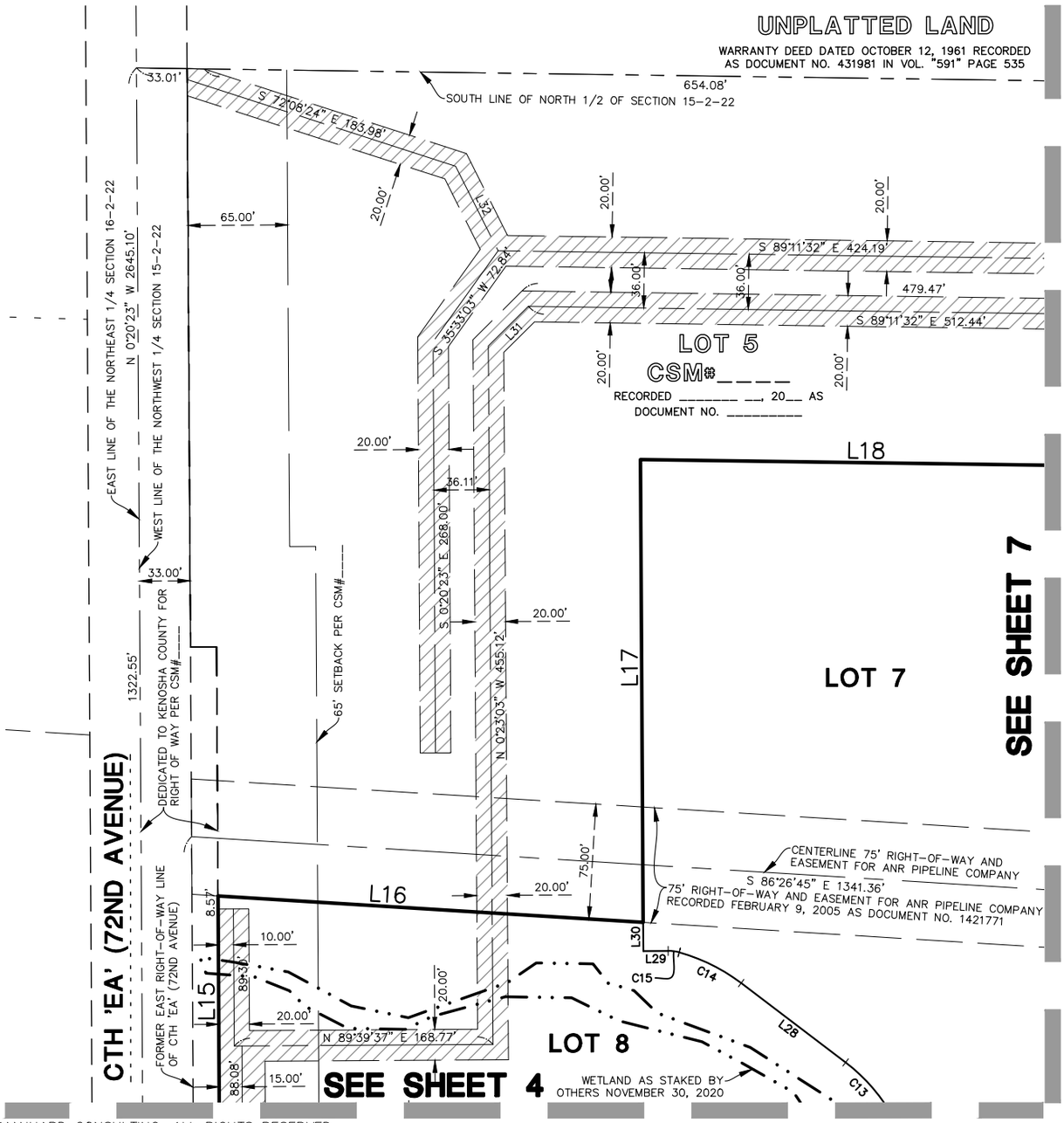
= EX./PROP. PROPERTY LINE
= EX. SECTION LINE
= EX. RIGHT OF WAY LINE
= EX. LOT LINE LINE
= EX. EASEMENT LINE
= PROPOSED LOT LINE
= PROP. EASEMENT LINE
= EX./PROP. CENTERLINE

= UTILITY EASEMENT PER CSM#_____

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

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

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



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Construction Managers · Environmental Scientists · Landscape Architects · Planners

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

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

CERTIFIED SURVEY MAP NO. _____

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

BASIS OF BEARINGS

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

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

N

LEGEND:

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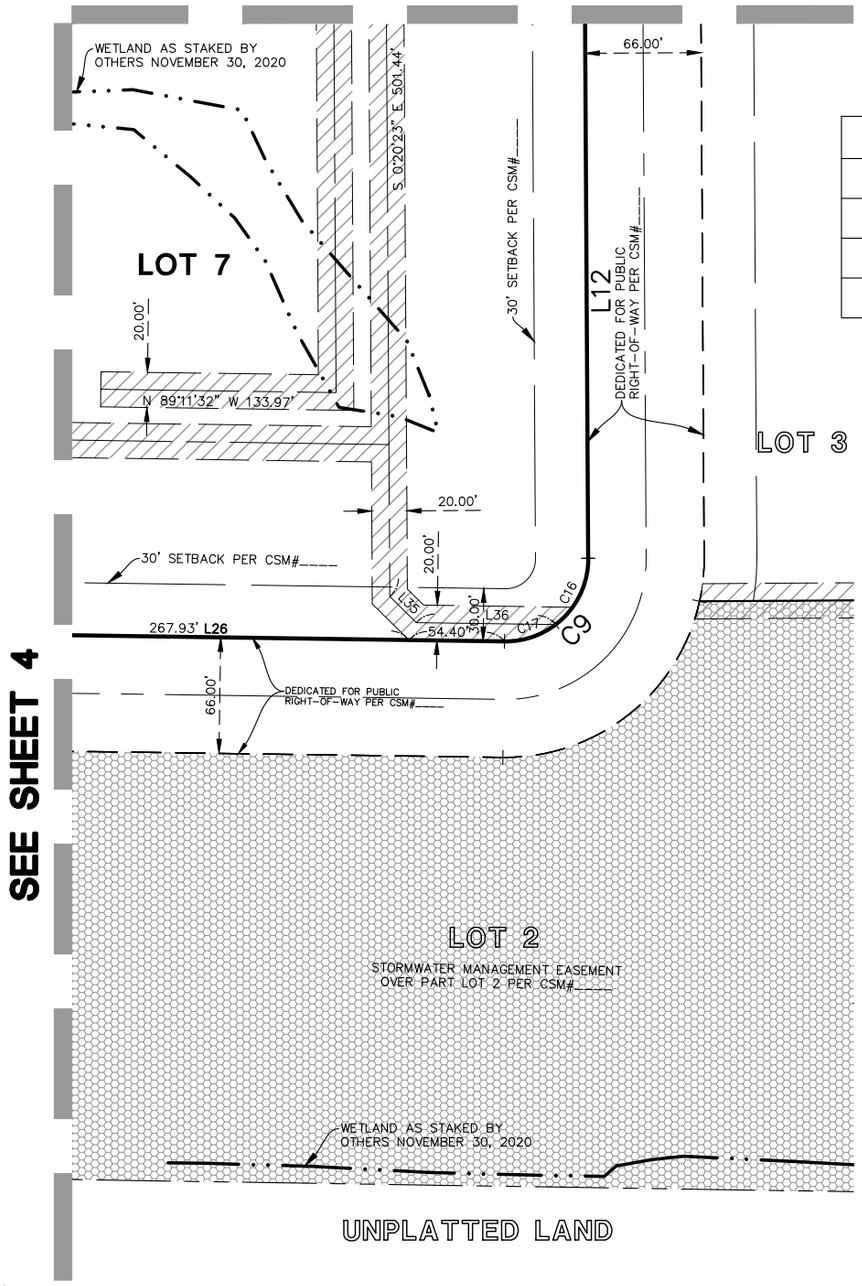
WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

SURVEYOR'S NOTES

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

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

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



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

= UTILITY EASEMENT PER CSM#____

= STORMWATER MANAGEMENT EASEMENT PER CSM#____

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 6 OF 11
ALN.SMWI01

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

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

LEGEND:

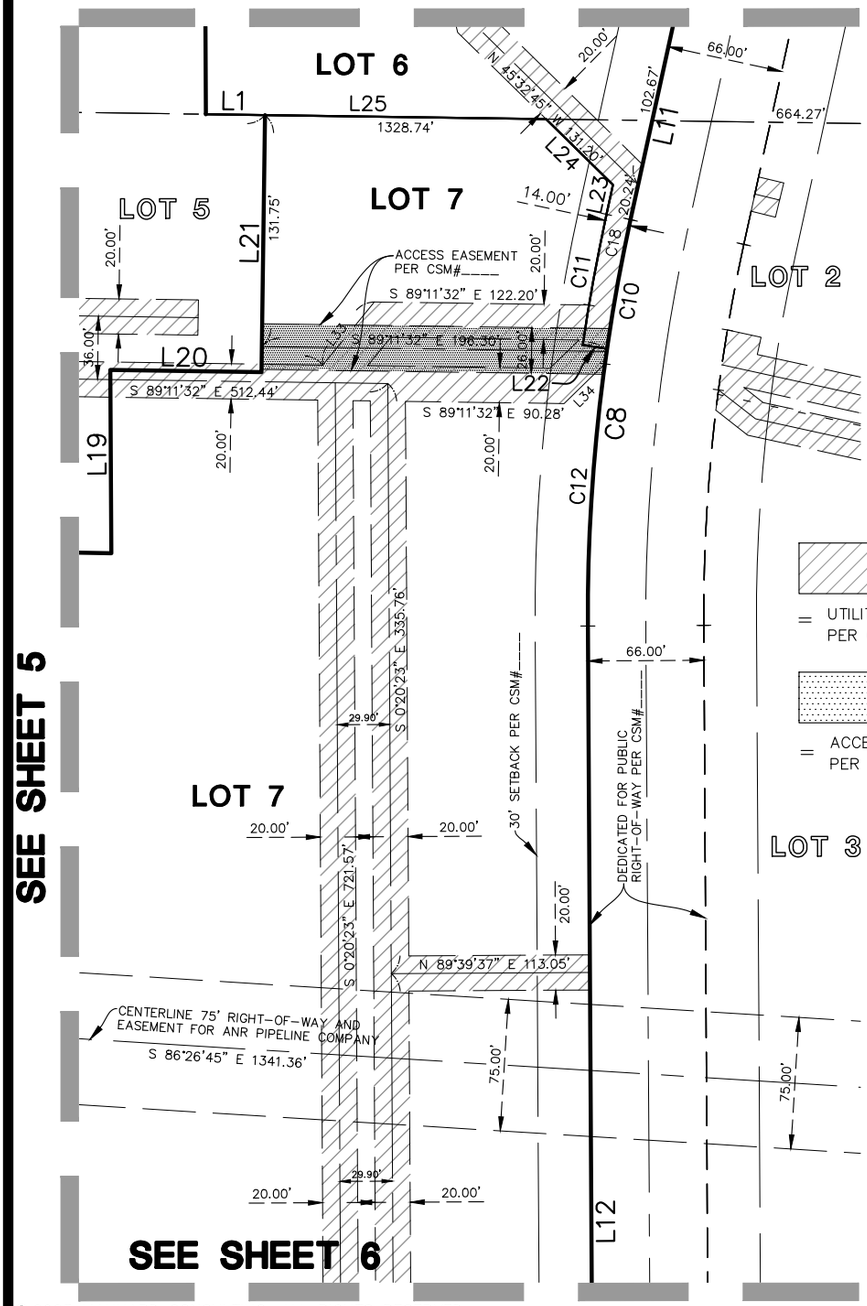
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= EX./PROP. CENTERLINE

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

PREPARED BY:

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

SEE SHEET 8



SEE SHEET 5

SEE SHEET 6

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

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

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 7 OF 11
ALN.SMWI01

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

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100 0 50 100 200
(IN FEET)
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LEGEND:

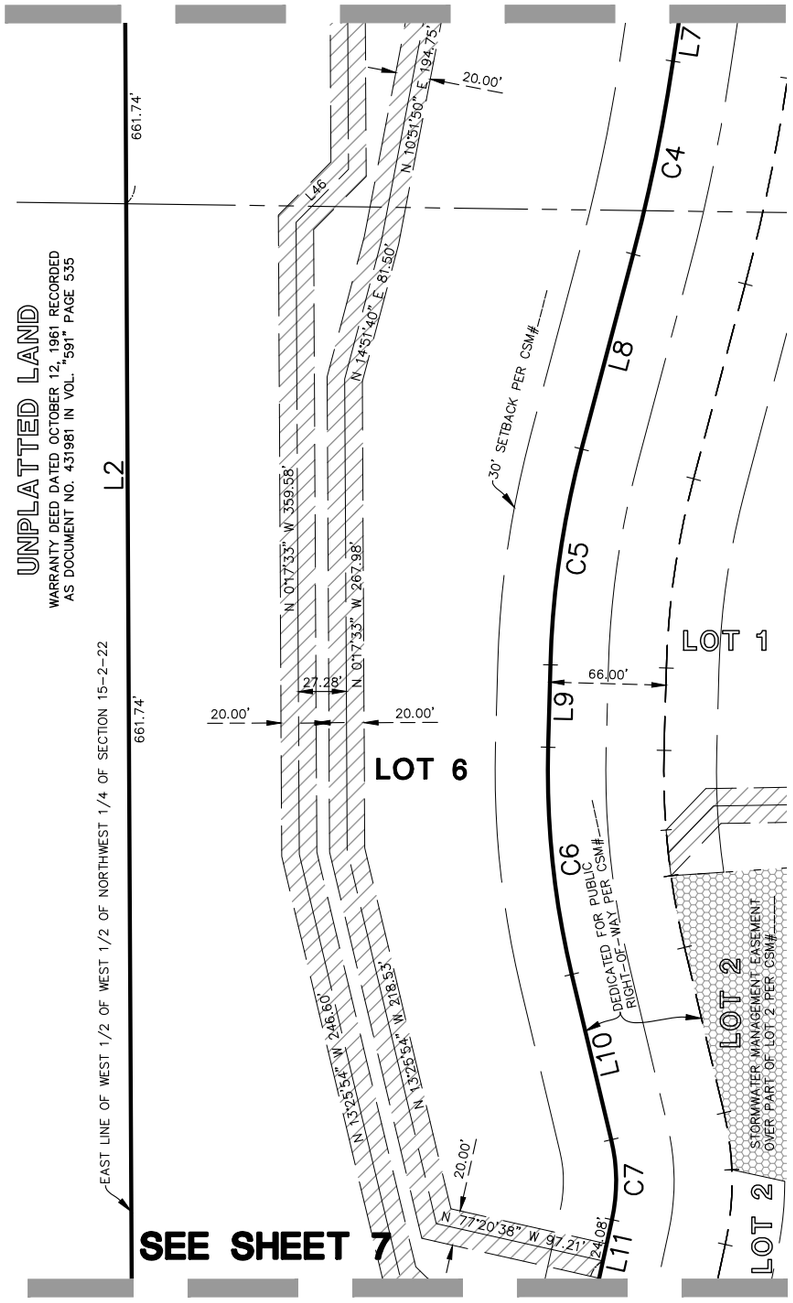
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= UTILITY EASEMENT PER CSM#____
= STORMWATER MANAGEMENT EASEMENT PER CSM#____

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

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

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

SEE SHEET 9



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

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

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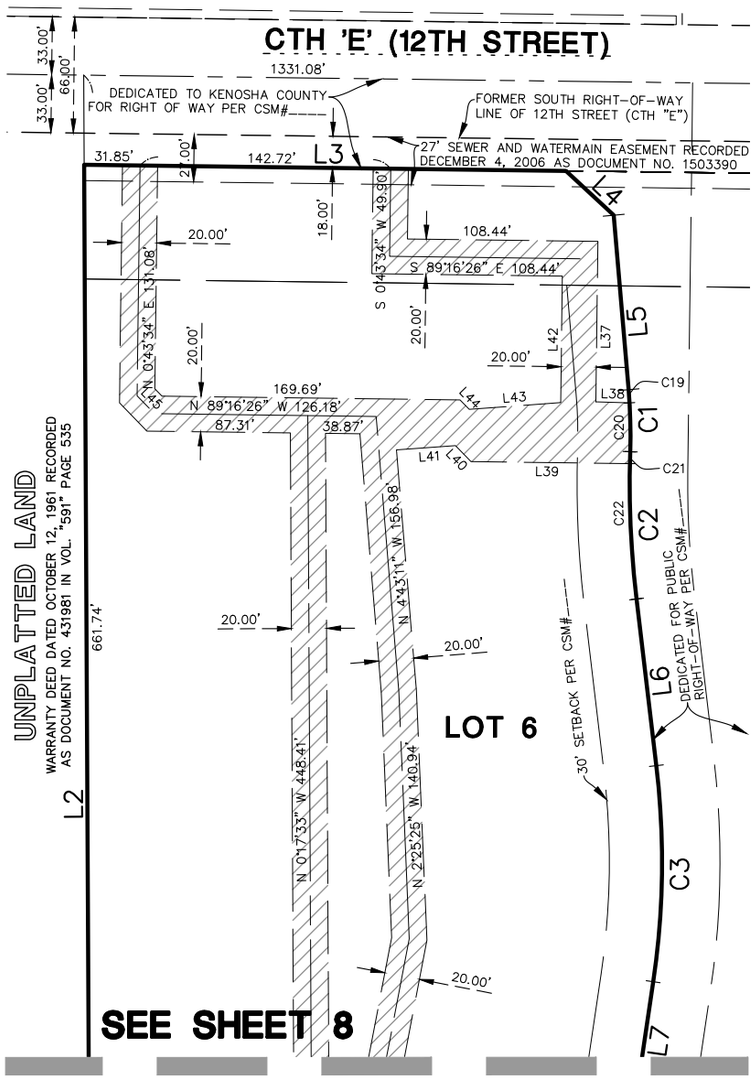
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WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

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

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



= UTILITY EASEMENT PER CSM#____

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

SEE LINE TABLE ON SHEET 7
SEE CURVE TABLE THIS SHEET

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SOMERVILLE APARTMENTS
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

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

SHEET 9 OF 11
ALN.SMWI01

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

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OWNER'S CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

ON THIS _____ DAY OF _____, 2023.

BY: _____

TITLE: _____

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

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

NOTARY'S CERTIFICATE

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

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

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

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

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

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

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

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE OF SOMERS PLAN COMMISSION APPROVAL

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

_____ _____
GEORGE STONER, VILLAGE PRESIDENT

_____
MARY COLE, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

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

_____ _____
(DATE) TREASURER

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

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

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SURVEYOR'S CERTIFICATE

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

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

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

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

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

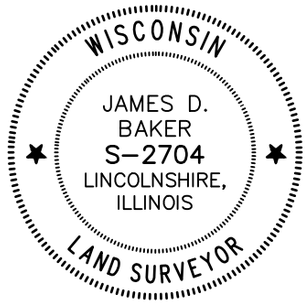
THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF CARDINAL CAPITAL MANAGEMENT.

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

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

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

DATED THIS 24TH DAY OF MARCH, 2023



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

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

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

SOMERSVILLE
PLAN COMMISSION SUBMISSION
FEBRUARY 24, 2023


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

SITE INFORMATION

NORTH

GREENSPACE EASEMENT

STORMWATER RETENTION 1.13 ACRES

CLUBHOUSE

POOL

VOLLEYBALL COURT

DOG RUN

STORMWATER RETENTION 3.2 ACRES

SOMERSVILLE PARKWAY

SOMERSVILLE PARKWAY

PLAYGROUND

87.99 FT

PROPERTY LINE / ROW

CTH

12 - UNIT TOWNHOUSE

8 - UNIT TOWNHOUSE

12 - UNIT TOWNHOUSE (3-BDRM END UNITS)

DUPLEX

ATHLETIC FIELD

REC AREA

PKNG

PROPERTY LINE / ROW

86.90 FT

72ND AVENUE



PROJECT PHASING



SETBACKS AND EASEMENTS


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



SITE OPERATIONS

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

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

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

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

SITE RENDERINGS


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


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


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


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

BUILDING IMAGES



12-UNIT TOWNHOME BUILDING - FRONT VIEW



12-UNIT TOWNHOME BUILDING - REAR VIEW



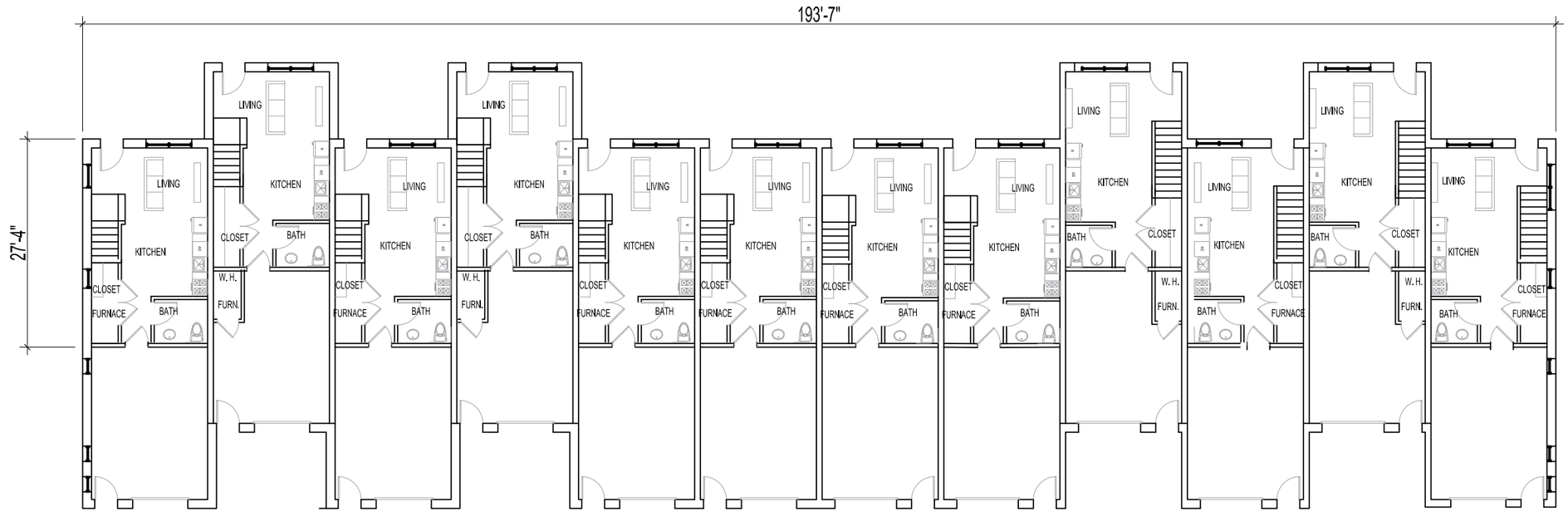
12-UNIT TOWNHOME BUILDING - REAR ELEVATION



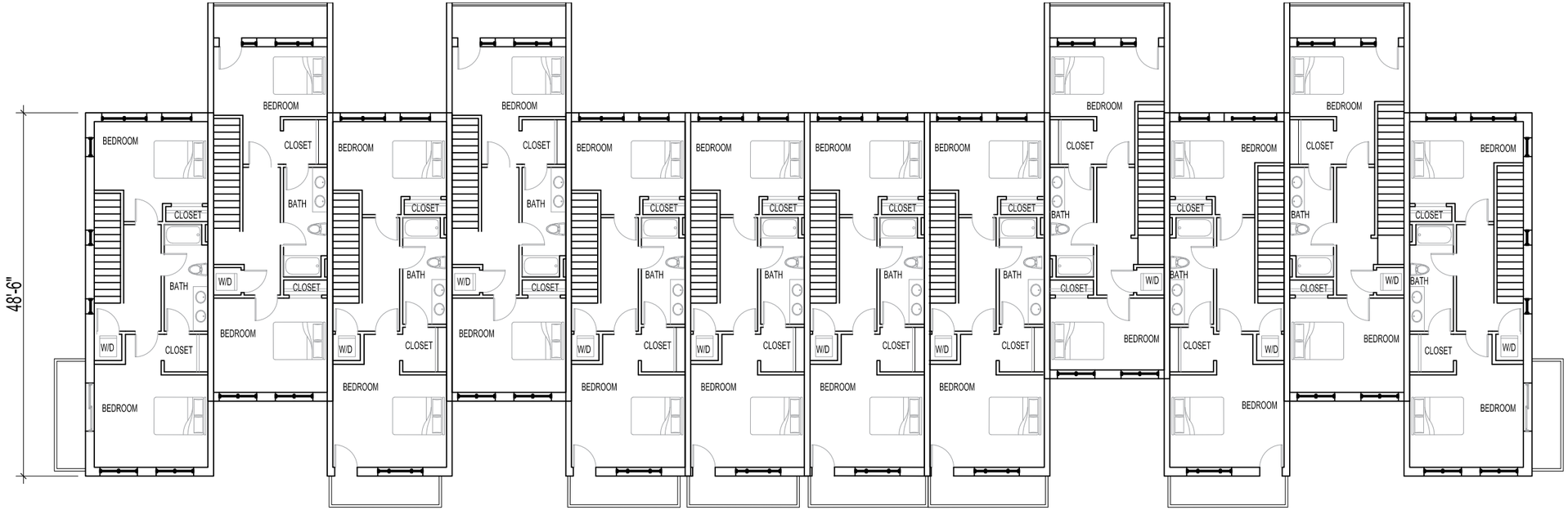
12-UNIT TOWNHOME BUILDING - FRONT ELEVATION

SMOOTH FIBER CEMENT SIDING

(ALTERNATE COLORS)



12-UNIT TOWNHOMES - FIRST FLOOR PLAN



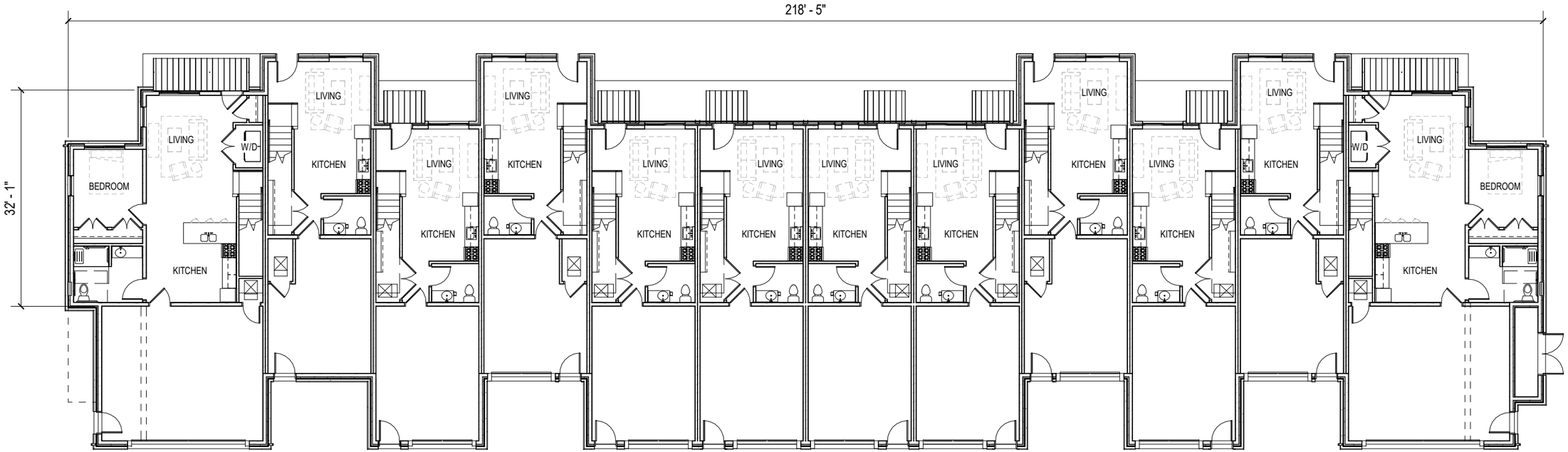
SECOND FLOOR PLAN



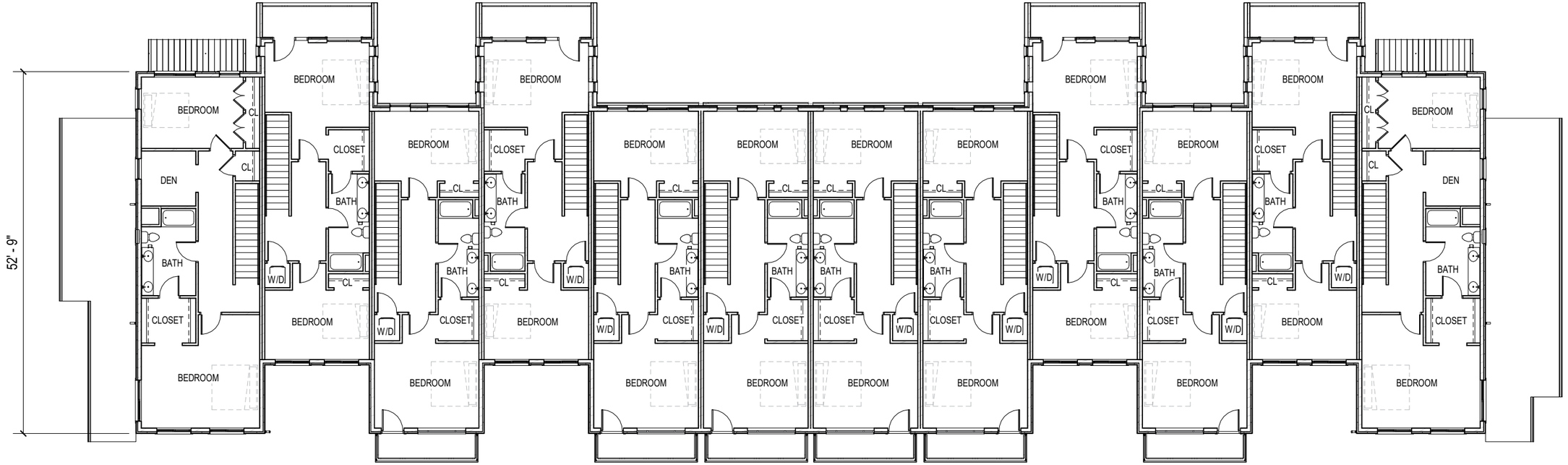
12-UNIT TOWNHOME BUILDING (3-BDRM END UNITS) - REAR ELEVATION



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



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



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



8-UNIT TOWNHOME BUILDING - FRONT VIEW



8-UNIT TOWNHOME BUILDING - FRONT VIEW



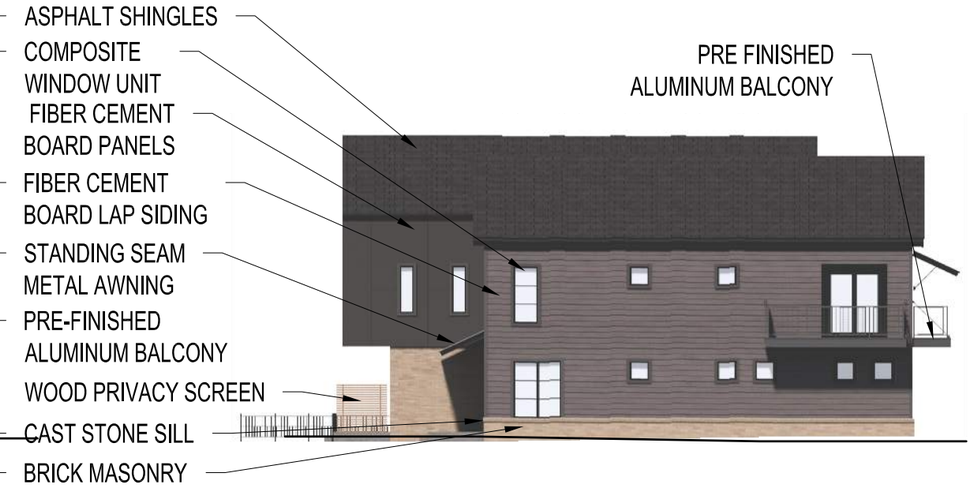
8-UNIT TOWNHOME BUILDING - REAR ELEVATION

SMOOTH FIBER CEMENT SIDING

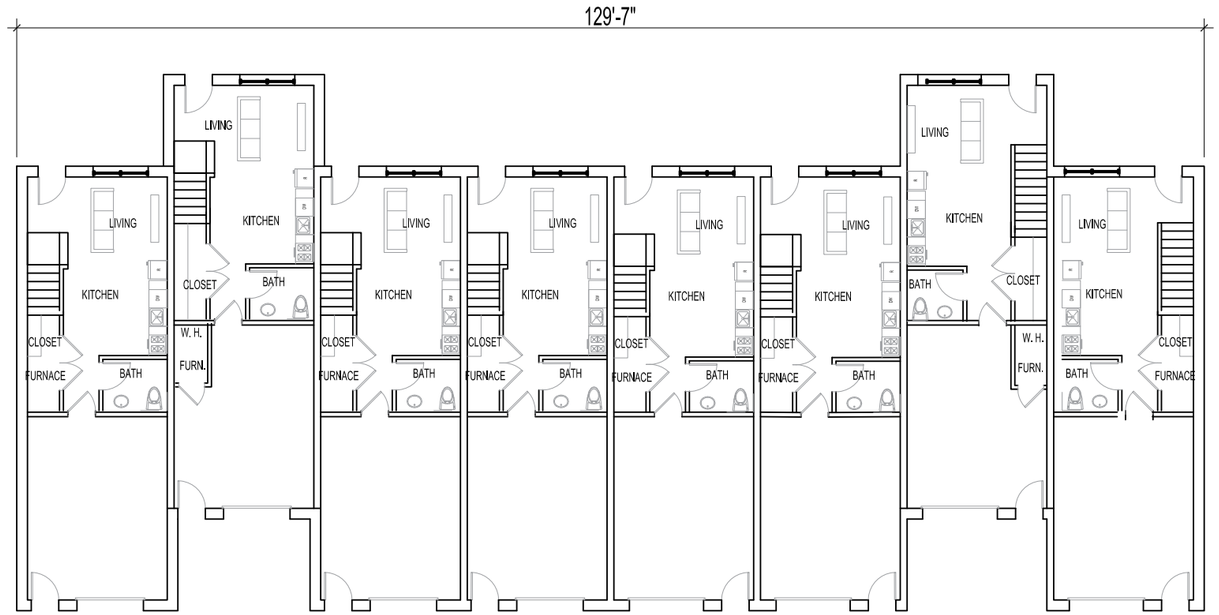
(ALTERNATE COLORS)



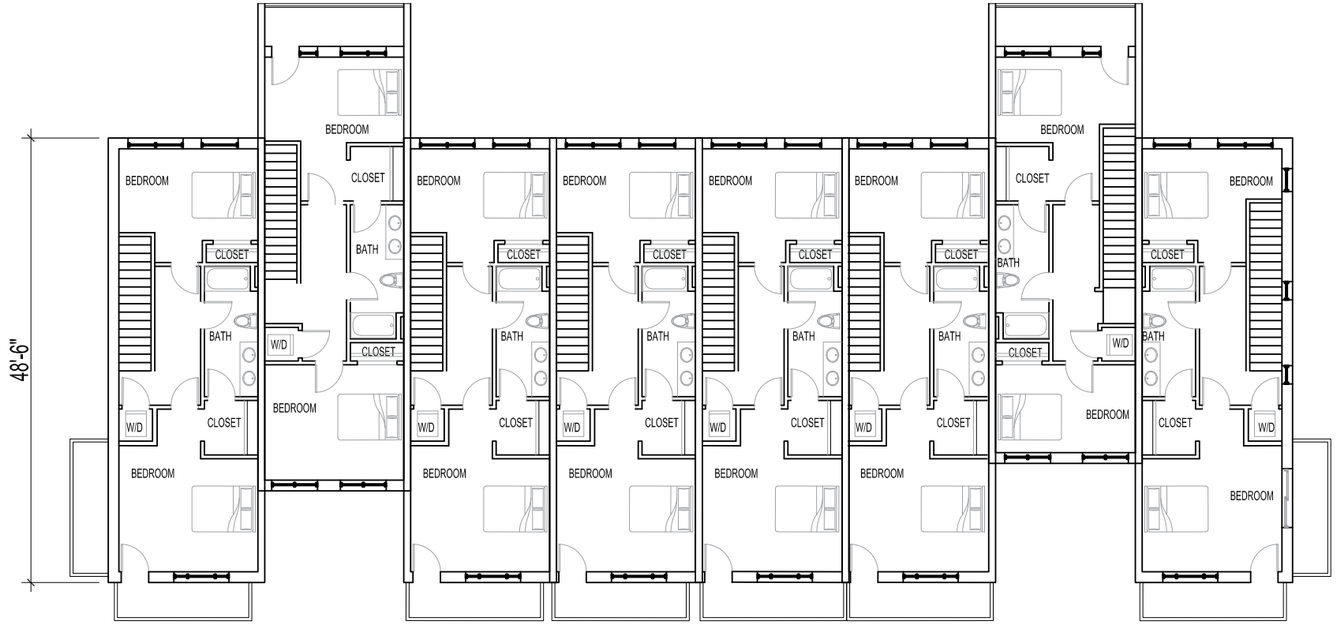
8-UNIT TOWNHOME BUILDING - FRONT ELEVATION



8-UNIT TOWNHOME BUILDING - SIDE ELEVATION



8-UNIT TOWNHOMES - FIRST FLOOR PLAN



8-UNIT TOWNHOMES - SECOND FLOOR PLAN



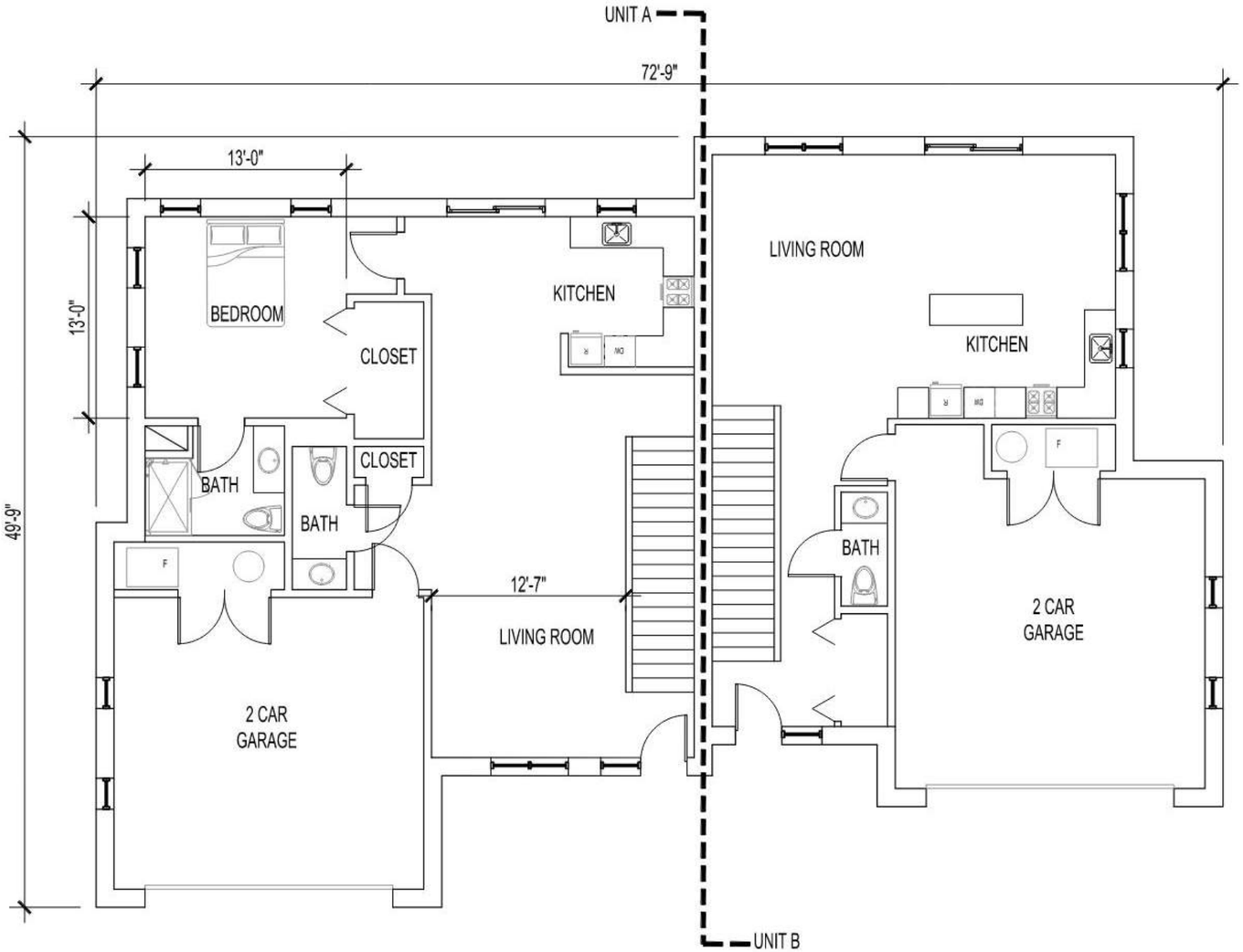
DUPLEX BUILDING - FRONT VIEW



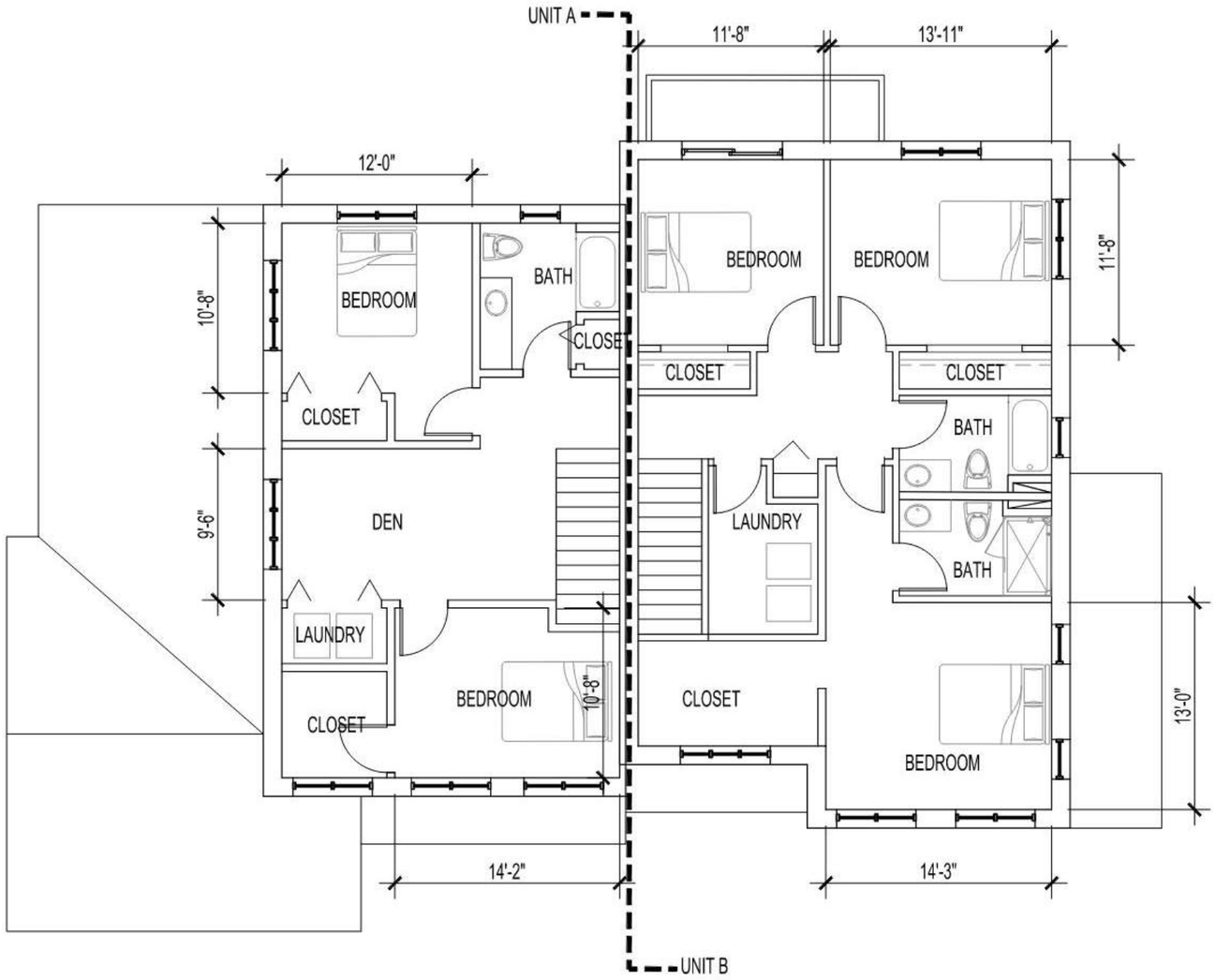
DUPLEX BUILDING - FRONT VIEW



DUPLEX BUILDING - REAR VIEW



DUPLEX BUILDING PLANS - FIRST



DUPLEX BUILDING PLANS - SECOND



COMMUNITY BUILDING - FRONT VIEW



COMMUNITY BUILDING - REAR VIEW



COMMUNITY BUILDING - NORTH ELEVATION

COMMUNITY BUILDING - EAST ELEVATION



COMMUNITY BUILDING - WEST ELEVATION

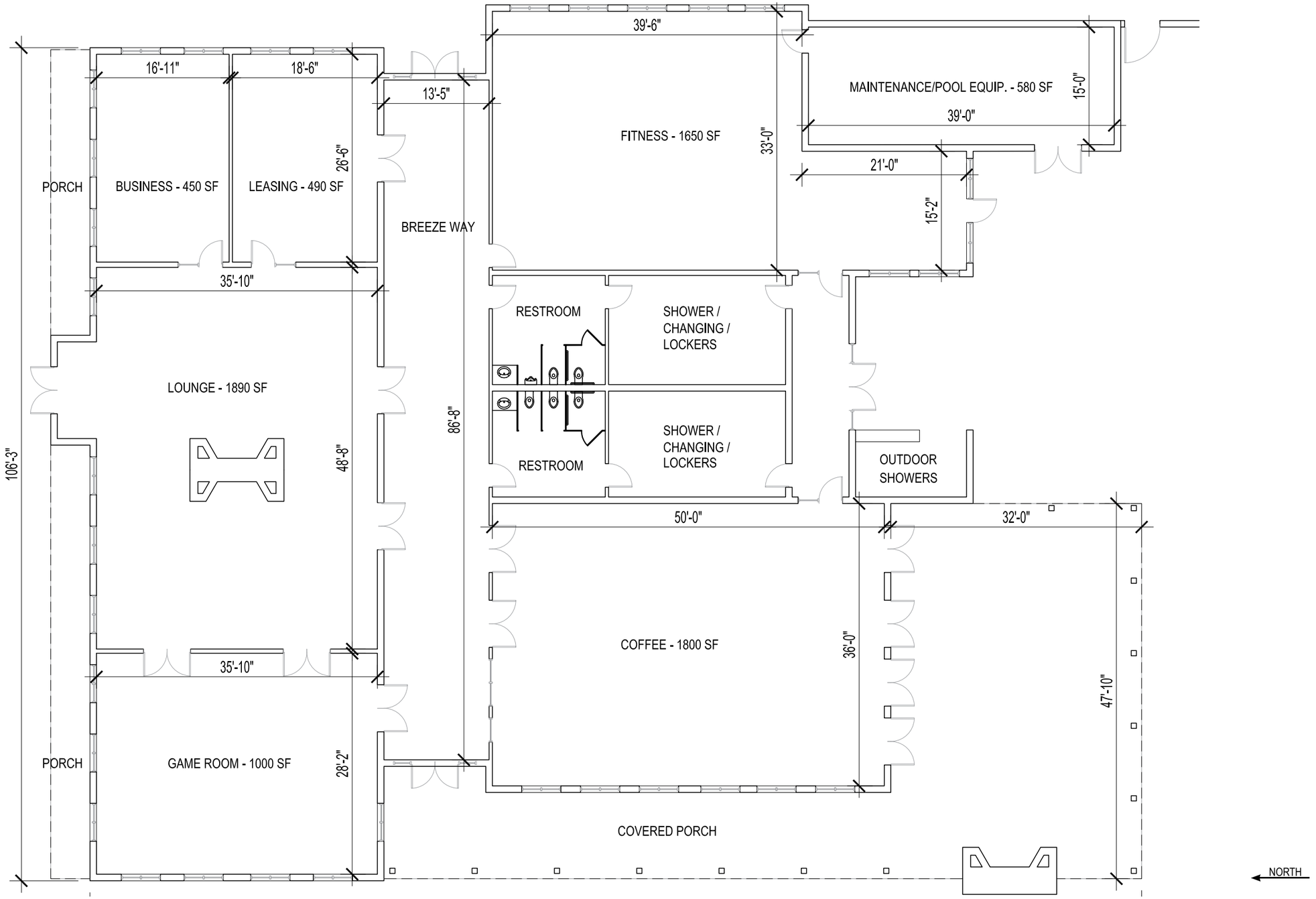
COMMUNITY BUILDING - SOUTH ELEVATION



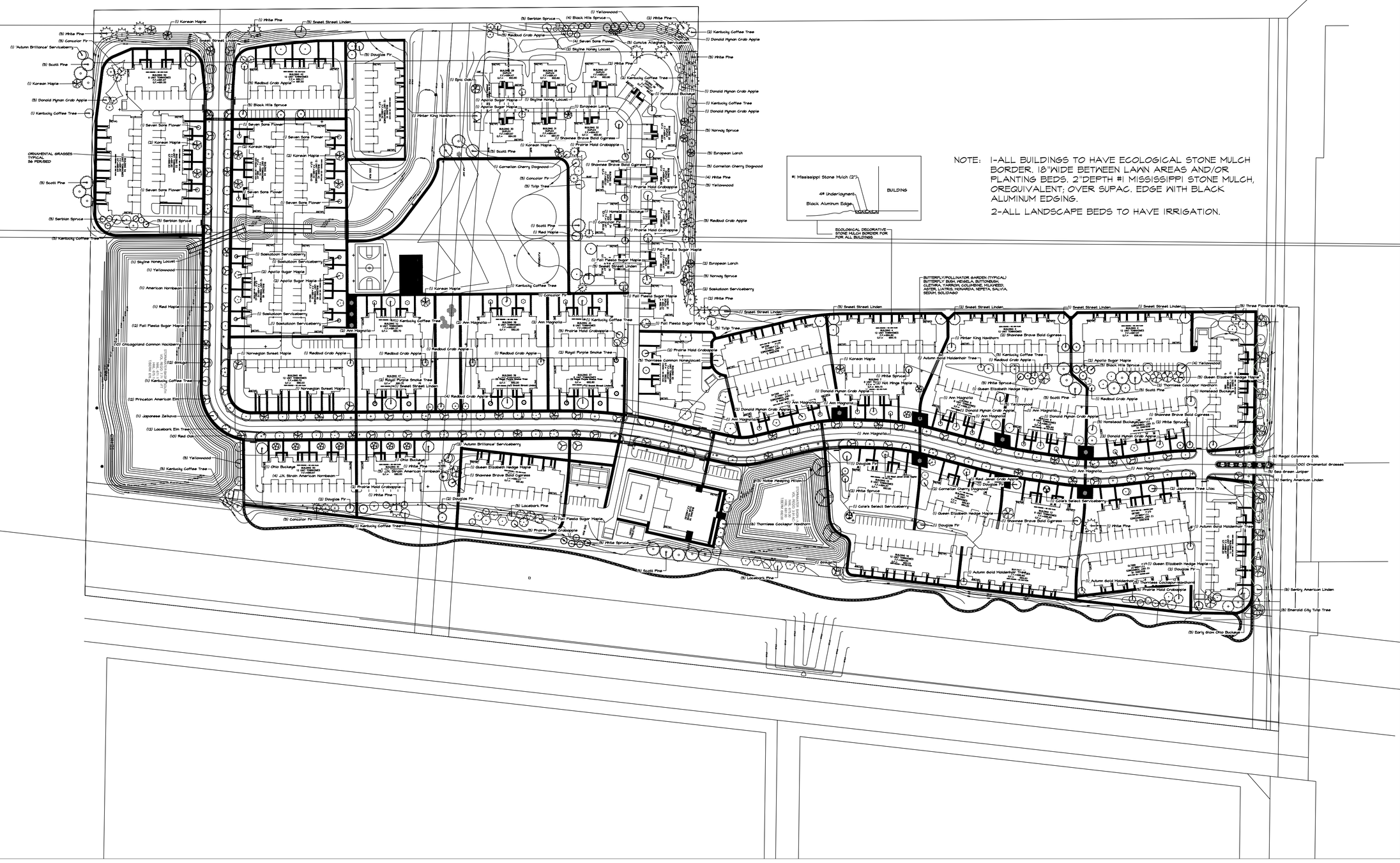
COMMUNITY BUILDING - SOUTH ELEVATION



COMMUNITY BUILDING - EAST ELEVATION



COMMUNITY BUILDING PLAN


#1 Mississippi Stone Mulch (2")
#8 Underlayment
Black Aluminum Edge
BUILDING
ECOLOGICAL DECORATIVE STONE MULCH BORDER FOR FOR ALL BUILDINGS.
BUTTERFLY/POLLINATOR GARDEN (TYP)(AL)
BUTTERFLY BUSH, PEGGELA, BUTTONBUSH,
GLEITHIA, YARROW, COLUMBINE, MILKWEED,
ASTER, LIATRIS, HOWARDIA, NEPETA SALVIA,
BEEM, SOLIDAND
(1) Korean Maple
(1) White Pine
(5) Sweet Street Linden
(5) Concolor Fir
(1) 'Autumn Brilliance' Serviceberry
(5) Scott Pine
(1) Korean Maple
(5) Donald Hynan Crab Apple
(1) Kentucky Coffee Tree
(5) Serbian Spruce
(5) Kentucky Coffee Tree
(11) Skyline Honey Locust
(1) Yellowwood
(11) American Hornbeam
(1) Red Maple
(12) Fall Fiesta Sugar Maple
(20) Chicagoland Common Hackberry
(12) Ginkgo
(1) Kentucky Coffee Tree
(12) Princeton American Elm
(1) Japanese Zelkova
(12) Lacebark Elm Tree
(10) Red Oak
(5) Yellowwood
(5) Kentucky Coffee Tree
(5) Douglas Fir
(5) Redbud Crab Apple
(5) Black Hills Spruce
(1) Seven Sons Flower
(2) Korean Maple
(1) Seven Sons Flower
(1) Saskatoon Serviceberry
(1) Saskatoon Serviceberry
(2) Apollo Sugar Maple
(1) Saskatoon Serviceberry
(2) Ann Magnolia
(1) Norwegian Sunset Maple
(1) Redbud Crab Apple
(1) Norwegian Sunset Maple
(1) Sweet Street Linden
(1) Ohio Buckeye
(1) White Pine
(4) JN. Strain American Hornbeam
(2) Prairie Maid Crabapple
(1) White Pine
(2) Douglas Fir
(5) Lacebark Pine
(2) Douglas Fir
(5) Concolor Fir
(2) Kentucky Coffee Tree
(1) Spire Oak
(1) Hinter King Hawthorn
(1) Apollo Sugar Maple
(1) Apollo Sugar Maple
(1) Skyline Honey Locust
(1) Birchgreen Larch
(5) Scott Pine
(1) Korean Maple
(1) Cornelian Cherry Dogwood
(5) Concolor Fir
(5) Tulip Tree
(1) Scott Pine
(1) Red Maple
(1) Korean Maple
(1) Kentucky Coffee Tree
(1) Concolor Fir
(2) Ann Magnolia
(1) Kentucky Coffee Tree
(1) Redbud Crab Apple
(1) Redbud Crab Apple
(2) Royal Purple Smoke Tree
(1) Sweet Street Linden
(4) Redbud Crab Apple
(1) Redbud Crab Apple
(2) Royal Purple Smoke Tree
(1) Autumn Brilliance' Serviceberry
(1) Queen Elizabeth Hedge Maple
(5) Shawnee Brave Bald Cypress
(2) Prairie Maid Crabapple
(1) White Pine
(2) Douglas Fir
(5) Lacebark Pine
(4) Fall Fiesta Sugar Maple
(5) Prairie Maid Crabapple
(5) White Spruce
(2) Prairie Maid Crabapple
(5) Thornless Common Honeylocust
(5) Serbian Spruce
(4) Black Hills Spruce
(4) Seven Sons Flower
(5) Redbud Crab Apple
(2) Skyline Honey Locust
(5) Ginkgo Autumn Gold Maidenhair Trees
(1) Yellowwood
(2) White Pine
(2) Kentucky Coffee Tree
(1) Donald Hynan Crab Apple
(5) White Pine
(1) Donald Hynan Crab Apple
(1) Kentucky Coffee Tree
(1) Donald Hynan Crab Apple
(5) Norway Spruce
(5) European Larch
(5) Cornelian Cherry Dogwood
(4) White Pine
(5) Yellowwood
(5) Redbud Crab Apple
(1) Fall Fiesta Sugar Maple
(2) European Larch
(5) Norway Spruce
(2) Saskatoon Serviceberry
(2) White Pine
(1) Sweet Street Linden
(5) Sweet Street Linden
(2) Sweet Street Linden
(1) Sweet Street Linden
(5) Three Flowered Maple
(1) Korean Maple
(1) Autumn Gold Maidenhair Tree
(1) Redbud Crab Apple
(1) Peter King Hawthorn
(3) Kentucky Coffee Tree
(2) Shawnee Brave Bald Cypress
(2) Apollo Sugar Maple
(2) Black Hills Spruce
(4) Yellowwood
(5) Queen Elizabeth Hedge Maple
(2) Thornless Cockspur Hawthorn
(5) Scott Pine
(1) Homestead Buckeye
(1) Donald Hynan Crab Apple
(1) White Spruce
(5) White Spruce
(1) Queen Elizabeth Hedge Maple
(5) Scott Pine
(1) Redbud Crab Apple
(1) Ann Magnolia
(1) Donald Hynan Crab Apple
(1) Ann Magnolia
(1) Donald Hynan Crab Apple
(1) Ann Magnolia
(1) Ann Magnolia
(1) Donald Hynan Crab Apple
(1) Ann Magnolia
(1) Ann Magnolia
(1) Donald Hynan Crab Apple
(1) Ann Magnolia
(1) Ann Magnolia
(1) Donald Hynan Crab Apple
(1) Homestead Buckeye
(2) White Spruce
(1) Shawnee Brave Bald Cypress
(2) Regal Gourmare Oak
(100) Ornamental Grasses
(5) Red Green Juniper
(4) Sentry American Linden
(5) Sentry American Linden
(18) Emerald City Tuna Tree
(5) Early Bloom Ohio Buckeye
(5) Douglas Fir
(2) Red Jewel Crab Apple
(1) Douglas Fir
(2) Cornelian Cherry Dogwood
(2) Japanese Tree Lilac
(1) Gola's Select Serviceberry
(1) Queen Elizabeth Hedge Maple
(2) Douglas Fir
(1) Shawnee Brave Bald Cypress
(1) White Pine
(1) Autumn Gold Maidenhair Tree
(1) Queen Elizabeth Hedge Maple
(2) Douglas Fir
(1) Autumn Gold Maidenhair Tree
(2) Thornless Cockspur Hawthorn
(2) Prairie Maid Crabapple
(5) Douglas Fir
(5) Douglas Fir
(5) Douglas Fir

PROJECT ID: — — — —
WITH: N/A

COUNTY: PROJECT LOCATION

ORDER OF SHEETS

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

TOTAL SHEETS = 60



N

KENOSHA COUNTY
DIVISION OF HIGHWAYS

PLAN OF PROPOSED IMPROVEMENT

COUNTY TRUNK HIGHWAY E AND COUNTY TRUNK HIGHWAY EA

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

VILLAGE OF SOMERS
KENOSHA COUNTY

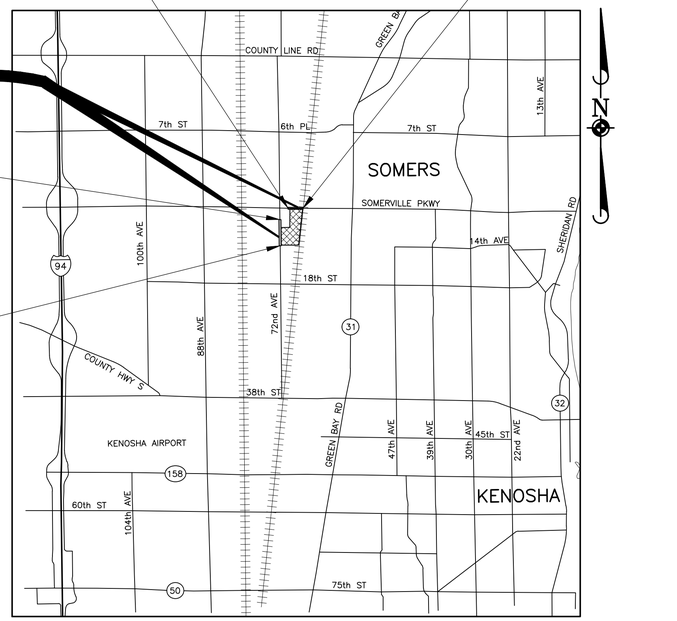
PROJECT NUMBER
— — — —

BEGIN PROJECT
STA.105+13.28

END PROJECT
STA.116+15.27

END PROJECT
STA.482+96.56

BEGIN PROJECT
STA.468+06.84



LAYOUT
SCALE 0 1 MI.

TOTAL NET LENGTH OF CENTERLINE = 1.37 MI.

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

ABBREVIATIONS

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

ACCEPTED FOR

COUNTY of KENOSHA

(Date) (Signature & Title of Official)

ORIGINAL PLANS PREPARED BY

WISCONSIN PROFESSIONAL ENGINEER
FRANCES FAZIO
E-29737
CHICAGO, IL

July 13, 2021
(Date)

(Signature)

E

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

WISDOT/CADDS SHEET 10

2

DIGGERS HOTLINE®

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

NOTES:

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

BENCHMARKS:

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

ELEVATION=687.15 DATUM=NGVD29

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

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

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

ELEVATION=686.54 DATUM=NGVD29

INDEX OF SHEETS

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

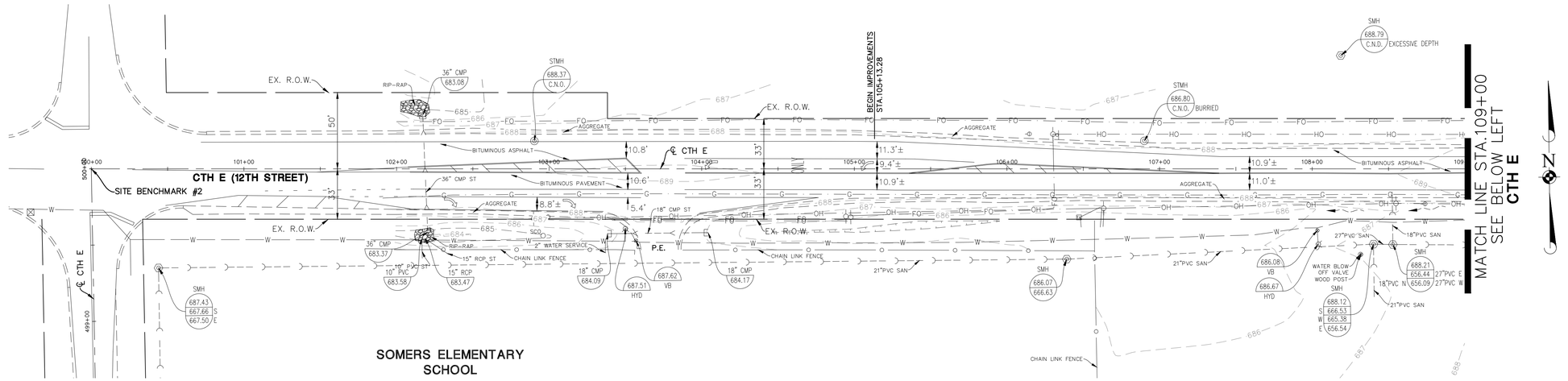
INDEX OF SHEETS

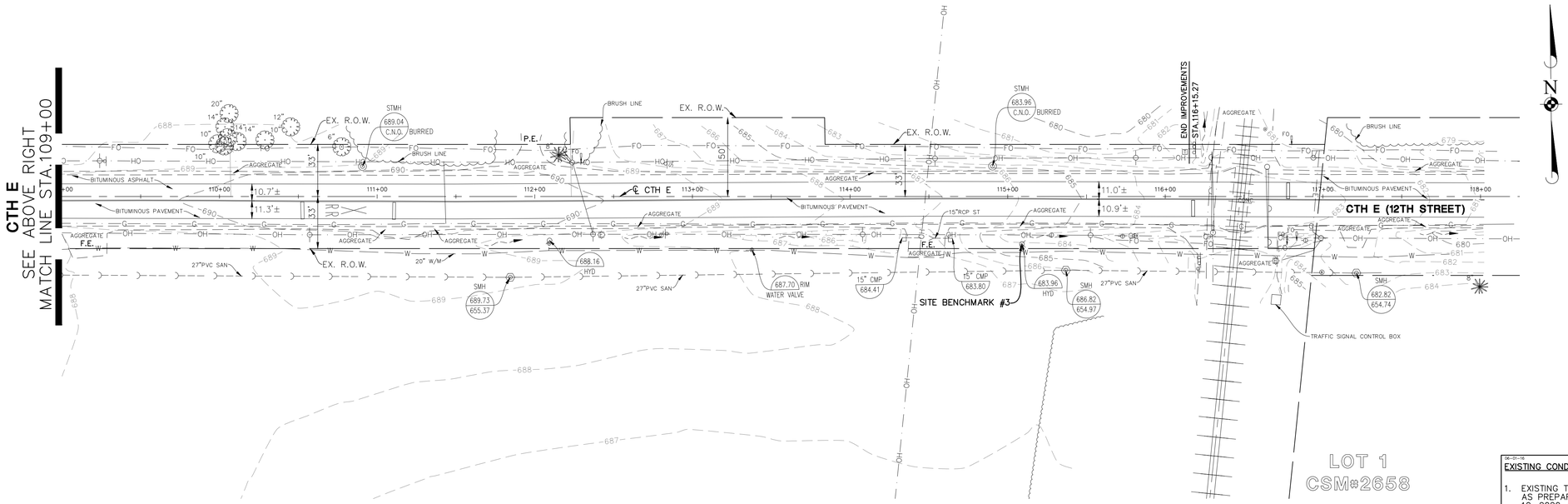
SHEET NO.	DESCRIPTION
27	CONSTRUCTION DETAIL LIST
28	STANDARD DETAIL DRAWINGS
29	STANDARD DETAIL DRAWINGS
30	STANDARD DETAIL DRAWINGS
31	STANDARD DETAIL DRAWINGS
32	STANDARD DETAIL DRAWINGS
33	STANDARD DETAIL DRAWINGS
34	STANDARD DETAIL DRAWINGS
35	STANDARD DETAIL DRAWINGS
36	STANDARD DETAIL DRAWINGS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

2

0 20 40 80

SCALE: 1"=40'





04-01-18

EXISTING CONDITIONS NOTES:

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

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

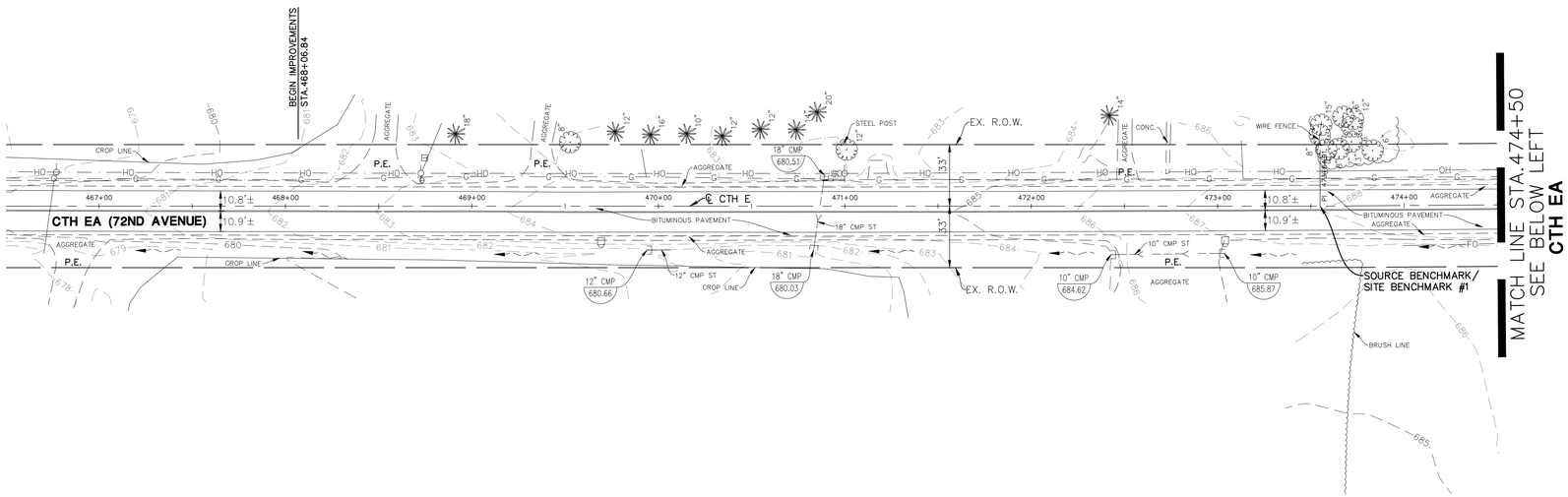
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\03-04-EXISTING CONDITIONS.DWG PLOT DATE : 7/13/2021 7:21 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

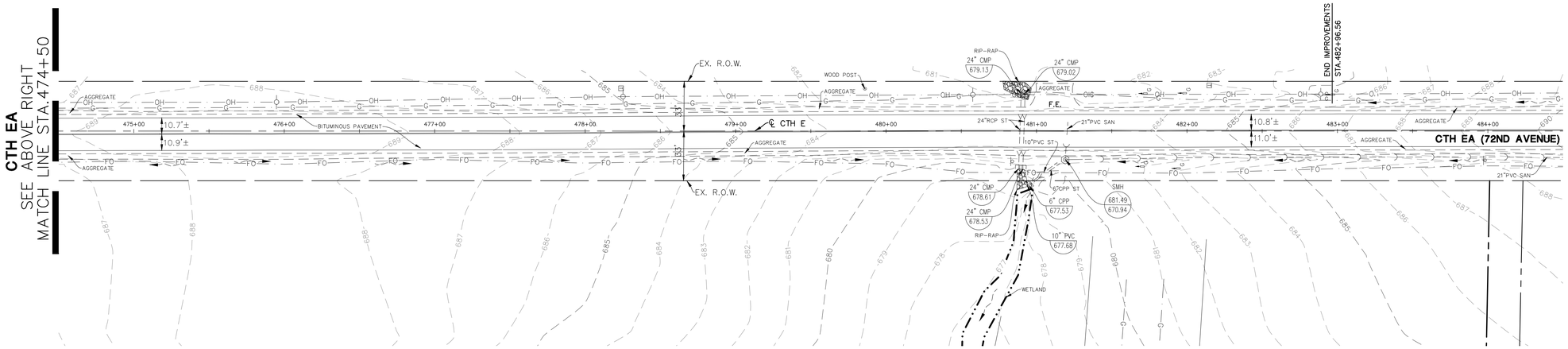
WISDOT/CADDS SHEET 42

2023-06-20

2







04-01-16

EXISTING CONDITIONS NOTES:

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

PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	EXISTING CONDITIONS - CTH EA	SHEET 4	E

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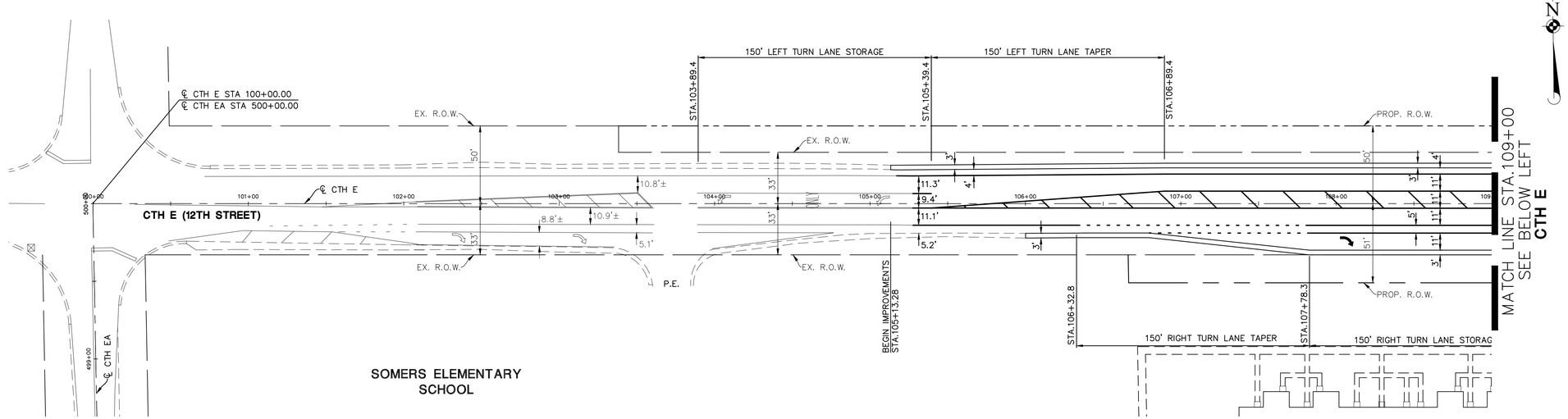
WISDOT/CADDS SHEET 42

2023-06-20

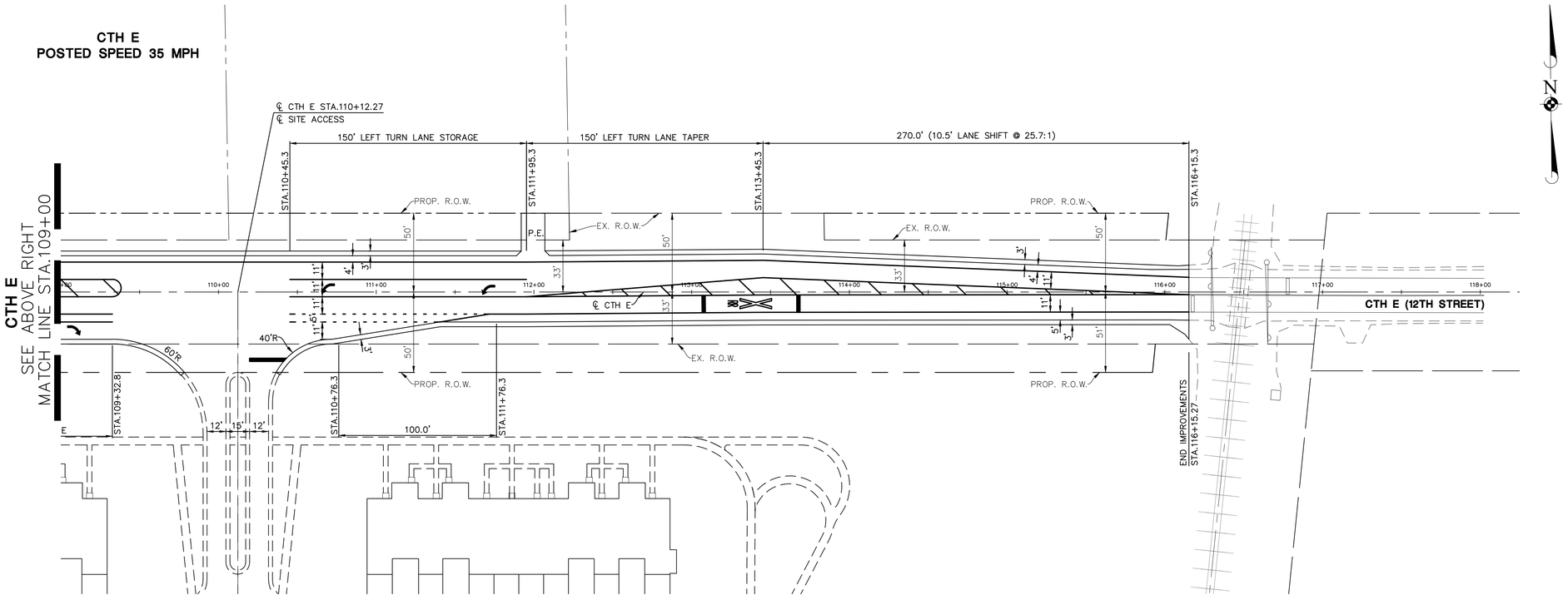
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CTH E
POSTED SPEED 35 MPH

0 20 40 80
SCALE: 1"=40'



CTH E
POSTED SPEED 35 MPH



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

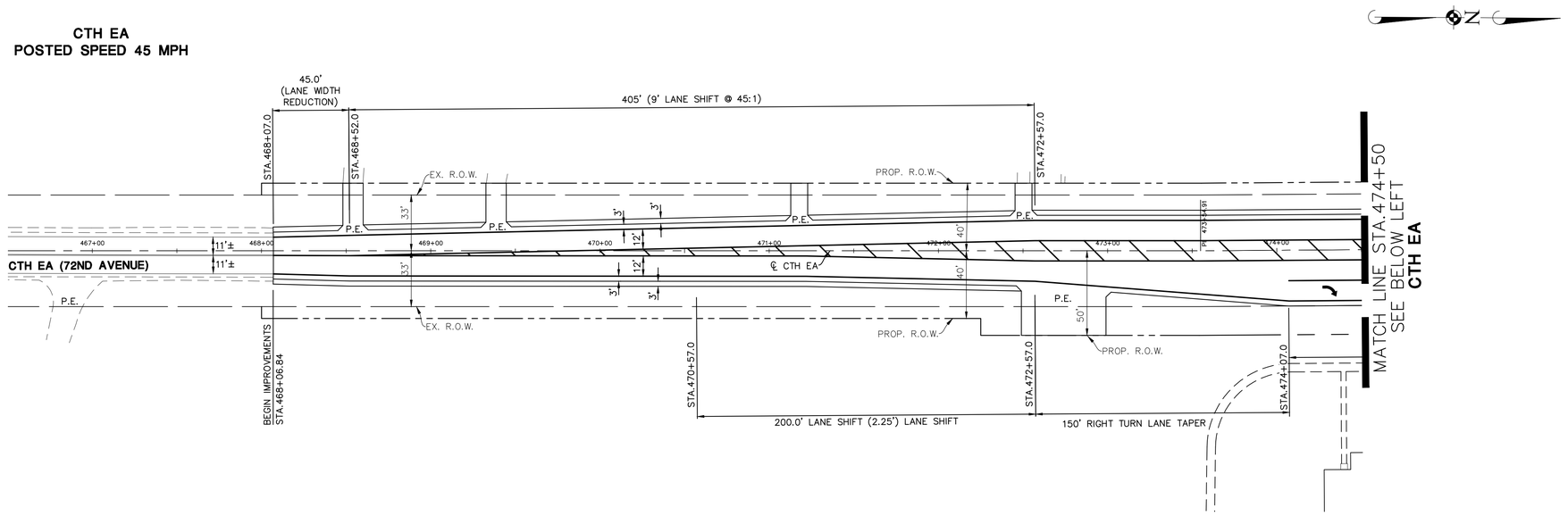
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\05-06-OVERALL PLAN.DWG PLOT DATE : 7/13/2021 7:27 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

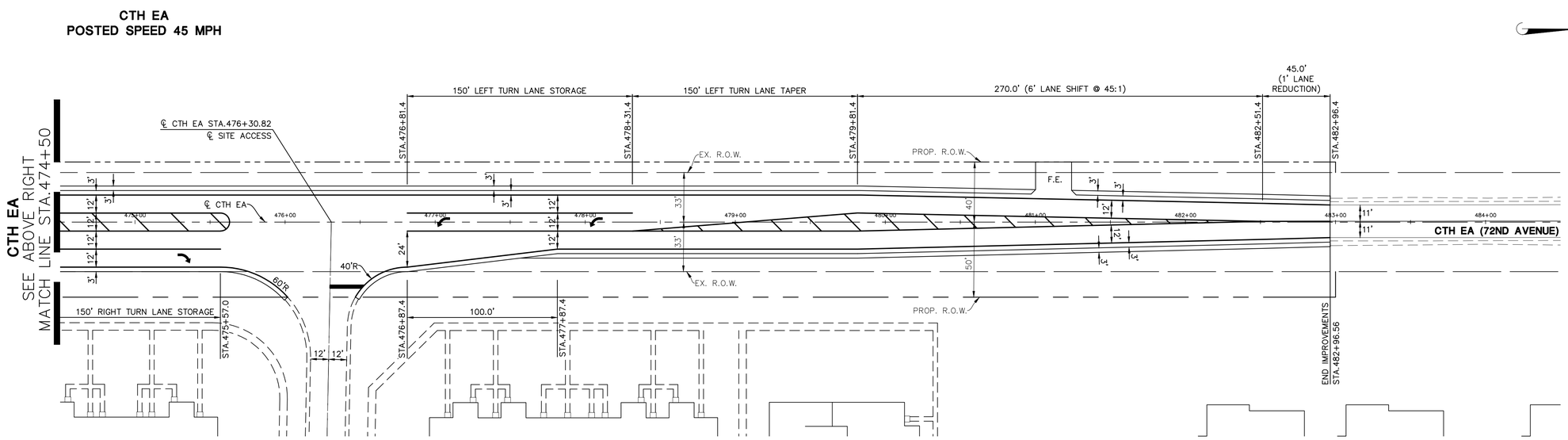
2023-06-20

2

0 20 40 80
SCALE: 1"=40'



OVERALL PLAN

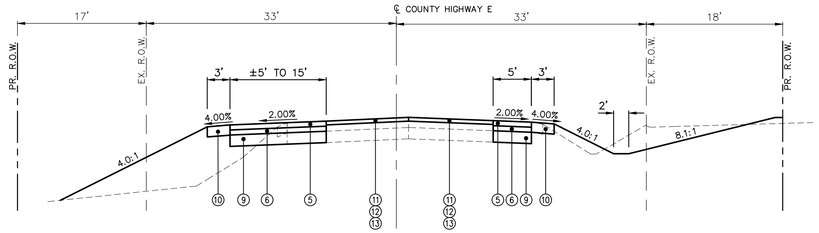


PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	OVERALL PLAN - CTH EA	SHEET 6	E

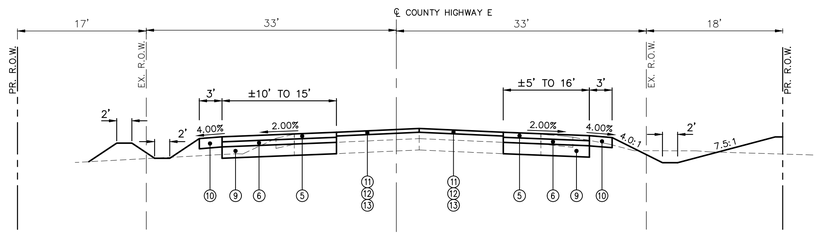
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\05-06-OVERALL PLAN.DWG PLOT DATE : 7/13/2021 7:22 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

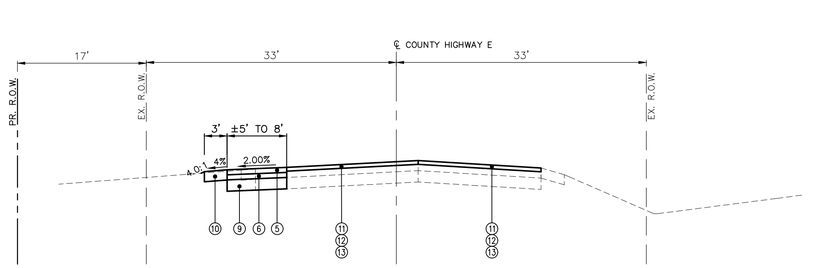
2023-06-20



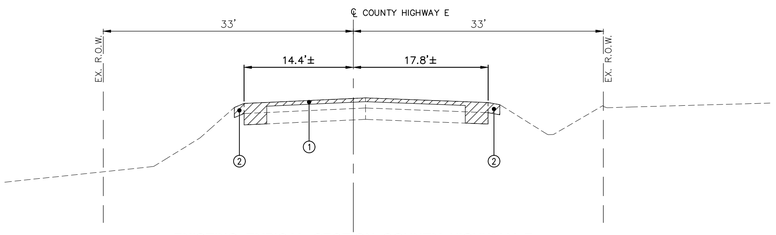
PROPOSED TYPICAL SECTION COUNTY HIGHWAY E
STA.109+50 TO STA.116+15.3



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



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

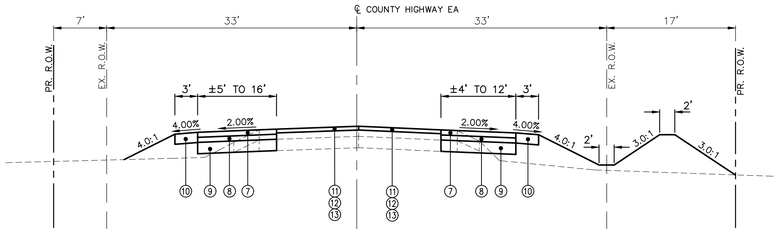


EXISTING TYPICAL SECTION COUNTY HIGHWAY E
STA.468+06.8 TO STA.482+96.6

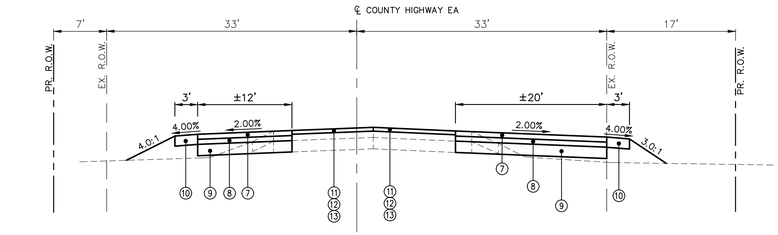
PAVING LEGEND

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

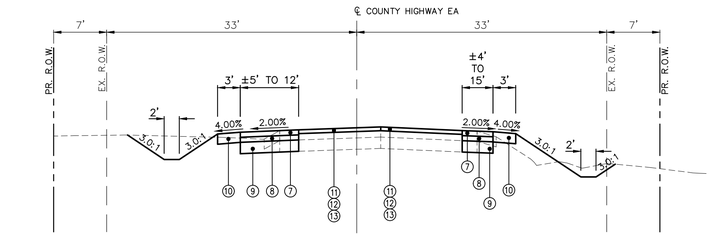
TO BE REMOVED



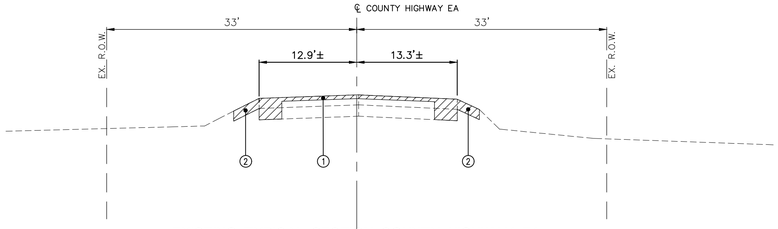
PROPOSED TYPICAL SECTION COUNTY HIGHWAY EA
STA.476+75 TO STA.482+96.6



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



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



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

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

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

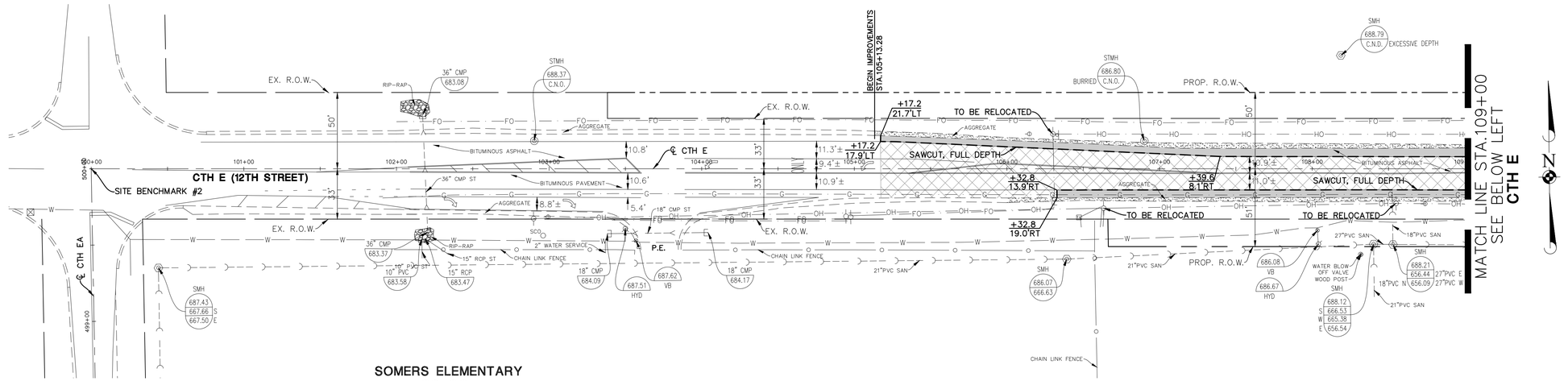
WISDOT/CADDS SHEET 42

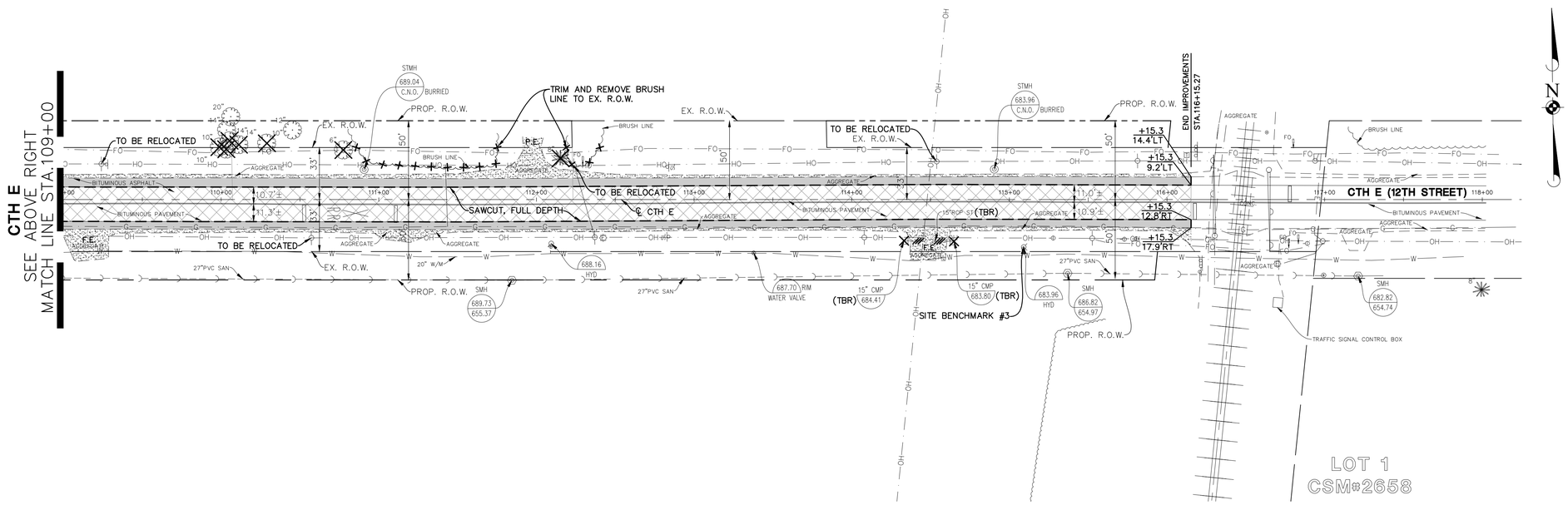
2023-06-20

2

0 20 40 80

SCALE: 1"=40'





DEMOLITION LEGEND

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

04-01-16

DEMOLITION NOTES:

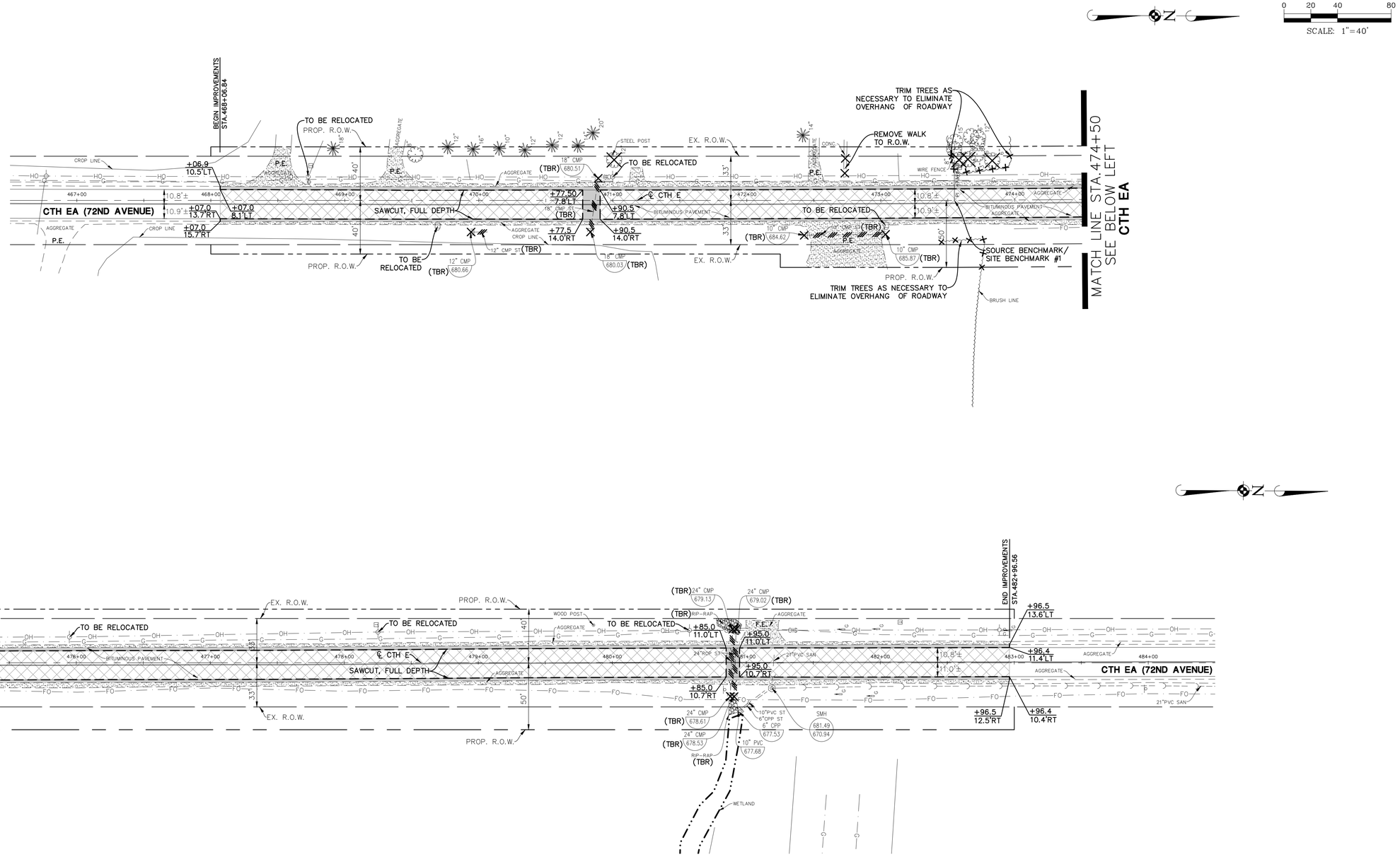
1. DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF DECEMBER 15, 2017. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO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

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

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

WISDOT/CADDS SHEET 42

2023-06-20



DEMOLITION LEGEND

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

06-01-16

DEMOLITION NOTES:

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

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

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

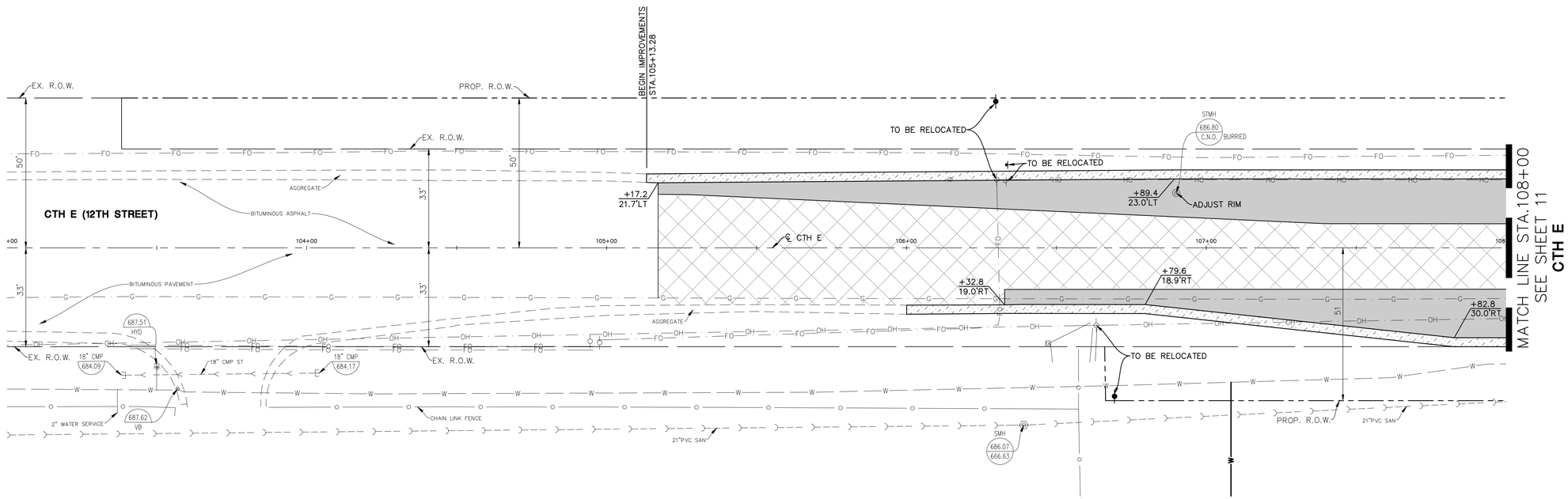
WISDOT/CADDS SHEET 42

2023-06-20

2

0 10 20 40

SCALE: 1"=20'



N

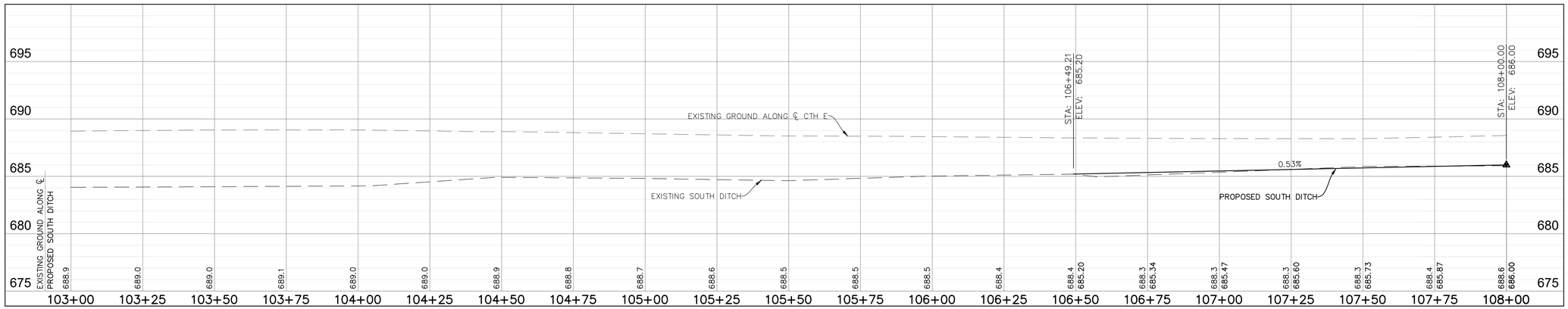
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

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

CTH E



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

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

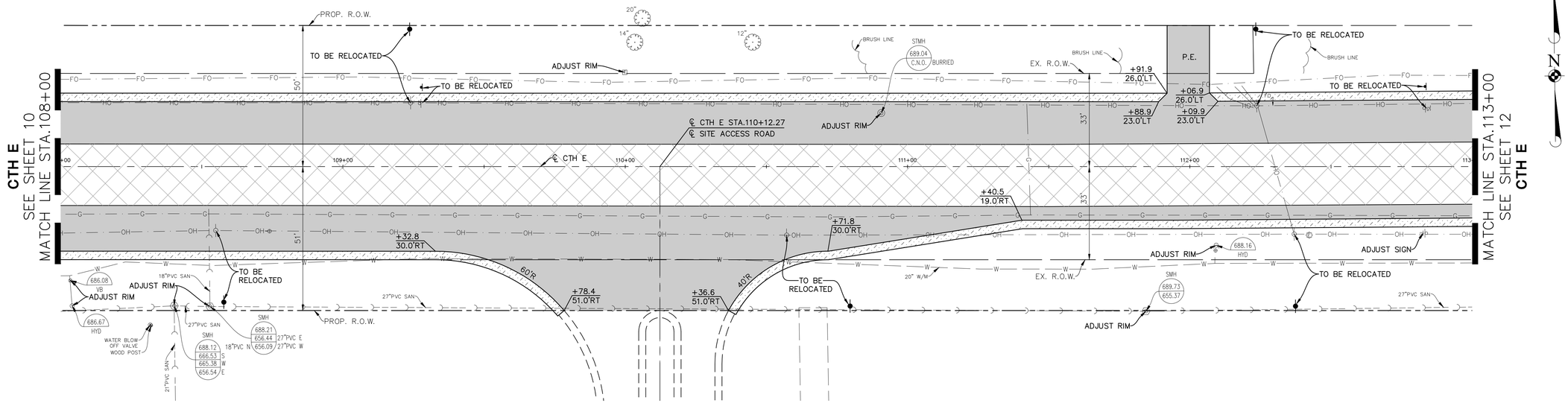
WISDOT/CADDS SHEET 42

2023-06-20

2

0 10 20 40

SCALE: 1"=20'



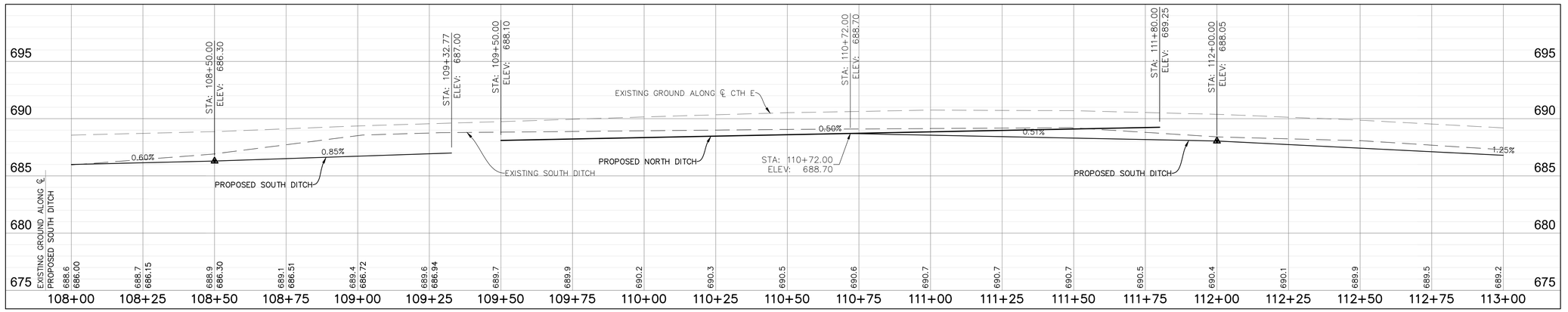
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

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

CTH E



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

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

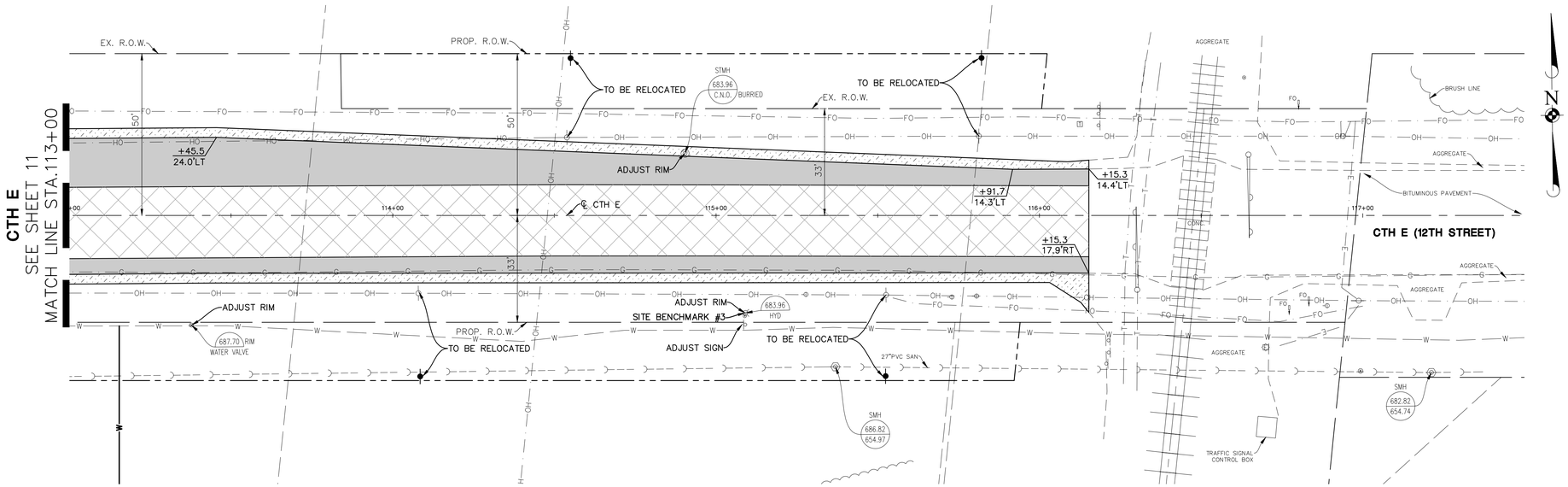
WISDOT/CADDS SHEET 42

2023-06-20

2

0 10 20 40

SCALE: 1"=20'



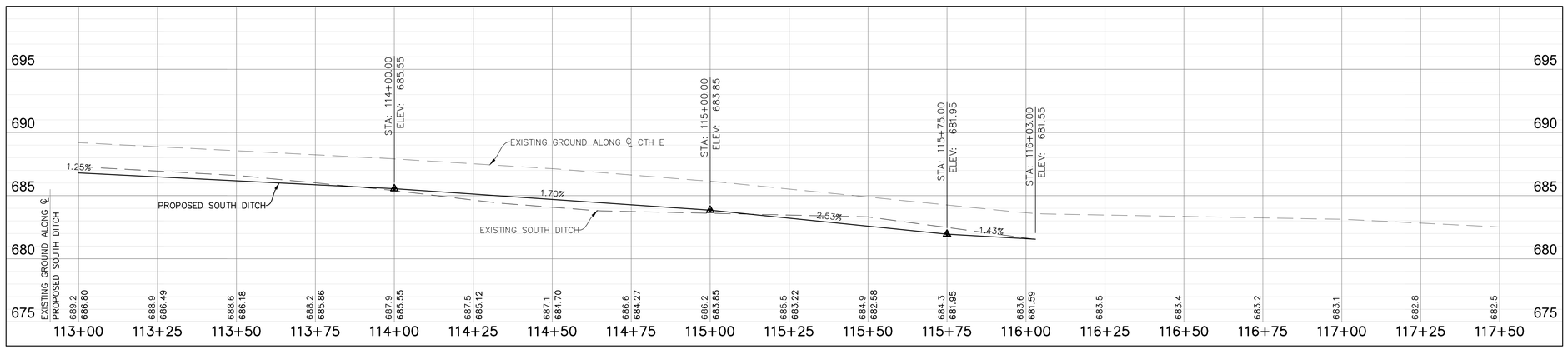
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

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

CTH E



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

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

WISDOT/CADDS SHEET 42

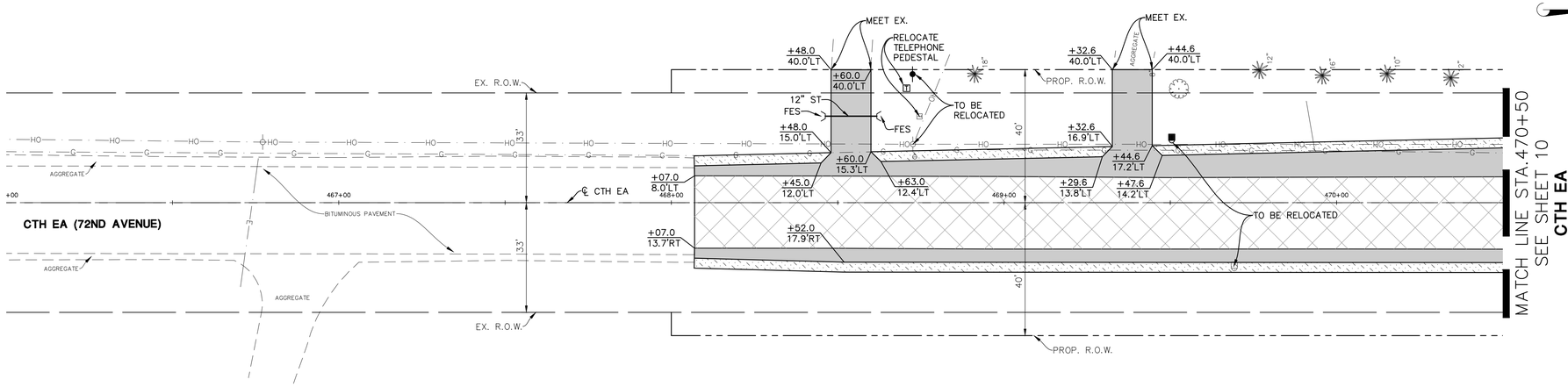
2023-06-20

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SCALE: 1"=20'

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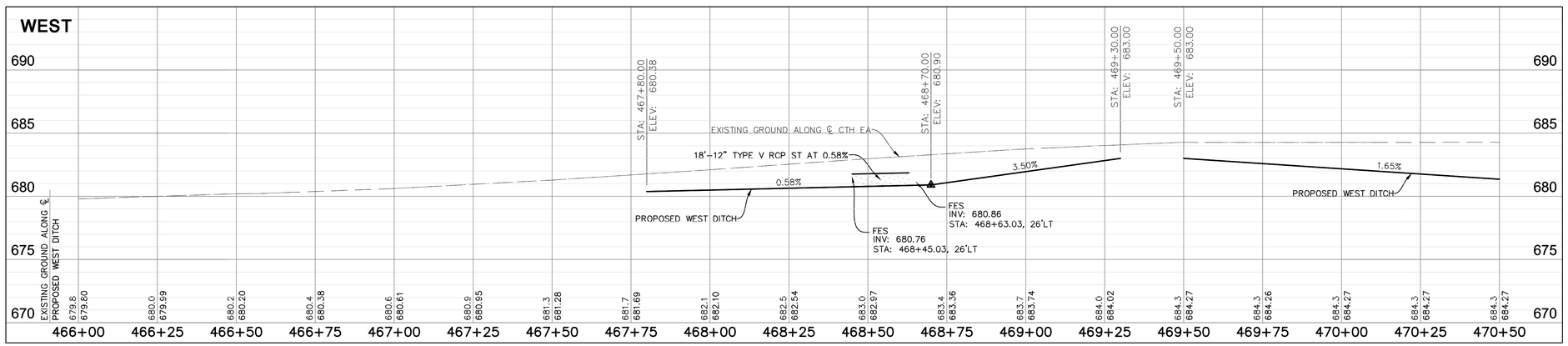


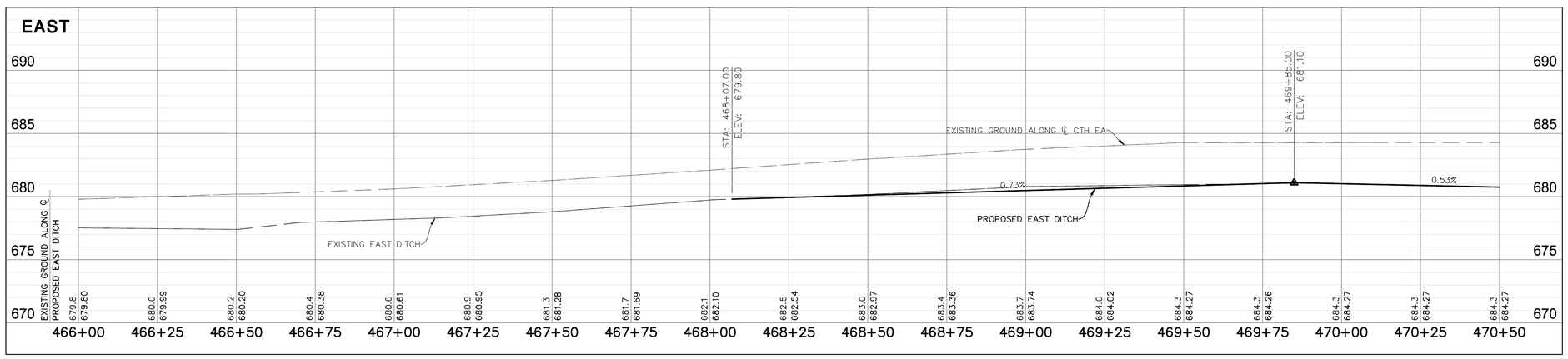
CTH EA

PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

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





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

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

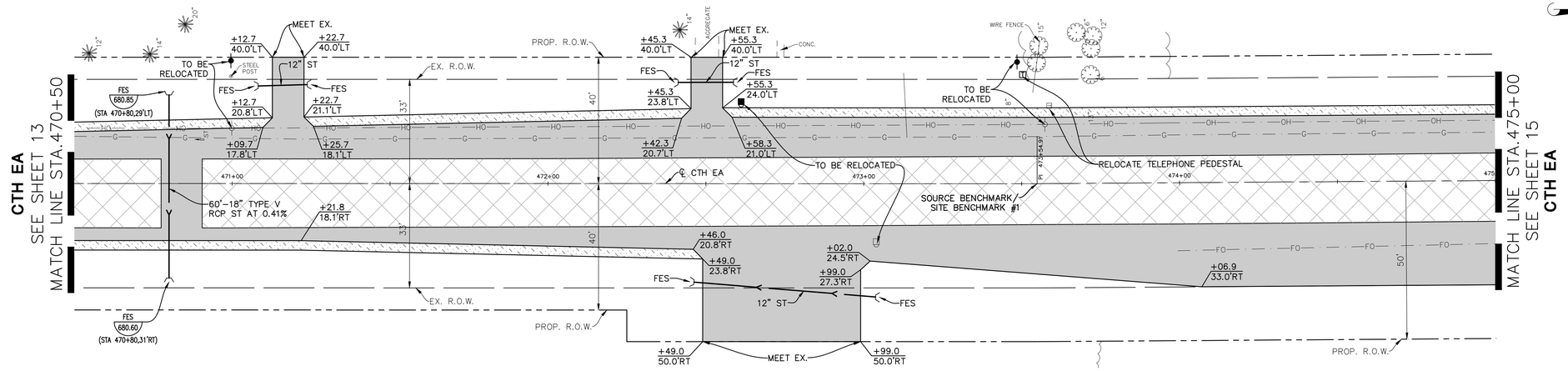
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2023-06-20

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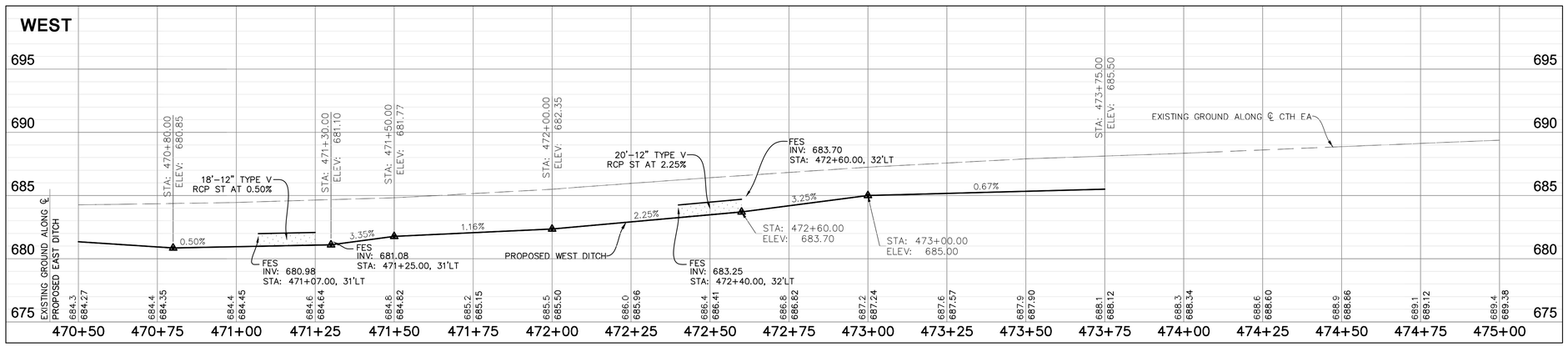
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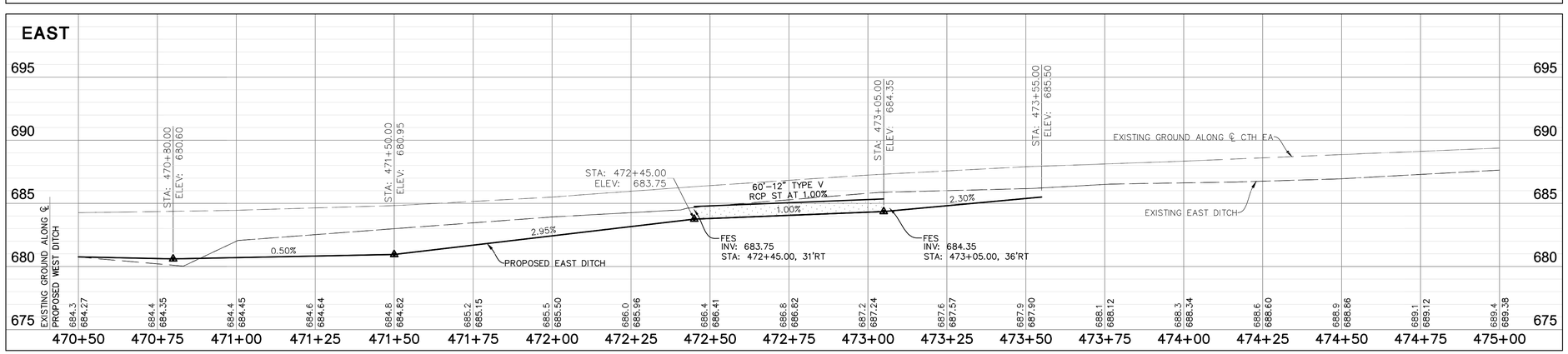
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

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2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.





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

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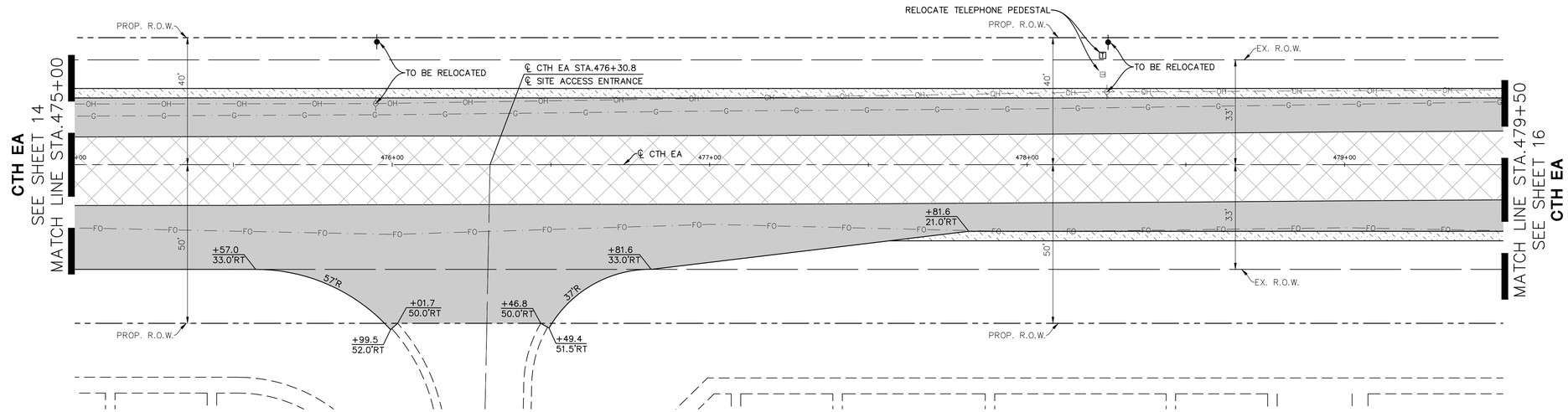
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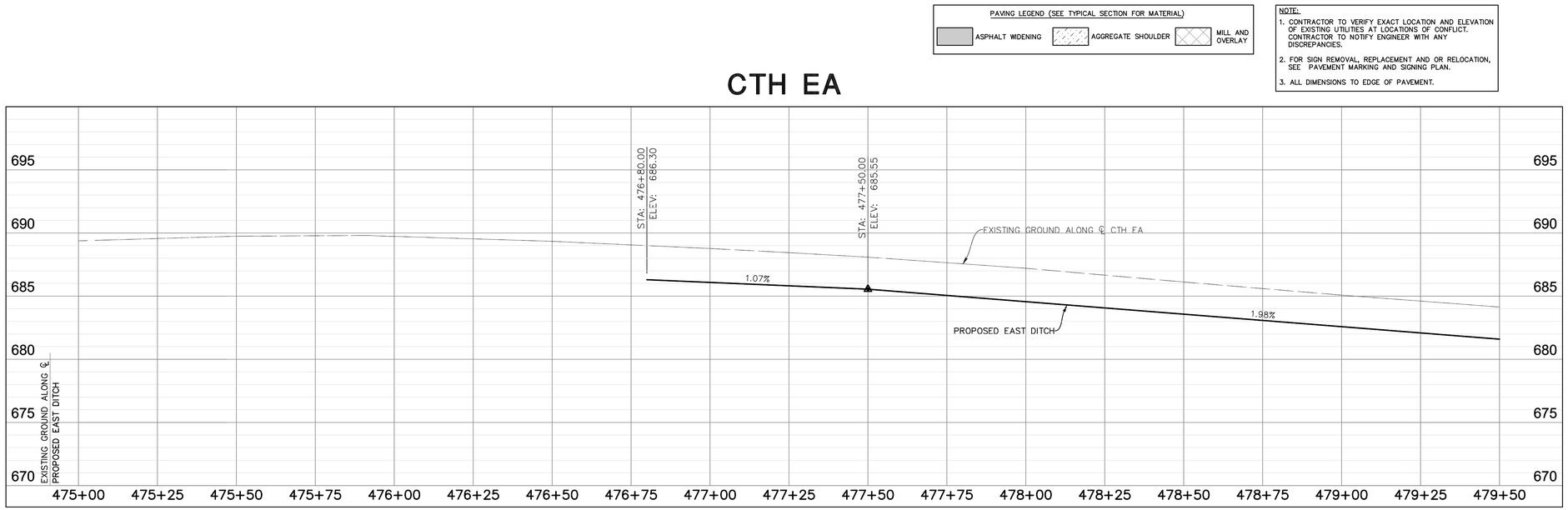


PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

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



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

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

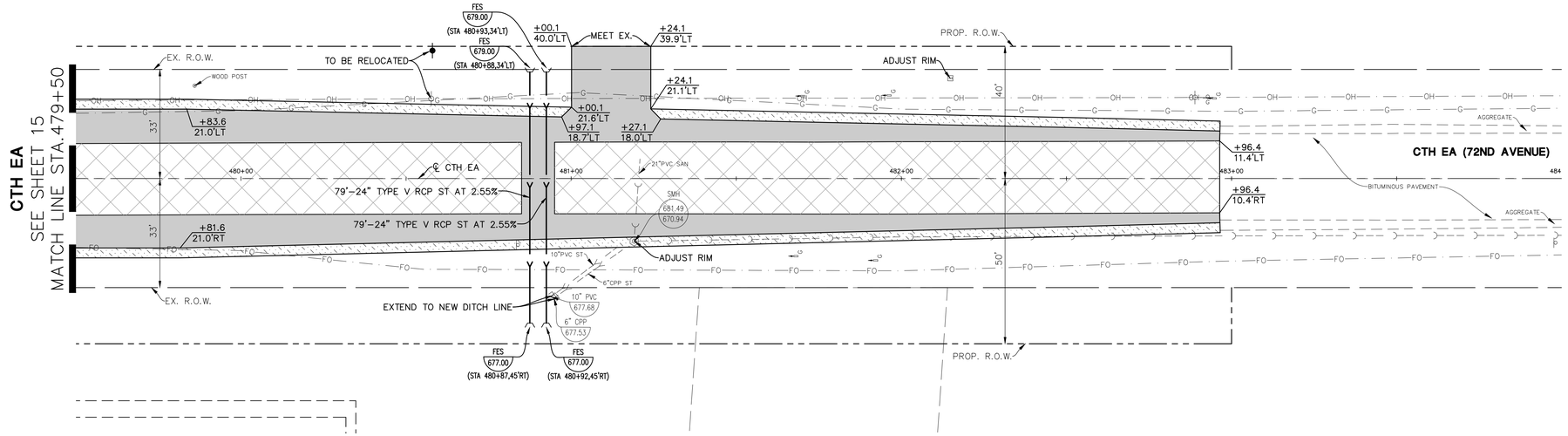
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2023-06-20

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SCALE: 1"=20'



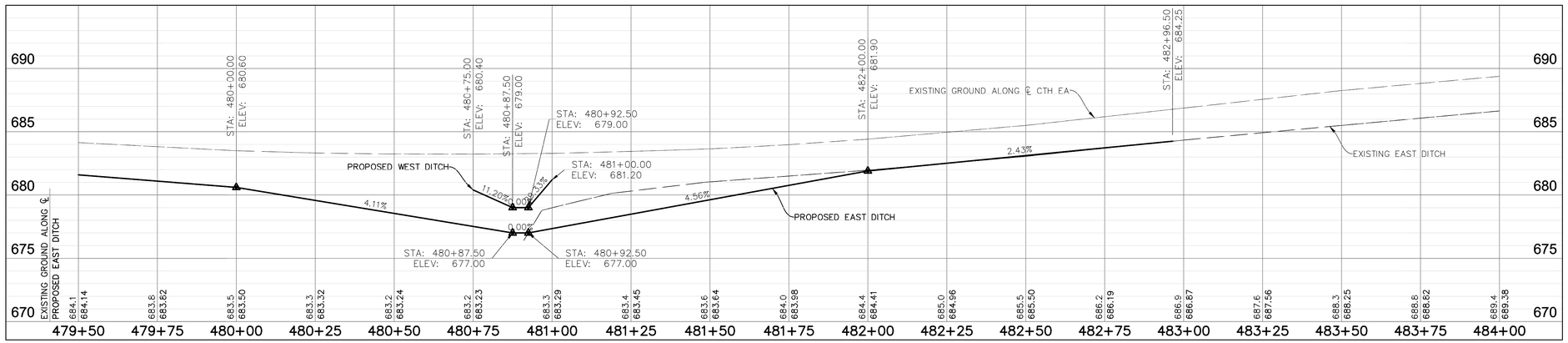
PAVING LEGEND (SEE TYPICAL SECTION FOR MATERIAL)

ASPHALT WIDENING | AGGREGATE SHOULDER | MILL AND OVERLAY

NOTE:

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

CTH EA



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

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

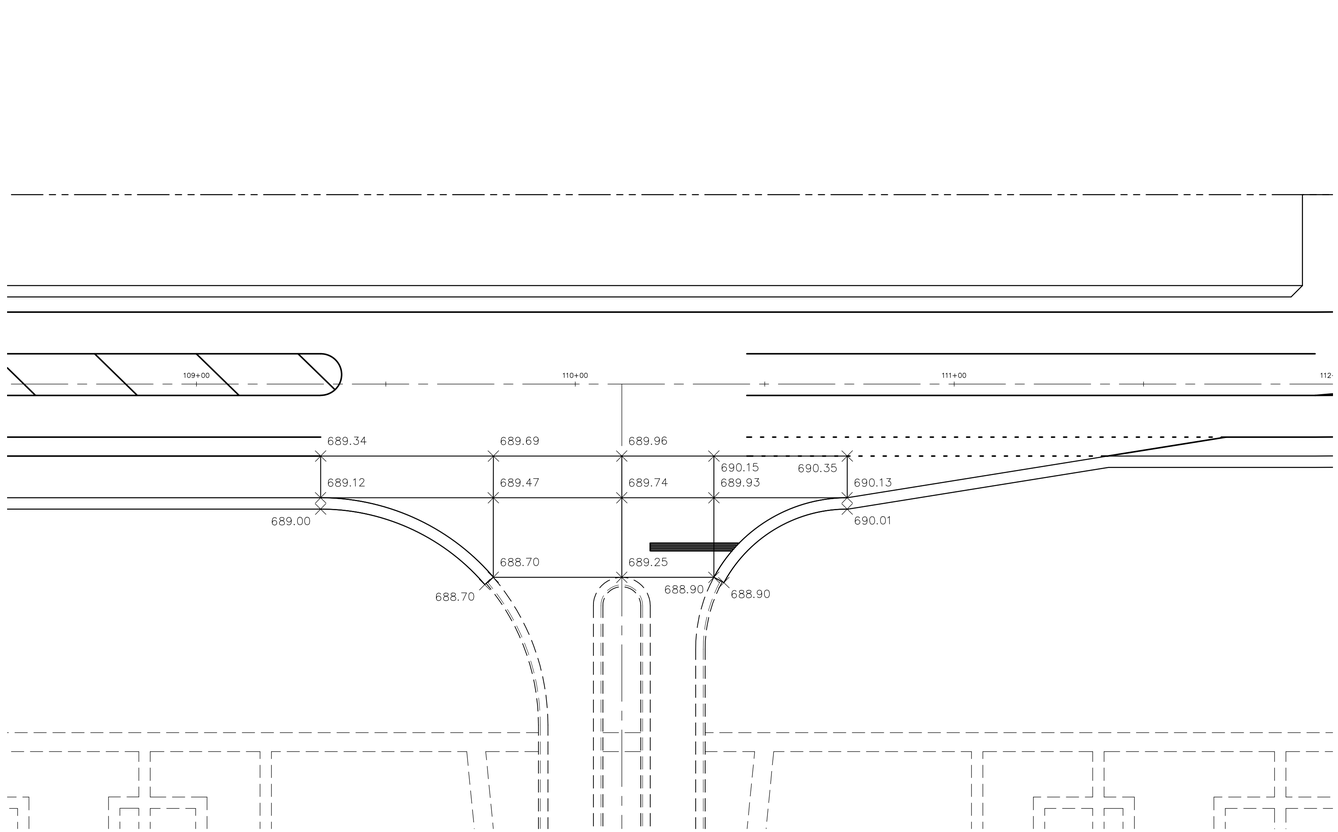
WISDOT/CADDS SHEET 42

2023-06-20

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0 10 20 40

SCALE: 1"=20'



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

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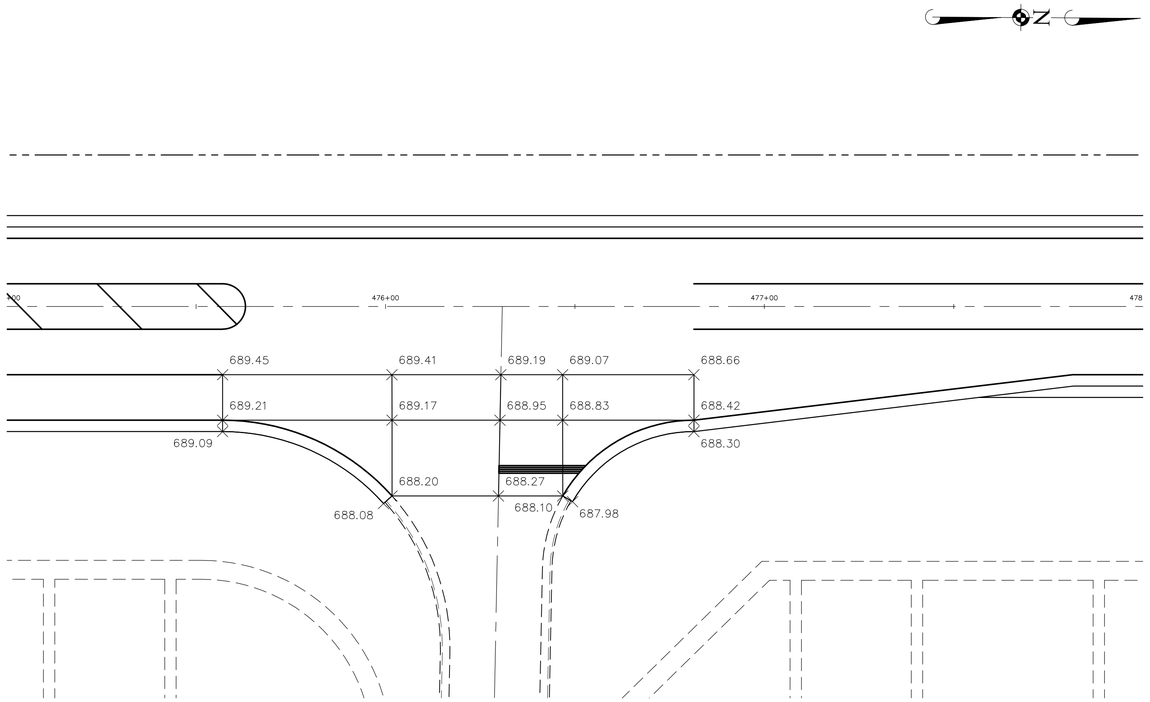
WISDOT/CADDS SHEET 42

2023-06-20

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SCALE: 1"=20'



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

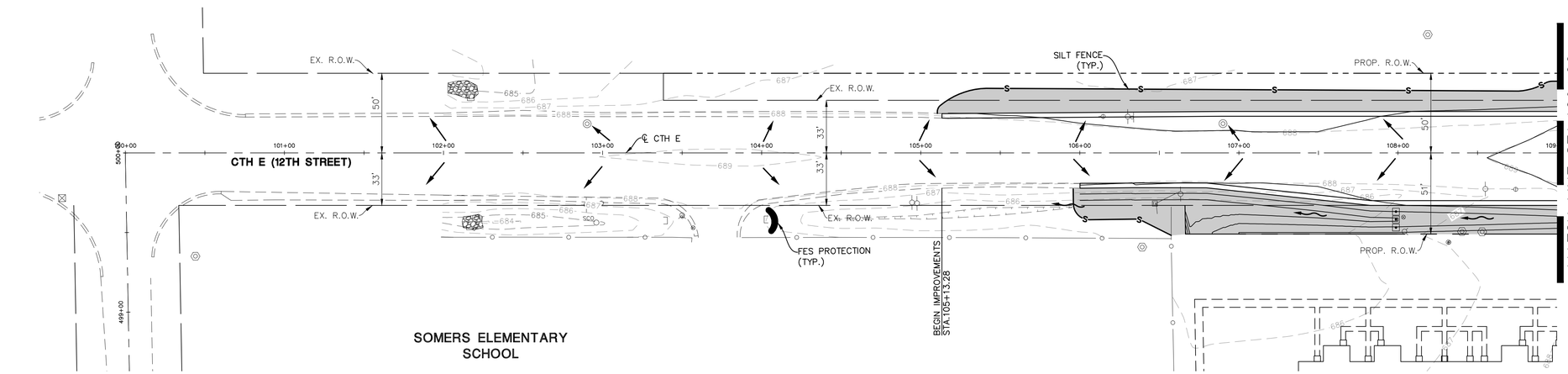
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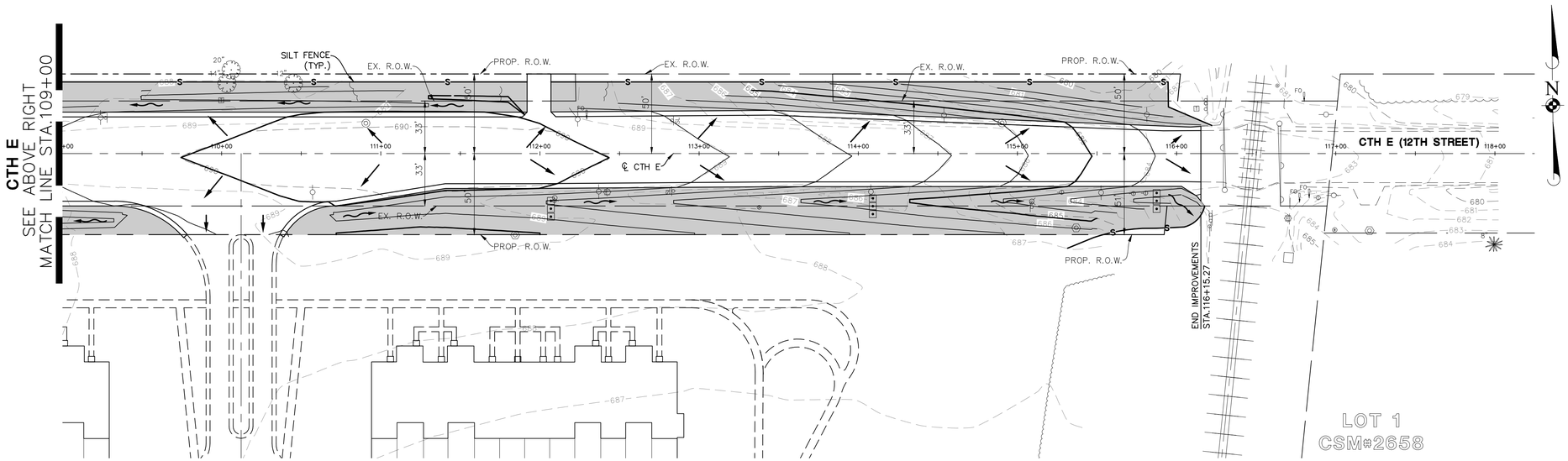
WISDOT/CADDS SHEET 42

2023-06-20

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0 20 40 80
SCALE: 1"=40'





06-01-16

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

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

06-01-16

LEGEND

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

06-01-16

CONSTRUCTION SEQUENCE:

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

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

SOIL PROTECTION CHART

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

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

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

C – SPRING OATS

D – WHEAT OR CEREAL RYE

E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)

F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

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

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

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

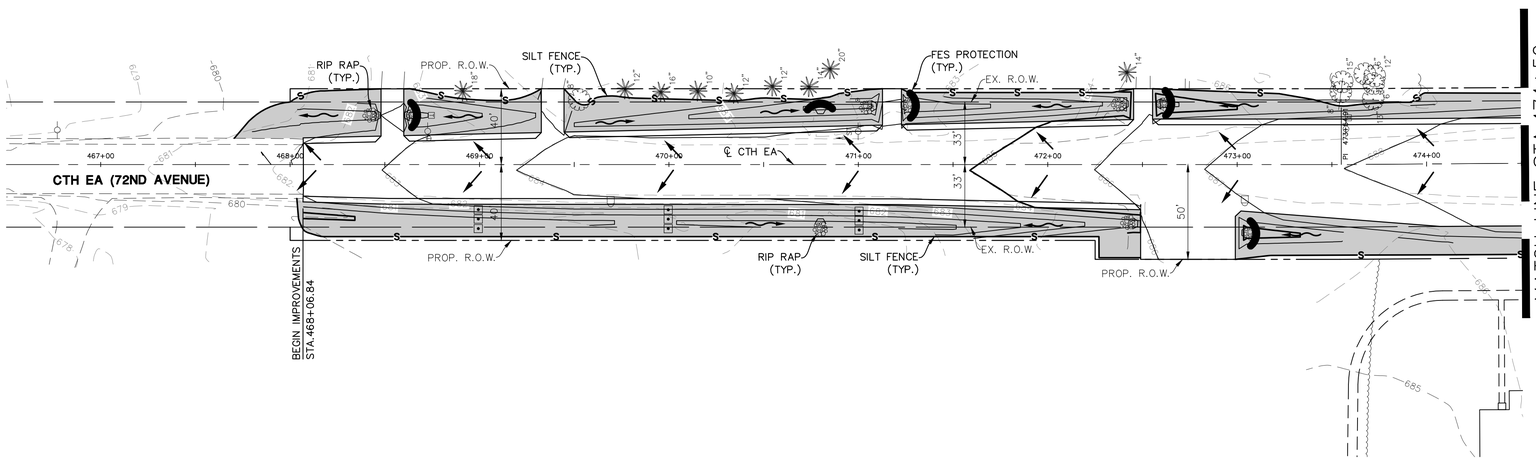
WISDOT/CADDS SHEET 42

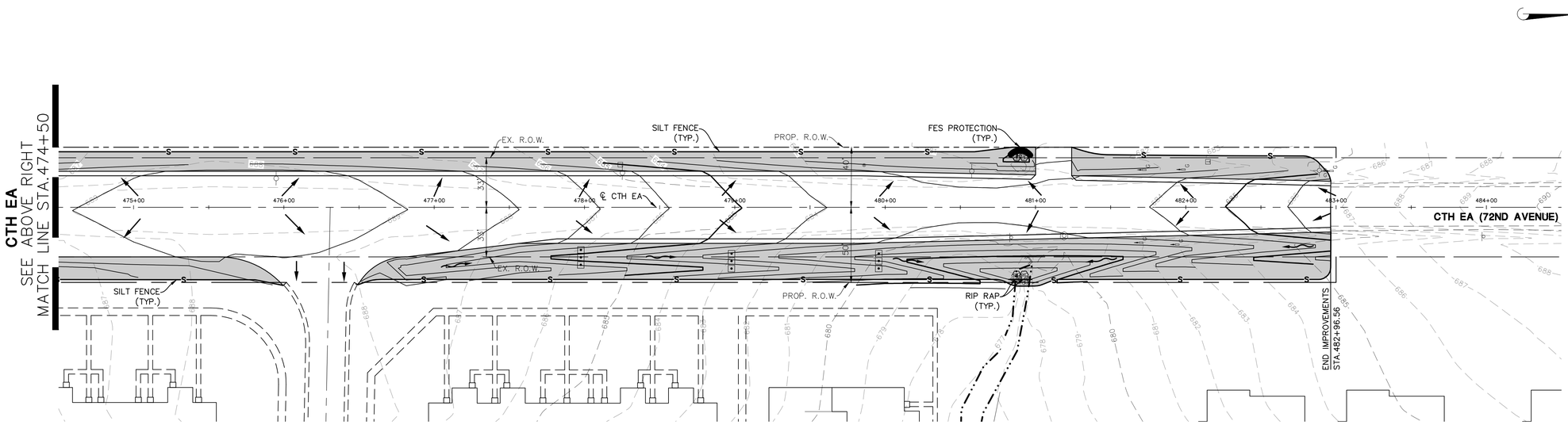
2023-06-20

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SCALE: 1"=40'





06-01-16

LEGEND

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

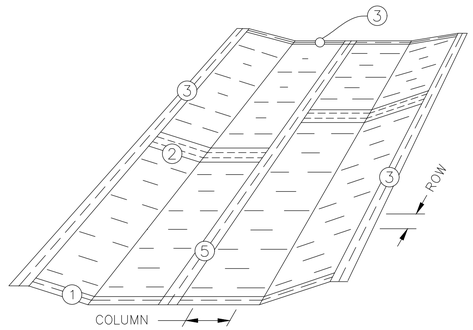
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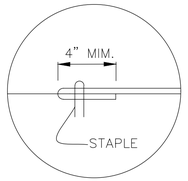
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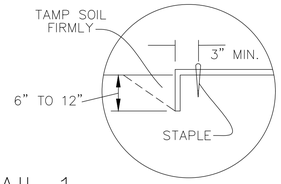
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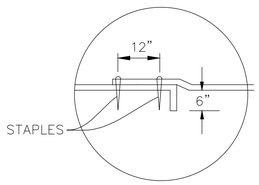


TERMINAL FOLD
JUTE MESH ONLY

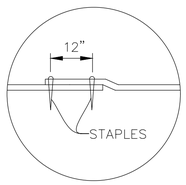


TERMINAL FOLD
EXCELSIOR BLANKET
EROSION CONTROL PAPER

DETAIL 1



JUNCTION SLOT
JUTE MESH
EROSION CONTROL PAPER



JUNCTION SLOT
EXCELSIOR BLANKET

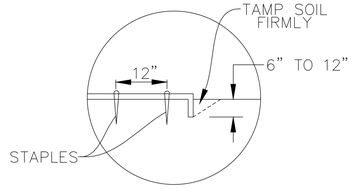
DETAIL 2

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

06-01-17

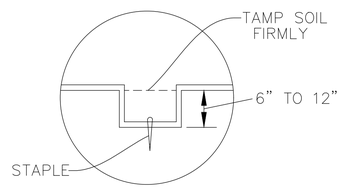
EROSION BLANKET PLAN

S-EC-EROSION-BLANKET1



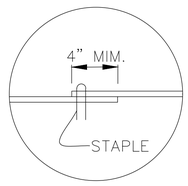
ANCHOR SLOT
JUTE MESH
EXCELSIOR BLANKET
EROSION CONTROL PAPER

DETAIL 3

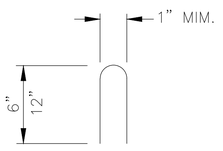


CHECK SLOT
EROSION CONTROL PAPER

DETAIL 4



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



STAPLE DETAIL

DETAIL 5

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

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

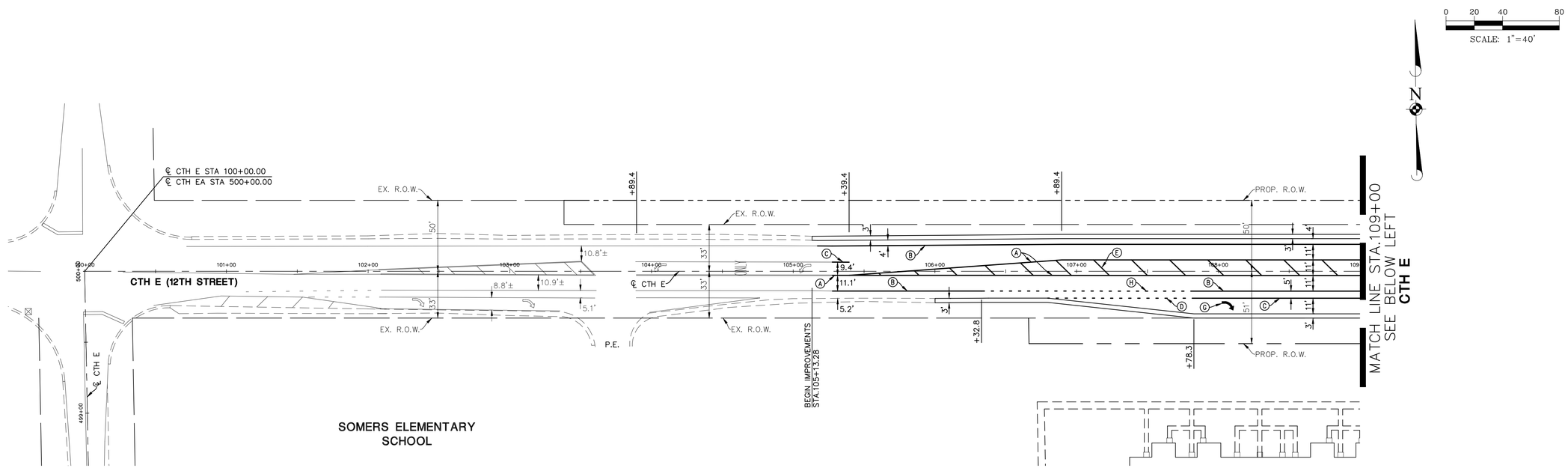
06-01-17

EROSION BLANKET PLAN

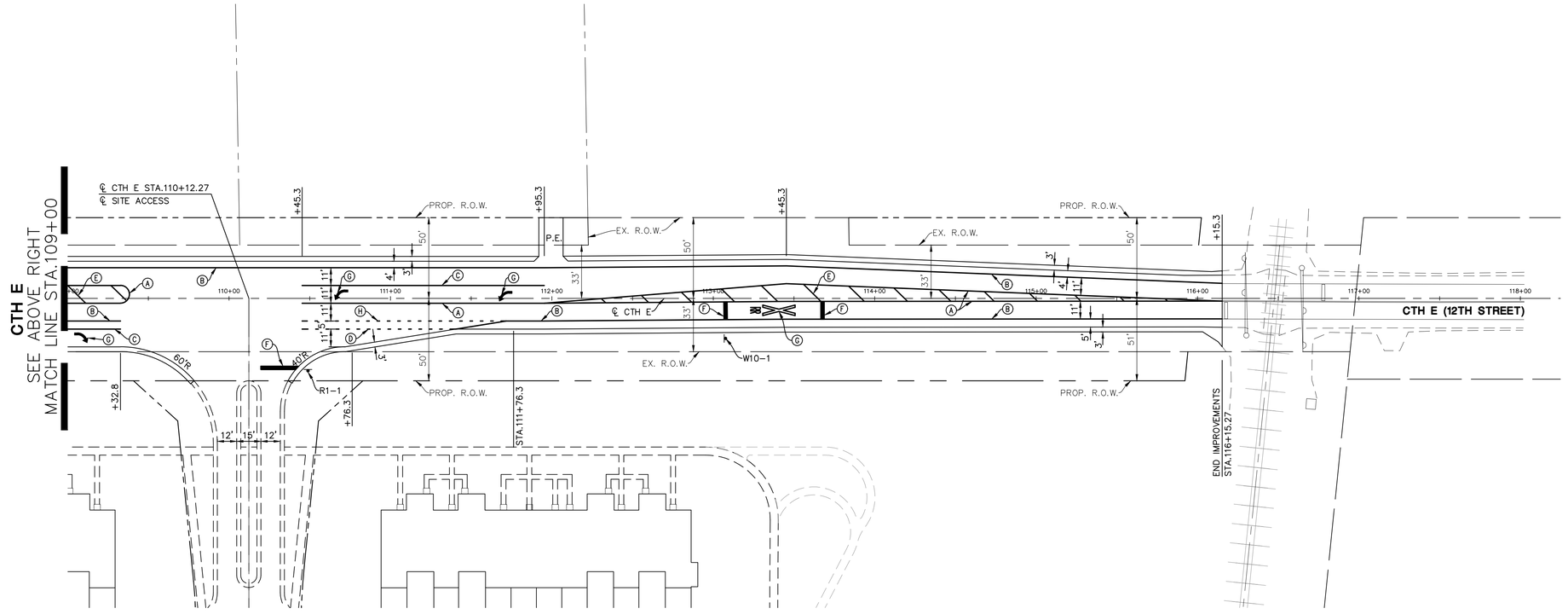
S-EC-EROSION BLANKET

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

2



PAVEMENT MARKING PLAN





PAVEMENT MARKING LEGEND

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

NOTES:

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

SIGN LEGEND



R1-1 30"X30"

W10-1 36"X36"

NOTES:

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

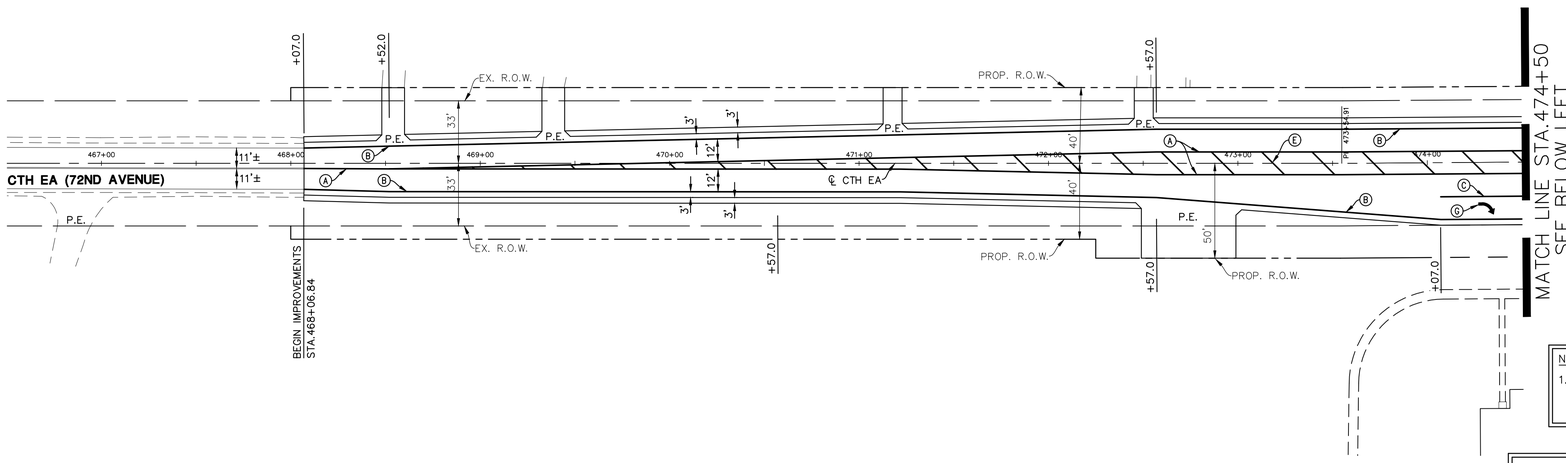
PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	PAVEMENT MARKING PLAN - CTH E	SHEET 22	E

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

WISDOT/CADDS SHEET 42

2023-06-20

2



PAVEMENT MARKING PLAN

PAVEMENT MARKING LEGEND

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

NOTES:

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

SIGN LEGEND

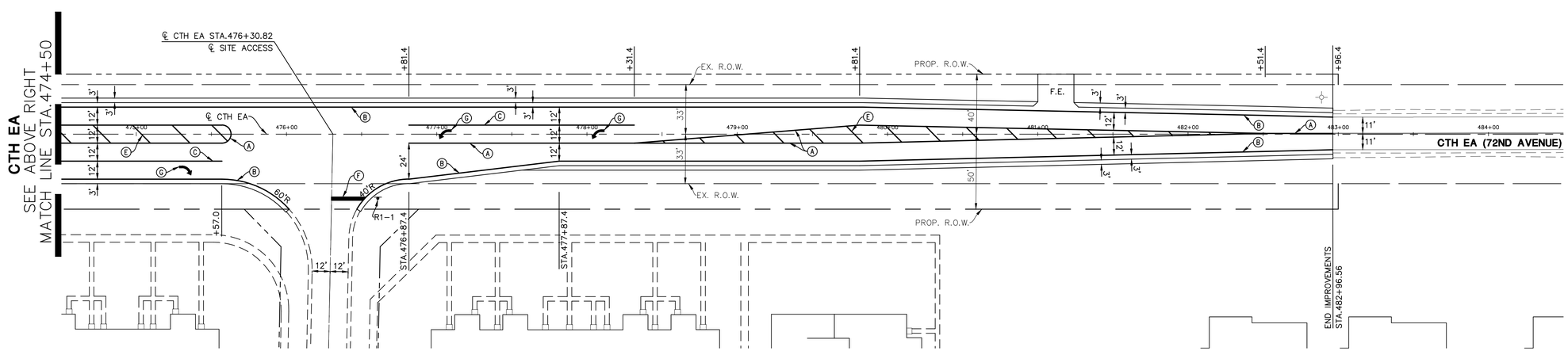


R1-1 30"X30"

W10-1 36"X36"

NOTES:

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



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

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

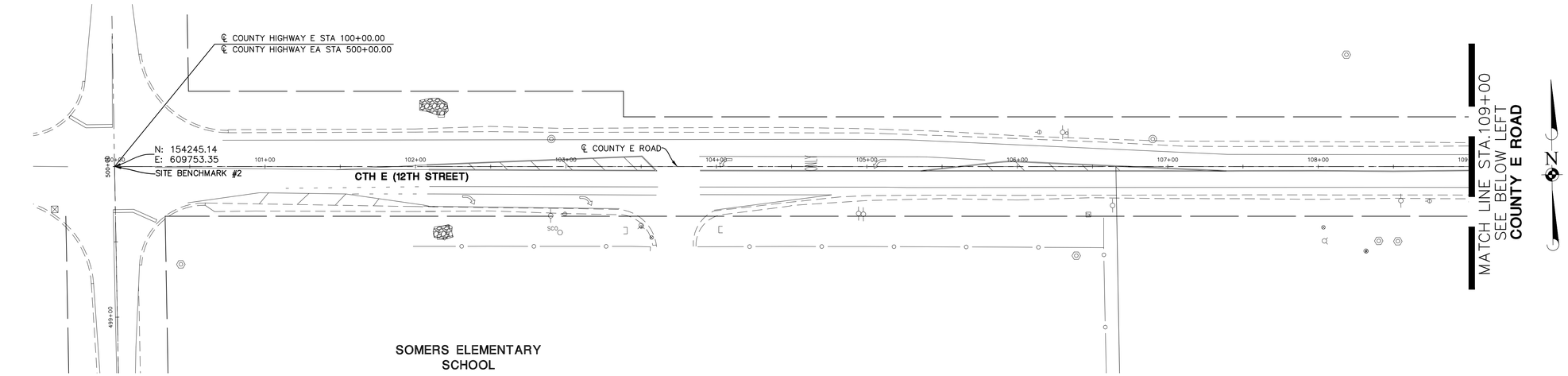
WISDOT/CADDS SHEET 42

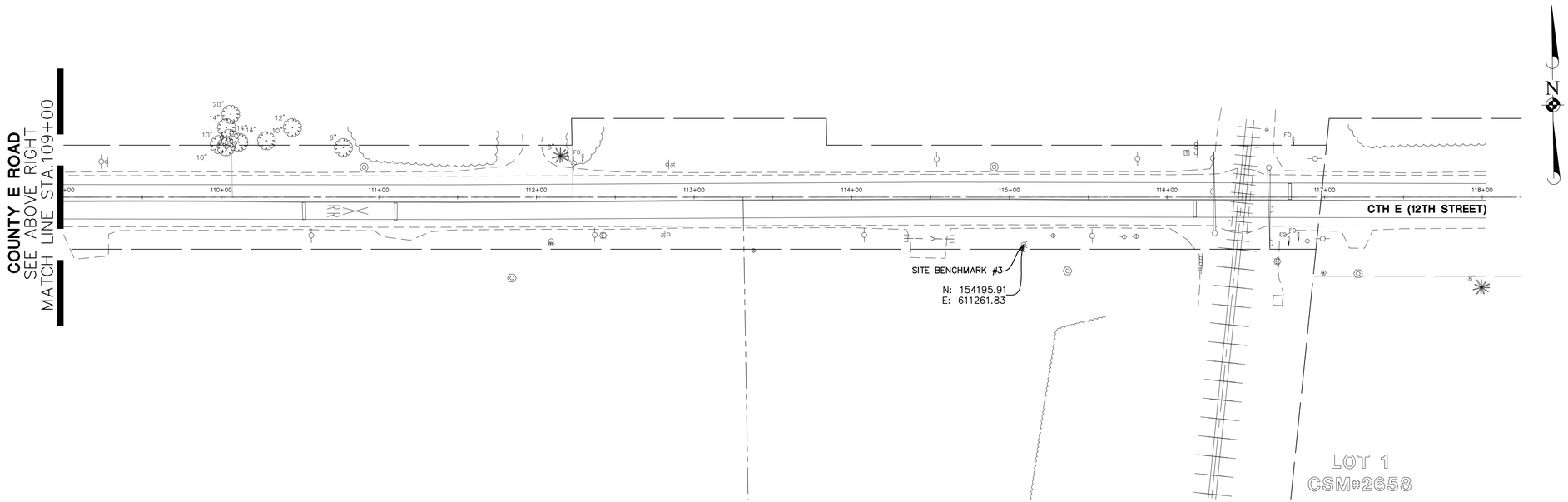
2023-06-20

2

0 20 40 80

SCALE: 1"=40'





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

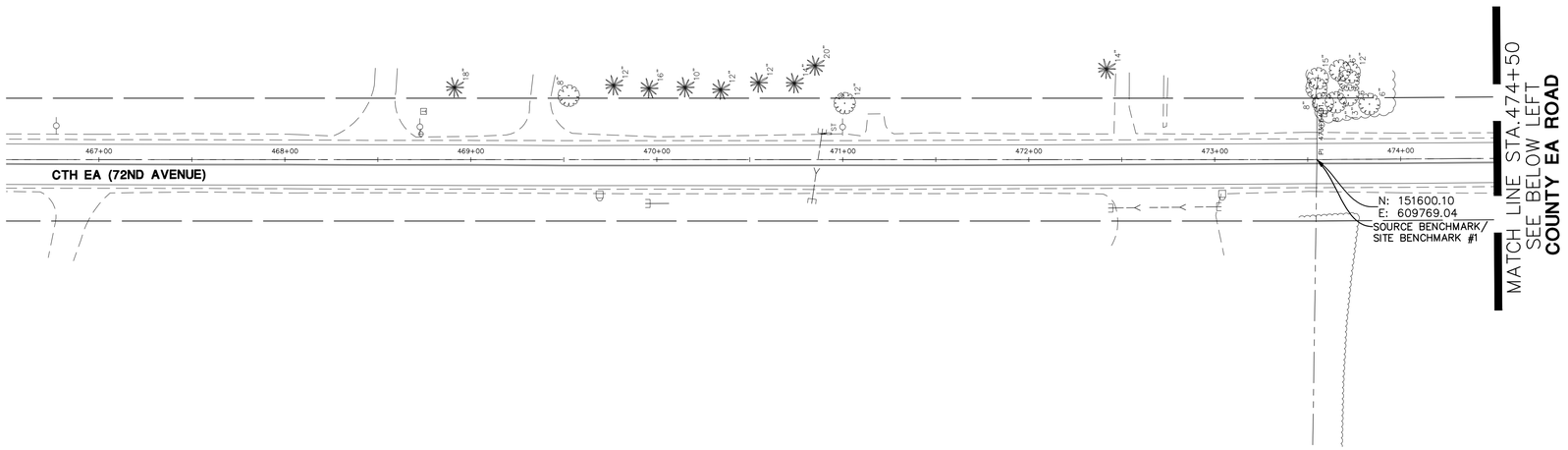
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\30-31-ALIGNMENT TIES.DWG PLOT DATE : 7/13/2021 7:29 PM PLOT BY : NICHOLAS B. ADDANTE PLOT NAME : PLOT SCALE : 1"=40'

WISDOT/CADDS SHEET 42

2023-06-20

2







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

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

WISDOT/CADDS SHEET 42

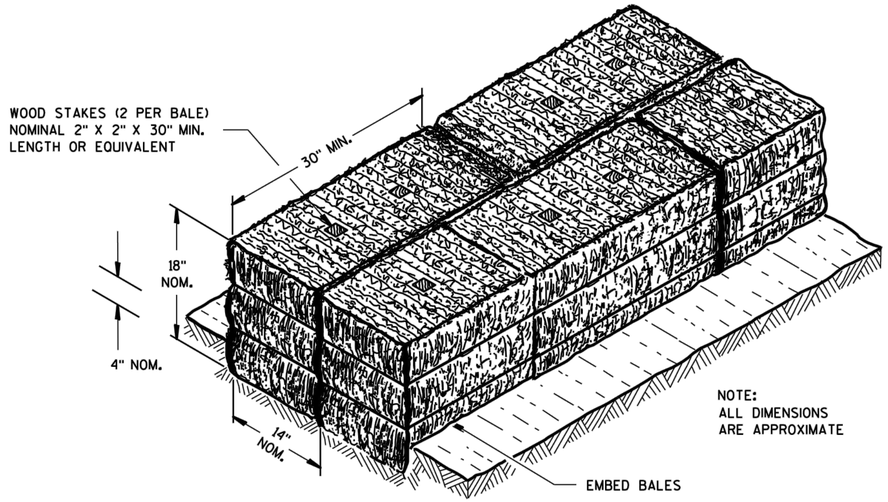
2023-06-20

2

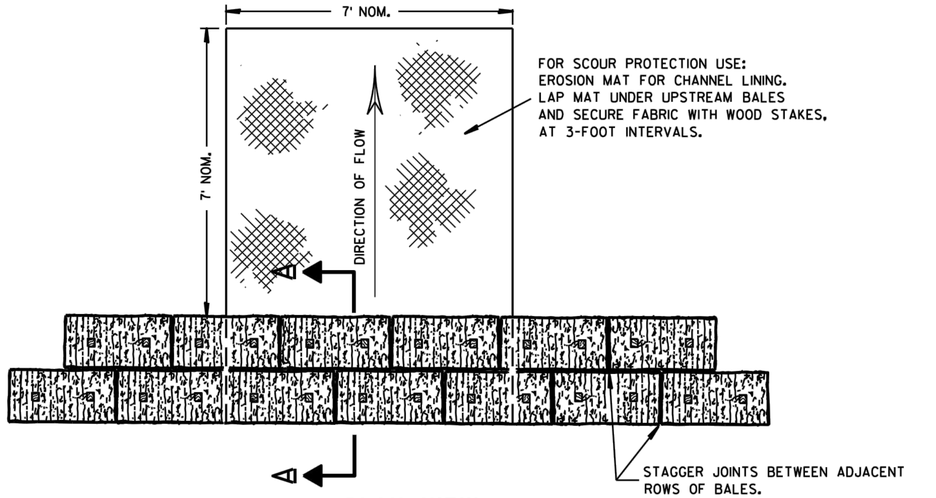
ESTIMATE OF QUANTITIES					
LINE	**ITEM**	**ITEM DESCRIPTION**	**UNIT**	**TOTAL**	**QUANTITY**
1	201.0155	REMOVING CONCRETE SIDEWALK	SY	1,920	1,920
2	204.0120	REMOVING ASPHALTIC SURFACE MILLING	SY	6,470	6,470
3	204.0245	REMOVING STORM SEWER	LF	224	224
4	205.0100	EXCAVATION COMMON	SY	2,000	2,000
5	205.0200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

STANDARD DETAILS

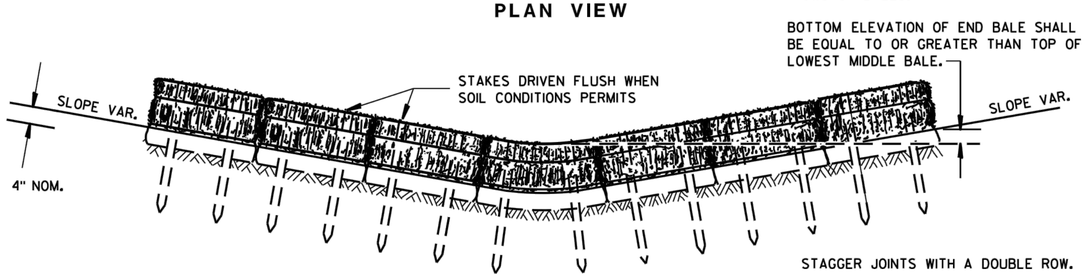
DETAIL NO.	DESCRIPTION
SDD 08D21	DRIVEWAYS WITHOUT CURB AND GUTTER
SDD 8e8	TYPICAL INSTALLATIONS OF EROSION BALES/TEMPORARY DITCH CHECKS
SDD 8e9	SILT FENCE
SDD 08E15	CULVERT PIPE CHECK
SDD 8f1	APRON ENDWALLS FOR CULVERT PIPE
SDD 8f2	APRON ENDWALLS FOR PIPE ARCH AND ELLIPTICAL PIPE
SDD 9a1–a	AT–GRADE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



SECTION A-A



PLAN VIEW



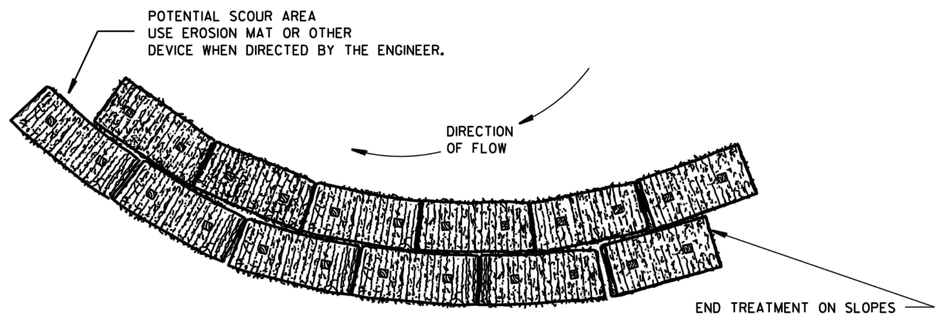
FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES ①

GENERAL NOTES

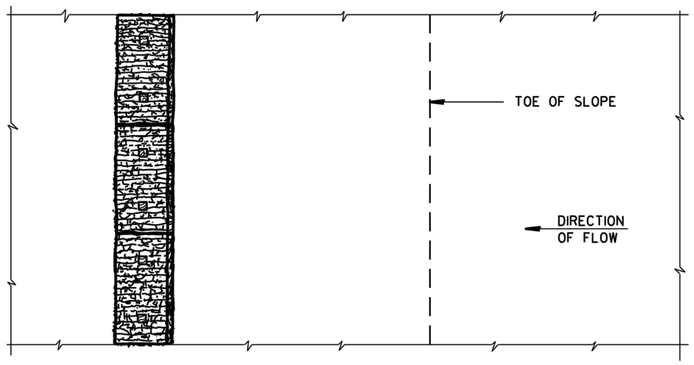
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

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

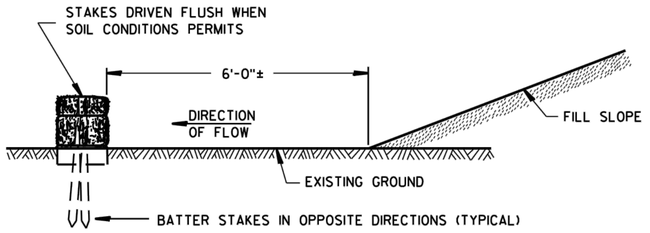


PLAN VIEW

WHEN ALTERING THE DIRECTION OF FLOW



PLAN VIEW



FRONT ELEVATION

WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

SHEET 28

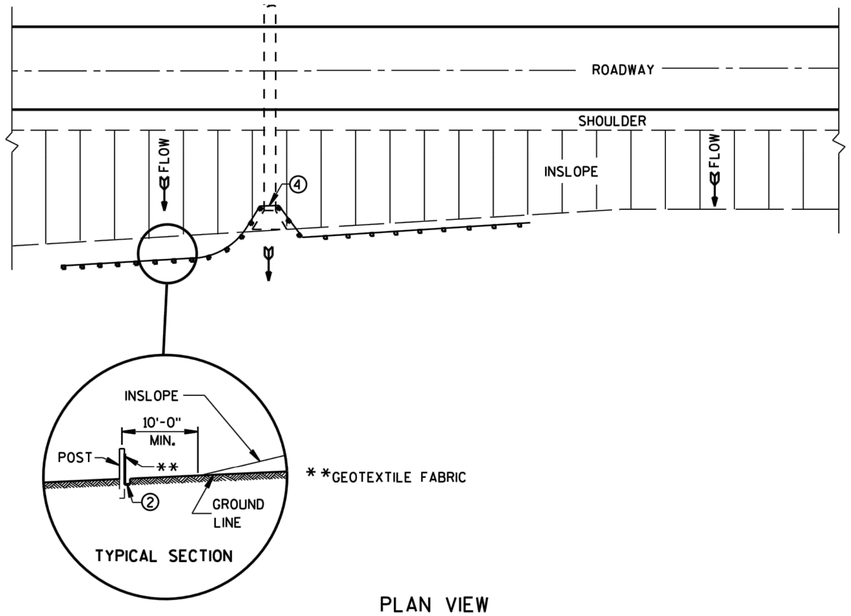
TYPICAL INSTALLATIONS OF EROSION BALES / TEMPORARY DITCH CHECKS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

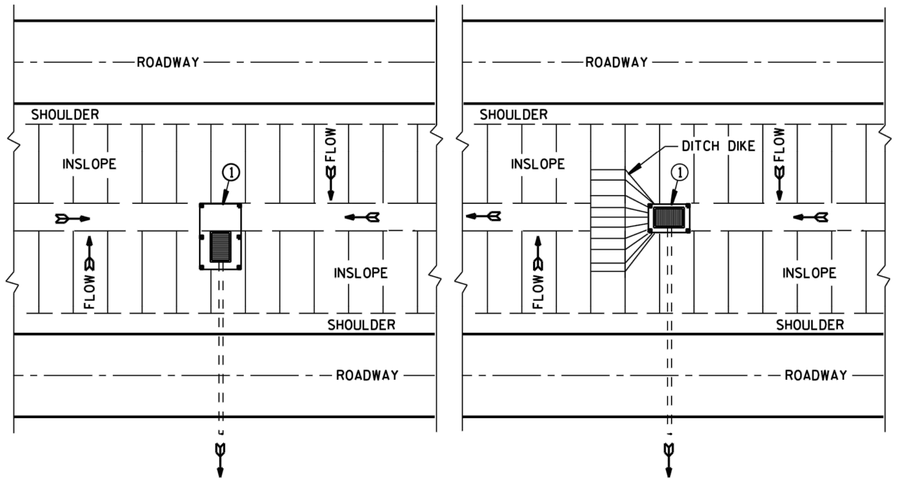
6

S.D.D. 8 E 8-3



PLAN VIEW

TYPICAL APPLICATION OF SILT FENCE



PLAN VIEW

SILT FENCE AT MEDIAN SURFACE DRAINS

GENERAL NOTES

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

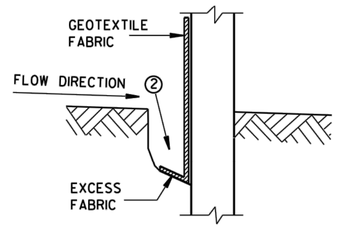
① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

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

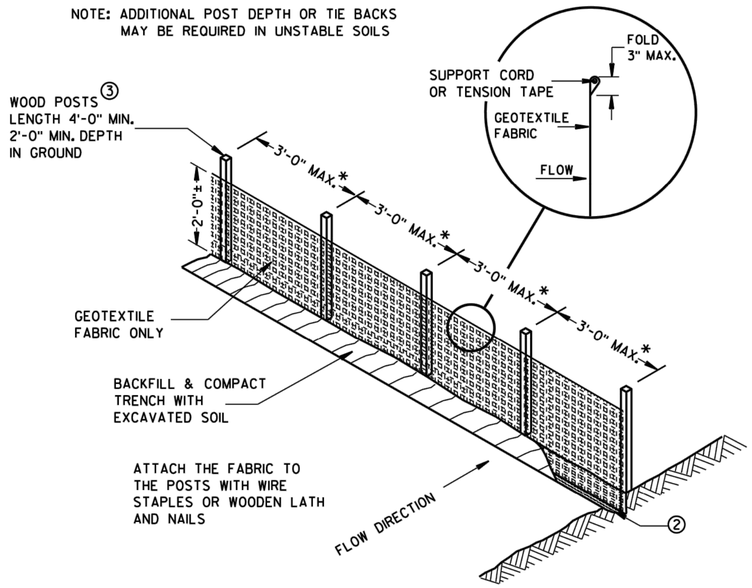
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1⅛" X 1⅛" OF OAK OR HICKORY.

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

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

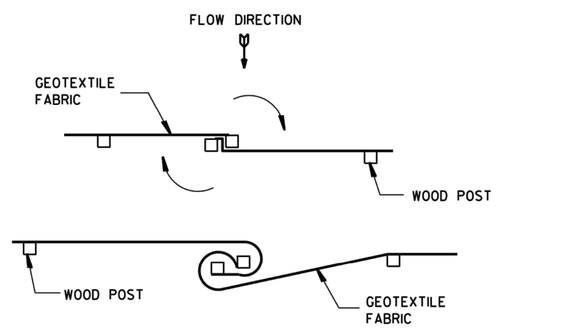


TRENCH DETAIL

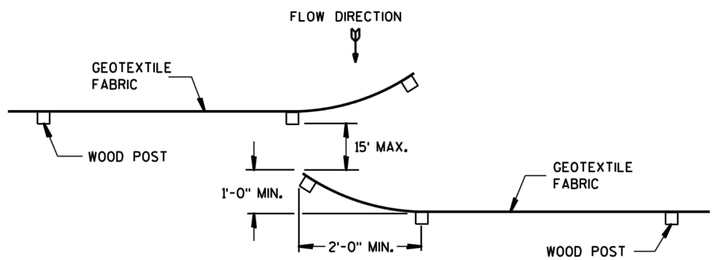


*NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE

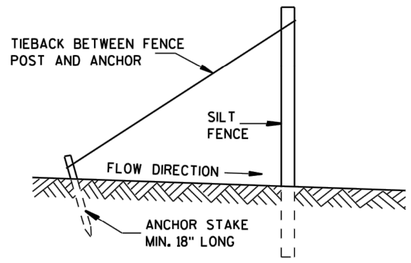


TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK

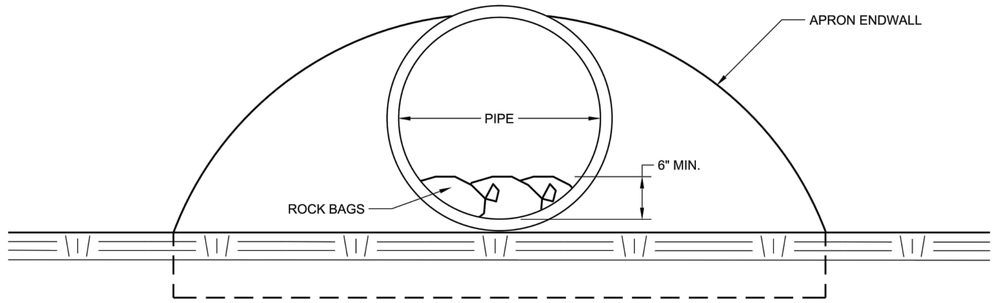
(WHEN REQUIRED BY THE ENGINEER)

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

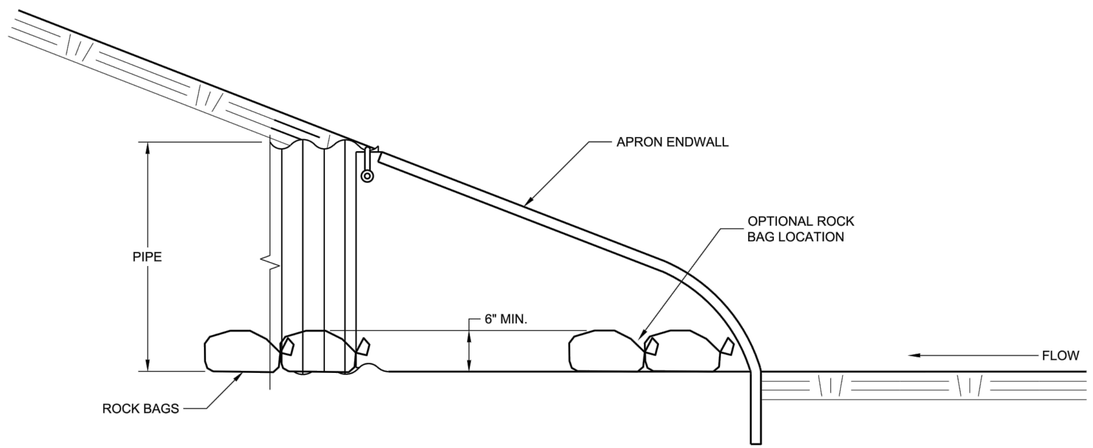
SHEET 29

6

S.D.D. 8 E 9-6



END VIEW



SIDE VIEW

CULVERT PIPE CHECK

(INSTALL ON INLET END ONLY)

SHEET 30

CULVERT PIPE CHECK	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED May 2019 DATE	/S/ Daniel Schave EROSION CONTROL ENGINEER
FHWA	

6

SDD 08E15 - 01

6

SDD 08E15 - 01

SDD 8f1 Apron Endwalls for Culvert Pipe

METAL APRON ENDWALLS

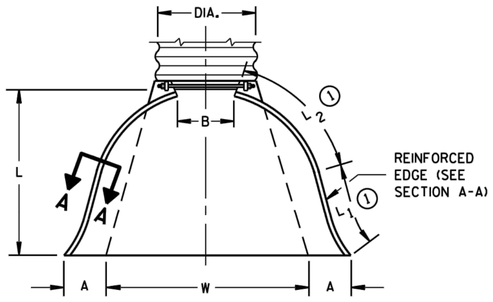
PIPE DIA. (IN.)	MIN. THICK. (inches)		DIMENSIONS (inches)							APPROX. SLOPE	BODY
	STEEL	ALUM.	A (±1")	B (MAX.)	H (±1")	L (±1 1/2")	L_1 ①	L_2 ①	W (±2")		
12	.064	.060	6	6	6	21	12	17 1/2	24	2 1/2 to 1	1 Pc.
15	.064	.060	7	8	6	26	14	21 3/4	30	2 1/2 to 1	1 Pc.
18	.064	.060	8	10	6	31	15	28 1/4	36	2 1/2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

× EXCEPT CENTER PANEL SEE GENERAL NOTES

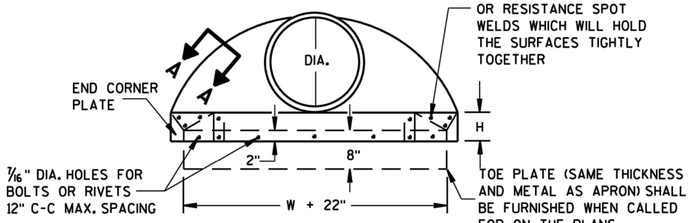
REINFORCED CONCRETE APRON ENDWALLS

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

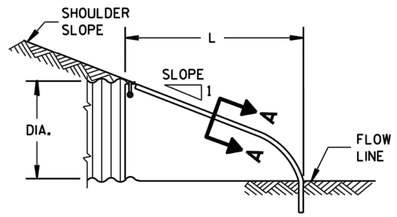
*MINIMUM
**MAXIMUM



PLAN VIEW

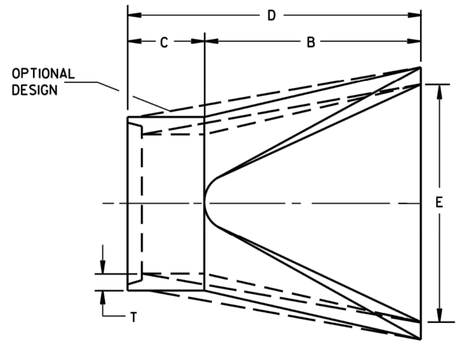


END VIEW

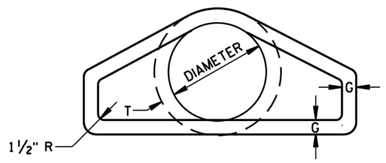


SIDE ELEVATION

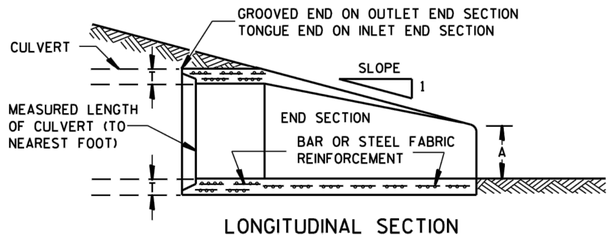
METAL ENDWALLS



PLAN

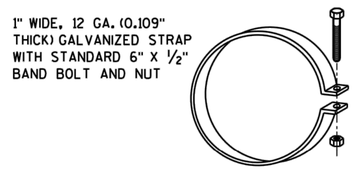


END VIEW



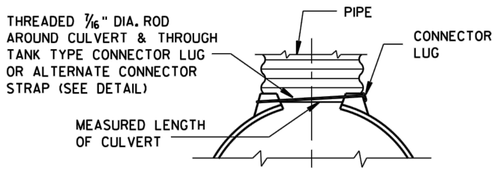
LONGITUDINAL SECTION

CONCRETE ENDWALLS

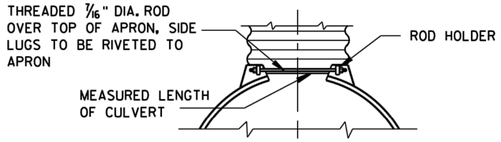


ALTERNATE FOR TYPE 1 CONNECTION

END SECTION CONNECTOR STRAP

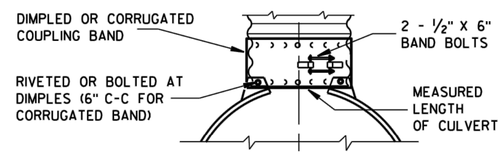


TYPE 1
FOR 12" THRU 24" CORR. PIPE



TYPE 2
FOR 30" THRU 96" CORR. PIPE

TYPE 3
FOR 42" THRU 96" CORR. PIPE



TYPE 5
ALTERNATE FOR:
ALL SIZES CORRUGATED CIRCULAR PIPE

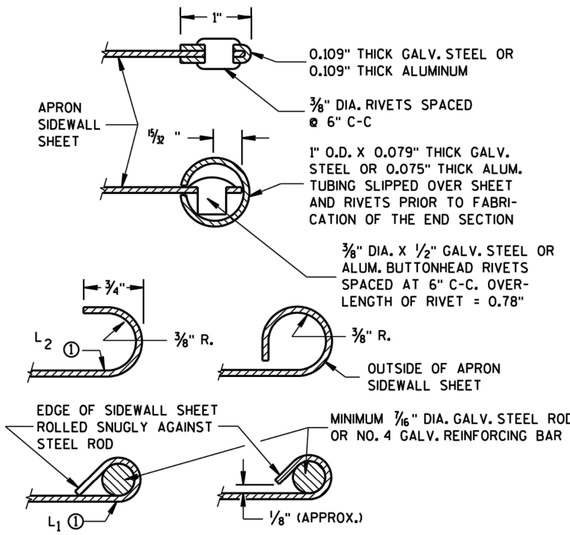
NOTE: DIMPLED BAND FITS OVER OUTSIDE OF ENDWALL, AND CORRUGATED BAND FITS INSIDE ENDWALL. DIMPLED BAND MAY BE USED WITH HELICALLY CORRUGATED PIPE.

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

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

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

CONNECTION DETAILS



SECTION A-A

GENERAL NOTES

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

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

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

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

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

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

APRON ENDWALLS FOR CULVERT PIPE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

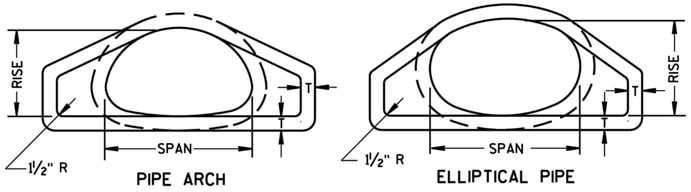
SHEET 31

6

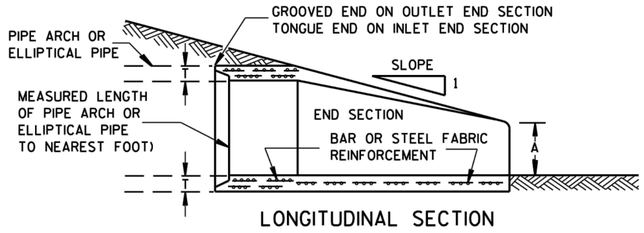
S.D.D. 8 F 1-11

2023-06-20

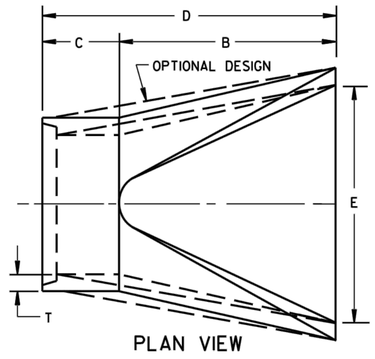
SDD 8f2 Apron Endwalls for Pipe Arch and Elliptical Pipe



END VIEW

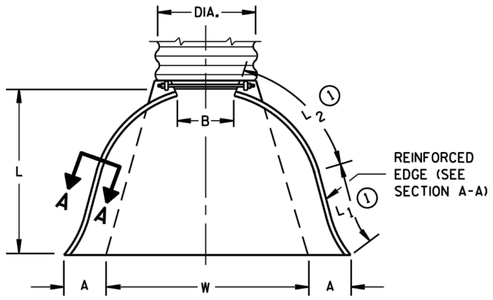


LONGITUDINAL SECTION

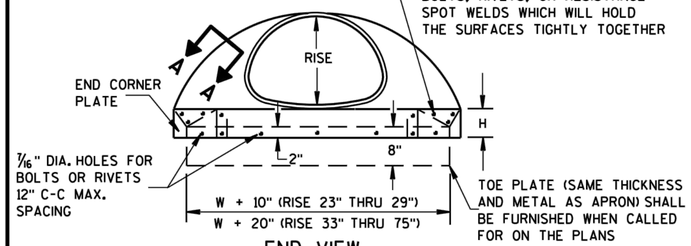


PLAN VIEW

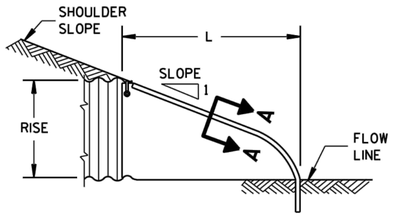
CONCRETE ENDWALLS



PLAN VIEW



END VIEW



SIDE ELEVATION

METAL ENDWALLS

2- ⅔" X ½" CORRUGATIONS													
EQUIV. DIA. (Inches)	(Inches)		MIN. THICK. (Inches)		DIMENSIONS (Inches)							APPROX. SLOPE	BODY
	SPAN	RISE	STEEL	ALUM.	A (±1")	B (MAX.)	H (±1")	L (±1½")	L_1 ①	L_2 ①	W (±2")		
15	17	13	.064	.060	7	9	6	19	14	16	30	2½ to 1	1 Pc.
18	21	15	.064	.060	7	10	6	23	14	19⅜	36	2½ to 1	1 Pc.
21	24	18	.064	.060	8	12	6	28	18	21¾	42	2½ to 1	1 Pc.
24	28	20	.064	.060	9	14	6	32	18	27½	48	2½ to 1	1 Pc.
30	35	24	.079	.075	10	16	6	39	18	37⅝	60	2½ to 1	1 Pc.
36	42	29	.079	.075	12	18	8	46	24	45⅜	75	2½ to 1	1 Pc.
42	49	33	.109	.105	13	21	9	53	24	54¾	85	2½ to 1	2 Pc.
48	57	38	.109	.105	18	26	12	63	24	68	90	2½ to 1	3 Pc.
54	64	43	.109	.105	18	30	12	70	24	72¾	102	2¼ to 1	3 Pc.
60	71	47	.109*	.105*	18	33	12	77	30	82¼	114	2¼ to 1	3 Pc.
66	77	52	.109*	.105*	18	36	12	77	—	—	126	2 to 1	3 Pc.
72	83	57	.109*	.105*	18	39	12	77	—	—	138	2 to 1	3 Pc.

3" X 1" CORRUGATIONS													
EQUIV. DIA. (Inches)	(Inches)		MIN. THICK. (Inches)		DIMENSIONS (Inches)							APPROX. SLOPE	BODY
	SPAN	RISE	STEEL	ALUM.	A (±1")	B (MAX.)	H (±1")	L (±1½")	L_1 ①	L_2 ①	W (±2")		
48	53	41	.109	.105	18	26	12	63	24	72¾	90	2½ to 1	2 Pc.
54	60	46	.109	.105	18	30	12	70	30	82¼	102	2 to 1	2 Pc.
60	66	51	.109*	.105*	18	33	12	77	—	—	114	1½ to 1	3 Pc.
66	73	55	.109*	.105*	18	36	12	77	—	—	126	1½ to 1	3 Pc.
72	81	59	.109*	.105*	18	39	12	77	—	—	138	2 to 1	3 Pc.
78	87	63	.109*	.105*	22	38	12	77	—	—	148	1½ to 1	3 Pc.
84	95	67	.109*	.105*	22	34	12	77	—	—	162	1½ to 1	3 Pc.
90	103	71	.109*	.105*	22	38	12	77	—	—	174	1½ to 1	3 Pc.
96	112	75	.109*	.105*	24	40	12	77	—	—	174	1½ to 1	3 Pc.

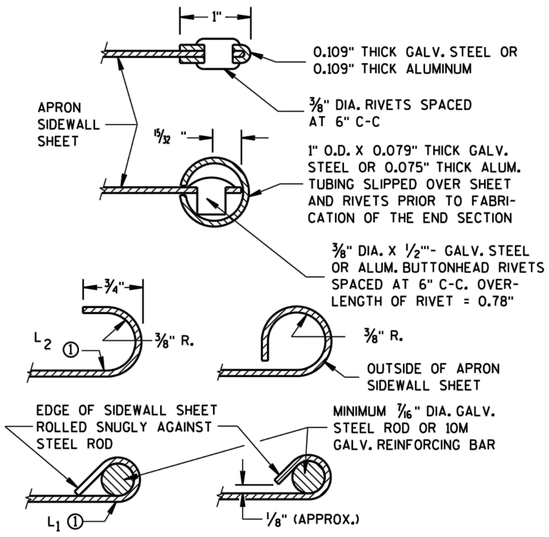
NOTE: ALL SPLICES TO BE LAP RIVETED OR BOLTED.

* EXCEPT CENTER PANEL SEE GENERAL NOTES

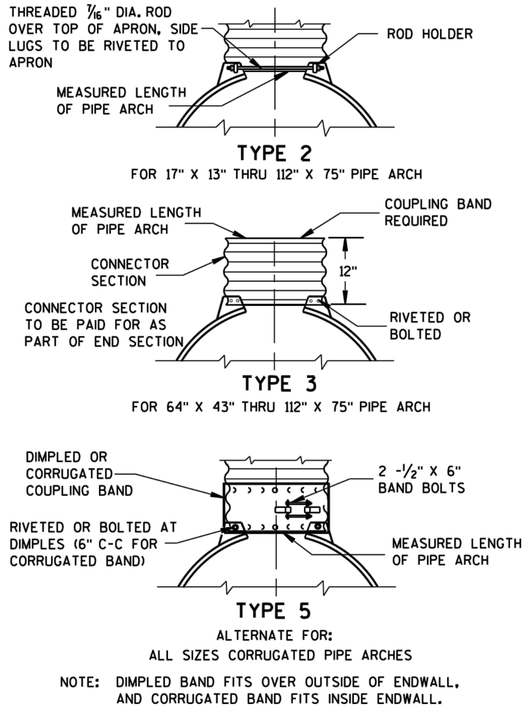
REINFORCED CONCRETE PIPE ARCH									
EQUIV. DIA. (Inches)	DIMENSIONS (Inches)								APPROX. SLOPE
	** SPAN	** RISE	T	A	B	C	D	E	
24	29	18	3	8½	39	33	72	48	3 to 1
30	36	22	3½	9½	50	46	96	60	3 to 1
36	44	27	4	11⅛	60	36	96	72	3 to 1
42	51	31	4½	15⅛	60	36	96	78	3 to 1
48	58	36	5	21	60	36	96	84	3 to 1
54	65	40	5½	25½	60	36	96	90	3 to 1
60	73	45	6	31	60	36	96	96	3 to 1
72	88	54	7	31	60	39	99	120	2 to 1
84	102	62	8	28½	83	19	102	144	2 to 1

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

**NOMINAL SIZE



SECTION A-A



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

CONNECTION DETAILS

GENERAL NOTES

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

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

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

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

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

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

APRON ENDWALLS FOR PIPE ARCH AND ELLIPTICAL PIPE

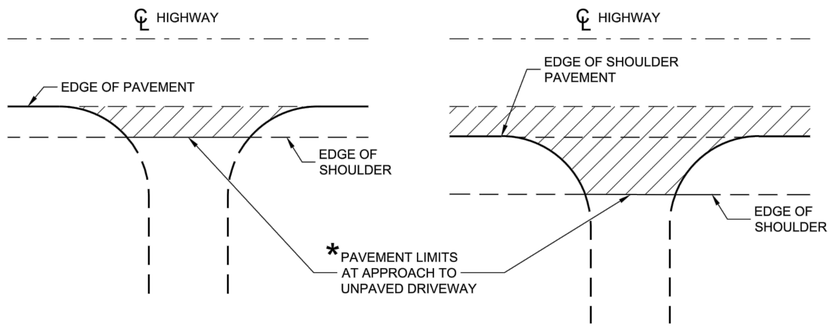
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
11-30-94 — DATE
/S/ Rory L. Rhinesmith — CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

SHEET 32

6

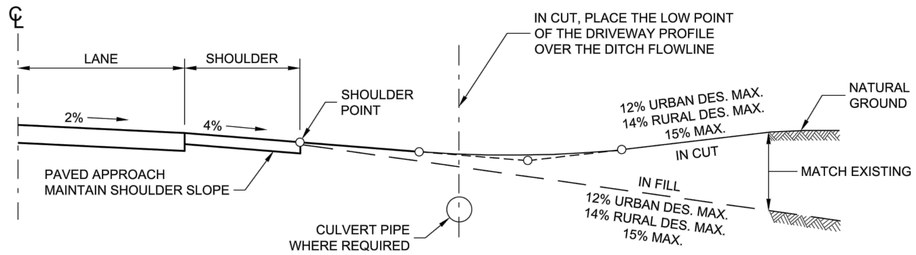
S.D.D. 8 F 2-1



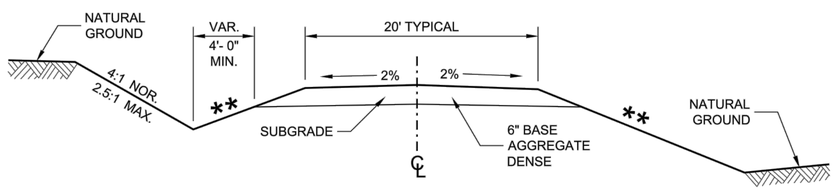
PLAN VIEW
(UNPAVED SHOULDER ON HIGHWAY)

PLAN VIEW
(PAVED SHOULDER ON HIGHWAY)

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



TYPICAL DRIVEWAY PROFILES

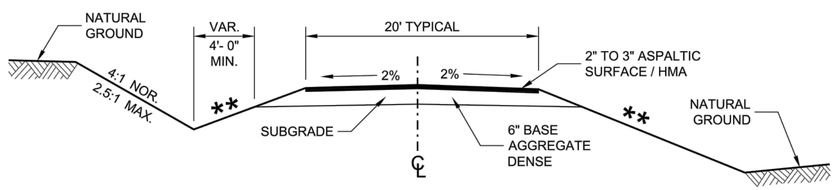


IN CUT **IN FILL**

TYPICAL CROSS SECTION FOR PRIVATE DRIVE OR FIELD ENTRANCE AGGREGATE SURFACE

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

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



IN CUT **IN FILL**

TYPICAL CROSS SECTION FOR PRIVATE DRIVE OR FIELD ENTRANCE ASPHALTIC SURFACE

DRIVEWAYS WITHOUT CURB AND GUTTER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

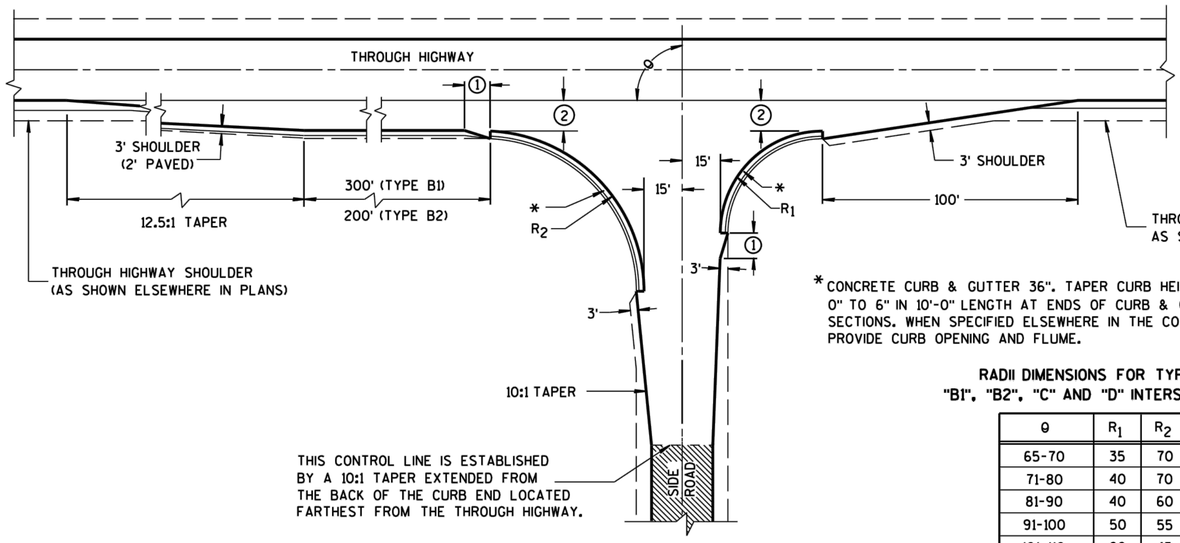
FHWA

SHEET 33

6

SDD 08D21 - 01

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

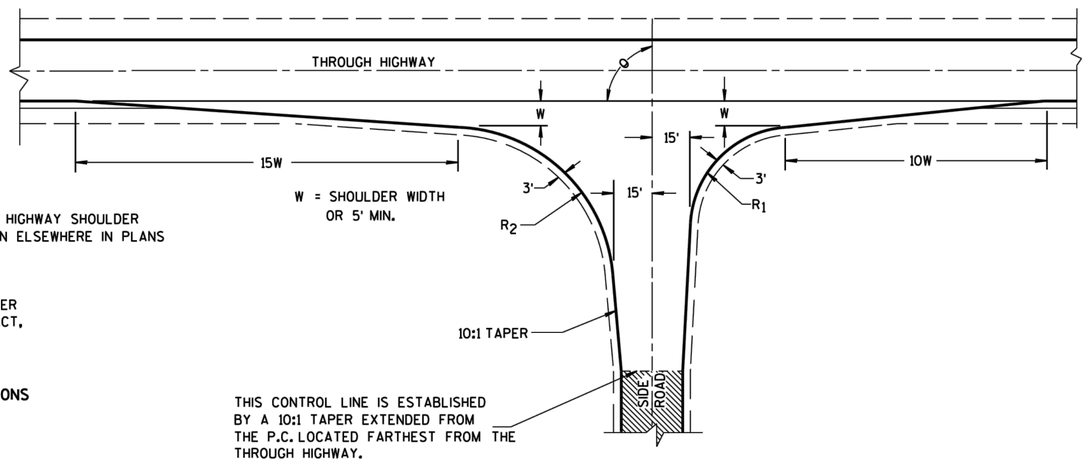


TYPE "B1" AND "B2"

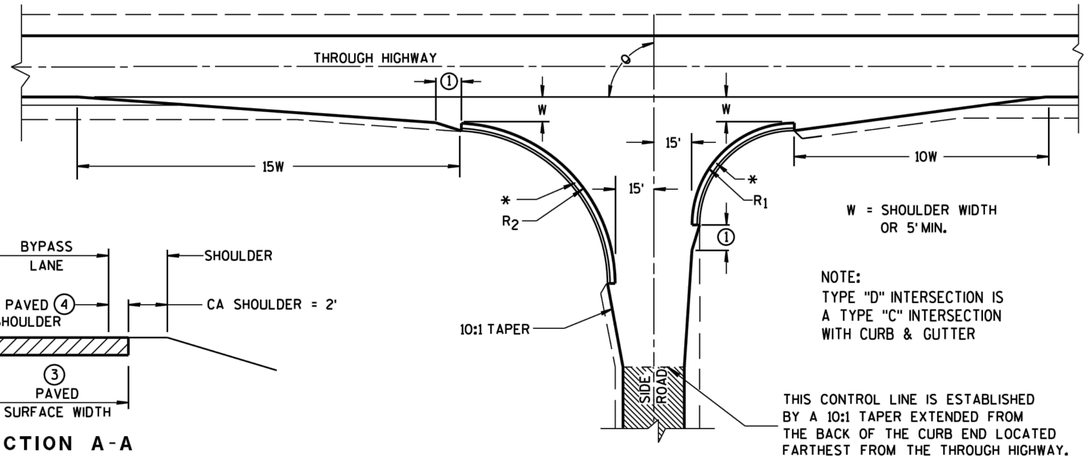
* CONCRETE CURB & GUTTER 36". TAPER CURB HEIGHT 0" TO 6" IN 10'-0" LENGTH AT ENDS OF CURB & GUTTER SECTIONS. WHEN SPECIFIED ELSEWHERE IN THE CONTRACT, PROVIDE CURB OPENING AND FLUME.

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

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



TYPE "C"



TYPE "D"

GENERAL NOTES

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

SIDE ROAD SURFACING NOTE

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

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

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

EXISTING PAVED SURFACE

BYPASS LANE

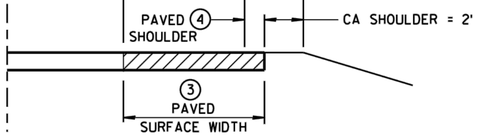
(1) 10-FT TYPICAL.

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

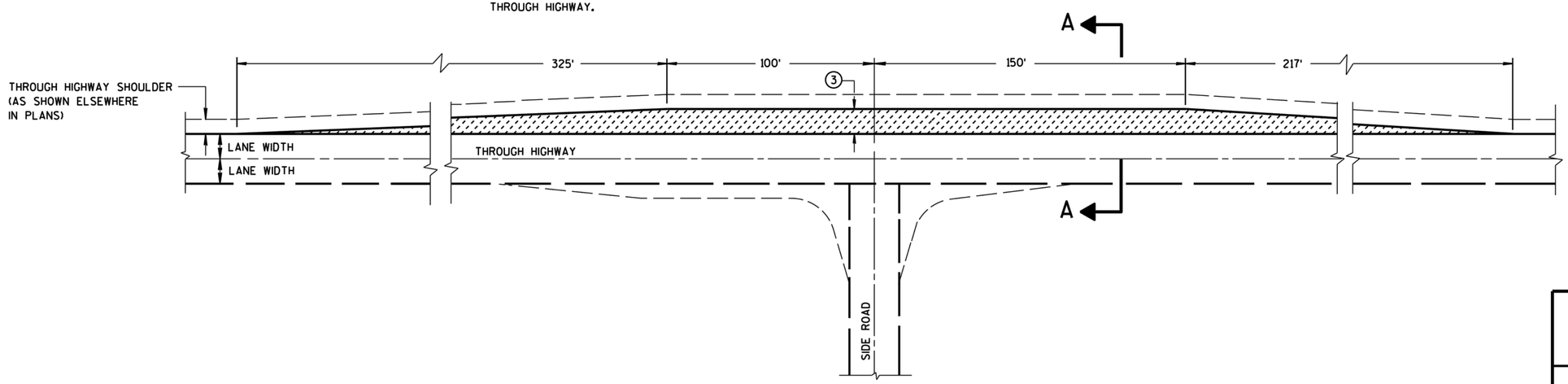
**10-FT MAY BE USED ON TYPE B2 ON RESURFACING PROJECTS IF SPECIFIED IN THE CONTRACT.

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

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



SECTION A-A
(SHOWING BYPASS LANE AND SHOULDER)



TEE INTERSECTION BYPASS LANE DETAIL

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

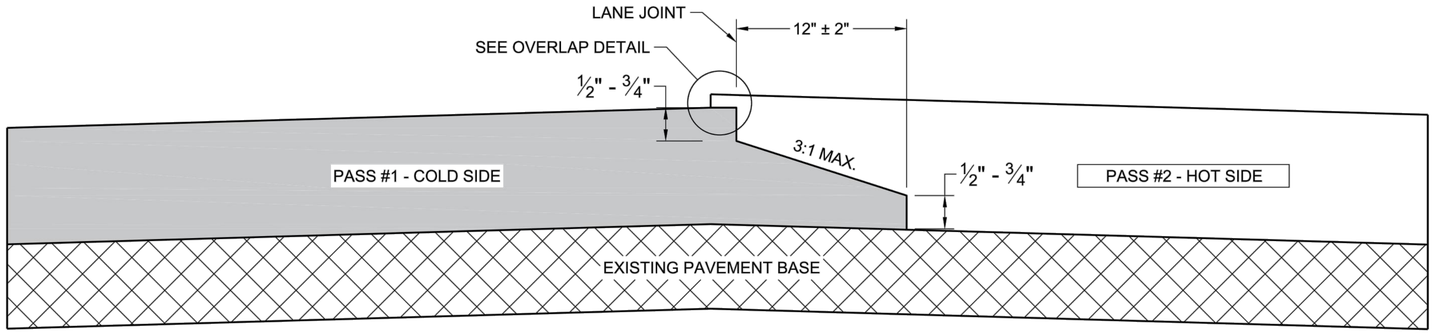
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SHEET 34

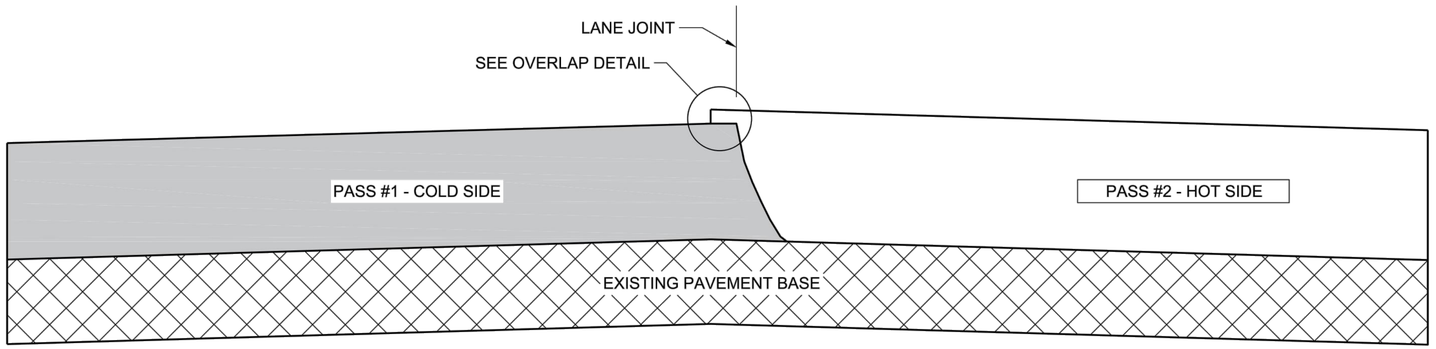
6

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

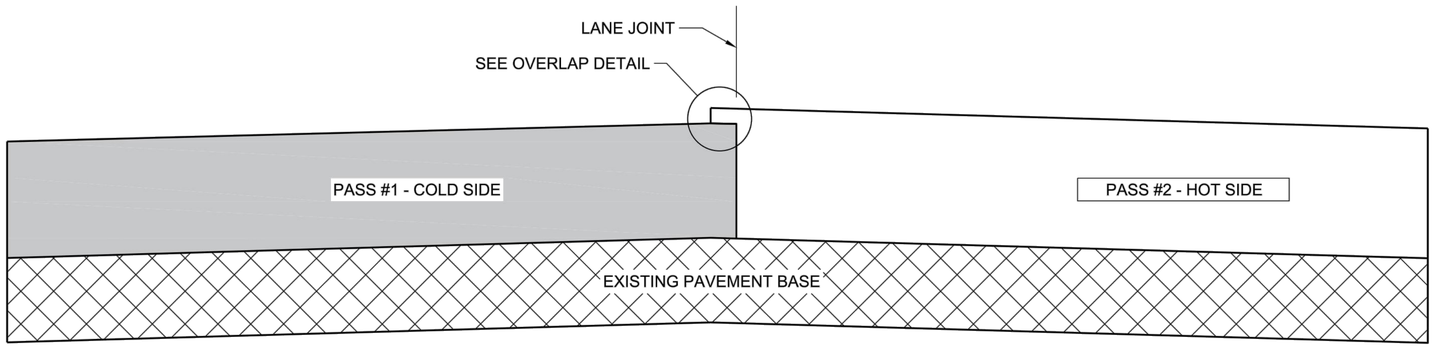
SDD 13C19 HMA Longitudinal Joints



TYPICAL PAVEMENT CROSS SECTION
NOTCHED WEDGE JOINT



TYPICAL PAVEMENT CROSS SECTION
VERTICAL JOINT



TYPICAL PAVEMENT CROSS SECTION
VERTICAL JOINT (MILLED)

GENERAL NOTES

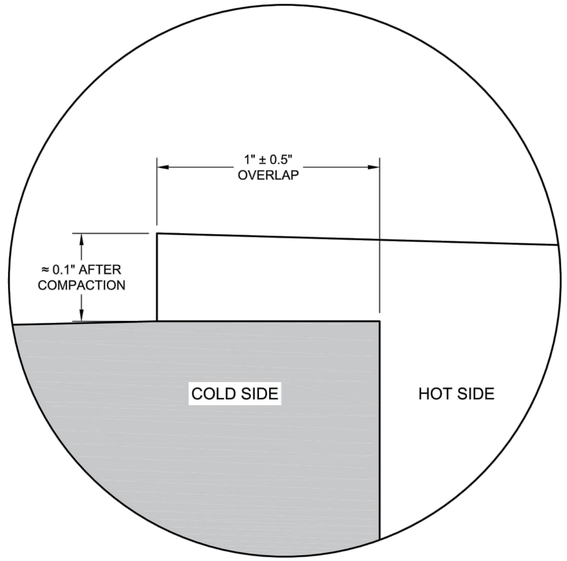
IN ADDITION TO THE DETAILS PROVIDED IN THIS DRAWING, CONFORM TO STANDARD SPECIFICATION 450.3.2.8 FOR WHEN A NOTCHED WEDGE JOINT IS REQUIRED AND FOR GENERAL JOINT CONSTRUCTION REQUIREMENTS.

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

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

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

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



OVERLAP DETAIL (TYPICAL)

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

SHEET 35

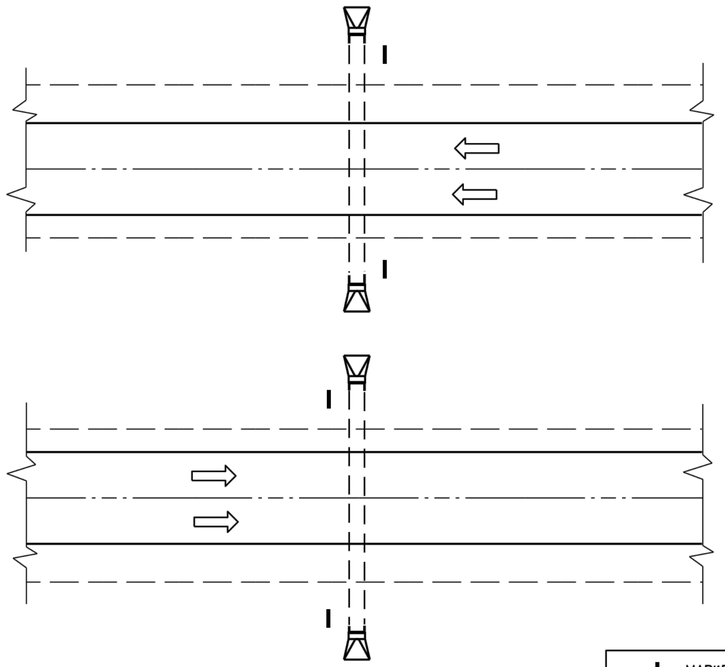
6

SDD 13C19 - 03

6

SDD 13C19 - 03

SDD 15a3-a Flexible Marker Post for Culvert End

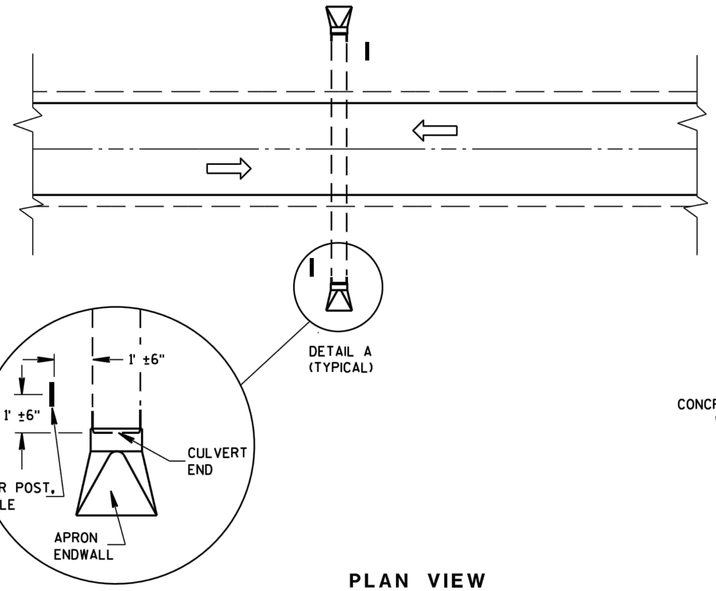


PLAN VIEW

DIVIDED HIGHWAY

MARKER POST, FLEXIBLE

DIRECTION OF TRAFFIC FLOW



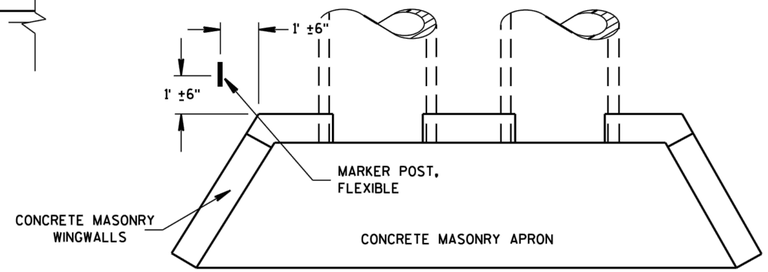
DETAIL A
(TYPICAL)

PLAN VIEW

UNDIVIDED HIGHWAY

GENERAL NOTES

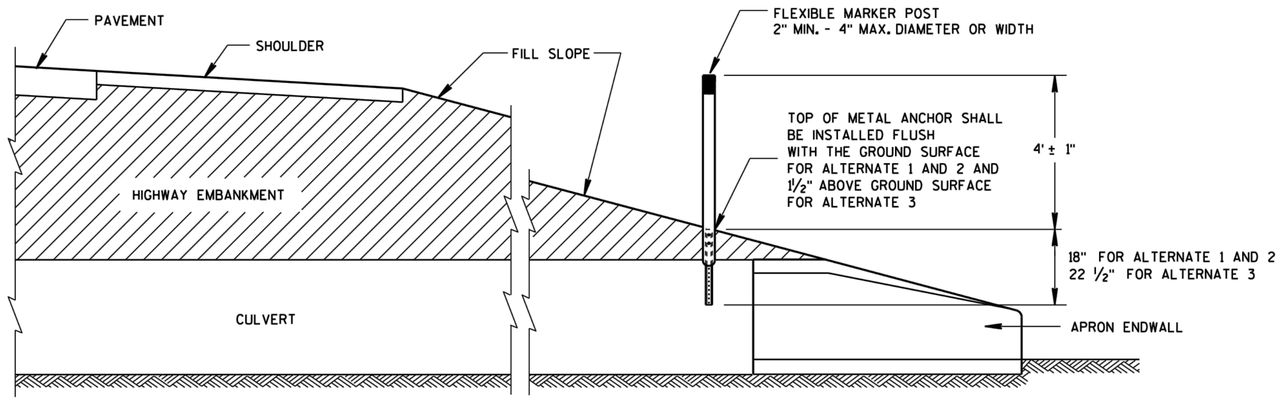
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.



PLAN VIEW

CONCRETE MASONRY ENDWALLS FOR CULVERT PIPE AND PIPE ARCH

FLEXIBLE MARKER POST LOCATION



CROSS SECTION

FLEXIBLE MARKER POST

SHEET 36

FLEXIBLE MARKER POST FOR CULVERT END

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

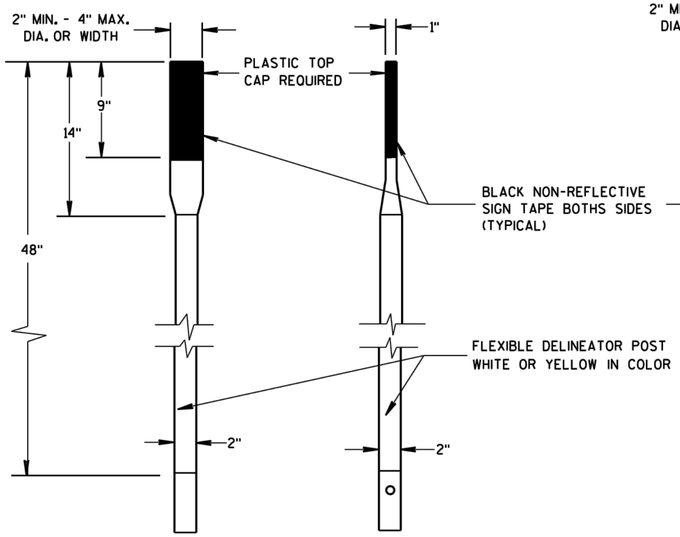
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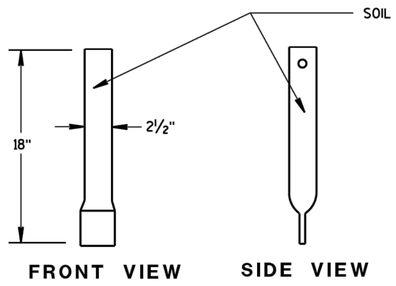
S.D.D. 15 A 3-2a

6

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

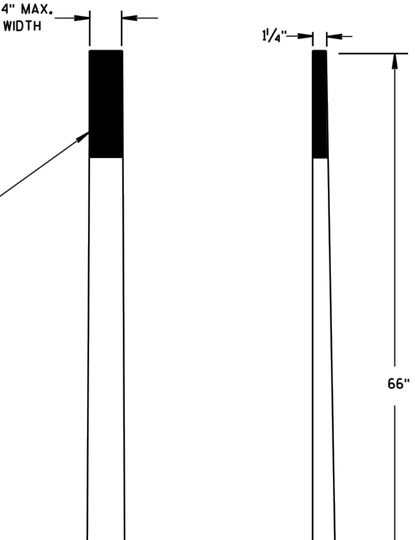
SDD 15a3-b Flexible Marker Post for Culvert End





FRONT VIEW SIDE VIEW

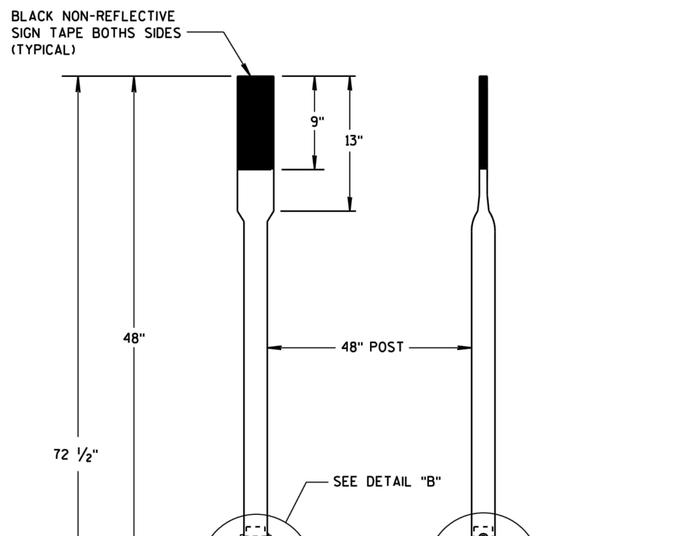
ALTERNATE 1



FRONT VIEW SIDE VIEW

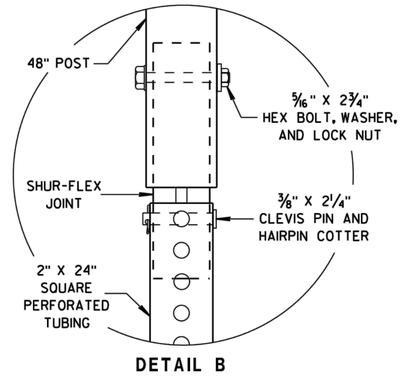
ALTERNATE 2

FLEXIBLE MARKER POSTS

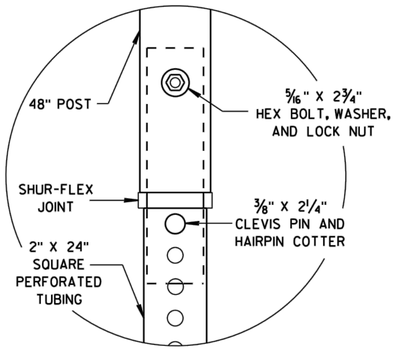


FRONT VIEW SIDE VIEW

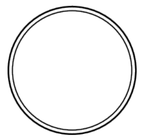
ALTERNATE 3



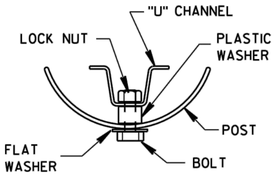
DETAIL B



DETAIL C



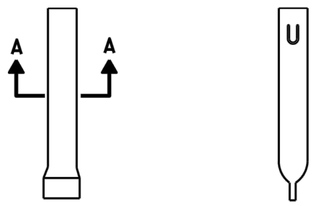
SECTION A-A



SECTION B-B

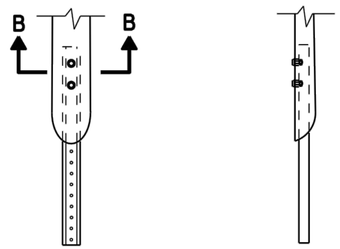


SECTION C-C



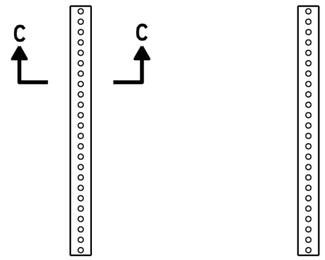
FRONT VIEW SIDE VIEW

ALTERNATE 1



FRONT VIEW SIDE VIEW

ALTERNATE 2



FRONT VIEW SIDE VIEW

ALTERNATE 3

FLEXIBLE MARKER POST ANCHORS

SHEET 37

FLEXIBLE MARKER POST
FOR CULVERT END

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

6

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

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

GENERAL NOTES

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

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

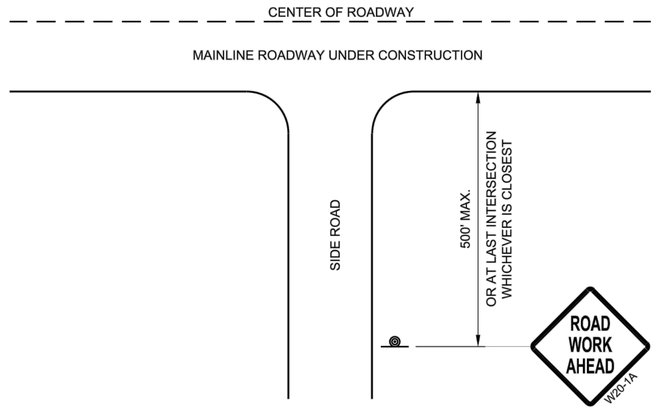
ALL SIGNS ARE 48" X 48" UNLESS OTHERWISE NOTED.

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

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

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

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



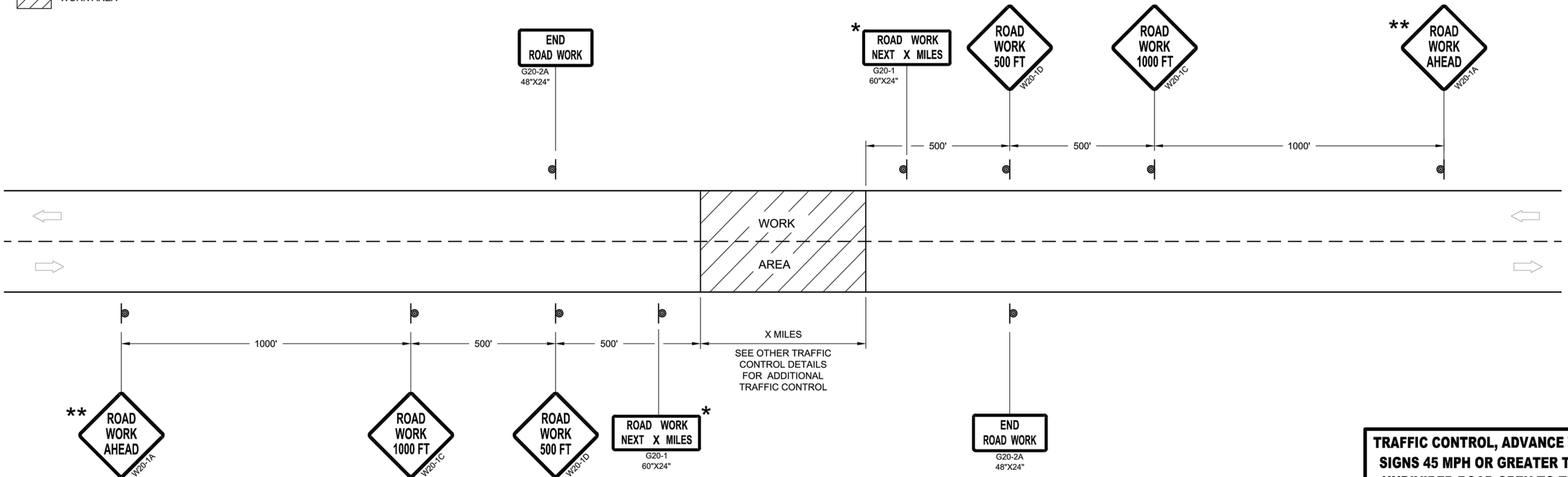
TYPICAL SIDE ROAD APPROACH WARNING SIGN DETAIL

LEGEND

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC

WORK AREA



TRAFFIC CONTROL, ADVANCE WARNING SIGNS 45MPH OR GREATER

SHEET 38

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

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

6

SDD 15C04 - 05

6

SDD 15C04 - 05

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

GENERAL NOTES

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

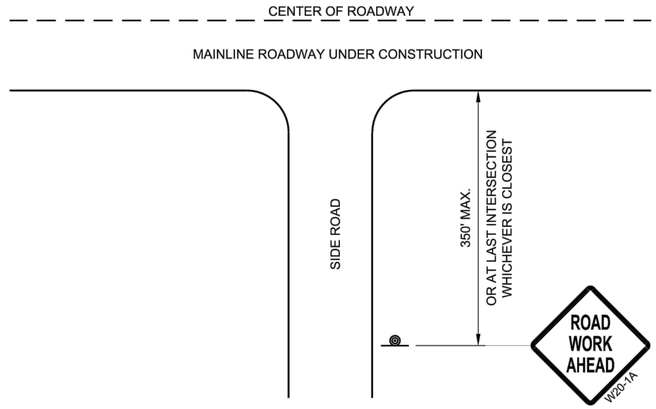
THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND SHOULD PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE.

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

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

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

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



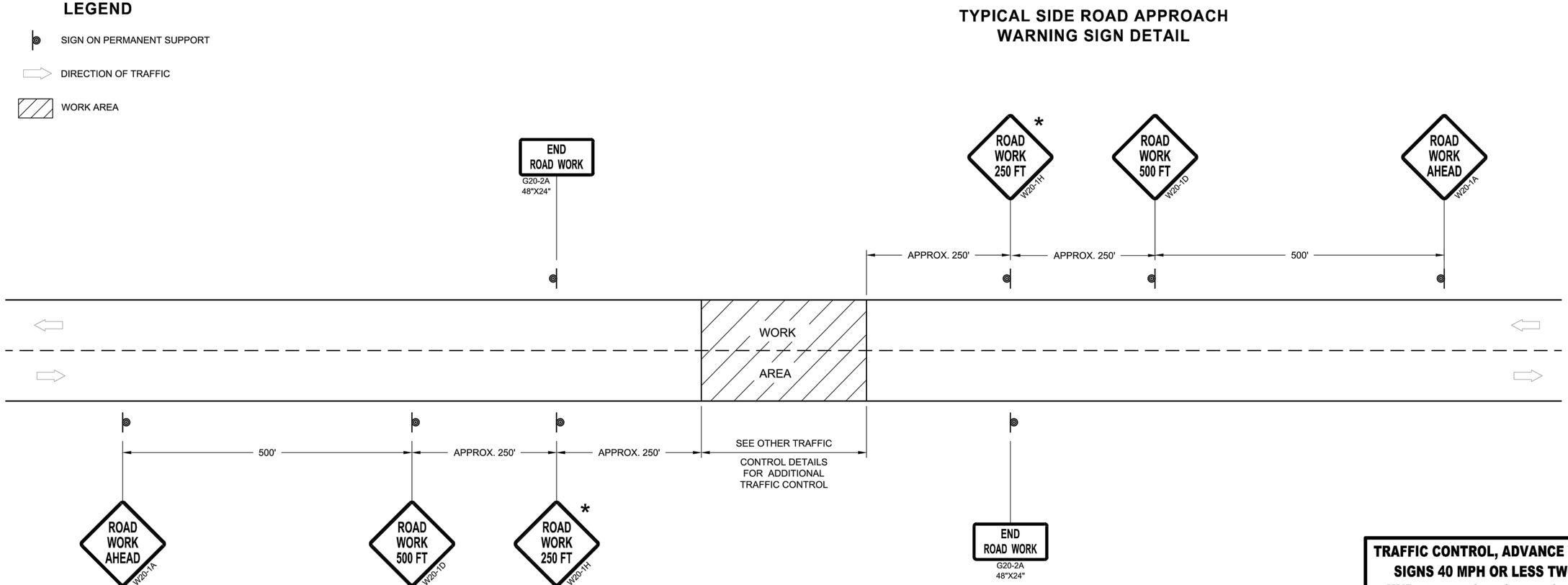
TYPICAL SIDE ROAD APPROACH WARNING SIGN DETAIL

LEGEND

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC

WORK AREA



TRAFFIC CONTROL, ADVANCE WARNING SIGNS 40MPH OR LESS

SHEET 39

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

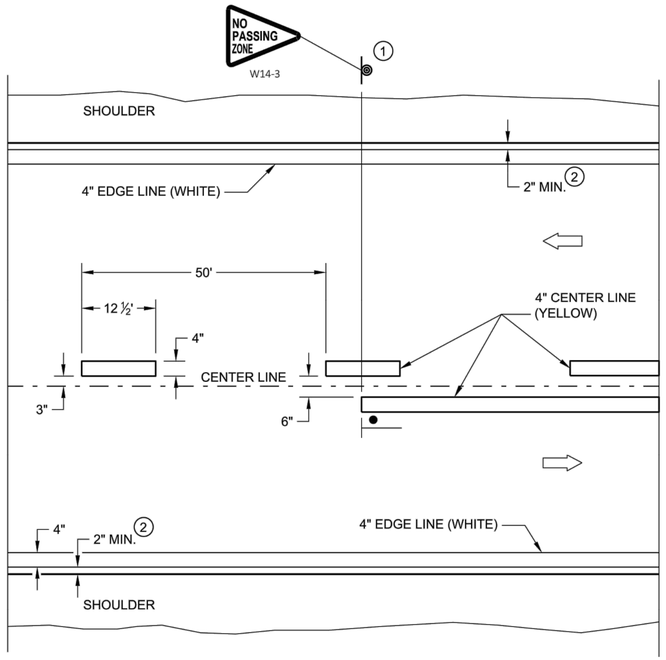
6

SDD 15C05 - 05

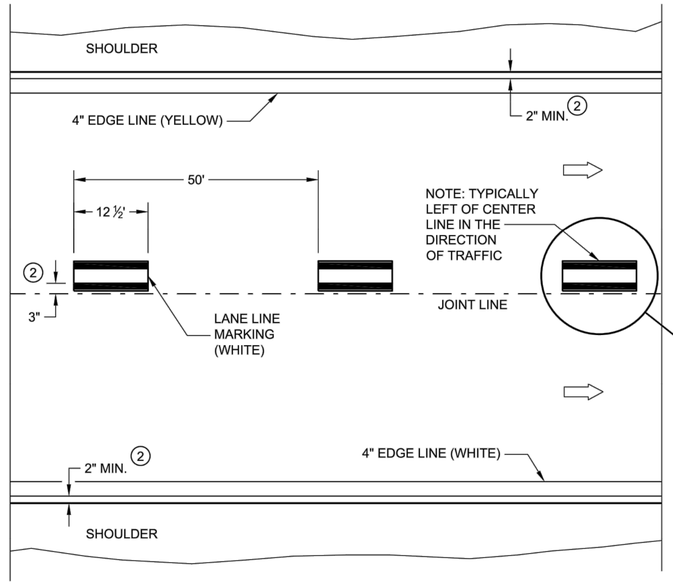
6

SDD 15C05 - 05

SDD 15C08-a Longitudinal Marking (Mainline)

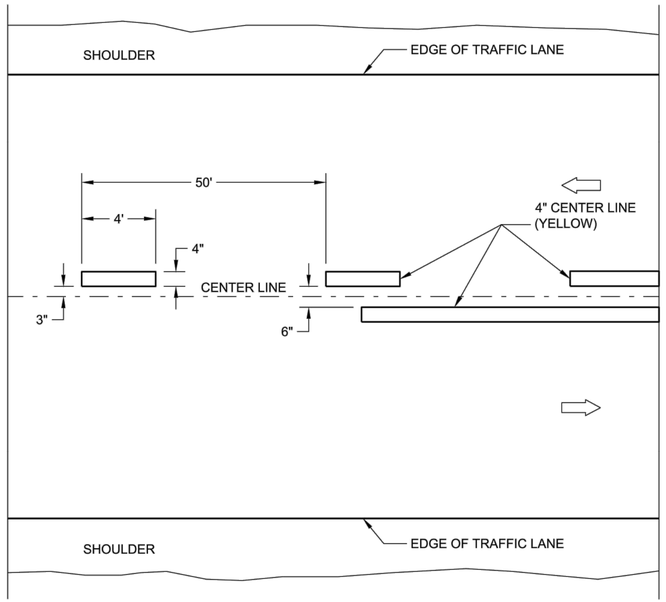


TWO WAY TRAFFIC

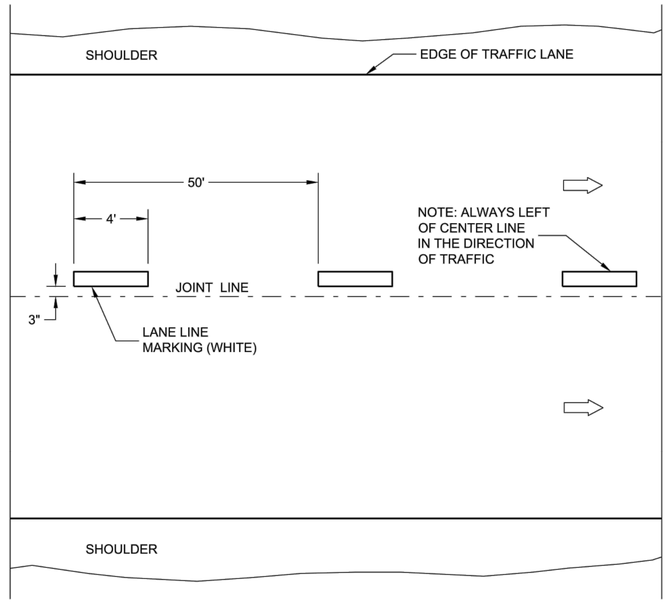


ONE WAY TRAFFIC

PERMANENT PAVEMENT MARKING



TWO WAY TRAFFIC



ONE WAY TRAFFIC

TEMPORARY PAVEMENT MARKING

GENERAL NOTES

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

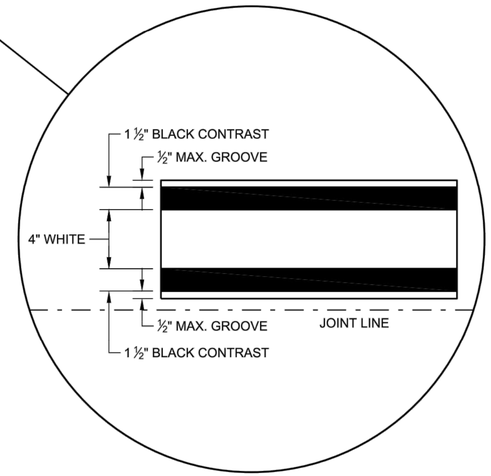
1. LOCATE THE NO PASSING ZONE W14-3 SIGN WITH 50 FEET OF THE "T" MARKING
2. MEASURE FROM EDGE OF MARKING TO JOINT LINE. THIS DOES NOT INCLUDE SPACE NEEDED FOR GROOVING OPERATIONS.

LEGEND

"T" MARKING

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC



LONGITUDINAL MARKING (MAINLINE)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

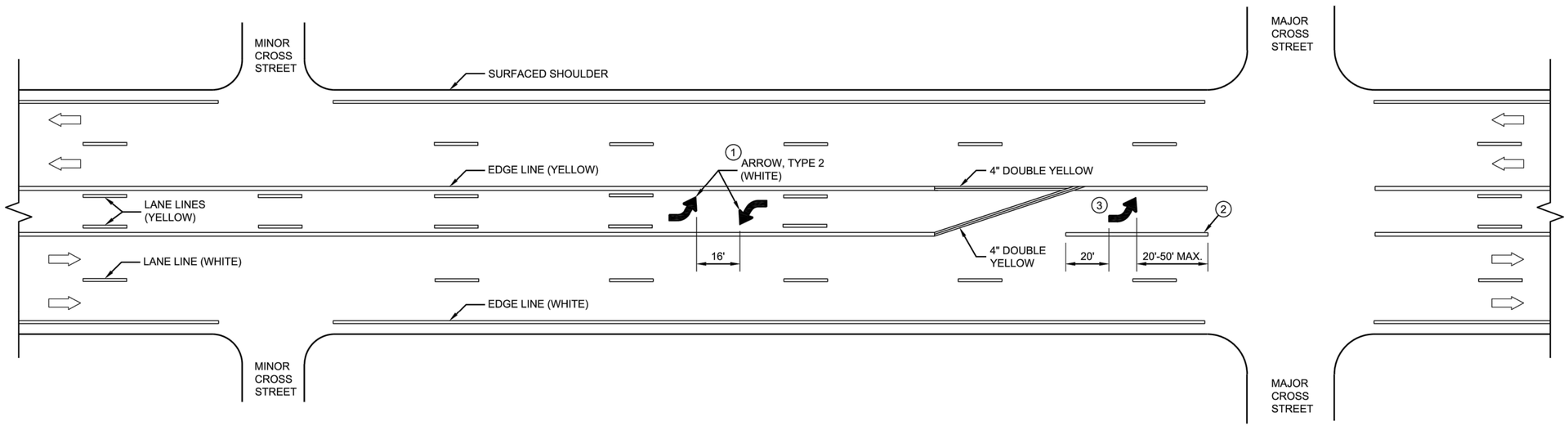
SHEET 40

SDD 15C08 - 20a

GENERAL NOTES

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

DIRECTION OF TRAFFIC



TWO WAY LEFT TURN LANE

6

6

SDD 15C08 - 20b

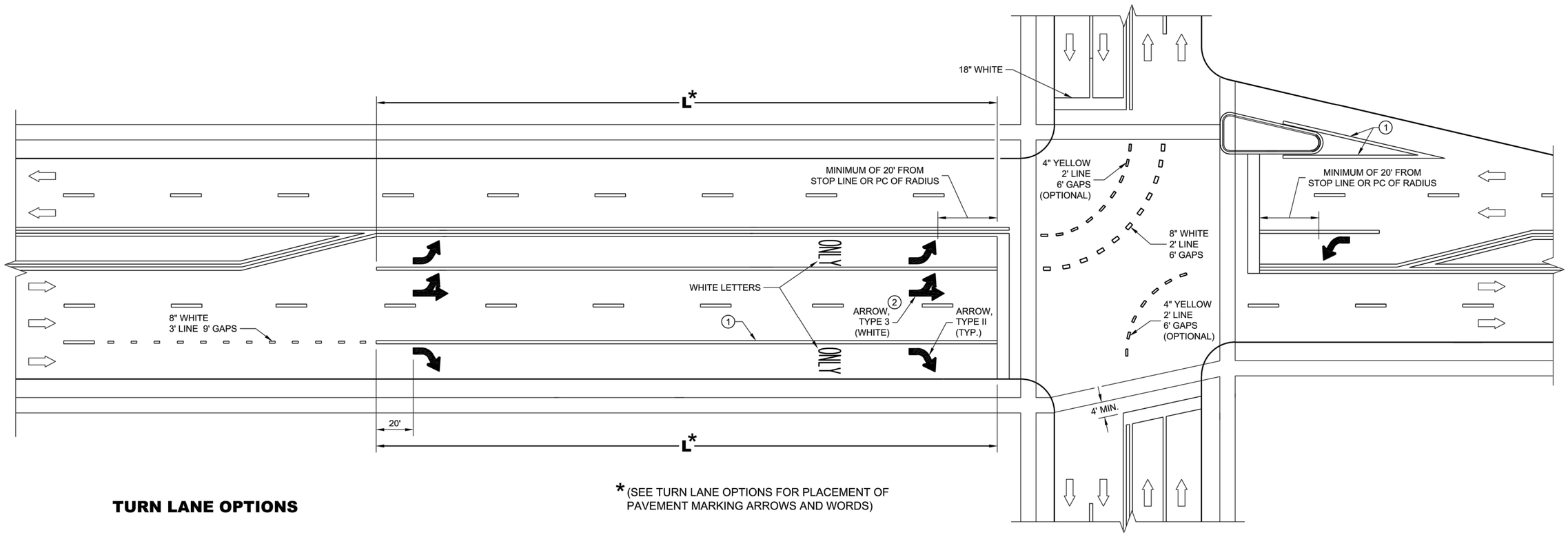
SDD15C08 - 20b

PAVEMENT MARKING (TURN LANES)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SHEET 41

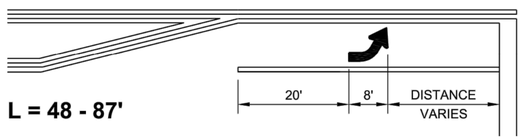
SDD 15C08-c Pavement Marking (Turn Lanes)
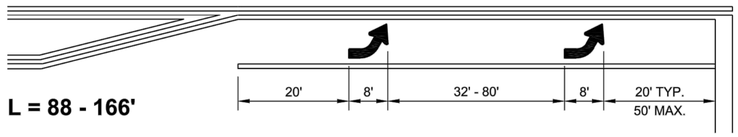


* (SEE TURN LANE OPTIONS FOR PLACEMENT OF PAVEMENT MARKING ARROWS AND WORDS)

TURN LANE OPTIONS

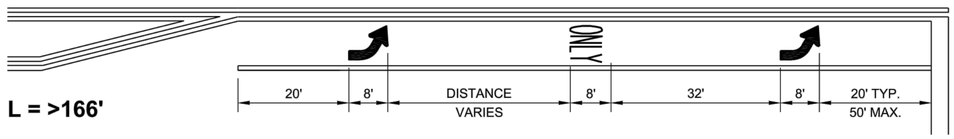
LENGTH OF TURN BAY (**L**) OF 0 - 47' DOES NOT REQUIRE PAVEMENT MARKING ARROWS OR WORDS



L = 48 - 87'



L = 88 - 166'



L = >166'

GENERAL NOTES

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

DIRECTION OF TRAFFIC

L = LENGTH OF TURN BAY

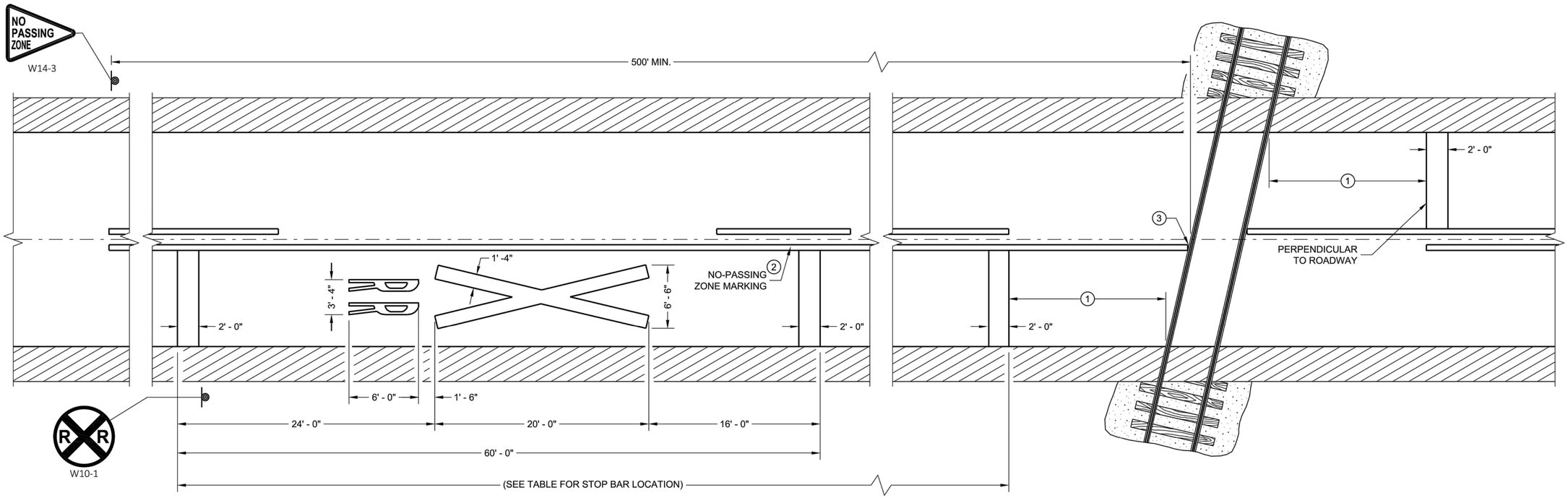
PAVEMENT MARKING (TURN LANES)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SHEET 42

6

SDD 15C08 - 20c



PAVEMENT MARKING

LEGEND

SIGN ON PERMANENT SUPPORT

GENERAL NOTES

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

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

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

TRACE EXISTING SYMBOL WHERE EXISTING SYMBOLS ARE PLACED.

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

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

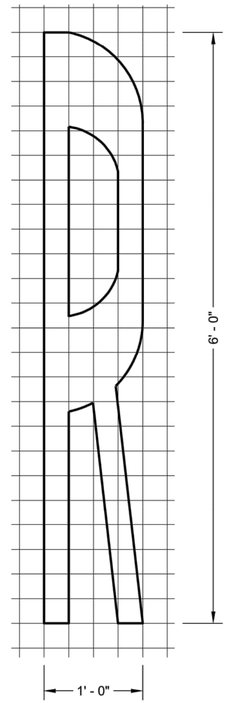
(3) FOR MULTIPLE TRACK CROSSINGS, THE BARRIER LINE SHALL EXTEND TO THE NEAR RAIL OF THE FURTHEST TRACK IN THE DIRECTION OF HIGHWAY TRAVEL.

DISTANCE TABLE

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

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

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



SHEET 43

SIGNING AND PAVEMENT MARKING DETAILS FOR RAILROAD - HIGHWAY GRADE CROSSINGS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

FHWA

6

SDD 15C09 - 12a

SDD 15C09-b Truck Stopping Lane Pavement Markings

LEGEND

SIGN ON PERMANENT SUPPORT

DIRECTION OF TRAFFIC

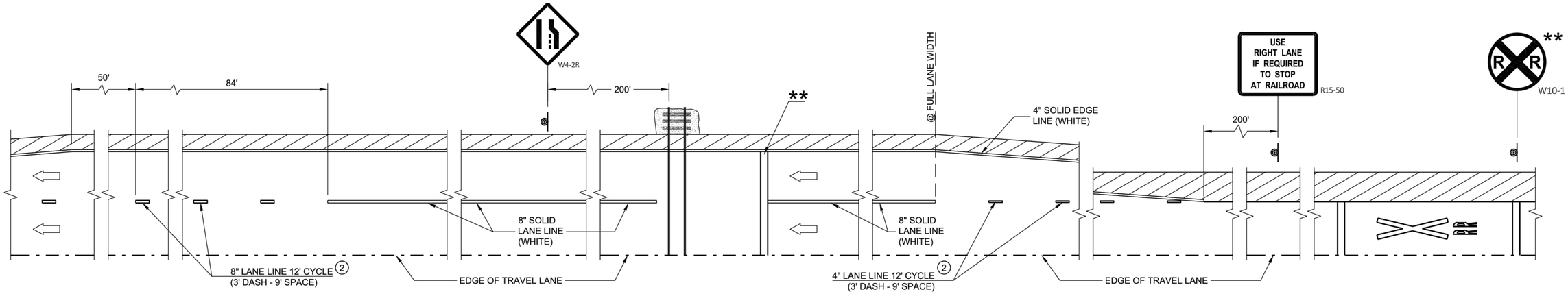
GENERAL NOTES

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

(1) INSTALLED FOR EXPRESSWAYS

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

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





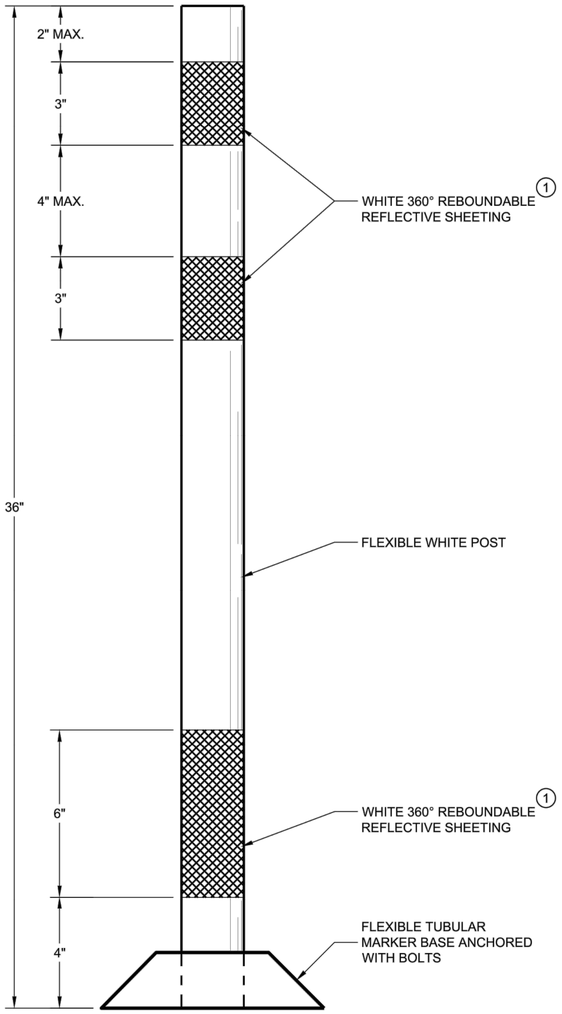
DETAIL FOR TRUCK STOPPING LANE PAVEMENT MARKINGS

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

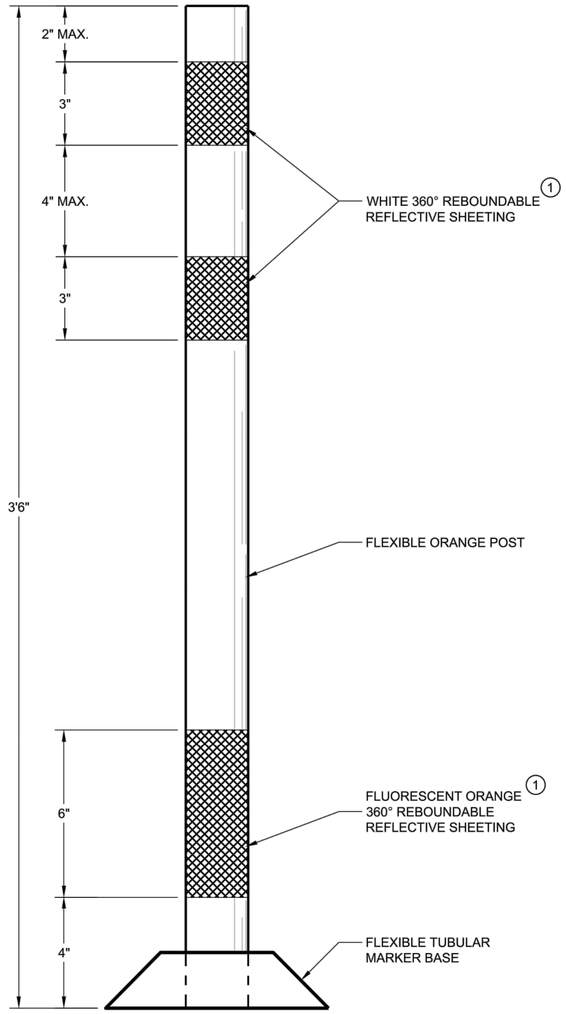
SHEET 44

SDD 15C09 - 12b

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



FLEXIBLE TUBULAR MARKER POST PERMANENT CROSSOVER



FLEXIBLE TUBULAR MARKER POST WORK ZONE

GENERAL NOTES

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

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

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

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

6

SDD 15C11 - 08a

SHEET 45

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

6

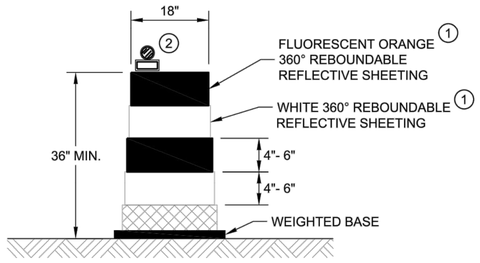
SDD 15C11 - 08a

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

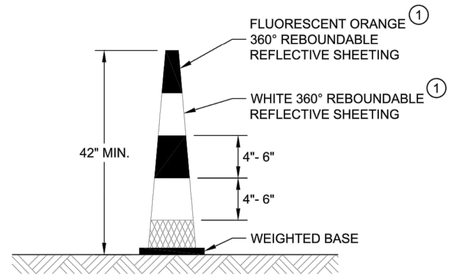
GENERAL NOTES

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

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

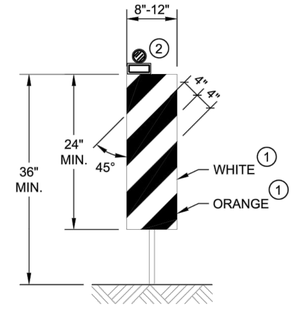


DRUM



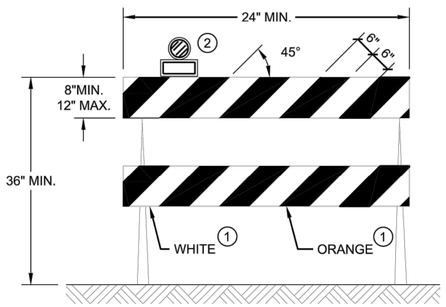
42" CONE

DO NOT USE IN TAPERS
½ SPACING OF DRUMS



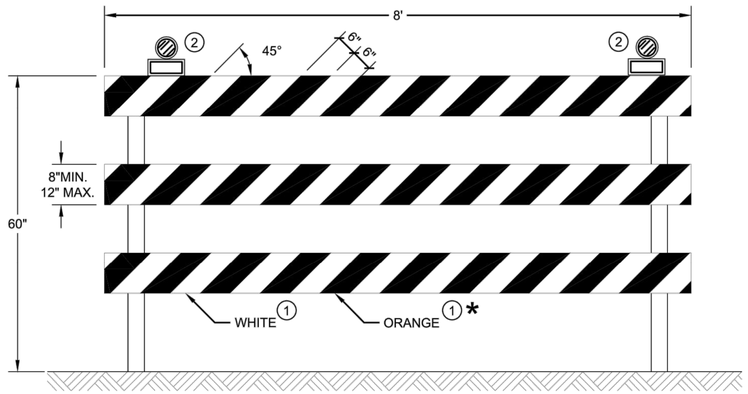
VERTICAL PANEL

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



TYPE II BARRICADE

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



TYPE III BARRICADE

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

* IF USED FOR A PERMANENT APPLICATION USE RED SHEETING.

CHANNELIZING DEVICES DRUMS, CONES, BARRICADES AND VERTICAL PANELS	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED November 2020 DATE	/S/ Andrew Heidtke WORK ZONE ENGINEER
FHWA	

SHEET 46

6

SDD 15C11 - 08b

6

SDD 15C11 - 08b

SDD 15C12 Traffic Control for Lane Closure With Flagging Operation

LEGEND

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

GENERAL NOTES

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

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

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

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

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

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

FLAGGING

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

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

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

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

TEMPORARY PORTABLE RUMBLE STRIPS

UTILIZE TEMPORARY PORTABLE RUMBLE STRIPS ON ALL FLAGGING OPERATIONS.

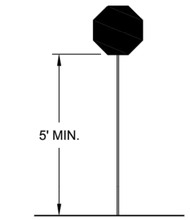
(3) EACH TEMPORARY PORTABLE RUMBLE STRIP ARRAY CONSISTS OF THREE RUMBLE STRIPS SPACED ACCORDING TO MANUFACTURER'S RECOMMENDATION, PLACED TRANSVERSE ACROSS THE LANE AT LOCATIONS SHOWN.

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

INSTALL TEMPORARY RUMBLE STRIPS PER MANUFACTURER'S RECOMMENDATIONS.

PLACE ADVANCE SIGNING PRIOR TO INSTALLING TEMPORARY RUMBLE STRIPS.

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



STOP/SLOW PADDLE ON SUPPORT STAFF

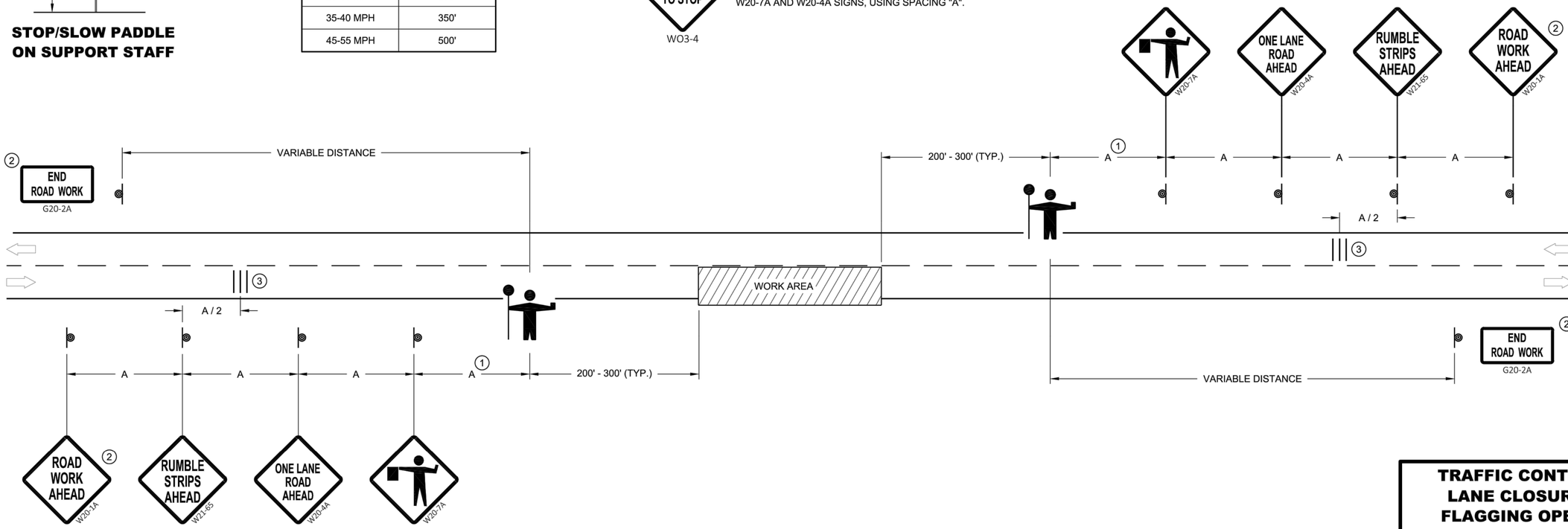
SIGN AND TEMPORARY RUMBLE STRIP ARRAY SPACING TABLE

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



WO3-4

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



TRAFFIC CONTROL FOR LANE CLOSURE WITH FLAGGING OPERATION

SHEET 47

TRAFFIC CONTROL FOR LANE CLOSURE WITH FLAGGING OPERATION

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

6

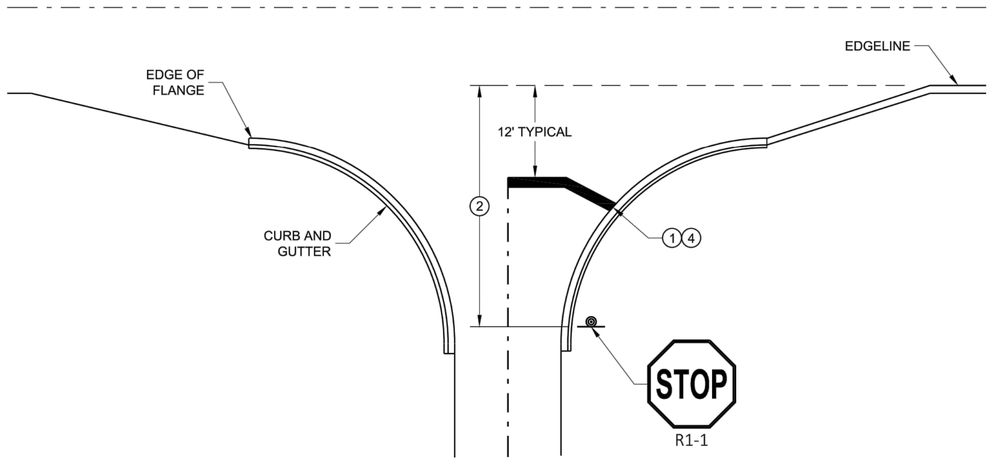
SDD 15C12 - 07

SDD 15C33 Stop Line and Crosswalk Pavement Marking

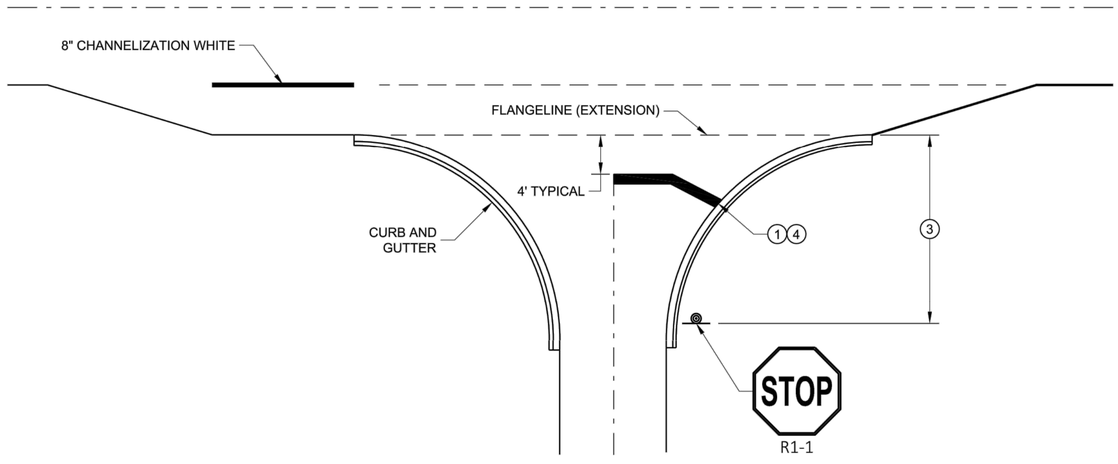
GENERAL NOTES

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

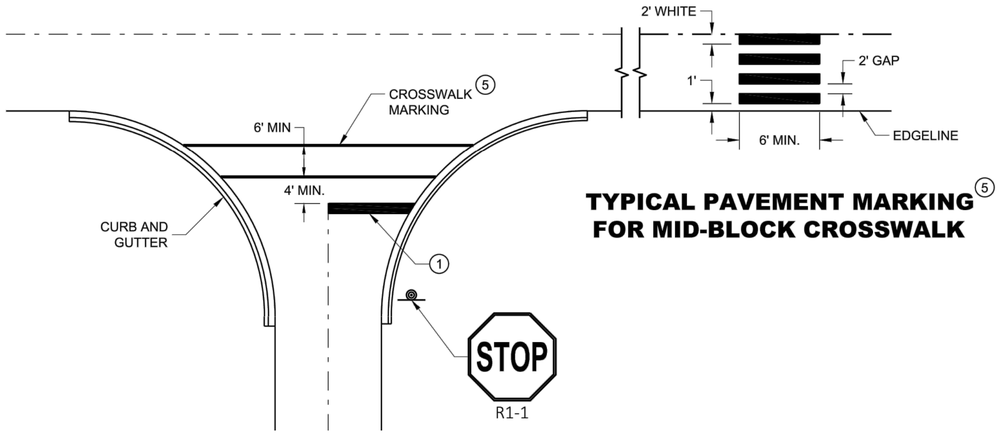
1. 18-INCH STOP LINES MAY BE DELETED OR ADDED BY THE REGION MARKING ENGINEER BASED ON VISIBILITY AND SIGHT LINES.
2. NO STOP LINE IS REQUIRED IF STOP SIGN IS LESS THAN OR EQUAL TO 40 FEET FROM THE EDGELINE.
3. NO STOP LINE IS REQUIRED IF STOP SIGN IS LESS THAN OR EQUAL TO 30 FEET FROM THE FLANGE LINE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



TYPICAL STOP LINE PAVEMENT MARKING WITH CURB AND GUTTER

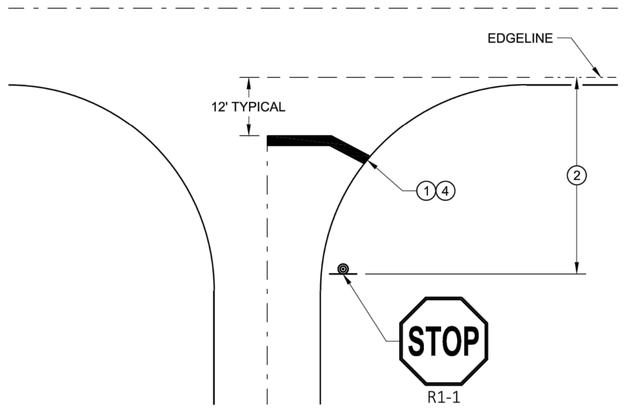


TYPICAL STOP LINE PAVEMENT MARKING FOR SIDE ROADS WITH RIGHT TURN LANE



TYPICAL PAVEMENT MARKING 5 FOR MID-BLOCK CROSSWALK

TYPICAL STOP LINE PAVEMENT MARKING FOR SIDE ROADS WITH CROSSWALK MARKING



TYPICAL STOP LINE PAVEMENT MARKING WITHOUT CURB AND GUTTER

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

SHEET 48

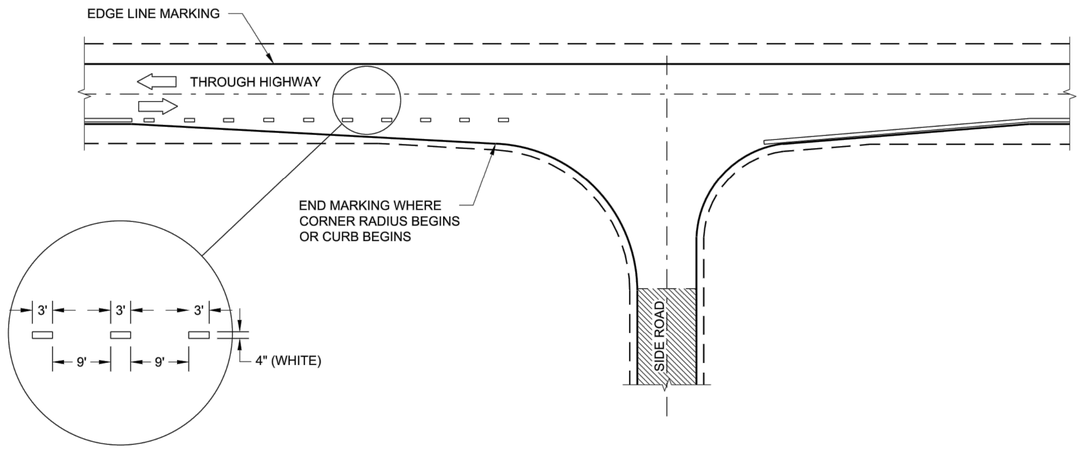
6

SDD 15C33 - 04

6

SDD 15C33 - 04

SDD 15C35-a Pavement Marking, Intersections



MINOR INTERSECTION

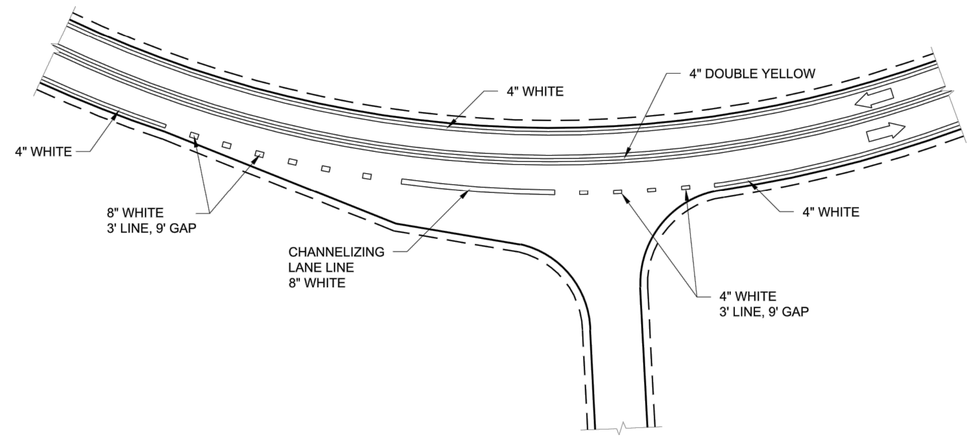
GENERAL NOTES

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

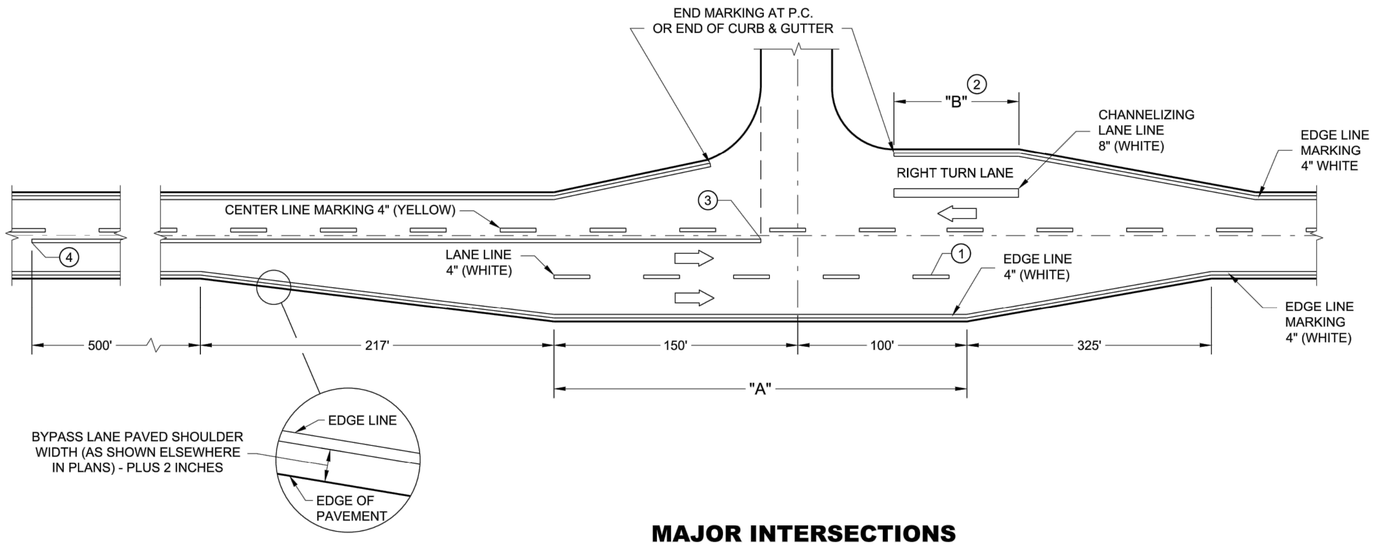
1. WHEN DISTANCE "A" IS LESS THAN 250 FEET, OMIT LANE LINE.
2. WHEN DISTANCE "B" IS LESS THAN 100 FEET, OMIT CHANNELIZING LANE LINE.
3. BARRIER LINE ENDS AT SIDE ROAD PAVEMENT / SURFACE EDGE EXTENSION.
4. BARRIER LINE STARTS 500 FEET PRIOR TO THE BYPASS TAPER.

LEGEND

DIRECTION OF TRAVEL



INTERSECTION ON OUTSIDE OF CURVE



MAJOR INTERSECTIONS

(INTERSECTION WITH FULL RIGHT TURN LANE OR BYPASS LANE)

PAVEMENT MARKING (INTERSECTIONS)

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SHEET 49

6

SDD 15C35 - 04a

6

SDD 15C35 - 04a

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

LEGEND

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

GENERAL NOTES

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

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

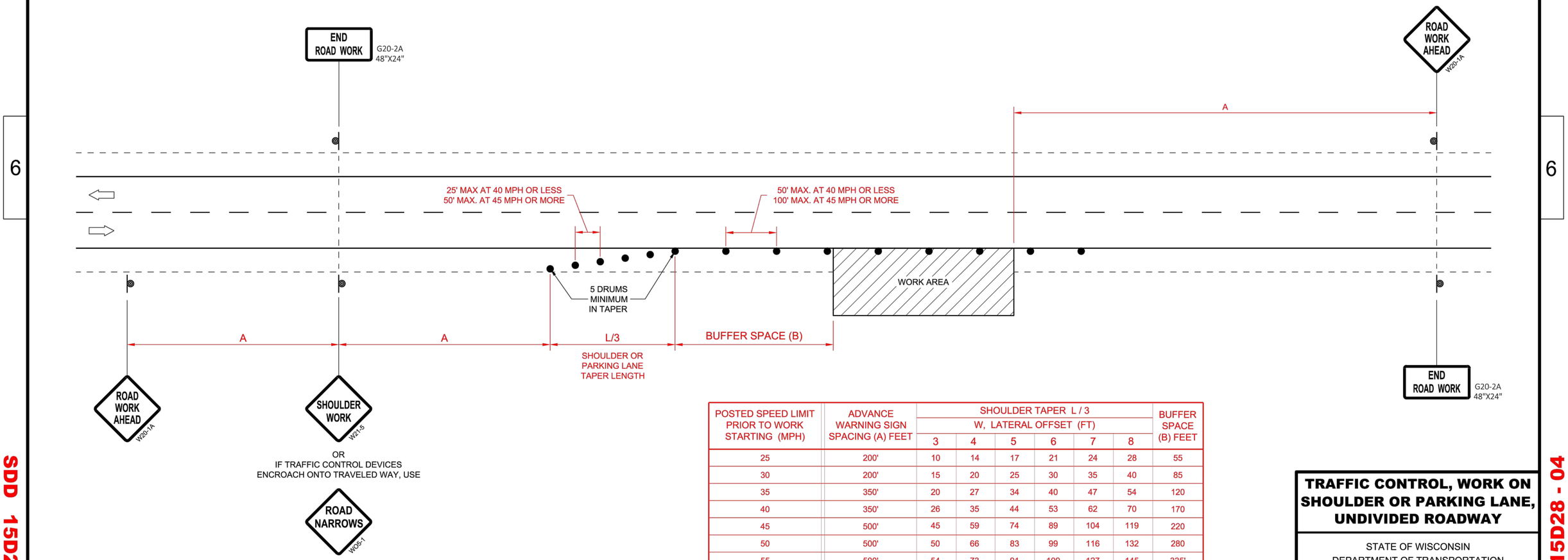
ANY SIGNS TEMPORARY OR EXISTING, WHICH CONFLICT WITH THE TRAFFIC CONTROL "IN USE" SHALL BE REMOVED OR COVERED AS NEEDED AND AS APPROVED BY THE ENGINEER.

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

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

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

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



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

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

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

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

SHEET 50

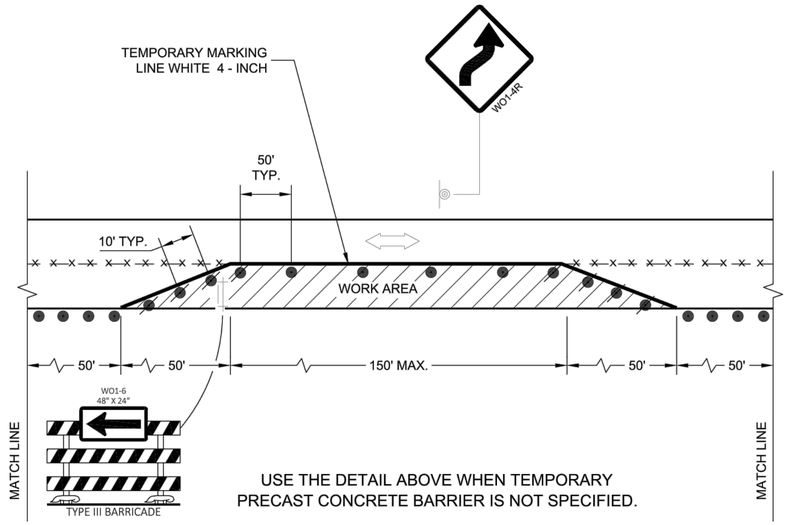
SDD 15D28 - 04

SDD 15D28 - 04

SDD 15D32 Traffic Control, One Lane Road Stop Condition

LEGEND

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



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

GENERAL NOTES

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

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

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

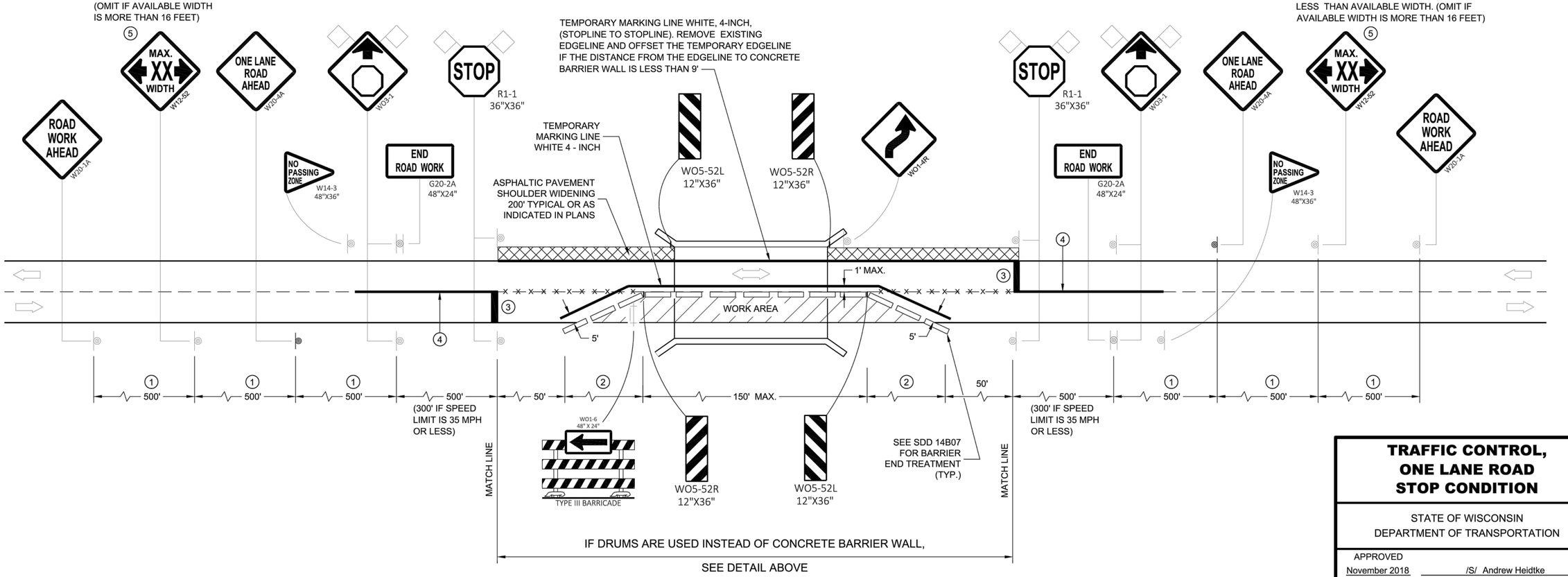
ALL SIGNS ARE 48" x 48" UNLESS OTHERWISE NOTED.

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

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

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

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



TRAFFIC CONTROL, ONE LANE ROAD STOP CONDITION

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

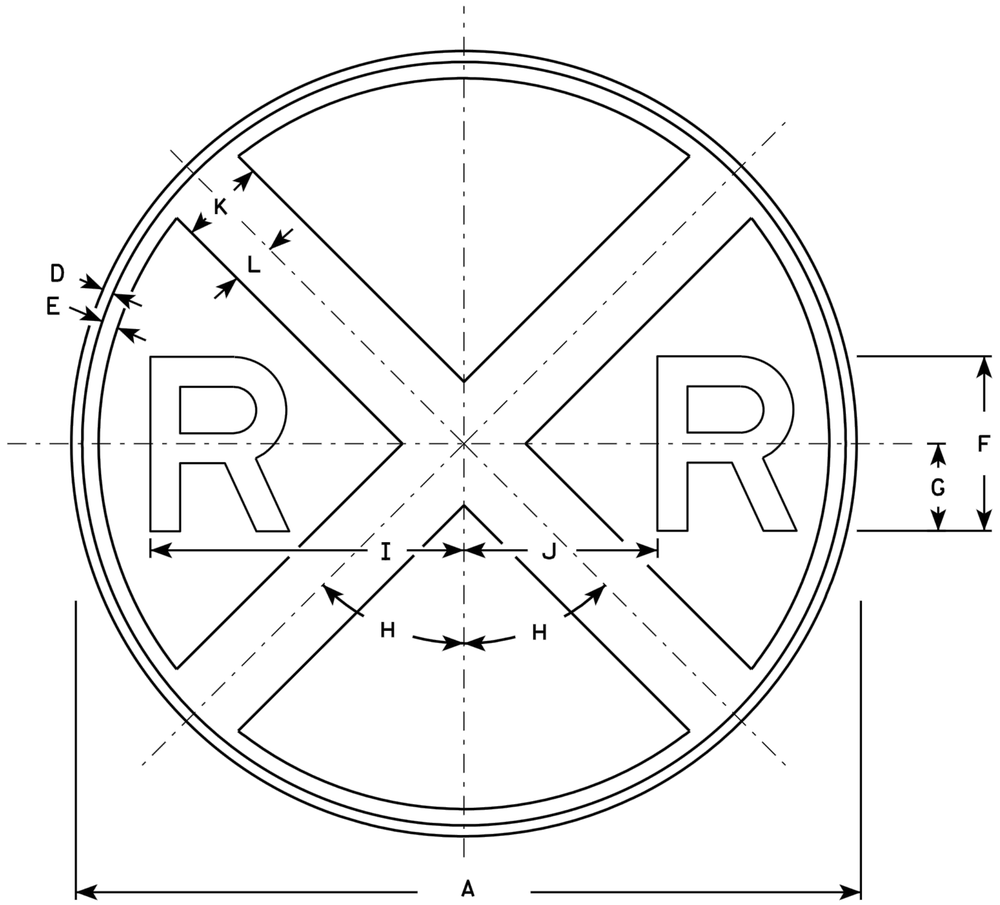
APPROVED
November 2018
DATE

/S/ Andrew Heidtke
WORK ZONE ENGINEER

FHWA

SHEET 51

SDD 15D32 - 05



W10-1

NOTES

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

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

STANDARD SIGN
W10-1

WISCONSIN DEPT OF TRANSPORTATION

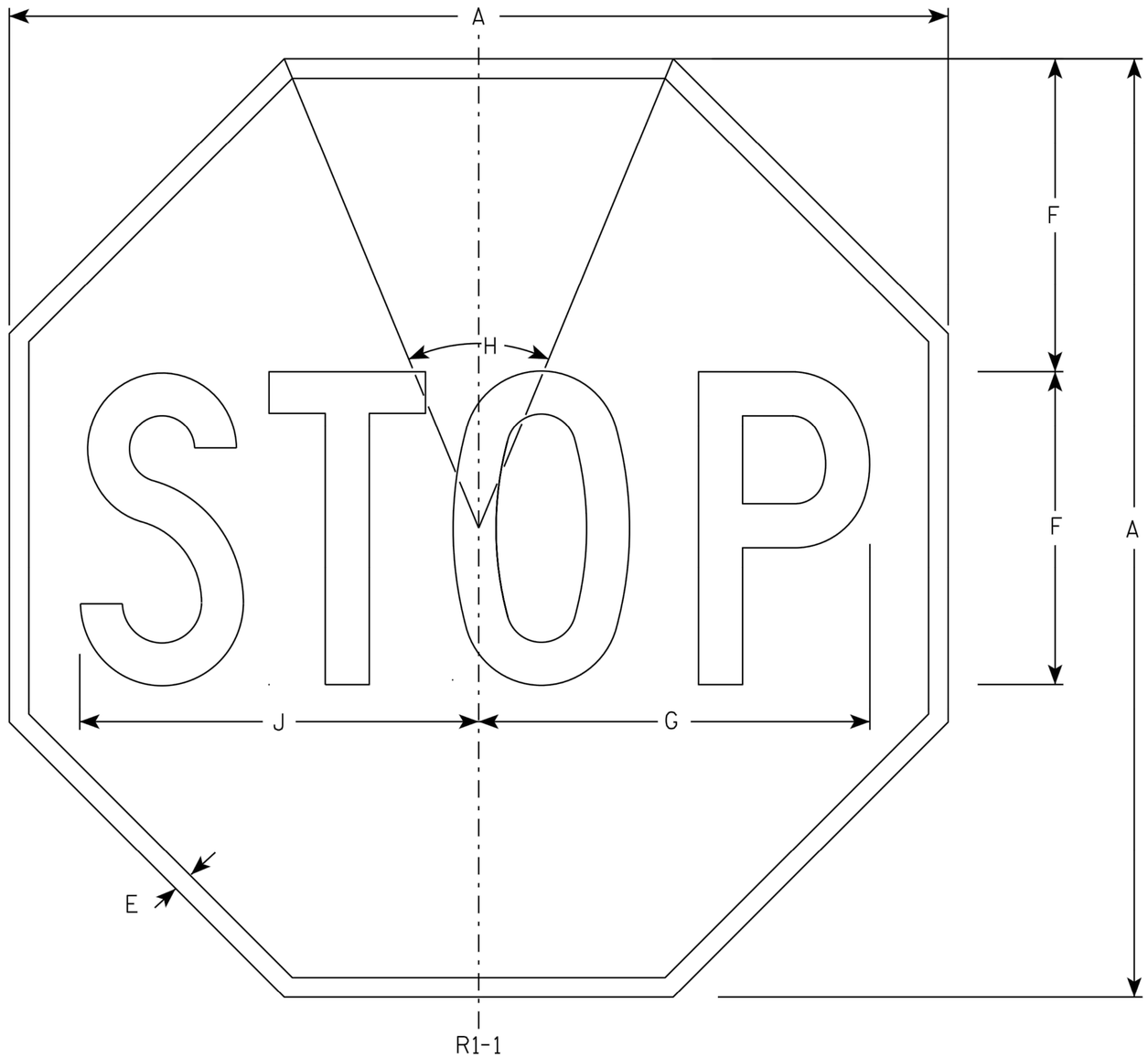
APPROVED Matthew R Rauch for State Traffic Engineer

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

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

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

WISDOT/CADDS SHEET 42



NOTES

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

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

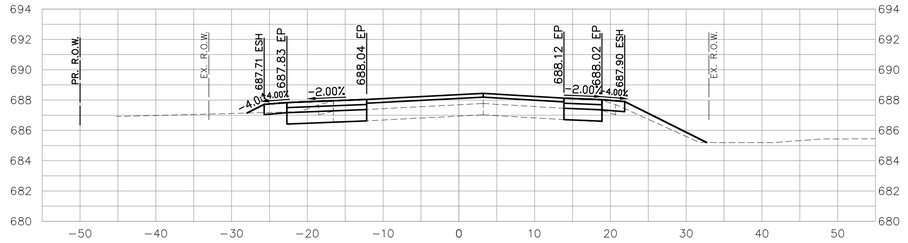
STANDARD SIGN
R1-1

WISCONSIN DEPT OF TRANSPORTATION

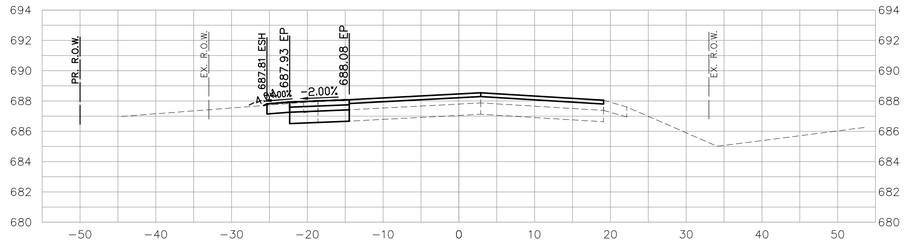
APPROVED Matthew R Rauch
for State Traffic Engineer

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

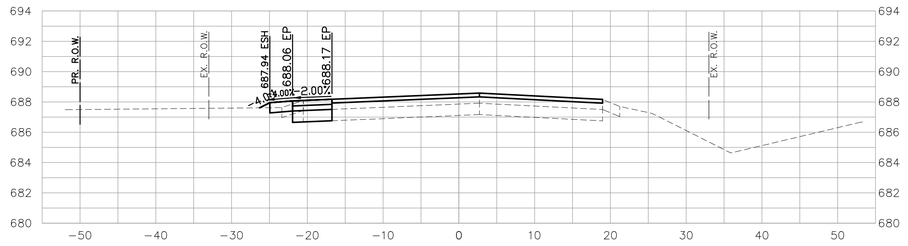
PROJECT NO:	HWY:	COUNTY:		SHEET NO: 53	E



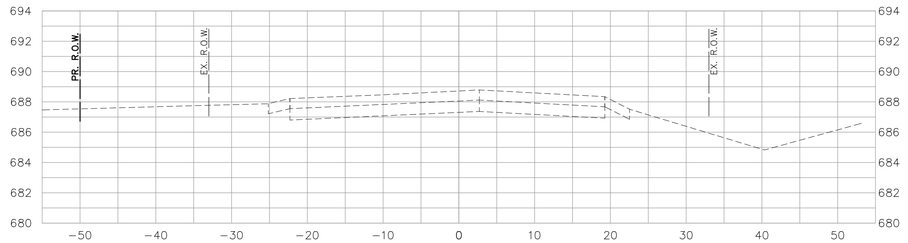
106+50



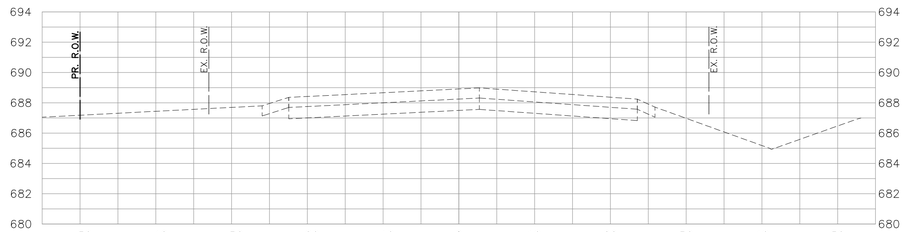
106+00



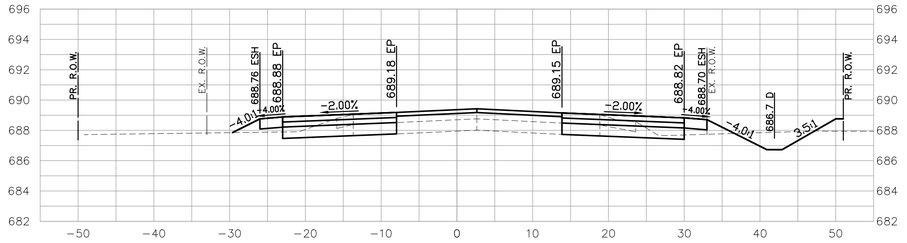
105+50



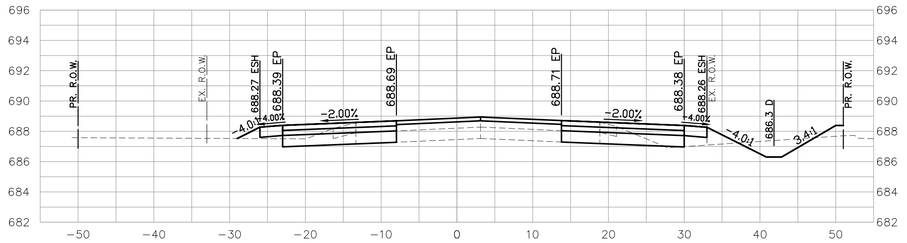
105+00



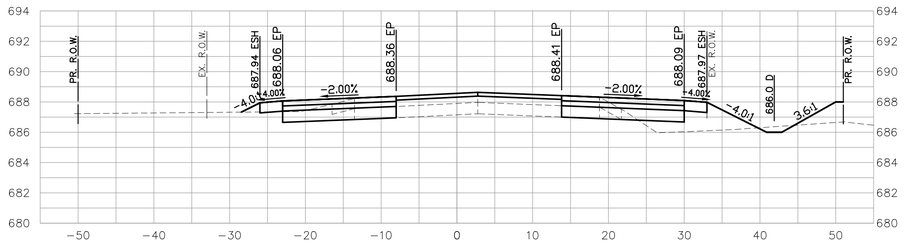
104+50



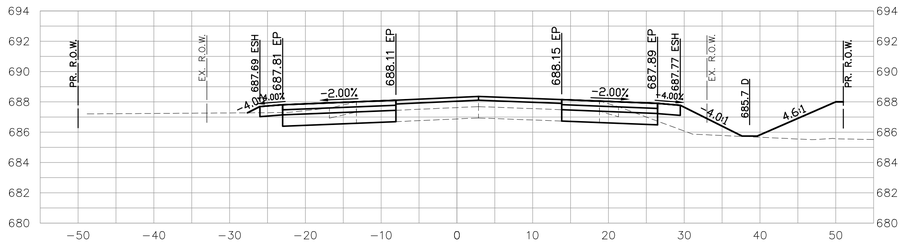
109+00



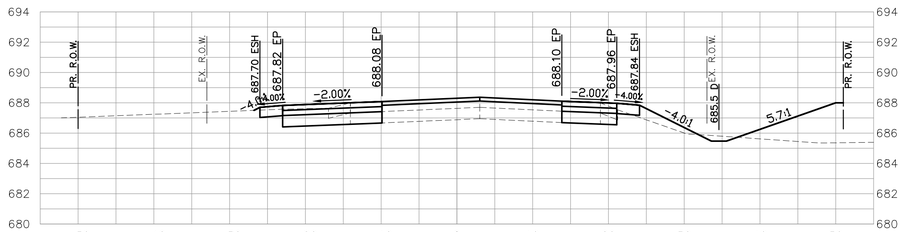
108+50



108+00



107+50



107+00

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

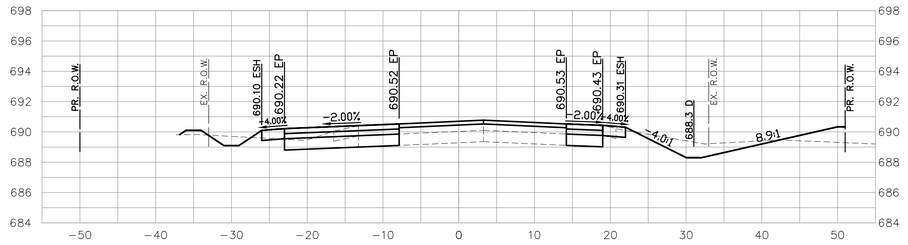
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\59-61 -XSECTIONS CTH E.DWG PLOT DATE : 7/13/2021 5:00 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

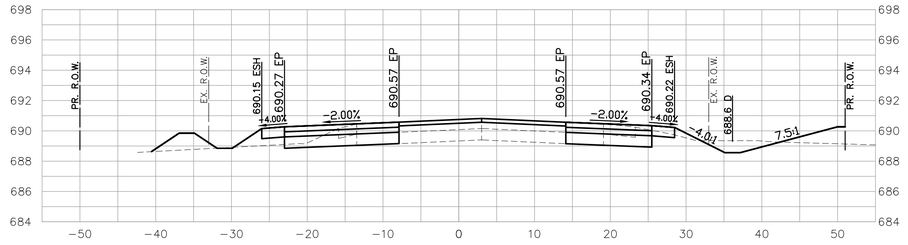
2023-06-20

9

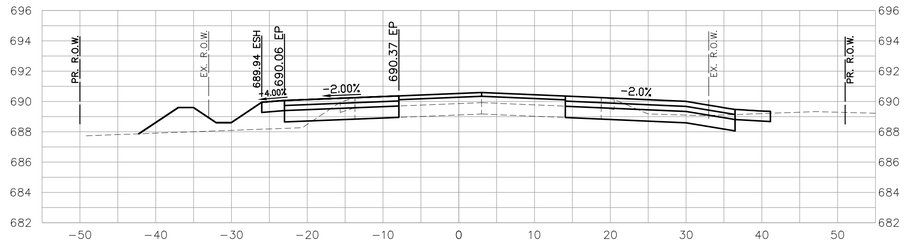
9



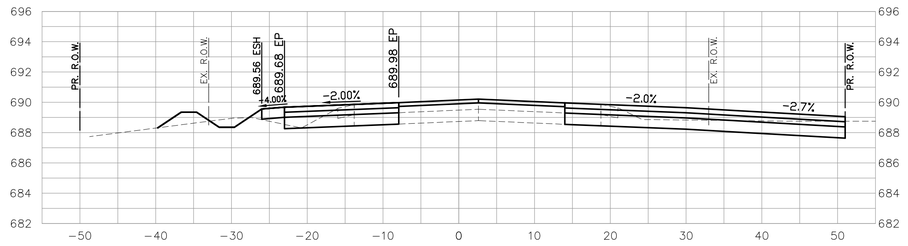
111+50



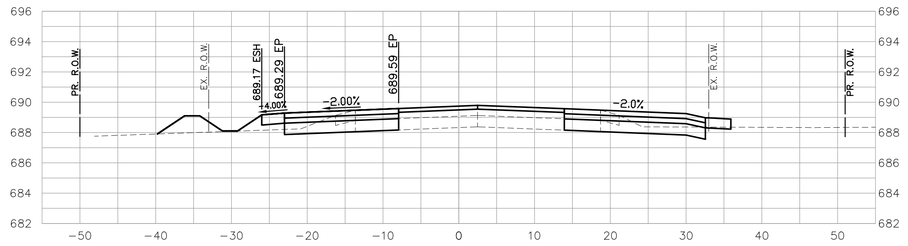
111+00



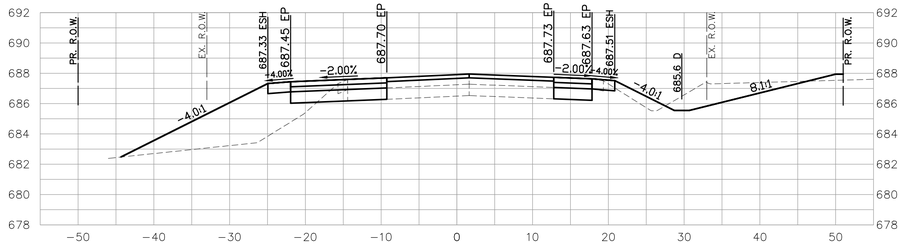
110+50



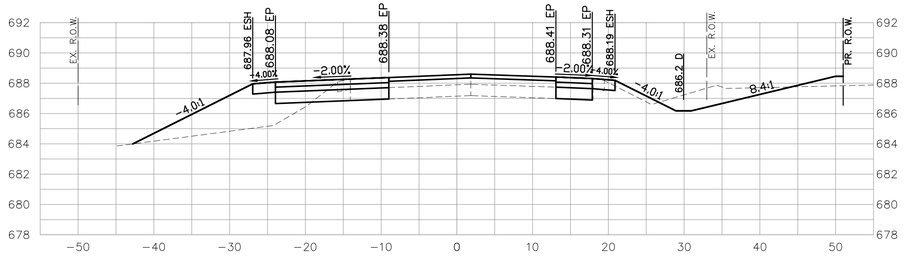
110+00



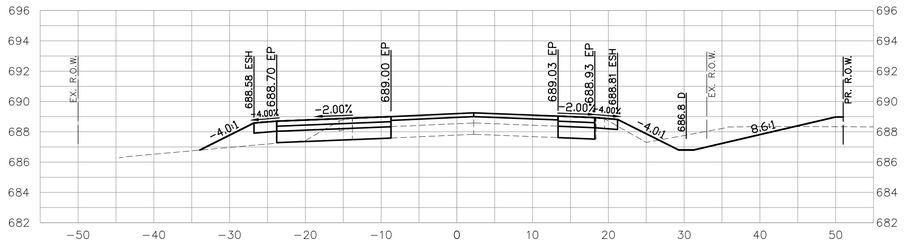
109+50



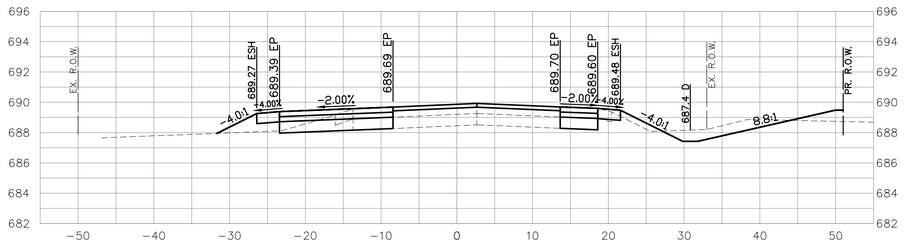
114+00



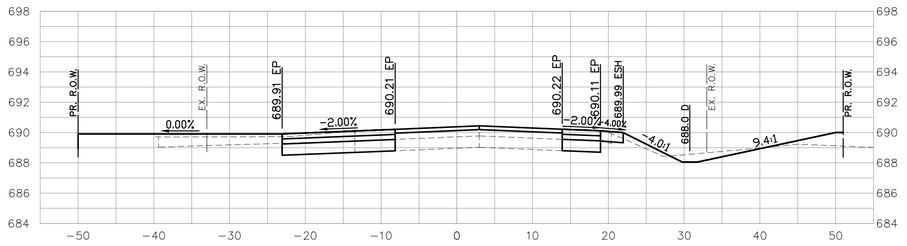
113+50



113+00



112+50



112+00

9

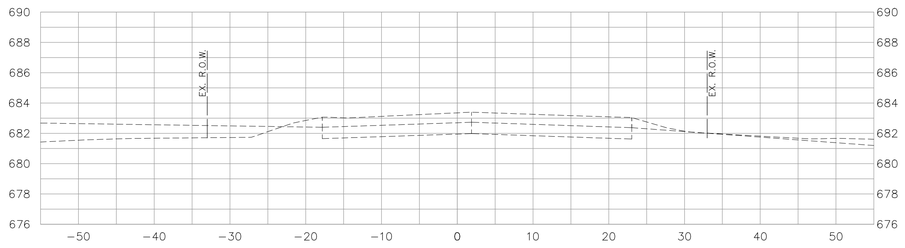
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PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH E - STA.109+50 TO STA.114+00	SHEET 55	E

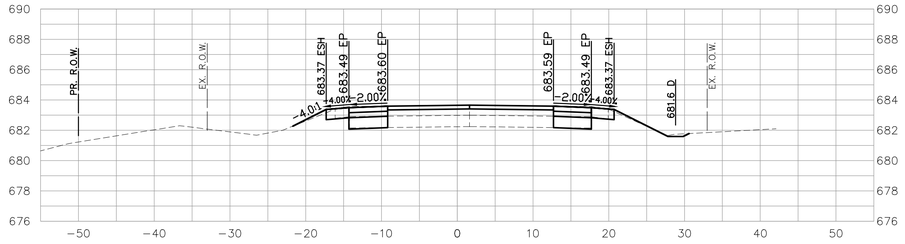
FILE NAME : P:\ALNSMW101\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\59-61 -XSECTIONS CTH E.DWG PLOT DATE : 7/13/2021 5:00 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

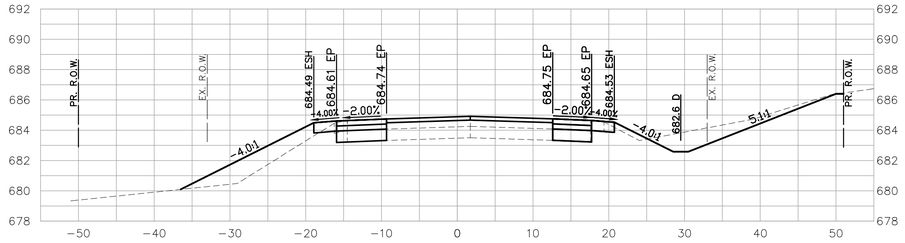
2023-06-20



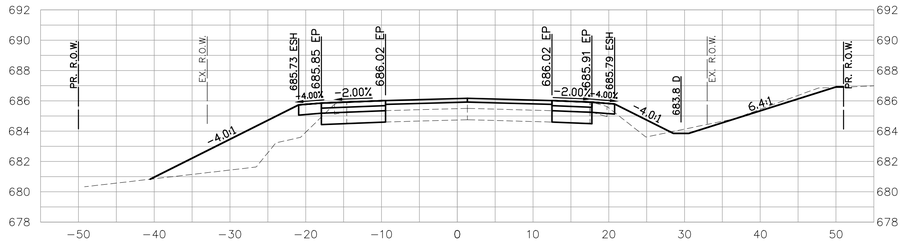
116+50



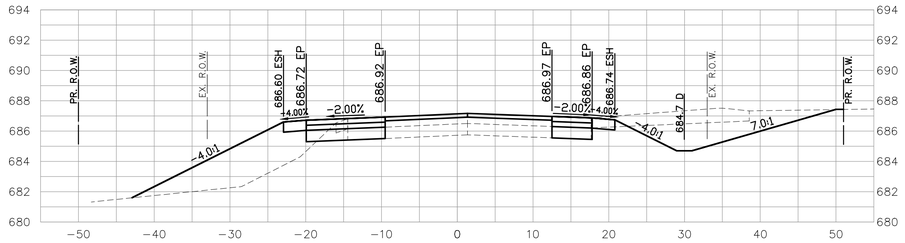
116+00



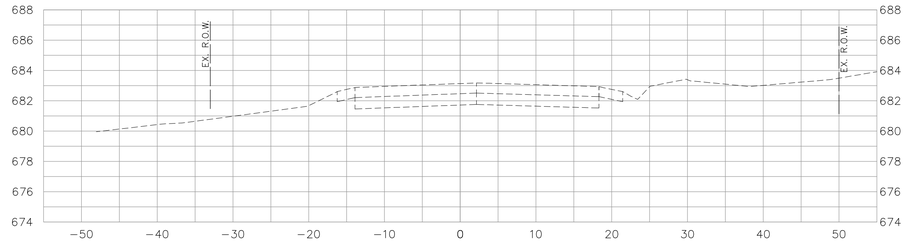
115+50



115+00



114+50



117+00

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

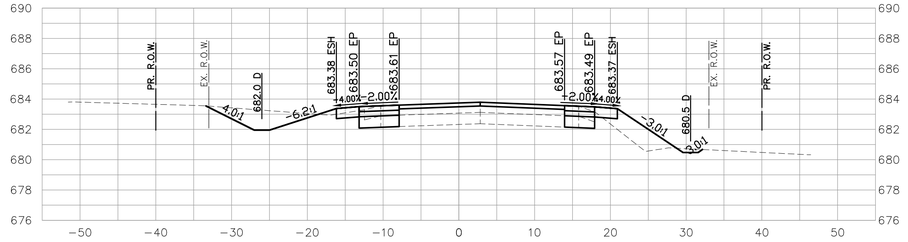
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\59-61 -XSECTIONS CTH E.DWG PLOT DATE : 7/13/2021 5:00 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

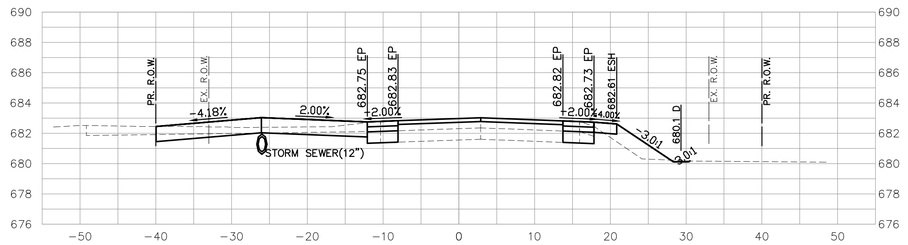
2023-06-20

9

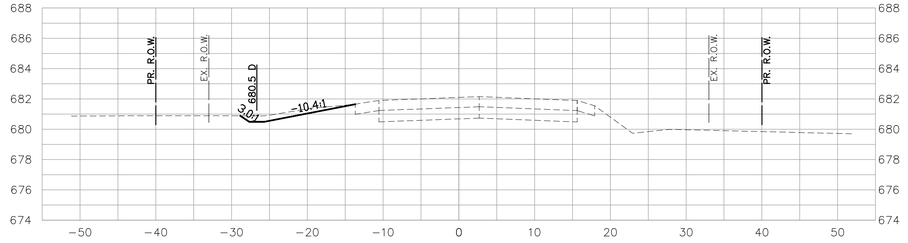
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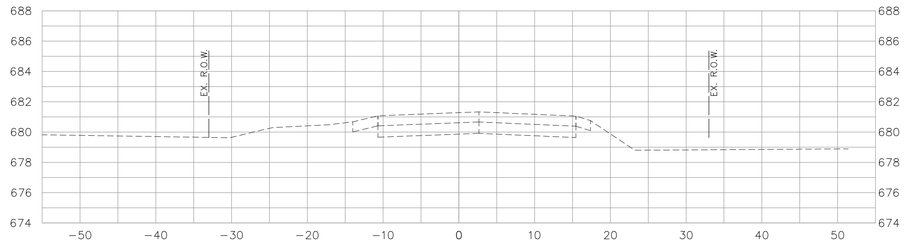
469+00



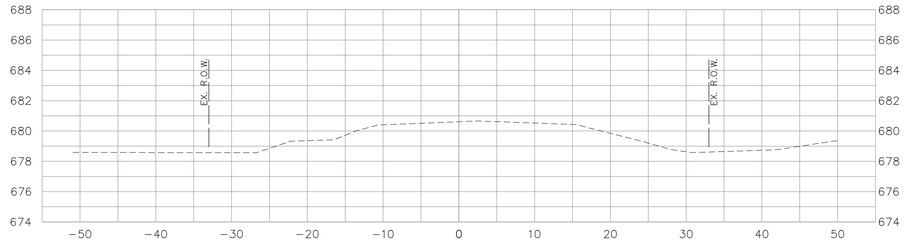
468+50



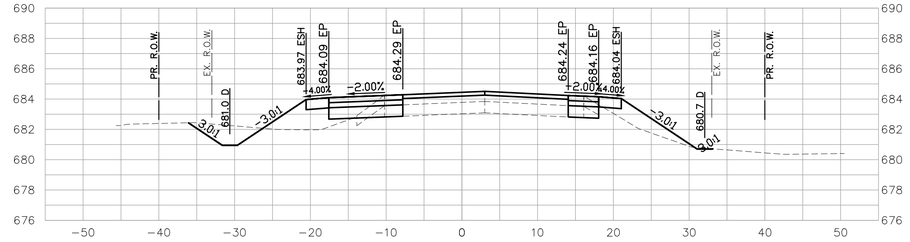
468+00



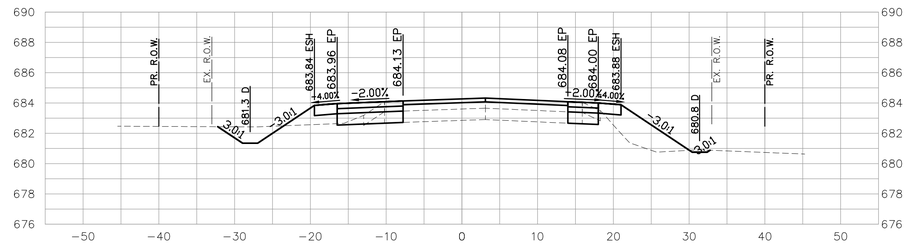
467+50



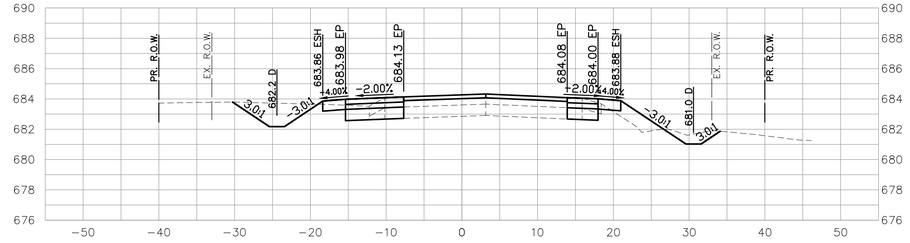
467+00



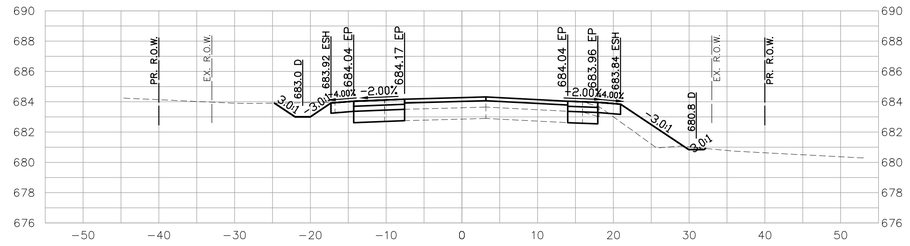
471+00



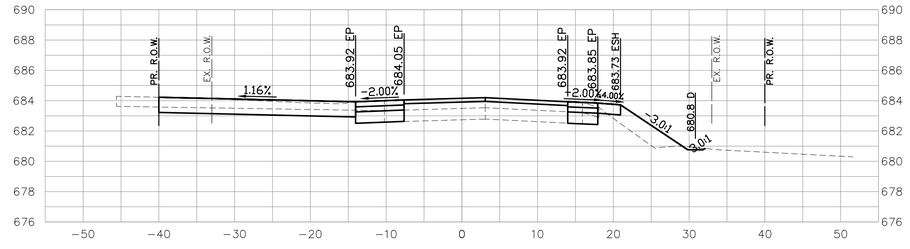
470+50



470+00



469+50



469+39

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

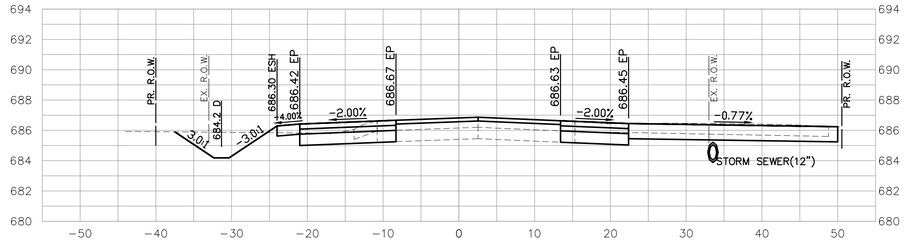
FILE NAME : P:\ALNSMWI01\DWG\ENG\FINAL DRAWINGS\HIGHWAY PLAN SET\62-65 -XSECTIONS CTH EA.DWG PLOT DATE : 7/13/2021 5:01 PM PLOT BY : ALEJANDRO SANCHEZ PLOT NAME : PLOT SCALE : H:1"=10',V:1"=5'

WISDOT/CADDS SHEET 42

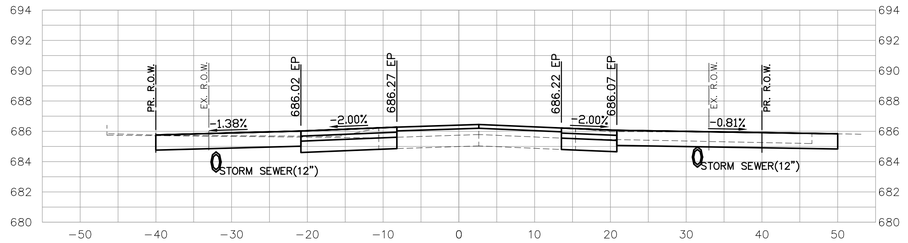
2023-06-20

9

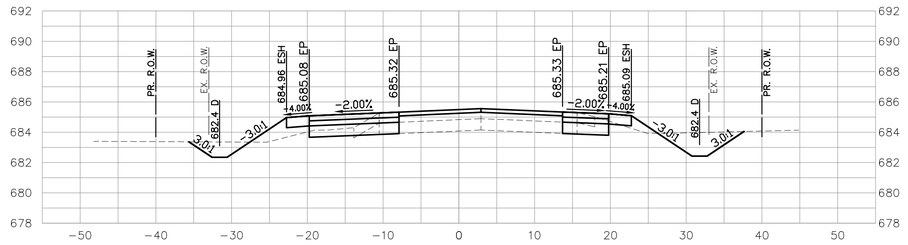
9



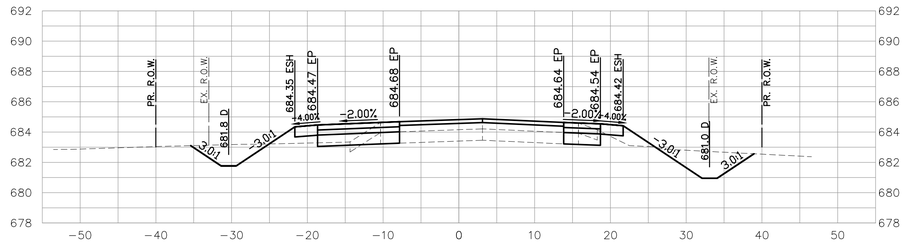
472+75



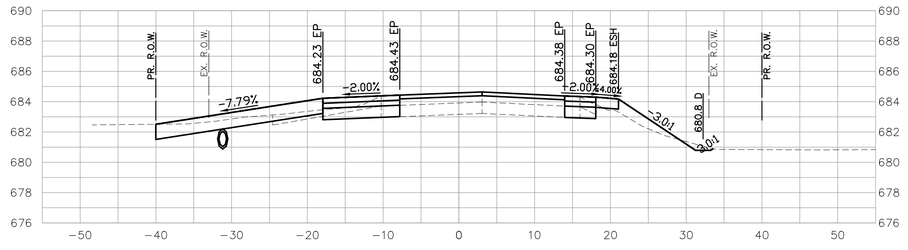
472+50



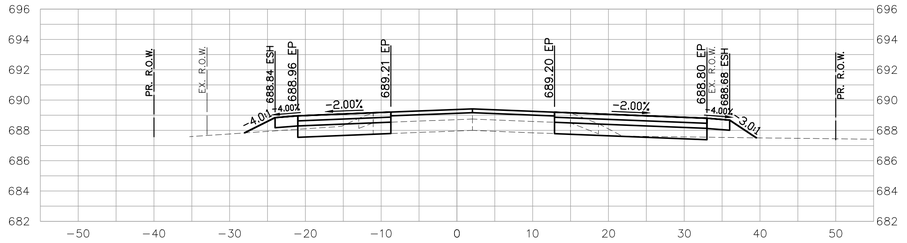
472+00



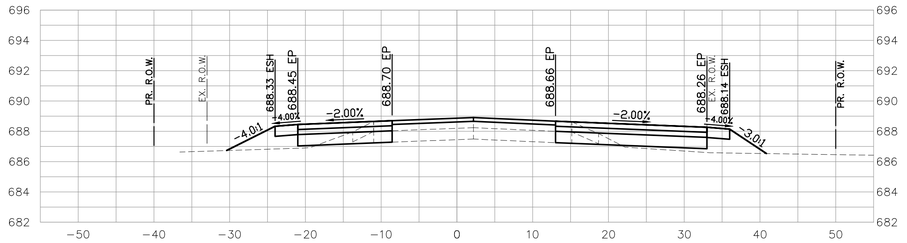
471+50



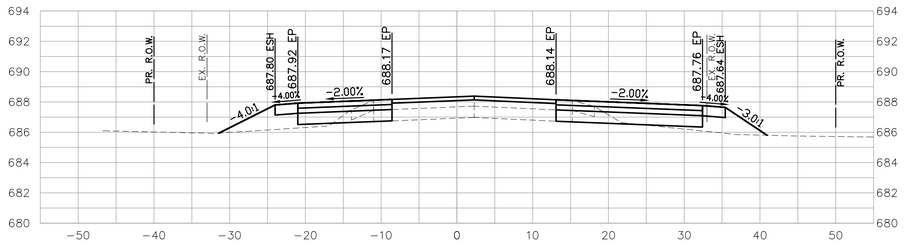
471+18



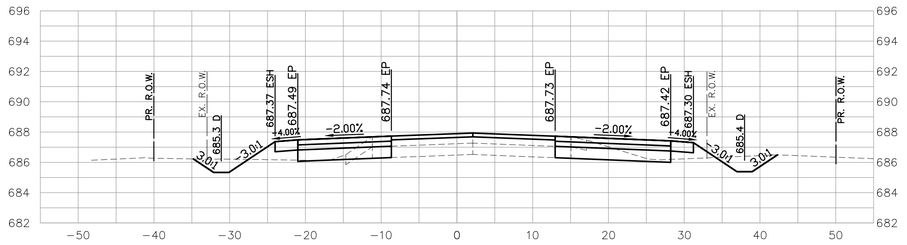
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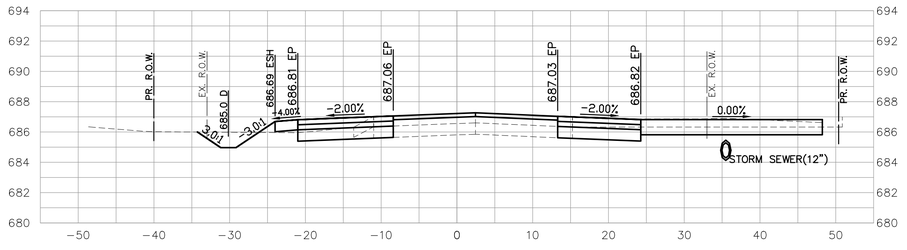
474+50



474+00



473+50



472+99

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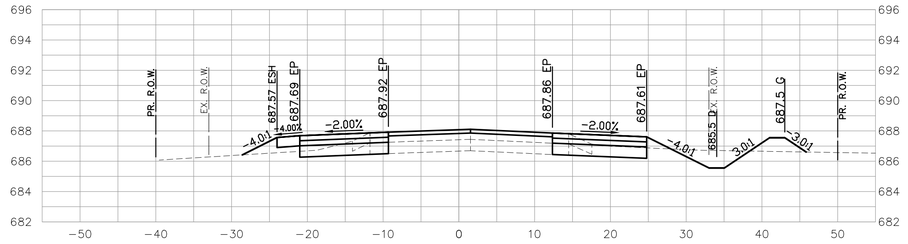
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PROJECT NO: ----	HWY: PROJECT NAME	COUNTY: PROJECT LOCATION	CROSS SECTION CTH EA - STA.471+18 TO STA.475+00	SHEET 58	E

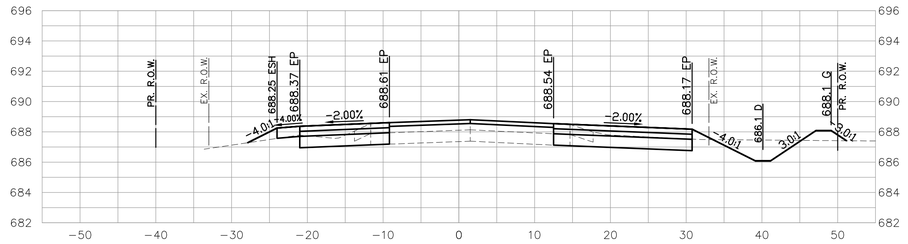
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WISDOT/CADDS SHEET 42

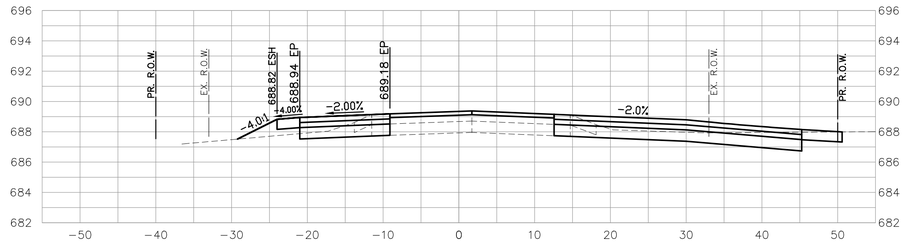
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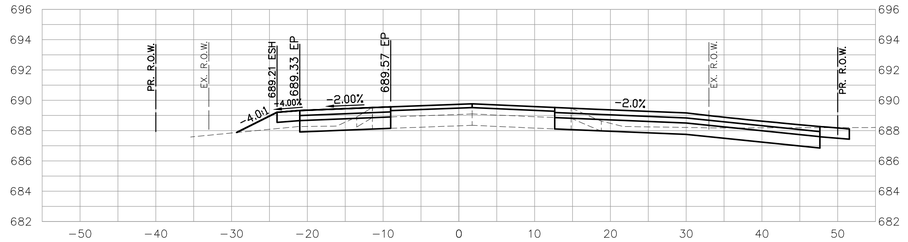
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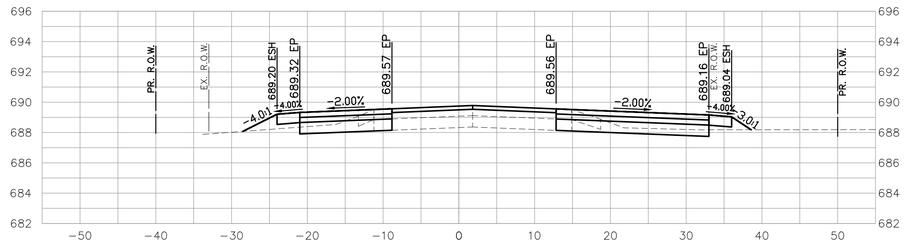
477+00



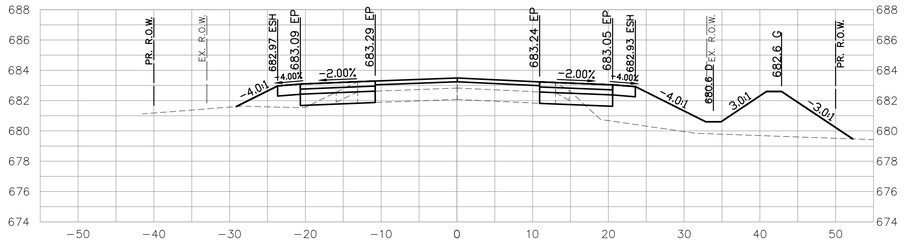
476+50



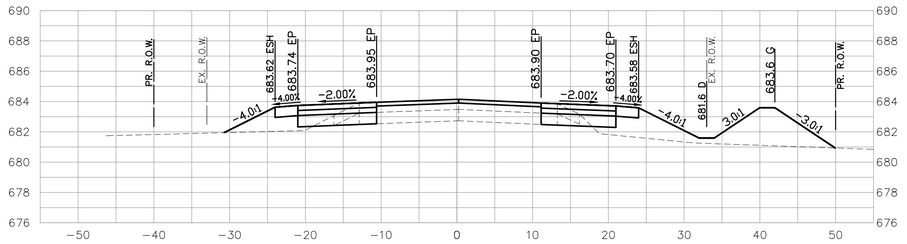
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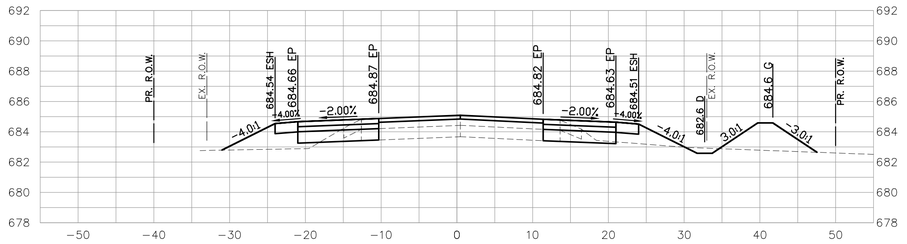
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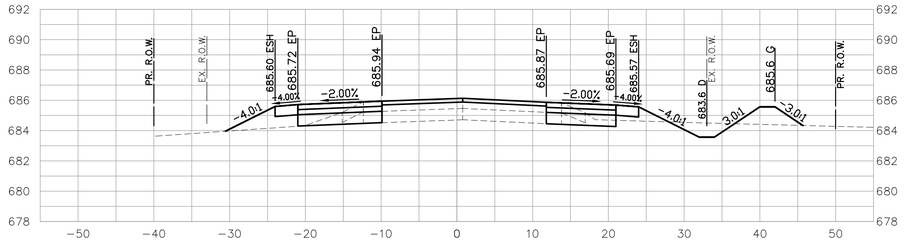
480+00



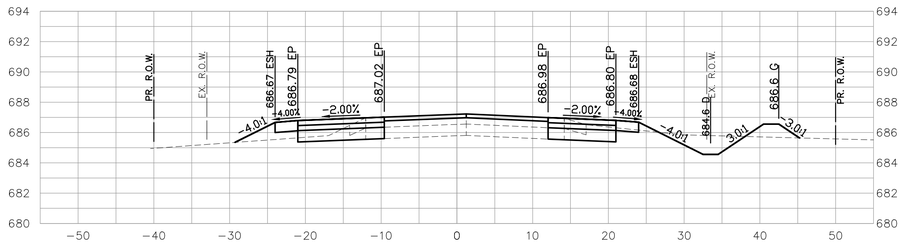
479+50



479+00



478+50



478+00

9

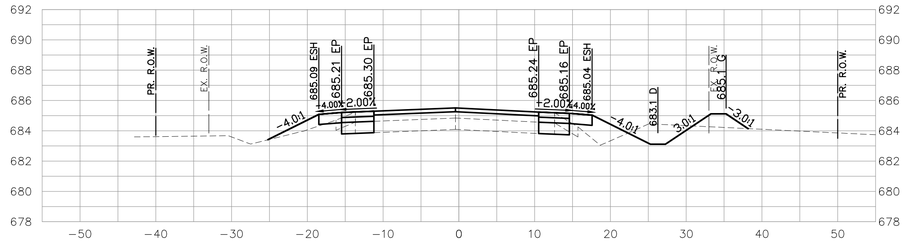
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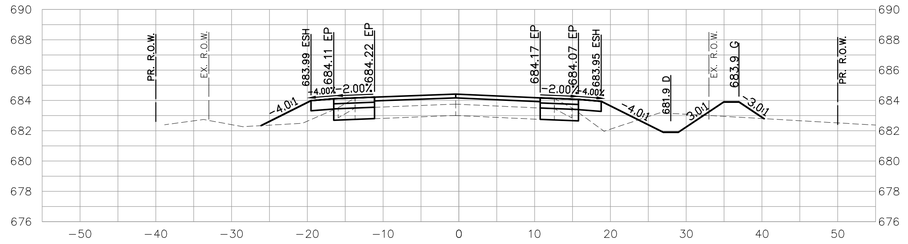
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WISDOT/CADDS SHEET 42

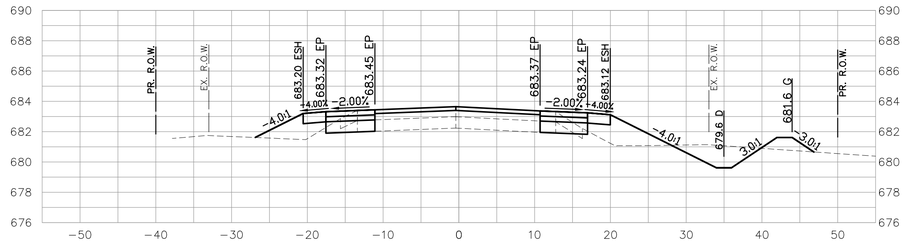
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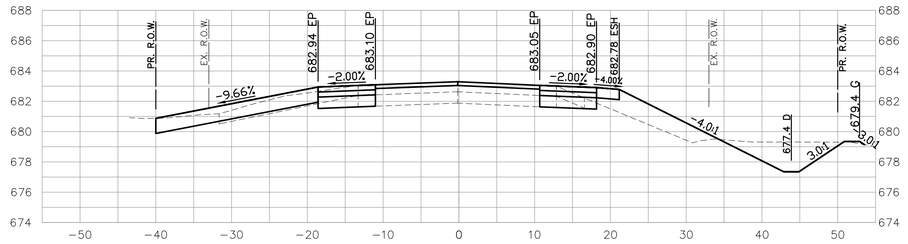
482+50



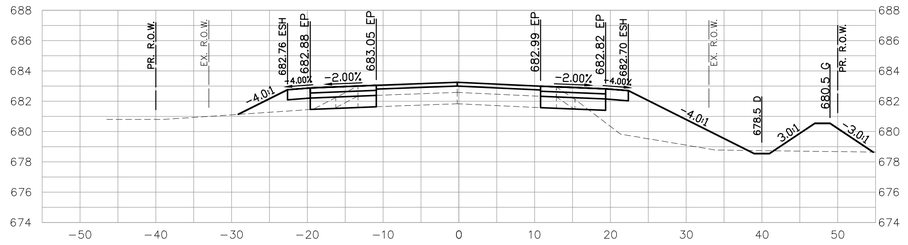
482+00



481+50



481+00



480+50

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

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

WISDOT/CADDS SHEET 42

2023-06-20

9

9

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

STANDARD SYMBOLS

08-01-16

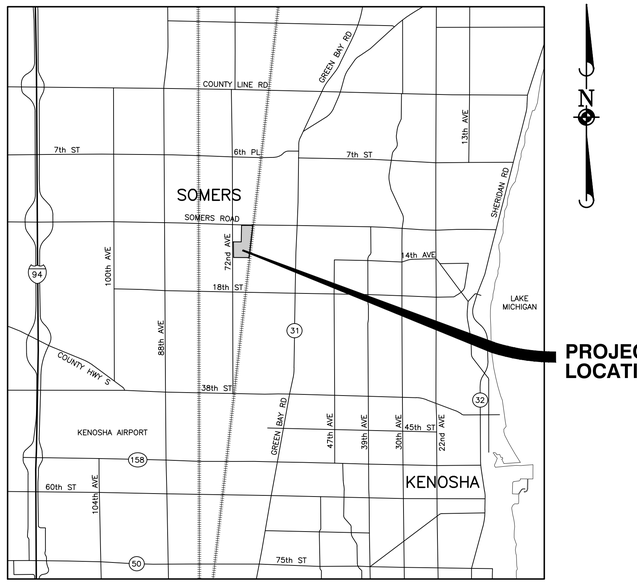
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT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

ABBREVIATIONS

06-01-16

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

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP
N.T.S.

REFER TO SHEET 2 FOR INDEX OF SHEETS

NOTES:

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

BENCHMARKS:

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

ELEVATION=687.15 DATUM=NGVD29

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

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

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

ELEVATION=686.54 DATUM=NGVD29

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

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

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ENGINEER
PROFESSIONAL ENGINEER
SEAL

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

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SOMERSVILLE
VILLAGE OF SOMERS, WISCONSIN
TITLE SHEET

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

SHEET 1 OF 103
ALNSMW01

ISSUED FOR PERMIT
2023-06-20

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April 28, 2023 - 12:58 Dwg Name: P:\Ahnmw01\Dwg\Eng\Final Drawings\Plan Set\03-TITLE.dwg Updated By: rBeiser

06-01-16

EXISTING CONDITIONS NOTES:

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

DEMOLITION LEGEND

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

06-01-16

DEMOLITION NOTES:

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

N

0 50 100 200

SCALE: 1"=100'

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

SOURCE BENCHMARK / SITE BENCHMARK #1

72nd AVENUE (CTH-EA)

N 00°20'23" W 1322.60'

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

N 89°06'36" W 1240.19'

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

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

S 89°11'32" E 631.36'

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

SOMERS ELEMENTARY SCHOOL

UNPLATTED LAND

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

N 00°17'18" W 1290.47'

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

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

S 89°16'28" E 940.71' SOMERS RD (CTH-E)

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

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

!!CAUTION: OVERHEAD ELECTRIC!!

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

TC ENERGY ANR PIPELINE COMPANY NATURAL GAS PIPELINE RIGHT OF WAY AS MARKED IN THE FIELD

205' WISCONSIN ELECTRIC POWER COMPANY EASEMENT

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

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

S 06°30'00" W 2628.61'

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

UNION PACIFIC RAILROAD/CHICAGO AND NORTHWESTERN RAILWAY COMPANY

LOT 2 CSM#2658

LOT 1 CSM#2658

SITE BENCHMARK #3

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-2-22, ALSO BEING NORTH LINE OF SECTION 15-2-99, ALSO BEING SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10-2-22

DRAWN BY	DATE	REVISIONS
MDE	02-11-22	REVISED PER INTERNAL REVIEW
MDE	11-19-21	REVISED PER VILLAGE COMMENTS
MDE	10-01-21	REVISED PER VILLAGE COMMENTS

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SOMERSVILLE

VILLAGE OF SOMERS, WISCONSIN

EXISTING CONDITIONS AND DEMOLITION PLAN

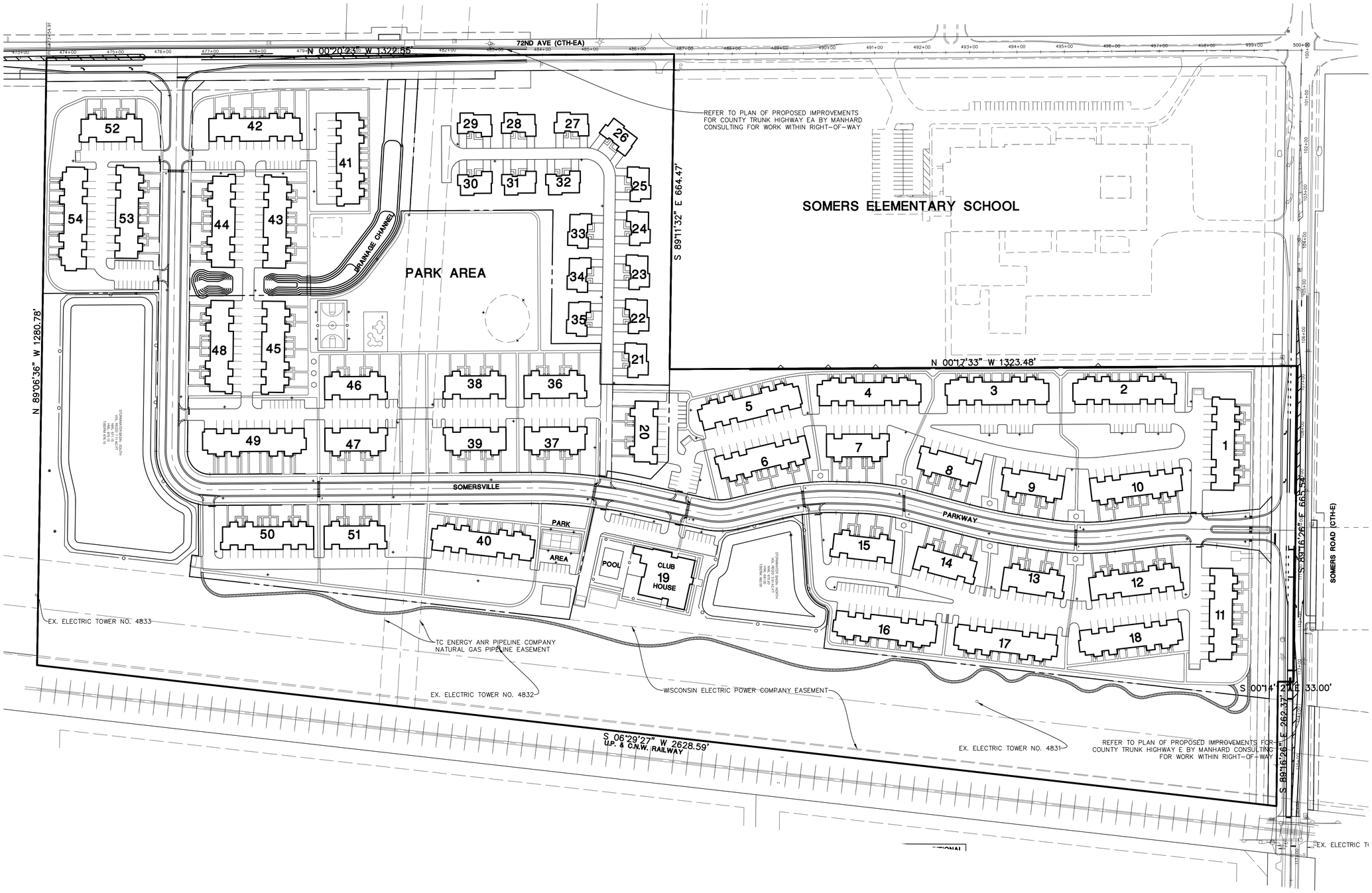
PROJ. MGR.: KJC
PROJ. ASSOC.: MDE
DRAWN BY: ----
DATE: 09-14-21
SCALE: 1"=XX'

SHEET 3 OF 103
ALNSMWI01

ISSUED FOR PERMIT

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March 21, 2022 - 12:50 Dwg Name: P:\Waterman01\Data\Land Desk Projects\Plan Sets\V02-EXISTING-DEMO.dwg Updated By: EDwers



0 50 100 200

SCALE: 1"=100'

DATE	REVISIONS	DRAWN BY
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11-22-21	REVISED PER INTERNAL REVIEW	MDE
11-19-21	REVISED PER VILLAGE COMMENTS	MDE
10-01-21	REVISED PER VILLAGE COMMENTS	MDE

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SOMERSVILLE
VILLAGE OF SOMERS, WISCONSIN
OVERALL SITE PLAN

PROJ MGR.: KJC
PROJ ASSOC.: MDE
DRAWN BY: ----
DATE: 09-14-21
SCALE: 1"=100'

SHEET
4 OF 103
ALNSMWI01

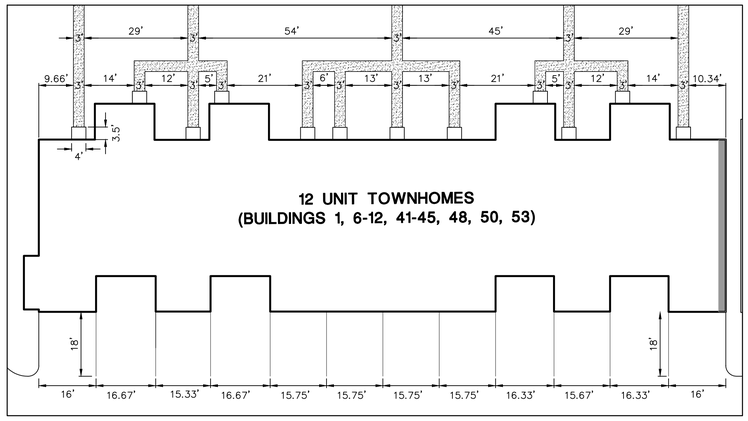
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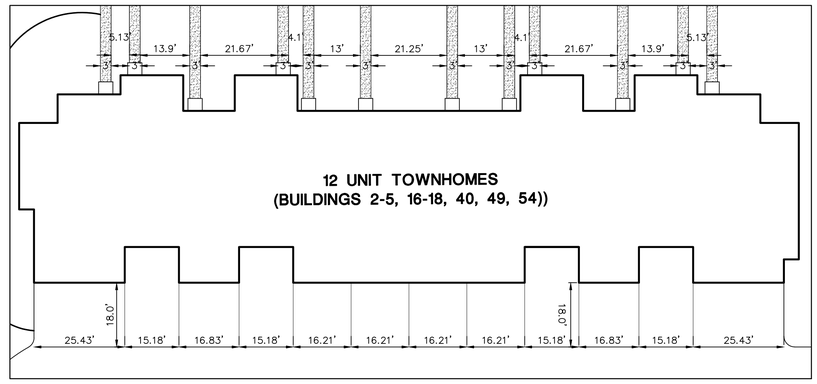
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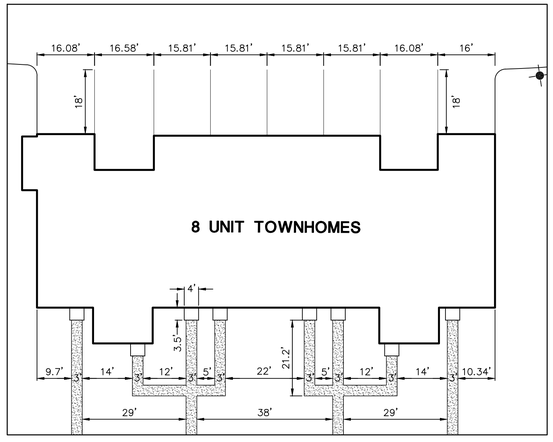
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SCALE: 1"=20'







DRAWN BY	DATE	REVISIONS
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MDE	03-29-22	REVISED PER INTERNAL REVIEW
MDE	11-19-21	REVISED PER VILLAGE COMMENTS
MDE	10-01-21	REVISED PER VILLAGE COMMENTS

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SOMERSVILLE

VILLAGE OF SOMERS, WISCONSIN

TYPICAL BUILDING DIMENSIONS

PROJ. MGR.: KJC
PROJ. ASSOC.: MDE
DRAWN BY: ---
DATE: 09-14-21
SCALE: 1"=20'

SHEET
19 OF 103
ALNSMWI01

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2023-06-20

Jun 28, 2023 - 12:25 Dwg Name: P:\Somerset01\data\Civil\Final Drawings\Plan Set\1B-TYPICAL BUILDING DIMENSIONS.dwg Updated By: FRoser

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SCALE: 1"=100'

72nd AVENUE (CTH-EA)

SOMERS ELEMENTARY SCHOOL

SOMERSVILLE PARKWAY

SOMERSVILLE PARKWAY

SOMERSVILLE PARKWAY

SOMERS ROAD (CTH-E)

EX. ELECTRIC TOWER NO. 4833

EX. ELECTRIC TOWER NO. 4832

TC ENERGY ANR PIPELINE COMPANY
NATURAL GAS PIPELINE EASEMENT

WISCONSIN ELECTRIC
POWER COMPANY EASEMENT

EX. ELECTRIC TOWER NO. 4831

EX. ELECTRIC TOWER NO. 4830

UNION PACIFIC RAILROAD/CHICAGO AND
NORTHWESTERN RAILWAY COMPANY

DRAWN BY	DATE	REVISIONS	
MDE	02-11-22	REVISED PER INTERNAL REVIEW	
MDE	11-19-21	REVISED PER VILLAGE COMMENTS	
MDE	10-01-21	REVISED PER VILLAGE COMMENTS	

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SOMERSVILLE

VILLAGE OF SOMERS, WISCONSIN

OVERALL GRADING PLAN

PROJ. MGR.:	KJC
PROJ. ASSOC.:	MDE
DRAWN BY:	EMO
DATE:	09-14-21
SCALE:	1"=100'

SHEET
20 OF 103
ALNSMWI01

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March 24, 2022 - 12:25 Dwg. Name: P:\Alternate\Data\Engr\Civil Drawings\Plan Sys\19-GRADING-OVERALL.dwg Updated By: EDwens



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SCALE: 1"=100'

DRAWN BY	DATE	REVISIONS
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MDE	11-19-21	REVISED PER VILLAGE COMMENTS
MDE	10-01-21	REVISED PER VILLAGE COMMENTS

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SOMERSVILLE

VILLAGE OF SOMERS, WISCONSIN

OVERALL UTILITY PLAN

PROJ MGR.:	KJC
PROJ ASSOC.:	MDE
DRAWN BY:	----
DATE:	09-14-21
SCALE:	1"=100'

SHEET

36 OF 103

ALNSMWI01

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May 2, 2022 - 10:18 Dwg Name: P:\Somers01\Civil\Final Drawings\Plan Set\V4-UTIL_OVERALL.dwg Updated By: MEmde

2023-06-20

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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: June 20th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #6 Discuss Plan Commission Recommendation (Mueller)

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

BACKGROUND:

Staff has held meetings with the Mueller family to discuss their wish to build an accessory building for their property at 250 Old Green Bay Road. In order to facilitate this, they will need to file a lot line adjustment with the property to the north, 220 Old Green Bay Road. This property is also owned by the Mueller Family.

The area to be conveyed through the lot line adjustment is marked in yellow on the attached application. The request for this portion is a rezone from B-5 to R-2.

In the same application, the Muellers have requested a rezone of a portion of 220 Old Green Bay Road from B-5 to A-4. This will serve to change the zoning so that the entire parcel now has one zoning classification.

UPDATE:

The Plan Commission heard the above-mentioned request at their June 12th meeting and held the requisite public hearing. During the public hearing there were several questions by residents as to what portions of the property were being rezoned. No other major

issues were raised. The Plan Commission's recommendation was to approve the request for rezone (7-0).

COMMENTS:

Staff would request that this matter be placed on our June 27th Board Meeting Agenda for action.

ATTACHMENTS:

Planning Memo dated 05/29/2023

Planning Commission Minutes 06/12/2023 – Highlighted

Application for Rezoning

COUNTY OF KENOSHA

Division of Planning & Development

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

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Kenosha County Planning & Development**
RPT DATE: **05-29-23**
MTG DATE: **06-12-23**
APP DATE: **04-24-23**
RE: **Mueller Rezoning**

BACKGROUND:

1.	Petitioner/Agent:	Mark J. Mueller
2.	Property Owner:	Edwin G Mueller & Marcella Mueller
3.	Location/Address:	220 Old Green Bay Rd.
4.	Tax key Number:	82-4-222-022-0104
5.	Parcel Area:	43.50 acres
6.	Existing Zoning:	B-5 Wholesale Trade and Warehousing Dist. & A-4 Agricultural Land Holding Dist.
7.	Proposed Zoning:	A-4 Agricultural Land Holding Dist. & R-2 Suburban Single-Family Residential Dist.
8.	Current Land Use:	Mixed Use & INRA (Isolated Natural Resource Area)
9.	Proposed Land Use:	Mixed Use & INRA (Isolated Natural Resource Area)

OVERVIEW:
The Petitioner proposes to rezone the southeastern portion of the subject parcel from B-5 Wholesale Trade and Warehousing Dist. to A-4 Agricultural Land Holding Dist. (to match the rest of that parcel's zoning), and R-2 Suburban Single-Family Residential Dist. (to be detached from the subject parcel and attached to the adjacent parcel to the south via a lot line adjustment).

PLANNER COMMENTS:
The Petitioner, Mark Mueller, owns parcel # 82-4-222-022-0105 which is currently zoned R-2 Suburban Single-Family Residential Dist. Mr. Mueller desires to construct a detached accessory building in the area to the northwest of his house, which is currently part of the neighboring parcel 82-4-222-022-0104 to the north and owned by his family.

Mr. Mueller has proposed a lot line adjustment between the two parcels which would convey 0.468 acres/20,399 square feet from parcel 82-4-222-022-0104 to his current parcel 82-4-222-022-0105. The 0.468 acres is proposed to be rezoned from B-5 to R-2 under the submitted rezoning application, to match the current zoning of Mr. Mueller's residential parcel so that upon recordation of the lot line adjustment Mr. Mueller's parcel will have uniform R-2 zoning.

A lot line adjustment survey has been prepared by Nielsen Madsen & Barber and was submitted as part of the rezoning application. If the proposed rezoning is approved, staff would sign off on the lot line adjustment survey and instruct Mr. Mueller to record it. Upon recordation of the lot line adjustment, a zoning permit may then be issued for the proposed detached accessory building on Mr. Mueller's property.

STAFF RECOMMENDATION:
Staff would support a recommendation of approval of the proposed rezoning.

Village of Somers
Proceeding from the Village Plan Commission Meeting
June 12, 2023

1. **Call to Order**

   Chairman Stoner called the meeting to order at 5:29 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**, Fire Chief **Ben Andersen**
Elected officials: Trustees **Jackie Nelson, Joe Smith, Ben Harbach and Karl Ostby Scott Fredrick**

Kenosha County Staff: Senior Land Use Planner **Luke Godshall**

2. **Pledge of Allegiance**

   Chairman **Stoner** led everyone in the Pledge of Allegiance.

3. **Approve Minutes of May 8, 2023**

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

4. **Correspondence**

Letter from **Kathleen Basquez-Vescova** (attached) regarding the Somersville project.

5. Citizen Comments

Krista Reck
6007 7th Street
Ms. Reck mentions that the Maplecrest subdivision project was presented to the Plan Commission at their last meeting and mentions her concern about 4-story buildings and the fact that it goes against the current zoning.
She also brought her concerns about the CNG project and mentions that she believes the long-range plan for that area is for residential development. She asked which takes how that plan affects possible future development and how it would impact her property.

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

Public Hearing and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved", to "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. (*For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

Public Comments:

6443 11th Place
John Hobson
Mr. Hobson encourages commissioners to keep the development medium density.
He feels that a lot of appartements have been added to the community, and that when they moved here seven years ago, they moved for the more rural setting, and that growth is great but is concerns it is too much and too fast.
6450 12th Street
Floyd McInally
Asks where the property is?
Commissioner Grimes explains that it is on the east and south side of the school in an L shape.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.
Motion passes unanimously 7-0.

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

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

Public comments: none

Commissioner **Boxx** moved to recommend approval of the request with PUD overlay.
Commissioner **Aiello** seconds.

Senior Land Use Planner Godshall explains that it is all R11, R8 was removed.
Chairman Stoner mentions that the density was reduced. He also mentions that Somers does not control who goes and doesn't go to Somers Elementary School.
Village Administrator Peters state that the Village met with KUSD about the project.

Motion passes unanimously 7-0.

3. Land Division (Certified Survey Map):

Discussion and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by James D. Baker of Manhard Consulting LTD) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

Public comments: none

Chairman **Stoner** explains that a house is planned for that parcel.
Commissioner **Thompson** moved to recommend approval of the request.
Commissioner **Boxx** seconds.

Motion passes unanimously 7-0.

4. Site Plan Review & Exterior Fenestration:

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

Chairman Stoner comments about the housing pressures that the Village is facing. He states that the Village has held developers to minimum standards. He also states the least expensive house in the community is $550,000 average home in Somers, that is not affordable to the average person but that the Village does not control the market.
He mentions a project in Pleasant Prairie with small lot sizes, and small residential space, but even with that, the projected price would be $475,000. He expressed doubts that reducing density translates in affordability. This is a concern that he has shared with other elected officials and they are exploring options.

Commissioner **Thompson** moved to recommend approval of the request.
Commissioner **Boxx** seconds.

Motion passes unanimously 7-0.

5. Rezone:

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

Public comments:

Michael Aulozzi
145 Old GB Road
Aulozzi asks what part of the property is being rezoned.
Chairman Stoner pointed out to the exhibit and said it was the part highlighted in yellow.
Commissioner Grimes points out that the blue area will go B5 to Ag.
Heather Edwards
129 Old Green Bay Road
Edwards wanted to make sure it is not the patch of trees on the corner of Highway KR and Green Bay Road.
Chairman **Stoner** says no.
Mueller (owner):

Explains that it is a family owned property and he wants to build a garage closer to the house. He said they will not have a busines on the property after it burnt down.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Lee** seconds.

Motion passes unanimously 7-0.

6. **Rezone:**

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

Public comment: none

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

7. **Plan Commission Conceptual Approval:**

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

Public comment: none

Chairman **Stoner** explains that it is a conceptual presentation. And asks Godshall whether it meets Kenosha County requirements
Godshall points out that the plans are not details and very preliminary and that it is hard to determine at this time. He mentions that the property rezoning allows for this project.
Commissioner **Thompson** mentions that exterior masonry will be required.
Administrators **Peters** mentions that it will all under a condo plat.
Commissioner **Lee** asks about basements.
Wallach (owner) states unfinished basements will be offered.

Commissioner **Aiello** is excited about the project. He mentions that the building will have to stand up to the elements being so close to Lake Michigan. He mentions EIFS as a good material to use.
Wallach mentions that EIFS is a hard sell and has a bad rap, but concurs that it is a good material.
Commissioner **Aiello** mentions he is much more pleased with than projects. He likes the driveaway layout and states the project is a better fit for the area.
Wallach mentions that those houses can be started very quickly and start as soon as this fall.
Commissioner **Chambers** states he loves the concept.
Chairman **Stoner** cautions the developer that what he brings to the board is what has to be built.
Chairman **Stoner** reiterates others concerns about the materials used on the lakefront and mentions wood and other materials do not stand up to the elements.
Wallach mentions that EIFS and metal roofing are good for that location and that EIFS provides added insulation.
Chairman **Stoner** mentions to the developer that those materials should be brought to the board at the next meeting.
Commissioner **Juliana** says he likes it and asks whether there are erosion concerns.
Wallach mentions that revetment was done on the north side and that there is one toe that had not eroded and one recommendation was to watch it, be our approach it to take care of it. That's the only issue. We are going to take that toe down and rebuild it.
Administrators **Peters** mentions that the revetment had to done as part of the last development agreement and that requirement carries through.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

8. Adjourn

Commissioner **Boxx** proposes the motion to adjourn.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

Drafted June 14, 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
APR 24 2023
Kenosha County
Deputy County Clerk

REZONING APPLICATION

(a) Property Owner's Name:

EDWIN G MUELLER MARCELLA MUELLER Elizabeth J. Schumacher

Print Name: ~~Elizabeth J Schumacher~~ JANE A. POWELL Signature: Jane A. Powell

Mailing Address: 220 OLD GREEN BAY RD

City: KENOSHA State: WI Zip: 53144

Phone Number: ~~262-914-2408~~ 414-405-9584 E-mail (optional):

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

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

Print Name: Mark J. Mueller Signature: Mark J. Mueller

Business Name:

Mailing Address: 250 Old Green Bay Rd

City: Kenosha State: WI Zip: 53144

Phone Number: 262 552 7671 E-mail (optional): bmueller90@att.net

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

82-4-222-022-0104

Property Address of property to be rezoned:

220 OLD GREEN BAY RD

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

This rezoning is related to a proposed lot line adjustment between parcels 82-4-222-022-0104 & 82-4-222-022-0105 (proposed lot line adjustment survey attached):

-Portion to be attached to 82-4-222-022-0105 to be rezoned from B-5 to R-2.

-B-5 zoning on 82-4-222-022-0104 to be rezoned B-5 to A-4.

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

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

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

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☑ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☑ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ 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

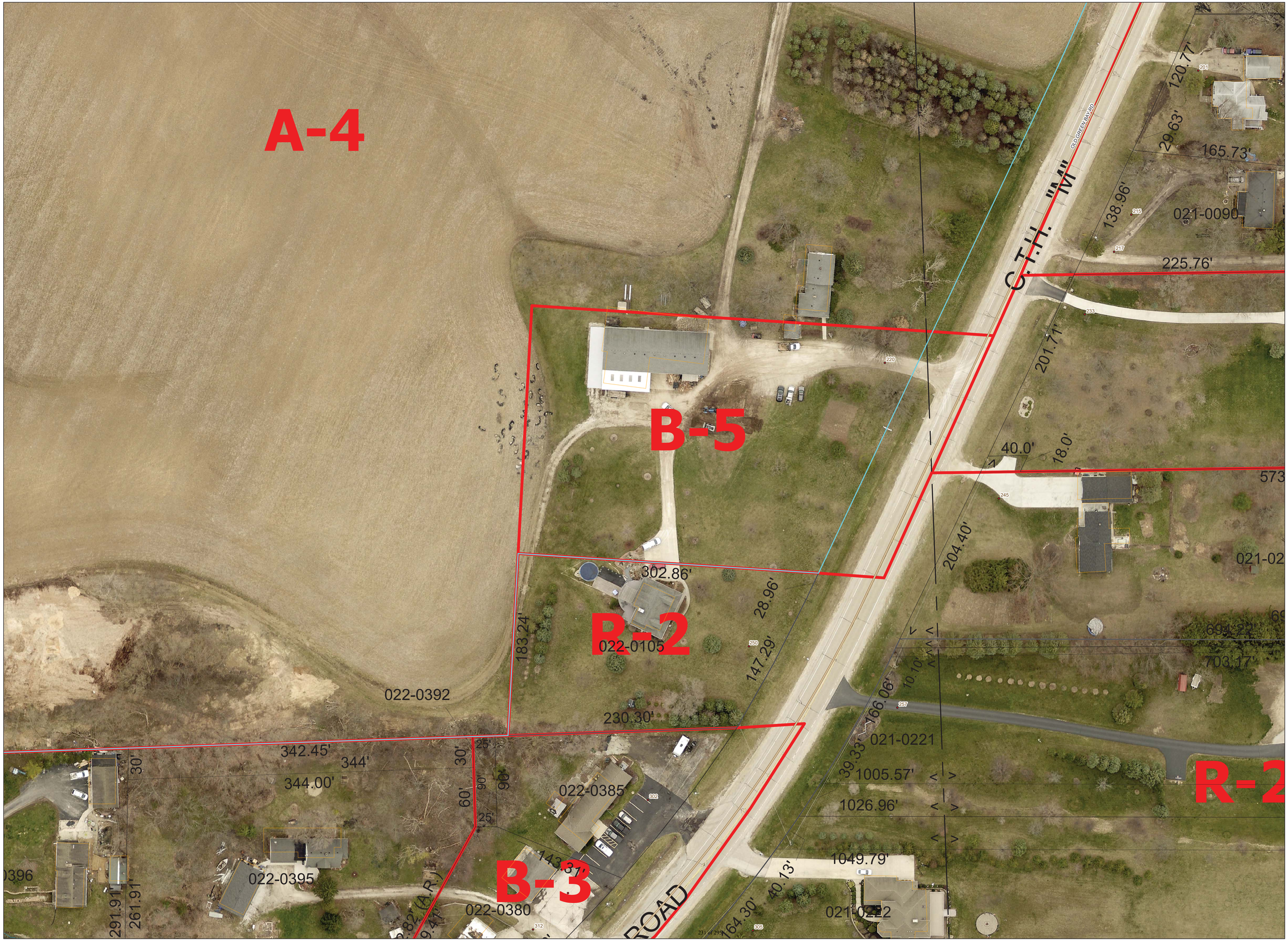
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may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

Kenosha County

KENOSHA COUNTY WISCONSIN
Established 1850

EXISTING ZONING



N
W E
S

1 inch = 40 feet

Source: Kenosha County Department of Planning and Development

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INNACURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY. 2023-06-20

Kenosha County

PROPOSED ZONING

A-4

Rezone B-5 to A-4

Rezone B-5 to R-2

B-5

B-2

B-3

R-2

C.T.H. "A" (W. OLD GREEN BAY RD)

022-0105

022-0392

022-0385

022-0395

022-0380

021-0090

021-0221

021-0222

302.86'

183.24'

28.96'

147.29'

230.30'

342.45'

344'

344.00'

30'

60'

90'

25'

143.31'

291.91'

261.91'

120.77'

29.63'

165.73'

138.96'

225.76'

201.71'

40.0'

18.0'

204.40'

694.22'

703.17'

10.10'

166.06'

39.33'

1005.57'

1026.96'

1049.79'

40.13'

164.30'

N

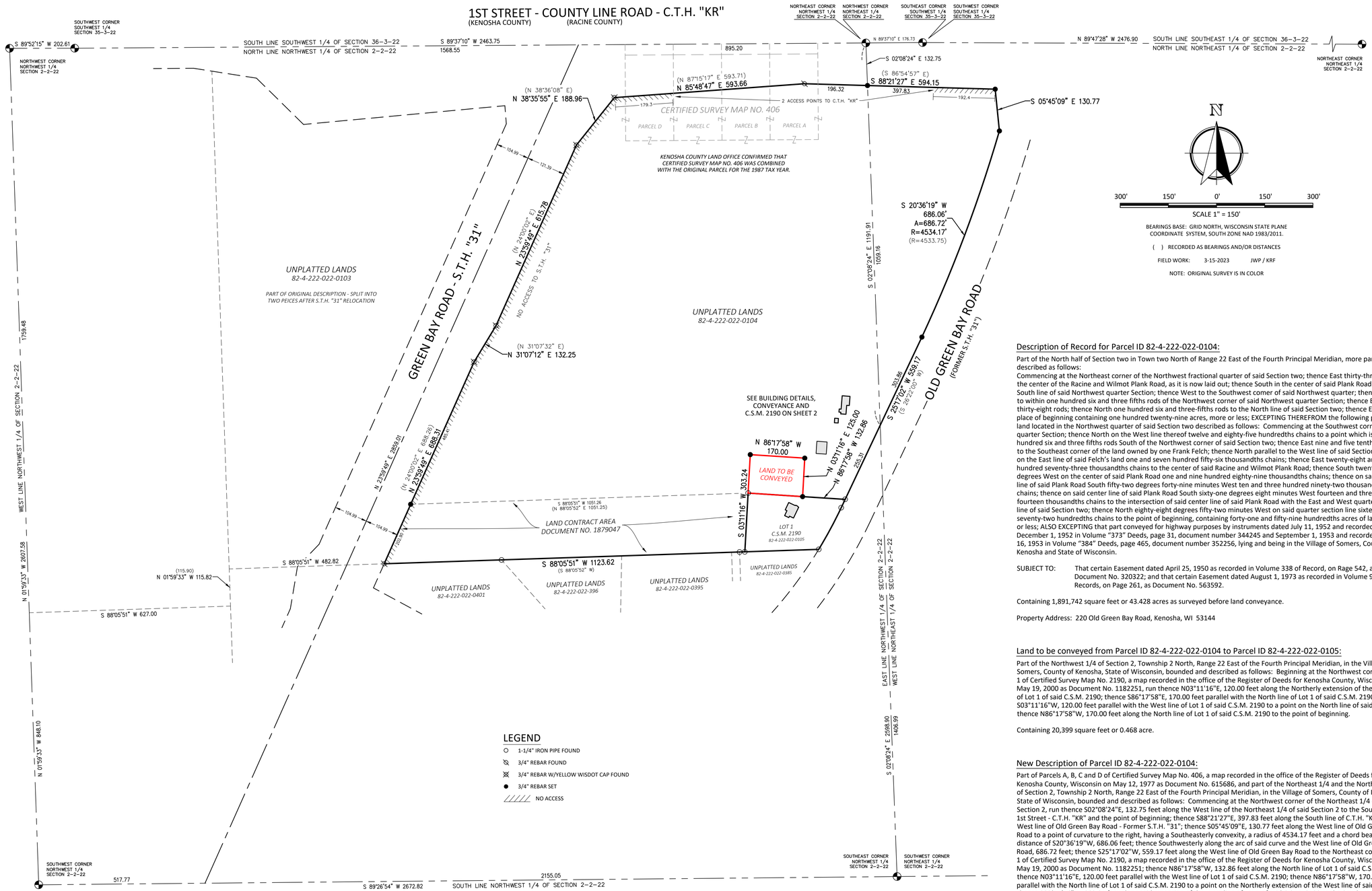
W E

S

1 inch = 40 feet

Source: Kenosha County Department of Planning and Development

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BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011.

( ) RECORDED AS BEARINGS AND/OR DISTANCES

FIELD WORK: 3-15-2023 JWP / KRF

NOTE: ORIGINAL SURVEY IS IN COLOR

Description of Record for Parcel ID 82-4-222-022-0104:

Part of the North half of Section two in Town two North of Range 22 East of the Fourth Principal Meridian, more particularly described as follows:
Commencing at the Northeast corner of the Northwest fractional quarter of said Section two; thence East thirty-three rods to the center of the Racine and Wilmot Plank Road, as it is now laid out; thence South in the center of said Plank Road to the South line of said Northwest quarter Section; thence West to the Southwest comer of said Northwest quarter; thence North to within one hundred six and three fifths rods of the Northwest corner of said Northwest quarter Section; thence East thirty-eight rods; thence North one hundred six and three-fifths rods to the North line of said Section two; thence East to the place of beginning containing one hundred twenty-nine acres, more or less; EXCEPTING THEREFROM the following parcel of land located in the Northwest quarter of said Section two described as follows: Commencing at the Southwest corner of said quarter Section; thence North on the West line thereof twelve and eighty-five hundredths chains to a point which is one hundred six and three fifths rods South of the Northwest corner of said Section two; thence East nine and five tenths chains to the Southeast corner of the land owned by one Frank Felch; thence North parallel to the West line of said Section two and on the East line of said Felch's land one and seven hundred fifty-six thousandths chains; thence East twenty-eight and nine hundred seventy-three thousandths chains to the center of said Racine and Wilmot Plank Road; thence South twenty-eight degrees West on the center of said Plank Road one and nine hundred eighty-nine thousandths chains; thence on said center line of said Plank Road South fifty-two degrees forty-nine minutes West ten and three hundred ninety-two thousandths chains; thence on said center line of said Plank Road South sixty-one degrees eight minutes West fourteen and three hundred fourteen thousandths chains to the intersection of said center line of said Plank Road with the East and West quarter Section line of said Section two; thence North eighty-eight degrees fifty-two minutes West on said quarter section line sixteen and seventy-two hundredths chains to the point of beginning, containing forty-one and fifty-nine hundredths acres of land, more or less; ALSO EXCEPTING that part conveyed for highway purposes by instruments dated July 11, 1952 and recorded December 1, 1952 in Volume "373" Deeds, page 31, document number 344245 and September 1, 1953 and recorded October 16, 1953 in Volume "384" Deeds, page 465, document number 352256, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

SUBJECT TO: That certain Easement dated April 25, 1950 as recorded in Volume 338 of Record, on Rage 542, as Document No. 320322; and that certain Easement dated August 1, 1973 as recorded in Volume 903 of Records, on Page 261, as Document No. 563592.

Containing 1,891,742 square feet or 43.428 acres as surveyed before land conveyance.

Property Address: 220 Old Green Bay Road, Kenosha, WI 53144

Land to be conveyed from Parcel ID 82-4-222-022-0104 to Parcel ID 82-4-222-022-0105:

Part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251, run thence N03°11'16"E, 120.00 feet along the Northerly extension of the West line of Lot 1 of said C.S.M. 2190; thence S86°17'58"E, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190; thence S03°11'16"W, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190 to a point on the North line of said Lot 1; thence N86°17'58"W, 170.00 feet along the North line of Lot 1 of said C.S.M. 2190 to the point of beginning.

Containing 20,399 square feet or 0.468 acre.

New Description of Parcel ID 82-4-222-022-0104:

Part of Parcels A, B, C and D of Certified Survey Map No. 406, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 12, 1977 as Document No. 615686, and part of the Northeast 1/4 and the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the Northeast 1/4 of said Section 2, run thence S02°08'24"E, 132.75 feet along the West line of the Northeast 1/4 of said Section 2 to the South line of 1st Street - C.T.H. "KR" and the point of beginning; thence S88°21'27"E, 397.83 feet along the South line of C.T.H. "KR" to the West line of Old Green Bay Road - Former S.T.H. "31"; thence S05°45'09"E, 130.77 feet along the West line of Old Green Bay Road to a point of curvature to the right, having a Southeasterly convexity, a radius of 4534.17 feet and a chord bearing and distance of S20°36'19"W, 686.06 feet; thence Southwesterly along the arc of said curve and the West line of Old Green Bay Road, 686.72 feet; thence S25°17'02"W, 559.17 feet along the West line of Old Green Bay Road to the Northeast corner of Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251; thence N86°17'58"W, 132.86 feet along the North line of Lot 1 of said C.S.M. 2190; thence N03°11'16"E, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190; thence N86°17'58"W, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190 to a point on the Northerly extension of the West line of said Lot 1; thence S03°11'16"W, 303.24 feet along said extension of the West line of Lot 1 of said C.S.M. 2190 to the Southwest corner of said Lot 1; thence S88°05'51"W, 1123.62 feet to the East line of Green Bay Road - S.T.H. "31"; thence N23°59'49"E, 688.31 feet along the East line of S.T.H. "31"; thence N31°07'12"E, 132.25 feet along the East line of S.T.H. "31"; thence N23°59'49"E, 615.78 feet along the East line of S.T.H. "31"; thence N38°35'55"E, 188.96 feet along the East line of S.T.H. "31" to the North line of C.T.H. "KR"; thence N85°48'47"E, 593.66 feet along the North line of C.T.H. "KR"; thence S88°21'27"E, 196.32 feet along the North line of C.T.H. "KR" to the point of beginning.

Containing 1,871,343 square feet or 42.960 acres after conveyance.

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

PART OF THE NE 1/4 AND NW 1/4 SECTION 2 - 2 - 22

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT

FOR

MARK MUELLER

VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: CRL
DATE: 3-27-2023
CHECKED: MRM
DATE: 3-27-2023

2023.0033.01

SHEET 1 OF 2

Description of Record for Parcel ID 82-4-222-022-0105:

Lot 1 of Certified Survey Map No. 2190, recorded in Document No. 1182251, being part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East. Said land being in the Village (Town) of Somers, County of Kenosha and State of Wisconsin.

Containing 45,663 square feet or 1.048 acres before land conveyance.

Property Address: 250 Old Green Bay Road, Kenosha, WI 53144

Land to be conveyed from Parcel ID 82-4-222-022-0104 to Parcel ID 82-4-222-022-0105:

Part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251, run thence N03°11'16"E, 120.00 feet along the Northerly extension of the West line of Lot 1 of said C.S.M. 2190; thence S86°17'58"E, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190; thence S03°11'16"W, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190 to a point on the North line of said Lot 1; thence N86°17'58"W, 170.00 feet along the North line of Lot 1 of said C.S.M. 2190 to the point of beginning.

Containing 20,399 square feet or 0.468 acre.

New Description of Parcel ID 82-4-222-022-0105:

Lot 1 of Certified Survey Map No. 2190, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 19, 2000 as Document No. 1182251, AND that part of the Northwest 1/4 of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Beginning at the Northwest corner of Lot 1 of Certified Survey Map No. 2190, run thence N03°11'16"E, 120.00 feet along the Northerly extension of the West line of Lot 1 of said C.S.M. 2190; thence S86°17'58"E, 170.00 feet parallel with the North line of Lot 1 of said C.S.M. 2190; thence S03°11'16"W, 120.00 feet parallel with the West line of Lot 1 of said C.S.M. 2190 to a point on the North line of said Lot 1; thence N86°17'58"W, 170.00 feet along the North line of Lot 1 of said C.S.M. 2190 to the point of beginning.

Containing 66,062 square feet or 1.517 acres after conveyance.

County Certificate

I hereby certify that this lot line adjustment survey is approved by Kenosha County Planning & Development (as the Village's Planning and Zoning Agent) as being in compliance with Chapter 18 of the Code of General Ordinances and the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance.

VILLAGE OF SOMERS PLANNING

_____ Date

Luke Godshall
Senior Land Use Planner

Surveyor's Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

March 27, 2023

Mark R. Madsen

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

Documents used for Reference:

Plat of Right of Way - S.T.H. "31" Project T0472 (4)
Transportation Project Plat 3340-00-20 - S.T.H. "31" Relocation
Transportation Project Plat 3763-00-04KC - C.T.H "KR" Kenosha County
Certified Survey Map No. 406 Document No. 615686
Certified Survey Map No. 2190 Document No. 1182251
Plat of Survey for Lot Line Adjustment - J.K.R. Surveying - November 21, 2019
Plat of Survey - R.L. Smith - November 29, 1988

Award for Damages Document No. 1158609
Warranty Deed Document No. 1857997
Conveyance Document No. 344245
Conveyance Document No. 352256
Quit Claim Deed Document No. 816428
Quit Claim Deed Document No. 1879046
Land Contract Document No. 1879047

LEGEND

- ○ 1-1/4" IRON PIPE FOUND
- ⊘ 3/4" REBAR FOUND
- ⊠ 3/4" REBAR W/YELLOW WISDOT CAP FOUND
- ● 3/4" REBAR SET

N

80' 40' 0' 40' 80'

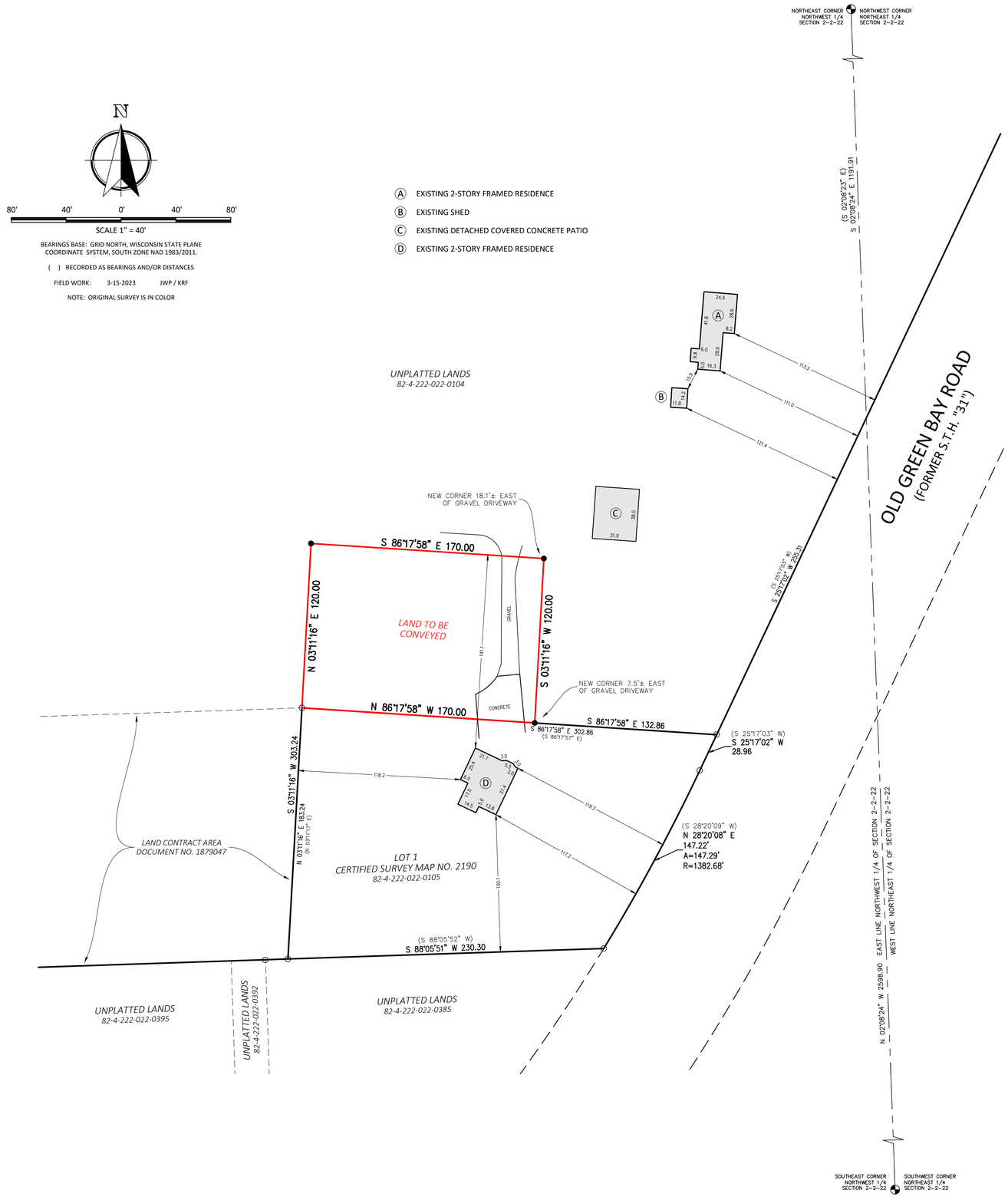
SCALE 1" = 40'

BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011.

( ) RECORDED AS BEARINGS AND/OR DISTANCES

FIELD WORK: 3-15-2023 JWP / KRF

NOTE: ORIGINAL SURVEY IS IN COLOR



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PART OF THE NE 1/4 AND NW 1/4 SECTION 2 - 2 - 22

PLAT OF SURVEY FOR LOT LINE ADJUSTMENT
FOR
MARK MUELLER
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: CRL
DATE: 3-27-2023
CHECKED: MRM
DATE: 3-27-2023

2023.0033.01

SHEET 2 OF 2

Established 1843
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VILLAGE & TOWN
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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: June 20th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Discuss Plan Commission Recommendation (ROA LLC)

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

BACKGROUND:

Staff was approached by ROA, LLC regarding their wish to sell their property at 4600 Green Bay Road. The buyer would like to use the property as a "private neurology and psychiatry medical practice (medical only, non-surgical)." The property is currently zoned B-1. The proposed use would fall under our B-3 Highway Business District and would adhere to the Village's comprehensive plan. ROA, LLC has requested their desired rezone from B-1 to B-3.

UPDATE:

The Plan Commission heard the above-mentioned request at their June 12th meeting and held the requisite public hearing. No major issues were raised. The Plan Commission's recommendation was to approve the request for rezone (7-0).

COMMENTS:

Staff would request that this matter be placed on our June 27th Board Meeting Agenda for action.

ATTACHMENTS:

Planning Memo dated 05/29/2023

Planning Commission Minutes 06/12/2023 – Highlighted

Application for Rezoning

COUNTY OF KENOSHA

Division of Planning & Development

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

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Kenosha County Planning & Development**
RPT DATE: **05-29-23**
MTG DATE: **06-12-23**
APP DATE: **04-28-23**
RE: **Rezoning of 4600 Green Bay Rd.**

BACKGROUND:

1. Petitioner/Agent: David A. Yontz, Brooks Pierce LLP
2. Property Owner: A Ray of Hope Neurology and Psychiatry IV WI, LLC (as of 5-22-23)
3. Location/Address: 4600 Green Bay Rd.
4. Tax key Number: 82-4-222-341-0071
5. Parcel Area: 1.25 acres
6. Existing Zoning: B-1 Neighborhood Business Dist.
7. Proposed Zoning: B-3 Highway Business Dist.
8. Current Land Use: Commercial
9. Proposed Land Use: Commercial

OVERVIEW:
The Petitioner proposes to rezone the subject to property from B-1 Neighborhood Business District to B-3 Highway Business District, to allow for the operation of a neurology and psychiatry clinic.

PLANNER COMMENTS:
The intended use of the property for a medical clinic is permitted as an allowable principal use under the B-2 Community Business and B-3 Highway Business Districts, but not under the existing B-1 Neighborhood Business District and thus the need for the rezoning request. Given its location on State Trunk Highway 31/Green Bay Rd., the B-3 Highway Business District would be the appropriate zoning to assign this property. Also, the adopted long-range land use plan for this area is shown as 'Commercial', which supports B-3 zoning.

This property previously had a Declaration of Restrictions recorded against it back in 1994 which prohibited certain types of businesses on the property, with psychiatric clinics being one of them. That deed restriction has recently been lifted with a Release of Restrictions document recorded in Kenosha County Register of Deeds on May 22, 2023. The three neighboring property owners listed as "Benefitted Properties" in the Declaration of Restrictions document from 1994 have all signed off on the recently recorded Release of Restrictions document.

The property has recently been sold, having been deeded from "ROA, LLC" to "A Ray of Hope Neurology and Psychiatry IV WI, LLC" on May 22, 2023.

As stated in Exhibit A of the submitted application, the proposed clinic would operate within normal business hours and would not involve inpatient care. Some interior renovations are proposed for the building, which are shown in Exhibit B of the submitted application. No expansion to the existing 4,594 sq. ft. building footprint is proposed.

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

The existing site currently exceeds the number of parking spaces required for the proposed use, as there are currently 28 parking spaces on site. Based on the square footage of the building (4,594 sq. ft.), this provides 1 space for every 164 sq. ft. which exceeds the Village zoning ordinance standard of providing 1 space for every 250 sq. ft. for a medical office use.

STAFF RECOMMENDATION:
Given the property's location on STH 31/Green Bay Rd. and the adopted long-range land use plan category of 'Commercial', staff would support a recommendation of approval of the proposed rezoning.

Village of Somers
Proceeding from the Village Plan Commission Meeting
June 12, 2023

1. **Call to Order**

   Chairman Stoner called the meeting to order at 5:29 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**, Fire Chief **Ben Andersen**
Elected officials: Trustees **Jackie Nelson, Joe Smith, Ben Harbach and Karl Ostby Scott Fredrick**

Kenosha County Staff: Senior Land Use Planner **Luke Godshall**

2. **Pledge of Allegiance**

   Chairman **Stoner** led everyone in the Pledge of Allegiance.

3. **Approve Minutes of May 8, 2023**

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

4. **Correspondence**

Letter from **Kathleen Basquez-Vescova** (attached) regarding the Somersville project.

5. Citizen Comments

Krista Reck
6007 7th Street
Ms. Reck mentions that the Maplecrest subdivision project was presented to the Plan Commission at their last meeting and mentions her concern about 4-story buildings and the fact that it goes against the current zoning.
She also brought her concerns about the CNG project and mentions that she believes the long-range plan for that area is for residential development. She asked which takes how that plan affects possible future development and how it would impact her property.

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

Public Hearing and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved", to "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. (*For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

Public Comments:

6443 11th Place
John Hobson
Mr. Hobson encourages commissioners to keep the development medium density.
He feels that a lot of appartements have been added to the community, and that when they moved here seven years ago, they moved for the more rural setting, and that growth is great but is concerns it is too much and too fast.
6450 12th Street
Floyd McInally
Asks where the property is?
Commissioner Grimes explains that it is on the east and south side of the school in an L shape.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.
Motion passes unanimously 7-0.

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

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

Public comments: none

Commissioner **Boxx** moved to recommend approval of the request with PUD overlay.
Commissioner **Aiello** seconds.

Senior Land Use Planner Godshall explains that it is all R11, R8 was removed.
Chairman Stoner mentions that the density was reduced. He also mentions that Somers does not control who goes and doesn't go to Somers Elementary School.
Village Administrator Peters state that the Village met with KUSD about the project.

Motion passes unanimously 7-0.

3. Land Division (Certified Survey Map):

Discussion and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by James D. Baker of Manhard Consulting LTD) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

Public comments: none

Chairman **Stoner** explains that a house is planned for that parcel.
Commissioner **Thompson** moved to recommend approval of the request.
Commissioner **Boxx** seconds.

Motion passes unanimously 7-0.

4. Site Plan Review & Exterior Fenestration:

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

Chairman Stoner comments about the housing pressures that the Village is facing. He states that the Village has held developers to minimum standards. He also states the least expensive house in the community is $550,000 average home in Somers, that is not affordable to the average person but that the Village does not control the market.
He mentions a project in Pleasant Prairie with small lot sizes, and small residential space, but even with that, the projected price would be $475,000. He expressed doubts that reducing density translates in affordability. This is a concern that he has shared with other elected officials and they are exploring options.

Commissioner **Thompson** moved to recommend approval of the request.
Commissioner **Boxx** seconds.

Motion passes unanimously 7-0.

5. Rezone:

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

Public comments:

Michael Aulozzi
145 Old GB Road
Aulozzi asks what part of the property is being rezoned.
Chairman Stoner pointed out to the exhibit and said it was the part highlighted in yellow.
Commissioner Grimes points out that the blue area will go B5 to Ag.
Heather Edwards
129 Old Green Bay Road
Edwards wanted to make sure it is not the patch of trees on the corner of Highway KR and Green Bay Road.
Chairman **Stoner** says no.
Mueller (owner):

Explains that it is a family owned property and he wants to build a garage closer to the house. He said they will not have a busines on the property after it burnt down.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Lee** seconds.

Motion passes unanimously 7-0.

6. Rezone:

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

Public comment: none

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

7. Plan Commission Conceptual Approval:

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

Public comment: none

Chairman **Stoner** explains that it is a conceptual presentation. And asks Godshall whether it meets Kenosha County requirements
Godshall points out that the plans are not details and very preliminary and that it is hard to determine at this time. He mentions that the property rezoning allows for this project.
Commissioner **Thompson** mentions that exterior masonry will be required.
Administrators **Peters** mentions that it will all under a condo plat.
Commissioner **Lee** asks about basements.
Wallach (owner) states unfinished basements will be offered.

Commissioner **Aiello** is excited about the project. He mentions that the building will have to stand up to the elements being so close to Lake Michigan. He mentions EIFS as a good material to use.
Wallach mentions that EIFS is a hard sell and has a bad rap, but concurs that it is a good material.
Commissioner **Aiello** mentions he is much more pleased with than projects. He likes the driveaway layout and states the project is a better fit for the area.
Wallach mentions that those houses can be started very quickly and start as soon as this fall.
Commissioner **Chambers** states he loves the concept.
Chairman **Stoner** cautions the developer that what he brings to the board is what has to be built.
Chairman **Stoner** reiterates others concerns about the materials used on the lakefront and mentions wood and other materials do not stand up to the elements.
Wallach mentions that EIFS and metal roofing are good for that location and that EIFS provides added insulation.
Chairman **Stoner** mentions to the developer that those materials should be brought to the board at the next meeting.
Commissioner **Juliana** says he likes it and asks whether there are erosion concerns.
Wallach mentions that revetment was done on the north side and that there is one toe that had not eroded and one recommendation was to watch it, be our approach it to take care of it. That's the only issue. We are going to take that toe down and rebuild it.
Administrators **Peters** mentions that the revetment had to done as part of the last development agreement and that requirement carries through.

Commissioner **Boxx** moved to recommend approval of the request.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

8. Adjourn

Commissioner **Boxx** proposes the motion to adjourn.
Commissioner **Aiello** seconds.

Motion passes unanimously 7-0.

Drafted June 14, 2023.
These minutes are not official until approved by the Plan Commission. Submitted by Kevin Poirier

BROOKS PIERCE
FOUNDED 1897

DAVID A. YONTZ
WELLS FARGO CAPITOL CENTER
150 FAYETTEVILLE STREET, SUITE 1700
RALEIGH, NORTH CAROLINA 27601
POST OFFICE BOX 1800
RALEIGH, NORTH CAROLINA 27602

T 919-882-2540
DYONTZ@BROOKSPIERCE.COM

April 27, 2023

RECEIVED
APR 28 2023
Kenosha County
Planning and Development

VIA FED EX

Luke Godshall
Senior Land Use Planner
Kenosha County Public Works &
Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104

Re: 4600 Green Bay Road – Application for Rezoning to B-3

Luke:

Enclosed herewith please find:

1. Application for rezoning with respect to the above-referenced property (10 copies);
2. Check in the amount of $1,450.00;
3. Copy of authorization letter from existing property owner.

As discussed, we are hopeful that this can be placed on the agenda for the Plan Commission's meeting for June 12, 2023. Please let me know if you have any questions or comments or need any additional information. When possible, I would appreciate your confirmation that we will be placed on said agenda.

Thank you for all of your time and attention. It is greatly appreciated.

Sincerely,

THANK YOU!

David A. Yontz

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Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
APR 28 2023
Kenosha County Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
ROA, LLC

Print Name: Matthew Carlson Signature: DocuSigned by: Matthew Carlson EBEB6A33E5B8407...

Mailing Address: 4600 Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: 262-652-6671 E-mail (optional): mcarlson@platinumsystems.net

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

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

Print Name: David A. Yontz Signature:

Business Name: Brooks Pierce LLP

Mailing Address: 1700 Wells Fargo Capitol Center, 150 Fayetteville Street

City: Raleigh State: NC Zip: 27601

Phone Number: 919-882-2540 E-mail (optional): dyontz@brookspierce.com

(c) Tax key number(s) of property to be rezoned:
82-4-222-341-0071

Property Address of property to be rezoned:
4600 Green Bay Road, Kenosha, WI 53144

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

REZONING APPLICATION

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

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

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

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

REZONING APPLICATION

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

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

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

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

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

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

Supervisory District Number: 15 County Board Supervisor: Dave Geertsen

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit http://www.revenue.wi.gov/faqs/slf/useassmt.html.

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

DocuSign Envelope ID: 15FBD1FC-86F1-421F-831E-7169301CA07F

RECEIVED
APR 28 2023
Kenosha County
Planning and Development

ROA, LLC
4600 Green Bay Road
Kenosha, WI 53144

April 27, 2023

Kenosha County Public Works & Development Services
Division of Planning & Zoning
19600 75th Street, Suite 185-3
Bristol, WI 53104
Attn: Luke Godshall

RE: Rezoning Application for 4600 Green Bay Road, Kenosha, Wisconsin

Ladies and Gentlemen:

ROA, LLC ("Owner") is the current owner of the above-referenced property. Owner is under contract to sell the Property to Dr. Geeta Bansal ("Buyer"). Owner understands that Buyer intends to pursue a rezoning application, requesting the property be zoned under the B-3 classification. Owner hereby authorizes Buyer (or its attorney, as provided below) to submit and pursue such rezoning application. As such, Buyer (or its attorney) is hereby appointed Owner's agent for such purposes. Buyer's attorney information is:

David A. Yontz
Brooks Pierce LLP
1700 Well Fargo Capital Center
150 Fayetteville Street
Raleigh, NC 27601

Thank you,

ROA, LLC

DocuSigned by:
By: Matthew Carlson
EBEB6A33E6B8407...
Name: Matthew Carlson
Title: Manager

EXHIBIT A

This application is being submitted in connection with a proposed sale of the property located at 4600 Green Bay Road, Kenosha, Wisconsin (the "Property"). The current owner of the Property is ROA, LLC ("ROA"). ROA has entered into a contract to sell the Property to Dr. Geeta Bansal ("Dr. Bansal"). For clarity, it is anticipated that Dr. Bansal will assign the purchase contract to a newly formed entity controlled by Dr. Bansal, which entity will ultimately take title to the Property.

Dr. Bansal is a triple board certified physician and has been in the local Kenosha community since the summer of 2022 (working out of another medical office that is less than a mile away from the Property). Dr. Bansal also operates a practice known as "A Ray of Hope: The Great Lakes Institute of Neurology and Psychiatry" located at 1860 W. Winchester Road, Suite 106, Libertyville, Illinois.

Dr. Bansal would use the Property for a private neurology and psychiatry medical practice (medical only, non-surgical). The hours of operation for the practice will be standard business hours (e.g., generally 8:30-5:00), there will be no inpatient care, and the use is not anticipated to generate any additional noise, increased burden on traffic or parking, or other nuisance factors. The practice will strive to be a friendly and cooperative neighbor and already has established relationships with other physicians and hospital systems in the Kenosha community.

Dr. Bansal believes there is a large need for neurological and psychiatric care in the Kenosha community, and intends to provide such care in a first class manner. She also believes the intended use would be complimentary to other existing medical practices in the area.

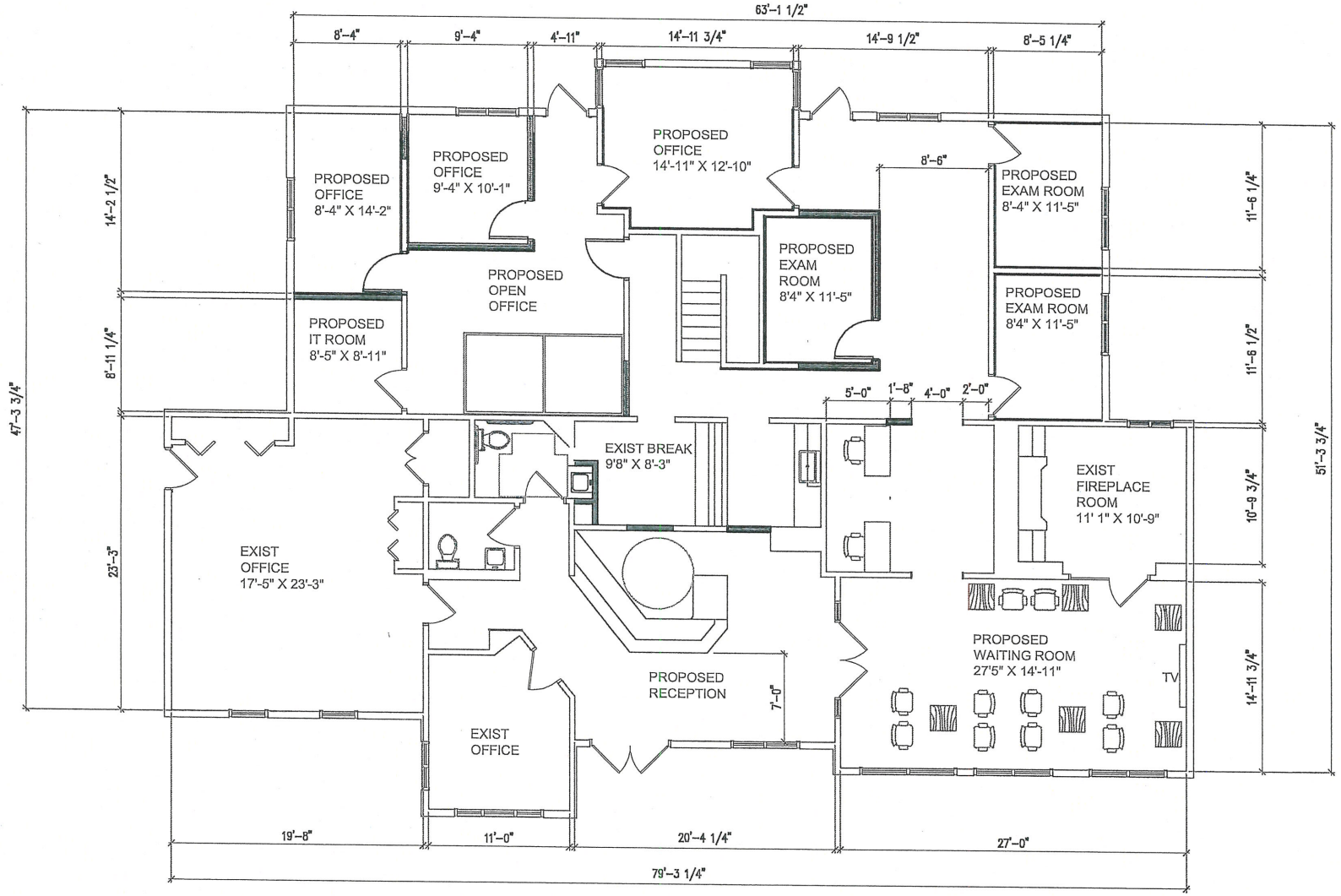
Upon closing of the sale transaction, Dr. Bansal plans to perform certain interior renovations to the Property, but does not plan any expansion of the building footprint. For reference, we are submitting herewith the current version of the architectural plans for the interior renovations (although Dr. Bansal understands that she may need to separately obtain any required building or similar permits). Those plans are attached hereto as Exhibit B.

Attached hereto as Exhibit C is an existing survey of the Property. Also attached as part of said Exhibit C is a GIS plan showing the neighboring properties and their respective zoning classifications.

EXHIBIT B

INTERIOR RENOVATION PLANS

[attached on pages that follow]



PROPOSED FIRST FLOOR PLAN

4600 GREEN BAY RD.

KENOSHA WISCONSIN

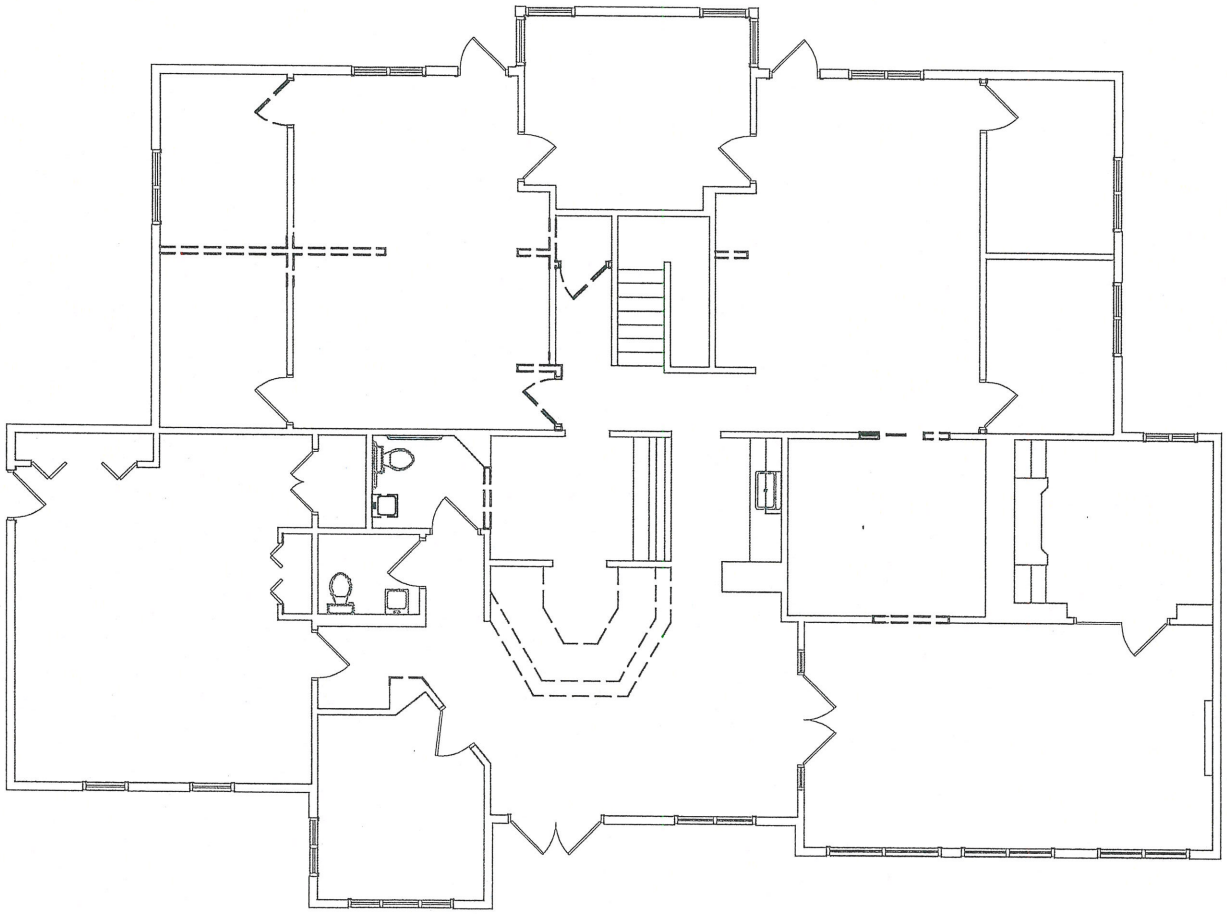
A+M ARCHITECTS, LLC
36837 N Lake Street
Ingleside, Illinois 60041
TEL: 815-790-6401

0 8' 16'

N

Date: 04/12/23
Dwg: 23-042
Drawn by: staff
© 2023 A+M Architects

A1



FIRST FLOOR DEMO PLAN

4600 GREEN BAY RD.

KENOSHA WISCONSIN

A+M ARCHITECTS, LLC
36837 N Lake Street
Ingleside, Illinois 60041
TEL: 815-790-6401

0 8' 16'

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Date: 04/12/23
Dwg: 23-042
Drawn by: staff
© 2023 A+M Architects

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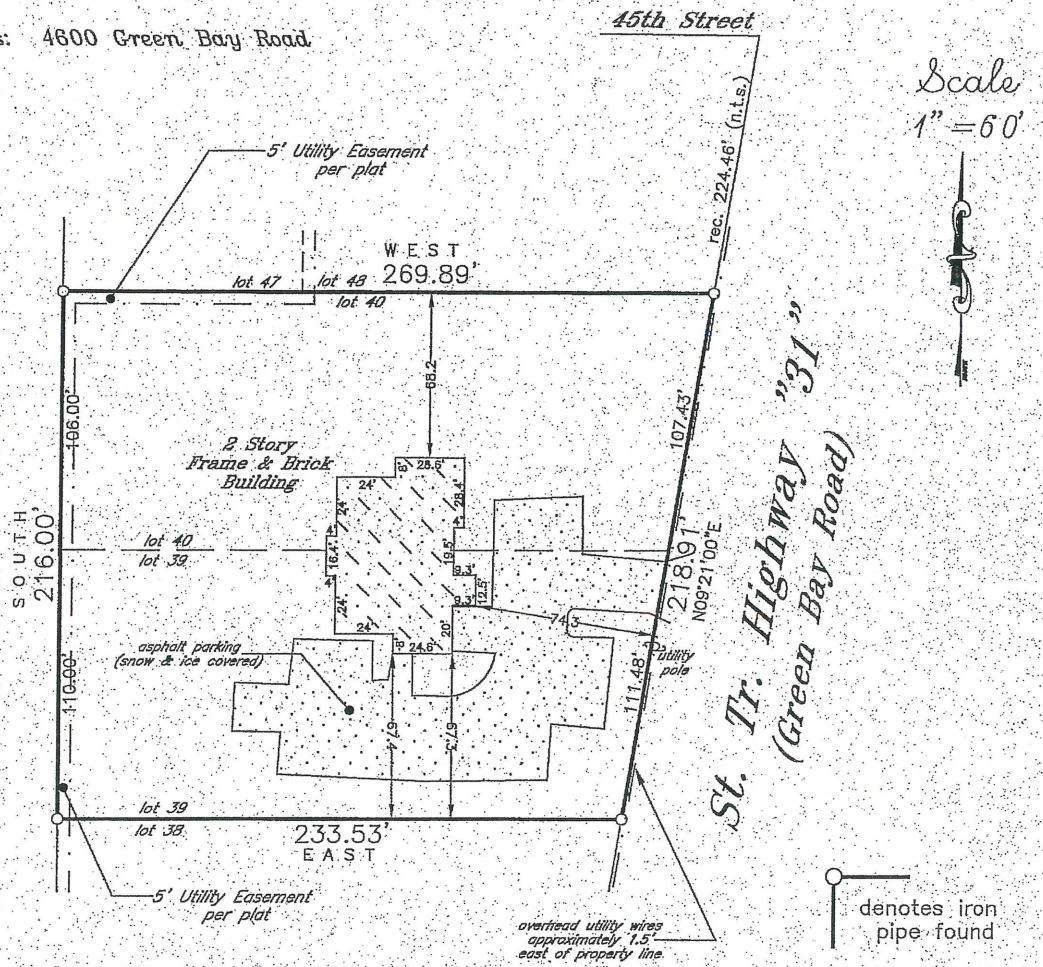
EXHIBIT C

SURVEY AND GIS MAP

[attached on pages that follow]

80-4-222-341-0071

address: 4600 Green Bay Road.



LEGAL DESCRIPTION (AS FURNISHED).....

Lots 39 and 40, Valley View, a subdivision of part of the Northeast 1/4 of Section 34, Township 2 North, Range 22 East of the Fourth Principal Meridian, according to the Plat and Survey of said subdivision on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin; Excepting therefrom land conveyed in Quit Claim Deed from Larry Ancona and Antoinette Sustache to State of Wisconsin, Department of Transportation dated November 4, 1987 and recorded in Volume 1296 of Records, Page 793, as Document No. 792938. Said land being in the Town of Somers, County of Kenosha, State of Wisconsin.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE, KENOSHA, WI. 53143
phone 262-652-8110 fax 262-652-9695

tax key no.: 80-4-222-341-0071

TO: Flagstar Bank, fsb and Knight-Barry Title, Inc.

I hereby certify that the above described property was surveyed under my direction and that this plat is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property, and those who purchase, mortgage or guarantee the title thereto, within one (1) year from the date hereof.

WISCONSIN
JEFFREY K. RAMPART
2141
KENOSHA, WI
LAND SURVEYOR

.....
SURVEYOR
January 30, 2007
Revised 1/31/07

Plat of Survey of

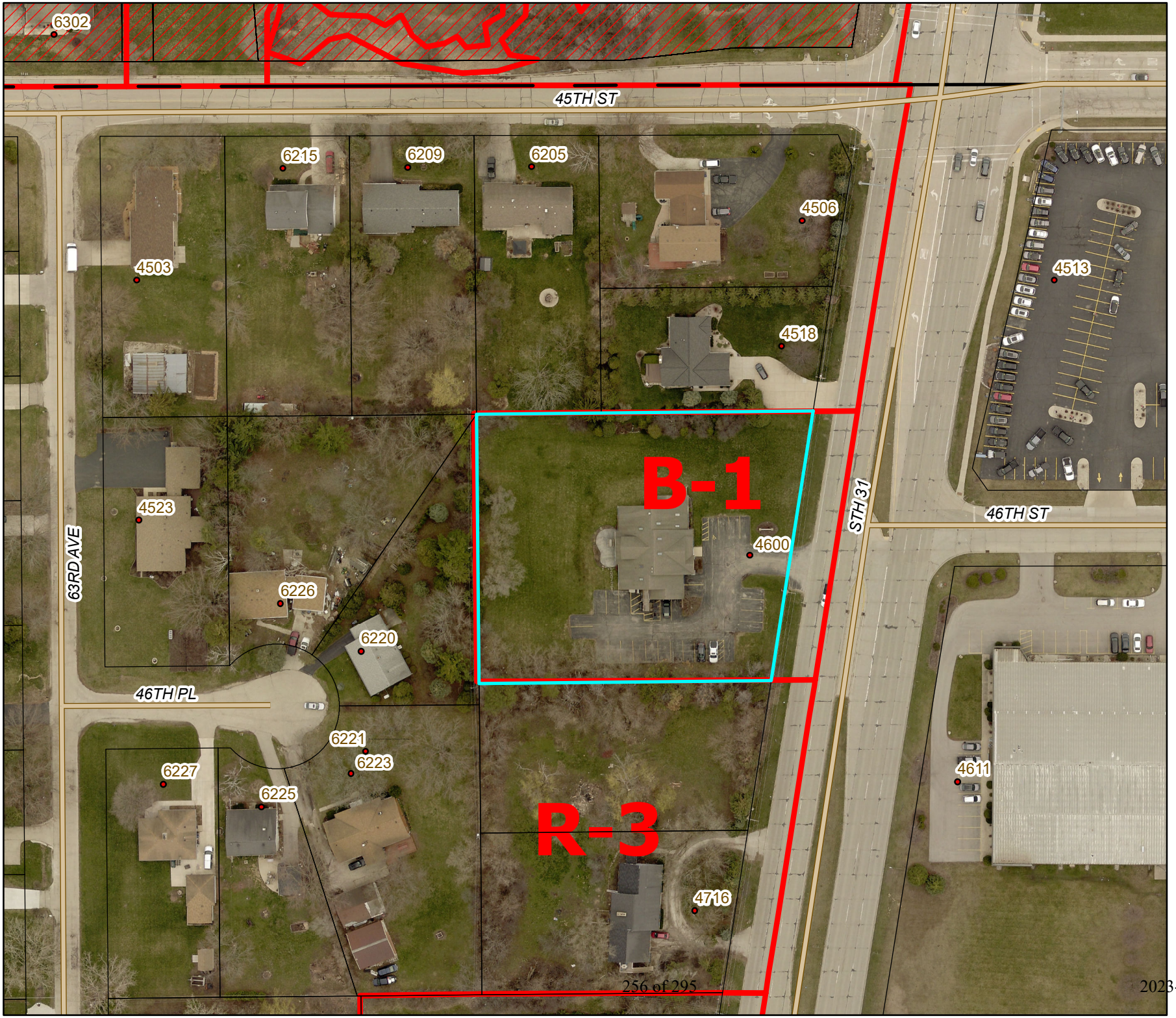
LOTS 39 & 40 IN

VALLEY VIEW

in NE1/4 Section 34-2-22

TOWN OF SOMERS
KENOSHA COUNTY, WIS.

-for-
Bodman, LLP



Kenosha County

KENOSHA COUNTY WISCONSIN Established 1850

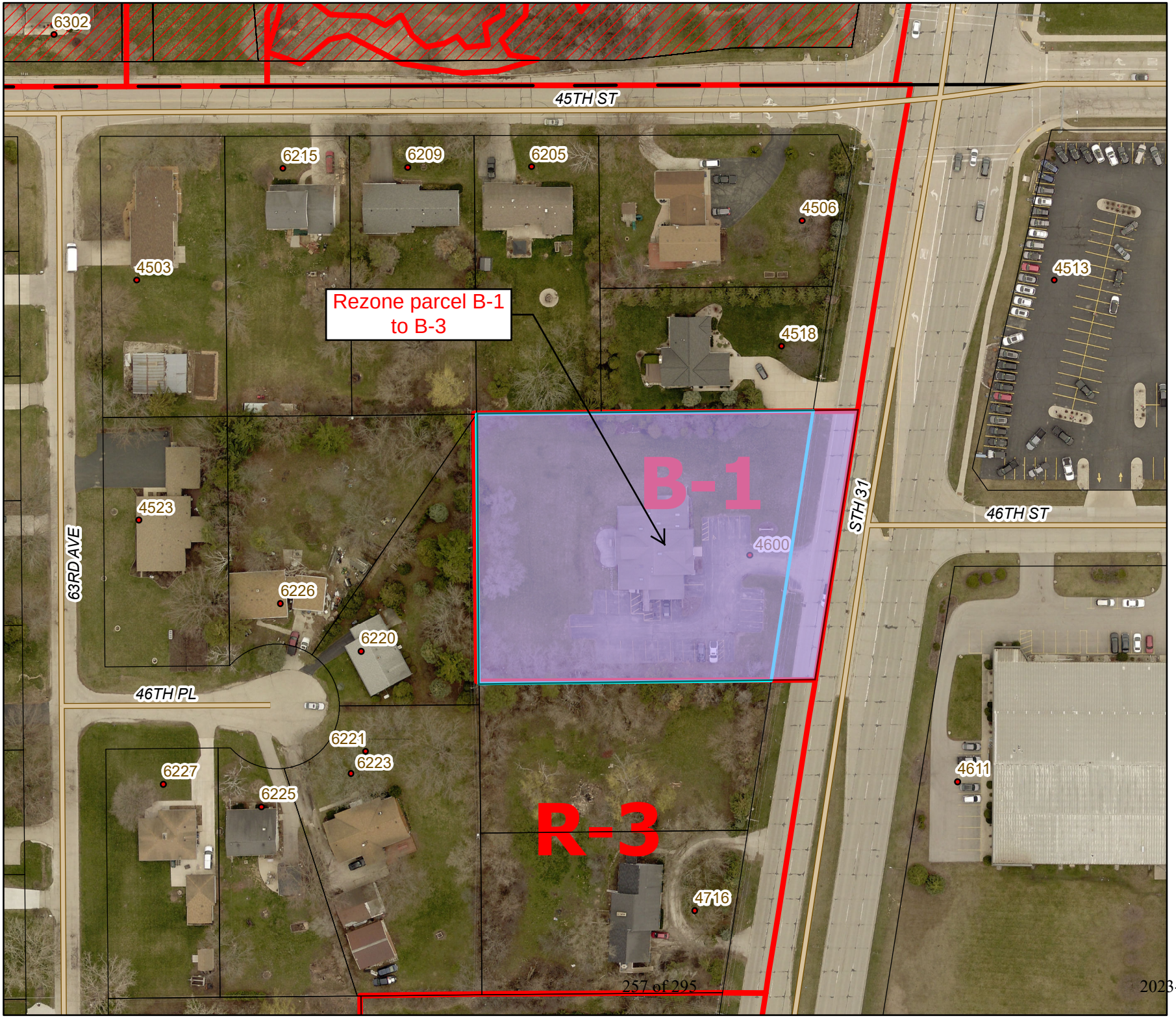
EXISTING ZONING

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W E
S

1 inch = 100 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACURACIES HEREIN CONTAINED. IF DESCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

2023-06-20



Kenosha County

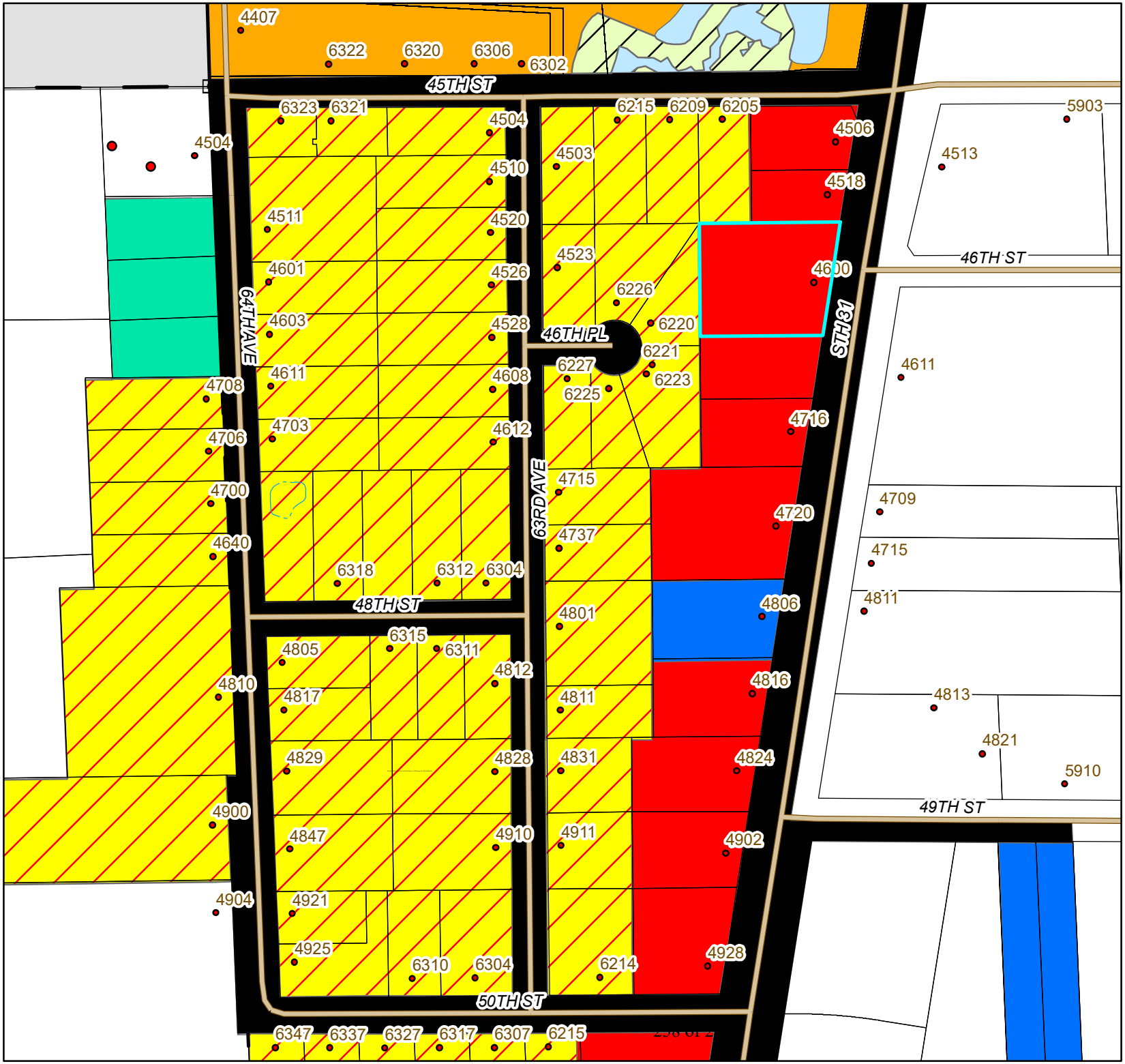
PROPOSED ZONING

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W E
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1 inch = 100 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACURACIES HEREIN CONTAINED. IF DESCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

2023-06-20



Kenosha County

KENOSHA COUNTY WISCONSIN Established 1850

Legend

Somers Future Land Use

Future Land Use Categories

- Farmland Protection
- General Agricultural and Open Land
- Rural-Density Residential (5 - 9.99 AC/DU)
- Suburban-Density Residential (40,000 SF to 4.99 AC/DU)
- Medium-Density Residential (6,000 SF to 39,999 SF/DU)
- High-Density Residential (< 6,000 SF/DU)
- Mixed Use
- Commercial
- Business/Industrial Park
- Office/Professional Services
- Industrial
- Governmental and Institutional
- Park and Recreational
- Trans., Comm. and Utility
- Landfill
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Other Conservancy Land to be Preserved
- Surface Water
- Street and Highway Right-of-Way

N
W E
S

1 inch = 250 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND [illegible] AFFECTING THIS AREA AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

2023-06-20

DocuSign Envelope ID: 15FBD1FC-86F1-421F-831E-7169301CA07F

May 2015

VILLAGE OF SOMERS
Department of Planning & Development

VILLAGE OF SOMERS REZONING PROCEDURES

☐ **1.** Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

☐ **2.** Contact the Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all rezoning requests.

Meeting Date: _____

☐ **3.** Contact the Village of Somers to determine if your rezoning petition requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: _____

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

Filing Deadline: April 28, 2023

☐ **5.** Upon submission you will be given two copies of the date-stamped application. Submit 10 copies of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board and keep one for your records.

☐ **7.** Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): June 12, 2023

Village Board meeting date (tentative): June 27, 2023

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

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

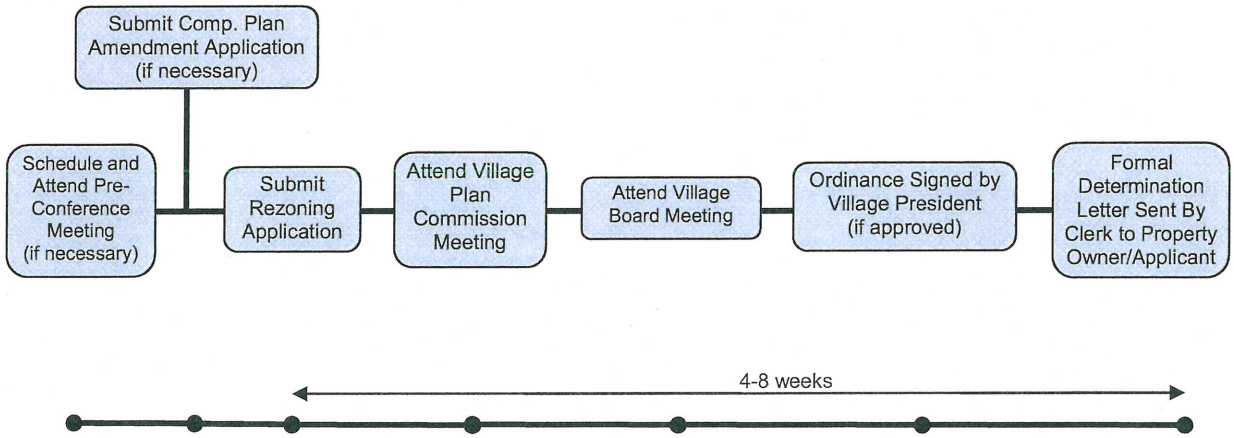
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

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

Rezoning Procedure Timeline



For Reference Purposes

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 MEETING ITEM MEMORANDUM

WORK SESSION DATE: June 20, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #8 Review and discuss 2023 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street; Mid City Mobile Homes, 1530 Sheridan Road

BACKGROUND:

Mobile Home Park Licenses expire on June 30th each year.

COMMENTS:

Building Inspections and Fire Inspections have been successfully completed for the following Mobile Home Park Licenses:

- Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st St
- Mid-City Mobile Homes, 1530 Sheridan Road

Alford and Embassy Parks owners and their attorneys are currently working towards compliance with our Building Inspector Scott Seymour and Attorney Oleniczak. Once both parks are in compliance, those licenses will be placed on a later meeting date.

Staff requests that the Renewals of Mobile Home Park Licenses be placed on our 27th Village Board agenda for action.

ATTACHMENTS:

Building Inspectors Mobile Home Park Report **parks highlighted in yellow pertain to the Village**

Fire Department Inspection Letter Mobile Home Park

Established 1843
Somers
VILLAGE & TOWN

7511 12th St | PO Box 197 | Somers, WI 53171
Ph: 262-859-2822 | Fax: 262-859-2331
www.somers.org
Scott Seymour - Building Inspector
sseymour@somer.org

2023 Mobile Home Park License

Inspection Report

Inspections were made at:

Hillcrest 3705 27th St

Pleasant Prairie 11703 60th St

Oakdale Estates 11515 1st St

Mid City 1530 Sheridan Rd

All were found to be well kept and in good order.

Respectfully,

Scott Seymour
Village and Town of Somers Building Inspector

SOMERS FIRE & RESCUE

P.O. Box 197
Somers, WI 53171
(262-859-2277)

CHIEF
Benjamin Andersen

To: Village of Somers Clerk/Treasurer Baker
Village President and Village Trustees

From: Fire Chief Andersen & Fire Inspectors

Topic: Trailer Home Park Fire Inspections

The Mid-City and Oakdale Estates Trailer Home Parks have passed their fire inspections for the Spring 2023 cycle of Inspections. Therefor the fire department has no issues or concerns with their license renewal requests.

Respectfully Submitted

Chief Benjamin Andersen

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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: June 20th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #9 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. Through change order #1 the contract price was moved to $1,231,359.21. The proposed funds for this project were to come from borrowing. Factoring in the engineering costs, this final amount will be around $1,300,000.

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

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.

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. During our May 16th Work Session, the Board reviewed 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. The idea of borrowing more than what the Village needs for the 2023 project is to make sure that our overall levy stays as even as possible. During this meeting it was suggested that Staff bring back an amount that could be used to complete CIP in upcoming years.

UPDATE:

Public Works, Fire Department and Administration have updated their potential CIP Budgets to prioritize what projects should be completed over the next five years. Trustee Ostby, President Stoner, Administrator Peters, Chief Andersen, Superintendent Smith, and Accounting Manager Ealy met on June 16th to review these possible projects.

The purpose of our discussion on the 20th will be to seek direction as to what amount of funds the Board is comfortable in borrowing for the 2023A issue. At this time, Administration is presenting overall numbers and general descriptions for amounts that could be included in the proposed borrowing.

Public Works

Road Projects	2023	$1,300,000
	2024	$492,000
	2025	$487,000
Equipment	2024	$675,000

Fire Department

Equipment	2024	$125,000

Administration

Auditorium Renovation	2024	$300,000
	Total	$3,379,000

Staff will bring back an amended CIP that will update subsequent years CIP with direction from the Board as to amount they would be comfortable borrowing. Also keep in mind that that Board recently passed Reimbursement Resolution 2023-010. Under said Resolution, the Clerk/Treasurer must set out what projects were paid for with any funds issued.

COMMENTS:

Administration is waiting to hear from Ehlers as to how an issue of $3.4 million would affect 2024 debt service levy.

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:

Jason Peters

From: Jason Peters
Sent: Tuesday, June 20, 2023 1:25 PM
To: George Stoner; Ben Harbach; Jackie Nelson; Jack Aupperle; Joe Smith; Karl Ostby; Scott Fredrick
Cc: Kevin Poirier; Brandi Baker
Subject: #9 Continued discussion on possible General Obligation 2023A borrowing Options
Attachments: Financing Plan Somers 2023.pdf

Per my memo for the Board work session, an updated borrowing schedule at $3.4 Million. If the Village were to borrow this amount the debt levy would decline by $49,494.

I will print this email and plan out and have it on your desks tonight.

Very truly yours,

Jason J. Peters, JD/MPA
Village/Town Administrator

Established 1843
Somers
VILLAGE & TOWN

Telephone: (262) 859-2822
Fax: (262) 859-2331
Email: jpeters@somers.org
Website: www.somers.org

Address:
7511 12th Street
P.O. Box 197
Somers, WI 53171

Village of Somers

Debt Comparison

Issue	GO Notes $1,500,000					GO Notes $2,000,000					GO Notes $2,500,000					GO Notes $3,400,000				
Amount	$1,570,000					$2,070,000					$2,570,000					$3,480,000				
Dated	7/19/23					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					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	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	285,000	3.720%	132,036	417,036	1.08
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	310,000	3.610%	106,791	416,791	1.03
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	320,000	3.440%	95,691	415,691	1.00
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	330,000	3.410%	84,561	414,561	0.80
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	340,000	3.400%	73,154	413,154	0.63
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	355,000	3.420%	61,304	416,304	0.55
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	365,000	3.460%	48,919	413,919	0.53
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	380,000	3.500%	35,954	415,954	0.41
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	390,000	3.630%	22,226	412,226	0.40
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	405,000	3.740%	7,574	412,574	0.39
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		3,480,000		668,207	4,148,207	
True Interest Cost (TIC)				3.75%					3.75%					3.75%					3.75%	
All Inclusive Cost (AIC)				4.65%					4.44%					4.32%					4.24%	

Notes:

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

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: June 20th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Brandi Baker, Clerk-Treasurer

AGENDA ITEM: #10 Discussion on Code of Ordinances Section 11.07(C), Inactive Licenses Prohibited.

BACKGROUND:

This Ordinance was discussed at the Village Board meeting on June 13, 2023, while discussing a liquor license application from a business located in the Village of Somers. It was brought to the Boards attention that the Village Ordinance currently states that a holder of a "Class B" liquor license shall not fail to remain active in said licensed business for a period of 90 days.

COMMENTS:

Staff is seeking guidance form the Board on whether they would like to amend this Ordinance and extend the current 90 days inactive period.

ATTACHMENTS:

None

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: June 20th, 2023

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #11 Continued discussion regarding proposed Ordinance No. 2023-021, An Ordinance to Create Section 7.16 of the Code of Ordinances of the Village of Somers Regarding Mandatory Liability Insurance.

BACKGROUND:

President Stoner had previously requested that the Village adopt an ordinance similar to the State Statute that requires drivers carry and provide proof of liability insurance. Attorney Davison drafted a proposed Ordinance that would create Section 7.16 which is modeled after State Statues 334.61 – 334.65.

Under the State Statute the fine for not having insurance at all is $500 and failure to provide proof at the time is $10. The proposed ordinance would raise not having insurance at all to $1,000 and keep the failure to provide proof at the time to a $10 fine.

The proposed Ordinance was discussed and reviewed at our June 6th Work Session. At that time the Board's direction was to bring this matter back to our June 20th Works Session for further discussion.

COMMENTS:

Staff is seeking direction from the Board as to the proposed Ordinance.

ATTACHMENTS:

Proposed Ordinance No. 2023-021

ORDINANCE NO. 2023-021

AN ORDINANCE TO CREATE SECTION 7.16
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS
REGARDING MANDATORY LIABILITY INSURANCE

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 7.16 of the Code of Ordinances of the Village of Somers to read as follows:

7.16 MANDATORY LIABILITY INSURANCE.

(A) **Definitions**. In this subchapter:

(1) "Motor vehicle" does not include trailers, semitrailers, all-terrain vehicles, utility terrain vehicles, or limited use off-highway motorcycles, as defined in §23.335 (1) (o), Wis. Stats.

(2) "Motor vehicle liability policy" means a motor vehicle policy of liability insurance to which all of the following apply:

(a) The policy is issued by an insurer authorized to do a motor vehicle liability business in this state or, if the policy covers a vehicle that was not registered in this state at the time of the policy's effective date, in another state in which the vehicle was registered or the owner or operator of the vehicle resided at that time.

(b) The policy is to or for the benefit of the person named in the policy as the insured.

(c) The policy satisfies, as of the date of motor vehicle operation, all requirements specified in §344.33 (2) and (3), Wis. Stats.

(B) **Motor Vehicle Liability Insurance Required**.

(1) Except as provided hereafter, no person may operate a motor vehicle upon a highway in this Village unless the owner or operator of the vehicle has in effect a motor vehicle liability policy with respect to the vehicle being operated.

(2) Except as provided herein, no person may operate a motor vehicle upon a highway in this Village unless the person, while operating the vehicle, has in his or her immediate possession proof that he or she is in compliance with sub. (1).

The operator of the motor vehicle shall display the proof required under this subsection upon demand from any traffic officer. The proof required under this subsection may be produced in either printed or electronic format, including by display of electronic images on a cellular telephone or other electronic device. If this proof is displayed in electronic format on any cellular telephone or other electronic device, the traffic officer may not view, and producing proof in electronic format is not considered consent for the traffic officer to view, any content on the telephone or other device except the proof required under this subsection.

(C) **Exceptions to Motor Vehicle Liability Insurance Requirement**.

(1) A person operating a motor vehicle is not subject to subsection B, above, if any of the following apply:

(a) The owner or operator of the motor vehicle has in effect a bond with respect to the vehicle that meets the requirements under §344.36 (1), Wis. Stats., including the filing of the bond with the secretary, and the vehicle is being operated with the permission of the person who filed the bond.

(b) The motor vehicle is insured as required by §121.53, §194.41, or §194.42, Wis. Stats., and the vehicle is being operated by the owner or with the owner's permission.

(c) The motor vehicle is owned by a self-insurer holding a valid certificate of self-insurance under §344.16, Wis. Stats., the self-insurer has made an agreement described in §344.30 (4), Wis. Stats., and the vehicle is being operated with the owner's permission.

(d) The owner or operator of the motor vehicle has made a deposit of cash or securities meeting the requirements specified in §344.37 (1), Wis. Stats., and the vehicle is being operated by or with the permission of the person who made the deposit.

(e) The motor vehicle is subject to §344.51, §344.52, or §344.55, Wis. Stats.

(f) The motor vehicle is owned by or leased to the United States, this or another state, or any county or municipality of this or another state, and the vehicle is being operated with the owner's or lessee's permission.

(D) **Violations**.

(1) Any person who violates §7.16(A) of these ordinances may be required to forfeit not more than One Thousand ($1,000.00) Dollars.

(2) Except as provided in subparagraph (3), any person who violates §7.16(B)(2) of these ordinances may be required to forfeit Ten ($10.00) Dollars.

(3) No person charged with violating §7.16(B)(2) of these ordinances may be convicted if the person produces proof that he or she was in compliance with §7.16(A) of these ordinances at the time the person was issued a uniform traffic citation for violating §7.16(B)(2). This proof may be produced either at the time of the person's appearance in court in response to the citation or in the office of the traffic officer issuing the citation. This proof may be produced in either paper or electronic format, including by display of electronic images on a cellular telephone or other electronic device. If this proof is displayed in electronic format on any cellular telephone or other electronic device, the person to whom the proof is displayed may not view, and producing proof in electronic format is not considered consent for the person to view, any content on the telephone or other device except the proof required under §7.16(B)(2) of these ordinances.

Dated at Somers, Wisconsin, this _____ day of _____, 2023.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Brandi Baker, Clerk/Treasurer

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VILLAGE OF SOMERS
VILLAGE WORK SESSION
WORK SESSION ITEM MEMORANDUM

WORK SESSION: June 20, 2023

TO: Village President Stoner and Village Trustees

PREPARED BY: Brandi Baker, Clerk/Treasurer

AGENDA ITEM: #12 Review and discuss application for Class "B" (Picnic) Beer License from American Legion, David Leet Post 552 for July 4, 2023, at Somers Legion Hall, 8229 12th Street, and to waive fees

BACKGROUND:

American Legion, David Leet Post 552 is a Veteran's organization that was established in 1962. American Legion, David Leet Post is requesting a Class "B" (Picnic) Beer from 11 a.m. and 5 p.m. on July 4, 2023. The event is to raise money Veterans programs.

As this is a charity event, they have requested waiver of fees associated with the application.

ATTACHMENTS:

Picnic License Application, and Letter

23 May 2023

To the Village of Somers:

It is once again that time of year that we come before you, to ask that you would wave any fees for our application for our, "one-day temporary liquor license", during the Forth of July Parade. This is our one main event for the summer to help raise money to maintain our building, and to continue supporting our worthy Veterans programs, such as Shoreline High School, Somers 4-H, and at Christmas time, toys for Veterans families.

We at David Leet Post 552, Thank you for your continued support.

Sincerely yours,

Arnold E. Gentz
Commander

(262) 496 1655

Application for Temporary Class "B" / "Class B" Retailer's License

See Additional information on reverse side. Contact the municipal clerk if you have questions.

FEE $ 10.00 — Application Date: 23 May 23

☐ Town ☒ Village ☐ City of Somers WI — County of Kenosha

The named organization applies for: *(check appropriate box(es).)*

☒ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

☒ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 11:00 AM and ending 5:00 PM and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization *(check appropriate box)* → ☐ Bona fide Club ☐ Church ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization ☒ Veteran's Organization ☐ Fair Association

(a) Name American legion David Lee Post 552

(b) Address 8229 12th St (Street) Kenosha WI — ☐ Town ☒ Village ☐ City

(c) Date organized 1961

(d) If corporation, give date of incorporation _____

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box: ☒

(f) Names and addresses of all officers:

President Arnold E. Gentz P.O. Box 422 Somers WI 53171

Vice President Owen L. Davidson 5412 Washington Rd apt 105 Kenosha WI 53144

Secretary Ted DeMicchi P.O. Box 123 Somers WI 53171

Treasurer Michael Wasik 6723 Belmar Ave Racine WI 53402

(g) Name and address of manager or person in charge of affair: Ted DeMicchi P.O. Box 123 Somers WI 53171 (also Bartender)

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 8229 12th street Kenosha WI 53144 Village of Somers

(b) Lot 255 H-1 Block _____

(c) Do premises occupy all or part of building? ALL

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event 4th of July Parade

(b) Dates of event 04 July 2023

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

American Legion Post 552 *(Name of Organization)*

Officer _____ *(Signature/date)* — Officer _____ *(Signature/date)*

Officer _____ *(Signature/date)* — Officer _____ *(Signature/date)*

Date Filed with Clerk 5-23-2023 — Date Reported to Council or Board _____

Date Granted by Council _____ — License No. _____

AT-315 (R. 6-16) — Wisconsin Department of Revenue

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WORK SESSION ITEM MEMORANDUM

WORK SESSION: June 20th, 2023

TO: Village President Stoner and Village Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #13 Review of 2022 Compliance Maintenance Annual Report (CMAR)

BACKGROUND:

Each June, the Sewer Utility must submit a Compliance Maintenance Annual Report (CMAR) to the DNR. This report transfers 2022 information to the DNR regarding our 9 lift stations. In order to complete the submission of this report, the Board will need to pass the attached Resolution.

COMMENTS:

Our report score translated into a 4.0 grade average. This means that no additional steps will need to be taken by our Sewer Utility to comply. Staff requests that the attached Resolution No. 2023-011 be placed on our June 27th Board Meeting agenda.

ATTACHMENTS:

Draft of CMAR Report

Proposed Resolution No. 2023-011

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/13/2023 Reporting For: **2022**

Financial Management

1. Provider of Financial Information

Name: Gearld Smith

Telephone: 262-859-2822 (XXX) XXX-XXXX

E-Mail Address (optional): gsmith@somers.org

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

- ● Yes (0 points) ☐☐
- ○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?

Year: 2021

- ● 0-2 years ago (0 points) ☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

- ● Yes (0 points)
- ○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year: 2022

- ● 1-2 years ago (0 points)☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR		$ 6,299.07
3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)		$ 0.00
3.2.3 Adjusted January 1st Beginning Balance		$ 6,299.07
3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	$ 101.03

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) - $ 0.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year $ 6,400.10

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

3.3 What amount should be in your Replacement Fund? $ 6,400.10

0

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- ● Yes
- ○ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- ● Yes - If Yes, please provide major project information, if not already listed below.☐☐
- ○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Eagle Wood Lift Station Upgrade	$850,000	2023
2	Lichter Subdivision Lift Station Upgrade	$850,000	2023
3	Country Charms Sewer Main & Lateral Rehab/Reline	$4,000,000	2024
4	Sewer main extension to Highland Commerce Center. Developer financed.	$1,000,000	2023
5	Sewer main extension to Somers Business Park. Developer financed.	$1,000,000	2024
6	Sewer main extension to Savanah at Pike Creek. Developer financed.	$1,000,000	2023

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 9

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	27,414	604
February	23,628	767
March	22,837	690
April	26,435	551
May	29,969	428
June	19,266	75
July	15,980	39
August	14,276	50
September	12,851	27
October	15,313	67
November	16,540	290
December	20,787	268
Total	**245,296**	**3,856**
Average	**20,441**	**321**

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☒ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

The new Kilbourn Lift Station went into operation in 2022.

6.3 Has an Energy Study been performed for your pump/lift stations?

- ○ No
- ● Yes

Year: 2015

By Whom: Contracted Engineering Firm

Describe and Comment:

The Sewer Utility utilizes CIP planning in conjunction with the Contracted Engineering Firm to specify and procure equipment purchases.

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

Two lift stations are contracted to be rebuilt starting in 2023. One subdivision which has significant I&I is planned to be rehabilitated and lined in 2024. All road reconstruction projects include manhole rehabilitation and seal installation requirements.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District Last Updated: 6/13/2023 Reporting For: **2022**

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

● Yes
○ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

● Yes
○ No (30 points)
○ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

1. Complete the Sheridan Road Corridor sewer lining to reduce I&I quantities.
2. Complete the sewer main extension west of the intercontinental divide.
3. Design and plan for two lift station rebuilds and rehabilitation.
4. Compliance with WisDNR WPDES Permitting.
5. Minimize surcharge and overflows.
6. Improved reliability of the sanitary system.
7. Complete scheduled maintenance of the sanitary system.
8. Unproblematic operation with cost effective cost control.
9. Reduction of overflows.
10. Provide peak hour capacity.
11. Manage and reduce I&I.
12. Protect Utility Worker health and safety.
13. Operate a dynamic CMOM program.
14. Maintain an annual cleaning and inspection program.
15. Manage a dynamic sanitary sewer utility that is cost efficient.

Did you accomplish them?

● Yes
○ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)]☐☐

Does this chapter of your CMOM include:

☒ Organizational structure and positions (eg. organizational chart and position descriptions)
☒ Internal and external lines of communication responsibilities
☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Village of Somers Chapter 13 Ordinances and contracted Engineering specifications.

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2020-06-01

Does your sewer use ordinance or other legally binding document address the following:

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/13/2023 Reporting For: **2022**

☒ Private property inflow and infiltration
☒ New sewer and building sewer design, construction, installation, testing and inspection
☒ Rehabilitated sewer and lift station installation, testing and inspection
☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
☒ Fat, oil and grease control
☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

☒ Equipment and replacement part inventories
☒ Up-to-date sewer system map
☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
☒ A description of routine operation and maintenance activities (see question 2 below)
☒ Capacity assessment program
☐ Basement back assessment and correction
☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)]☐☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
☒ Construction, Inspection, and Testing
☒ Others:

1. Wisconsin Administrative Code, Chapter SPS 382
2. Standard Specification for Sewer & Water Construction in Wisconsin, current addition.
3. Village of Somers Sanitary Sewer Construction Standards.

0

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)]☐☐

Does your emergency response capability include:

☒ Responsible personnel communication procedures
☒ Response order, timing and clean-up
☒ Public notification protocols
☒ Training
☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]☐☐

☒ Special Studies Last Year (check only those that apply):

☒ Infiltration/Inflow (I/I) Analysis
☐ Sewer System Evaluation Survey (SSES)
☐ Sewer Evaluation and Capacity Managment Plan (SECAP)
☒ Lift Station Evaluation Report
☐ Others:

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	10	% of system/year
Root removal	10	% of system/year
Flow monitoring	100	% of system/year
Smoke testing	0	% of system/year

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/13/2023 Reporting For: **2022**

Sewer line televising	10	% of system/year
Manhole inspections	10	% of system/year
Lift station O&M	16	# per L.S./year
Manhole rehabilitation	1	% of manholes rehabbed
Mainline rehabilitation	1	% of sewer lines rehabbed
Private sewer inspections	5	% of system/year
Private sewer I/I removal	5	% of private services
River or water crossings	0	% of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

Sheridan Road corridor sanitary sewer and lateral relining project was completed. Manholes that were located in the 2022 paving project had internal and external seals installed.

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

32.4	Total actual amount of precipitation last year in inches
35	Annual average precipitation (for your location)
54	Miles of sanitary sewer
9	Number of lift stations
1	Number of lift station failures
0	Number of sewer pipe failures
1	Number of basement backup occurrences
1	Number of complaints
.93	Average daily flow in MGD (if available)
42	Peak monthly flow in MGD (if available)
.06	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.11	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.02	Basement backups (number/sewer mile)
0.02	Complaints (number/sewer mile)
45.2	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.1	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/13/2023 Reporting For: **2022**

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **				
	Date	Location	Cause	Estimated Volume
None reported				

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

○ Yes

● No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

○ Yes

● No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

Reductions of I&I were experienced in the Sheridan Road corridor collection system.

5.4 What is being done to address infiltration/inflow in your collection system?

In 2024 the Country Charms Subdivision will be televised and analyzed to determine main line and residential lateral lining opportunities.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/13/2023

Reporting For: **2022**

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			**4**	**16**
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:
A = Voluntary Range (Response Optional)
B = Voluntary Range (Response Optional)
C = Recommendation Range (Response Required)
D = Action Range (Response Required)
F = Action Range (Response Required)

Compliance Maintenance Annual Report

Somers Utility District 1 And Kr Utility District

Last Updated: 6/13/2023

Reporting For: **2022**

Resolution or Owner's Statement

Name of Governing Body or Owner: Village of Somers - Somers Utility District 1 and KR Utility District

Date of Resolution or Action Taken: 2023-06-28

Resolution Number: 2023-011

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 4.00

RESOLUTION NO. 2023-011

Village of Somers
Wisconsin Department of Natural Resources
NR 208 – Compliance Maintenance Resolution
2022

WHEREAS, it is a requirement under a Wisconsin Pollutant Discharge Elimination System (WPDES) permit issued by the Wisconsin Department of Natural Resources that the Village of Somers file a Compliance Maintenance Annual Report (CMAR) for its wastewater collection system under Wisconsin Administrative Code NR 208;

WHEREAS, it is necessary to acknowledge that the governing body has reviewed the Compliance Maintenance Annual Report (CMAR);

WHEREAS, it is necessary to provide recommendations or an action response plan for all individual CMAR section grades (of "C" or less) and/or an overall grade point average (< 3.00);

BE IT THEREFORE RESOLVED by the Village Board of the Village of Somers, Kenosha County, Wisconsin, that the following recommendations or actions will be taken to address or correct problems/ deficiencies of the wastewater treatment or collection system as identified in the Compliance Maintenance Annual Report (CMAR):

None required due to 4.0 grade point average.

Adopted this 20th day of June, 2023.

VILLAGE OF SOMERS
KENOSHA COUNTY, WISCONSIN

_____
George Stoner, President

Attest: _____
Brandi Baker, Clerk-Treasurer

Date: _____

Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Tentative Agenda
Tuesday, June 27, 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 June 13, 2023, Vouchers dated June 15, 2023, and June 22, 2023
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Plan Commission Recommendations (Somerville): a. Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Medium-Density Residential", “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved”, to “High-Density Residential”, “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved” on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).* b. Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests a rezoning from R-4 Urban Single-Family Residential Dist., R-5 Urban Single-Family

	Residential Dist., R-8 Urban Two-Family Residential Dist., R-9 Multiple-Family Residential Dist. and C-1 Lowland Resource Conservancy Dist. to R-11 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).* c. Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by ¬James D. Baker of Manhard Consulting LTD¬) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).* d. Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests site plan review and exterior fenestration review on Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*
8	Plan Commission Recommendation (Mueller) a. Action on Request by: Edwin G Mueller & Marcella Mueller, 220 Old Green Bay Rd, Kenosha, WI 53144-1026 (Owner), Mark J. Mueller, 250 Old Green Bay Rd, Kenosha WI 53144 (Agent), requests a rezoning from B-5 Wholesale Trade and Warehousing Dist. to R-2 Suburban Single-Family Residential Dist. & A-4 Agricultural Land Holding Dist. on part of Tax Parcel # 82-4-222-022-0104, located in the NW 1/4 of Section 2, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 220 Old Green Bay Road).*

9	Plan Commission Recommendation (ROA LLC) a. Action on Request by: ROA LLC, 4600 Green Bay Rd, Kenosha, WI 53144 (Owner), David A. Yontz, Brooks Pierce LLP, 1700 Wells Fargo Capitol Center, 150 Fayetteville Street, Raleigh, NC 27601 (Agent), requests a rezoning from B-1 Neighborhood Business District to B-3 Highway Business District on Tax Parcel # 82-4-222-341-0071, located in the NE 1/4 of Section 34, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 4600 Green Bay Road).*
10	Action on Resolution No. 2023-011 Approval of the 2022 Compliance Maintenance Annual Report (CMAR)
11	Action on 2023 Mobile Home Park License Renewals from Oakdale Estates, Inc. & Oakdale Estates Mobile Home Park & Sales, 11515 1st Street and Mid City Mobile Homes, 1530 Sheridan Road
12	Action on application for Class "B" (Picnic) Beer License from American Legion, David Leet Post 552 for July 4, 2023, at Somers Legion Hall, 8229 12th Street, and to waive fees
13	Approval of Operator's Licenses: Abigail Adams, Tiffany Ade, Joseph Allessi, Marie Christenson, Michael Crane, Maureen Dobyns, Larry Feest, Michael Grover, Jessica Gundersen, Russell Hall, Alan Hedges, Anne Hewlett, Kimberly Kaye, Jennifer Krenzke, Lori Laurent, Marty Meeltan, Adam Pfeuffer, Michelle Presterl, Greg Raimondi, James Schweitrzer, Christine Stalker, Megan Strandell, Katherine Thompson, Linda Timmons Wosz, Corry Williams, Kayla Arneson, Liam Fitzpatrick, Tamara Fournier, Michaeleen Hernandez, Andrew Hintz, Gideon Krawczyk, Mindy Hohenfeldt, Katelyn Johnson, Paul Webb, Amanda Long, and Breanna Techert
14	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the June 27th 2023 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this 16th day of June 2023 Brandi Baker, Clerk-Treasurer

Requests from persons 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: June 16, 2023