Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Agenda
Tuesday May 28, 2024
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on May 14th, 2024, Vouchers dated May 16th, 2024 and May 23rd, 2024
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Action on Plan Commission Recommendations (Maplecrest Country Club): a. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of 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 "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "High-Density Residential", "Medium-Density Residential", "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.) b. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of rezoning from PR-1 Park-Recreational Dist. to R-11 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located

	in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.) c. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of a Certified Survey Map (dated October 27, 2023 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.005-acre Lot, one (1) 29.918-acre Lot, and one (1) 91.976-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.) d. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)
8	Action on Proposed Resolution 2024-005, A Resolution to amend the 2024 Budget to reference updated Capital Improvement Plan projects for 2024 (Paving Projects)
9	Action on Request from Public Works Superintendent Kreye and Somers Fire Chief Ben Andersen to sell assorted equipment at the Wisconsin Surplus Auction
10	Action on amendment to Section 19 of the Village of Somers Employee and Procedures Manual to reference updates for Public Works Working Hours
11	Action on application for Special Event Permit from Clayton Pry – Wedding/Reception on June 22, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144
12	Action on application for Special Event Permit from Snap-on, Inc, for their Company Picnic on July 27, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144
13	Action on Operator's Licenses: Carleen Hoefler, Jennifer Vander Loop and Denise Ambrosini
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 May 28th, 2024 Village Board Meeting & Agenda in 1 public place & on the Village website.

Original Post Date: May 24th, 2024

Dated this 24th day of May, 2024 Wendy Burnette, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.**

Original Post Date: May 24th, 2024

Village of Somers
Proceedings from the Regular Board Meeting May 14, 2024

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

President Stoner led the Pledge of Allegiance.

Present: President George Stoner, Trustees Karl Ostby, Ben Harbach, Scott Fredrick, Jackie Nelson, Jack Aupperle, and Joe Smith. Also present: Administrator Jason Peters, Clerk/Treasurer Wendy Burnette, and Attorney Jeff Davison.

Consent and Approval of Minutes of Regular meetings on April 23, 2024, Vouchers dated April 25, 2024, May 2, 2024, and May 9, 2024. ACH Payments for March 2024 and April 2024. Building Report dated March 2024 and April 2024.

Trustee Aupperle moved to approve Minutes of Regular meetings on April 23, 2024, Vouchers dated April 25, 2024, May 2, 2024, and May 9, 2024. ACH Payments for March 2024 and April 2024. Building Report dated March 2024 and April 2024.

Seconded by Trustee Fredrick. Motion carried a 7-0 vote.

Correspondence:

None

Citizens Comments

Carl Kirkorian 502 9th Place - Expressed his concern with junk on Sheridan Road.

President and Trustee Comments:

President Stoner spoke about the Sheridan Road Study
Trustee Nelson commented on building inspector's efforts to clean up Sheridan Road
Trustee Harbach thanked President Stoner for arranging the Sheriff Departments coverage of the July 4th parade.
Trustee Harbach thanked Trustee Ostby for attending the Washington DC lobbying efforts for Somers Zip Code next week.

Action on re-tabling J&M's "Class B" & Class "B" alcohol renewal application for 2023-2024

Trustee Aupperle moved to take J&M's "Class B" & Class "B" alcohol renewal application for 2023-2024 off the table.

Trustee Fredrick seconded. Motion carried a 7-0 vote.

Discussion and Action on J&M's "Class B" & Class "B" alcohol renewal application for 2023-2024

Trustee Aupperle moved to approve J&M's "Class B" & Class "B" alcohol renewal application for 2023-2024.

Trustee Fredrick seconded. Motion carried a 7-0 vote.

Discussion and Possible Action regarding McMahon's proposal for the Fire Department Needs Assessment

Trustee Ostby moved to approve McMahon's proposal for the Fire Department Needs Assessment.

Seconded by Trustee Nelson

Trustee Ostby moved to amend the motion for an amount not to exceed $36,500.

Trustee Nelson seconded. Motion as amended carried a 7-0 vote.

Action on Operator's Licenses: Angela Quillen, Amanda Rossell, Diane Hoff, Emma Faulkner, Jodi Peterson, Grace Kozel, Lucie Johnson, Zackery Meyer, Audrey Kessler and Justin Santos.

Trustee Fredrick moved to approve Operator's Licenses: Angela Quillen, Amanda Rossell, Diane Hoff, Emma Faulkner, Jodi Peterson, Grace Kozel, Lucie Johnson, Zackery Meyer, Audrey Kessler and Justin Santos

Seconded by Trustee Harbach. Motion carried a 7-0 vote.

Adjourn

Trustee Harbach motioned to adjourn the meeting at 5:53pm

Seconded by Trustee Ostby. Motioned carried a 7-0 vote.

Drafted this 15th day of May by Wendy Burnette, Clerk/Treasurer

These minutes are not official until approved by the Village Board.

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 05/16/2024 - 05/16/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
05/16/2024	POOL	199(E)	SAMSMC	SAM'S CLUB MC/SYNCB	1,755.93
05/16/2024	POOL	63364	BAXTER	BAXTER & WOODMAN	24,233.97
05/16/2024	POOL	63365	BTSC001	BOND TRUST SERVICES CORP	800.00
05/16/2024	POOL	63366	CENTURYL	CENTURYLINK	13.38
05/16/2024	POOL	63367	SPECTRUM	CHARTER COMMUNICATIONS	139.98
05/16/2024	POOL	63368	CORE	CORE & MAIN LP	20,457.00
05/16/2024	POOL	63369	DAV001	DAVISON LAW OFFICE, LTD	5,179.26
05/16/2024	POOL	63370	FAS001	FASTENAL COMPANY	4.73
05/16/2024	POOL	63371	FERNO	FERNO	29.54
05/16/2024	POOL	63372	STO001	GEORGE STONER	61.64
05/16/2024	POOL	63373	KABA	KENOSHA AREA BUSINESS ALLIANCE	600.00
05/16/2024	POOL	63374	KCSHERIF	KENOSHA CO SHERIFF DEPT	64,823.48
05/16/2024	POOL	63375	KTC001	KENOSHA TROPHY COMPANY	12.00
05/16/2024	POOL	63376	MCDEVITTS	MCDEVITTS TOWING & REPAIR	497.66
05/16/2024	POOL	63377	MEN001	MENARDS - RACINE	356.06
05/16/2024	POOL	63378	NIDT001	NORTHERN ILLINOIS DIVE TRAINING	4,600.00
05/16/2024	POOL	63379	PAY001	PAYNE & DOLAN INC	1,455.35
05/16/2024	POOL	63380	STRAND	STRAND ASSOCIATES INC	4,410.00
05/16/2024	POOL	63381	STRY001	STRYKER SALES LLC	18,258.94
05/16/2024	POOL	63382	TELEFLEX	TELEFLEX LLC	677.50
05/16/2024	POOL	63383	TKITZ	TIMOTHY KITZMAN	563.75
05/16/2024	POOL	63384	ULINE	ULINE	447.00
05/16/2024	POOL	63385	WEE001	WE ENERGIES	183.80
05/16/2024	POOL	63386	WEE001	WE ENERGIES	573.77
05/16/2024	POOL	63387	WEE002	WE ENERGIES	1,827.75
05/16/2024	POOL	63388	WELDSTAR	WELDSTAR COMPANY	254.31

POOL TOTALS:

Total of 26 Checks:	152,216.80
Less 0 Void Checks:	0.00
Total of 26 Disbursements:	152,216.80

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 05/23/2024 - 05/23/2024

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
05/23/2024	POOL	200(E)	BIG3P	BIG 3 PACKAGING LLC	672.24
05/23/2024	POOL	201(E)	KWIKTRIP	KWIK TRIP INC	5,664.38
05/23/2024	POOL	202(E)	WID002	WI DEPT OF JUSTICE	126.00
05/23/2024	POOL	63389	BAXTER	BAXTER & WOODMAN	2,677.50
05/23/2024	POOL	63390	BTM001	BOUND TREE MEDICAL LLC	70.85
05/23/2024	POOL	63391	SPECTRUM	CHARTER COMMUNICATIONS	183.79
05/23/2024	POOL	63392	CONWAY	CONWAY SHIELD	17,434.00
05/23/2024	POOL	63393	CORE	CORE & MAIN LP	7,319.10
05/23/2024	POOL	63394	EMC	EMC INSURANCE COMPANIES	745.50
05/23/2024	POOL	63395	JEF001	JEFFERSON FIRE & SAFETY INC	320.00
05/23/2024	POOL	63396	KWU002	KENOSHA WATER UTILITY	70,478.25
05/23/2024	POOL	63397	MCHENRY	MCHENRY TWNSHP FIRE PROTECTION	500.00
05/23/2024	POOL	63398	PAT001	PATS SERVICES INC	160.00
05/23/2024	POOL	63399	QUADIENT	QUADIENT FINANCE USA INC	1,008.05
05/23/2024	POOL	63400	RICOHUSA	RICOH USA, INC	193.43
05/23/2024	POOL	63401	TKITZ	TIMOTHY KITZMAN	522.50
05/23/2024	POOL	63402	WEE001	WE ENERGIES	991.62
05/23/2024	POOL	63403	WEE001	WE ENERGIES	12.06

POOL TOTALS:

Total of 18 Checks:	109,079.27
Less 0 Void Checks:	0.00
Total of 18 Disbursements:	109,079.27

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
MEETING ITEM MEMORANDUM

MEETING DATE: May 28th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Action on Plan Commission Recommendations (Maplecrest Country Club):

a. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of 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 "Park and Recreational", “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved” to "High-Density Residential", “Medium-Density Residential”, "Park and Recreational", “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved” on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)

b. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of rezoning from PR-1 Park-Recreational Dist. to R-11 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)

c. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of a Certified Survey Map (dated October 27, 2023 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.005-acre Lot, one (1) 29.918-acre Lot, and one (1) 91.976-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)

d. Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. (For informational purposes only, this property is located at the SW corner of CTH H and CTH L.)

BACKGROUND:

In late 2022, the Village was approached by Ryan Douglas with Landquest regarding the possibility of bringing a residential housing project to the Maplecrest Country Clubs site. The Maplecrest site is approximately 162 acres. Sewer and water are available to the site. This site is not located in a TID.

In April of 2023, Staff met with Landquest and Three Leaf Partners to discuss the possibility of bringing a mixture of multi-family and single family to the site. Three Leaf and Landquest would be the developers for the multi-family and they would be seeking other developers to take on the single-family portions.

The project would require the following:

- Comp Plan Amendment from Park and Recreational, Nonfarmed Wetland, Other Conservancy Land to be preserved to Medium-Density Residential, High-Density Residential, Park and Recreational, Nonfarmed Wetland, and Other Conservancy Land to be Preserved;
- Rezoning from PR-1 Park-Recreational District to R-11 and A-4 with PUD Overlay;
- CSM and
- Site Plan and exterior fenestration.

In May of 2023, the Applicants brought a concept before the Plan Commission. The concept was well received at that time. Throughout the Spring and Fall of 2023, Staff worked with the Applicants to get them to a place where they could submit a formal application. The discussion focused on the applicant applying for approval of their multi-family project and have the remainder of the site rezoned to our A-4 holding district. Along the A-4 holding district, they would ask for a PUD, that would lay out what the Village would accept for single family housing. During this time, Administrator Peters, Trustee Nelson, and President Stoner toured subdivisions in the Madison area with the Applicants for a potential single-family developer they were considering partnering with.

On December 11th, 2023, the Plan Commission reviewed the requests by developer and felt that they needed more information before they took official action. The request for Comp Plan Amendment, Rezone, CSM, and approval of exterior fenestration were all tabled by the Plan Commission. The Applicants took the feedback from this meeting and adjusted their plans.

On February 12th, 2024, the Plan Commission reviewed their project again. At this meeting The Plan Commission focused on the density of the multi-family and the size of the proposed lots for the PUD overlay. The Plan Commission requested that the Developer lower the density of the multifamily and bring the lowest size lot in the PUD to 9,000 sq ft. The Applicant stated that they would see if this would work and will bring back another plan.

After the February Plan Commission meeting, the Applicant's submitted new plans to meet the lower density for multi-family and bring the lowest size lot to 9,000 sq, ft. under the PUD.

As stormwater has always been a concern in this area, the Applicant has consistently stated throughout this project that they are committed to doing 30% more stormwater retention than required by ordinance.

PRIOR ACTION TAKEN:

On April 8th, the Plan Commission held the requisite public hearings for the Comp Plan Change, the Rezone with PUD, and CSM. The Site Plan and Exterior fenestration with also reviewed. The project would consist of the 443 apartment units , 230 single-family lots, and 46 twin homes. No lot would be smaller than 9,000 sq. ft.

The Plan Commission recommended approval of the Comp Plan Change (7-0), Rezoning with PUD Overly (7-0), CSM (7-0), and Site Plan (6 -1) There were no public comments.

The Plan Commission discussion mainly focused on parking for the multi-family portion of the project. After the Plan Commission meeting on the 8th, Staff met with the Applicants to review the number of spots. The Applicants have provided an updated site plan that shows additional parking in Phase 3 and changed the arrangement of parking in Phase I to allow for more parking. Planner Luke Godshall has reviewed and states "the 906 required spaces based on the unit types/counts provided in the updated Exhibit is the code required minimum number. The parking space count would now no longer be needed as a PUD request item since the proposed number of spaces (920) exceeds the minimum requirement."

The Board reviewed this matter at our April 16th Work Session. The main topic of discussion was the boulevard right of way and the PUD request for the A-4 parcel. As to the boulevard right of way, the developer has confirmed they intend for the area between what is currently shown as 24' streets (directly east of the multi-family area) to be a boulevard public road right-of-way of no less than 66' in width at its narrowest point, and still retaining the open green space within. The main discussion regarding the PUD focused on the 5-foot side yard setbacks and the square footage of the homes.

The Board continued their review of this matter at our May 21st Work Session. The main topic of discussion was the side yard setbacks. The Developer agreed that they could work with a side yard setback at minimum of 5 feet on one side of the home and 9 feet on the other. The Board also discussed the minimum square footage that would be allowed under the PUD in the A4 request. The general consensus by the Board and from the Developer that 1,200 sq ft minimum for the first floor is acceptable. Finally, the Board discussed storm water drainage in the Southeast corner of the proposed lot. Village Engineering has been instructed to add as a condition that this area be addressed.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

As a reminder, the Applicant will be the developers for the multi-family portion of the project. While they would be purchasing the entire parcel, if their project is approved, they will be building and controlling the multi-family and seeking a partner for the balance of the parcel to do the single-family development. They have requested the balance of the parcel to be rezoned to our A-4 Holding District with the PUD in an effort to attract a single-family developer. This is important to remember because whoever they partner with will still need to request rezoning of the A-4 parcel and request a subdivision plat. At that time, the site plan and the fenestration of the proposed single-family housing would be reviewed.

Kenosha County Planning has reviewed the application and materials submitted and recommends approval with several conditions. Baxter Woodman's initial comments are attached. After the Development Agreement is executed, Staff will also bring formal ordinances to memorialize the comprehensive plan update. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

7a

"Motion to approve request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of 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 "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "High-Density Residential", "Medium-Density Residential", "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers, subject to the following conditions:

1. *Subject to conditions as listed in Planning Memo dated March 26th, 2024;*

2. *Subject to final plans being reviewed and approved by Village Planning;*

3. *Subject to conditions as listed in Village Engineer Memo dated April 3rd, 2024;*

4. *Subject to final plans being reviewed and approved by Village Engineer; and*

5. *Execution of a Developer's Agreement between the Village of Somers and Three Leaf Partners."*

7b

"Motion to approve request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of rezoning from PR-1 Park-Recreational Dist. to R-11 Multiple-Family Residential Dist., A-4 Agricultural Land Holding Dist., C-2 Upland Resource Conservancy Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers, subject to the following conditions:

1. *The Planned Unit Development Overlay for the Areas requested as R-11 shall include the following;*

    a. *Allowed density of 13.0 dwelling units per developable net acre (443 dwelling units within 34.005 acres).*

    b. *The height of the 59-unit structures measured from grade to the mid-point of the sloped roof is 42 feet high. Maintaining the height of the building is necessary to provide adequate ceiling height in the units; and*

    c. *The front yard setback of the 59-unit structures is 30 feet which falls below the 40' code minimum. The variance is necessary so the ramp going into the underground parking garage of the 59-unit building is not too steep as this can impact visibility of traffic.*

2. *The Planned Unit Development Overlay for the Areas request as A-4 shall include the following;*

    a. *All homes will have front loaded garages as defined as an attached garage, the door of which is parallel (or*

approximately so) to the front of the building restriction line. An attached garage on a corner lot is deemed to be front-loaded if its door faces any street;

b. No alleys will be developed allowing rear loaded garages;

c. All public streets will provide curbs and gutters to allow for the proposed lot size variation and density;

d. Density shall not exceed 230 single family lots and no lots will be smaller than 9,000 square feet;

e. Single family home front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet on one side of the home 9 feet on the other;

f. Twin home front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet; and

g. The minimum home square footage on the first floor shall be a minimum of 1,200 square feet and the home shall be built with a basement.

3. Subject to conditions as listed in Planning Memo dated March 26th, 2024;

4. Subject to final plans being reviewed and approved by Village Planning;

5. Subject to conditions as listed in Village Engineer Memo dated April 3rd, 2024;

6. Subject to final plans being reviewed and approved by Village Engineer; and

7. Execution of a Developer's Agreement between the Village of Somers and Three Leaf Partners."

7c

"Motion to approve request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of a Certified Survey Map (dated October 27, 2023 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.005-acre Lot, one (1) 29.918-acre Lot, and one (1) 91.976-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE

1/4 of Section 20, T2N, R22E, Village of Somers, subject to the following conditions:

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4. *Subject to final plans being reviewed and approved by Village Engineer; and*

5. *Execution of a Developer's Agreement between the Village of Somers and Three Leaf Partners."*

7d

"Motion to approve request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), David Lyon, Three Leaf Partners, 504 W Juneau Avenue, Milwaukee, WI 53203 (Agent), for approval of site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers, subject to the following conditions:

1. *Site plan and exterior fenestration approval will only apply to those portions of the newly created lots that are to be used for R-11 Multiple-Family Residential District;*

2. *Subject to conditions as listed in Planning Memo dated March 26th, 2024;*

3. *Subject to final plans being reviewed and approved by Village Planning;*

4. *Subject to conditions as listed in Village Engineer Memo dated April 3rd, 2024;*

5. *Subject to final plans being reviewed and approved by Village Engineer; and*

6. *Execution of a Developer's Agreement between the Village of Somers and Three Leaf Partners."*

ATTACHMENTS:

Planning and Zoning Memo to Plan Commission dated March 26th, 2024

Engineering Comments dated April 3rd, 2023

Plan Commission Minutes – Highlighted

Updated Letter from Developer

Original Comp Plan Application

Original Rezoning Application

Updated PUD Petition

Summary PUD requests

Original CSM Application

Original Site Plan Submission

Updated Site Plan

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: **03-26-24**
MTG DATE: **04-08-24**
APP DATE: **03-01-24**
RE: **Maplecrest Golf Course Residential Development – Revised Submittal**

BACKGROUND:

1. Petitioner/Agent: David Lyon, Three Leaf Partners
2. Property Owner: Maplecrest Country Club Inc.
3. Location/Address: 9401 18th Street
4. Tax key Number(s): 82-4-222-201-0100
5. Area: 161.54 acres
6. Existing Zoning: PR-1 Park-Recreational District
7. Proposed Zoning: R-11, A-4, C-1, C-2, PUD
8. Existing Land Use: Park and Recreational, Nonfarmed Wetland, Other Conservancy Land to be Preserved
9. Proposed Land Use: Medium-Density Residential, High-Density Residential, Park and Recreational, Nonfarmed Wetland, and Other Conservancy Land to be Preserved

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OVERVIEW:

The Petitioner proposes to redevelop the existing Maplecrest Country Club golf course into a multi-phased residential development to be known as "The Maples at Somers", consisting of both multi-family & single-family dwellings along with approximately 54.8 acres of open space, neighborhood parks, and a 13,000 sq. ft. clubhouse.

This development concept was previously presented to the Plan Commission at a conceptual hearing in May 2023, and formal Plan Commission hearings in December 2023 and February 2024. After having received feedback from the Plan Commission at those hearings, the Petitioner has made several revisions to their applications and plans based on that feedback and are looking to move forward with review and approval of a comprehensive land use plan amendment, rezoning with a Planned Unit Development (PUD) overlay, a Certified Survey Map (CSM) land division, and overall site plan & exterior building fenestration approvals.

PLANNER COMMENTS:

The Petitioner has made several revisions to their project submittal in response to the most recent feedback given by the Plan Commission on February 12, 2024. These revisions include the following:

- One (1) of the 59-unit apartment buildings has been removed from the site plan, resulting in a reduction from 502 to 443 apartment units.
- The number of single-family lots on the site plan has been reduced from 243 to 230.
- The site plan for the future single-family area has been revised with Lots being no smaller than

9,000 square feet.

- Diagrams depicting 2200 sq. ft. & 2600 sq. ft. single-family homes situated on 75-foot and 90-foot wide 9,000 sq. ft. Lots have been included.
- The Petitioner requests that a PUD overlay be applied to the A-4 zoning area (future single-family) of the development to recognize the following features of the future single-family component of the development:
    - All homes will have front loaded garages as defined as an attached garage, the door of which is parallel (or approximately so) to the front of the building restriction line. An attached garage on a corner lot is deemed to be front-loaded if its door faces any street.
    - No alleys will be developed allowing rear loaded garages.
    - All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.
    - Density shall not exceed 243 single family lots and no lots will be smaller than 9,000 square feet.
    - SF front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet. Twin home front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet.
    - The minimum home square footage shall be 1,400 square feet with a basement.
- The site plan has been updated to include street and ROW widths for the public streets. However, it should be noted that two of the proposed public streets in the future single-family area labelled as "24' street" appear to have public ROW widths less than 66', which is not permitted by Village standards.

All other aspects of the project review from the previous staff memo, dated 11-30-23, remain in effect. A copy of this memo is attached for reference.

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

1. Subject to the following requested ordinance deviations being approved as part of the R-11 PUD:

    a. Section ZN 4.03(12)(a) – The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed **12.4 dwelling units per developable net acre**, served by public sanitary sewage facilities.

        - Petitioner requests a density of **13.0 dwelling units per developable net acre (443 dwelling units within 34.005 acres)**.

    b. Section ZN 4.03(12)(f)1 – No building or parts of a building shall exceed 35 feet in height.

        - Petitioner requests a maximum building height of **42 feet in height**.

    c. Section ZN 4.03(12)(g)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**.

        - Petitioner requests a minimum street (front) yard setback of **not less than 30 feet from the right-of-way of all other roads**.

    d. Section ZN 3.06(3)(a) – Number of Off-Street Parking Stalls Required for Multiple-Family Dwellings - 2 spaces for 1- and 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1

space for every 8 units for guest parking. **[998 spaces required based on submitted project information**].

- Petitioner requests **1 space(s) for Studio units;** 2 space(s) for 1-bedroom units; 2 spaces for 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. **[974 spaces proposed].**

2. Subject to a PUD overlay in the A-4 zoning (future single-family) area recognizing the following features of the future single-family component of the development as defined by the Petitioner in their revised submittal, dated February 23, 2024:
   a. All homes will have front loaded garages as defined as an attached garage, the door of which is parallel (or approximately so) to the front of the building restriction line. An attached garage on a corner lot is deemed to be front-loaded if its door faces any street.
   b. No alleys will be developed allowing rear loaded garages.
   c. All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.
   d. Density shall not exceed 243 single family lots and no lots will be smaller than 9,000 square feet.
   e. SF front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet. Twin home front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet.
   f. The minimum home square footage shall be 1,400 square feet with a basement.

3. The CSM shall be subject to the following:
   a. Subject to revising the CSM to address review comments from the Wisconsin Department of Administration's November 20, 2023 review letter.
   b. Subject to making the following revisions to the CSM:
      1. Add the name and address of the owner and developer to the face of the CSM.
      2. Re-label "C.T.H. L (18th STREET)" as "18th STREET" on all applicable sheets of the CSM (CTH L/18th Street is a local street west of its intersection with CTH H).
      3. Per the Kenosha County Division of Highways, add an additional 27 feet of right-of-way dedication along CTH "L" (for a total half right-of-way width of 60 feet), and label as "Dedicated for Public Right-of-Way".
      4. Per the Kenosha County Land Information office, label the north-south right-of-way as "92nd Avenue" and label the east-west right-of-way as "20th Street" on all applicable sheets of the CSM.
      5. Add a note to the CSM indicating the proposed Lots will be served by municipal sewer.
      6. Add a note to the CSM indicating that Lot 1 is zoned "R-11, PR-1 and PUD", and Lots 2 and 3 are zoned "A-4".
      7. Add & label the floodplain & shoreland boundaries to the face of the CSM.
      8. Add 15'x15' vision corner easements at the northeast and southeast corners of Lot 1, and at the northwest and southwest corners of Lot 2.
      9. Add 50'x50' vision corner easements at the northeast and southeast corners of Lot 2, and at the northeast corner of Lot 4.
      10. Add the following vision corner easement note to the CSM: *"No obstructions, such as structures, fences, parking or vegetation shall be permitted in any business, manufacturing or institutional district between the heights of two (2) feet and ten (10) feet above the plane through the centerline of the road within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen (15) feet from the road right-of-way. In the case of any*

federal, state or county highway or 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."

11. On Sheet 9, change "Mary Cole, Village Clerk" to read "Brandi Baker, Village Clerk-Treasurer".
12. On Sheet 9, remove the "Village of Somers Plan Commission Approval" signature block, as the Village of Somers Land Division and Platting Control Ordinance requires only that the Village Board certify its approval on the face of the certified survey map.

c. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.

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

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

4. Subject to submitting a revised rezoning exhibit showing the park & recreational area in the northwestern (multi-family) portion of the site as remaining zoned PR-1, and revising the rezoning exhibit for the remainder of the site as being zoned A-4 & PUD.

5. Subject to providing a photometric site plan for Village review/approval.

6. Subject to submitting plans showing proposed dumpster enclosure locations and specifications.

7. Subject to obtaining any necessary approvals and/or permits from the Kenosha County Division of Highways regarding work within the right-of-way of CTH H.

8. Subject to approval by the Somers Fire & Rescue Department.

9. Subject to receiving necessary stormwater plan approval by the Village of Somers engineer.

10. Subject to receiving approval from the Wisconsin Dept. of Natural Resources (DNR) for any wetland areas proposed to be filled/mitigated. All permit approvals from the DNR shall be provided to the Village.

11. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.

12. 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

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Kenosha County Planning & Development**
RPT DATE: **11-30-23**
MTG DATE: **12-11-23**
APP DATE: **10-27-23**
RE: **Maplecrest Golf Course Residential Development**

BACKGROUND:

1. Petitioner/Agent: David Lyon, Three Leaf Partners
2. Property Owner: Maplecrest Country Club Inc.
3. Location/Address: 9401 18th Street
4. Tax key Number(s): 82-4-222-201-0100
5. Area: 161.54 acres
6. Existing Zoning: PR-1 Park-Recreational District
7. Proposed Zoning: R-11, A-4, C-1, C-2, PUD
8. Existing Land Use: Park and Recreational, Nonfarmed Wetland, Other Conservancy Land to be Preserved
9. Proposed Land Use: Medium-Density Residential, High-Density Residential, Park and Recreational, Nonfarmed Wetland, and Other Conservancy Land to be Preserved

OVERVIEW:

The Petitioner proposes to redevelop the existing Maplecrest Country Club golf course into a multi-phased residential development to be known as "The Maples at Somers", consisting of both multi-family & single-family dwellings along with approximately 54.8 acres of open space, neighborhood parks, and a 13,000 sq. ft. clubhouse. This development concept was previously presented to the Plan Commission at a conceptual hearing in May 2023. After having received mostly positive feedback at that conceptual hearing, the Petitioner is now formally requesting review and approval of a comprehensive land use plan amendment, rezoning with a Planned Unit Development (PUD) overlay, a Certified Survey Map (CSM) land division, and overall site plan & exterior building fenestration approval.

PLANNER COMMENTS:

The proposed development is shown to consist of a total of 798 dwelling units, 502 of which will be apartment units located in the northwestern portion of the site. The remaining 296 dwelling units would consist of 244 single-family lots and 52 twin home (duplex) units that are intended to be platted in a future phase of the development which would require separate reviews and approvals.

Of the 14 total apartment buildings proposed, nine (9) will be 2-story 23-unit buildings, and five (5) will be 3-story 59-unit buildings. All proposed apartment units meet or exceed the minimum zoning ordinance floor area requirements for studio (efficiency) (550 sq. ft.), 1-bedroom (700 sq. ft.), 2-bedroom (1,000 sq. ft.) and 3-bedroom (1,200 sq. ft.) dwelling units.

Renderings of the proposed multi-family buildings and the community clubhouse have been included in the Petitioner's submittal and appear to meet the Village's exterior design guidelines. The proposed

buildings are shown to incorporate a variety of building materials, colors, and include features like exterior balconies, varied rooflines, and staggered building facades to create visual interest and avoid monotony.

Aside from the four 59-unit buildings at the southwest portion of the multi-family area, all buildings and paved parking areas have been laid out on the site plan so as to meet minimum setback requirements from lot lines and public road rights-of-way. The four buildings at the southwest portion of the multi-family area appear to be located between 20-25 feet from the proposed public road right-of-way; as such a minimum street yard setback reduction from 40' to 20' is being requested by the Petitioner as part of their PUD request.

The Petitioner is also requesting to exceed the 35 foot height maximum for the five 59-unit buildings being proposed for the site as part of their PUD request, discussed below. All other proposed buildings come in under the 35 foot height maximum.

PROPOSED ZONING:
The Petitioner is requesting a rezoning from PR-1 into the R-11 Multiple-Family Residential District for the northwestern portion of the site, along with a PUD overlay to allow for several Village ordinance deviations, discussed below.

The submitted proposed zoning exhibit map (Sheet MA2 of the Masterplan) also depicts several small park spaces distributed throughout the development shown as being zoned C-2. It is recommended that the neighborhood park & recreational area labelled as 'C-2 Park/Rec' in the northwestern (multi-family) portion of the site remain zoned PR-1 Park-Recreational District, and that the areas labelled 'C-2 Park/Rec' and 'C-1 Floodplain' within the future single-family and twin home areas of the site plan be shown as being rezoned to A-4 at this time.

The remainder of the site (aside from wetland and floodplain areas) is proposed to be rezoned into the A-4 Agricultural Land Holding District until such time as plans for the single-family and twin home components of the development have become more defined and are ready to be platted and assigned the appropriate zoning districts and PUD overlays. Based on the submitted site plan it appears that this future phase of the development would require its own PUD overlay approval to allow for various factors such as reduced lot sizes, lot widths and building setbacks. This would be handled under a future rezoning, platting and site plan review process once the Petitioner is prepared to move forward with that phase of the development.

PUD Request:
As mentioned above, the Petitioner is requesting a PUD overlay as part of their rezone request in order to provide flexibility from certain Village ordinance standards. Based on the submitted application materials, the Petitioner is requesting the following deviations from Village ordinance standards within the proposed R-11 zoning area at the northwestern portion of the site:

- Section ZN 4.03(12)(a) – The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed **12.4 dwelling units per developable net acre**, served by public sanitary sewage facilities.
    - Petitioner requests a density of **14.9 dwelling units per developable net acre**.
- Section ZN 4.03(12)(e)1 – Lots shall have a minimum area of 20,000 square feet or **3,000 square feet per unit**, whichever is larger.
    - Petitioner requests a minimum area of **2,950 square feet per unit**.
- Section ZN 4.03(12)(f)1 – No building or parts of a building shall exceed **35 feet in height**.

- Petitioner requests a maximum building height of **50 feet in height**.

- Section ZN 4.03(12)(g)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**.

    - Petitioner requests a minimum street (front) yard setback of **not less than 20 feet from the right-of-way of all other roads**.

- Section ZN 3.06(3)(a) – Number of Off-Street Parking Stalls Required for Multiple-Family Dwellings: 2 spaces for 1- and 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. [**1,066 spaces required based on submitted project information**].

    - Petitioner requests: **0.5 spaces for Studio units; 1 space for 1-bedroom units**; 2 spaces for 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. [**984 spaces proposed**].

Overall, staff does not object to the Petitioner's requested PUD deviations for density as it is generally in line with similar PUD requests that have been approved for other multi-family developments in the Village.

There is concern regarding the amount of reduced parking. This concern is somewhat eased by the Petitioner's statement that the development team has researched the market and has based their proposed ratios to meet projected demand based on that research. The Petitioner has also set aside space at the southwest portion of the multi-family area for an additional 60-space parking lot should the need ever arise. However, an additional 60 spaces adjacent to the southwesternmost building would not seem to be convenient for residents or guests of the other buildings in the development. Staff would recommend that the site plan be modified to add spaces wherever possible to allow for sufficient parking that would conveniently serve each building's residents and their guests.

Regarding the request for a 50 foot building height on the five 59-unit buildings, according to the Village zoning ordinance definition of "Height of Building"[1], it appears that based on the submitted building elevations the height of these buildings is somewhere closer to 42' when measuring height from the street (front) elevation. Staff recommends that the developer determine the building height using the Village height of building definition and revise their PUD request accordingly.

CERTIFIED SURVEY MAP (CSM):
The Petitioner intends to initially subdivide the existing parcel with a 3-Lot CSM. Lot 1 of the CSM would contain the multi-family buildings and community clubhouse. Lots 2 and 3 of the CSM would eventually contain the single-family and duplex (twin home) lots and would be further subdivided via the platting process in a future phase of the development.

The CSM also provides for areas of public right-of-way dedication to create part of the overall intended street network as depicted on Sheet MA8 of the submitted Masterplan, with the remaining streets being created at a future date in conjunction with the subdivision platting process in a future phase of the development. The public street rights-of-way shown on the CSM are 66' in width to meet Village standards.

[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."

The Kenosha County Land Information office has reviewed the submitted CSM and has indicated that the North-South street shall be named "92nd Avenue", and the East-West street shall be named "20th Street".

The Kenosha County Highway Department has reviewed and commented on the submitted CSM. They indicate the location of the proposed public road access to CTH H is acceptable as shown on the CSM. They also confirm that an additional 27 feet of right-of-way must be dedicated for CTH H (to create a 60' half ROW). This additional ROW need was made known in a memo and comments from the conceptual Plan Commission hearing in May 2023, as well as during preliminary staff level conceptual meetings. The submitted CSM and site plans do not appear to account for this additional ROW dedication and will need to be adjusted accordingly.

The CSM generally complies with the Village of Somers Land Division and Platting Control Ordinance. Specific revisions to be made to the CSM are noted below under the Staff Recommendation section below.

The submitted landscape plan, prepared by Jon Bradley Dethloff, Professional Landscape Architect and dated September 29, 2023, provides for a diverse mixture of deciduous and evergreen trees & shrubs and meets or exceeds the landscaping requirements contained in the zoning ordinance. The site plans also indicate generous 40-foot & 50-foot landscape buffers being provided along the west, north and east sides of the site, and berms along the west and north sides of the R-11 multi-family area. The landscape plan shall 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 submitted 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 or specifications for dumpster enclosures are not noted on the submitted plans. 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.

The submitted plans do not indicate the locations or design of potential site signage. The Petitioner is encouraged to consider signage placement and design and submit updated plans accordingly so that it can be determined if proposed signage meets Village zoning ordinance requirements.

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

1. Subject to the following requested ordinance deviations being approved as part of the R-11 PUD:
    a. Section ZN 4.03(12)(a) – The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed **12.4 dwelling units per developable net acre**, served by public sanitary sewage facilities.
        - Petitioner requests a density of **14.9 dwelling units per developable net acre**.
    b. Section ZN 4.03(12)(e)1 – Lots shall have a minimum area of 20,000 square feet or **3,000 square feet per unit**, whichever is larger.

- Petitioner requests a minimum area of **2,950 square feet per unit**.

c. Section ZN 4.03(12)(f)1 – No building or parts of a building shall exceed 35 feet in height.

- Petitioner requests a maximum building height of **[ ] feet in height**.

d. Section ZN 4.03(12)(g)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**.

- Petitioner requests a minimum street (front) yard setback of **not less than 20 feet from the right-of-way of all other roads**.

e. Section ZN 3.06(3)(a) – Number of Off-Street Parking Stalls Required for Multiple-Family Dwellings - **2 spaces for 1- and 2-bedroom units**; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. **[1,066 spaces required based on submitted project information**].

- Petitioner requests **[ ] space(s) for Studio units; [ ] space(s) for 1-bedroom units**; 2 spaces for 2-bedroom units; 2.5 spaces for 3- or more bedroom units; plus 1 space for every 8 units for guest parking. **[[ ] spaces proposed].**

2. The CSM shall be subject to the following:

a. Subject to revising the CSM to address review comments from the Wisconsin Department of Administration's November 20, 2023 review letter.

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

1. Add the name and address of the owner and developer to the face of the CSM.
2. Re-label "C.T.H. L (18th STREET)" as "18th STREET" on all applicable sheets of the CSM (CTH L/18th Street is a local street west of its intersection with CTH H).
3. Per the Kenosha County Division of Highways, add an additional 27 feet of right-of-way dedication along CTH "L" (for a total half right-of-way width of 60 feet), and label as "Dedicated for Public Right-of-Way".
4. Per the Kenosha County Land Information office, label the north-south right-of-way as "92nd Avenue" and label the east-west right-of-way as "20th Street" on all applicable sheets of the CSM.
5. Add a note to the CSM indicating the proposed Lots will be served by municipal sewer.
6. Add a note to the CSM indicating that Lot 1 is zoned "R-11, PR-1 and PUD", and Lots 2 and 3 are zoned "A-4".
7. Add & label the floodplain & shoreland boundaries to the face of the CSM.
8. Add 15'x15' vision corner easements at the northeast and southeast corners of Lot 1, and at the northwest and southwest corners of Lot 2.
9. Add 50'x50' vision corner easements at the northeast and southeast corners of Lot 2, and at the northeast corner of Lot 4.
10. Add the following vision corner easement note to the CSM: *"No obstructions, such as structures, fences, parking or vegetation shall be permitted in any business, manufacturing or institutional district between the heights of two (2) feet and ten (10) feet above the plane through the centerline of the road within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen (15) feet from the road right-of-way. In the case of any federal, state or county highway or 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."

11. On Sheet 9, change "Mary Cole, Village Clerk" to read "Brandi Baker, Village Clerk-Treasurer".
12. On Sheet 9, remove the "Village of Somers Plan Commission Approval" signature block, as the Village of Somers Land Division and Platting Control Ordinance requires only that the Village Board certify its approval on the face of the certified survey map.

c. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacounty.org.

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

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

3. Subject to revised building elevation drawings showing exact proposed building height of the 59-unit apartment buildings, as measured using the Village zoning ordinance definition of "Height of Building". The height shall be used as the basis for the PUD request listed above in item 1 c.

4. Subject to submitting a revised site plan which accounts for the additional 27' of right-of-way to be dedicated for CTH H.

5. Subject to submitting a revised rezoning exhibit showing the park & recreational area in the northwestern (multi-family) portion of the site as remaining zoned PR-1, and revision the rezoning exhibit for the remainder of the site being zoned A-4.

6. Subject to providing a photometric site plan for Village review/approval.

7. Subject to submitting plans showing proposed dumpster enclosure locations and specifications.

8. Subject to obtaining any necessary approvals and/or permits from the Kenosha County Division of Highways regarding work within the right-of-way of CTH H.

9. Subject to approval by the Somers Fire & Rescue Department.

10. Subject to receiving necessary stormwater plan approval by the Village of Somers engineer.

11. Subject to receiving approval from the Wisconsin Dept. of Natural Resources (DNR) for any wetland areas proposed to be filled/mitigated. All permit approvals from the DNR shall be provided to the Village.

12. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.

13. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers**.**

Maplecrest Subdivision
April 8, 2024 Plan Commission Meeting

Village of Somers
April 3, 2024

Our comments dated December 5, 2023 are enclosed. Additional comments are listed below:

1. Provide an updated CSM showing the offsite stormwater pond and utility easements needed for the proposed Phase 1 improvments, see Figure 1 and 2.

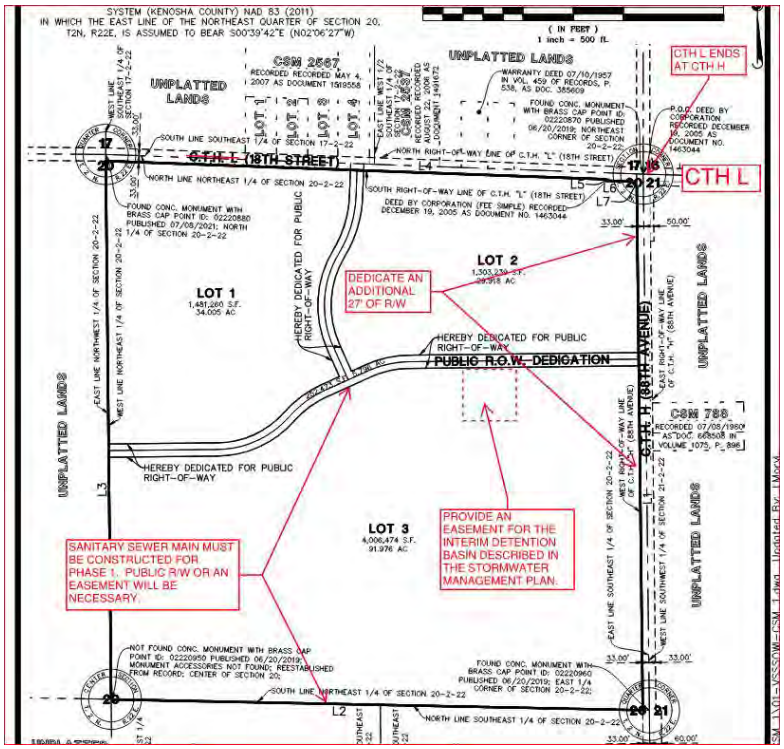


Figure 1

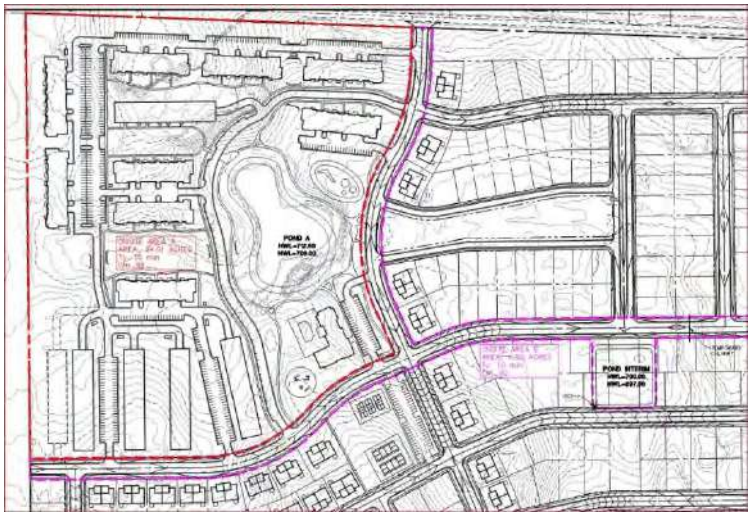


Figure 2

Brett D. Biwer

Brett D. Biwer, P.E.

BAXTER & WOODMAN Consulting Engineers

Review Comments and Request for Additional Information

Maplecrest Subdivision

Village of Somers

December 5, 2023

We reviewed the engineering plans dated September 27, 2023 and storm water management plan, dated October, 2023. The plans and calculations provided are still preliminary, therefore the review comments are not comprehesive. Our comments are listed below:

General Comments:

1. Provide a phasing plan corresponding to the interim conditions outlined in the SWMP.
2. Provide interim grading, utility, paving, photometric, and erosion control plans corresponding to Figure 1.

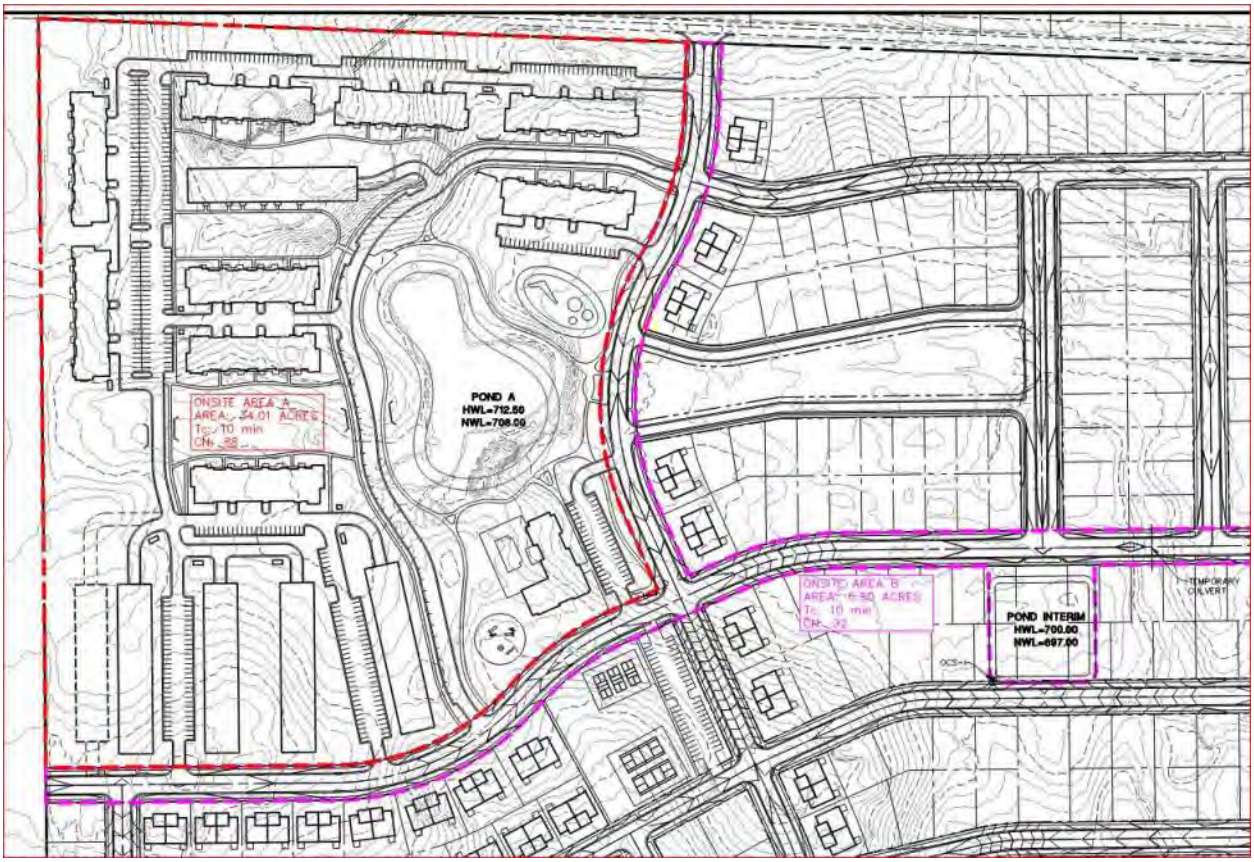


Figure 1

3. Provide wetland delineations and report. Permit wetland disturbances with WDNR.
4. Provide a drain tile survey.
5. Show snow storage areas on the plans.
6. Plans are subject to approval by Kenosha Planning and Kenosha County Highway.
7. Subdivision plats for each CSM Lot will be reviewed at the time of their development.

8. Provide additional stormwater improvements by one of the following two methods:
    a. Provide 30% additional storage (based on past developments) in ponds B & C to reduce flooding on the development site and on the east side of CTH H.
    b. Contribute to a feasibility study ($20,000) for regional stormwater improvements between CTH H and the Canadian Pacific RR which may allow a smaller pond and additional lots:
        - Below is an aerial overview showing ownership (Figure 2) and an excerpt of the drainage boundaries (Figure 3) between this development and the Canadian Pacific Rail.
        - The stormwater challenge with this area is that it needs to flood to the elevation (about the same elevation as the CTH H pavement) of the ridgeline in the Tunkieicz property (Parcel 04-222-212-0300) before surface water will cross the Metz and Grace35, LLC properties to the Canadian Pacific Railroad. Therefore, the proposed stormwater ponds in the proposed development will be drained by subsurface facilities, including those on Tunkieicz, Metz, and Grace35, LLC.
        - The Village, the County, and the Developer would benefit from an improved stormwater conveyance system between the east side of the Canadian Pacific Rail and CTH H. Prepare a concept plan and opinion of probable cost of feasible regional improvements. The information provided by FEMA indicates there is approximately 10 feet of hydraulic head available for these facilities.



Figure 2

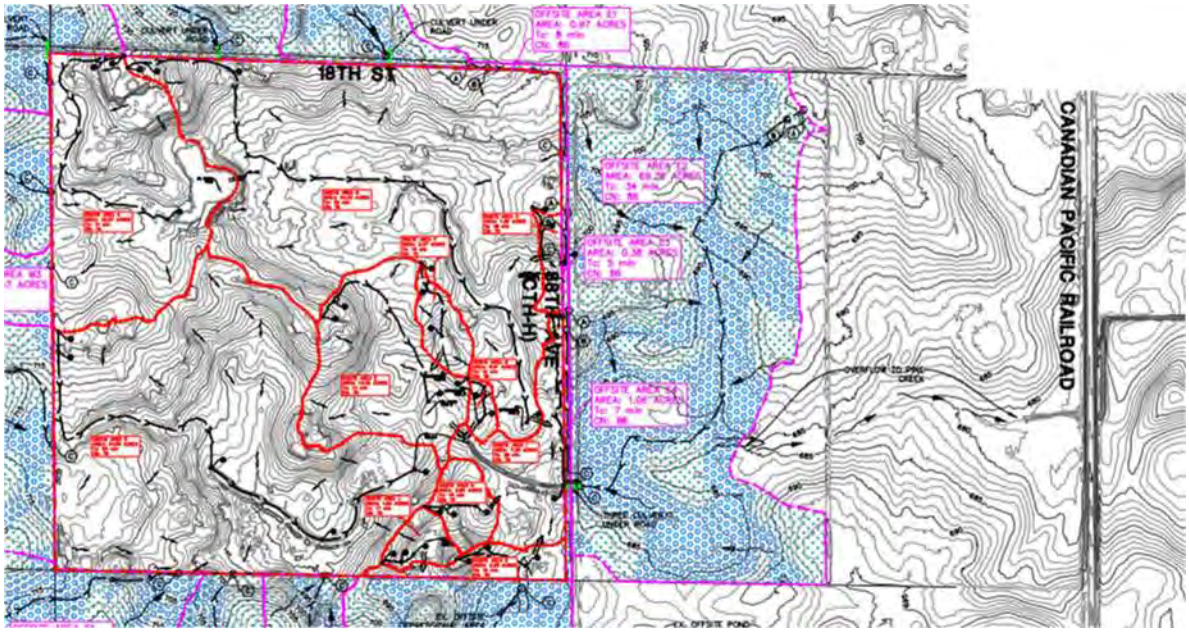


Figure 3

Plans:

1. Sheet 2: Show asphalt mixes based on WisDOT Standard Specification Section 460.
2. Sheet 3 through 9:
    a. Show proposed grading and pond contours.
    b. Show interim grading plan.
3. Sheet 10:
    a. Label sanitary sewer manholes.
    b. Minimize the number of sanitary manholes.
    c. Provide a direct connection to the existing sanitary sewer along the south property line. See Figure 4.

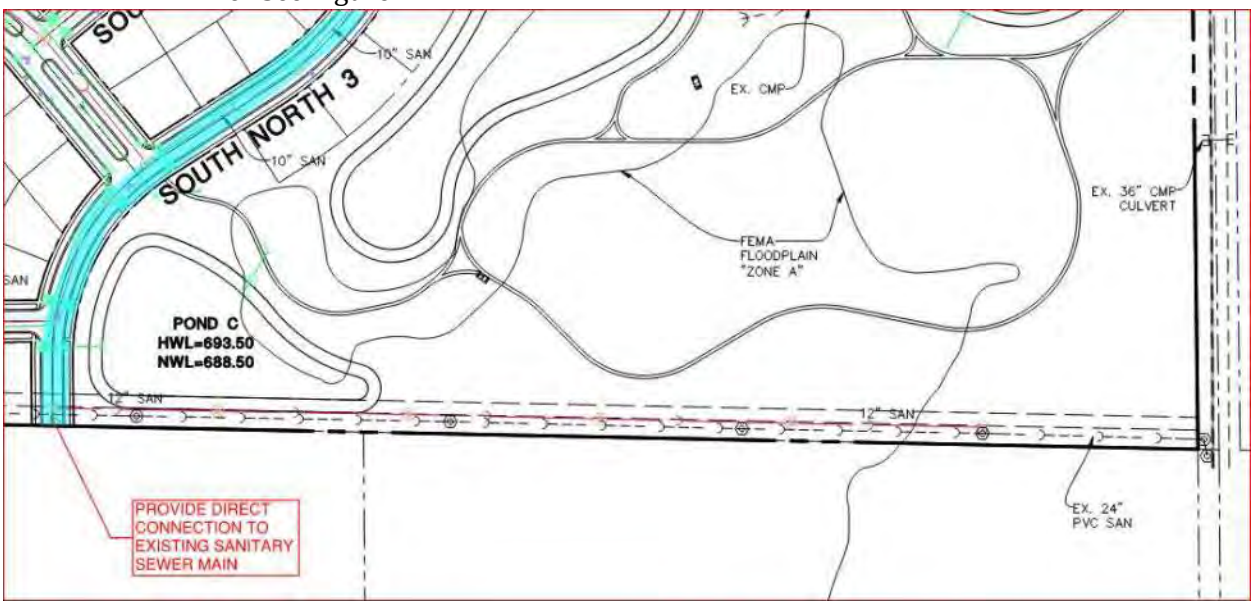


Figure 4

d. Verify sanitary sewer sizes based on required flows. A minimum pipe size of 8-inches is acceptable.
e. Provide a 12-inch water main along the length of "South North 3" road connecting at 18th Street and extending to the south property line, and "East West 2" road from "South North 3" to the west property line. The remainder of the water mains should be 8-inches. See Figure 5.

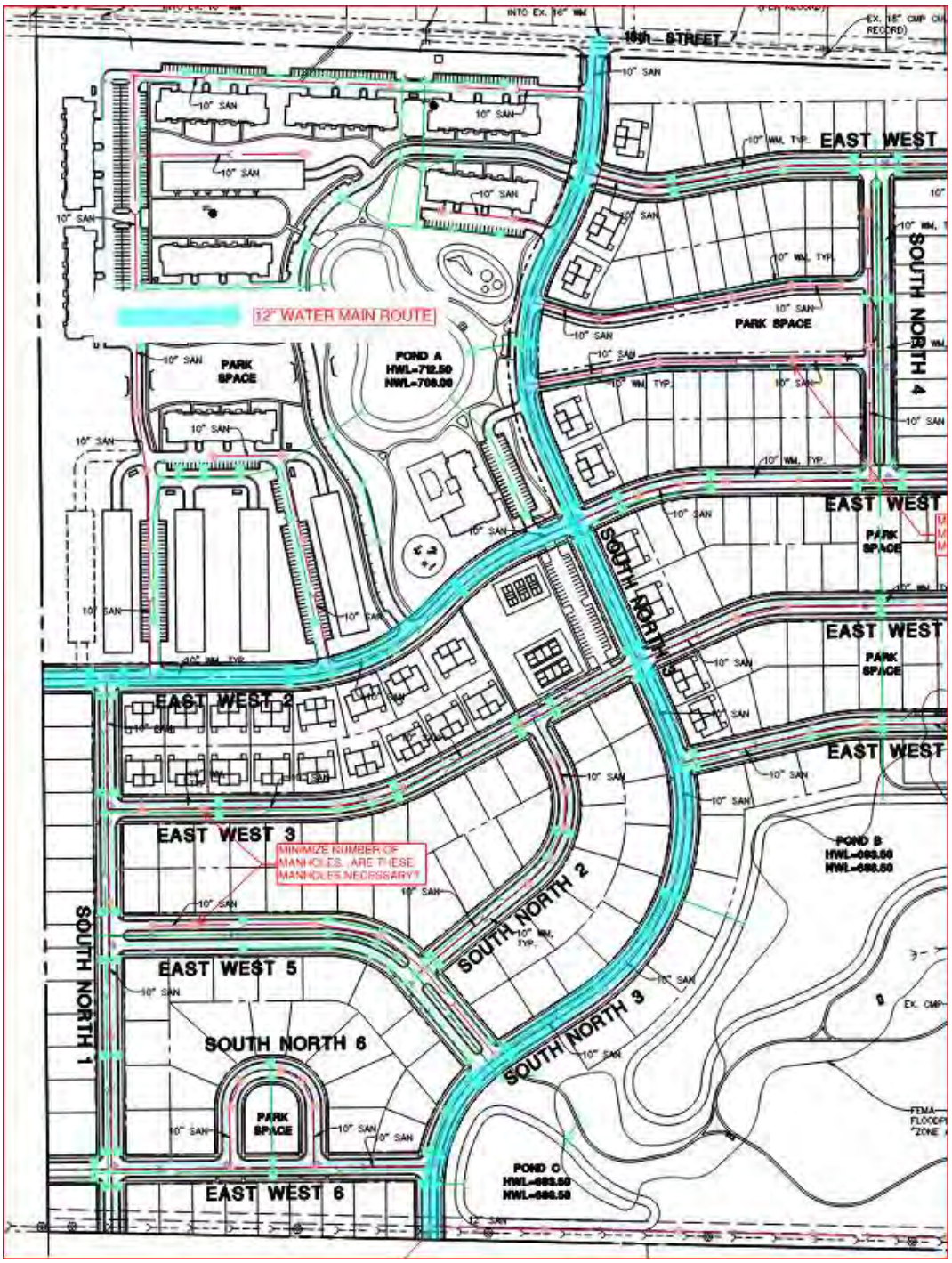


Figure 5

4. Sheets 11 through 16:
    a. Show stationing and street names.
    b. Show public utility easements for utilities outside public R/W.
5. Sheets 18 through 33:
    a. Sanitary Sewer: Match pipe crowns when increasing pipe sizes.
    b. Sanitary Sewer: Drop incoming and outgoing invert elevations by 0.10' when going straight through manholes and drop inverts by 0.20' when changing direction.
    c. Sanitary Sewer: Provide profles in the northwest multi-family area.
    d. Sanitary Sewer: Provide profiles for manholes U through U4.
    e. Sanitary Sewer: Provide profiles for manholes T though T3.
    f. Sanitary Sewer: Provie profile for proposed sewer along south property line.
    g. Sanitary Sewer: The Village would prefer a direct connection to the existing sanitary sewer along the south property line. Sewer as-builts are attached for reference.

CSM:

1. Remove the CTH L label from 18th Street. CTH L ends at CTH H.
2. Change the Village Clerk to Brandi Baker.
3. Dedicate an additional 27' of right-of-way on the west side of CTH H per County comments.
4. Provide dedicated right-of-way or a public sanitary sewer easement to allow a public sanitary sewer main from Phase 1 to the existing sanitary sewer located at the south property line.

Stormwater Management Plan:

1. Provide storm sewer calculations for interim and final.
2. Provide WinSLAMM TSS removal calculations for interim and final.
3. Existing Conditions
    a. PondPack Catchment Summary: Show catchment Area, Tc, and CN matching the information on the existing drainage exhibits.
4. Proposed Conditions
    a. PondPack Catchment Summary: Show catchment Area, Tc, and CN matching the information on the proposed drainage exhibits.
5. Floodplain
    a. Provide floodplain compensatory storage calculations.
6. Interim Conditions
    a. Provide an interim drainage exhibit showing catchments.

Status of Engineer's Approval: Not Approved

Brett D. Biwer

Brett D. Biwer, P.E.

Attachments: Plans with Review Comments
CSM with Review Comments
Concept Plan – Water Distribution
Water Main As-Builts
Sanitary Sewer As-Builts

BAXTER & WOODMAN Consulting Engineers

Village of Somers
Proceeding from the Village Plan Commission Meeting
April 8th, 2024

1. Call to Order

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

Present:

- Chairman George Stoner
- Commissioner Gregg Thompson
- Commissioner Vinnie Chambers
- Commissioner Donald Boxx
- Commissioner Michael DeLuca
- Commissioner Steege
- Alternate Pat Juliana

Staff present: Administrator Jason Peters, Kenosha County Planning Luke Godshall, Kenosha County Planning Andy Buehler

Trustees present: Ben Harbach, Jackie Nelson, and Joe Smith

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of Feb, 12, 2024

Commissioner Boxx moved to approve to the minutes.
Seconded by Commissioner Juliana.

Motion carried. 7-0.

4. Correspondence

None

5. Citizen Comments

None

6. Comp Plan Amendment – Maplecrest Country Club

Public comments: none.

Commissioner Boxx brings up that he has questions about the project.
rezoning, site plan and other details.
Representative for the developer Ryan Douglas mentions that they addressed the Plan Commission's concerns from Feb. 12, 2024 about the single-family portion of the development. The density was lowered it, and the lot sizes are now a minimum of 9,000 sq. ft. The density of the multi-family development no longer needs a variance.

Commissioner Boxx asks about other variances.

Senior Land Use Planner Luke Godshall goes over the height, setback and parking variances requested.

Commissioner Boxx moves to accept the request.
Commissioner Thompson seconds the motion.

Motion carried. 7-0.

7. Rezone – Maplecrest Country Club

Public comments: none.

Commissioner Boxx moves to accept the request.
Commissioner Thompson seconds the motion.

Motion carried. 7-0.

8. Land Division (Certified Survey Map) - Maplecrest Country Club

Public Comments: none.

Commissioner Boxx moves to accept the request.
Commissioner DeLuca seconds the motion.

Motion carried. 7-0.

9. Site Plan Review & Exterior Fenestration – Maplecrest Country Club

Commissioner Boxx moves to accept the request.
Commissioner DeLuca seconds the motion.

Developer presents details about the architecture of the buildings and materials used.
Chairman Stoner reiterates that the stormwater storage will have to be 30 percent larger, which is confirmed by the developer.
Alternate Commissioner Juliana brings up concerns with parking.

Commissioner Thompson asks about the green space and landscaping.
Commissioner Chambers asks about insulation and dumpster.

Motion carried. 6-1. Commissioner Juliana votes Nay.

10. Conditional Use Permit – RCG Somers LLC, outside dining

Public comments: none.

Chairman Stoner brings up some concerns about the shape of the lot.
Developer representative confirms they are aware.
Chairman Stoner mentions concerns about parking.

Commissioner Boxx moves to accept the request.
Commissioner Juliana seconds the motion.

Motion carried. 7-0.

11. Site Plan Review & Exterior Fenestration – RCG Somers LLC

Commissioner Boxx moves to accept the request.
Commissioner Juliana seconds the motion.

Motion carried. 7-0.

12. Comp Plan Amendment – Shoreland Lutheran HS

Public Comments: Mark Molinaro Jr. 1011 12th Street, Somers.
He mentions being in favor of the project but wants water issues addressed.

Commissioner Boxx moves to accept the request.
Commissioner Juliana seconds the motion.

Motion carried. 7-0.

13. Rezone – Shoreland Lutheran HS

Public comments: none.

Shoreland representative talks about the project retaining significant stormwater from nearby properties and takes into account future development on the Shoreland campus.

Commissioner Boxx moves to accept the request.
Commissioner DeLuca seconds the motion.

Motion carried. 7-0.

14. Certified Survey Map – Shoreland Lutheran HS

Public Comments: none.

Commissioner Boxx moves to accept the request.
Commissioner Juliana seconds the motion.

Motion carried. 7-0.

15. Adjourn

Commissioner Juliana moved to adjourn.
Commissioner Boxx seconds the motion.

Motion carried 7-0 vote.

Drafted April 9, 2024

These minutes are not official until approved by the Plan Commission.
Submitted by Assistant to the Administrator/Communication Specialist Kevin Poirier

LAND QUEST

THREE LEAF PARTNERS

May 17, 2024

Mr. Jason Peters
Village/Town Administrator
Village/Town of Somers
7511 12th St.,
Somers, WI 53144

Re: Maple Crest Country Club Rezoning, Land Division & Comp Plan Map Amendment

Dear Mr. Peters,

Land Quest in partnership with Three Leaf Partners is requesting to be placed on the Plan Commission meeting agenda for consideration to rezone and the Land Division of the property located at 9401 18th Street (Tax Key # 82-4-222-201-0100) from PR-1 to A-4, R-11, C-1, and C-2 with a PUD overlay. We are also requesting to amend the Comprehensive Plan Map for the Southwest neighborhood from the targeted use of Park-Recreational to Medium/High Density Residential.

The enclosed PUD Petition has been updated to reflect 9 foot setback on one side of the single family dwelling unit, while maintaining a 5 foot setback on the opposite side. The Petition was updated to correct an error on the single number of single family lots on the site. This previously reflected 243 units and now show 230 which is consistent with the plans.

Please reach out to me at (262) 909-6387 should you have any questions. We look forward to speaking with you.

Regards,

Ryan Douglas,
President, Land Quest

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Maplecrest Country Club, Inc x _____
Signature

Mailing Address:

9401 18th Street

City: Kenosha State: WI Zip: 53144

Phone Number: (262) 859-2887 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):

David Lyon x _____
Signature

Mailing Address:

504 W Juneau Avenue

City: Milwaukee State: WI Zip: 53203

Phone Number: (312) 560-3566 E-mail (optional): _____

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

Recreational

(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":

Medium Density/High Density Residential

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

The proposed use is for a 161.5-acre residential development that consists of four 3 story apartment buildings, nine 2 story apartment buildings. There will be a total of 443 apartment units and approximately 230 single family homes and 46 Twin Homes.

(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 site plan includes multiple parks and recreational amenities throughout the neighborhood. The center of the site will feature a 1.8-acre public park that will be programmed to include multiple tennis, pickleball and volleyball courts as well as additional space for picnic tables. There will be 48 parking stalls adjacent to the courts for visitors. Directly north of the clubhouse, there will be a 5-acre park that will include a trail system and green space adjacent to the retention pond. There will also be two parks located in the northeast quadrant of the site, these parks will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system that entry points from the interior of the site and 88th St.

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

The land to the south is proposed Medium Density Residential and Business/Industrial Park which is compatible with our proposed development. The neighborhood is designed to allow the development to south can occur with continuous connections and the connectivity between the sites will allow us to further improve the vibrancy of the neighborhood.

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

No, all areas that are mapped floodplain and Class A wetlands will be protected. All storm water will be managed to all County standards.

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

The Residences at Maple Crest will provide a diverse mix of rental and for sale housing options that will cater to a wide range of residents. The rental units will help balance the shortage of rental housing options in Somers and Kenosha County as the vacancy rate is less than 1%. Up until 2016, only 12 market rate apartment communities of scale were constructed in all of Kenosha County from 1990 through 2015 and there are only 14 vacancies of the 1,452 units studied. Generally, in a normal, more balanced market, vacancies of 5% to 6% are required for filtering, or movement between developments. The single-family homes will be offered at a range of price points to cater to both first time home buyers and more mature families.

The Development will leave approximately 55 acres of open space for private and public use. The center of the site will feature a 1.8-acre public park that will be programmed to include multiple tennis, pickleball and volleyball courts as well as additional space for picnic tables. There will be 46 parking stalls adjacent to the courts for visitors. Directly north of the clubhouse, there will be a 5-acre park that will include a trail system and green space adjacent to the retention pond. There will also be two parks located in the northeast quadrant of the site, these parks will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system that entry points from the interior of the site and 88th St.

The neighborhood is designed so that future development(s) to the east and west can occur with continuous connections.

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

Yes, Sanitary sewer has been installed on our southern boundary and water follows the CTH H corridor on our eastern boundary..

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

Yes. As indicated in e-5 above, public sanitary and water are available at the site. Additionally, a storm water management plan for the proposed development will meet the County's standards.

(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:

See Attached

Tax Key Number: 82-4-222-201-0100

(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

IMPORTANT TELEPHONE NUMBERS

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

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

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

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

Legal Description

307H NE 1/4 SEC 20 T 2 R 22 EXC PART TAKEN FOR CTH "L" ROW PER DOC# 1463044 161.54 ACS (ADD'L ADDRESS FOR RESIDENTIAL HOME ON COUNTRY CLUB PROPERTY 9403 18TH ST) (2006 LOT LINE ADJ) DOC#1463044 (2016 Incorporation to Village of Somers see Old 80-4-222-201-0100 Ord #15-014 Doc #1762708

EXISTING LAND USE



PROPOSED LAND USE



Survey:

See ALTA Survey a ached to Rezoning Applica

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: 9/21/2023

☐ **3.** Contact the Village of Somers to determine if your rezoning petition requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: _____

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

Filing Deadline: 2/23/2024

☐ **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): 4/8/2024

Village Board meeting date (tentative): 5/14/2024

☐ **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

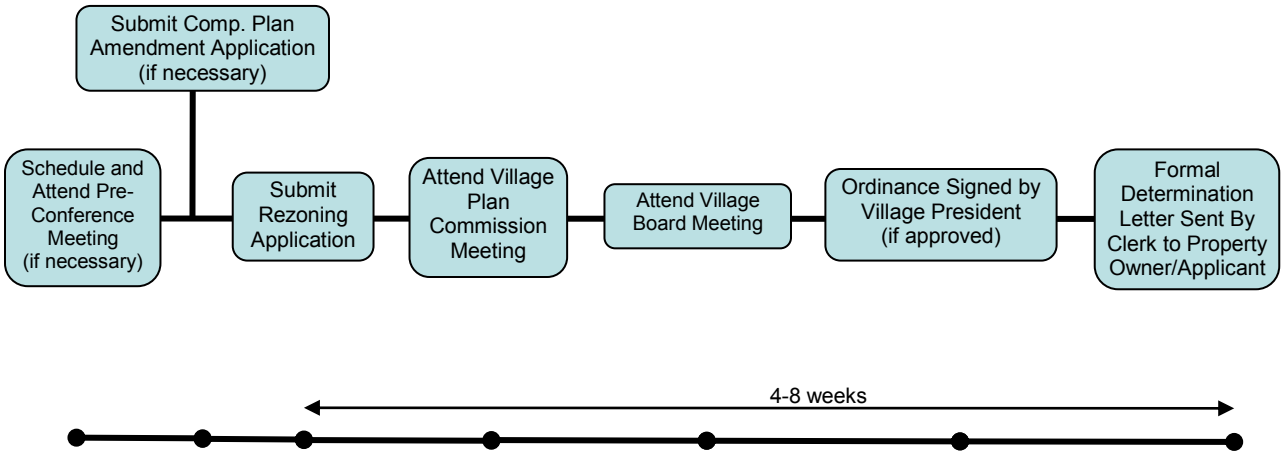
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

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

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Maplecrest Country Club, Inc.

Print Name: Daniel Plebanek Signature: _____

Mailing Address: 9401 18th Street

City: Kenosha State: WI Zip: 53144

Phone Number: (262) 412-0601 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: David Lyon Signature: _____

Business Name: Three Leaf Partners

Mailing Address: 504 W Juneau Avenue

City: Milwaukee State: WI Zip: 53203

Phone Number: (312) 560-3566 E-mail (optional): _____

(c) Tax key number(s) of property to be rezoned:
82-4-222-201-0100

Property Address of property to be rezoned:
9401 18th Street, Somers WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
161.5 acres to be rezoned from PR-1, Park-Recreational District to A-4, Agricultural Land Holding District; R-11, Multiple Family Residential District; C-1, Lowland Conservancy District; and C-2, Upland Resource Conservancy District with a PUD Overlay and CSM to allow for a mix of High Density Residential (Apartments) and Medium Density Residential (Single family/twin homes).

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: 19 County Board Supervisor: Brian Bashaw

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

PROPOSED ZONING



SHEET
MA3

EXISTING ZONING



ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. LT-219120 WITH AN EFFECTIVE DATE OF DECEMBER 28, 2022 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 12) THE SURVEYED PROPERTY IS SUBJECT TO WISCONSIN GAS & ELECTRIC COMPANY EASEMENT FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON MAY 9, 1946, AS DOCUMENT NO. 286253.

(EXCEPTION 13) THE SURVEYED PROPERTY IS NOT SUBJECT TO 10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044. THE EASEMENT WAS TERMINATED ON THE DATE THE CONSTRUCTION FOR KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) HAD BEEN COMPLETED.

(EXCEPTION 14) THE SURVEYED PROPERTY IS NOT SUBJECT TO TEMPORARY RIGHT OF ENTRY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655. THIS RIGHT OF ENTRY EASEMENT EXPIRED UPON CONVEYANCE OF THE ABOVE-DESCRIBED LANDS BY DEED RECORDED, AS PERMANENT LIMITED EASEMENT, DECEMBER 7, 2020 AS DOCUMENT NUMBER 1884970.

(EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO PERMANENT LIMITED EASEMENT RECORDED DECEMBER 7, 2020 AS DOCUMENT NO. 1884970.

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
2	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
3	N/A	LIENS, CHARGES, REVERSE CAPACITY ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	NOT ADDRESSED BY SURVEY
5	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	NOT ADDRESSED BY SURVEY
6	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	NO	IMPROVEMENTS SHOWN ON SURVEY
7	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	IMPROVEMENTS SHOWN ON SURVEY
8	N/A	CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT	NO	NOT ADDRESSED BY SURVEY
9	N/A	PROPERTY TAXES FOR THE YEAR 2023	NO	NOT ADDRESSED BY SURVEY
10	N/A	TAXES OR ASSESSMENTS FOR SOMERS WATER UTILITY	NO	NOT ADDRESSED BY SURVEY
11	N/A	STREETS, HIGHWAY AND/OR ALLEY RIGHTS	NO	NOT ADDRESSED BY SURVEY
12	286253	WISCONSIN GAS & ELECTRIC COMPANY EASEMENT	YES	SHOWN & NOTED ON SURVEY
13	1463044	TEMPORARY LIMITED EASEMENT BY DEED BY CORPORATION	YES	SHOWN & NOTED ON SURVEY
14	1871655	TEMPORARY RIGHT OF ENTRY EASEMENT	YES	SHOWN & NOTED ON SURVEY
15	1884970	PERMANENT LIMITED EASEMENT	YES	SHOWN & NOTED ON SURVEY

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, EXCEPT FOR PROPOSED ENGINEERING PLANS FOR SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE – PHASE 1 PREPARED BY BAXTER & WOODMAN CONSULTING ENGINEERS PLAT DATE:MARCH 4, 2021, ALONG THE SOUTH PROPERTY LINE OF THE SURVEYED PROPERTY. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PERTAINS TO TABLE A, ITEM 11(A))

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT DIGGER AT 811 OR 1-800-242-8511.

9. THE SURVEYED PROPERTY MAY HAVE A DRAINTILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINTILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINTILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

11. THERE ARE A TOTAL OF 45 STRIPED PARKING SPACES FOR CARS, INCLUDING 6 OF WHICH ARE MARKED HANDICAPPED. (PERTAINS TO TABLE A, ITEM 9)

12. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING LTD. ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A-3. (PERTAINS TO TABLE A, ITEM 15)

13. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)

14. THE VILLAGE OF SOMERS AND KENOSHA COUNTY DIVISION OF HIGHWAYS HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR C.T.H. H (88 AVENUE) AND C.T.H. L (A8 STREET). IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 20, TOWN 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONVEYED TO KENOSHA COUNTY BY DEED RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND LYING AND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

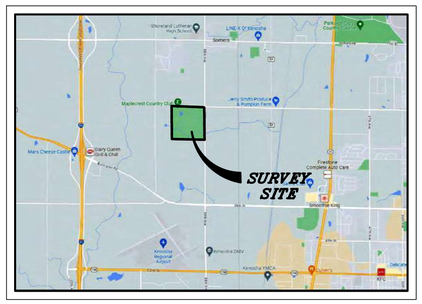
TAX KEY NO.: 82-4-222-201-0100
ADDRESS: 9401 18TH STREET

PROPERTY AREA

7,043,447 SQUARE FEET (161.695 ACRES)

PROPERTY ADDRESS

9401 18TH STREET, SOMERS, WI 53144



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 9:	LEGAL DESCRIPTION, TILE, SURVEYOR'S NOTES & CERTIFICATION
SHEET 2 OF 9:	OVERALL BOUNDARY & SHEET SCHEMATIC
SHEET 3-8 OF 9:	BOUNDARY & IMPROVEMENTS DETAILS
SHEET 9 OF 9:	CLUBHOUSE DETAIL

TAX KEY NO.:

82-4-222-201-0100

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

SURVEY PREPARED FOR

THREE LEAF PARTNERS
504 W JUNEAU
MILWAUKEE, WI, 53203

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE A. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: 3LP ACQUISITIONS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2023.

DATED THIS 14TH DAY OF SEPTEMBER, A.D., 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2704
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES JANUARY 31, 2024

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

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.5500 manhard.com
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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

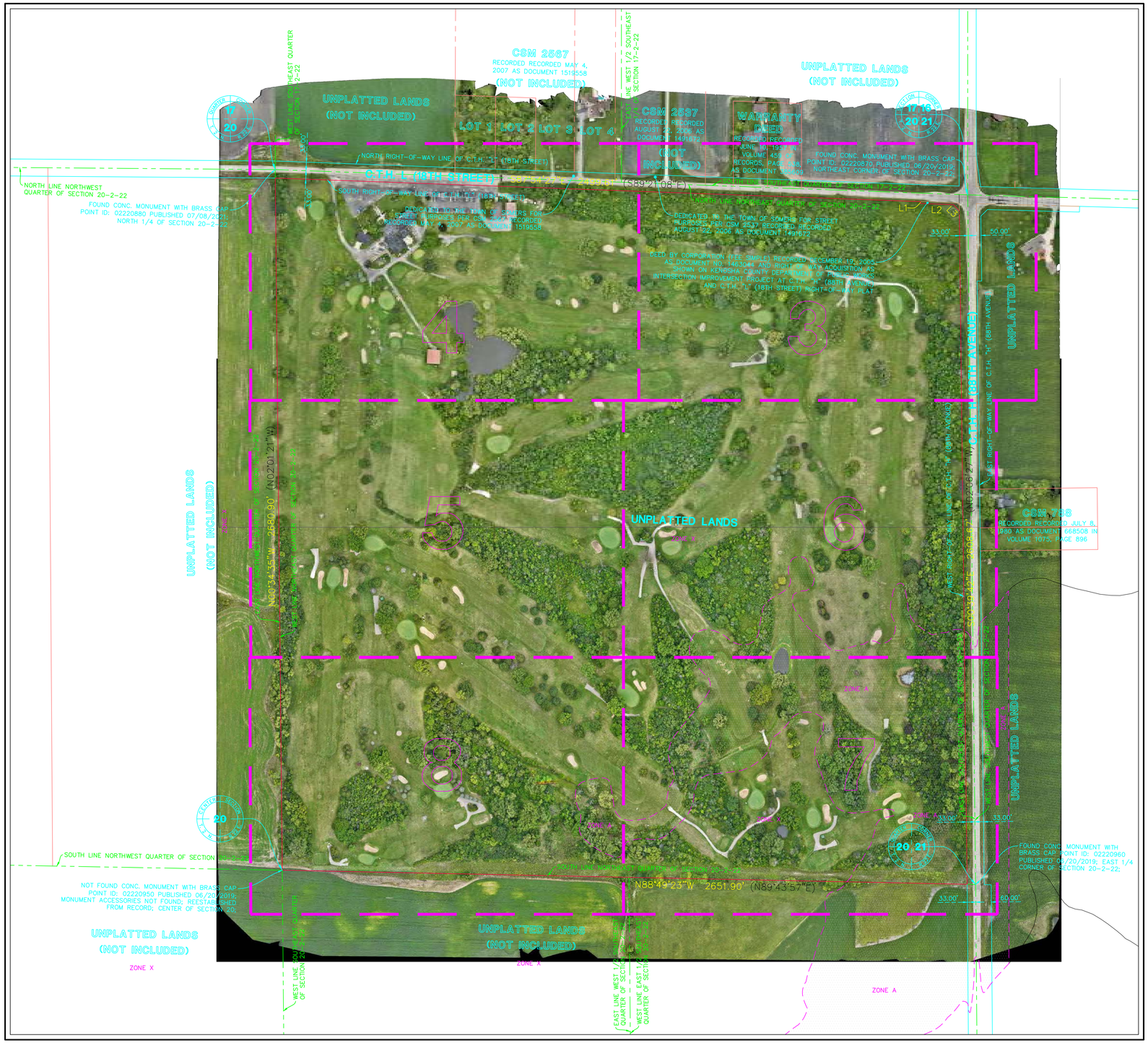
PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: N.T.S.

SHEET 1 OF 9
VSS.SOW01

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September 14, 2023 - 14:10 Path Name: P:\Vssow01\Vss\Survey\Field Projects\Vss Survey\01-VSSSOW01-SA.dwg Updated By: MarA

ALTA/NSPS LAND TITLE SURVEY





GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E. (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 6 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY:
REVISIONS:
DATE:

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One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhard.com
Civil Engineers • Water Resource Engineers • Structural Engineers • Mechanical Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=200'

SHEET
2 OF 9
VSS.SOW101

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September 18, 2023 - 12:52 Dwn Name: P:\Vsssow01\Veg\Surv\Fpdt (Drawing)\Alta Survey\02-VSSOW01-SA.dwg Updated By: LMoy

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

WARRANTY DEED
RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
OWNER: SCOTT J STICH

UNPLATTED LANDS
(NOT INCLUDED)

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

350.00'
DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2537 RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
350.00'
S87°54'27"E 2682.60' (S89°21'08"E 2682.64')
BITUMINOUS PAVEMENT
FOUND IRON PIPE 1/2"
NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
SOUTH LINE SOUTHEAST QUARTER OF SECTION 17-2-22
NORTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
264.00'
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
P.O.B. WARRANTY DEED RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
1016.31'
1366.31'
C.T.H. L (18TH STREET)
(PUBLIC)
S87°54'27"E 2499.61' (S89°21'08"E)
SIGN 7.0' N
33.00'
23.2'
(EP-EP)
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 (13)
644.00'
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
EDGE OF PAVEMENT 8.5' N
AGGREGATE
FOUND IRON PIPE 1"
LINE 40 FEET SOUTH OF AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
LINE 50 FEET SOUTH AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
10.00'
WIRE FENCE END 4.8' S
L2
L10
CURB 7.9' NE'LY
FOUND IRON PIPE 1"
SIGN END 17.4' N
FOUND IRON PIPE 1"
WIRE FENCE END 17.8' W
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
C.T.H. H (88TH AVENUE)
(PUBLIC)
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EASTERLY RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
FOUND IRON PIPE 1"
FOUND IRON PIPE 1" ON-LINE & 0.24' E BENT EAST
FOUND IRON PIPE 3/4"
FOUND IRON PIPE 3/4"
33.00'
7.00'
40.00'
L5
L4
L6
SECTION CORNER
17 16
20 21
FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22
P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND WARRANTY DEED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609 AND CSM 2537 AND CSM 2567
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
SIGN 13.2' NE'LY
P.O.B. DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
55.00'
22.00'
FORMER WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
CURB 17.4' E
P.O.B. DEED BY CORPORATION (TEMPORARY LIMITED EASEMENT) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
SIGN 10.8' E
33.00'
50.00'
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
BITUMINOUS PAVEMENT
AGGREGATE
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
FOUND IRON PIPE 1"
GUY WIRE 11.8' E
33.00'
33.00'
24.1' (EP-EP)
S00°39'42"E 2608.67' (N02°06'27"W)
C.T.H. H (88TH AVENUE)
(PUBLIC)
S00°39'42"E 2671.18' (N02°06'27"W 2671.27')
BITUMINOUS PAVEMENT

11.0'X11.0' PERGOLA (REST STOP)
PERGOLA HEIGHT 9.3'
BITUMINOUS PAVEMENT
RAILROAD TIE
RAILROAD TIE
TEE ACCESS
TEE ACCESS
HOLE 9
HOLE 2

UNPLATTED LANDS
ZONE X

BITUMINOUS PAVEMENT
RAILROAD TIE
TEE ACCESS
RAILROAD TIE
HOLE 11

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEWICZ REVOCABLE TRUST

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
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- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- T = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- (#) = EX. NUMBER OF PARKING STALLS
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- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

LINE TABLE

LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L1	S02°05'33"W	7.00'	N00°38'51"E	–
L2	S87°54'27"E	127.34'	N89°21'09"W	–
L3	S44°17'25"E	33.29'	N45°43'48"W	–
L4	S87°54'27"E	33.00'	N89°21'09"W	–
L5	S00°39'42"E	33.04'	S02°06'28"E	–
L6	S00°39'42"E	30.00'	S02°06'28"E	–
L7	N87°54'27"W	150.00'	S89°21'09"E	–
L8	S00°39'42"E	14.49'	S02°06'28"E	–
L9	S44°17'25"E	39.78'	N45°43'48"W	–
L10	S87°54'27"E	123.34'	N89°21'09"W	–

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

DRAWN BY
REVISIONS
DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 3 OF 9
VSS.SOW01

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September 14, 2023 - 14:00 Dwg. Name: P:\Vssow01\data\Surv\Final Drawings\Alta Survey\03-09-VVSSOW01-SA.dwg Updated By: LMaraf

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

UNPLATTED LANDS (NOT INCLUDED)

WEST LINE SOUTHEAST QUARTER OF SECTION 17-2-22

FOUND IRON PIPE 1-1/4" ON-LINE N-S

FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220880 PUBLISHED 07/08/2021; NORTH 1/4 OF SECTION 20-2-22

QUARTER CORNER 17 20

22.2' (EP-EP)

SIGN 18.6' N

EDGE OF PAVEMENT 21.6' N

SET IRON ROD 5/8"

UNPLATTED LANDS (NOT INCLUDED)
OWNER: KEVEK ENTERPRISES LLP

LOT 1 (NOT INCLUDED)
OWNER: JOSEPH B DANIELSON

LOT 2 (NOT INCLUDED)
OWNER: CARLOS ROSILLO

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 3 (NOT INCLUDED)
OWNER: AMY L MANDERNACK

LOT 4 (NOT INCLUDED)
OWNER: RUSSELL L TRACHTE

EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 17-2-22

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

FOUND IRON PIPE 1"

FOUND IRON PIPE 3/4"

FOUND IRON PIPE 1" BENT ON-LINE & 0.37' W

P.O.B. CENTERLINE WISCONSIN GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253; POINT APPROXIMATELY 1973 FEET WEST OF THE EAST LINE OF SECTION 20

156.00' 156.00' 150.00' 158.00' 350.00'

33.00' 33.00' 33.00'

DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2567 RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

C.T.H. L (18TH STREET)
(PUBLIC)

EDGE OF PAVEMENT 22.7' N
EDGE OF PAVEMENT ON-LINE
EDGE OF PAVEMENT 20.4' N
EDGE OF PAVEMENT ON-LINE

BITUMINOUS PAVEMENT

S87°54'27"E 2682.60' (S89°21'08"E 2682.64')

25.01' (25.00')

350.00'

P.O.B. CSM 2537

P.O.B. CSM 2567

S87°54'27"E 2499.61' (S89°21'08"E)

CHAIN-LINK FENCE CORNER 2.4' N

CHAIN-LINK FENCE END 2.2' N

CHAIN-LINK FENCE ON-LINE

FENCE GATE

PEDESTAL 1.6' N

23.2' (EP-EP)

65.87' 64.01' 63.66' 61.42'

CHAIN-LINK FENCE

BUILDING HEIGHT 10.3'

1 STORY BLOCK BUILDING
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

GAS TANK

BUILDING HEIGHT 17.6' (PEAK)

BUILDING HEIGHT 10.3'

CROP LINE
CROP LINE 21.8' W
CROP LINE 8.9' W
CROP LINE 9.4' W
CROP LINE 15.9' W
CROP LINE

510.39' 412.51' 321.91' 310.24'

196.69' 179.01' 109.66'

BITUMINOUS PAVEMENT
CONC. CURB
WELCOME WOOD SIGN
EDGE OF BITUMINOUS PAVEMENT
STONE WALL
METAL RAMP
OVERHANG
EXHAUST FAN
RAILROAD TIE
18 FOOT GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253
POINT APPROXIMATELY 109 FEET SOUTH OF THE NORTH LINE OF SECTION 20 AND APPROXIMATELY 2090 FEET WEST OF THE EAST LINE OF SECTION 20

WOOD SHED
BUILDING HEIGHT 8.3'
BUILDING HEIGHT 10.8'
BUILDING HEIGHT 19.5'
1 STORY BRICK BUILDING
2 STORY BLOCK & SIDED BUILDING
OVERHANG BRICK WALL
CONC. STEPS
LEANING WALL
AWNING
RAILROAD TIE RETAINING WALL
TEE ACCESS
HOLE
PERGOLA HEIGHT 8.5'
PERGOLA (REST STOP)
SHED HEIGHT 7.5'
10.0'X9.0' SHED (SIDED)

SEE SHEET 9 FOR CLUBHOUSE DETAIL

UNPLATTED LANDS
ZONE X

UNPLATTED LANDS (NOT INCLUDED)
OWNER: PAUL D GITZLAFF

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)

WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

CROP LINE 15.5' W

ICB
SPRINKLER CONTROL BOX ON CONC. PAD

RAILROAD TIE
WOOD SIGN
RAILROAD TIE REST AREA

SHED HEIGHT 13.1'
SHED HEIGHT 21.9' (PEAK)
1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,770 SQUARE FEET
51.09' 54.21' 54.20' 51.92'
WIRE FENCE
BUILDING HEIGHT 11.9'

580.37' 576.57' 686.35' 686.46'

18.36' 18.22' 16.59' 16.59'

SPRINKLER MAIN CONNECTION
1 STORY SPRINKLER BUILDING (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=301 SQUARE FEET

EDGE OF WATER
POND
IRRIGATION TANK

OH

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- = EX. DOWN SPOUT
- = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 4 OF 9
VSS.SOW01

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September 18, 2023 - 14:56 Dwg Name: P:\Vssow01\Data\Surv\Final Drawings\Alta Survey\03-08-VVSSOW01-SA.dwg Updated By: LMaryl

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

MATCHLINE - SEE SHEET 4

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

CROP LINE 18.0' W

CROP LINE 15.8' W

CROP LINE

CROP LINE 15.4' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

CROP LINE 20.7' W

CROP LINE 20.7' W

CROP LINE

EDGE OF WATER

UNPLATTED LANDS

ZONE X

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

RAILROAD TIE RETAINING WALL

TEE ACCESS

HOLE 9

TEE ACCESS

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

HOLE 18

RAILROAD TIES

BITUMINOUS PAVEMENT

RAILROAD TIE

HOLE 15

10.0'X10.0' PERGOLA (REST STOP)

PERGOLA HEIGHT 9.3'

BITUMINOUS PAVEMENT

RAILROAD TIE

VSB

SPRINKLER CONTROL BOX ON CONC. PAD

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 8 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

DRAWN BY:
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DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET
5 OF 9
VSS.SOW101

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September 14, 2023 - 14:06 Dwg Name: P:\Vssowi01\Gra\Surv\Final Drawings\Alta Survey\05-08-VSSOWI01-SA.dwg Updated By: LMcKay

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

MATCHLINE - SEE SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- = EX. DOWN SPOUT
- = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 5

UNPLATTED LANDS

ZONE X

RAILROAD TIE
IOB
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 3
LINEAR SYNONYMOUS PAVEMENT

1 STORY BLOCK BUILDING (RESTROOMS) EXTERIOR FOOTPRINT AT GROUND LEVEL=206 SQUARE FEET
BUILDING HEIGHT 10.1'
F: 19.90'
F: 19.83'
BRICK
BITUMINOUS PAVEMENT
RAILROAD TIE RETAINING WALL
STONE RETAINING WALL
HOLE 7
TEE ACCESS
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 13
RAILROAD TIE RETAINING WALL
OH

1230.03'
1229.90'

EAST LINE NORTHEAST QUARTER OF SECTION 20-2-22
WEST LINE NORTHWEST QUARTER OF SECTION 21-2-22
33.00'
33.00'
END OF PIPE 20.1' E
ET

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A. TUNKEICZ REVOCABLE TRUST

S00°39'42"E 2608.67' (N02°06'27"W) AGGREGATE
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')
C.T.H. H (88TH AVENUE)
(PUBLIC)
FOUND IRON PIPE 1"

CSM 788
RECORDED, RECORDED JULY 8, 1980 AS DOCUMENT NO. 606 IN VOLUME 5 OF MAPS ON PAGE 896
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: NANCY S PASQUALI

FOUND IRON PIPE 1"
1.16' N & 0.88' W

WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
BITUMINOUS PAVEMENT
24.1' (ER=EP)

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKEICZ REVOCABLE TRUST

C.T.H. H (88TH AVENUE)
(PUBLIC)
AGGREGATE

ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
EDGE OF WATER

MATCHLINE - SEE SHEET 7

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=50'

SHEET
6 OF 9
VSS.SOMI01

September 14, 2023 - 14:08 Dwg. Name: P:\Waterdrm\Data\Survey\Final Drawings\Alta Survey\03-08-VSSOMI01-SA.dwg Updated By: LMay

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

ZONE A
ZONE X
OH
LIFE RING POST
EDGE OF WATER
BITUMINOUS PAVEMENT
AGGREGATE PATH
CENTERLINE DITCH
UNPLATTED LANDS
TEE ACCESS
HOLE 5
ICB
SPRINKLER CONTROL BOX ON CONC. PAD
STONE RETAINING WALL
WOOD PATH
RAILROAD TIE RETAINING WALL
24" CMP DOUBLE CULVERT
HOLE 14
HOLE 4
PERGOLA HEIGHT 9.3'
10.5'X11.0' PERGOLA (REST STOP)
STEPS
AGGREGATE TEE ACCESS
21"PVC SAN
STRUCTURE 19.2' N
STRUCTURE 17.4' N
STRUCTURE 17.9' N
24"PVC SAN
SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
N88°49'23"W 2684.92' (N89°43'57"E 2684.95")
N88°49'23"W 2651.90'
20.00'
30.00'
20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
SET IRON ROD 5/8"
NOT TILLED SOIL
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: GLORIA CHUBRILLO
EAST LINE WEST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE EAST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22
S00°39'42"E 2608.67' (N02°06'27"W)
AGGREGATE
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')
BITUMINOUS PAVEMENT
36" CMP
END OF PIPE 13.1' E
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEICZ REVOCABLE TRUST
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST LINE SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE SOUTHWEST QUARTER OF SECTION 21-2-22
C.T.H. 'H' (88TH AVENUE)
(PUBLIC)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
33.00'
33.00'
24.2' (EP-EP)
STRUCTURE 9.3' E
24"PVC SAN
QUARTER CORNER
20 21
FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220960 PUBLISHED 06/20/2019;
EAST 1/4 CORNER OF SECTION 20-2-22;
33.00'
60.00'
BITUMINOUS PAVEMENT

REVISIONS

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SOMERS, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
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DATE:	08/25/23
SCALE:	1"=50'

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7 OF 9
VSS.SOW01

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 8 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

UNPLATTED LANDS

ZONE X

ZONE A

ZONE A

CROP LINE 26.2' W

CROP LINE

CROP LINE 20.5' W

CROP LINE 13.8' W

CROP LINE

CROP LINE 15.3' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

BITUMINOUS PAVEMENT
RAILROAD TIE
HOLE 8
TEE ACCESS

CENTERLINE DITCH

TEE ACCESS
RAILROAD TIE
BITUMINOUS PAVEMENT
RAILROAD TIE
RAILROAD TIE RETAINING WALL
HOLE 16

RAILROAD TIE
HOLE 17
BITUMINOUS PAVEMENT

18"PVC SAN
STRUCTURE 15.1' W
CENTER SECTION 20
T 2 N R 22 E
20
CROP LINE ON-LINE
21"PVC SAN
STRUCTURE 12.6' N
CROP LINE
21"PVC SAN
CHAIN-LINK FENCE END 1.9' N
CHAIN LINK FENCE
SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
STRUCTURE 17.1' N
21"PVC SAN
CHAIN-LINK FENCE END 2.4' N
N88°49'23"W 2684.92' (N89°43'57"E 2684.95')
N88°49'23"W 2651.90'
20.00'
30.00'
20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
STRUCTURE 17.8' N
21"PVC SAN

P.O.B. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655

P.O.B. 30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655
P.O.C. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655

NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED FROM RECORD; CENTER OF SECTION 20;

CROP LINE
CROP LINE

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

WEST LINE SOUTHEAST QUARTER OF SECTION 20-2-22

DRAWN BY	REVISIONS	DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=50'

SHEET 8 OF 9
VSS.SOW01

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September 14, 2023 - 14:09 Dwg Name: P:\Vssrow01\Data\Surv\Final Drawings\Misc Survey\03-08-VVSSOW01-SA.dwg Updated By: LMaryl

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- (8) = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT

SOMERS, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=20'

SHEET 9 OF 9

VSS.SOW101

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September 14, 2023 - 14:18 Dwg Name: P:\Vssow\01\gis\Survey\Final Drawings\Vista Survey\Vss-VSSOW01-S1A.dwg Updated By: LMcr



The Maples at Somers
PUD Petition
May 17, 2024

Presented By:
Land Quest
Three Leaf Partners

LAND QUEST

THREE LEAF PARTNERS

A. Development Site

The Maples at Somers is proposed for the approximately 161.5-acre Maple Crest Country Club at 9401 18th Street and CTH H in the Southwest Planning Area of the Village of Somers. The current uses of the site include a golf course operation, club facilities and a residential home. The site is bounded by 18th Street to the north, 88th Street to the East, agriculture to the south, and 100th Avenue to the west. There are approximately 18 acres of Flood Plain and approximately 8 acres of wetlands located throughout the site in 13 locations. The area is served by the sanitary sewer system along the south boundary and water along CTH H or 100th Street. The site is under contract to be acquired in May 2024.

B. Project Description

Land Quest in partnership with Three Leaf Partners (Together "Development Team") are pleased to present The Maples at Somers. The Development Team carefully evaluated the market in coordination with our design team to deliver a concept that will provide a diverse set of housing options that will cater to the growing populations of Somers and Kenosha County. The site is designed to integrate small, economically priced single-family homes with higher end homes and rental units within a highly walkable neighborhood environment.

The site will be designed to include a mix of four product types: 3-story multifamily rental, 2-story walk-up rentals, single family homes and twin homes for sale. The community is designed to include a robust amenity package that features a 12,000 square foot clubhouse that will be private to renters and homebuyers that reside in the Maples at Somers neighborhood. There will also be approximately 55 acres of open space that will primarily consist of public parks that will be distributed throughout the neighborhood. The multifamily component will be in the northwest corner of the site and contains a total of 443 units across four three-story buildings that contain 59 units each and nine two-story buildings that include 23 units in each structure. The 59-unit buildings will contain an underground parking garage that will program one parking stall per unit and the 23-unit buildings will include 10-attached garage parking spaces. Surface parking will be located outside the residential buildings and there will be additional overnight parking located on the surface lots next to the clubhouse and the public park.

The neighborhood will also include 230 single family homes and 46 Twin homes or more commonly referred to as duplexes that will be in the northeast and southwest quadrants of the neighborhood. The single-family homes will offer a variety of lot sizes that will range from 9,000 square feet up to 28,000 square feet to cater to a variety of buyer profiles. The twin homes will have lot sizes of at least 10,000 square feet or 5,000 square feet per dwelling unit and will be economically priced to appeal to first time homebuyers. Every dwelling unit will contain a 2-car garage. The neighborhood will be bisected by curvilinear roads that will include landscaping, berms, and other green features throughout the site.

Extensive landscaping will also take place along the 18th Street and CTH H Right of Ways along the northern and eastern boundaries and will work with the County and State so that flooding issues on CHT H are mitigated. An HOA will manage the landscaping for the entire site to ensure that the residential environment is maintained throughout the neighborhood.

C. Request

The Development Team is requesting a rezoning from PR-1, Park-Recreational to A-4, Agricultural Land Holding District; R-11, Multiple Family Residential District; C-1, Lowland Conservancy District; and C-2, Upland Resource Conservancy District with a PUD Overlay District and CSM. We are also requesting an Amendment to the Comprehensive Plan from Park-Recreational to Medium Density/High Density Residential

The future use of the land that we are requesting to be rezoned to A-4, Agricultural Land Holding District, will be for-sale single family and For-sale Twin Homes. To help market the single family and twin home lots to prospective builders, we are requesting that the Village approves Single Family Residential (R-5) and Multiple-Family (R-9) Residential as the future use and certain conditions related to the design, density, lot sizes and setbacks. Additional details on these conditions can be found in Section G, Single Family.

D. Amenities

The Maples at Somers will be designed to include a range of amenities that can be enjoyed by the residents and the public. The site will feature a 12,000 square foot clubhouse that will be programmed to include onsite property management and leasing offices, a fitness center, co-working offices, a golf swing suite, and community room will include a kitchen and dining area for larger events. There will be a pool and a large patio programmed outside the clubhouse that will include grill stations and ample room for seating. The green space that surrounds the clubhouse will have a trail system that extends around the retention pond and a small park. The clubhouse will be located at the center of the site so it can be easily accessed by all residents walking but there will be an additional 40 surface parking stalls outside the clubhouse for those who choose to drive.

The proposed site plan includes multiple parks and recreational amenities throughout the neighborhood. The center of the site will feature a 1.8-acre public park that will be programmed to include multiple tennis, pickleball and volleyball courts as well as additional space for picnic tables. There will be 46 parking stalls adjacent to the courts for visitors. Directly north of the clubhouse, there will be a 5-acre park that will include a trail system and green space adjacent to the retention pond as well as a large dog park on the southern boundary of the multifamily area. There will also be two parks located in the northeast quadrant of the site, these parks will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system with entry points from the interior of the site and 88th St.

E. Comprehensive Plan Map Amendment

Maple Crest Country Club is in the Southwest Neighborhood District and is targeted for a Recreational use on the future land map. The Development Team is requesting to amend the comprehensive plan map for the Southwest neighborhood to Medium/High Density Residential. The proposal includes a total of 719 units across 443 multifamily units and 276 for sale homes which equates to 4.5 dwelling units per acre. Although the proposed residential density exceeds what is being targeted in the Southwest Neighborhood Plan (3 du/acre), the Development Team's research indicates that additional housing will help retain individuals and families that currently reside in Somers and attract others that live outside the Village. Additionally, the Maples at Somers will help balance the shortage of rental housing options in Somers and Kenosha County as the vacancy rate is currently less than 1%. Up until 2016, only 12 market rate apartment communities of scale were constructed in all of Kenosha County from 1990 through 2015 and there are only 14 vacancies of the 1,452 units studied. Generally, in a normal, more balanced market, vacancies of 5% to 6% are required for filtering, or movement between developments.

The Development Team's proposal will meet the goal of integrating public amenities such as neighborhood parks into the site plan. There will be approximately 55 acres of open space for private and community use. These parks will be distributed throughout the site to avoid clustering people and adversely affect the residential feel of the neighborhood. A 1.8-acre park will be located directly across from the clubhouse and will program multiple tennis, pickleball and Volleyball courts as well as open green space for seating. There will be 46 parking stalls adjacent to the park that will be designated for park use during the day and overnight parking for residents after it closes. Directly north of the clubhouse, there will be a 5-acre park that will program a trail system that extends around the retention pond and provide green space for seating and activities. There will also be two parks located in the Northeast quadrant of the site that will be programmed at a later date. The southeast quadrant of the site will include a large retention pond with an expansive trail system with entry points from the interior of the site and 88th Avenue. Parking will be programmed near the 88th Avenue entrance to make the trail more accessible to the public. An HOA will manage the landscaping for the entire site to ensure that the residential environment is maintained throughout the neighborhood.

F. R-11 Zoning Table

Multifamily	Zoning Standard R-11	Proposed Multiple-Family (R-11)
Acres		36.2
Total Units		443
Density	12.40 du/acre	12.24 du/acre
Minimum Lot Area	3,000/du	
Average Lot Area		3,560/du
Lot Width	120'	315'
Set Back		
Front	40'	30'
Back	25'	25'
Side	15'	15'
Height	35'	42'
Parking	906	974

R-11 Variances

I. Building Height

The height indicated in the zoning table is in connection with the 59-unit structure. The height of the building measured from grade to the mid-point of the sloped roof is 42 feet high. Maintaining the height of the building is necessary to provide adequate ceiling height in the units.

II. Front Yard Set Back

The proposed front yard setback is 30 feet which falls below the 40' code minimum. The variance is necessary so the ramp going into the underground parking garage of the 59-unit building is not too steep as this can impact visibility of traffic.

G. Single Family

To make the site marketable to single-family home builders, the Development Team requests the Village to approve the future use of the area designated A-4 in the enclosed site plan to single-family. The intent is for the A-4 District to be rezoned in the future when the single-family component is further defined at which point the PUD overlay will be amended. We are requesting that the following is approved as part of the PUD overlay for this application.

All homes and streets designed and constructed will be subject to protective covenants, restrictions, and conditions which include:

I. All homes will have front loaded garages as defined as an attached garage, the door of which is parallel (or approximately so) to the front of the building restriction line. An attached garage on a corner lot is deemed to be front-loaded if its door faces any street.
II. No alleys will be developed allowing rear loaded garages.
III. All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.
IV. Density shall not exceed 230 single family lots and no lots will be smaller than 9,000 square feet.
V. SF front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet on one side of the home 9 feet on the other. Twin home front yard setbacks shall be a minimum of 20 feet, back yard setbacks shall be a minimum of 25 feet, and side yard setback shall be a minimum of 5 feet.
VI. The minimum home square footage shall be 1,400 square feet with a basement.

Exhibit 3 provides a diagram of a 2,200 to 2,600 square foot home on a 9,000 square foot lot. As required by code, the front yard setback is measured from the property line to the front of the dwelling unit. The front year setback does not account for the apron which extends 12' beyond the entrance of the house. Therefore, front yard setback 32' when measured from the property line to front of the attached garage.

H. Phasing Plan

The 13 multifamily buildings will be developed in three phases. Phase I of the multifamily will include two of the 59-unit buildings and five of the 23-unit apartment structures as well as the clubhouse. Phase I will also include a portion of the primary public street running north-south from the main entrance on 18th Street south, terminating at the primary public street running east-west. This phase will also include the east-west public street terminating where it intersects with the primary public street running north-south. These public streets will have curbs and gutters. Additional infrastructure to be completed in Phase I includes the stormwater basin located directly north of the clubhouse. This phase is targeted to start construction in 2Q2025 and be completed in 4Q2026. Phase II will commence once Phase I has achieved stabilized occupancy to evidence that there is enough depth in the market to absorb the additional units. This phase will include four of the 23-unit buildings. Construction for Phase II is projected to start in 2Q2027 with occupancy in 2Q2028. Construction Phase III will commence once construction for Phase II is complete and will build out the final two 59-unit buildings. A detailed unit mix for each phase can be found in Exhibit 1. A phasing plan overlay can also be found in Exhibit 2.

The single-family phasing plan will be further defined once a home builder is selected for the project.

I. Design

Multifamily

The Maples at Somers will consist of 443 low rise, garden style apartments that are designed around green spaces, courtyards, and trails to promote an active pedestrian lifestyle. Two different building types are designed and intermingled throughout the site to create a diversity of housing types and options. A detailed unit mix as well as building plans and elevations can be found in Exhibit 1.

Podium Building (59 Units)

This building is a 59-unit, medium density, double loaded corridor building with 3 stories of residential units over one story of parking. Taking advantage of the change in topography, the parking level is designed to be underground as much as possible, thus minimizing its visual impact. This story is articulated in stone veneer to provide a strong and solid base to the building. The underground garage will provide 1:1 parking for the residential units in the building. A total of 4 of these buildings are designed throughout the site.

The building is designed with lap siding, vertical board and batten siding, and pitched roof forms in order to impart a residential scale and character to the building and unify with other multifamily buildings in the complex. While the primary roof form is pitched, flat parapet volumes are introduced all along the facade to create a counterpoint and balance to the pitched roof. The mix of flat and pitched forms creates a dynamic roofline. Wood-look siding is selectively used as an accent to highlight building features such as the main building entrance and to create architectural focal points. The materials are selected to add textural quality and variation to the façade and for durability. All manufacturer recommendations for best practice installation methods will be followed rigorously. First floor units will have patios and direct outdoor access wherever possible, and all other units will be provided with a balcony.

The building will include a mix of studios, 1-, 2-, and 3- bedroom units across a range of sizes and price points. Units will be designed to provide efficient living spaces and will offer premium finishes such hard countertops, luxury vinyl flooring and stainless-steel appliances. A detailed unit mix can be found in Exhibit 1.

Stacked Flat building (23 units)

This is a 23-unit, low density building with 2 residential stories. All units will have a private entry from grade and some units have attached garages with direct access. All first level units are provided with a walk out patio at grade. Upper-level units will have balconies. A total of 9 of these buildings are designed throughout the site and organized in a way that creates separation, recreational courtyards, and green yards.

The building is designed with vertical board and batten siding and pitched roof forms to impart a residential scale and character to the building and unify with other multifamily buildings in the complex. The board and batten are used in 2 contrasting colors and spacing to create textural variety and strong shadow lines to the façade. A primary gable form spans over the length of the building. Secondary gables that highlight the unit entries are introduced as projected volumes throughout the facade to create a finer residential scale. The facades will be embellished with unit entry canopies, unit signage, and lighting. The end caps of the building are designed with recesses and projection to create architectural focal points. Stone veneer is introduced at the central facades to add variety and a strong rooted quality to the buildings. Materials are chosen for their durability and all manufacturer recommendations for best practice installation methods will be followed rigorously.

There will be a mix of 1-, 2- and 3-bedroom floor plans that will offer larger living spaces than the 59-unit podium building. A detailed unit mix can be found in Exhibit 1.

The residential buildings will replace the existing structures on the site, the size of the proposed structures is detailed below:

Clubhouse		
Level	**Use**	**Area**
Level 01	Amenity	13,168
Total		**13,168**

Walk-Up Apartments		
Level	**Use**	**Area**
Level 01	Residential	15,654
Level 02	Residential	15,723
Total		**31,377**
Buildings		9
Total Building Area		**282,393**

Mid-Density Apartments		
Level	**Use**	**Area**
Level 00	Parking	21,061
Level 01	Residential	21,086
Level 02	Residential	21,086
Level 03	Residential	21,086
Total		**84,319**
Buildings		4
Total Building Area		**337,276**

J. Introduction to the Development Team

Three Leaf Partners

Three Leaf Partners is a Limited Liability Company (LLC), Owned and managed by Pat Connaughton. Headquartered in Milwaukee, Wisconsin, Three Leaf Partners is led by its two Principals, Pat Connaughton and Matt Burow, CEO & Chairman of Catalyst Construction.

Three Leaf has been in existence since Pat's rookie year in the NBA (2016) and Catalyst Construction was founded in 2004. Together the pair have many years of experience in the development and construction world. Currently, Three Leaf Partners has 10 total employees, and Catalyst has more than 85 construction professionals on its roster. TLP has over $175 Million in current developments.

Three Leaf Partners is on a mission to take the game of real estate development in an entirely new direction. Our team of like-minded professionals has developed a unique three-fold business model that provides a platform for professional athletes, business leaders, and the community to connect through real estate. From development to property management to investments and so much more, our suite of capabilities combined with the network of strong, productive business relationships we foster give us a distinct competitive advantage and exclusive access to off-market opportunities.

Land Quest

Ryan Douglas is the Owner of Land Quest Realty and Land Quest Construction. Each company plays a pivotal role in the acquisition, development and construction of commercial projects and master planned residential communities. Ryan formed the Land Quest companies in 2005 and has focused his companies on real estate development and property management. Over the years Land Quest has developed thousands of units in Southern Wisconsin and is currently a Co-GP developer in both market rate and affordable housing through southeastern Wisconsin and Texas.

Land Quest was created from Ryan's vision that everyone deserves to "love where they live" which is the driving vision behind each Land Quest development. Regardless of an individual's socioeconomic status, neighborhood in which they live or asset class, Land Quest believes that every family deserves to love where they live. Every day, Land Quest strives to deliver a quality product so people can live a better life.

Exhibit 1
Unit Mix
(Multifamily)

Phase 1

Phase 1: Apartments (3 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg. Rent/ft
Studio	10	575	1,185	$2.06
Studio	18	550	1,310	$2.38
1 Bedroom	18	700	1,435	$2.05
1 Bedroom	12	775	1,560	$2.01
1 Bedroom + Den	12	870	1,710	$1.97
2 Bedroom	12	1,000	1,860	$1.86
2 Bedroom	12	1,100	1,985	$1.80
2 Bedroom	12	1,200	2,110	$1.76
3 Bedroom	12	1,350	2,260	$1.67
Total/Averages	**118**	**880**	**$1,687**	**$1.92**

Phase 1: Stacked Flats (2 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
1 Bedroom	15	700	1,365	$1.95
1 Bedroom	20	700	1,490	$2.13
1 Bedroom	10	825	1,615	$1.96
1 Bedroom	10	925	1,765	$1.91
2 Bedroom	20	1,050	1,915	$1.82
2 Bedroom	10	1,150	2,040	$1.77
2 Bedroom	20	1,250	2,165	$1.73
3 Bedroom	10	1,375	2,315	$1.68
Total/Averages	**115**	**985**	**$1,819**	**$1.85**

Phase 2

Phase 2: Apartments (3 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
Studio	0	575	1,185	$2.06
Studio	0	550	1,310	$2.38
1 Bedroom	0	700	1,435	$2.05
1 Bedroom	0	775	1,560	$2.01
1 Bedroom + Den	0	870	1,710	$1.97
2 Bedroom	0	1,000	1,860	$1.86
2 Bedroom	0	1,100	1,985	$1.80
2 Bedroom	0	1,200	2,110	$1.76
3 Bedroom	0	1,350	2,260	$1.67
Total/Averages	**0**	**0**	**$0**	**$0.00**

Phase 2: Stacked Flats (2 Story)

Unit Type	Units	Sq. Ft	Monthly Rent	Avg Rent/ft
1 Bedroom	12	700	1,365	$1.95
1 Bedroom	16	700	1,490	$2.13
1 Bedroom	8	825	1,615	$1.96
1 Bedroom	8	925	1,765	$1.91
2 Bedroom	16	1,050	1,915	$1.82
2 Bedroom	8	1,150	2,040	$1.77
2 Bedroom	16	1,250	2,165	$1.73
3 Bedroom	8	1,375	2,315	$1.68
Total/Averages	**92**	**985**	**$1,819**	**$1.85**

Phase 3

Phase 3: Apartments (3 Story)				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
Studio	10	575	1,185	$2.06
Studio	18	550	1,310	$2.38
1 Bedroom	18	700	1,435	$2.05
1 Bedroom	12	775	1,560	$2.01
1 Bedroom + Den	12	870	1,710	$1.97
2 Bedroom	12	1,000	1,860	$1.86
2 Bedroom	12	1,100	1,985	$1.80
2 Bedroom	12	1,200	2,110	$1.76
3 Bedroom	12	1,350	2,260	$1.67
Total/Averages	**118**	**880**	**$1,687**	**$1.92**

Phase 3: Stacked Flats (2 Story)				
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**
1 Bedroom	0	700	1,365	$1.95
1 Bedroom	0	700	1,490	$2.13
1 Bedroom	0	825	1,615	$1.96
1 Bedroom	0	925	1,765	$1.91
2 Bedroom	0	1,050	1,915	$1.82
2 Bedroom	0	1,150	2,040	$1.77
2 Bedroom	0	1,250	2,165	$1.73
3 Bedroom	0	1,375	2,315	$1.68
Total/Averages	**0**	**0**	**$0**	**$0.00**

Total Unit Mix

Total Unit Mix					
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**	**Parking Requirement**
Studio	20	575	1,185	$2.06	20
Studio	36	550	1,310	$2.38	36
1 Bedroom	36	700	1,435	$2.05	72
1 Bedroom	24	775	1,560	$2.01	48
1 Bedroom + Den	24	870	1,710	$1.97	48
2 Bedroom	24	1,000	1,860	$1.86	48
2 Bedroom	24	1,100	1,985	$1.80	48
2 Bedroom	24	1,200	2,110	$1.76	48
3 Bedroom	24	1,350	2,260	$1.67	60
	236	**880**	**$1,687**	**$1.92**	**428**

Total Unit Mix					
Unit Type	**Units**	**Sq. Ft**	**Monthly Rent**	**Avg Rent/ft**	**Parking Requirement**
1 Bedroom	27	700	1,365	$1.95	54
1 Bedroom	36	700	1,490	$2.13	72
1 Bedroom	18	825	1,615	$1.96	36
1 Bedroom	18	925	1,765	$1.91	36
2 Bedroom	36	1,050	1,915	$1.82	72
2 Bedroom	18	1,150	2,040	$1.77	36
2 Bedroom	36	1,250	2,165	$1.73	72
3 Bedroom	18	1,375	2,315	$1.68	45
Total/Averages	**207**	**985**	**$1,819**	**$1.85**	**423**

Guest Parking	**55**
Total Parking Required	**906**

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: **2024-05-23**
RE: **PUD Requests for proposed Maplecrest Residential Development**

The proposed Maplecrest residential development includes a request from the developers for a PUD Planned Unit Development Overlay District as part of their submitted application. The project would include PUD requests within both the multi-family and future single-family areas of the development.

The PUD overlay within the R-11 (multi-family) area would include the following:

a. Section ZN 4.03(12)(a) – The R-11 Multiple-Family Residential District is intended to provide for multiple-family residential development, at densities not to exceed **12.4 dwelling units per developable net acre**, served by public sanitary sewage facilities.

   - Proposed density of **13.0 dwelling units per developable net acre (443 dwelling units within 34.005 acres)**.

b. Section ZN 4.03(12)(f)1 – No building or parts of a building shall exceed **35 feet** in height.

   - Proposed maximum building height of **42 feet in height** for the four (4) 3-story apartment buildings.

c. Section ZN 4.03(12)(g)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**.

   - Proposed minimum street (front) yard setback of **not less than 30 feet from the right-of-way of all other roads**.

The PUD overlay within the A-4 area (future single-family & twin homes area) would include the following:

a. All homes will have front loaded garages as defined as an attached garage, the door of which is parallel (or approximately so) to the front of the building restriction line. An attached garage on a corner lot is deemed to be front-loaded if its door faces any street.

b. No alleys will be developed allowing rear loaded garages.

c. All public streets will provide curbs and gutters to allow for the proposed lot size variation and density.

d. Density shall not exceed 230 single family lots and no lots will be smaller than 9,000 square feet.

e. Single-family front (street) yard setbacks shall be a minimum of 20 feet, back (rear) yard setbacks shall be a minimum of 25 feet, and side yard setbacks shall be a minimum of 5 feet on one side of the home and 9 feet on the other. Twin home front (street) yard setbacks shall be a minimum of 20 feet, back (rear) yard setbacks shall be a minimum of 25 feet, and side yard setbacks shall be a minimum of 5 feet.

f. The minimum home first floor area shall be 1,200 square feet with a basement.

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

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

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

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

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

Applicant Name: David Lyon Date 12/29/2023

Mailing Address: 9401 18th Street Phone # (312) 560-3566

Phone #

Tax Parcel Number(s): 822-4-222-201-0100

Acreage of Project: 161.5

Location of Property (including legal description):

9401 18th Street, Kenosha, WI 5311

Legal Description:

307H NE 1/4 SEC 20 T 2 R 22 EXC PART TAKEN FOR CTH "L" ROW PER DOC# 1463044 161.54 ACS

(ADD'L ADDRESS FOR RESIDENTIAL HOME ON COUNTRY PROPERTY 9403 18TH ST) (2006 LOT LINE

ADJ) DOC#1463044 (2016 Incorporation to Village of Somers see Old 80-4-22-201-011 Ord #15-014 Doc

#1762708

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

Existing Zoning: PR-1 Proposed Zoning: A-4, R-11, C-1, C-2, PUD

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

Present Park and Recreational

Proposed Medium Density/High Density Residential

Present Use(s) of Property: Country Club (Golf Course)

Proposed Use(s) of Property: Multifamily Residential, Single Family Residential, Park and Recreational

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 10/26/23

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date

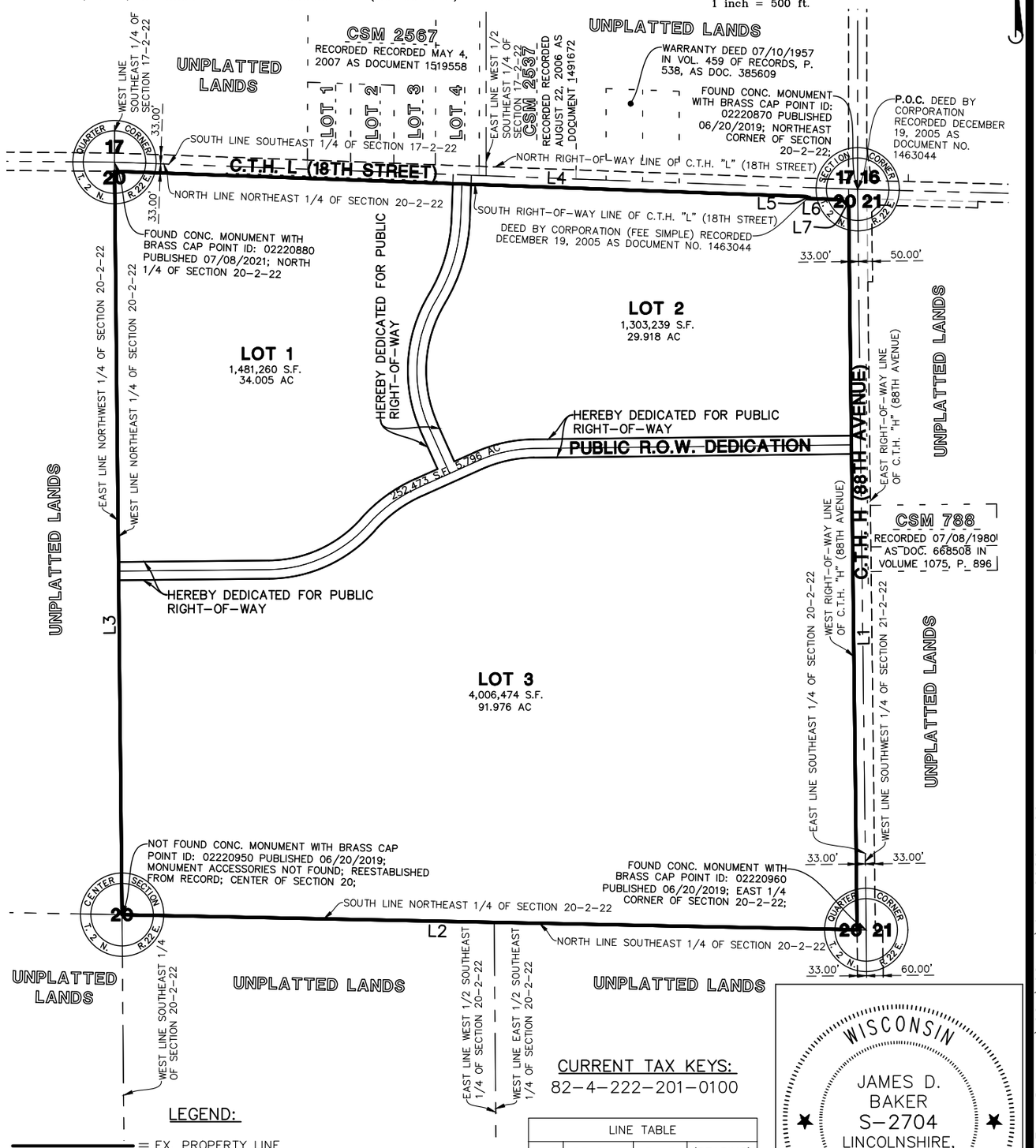
Developer's Signature — Date

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
500 0 250 500 1000
(IN FEET)
1 inch = 500 ft.



CURRENT TAX KEYS:
82-4-222-201-0100

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L1	S00°39'42"E	2608.67'	N02°06'27"W
L2	N88°49'23"W	2651.90'	N89°43'57"E
L3	N00°34'35"W	2680.90'	N02°01'21"W
L4	S87°54'27"E	2499.61'	S89°21'08"E
L5	S02°05'33"W	7.00'	N00°38'51"E
L6	S87°54'27"E	127.34'	N89°21'09"W
L7	S44°17'25"E	33.29'	N45°43'48"W

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

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

DATE: OCTOBER 27, 2023
EXPIRES: 01/31/24

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=500'

SHEET 1 OF 10
VSS.SOWI01.02

11:18 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\01-VSSSOWI-CSM_1.dwg Updated By: LMoryl

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

N

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- = PROPOSED LOT LINE
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- = 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: OCTOBER 27, 2023

WARRANTY DEED 07/10/1957 IN VOL. 459 OF RECORDS, P. 538, AS DOC. 385609

FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22;

P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044

SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22

C.T.H. L (18TH STREET)

L11 (S89°21'08"E 2682.64') 1394.06'

L4 (S89°21'08"E) 2499.61'

NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044

SECTION CORNER 17 16 20 21 T. 2 N. R. 22 E.

L5 L6 L7

33.00' 50.00'

LOT 2
1,303,239 S.F.
29.918 AC

2608.67'

L1 (N02°06'27"W)
L8 (N02°06'27"W 2671.22')

C.T.H. H (88TH AVENUE)

EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)

UNPLATTED LANDS

MATCHLINE - SEE SHEET 7

33.00' 66.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

L15 L16 L17

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

33.00'

LOT 3
4,006,474 S.F.
91.976 AC

2608.67'

CSM 788
RECORDED 07/08/1980 AS DOC. 668508 IN VOLUME 1075. P. 896

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
L27	S24°09'42"E	182.62'
L28	S89°20'18"W	1145.77'
L29	S65°50'18"W	238.25'
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LINE TABLE				
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L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

SEE SHEETS 8 FOR A DETAIL
SEE SHEETS 4 & 6 FOR CURVE TABLE
SEE SHEET 8 FOR AREA TABLE

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MATCHLINE - SEE SHEET 3

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 2 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

LEGEND:
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- = EX. RIGHT OF WAY LINE
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- = 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: OCTOBER 27, 2023

MATCHLINE - SEE SHEET 2

CSM 788
RECORDED 07/08/1980
AS DOC. 668508 IN
VOLUME 1075, P. 896

WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)

L1 (N02°06'27"W)

L8 (N02°06'27"W 2671.22')

EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)

EAST LINE SOUTHEAST 1/4 OF SECTION 20-2-22

2608.67'

WEST LINE SOUTHWEST 1/4 OF SECTION 21-2-22

LOT 3
4,006,474 S.F.
91.976 AC

UNPLATTED LANDS

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
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L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
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L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

33.00' 33.00'

FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220960 PUBLISHED 06/20/2019;
EAST 1/4 CORNER OF SECTION 20-2-22;

SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22

UNPLATTED LANDS

QUARTER CORNER
20 21
T 2 N R 22 E

33.00' 60.00'

MATCHLINE - SEE SHEET 4

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MAPLECREST DEVELOPMENT
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CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 3 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

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

N

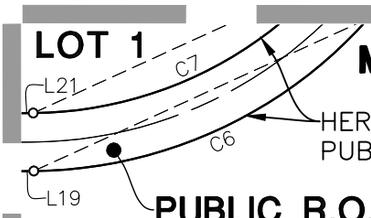
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LEGEND
- ● 1" O.D. IRON PIPE FOUND
- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

LOT 1



MATCHLINE - SEE SHEET 7

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
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L21	N89°25'25"E	543.30'
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L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
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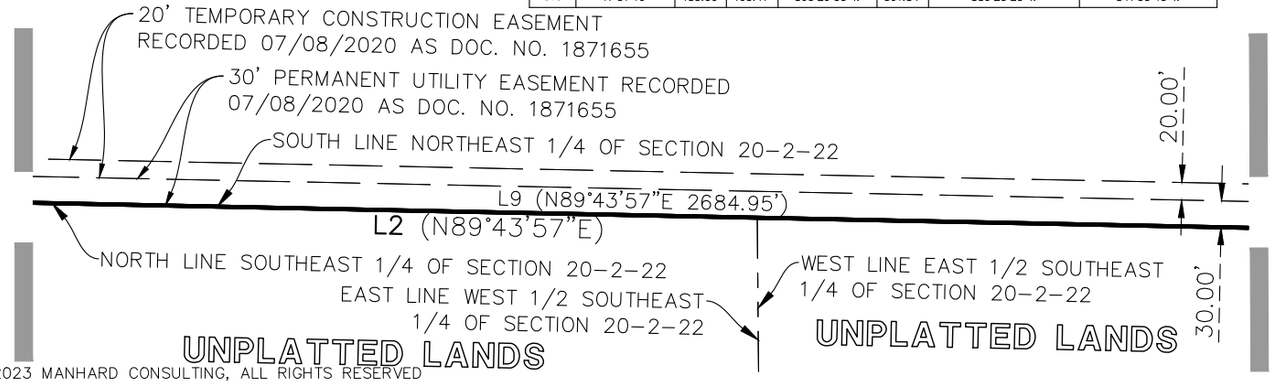
MATCHLINE - SEE SHEET 3

LOT 3
4,006,474 S.F.
91.976 AC

LINE TABLE				
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L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

MATCHLINE - SEE SHEET 5

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	28°59'43"	637.00'	322.36'	N16°35'25"E	318.93'	N31°05'16"E	N2°05'33"E
C2	55°14'58"	467.00'	450.32'	S03°27'47"W	433.08'	S31°05'16"W	S24°09'42"E
C3	23°30'00"	536.00'	219.84'	S77°35'18"W	218.30'	S89°20'18"W	S65°50'18"W
C4	23°30'00"	470.00'	192.77'	S77°35'18"W	191.42'	S89°20'18"W	S65°50'18"W
C5	24°16'33"	500.00'	211.85'	S53°42'02"W	210.26'	S65°50'18"W	S41°33'45"W
C6	47°51'40"	516.00'	431.03'	N65°29'35"E	418.61'	N89°25'25"E	N41°33'45"E
C7	47°51'40"	450.00'	375.90'	N65°29'35"E	365.07'	N89°25'25"E	N41°33'45"E
C8	24°16'33"	566.00'	239.81'	S53°42'02"W	238.02'	S65°50'18"W	S41°33'45"W
C9	55°14'58"	533.00'	513.96'	S03°27'47"W	494.28'	S31°05'16"W	S24°09'42"E
C10	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C11	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C12	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C13	23°30'00"	503.00'	206.31'	S77°35'18"W	204.86'	S65°50'18"W	S89°20'18"W
C14	24°16'33"	533.00'	225.83'	S53°42'02"W	224.14'	S41°33'45"W	S65°50'18"W
C15	47°51'40"	483.00'	403.47'	S65°29'35"W	391.84'	S89°25'25"W	S41°33'45"W



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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB	SHEET	
DRAWN BY:	LSM	4	OF 10
DATE:	10/27/23		
SCALE:	1"=200'	VSS.SOWI01.02	

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

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LAND SURVEYOR

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023

MATCHLINE - SEE SHEET 6

LINE TABLE		
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L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

LOT 1

2680.90'

L20

L21

L19

33.0'

33.00'

66.00'

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC
HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

UNPLATTED LANDS

L3 (N02°01'21"W)

L10 (N02°01'21"W)

2680.90'

EAST LINE NORTHWEST 1/4 OF SECTION 20-2-22

WEST LINE NORTHEAST 1/4 OF SECTION 20-2-22

LOT 3
4,006,474 S.F.
91.976 AC

MATCHLINE - SEE SHEET 4

P.O.B. 20' TEMPORARY CONSTRUCTION EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655

NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED FROM RECORD; CENTER OF SECTION 20;

SOUTH LINE NORTHWEST 1/4 OF SECTION 20-2-22

CENTER SECTION 20 T. 2 N. R. 22 E.

SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22

WEST LINE SOUTHEAST 1/4 OF SECTION 20-2-22

UNPLATTED LANDS

UNPLATTED LANDS

P.O.B. 30' PERMANENT UTILITY EASEMENT &
P.O.C. 20' TEMPORARY CONSTRUCTION EASEMENT
RECORDED 07/08/2020 AS DOC. NO. 1871655

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 5 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

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

N

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

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: OCTOBER 27, 2023

UNPLATTED LANDS

WEST LINE SOUTHEAST 1/4 OF SECTION 17-2-22

NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

33.00'

SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22

C.T.H. L (18TH STREET)

L11 (S89°21'08"E 2682.64')

L4 (S89°21'08"E) 2499.61'

QUARTER CORNER

17

20

T. 2 N. R. 22 E.

NORTH LINE NORTHWEST 1/4 OF SECTION 20-2-22

FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220880 PUBLISHED 07/08/2021;
NORTH 1/4 OF SECTION 20-2-22

33.00'

NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
L27	S24°09'42"E	182.62'
L28	S89°20'18"W	1145.77'
L29	S65°50'18"W	238.25'
L30	S89°25'25"W	543.30'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	28°59'43"	637.00'	322.36'	N16°35'25"E	318.93'	N31°05'16"E	N2°05'33"E
C2	55°14'58"	467.00'	450.32'	S03°27'47"W	433.08'	S31°05'16"W	S24°09'42"E
C3	23°30'00"	536.00'	219.84'	S77°35'18"W	218.30'	S89°20'18"W	S65°50'18"W
C4	23°30'00"	470.00'	192.77'	S77°35'18"W	191.42'	S89°20'18"W	S65°50'18"W
C5	24°16'33"	500.00'	211.85'	S53°42'02"W	210.26'	S65°50'18"W	S41°33'45"W
C6	47°51'40"	516.00'	431.03'	N65°29'35"E	418.61'	N89°25'25"E	N41°33'45"E
C7	47°51'40"	450.00'	375.90'	N65°29'35"E	365.07'	N89°25'25"E	N41°33'45"E
C8	24°16'33"	566.00'	239.81'	S53°42'02"W	238.02'	S65°50'18"W	S41°33'45"W
C9	55°14'58"	533.00'	513.96'	S03°27'47"W	494.28'	S31°05'16"W	S24°09'42"E
C10	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C11	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C12	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C13	23°30'00"	503.00'	206.31'	S77°35'18"W	204.86'	S65°50'18"W	S89°20'18"W
C14	24°16'33"	533.00'	225.83'	S53°42'02"W	224.14'	S41°33'45"W	S65°50'18"W
C15	47°51'40"	483.00'	403.47'	S65°29'35"W	391.84'	S89°25'25"W	S41°33'45"W

UNPLATTED LANDS

EAST LINE NORTHWEST 1/4 OF SECTION 20-2-22

L3 (N02°01'21"W) 2680.90'

L10 (N02°01'21"W)

WEST LINE NORTHEAST 1/4 OF SECTION 20-2-22

LOT 1
1,481,260 S.F.
34.005 AC

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 6 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

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

N

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

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: OCTOBER 27, 2023

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558
LOT 1 LOT 2 LOT 3 LOT 4

C.T.H. L
(18TH STREET)

SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22

L11 (S89°21'08"E 2682.64')

2499.61'

10' GAS & ELECTRIC COMPANY EASEMENT RECORDED 05/09/1946, AS DOC. NO. 286253

NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 17-2-22

CSM 2537 RECORDED 08/22/2006 AS DOC. 1491672

UNPLATTED LANDS

WARRANTY DEED 07/10/1957 IN VOL. 459 OF RECORDS, P. 538, AS DOC. 385609

NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

1394.06'

66.00'

L4 (S89°21'08"E)

2499.61'

SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)

L25 L24 L12

33.00' 66.00' 33.00'

C10 C1

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

LOT 2
1,303,239 S.F.
29.918 AC

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

C9 C2

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 2

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

L15 C3 L13 L14 L23 L17 C4

66.00' 33.00' L22

LOT 1
1,481,260 S.F.
34.005 AC

LOT 3
4,006,474 S.F.
91.976 AC

C8 L18

PUBLIC R.O.W. DEDICATION
252,473 S.F. 5.796 AC

C7 C5 33.00'

MATCHLINE - SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L12	S02°05'33"W	125.00'
L13	S24°09'42"E	149.62'
L14	N65°50'18"E	80.27'
L15	N89°20'18"E	1145.77'
L16	S00°39'42"E	66.00'
L17	S89°20'18"W	1145.77'
L18	S65°50'18"W	238.25'
L19	S89°25'25"W	543.30'
L20	N00°34'35"W	66.00'
L21	N89°25'25"E	543.30'
L22	N65°50'18"E	91.98'
L23	N24°09'42"W	149.62'
L24	N02°05'33"E	125.00'
L25	S87°54'27"E	66.00'
L26	S02°05'33"W	125.00'
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L29	S65°50'18"W	238.25'
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L9	N88°49'23"W	2684.92'	N89°43'57"E	2684.95'
L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	1"=200'

SHEET 7 OF 10
VSS.SOWI01.02

11:19 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-VSSSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

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

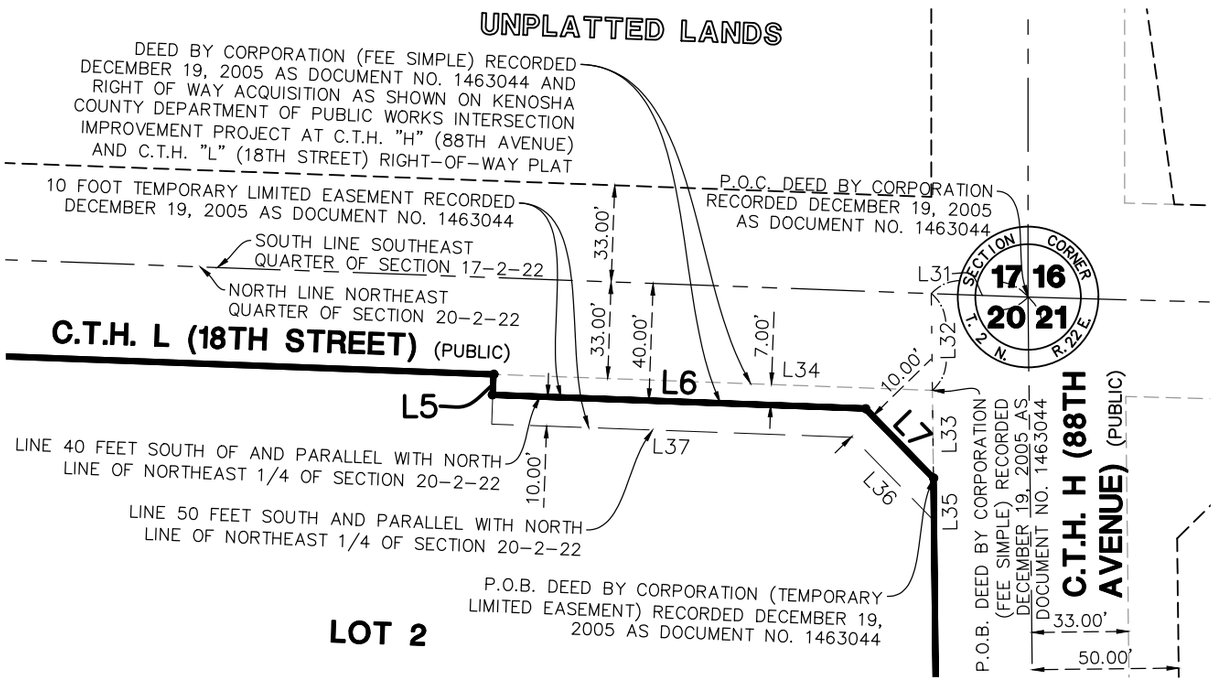
N

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

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

PREPARED BY: _____
JAMES D. BAKER,
P.L.S. No. 2704 EXPIRES: 01/31/24
DATE: OCTOBER 27, 2023



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 NOT BEEN SHOWN HEREON.
5. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

Parcel Name	Square Feet	Acres
LOT 1	1,481,260	34.005
LOT 2	1,303,239	29.918
LOT 3	4,006,474	91.976
PUBLIC R.O.W. DEDICATION	252,473	5.796
TOTAL AREA	7,043,447	161.695

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L31	S87°54'27"E	33.04'	N89°21'09"W
L32	S00°39'42"E	33.04'	S02°06'28"E
L33	S00°39'42"E	30.00'	S02°06'28"E
L34	N87°54'27"W	150.00'	S89°21'09"E
L35	S00°39'42"E	14.49'	S02°06'28"E
L36	S44°17'25"E	39.78'	N45°43'48"W
L37	S87°54'27"E	123.34'	N89°21'09"W

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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 10/27/23
SCALE: 1"=60'

SHEET 8 OF 10
VSS.SOWI01.02

Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\08-VSSSOWI-CSM_1.dwg Updated By: LMoryl 11:29

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 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, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I 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

THIS _____ DAY OF _____, 2023.

ON THIS _____ DAY OF _____, 2023.

BY: _____

TITLE: _____

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: OCTOBER 27, 2023

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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MAPLECREST DEVELOPMENT
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	10/27/23
SCALE:	N.T.S.

SHEET 9 OF 10
VSS.SOWI01.02

Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-VSSSOWI-CSM_1.dwg Updated By: LMory 11:29

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHEAST QUARTER OF SECTION 20 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 THAT THE NORTHEAST QUARTER OF SECTION 20 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:

THE NORTHEAST QUARTER OF SECTION 20, TOWN 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONVEYED TO KENOSHA COUNTY BY DEED RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND LYING AND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THREE LEAF PARTNERS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND ROADWAYS OF RECORD, SAID PARCEL CONTAINING 161.695 ACRES.

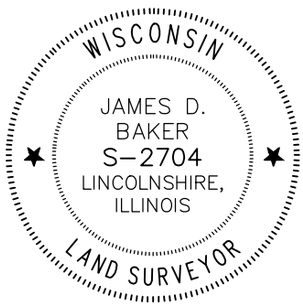
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

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 27TH DAY OF OCTOBER, 2023

FOR REVIEW ONLY

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



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Manhard CONSULTING
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

MAPLECREST DEVELOPMENT	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 10 OF 10
DRAWN BY: LSM	
DATE: 10/27/23	
SCALE: N.T.S.	VSS.SOWI01.02

08:03 Dwg Name: P:\Vsssowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-VSSSOWI-CSM_1.dwg Updated By: LMory

VILLAGE OF SOMERS
Department of Planning and Development

VILLAGE OF SOMERS SITE PLAN REVIEW 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.

2. Contact the Kenosha County Department of Planning & Development and schedule a pre-conference meeting, which is required for all site plan review requests.

Meeting Date: 9/21/2023

3. Contact the Village of Somers to determine if your site plan review application 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 Site Plan Review Application by the filing deadline.

Filing Deadline: 12/29/2023

5. Upon submission you will be given two copies of the date-stamped application. Submit a copy 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. Keep the other copy 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): 4/8/2024

Village Board meeting date (tentative): 5/14/2024

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

SITE PLAN REVIEW CHECKLIST

Owner: Maple Crest Country Club, Inc. Date 12/29/2023

Mailing Address: 9401 18th Street Phone # (312) 560-3566

Kenosha, WI 53144 Phone #

Agent: David Lyon Phone # (312) 560-3566

Mailing Address: 504 W Juneau Avenue Phone #

Milwaukee, WI 53203

Architect/Engineer: Vocon Phone # (216) 588-0800

Mailing Address: 3142 Prospect Avenue E, Phone #

Cleveland, OH 44115

Tax Parcel Number(s): 82-4-222-201-0100 Acreage of Project: 161.5

Existing Zoning: PR-1 Proposed Zoning: A-4, R-11, C-1, C-2, PUD

Conditional Use Permit:

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

Description of project: Medium/High Density Residential For Sale Single Family, Multifamily Residential & Parkland

Size of existing building(s):

Size of new building(s) and/or addition(s): See PUD Petition

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

Number of proposed units: 719 Description of units: 443 Multifamily / 230 Single Fam / 46 Twin Home

Density: 4.5 du/acre = 719 Units on 161.5 acres

☐ Plat of Survey Submitted:

☐ Covenants and Restrictions Submitted

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

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

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

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

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

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

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

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

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

B. SITE PLAN SUBMITTED?

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

☑ Buildings and uses shall provide for safe traffic circulation and safe driveway locations.

☑ Buildings and uses shall be provided with adequate public services as approved by the appropriate utility.

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

☑ Parking areas shall maintain required setbacks and parking spaces shall be of minimum required size (9' x 18'). Aisle widths within parking lots shall be a minimum of 24' between the ends of the parking spaces.

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

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

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

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

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

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

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

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

Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

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

IMPORTANT TELEPHONE NUMBERS

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

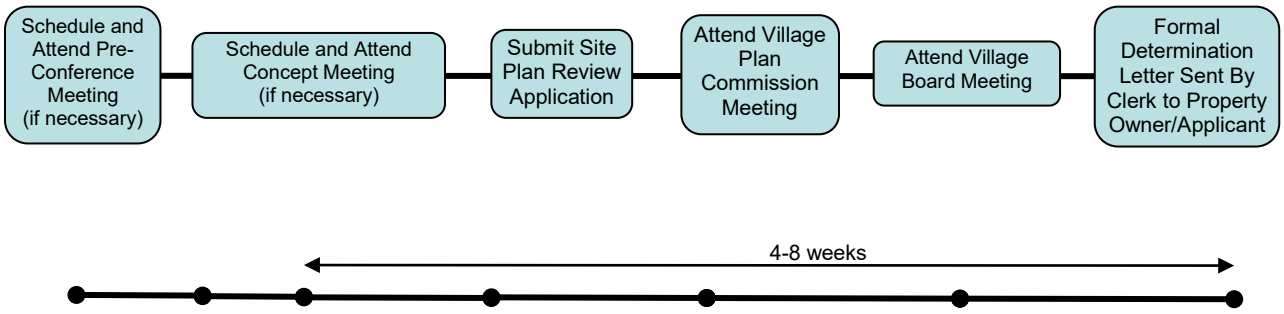
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information..... 653-2622

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

Site Plan Review Procedure Timeline



For Reference Purposes

December 28, 2023

Jason Peters
Village/Town Administrator
Village & Town of Somers
7511 12th Street, PO Box 197
Somers, WI 53171

Re: MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
RESPONSE LETTER TO PRELIMINARY ENGINEERING COMMENTS #1

Dear Jason:

We are in receipt of the Review Comments and Request for Additional Information review letter dated December 5th, 2023. We offer the following responses to these comments below in ***bold and italics:***

General Comments

1. Provide a phasing plan corresponding to the interim conditions outlined in the SWMP.
   Response: The intent for the development is to entitle and permit the "Lot 1" multi-family portion first, prior to a second developer developing the remaining Lots 2 and 3 shown in the CSM. The Final Engineering plan submission for the Lot 1 multi-family will include the interim condition plan. A phasing plan for the Lot 1 multi-family has been included in this resubmission package from the land planner, Vocon.

2. Provide interim grading, utility, paving, photometric, and erosion control plans corresponding to Figure 1.
   Response: See response to comment 1. The "interim" engineering plans will be the Final Engineering submission for Lot 1 and will also include a portion of the public roadways shown in the dedication on the CSM.

3. Provide a wetland delineation and report. Permit wetland disturbances with the WDNR.
   Response: Understood, a full wetland delineation, report, Jurisdictional Determination and permitting for disturbances, as required, will be performed during Final Engineering.

4. Provide a drain tile survey.
   Response: Understood, a drain tile survey will be provided in Final Engineering.

5. Show snow storage areas on the plans.
   Response: Snow storage areas are now shown on the master site plan by Vocon and included in the resubmittal documents.

6. Plans are subject to approval by Kenosha Planning and Kenosha County Highway.
   Response: Understood

7. Subdivision plats for each CSM Lot will be reviewed at the time of their development.

Response: Understood

8. Provide additional stormwater improvements by one of the following two methods:
    a. Provide 30% additional storage (based on past developments) in ponds B & C to reduce flooding on the development site and on the east side of CTH H.
    b. Contribute to a feasibility study ($20,000) for regional stormwater improvements between CTH H and the Canadian Pacific RR which may allow a smaller pond and additional lots.

Response: Please refer to the revised stormwater report and engineering plans. The developer has elected to follow method A and provide a min. 30% additional storage within Ponds B & C at the southeast corner of the site. Additionally, an exhibit showing preliminary floodplain cross-sections and compensatory storage calculations is included in the stormwater report. Final floodplain calculations and a BFE determination will be included during Final Engineering.

Plans

1. Sheet 2: Show Asphalt mixes based on WisDOT Standard Specification Section 460.

Response: Understood, WisDOT Standard Specification asphalt mixes are now shown.

2. Sheet 3 through 9
    a. Show proposed grading and pond contours.
    b. Show interim grading plan.

Response: proposed grading and pond contours are now shown. The Interim grading plan will be the Final Engineering set for the multi-family development.

3. Sheet 10:
    a. Label sanitary sewer manholes
    b. Minimize the number of sanitary manholes
    c. Provide a direct connection to the existing sanitary sewer along the south property line. See Figure 4.
    d. Verify sanitary sewer sizes based on required flows. A minimum pipe size of 8-inches is acceptable.
    e. Provide a 12-inch water main along the length of “South North 3” road connecting at 18th Street and extending to the south property line, and “Ease West 2” road from “South North 3” to the west property line. The remainder of the water mains should be 8-inches. See Figure 5.

Response: a-b) Sanitary sewer manhole names are now labelled, and the number of manholes has been reduced through the overall development.
c) Sanitary connection has been revised to be the direct connection indicated.
d) Sanitary sewer loading calculation has been revised to include capacity calculations showing sufficient capacity for 10” sanitary to serve the full development.
e) Understood, watermain has been revised as noted.

4. Sheets 11 through 16:
    a. Show stationing and street names
    b. Show public utility easements for utilities outside public R/W

Response: a) stationing and street names are now shown
b) Public utility easements will be shown in the Final Engineering drawings and on the Final CSM.

5. Sheets 18 through 33:
    a. Sanitary Sewer: Match pipe crowns when increasing pipe sizes.
    b. Sanitary Sewer: Drop incoming and outgoing invert elevations by 0.10’ when going straight

through a manhole and drop inverts by 0.20' when changing direction.

c. Sanitary Sewer: Provide profiles in the northwest multi-family area.
d. Sanitary Sewer: Provide profiles for manholes U through U4.
e. Sanitary Sewer: Provide profiles for manholes T through T3.
f. Sanitary Sewer: Provide profile for proposed sewer along the south property line.
g. Sanitary Sewer: The Village would prefer a direct connection to the existing sanitary sewer along the south property line. Sewer as-builts are attached for reference.

Response: a) Understood, crowns now being matched when increasing pipe size. B) understood, 0.1' and 0.2' minimum drops added where indicated. C-F) Additional sewer profiles will be provided during Final Engineering for the multi-family development. G) Sanitary connection location has been revised to the preferred location.

CSM

1. Remove the CTH L label from 18th Street. CTH L ends at CTH H.
Response: Understood, final CSM to relabel 18th Street

2. Change the Village Clerk to Brandi Baker.
Response: Understood, final CSM to include updated Village Clerk contact information

3. Dedicate an additional 27' of right-of-way on the west side of CTH H per County comments.
Response: Understood, final CSM to included additional right-of-way

4. Provide dedicated right-of-way or a public sanitary sewer easement to allow a public sanitary sewer main from Phase 1 to the existing sanitary sewer located at the south property line.
Response: Understood, dedicated easements will be provided on the final CSM for the public sanitary sewer, storm sewer, and watermain.

Stormwater Management Plan

1. Provide storm sewer calculations for interim and final.
Response: Understood, storm sewer calculations will be provided in Final Engineering.

2. Provide WinSLAMM TSS removal calculations for interim and final.
Response: Understood, WinSLAMM TSS removal calculations will be provided in Final Engineering.

3. Existing Conditions
    a. PondPack Catchment Summary: Show catchment Area, Tc, and CN matching the information on the existing drainage exhibits.

Response: Understood, PondPack calculations now include summaries of the items listed above.

4. Proposed Conditions
    a. PondPack Catchment Summary: Show catchment Area, Tc, and CN matching the information on the proposed drainage exhibits.

Response: Understood, PondPack calculations now include summaries of the items listed above.

5. Floodplain
Response: Understood, preliminary floodplain compensatory storage calculations and cross-

sections are included in this resubmittal. Final base floodplain elevation determination and floodplain compensation calculations will be provided in Final Engineering.

6. Interim Conditions
    a. Provide an interim drainage exhibit showing catchments.

Response: The interim drainage conditions will be represented in the Final Engineering plans for the multi-family development (Lot 1).

Should you have any questions or require additional information, please contact me at meagle@manhard.com or 312-824-3819.

Sincerely,
MANHARD CONSULTING

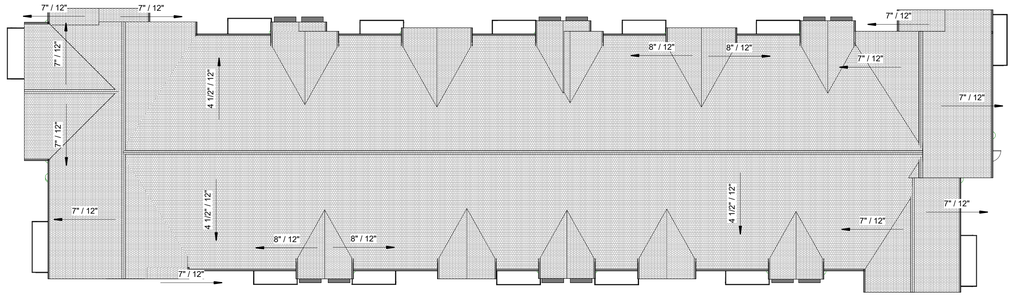
Matt Eagle
Project Manager, PE

Building Plans

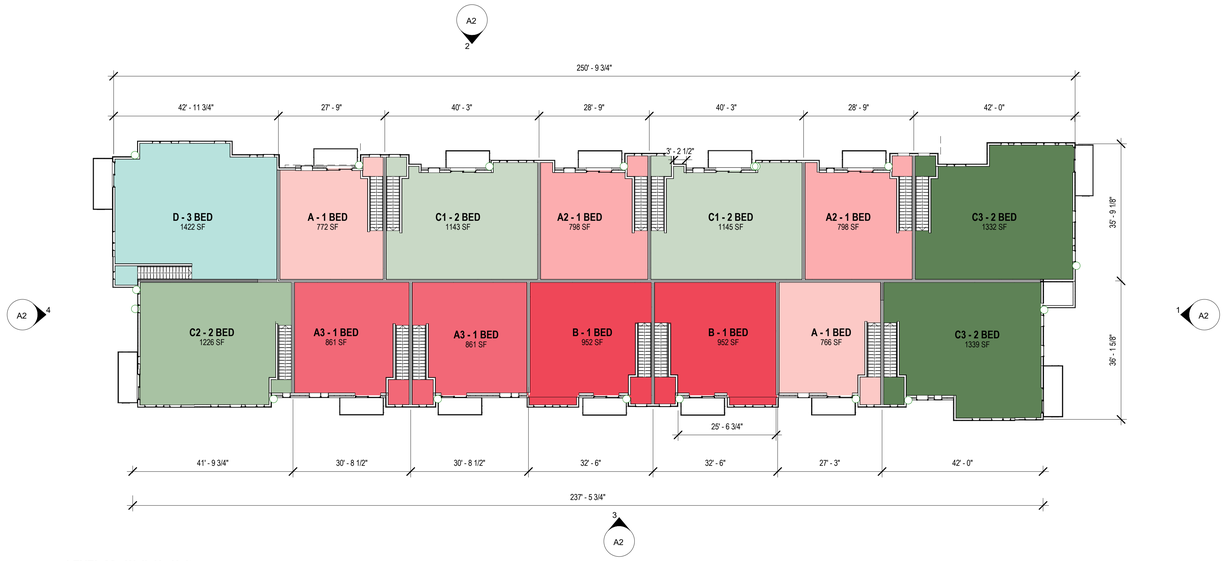
23 Walk-Up Units

SF Targets

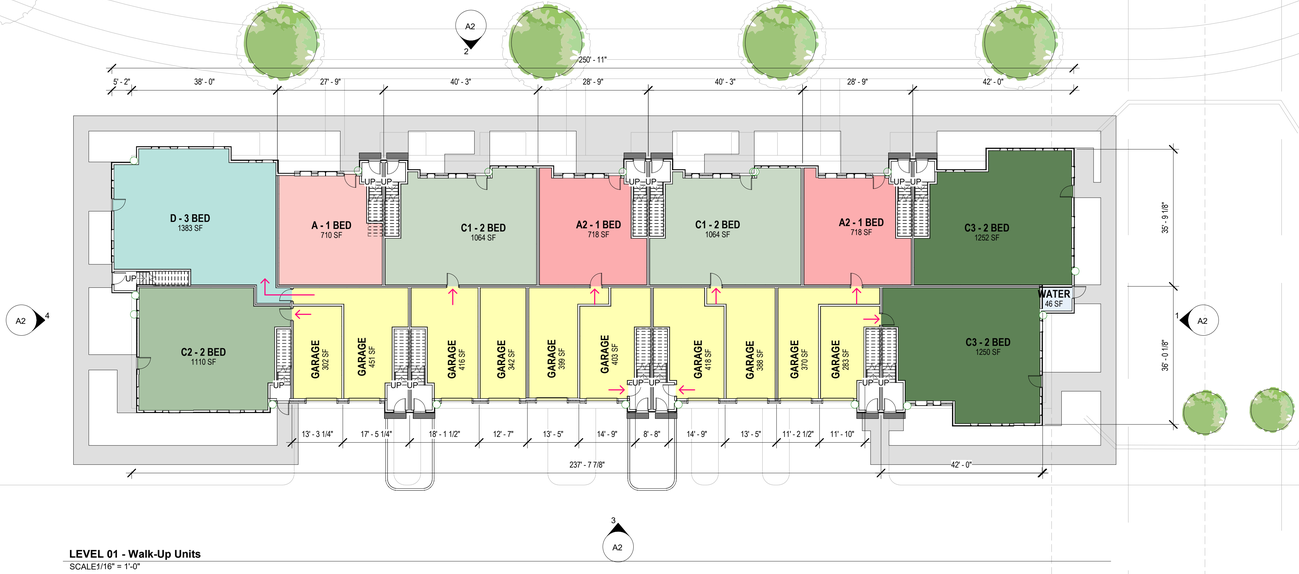
UNIT TYPE APPROX SF RATIO	A-1 BED 700 SF 13%	A2-1 BED 700 SF 15%	A3-1 BED 835 SF 10.5%	B-1 BED 835 SF 10.5%	C1-2 BED 1,050 SF 15%	C2-2 BED 1,100 SF 10.5%	C3-2 BED 1,250 SF 15%	D-3 BED 1,350 SF 10.5%	TOTALS GOAL
LEVEL 02	2	2	2	2	2	1	2	1	14 UNITS
LEVEL 01	1	2	-	-	2	1	2	1	9 UNITS
UNIT TOTALS	3 UNITS	4 UNITS	2 UNITS	2 UNITS	4 UNITS	2 UNITS	4 UNITS	2 UNITS	23 UNITS
	13%	17%	9%	9%	17%	9%	17%	9%	
	48%				43%			9%	100%



ROOF LEVEL - Walk-Up Units
SCALE1/16" = 1'-0"



LEVEL 02 - Walk-Up Units
SCALE1/16" = 1'-0"



LEVEL 01 - Walk-Up Units
SCALE1/16" = 1'-0"

NOTE: BUILDINGS 01 - 09

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
23 UNIT WALK-UP - PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**11/07/23**
SHEET NUMBER	**A1**



2 23 Unit- North Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'



1 23 Unit- East Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'



4 23 Unit- West Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'

EXTERIOR MATERIAL LEGEND

COMPOSITE HORIZONTAL SIDING
SMOOTH LAP SIDING METAL TRIM SYSTEM
W/ EXPOSED FASTENERS
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

COMPOSITE PANEL SIDING
SMOOTH TEXTURED PANELS / WOOD TEXTURED PANELS
METAL TRIM SYSTEM
W/ EXPOSED FASTENERS
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

BOARD & BATTEN SIDING
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

BOARD & BATTEN SIDING
COLOR: TBD
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

MASONRY
STONE , STACKED SLAB WALL STONE
VARYING SIZES
COLOR: BUFF MIXTURE
BASIS OF DESIGN - FOND DU LAC, TUNDRA COUNTRY

CONCRETE
CAST-IN PLACE CONCRETE



3 23 Unit- South Elevation

Scale: 1/8" = 1'-0"

0' 2' 4' 8' 12'

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
23 UNIT WALK-UP - EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A2**



23 UNIT - REAR CORNER



23 UNIT - STREET APPROACH



23 UNIT - REAR



23 UNIT - STREET APPROACH CORNER

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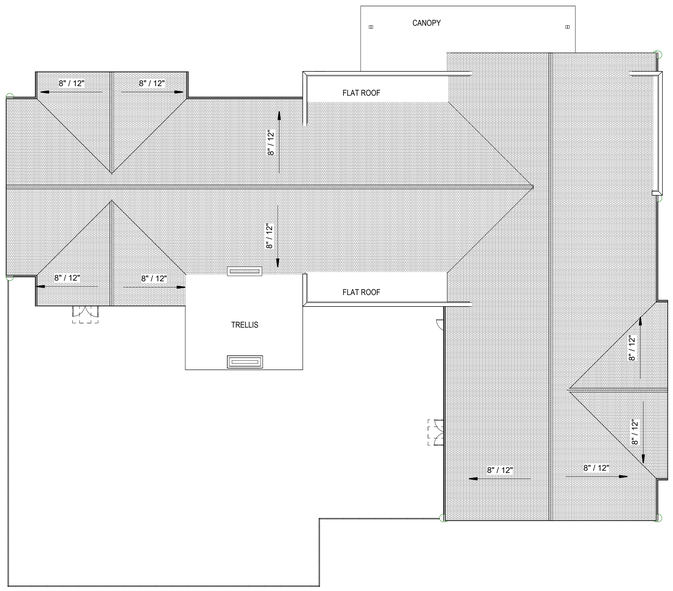
THE MAPLES AT SOMERS

SOMERS, WI

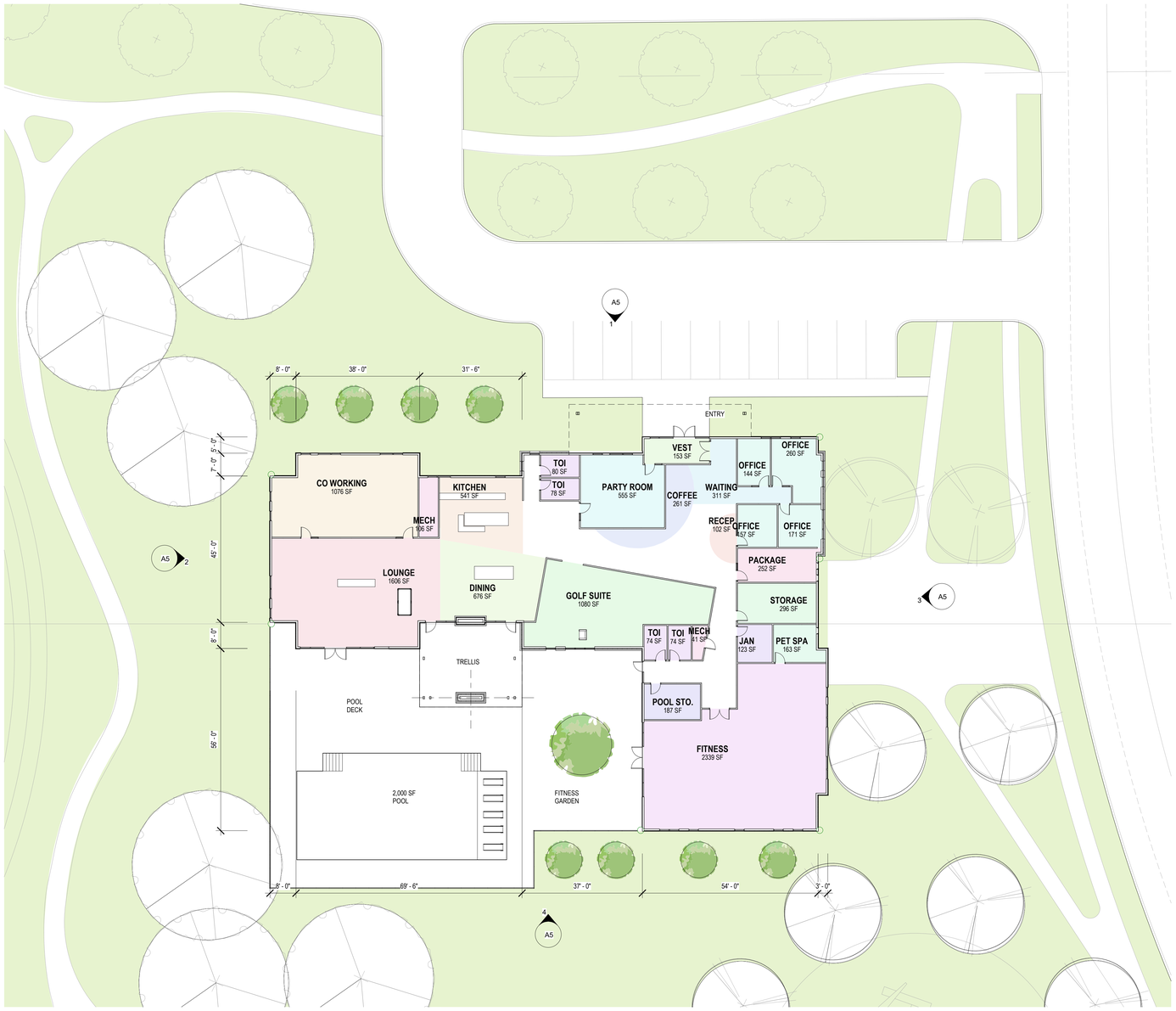
SHEET TITLE:
23 UNIT WALK-UP - EXTERIOR RENDERINGS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A3**



ROOF LEVEL - Clubhouse
SCALE1/16" = 1'-0"



LEVEL 01 - Clubhouse
SCALE1/16" = 1'-0"

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
CLUBHOUSE - PLAN

REVISIONS:

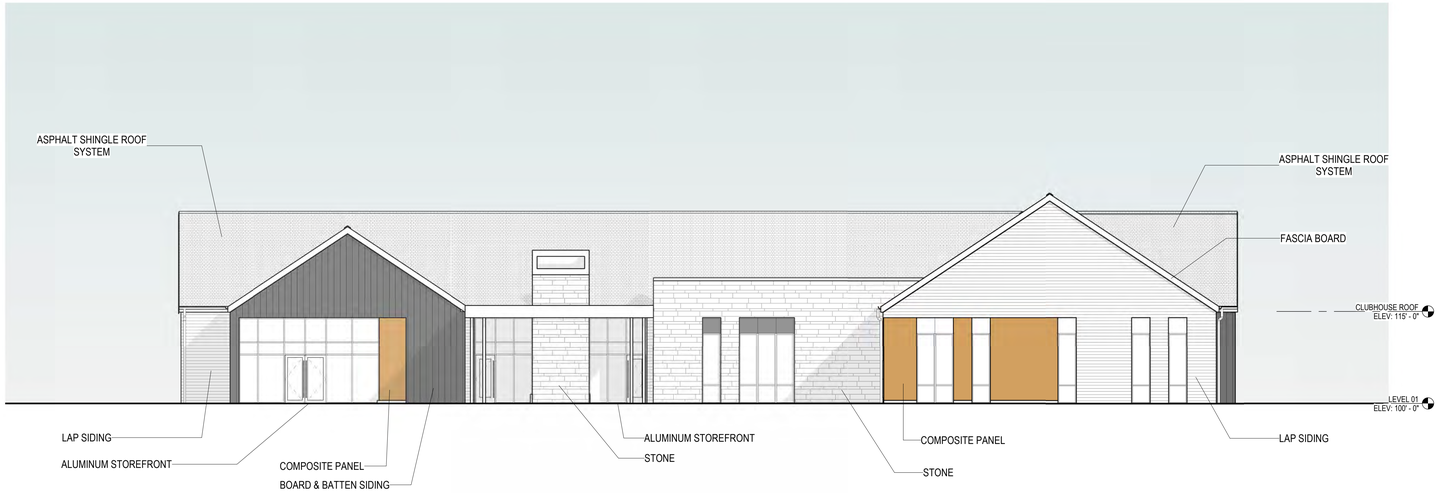
SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A4**



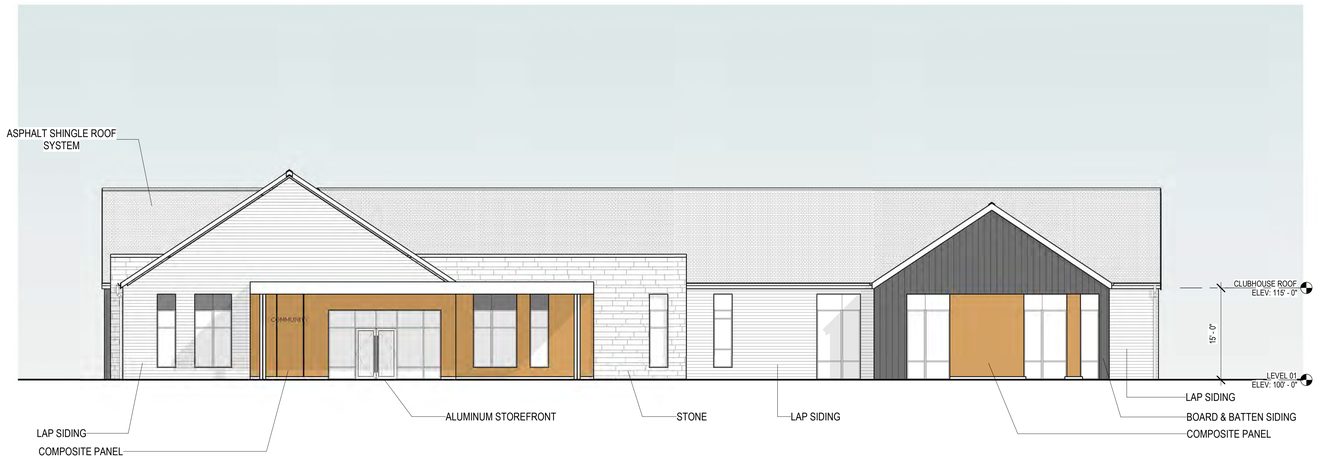
CLUBHOUSE- SOUTH ELEVATION
SCALE1" = 10'-0"



CLUBHOUSE- NORTH ELEVATION
SCALE1" = 10'-0"



CLUBHOUSE-BACK W ELEVATION
SCALE1" = 10'-0"



CLUBHOUSE-FRONT ELEVATION
SCALE1" = 10'-0"

EXTERIOR MATERIAL LEGEND

COMPOSITE HORIZONTAL SIDING
SMOOTH LAP SIDING METAL TRIM SYSTEM
W/ EXPOSED FASTENERS
BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
CLUBHOUSE - EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A5**



CLUBHOUSE FRONT



CLUBHOUSE ENTRY DRIVE



CLUBHOUSE POOL



CLUBHOUSE YARD

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
CLUBHOUSE - EXTERIOR RENDERINGS

REVISIONS:

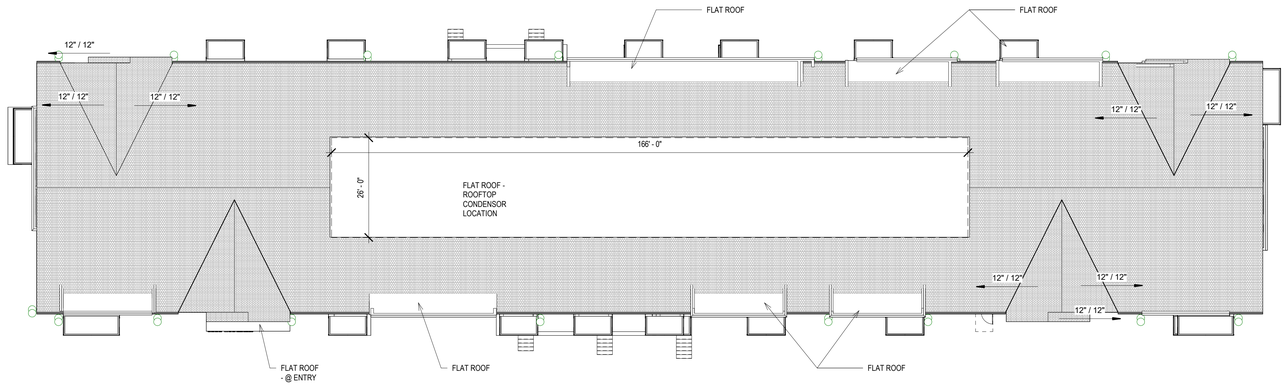
SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A6**

59 Units Apt Bldg

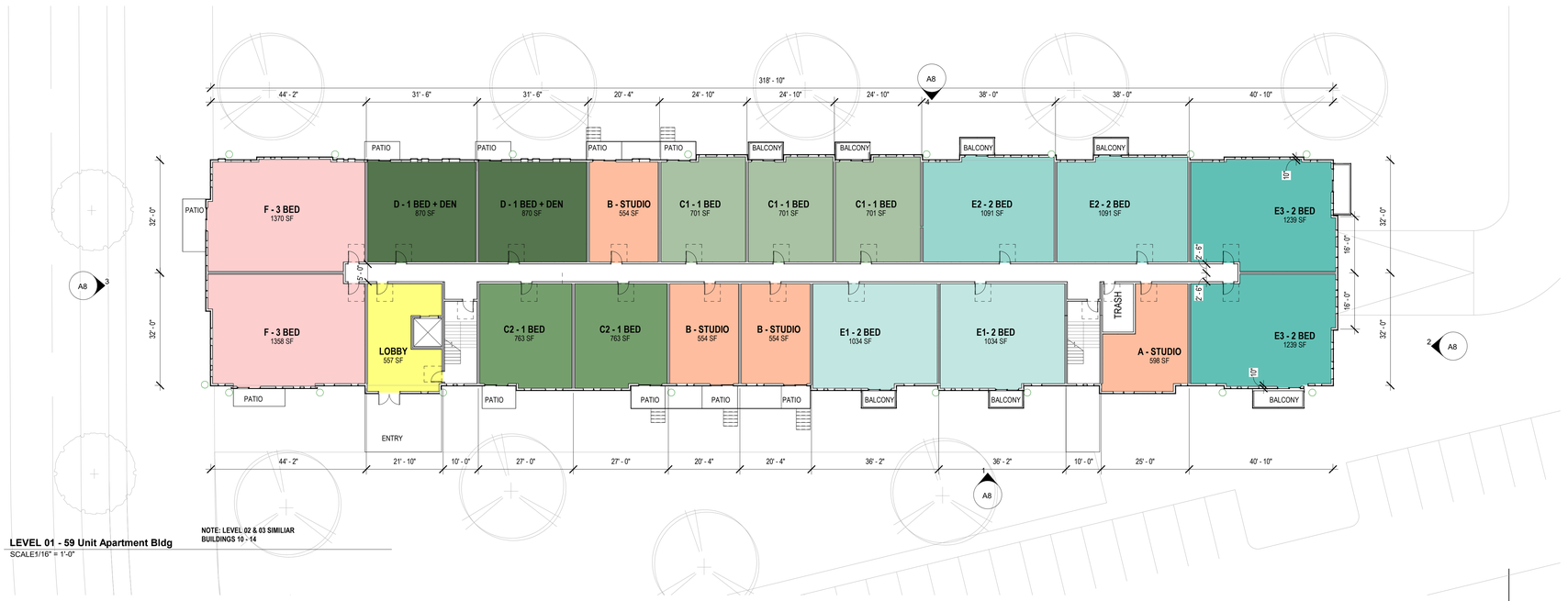
SF Targets

UNIT TYPE	A-STUDIO +	B-STUDIO	C1-1 BED	C2-1 BED	D-1 BED/DEN	E1-2 BED	E2-2 BED	E3-2 BED	F-3 BED	TOTALS
APPROX. SF	575 SF	550 SF	700 SF	775 SF	870 SF	1,000 SF	1,100 SF	1,200 SF	1,350 SF	
RATIO	10%	15%	15%	10%	10%				10%	GOAL
LEVEL 04	2	3	3	2	2	2	2	2	2	20 UNITS
LEVEL 03	2	3	3	2	2	2	2	2	2	20 UNITS
LEVEL 02	1	3	3	2	2	2	2	2	2	19 UNITS
LEVEL 01										
UNIT TOTALS	5 UNITS	9 UNITS	9 UNITS	6 UNITS	6 UNITS	6 UNITS	6 UNITS	6 UNITS	6 UNITS	59 UNITS
	9%	15.5%	15.5%	10%	10%	10%	10%	10%	10%	
	9%	51%				30%			10%	100%

Area Schedule (Gross Building)			
Level	Name	Comments	Area
LEVEL 00	Apartment Bldg	PARKING	20869 SF
LEVEL 01	Apartment Bldg	RESIDENTIAL	21086 SF
LEVEL 02	Apartment Bldg	RESIDENTIAL	21045 SF
LEVEL 03	Apartment Bldg	RESIDENTIAL	21045 SF
			84045 SF

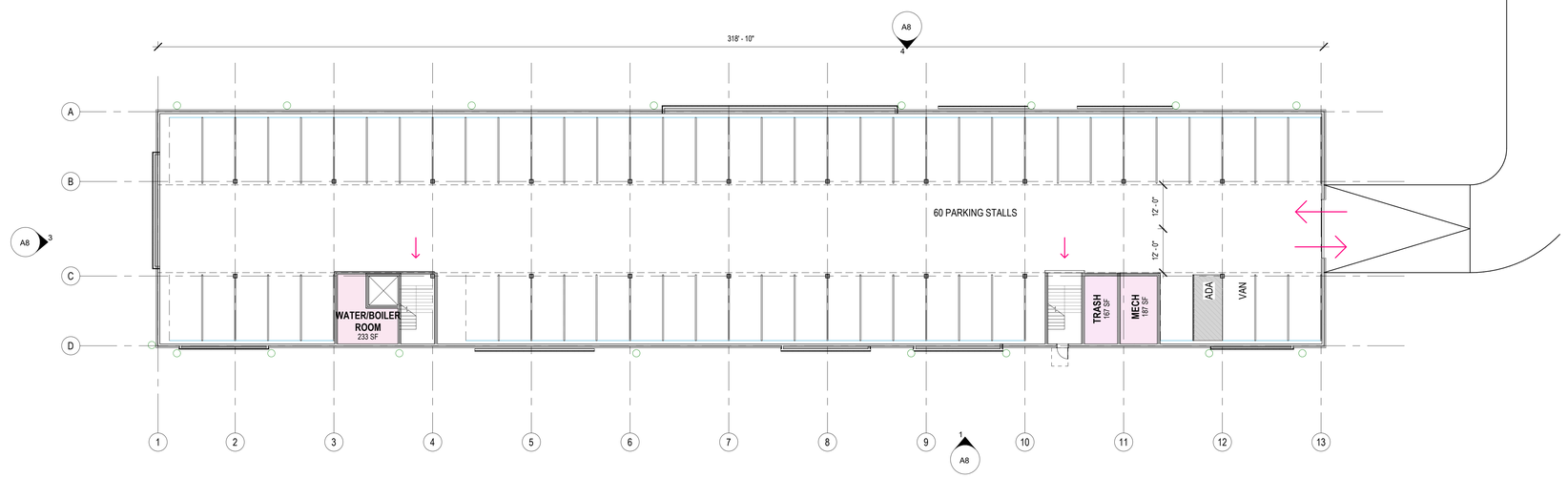


ROOF LEVEL - 59 Unit Apartment Bldg
SCALE1/16" = 1'-0"



LEVEL 01 - 59 Unit Apartment Bldg
SCALE1/16" = 1'-0"

NOTE: LEVEL 02 & 03 SIMILIAR BUILDINGS 10 - 14



LEVEL 00 - 59 Unit Apartment Bldg
SCALE1/16" = 1'-0"

T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

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THE MAPLES AT SOMERS
SOMERS, WI
SHEET TITLE:
59 UNIT APARTMENT - PLAN

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**11/07/23**
SHEET NUMBER	**A7**



59 Unit- EAST ELEVATION
SCALE1" = 10'-0"



59 Unit- WEST ELEVATION
SCALE1" = 10'-0"



59 Unit- NORTH ELEVATION
SCALE1" = 10'-0"



59 Unit- SOUTH ELEVATION
SCALE1" = 10'-0"

EXTERIOR MATERIAL LEGEND

- **COMPOSITE HORIZONTAL SIDING**
  SMOOTH LAP SIDING METAL TRIM SYSTEM
  W/ EXPOSED FASTENERS
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **COMPOSITE PANEL SIDING**
  SMOOTH TEXTURED PANELS / WOOD TEXTURED PANELS
  METAL TRIM SYSTEM
  W/ EXPOSED FASTENERS
  COLOR: TBD
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **BOARD & BATTEN SIDING**
  COLOR: TBD
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **BOARD & BATTEN SIDING**
  COLOR: TBD
  BASIS OF DESIGN - JAMES HARDIE COLLECTION - OR EQUAL
- **MASONRY**
  STONE , STACKED SLAB WALL STONE
  VARYING SIZES
  COLOR: BUFF MIXTURE
  BASIS OF DESIGN - FOND DU LAC, TUNDRA COUNTRY
- **CONCRETE**
  CAST-IN PLACE CONCRETE

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Milwaukee, WI 53202

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THE MAPLES AT SOMERS
SOMERS, WI

SHEET TITLE:
59 UNIT APARTMENT - EXTERIOR ELEVATIONS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	PRELIMINARY REVIEW
DATE ISSUED	09/29/23
SHEET NUMBER	A8



APARTMENT ENTRY APPROACH



APARTMENT ROAD FACING ELEVATION

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THE MAPLES AT SOMERS

SOMERS, WI

SHEET TITLE:
59 UNIT APARTMENT - EXTERIOR RENDERINGS

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	230102
SET TYPE	**PRELIMINARY REVIEW**
DATE ISSUED	**09/29/23**
SHEET NUMBER	**A9**

Site Plan

THE MAPLES AT SOMERS

SOMERS, WI

SITE LOCATION MAP



DRAWING INDEX

MASTERPLAN

MA1 MASTERPLAN - FOR REFERENCE ONLY
MA2 SINGLE-FAMILY LOT LAYOUTS
MA3 PROPOSED ZONING
MA4 OPEN SPACE DIAGRAM
MA5 RESIDENTIAL AREA DIAGRAM
MA6 SINGLE-FAMILY HOMES
MA7 TWIN HOME LOTS
MA8 APARTMENTS
MA9 STREET NETWORK
MA10 MULTI-FAMILY PHASING

MASTERPLAN



SUMMARY:

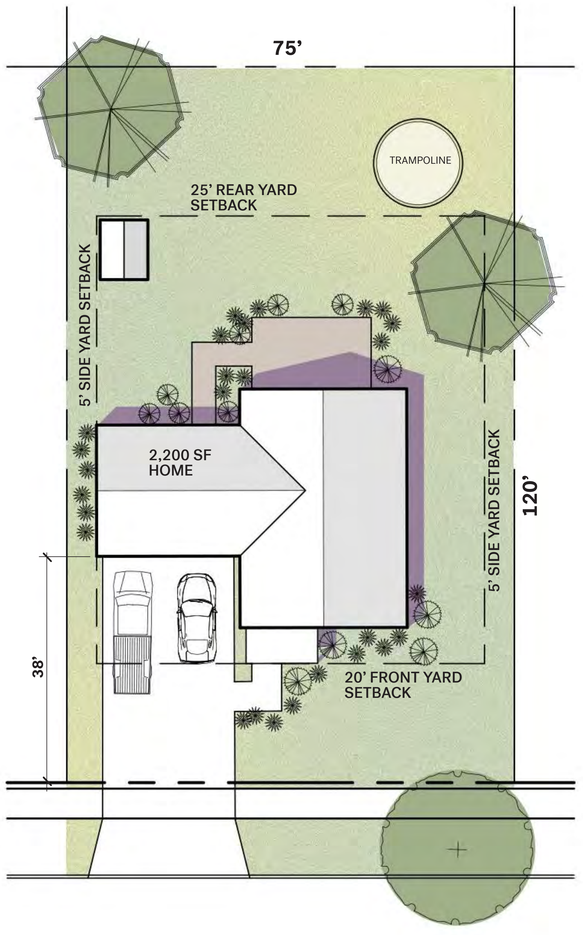
TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	54.8 ACRES
SINGLE FAMILY LOTS	230
TWIN HOME LOTS	46 276 UNITS
GARDEN STYLE APARTMENTS	443 UNITS
TOTAL	719 DWELLING UNITS
OVERALL PROPOSED DENSITY	4.4 D.U. PER ACRE (INCLUDING OPEN SPACE)

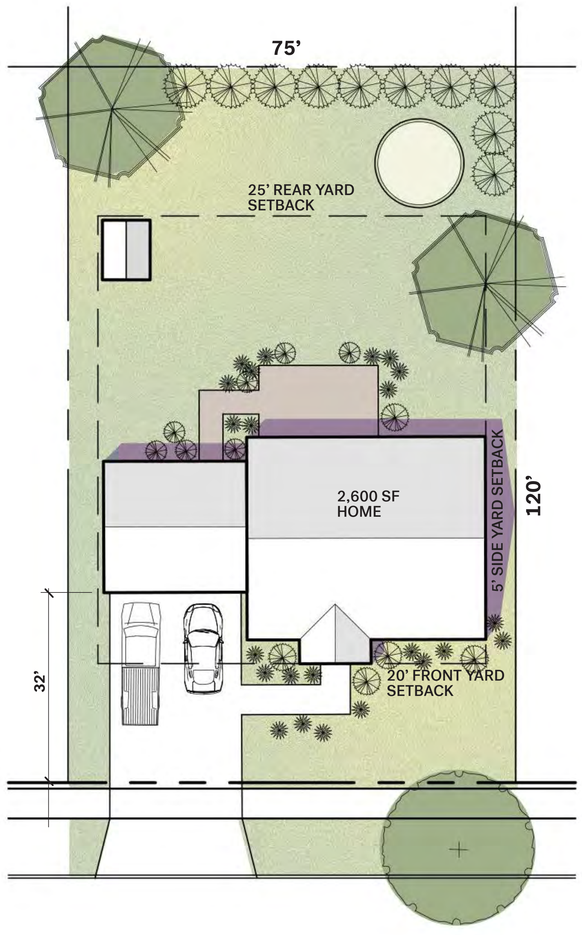
PROGRAM LEGEND:

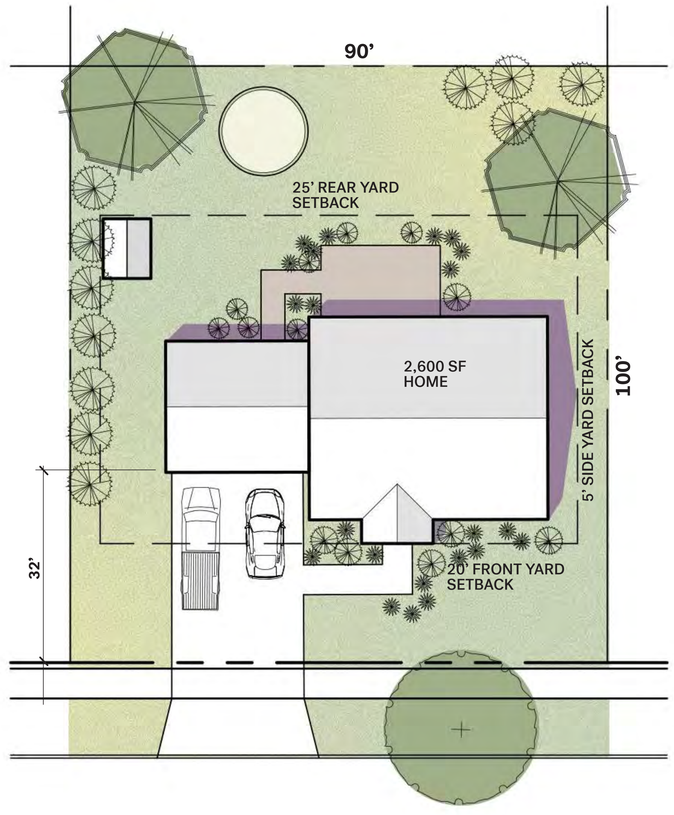
1. Single Family Lots
2. Twin Homes
3. Walk-up Apartments
4. Amenity Clubhouse
5. Stormwater Basin
6. Flood Plain
7. Park Space
8. Playground
9. Future Neighborhood Connection

SHEET
MA1

SINGLE-FAMILY LOT LAYOUTS







9,000 SF LOT LAYOUTS

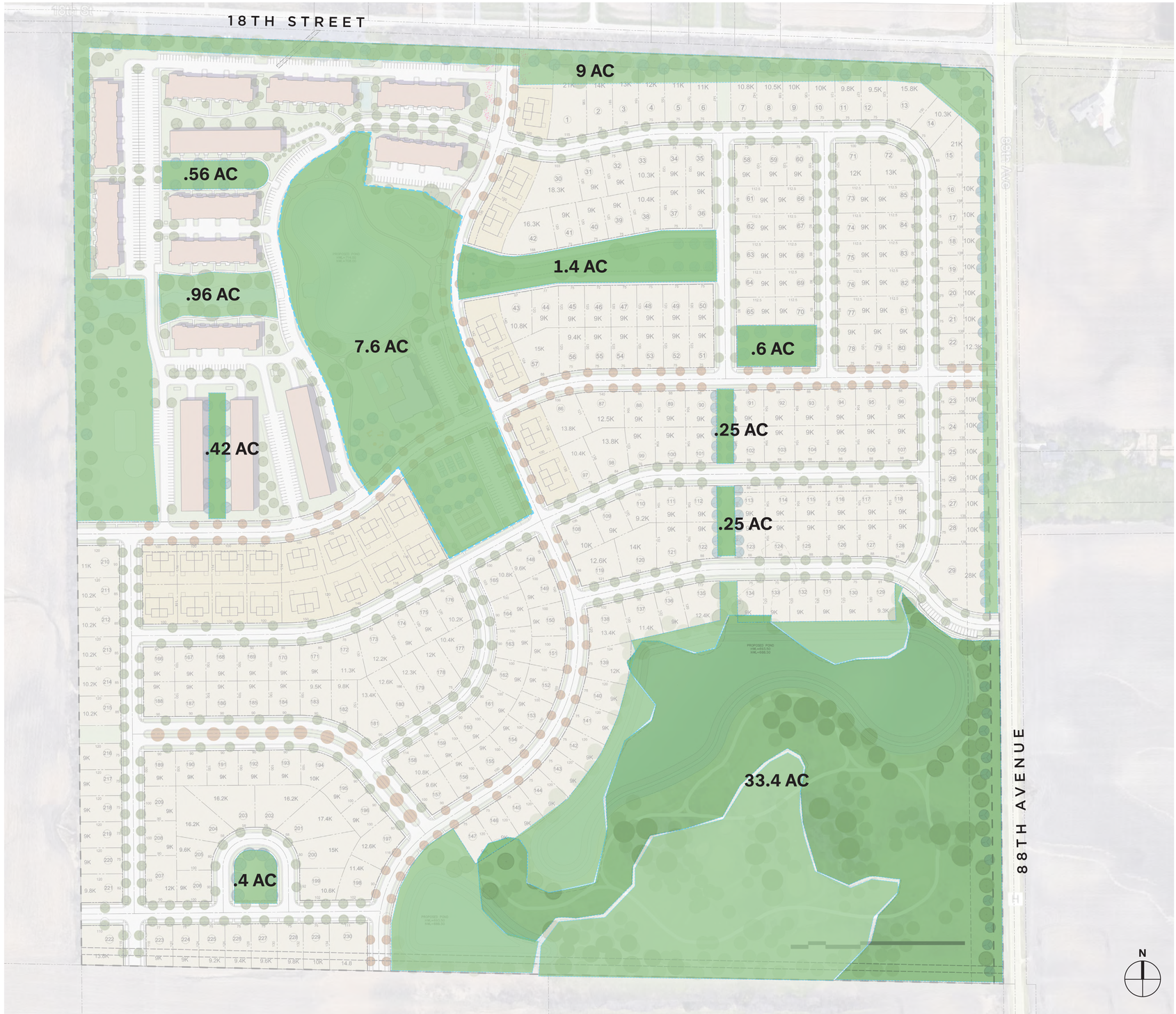
SHEET
MA2

PROPOSED ZONING



SHEET
MA3

OPEN SPACE DIAGRAM



TOTAL OPEN SPACE = 54 ACRES

SHEET

MA4

RESIDENTIAL AREA DIAGRAM



SHEET

MA5

THREE LEAF PARTNERS | LAND QUEST | vocon. | continuum ARCHITECTURE | Manhard CONSULTING

SINGLE-FAMILY LOTS



SHEET
MA6

THREE LEAF PARTNERS | LAND QUEST | vocon. | continuum ARCHITECTURE | Manhard CONSULTING

TWIN HOME LOTS



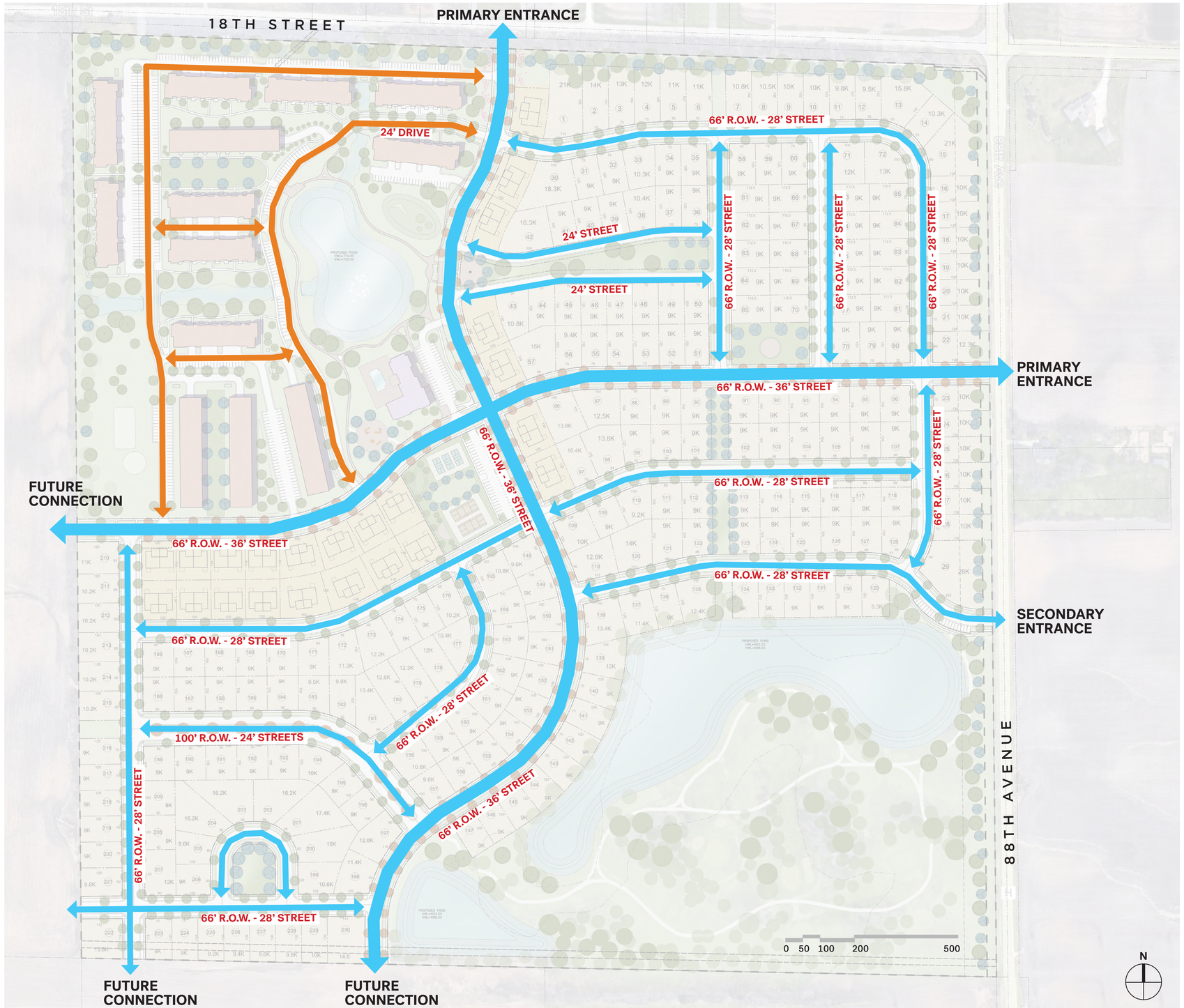
SHEET
MA7

APARTMENT PUD



SHEET
MA8

STREET NETWORK



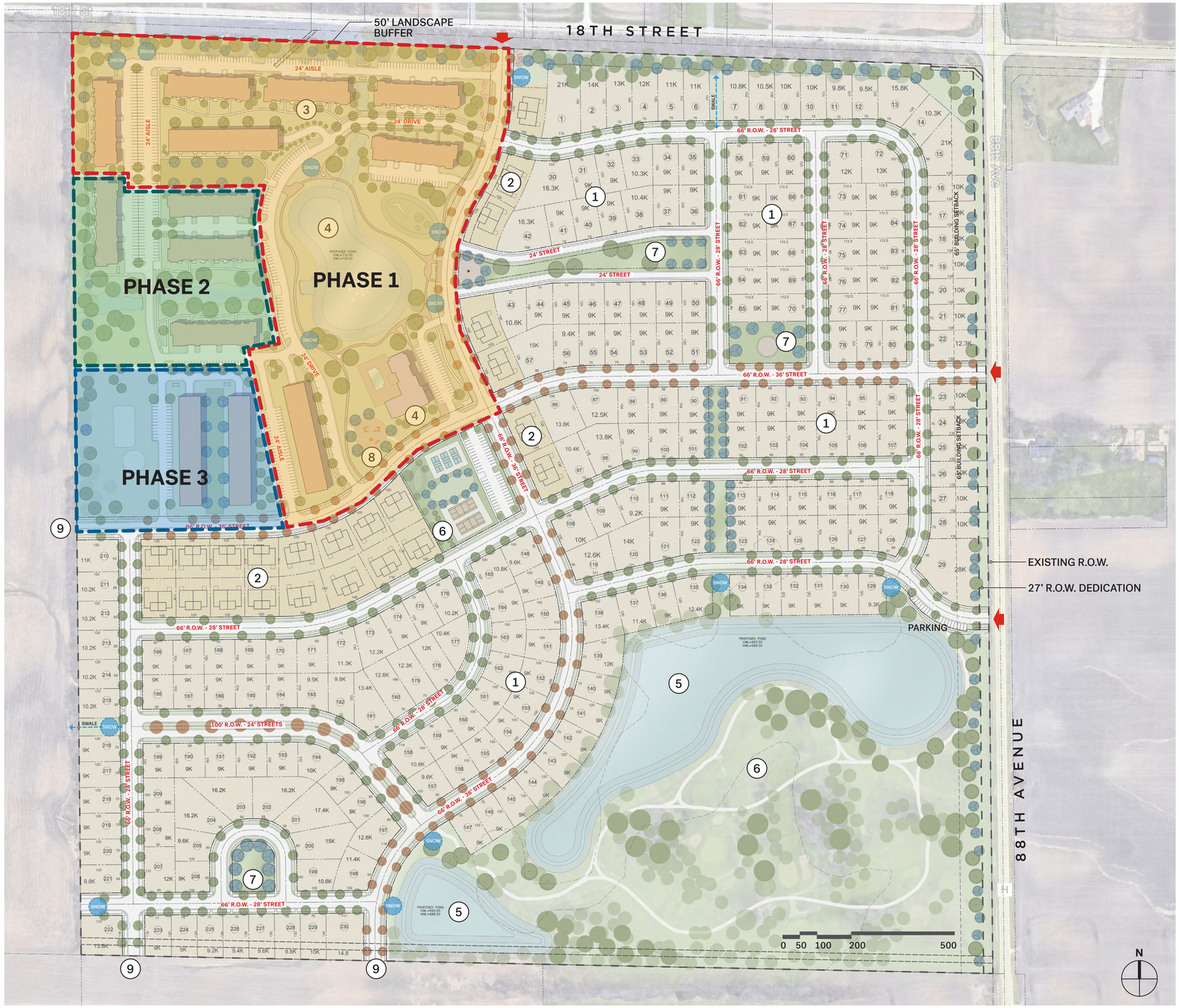
PUBLIC STREETS

PRIVATE ACCESS DRIVE

SHEET
MA9

THREE LEAF PARTNERS | LAND QUEST | vocon. | continuum ARCHITECTURE | Manhard CONSULTING

MASTERPLAN | MULTI-FAMILY PHASING DIAGRAM



SUMMARY:

TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	54.8 ACRES
SINGLE FAMILY LOTS	230
TWIN HOME LOTS	46 276 UNITS
GARDEN STYLE APARTMENTS	443 UNITS
TOTAL	719 DWELLING UNITS
OVERALL PROPOSED DENSITY	4.4 D.U. PER ACRE (INCLUDING OPEN SPACE)

PROGRAM LEGEND:

1. Single Family Lots
2. Twin Homes
3. Walk-up Apartments
4. Amenity Clubhouse
5. Stormwater Basin
6. Flood Plain
7. Park Space
8. Playground
9. Future Neighborhood Connection

SHEET
MA10

Stormwater Management Plan

PRELIMINARY STORMWATER MANAGEMENT PLAN

FOR

MAPLECREST SUBDIVISION
SW CORNER OF 88TH AVE AND 18TH ST.
VILLAGE OF SOMERS, WISCONSIN

PREPARED FOR:

THREE LEAF PARTNERS

PREPARED BY:

MANHARD CONSULTING, LTD
1 E WACKER DRIVE, SUITE 2700
CHICAGO, IL 60601

December 2023



1
- NARRATIVE

2
- MAPS
  - o PROJECT LOCATION MAP
  - o WETLAND EXHIBIT
  - o FEMA FIRMETTE
  - o NRCS SOILS MAP EXHIBIT

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  - o ALTA SURVEY
  - o EXISTING IMPERVIOUSNESS EXHIBIT
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  - o EXISTING TIME OF CONCENTRATION CALCULATIONS
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4
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  - o PRELIMINARY FLOODPLAIN COMPENSATION CROSS-SECTIONS

5
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  - o PROPOSED INTERIM NARRATIVE
  - o PROPOSED INTERIM DRAINAGE EXHIBIT
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  - o PROPOSED INTERIM DETENTION STAGE-STORAGE

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7
- TOTAL SUSPENDED SOLIDS & INFILTRATION
  - o PROPOSED WINSLAMM EXHIBIT (TO BE PROVIDED IN FINAL ENGINEERING)
  - o PROPOSED WINSLAMM RESULTS (TO BE PROVIDED IN FINAL ENGINEERING)

MAPLECREST SUBDIVISION
PRELIMINARY STORMWATER REPORT- NARRATIVE
VILLAGE OF SOMERS, WISCONSIN

INTRODUCTION

This report presents calculations and documentation for the design of the stormwater facilities for the redevelopment of Maplecrest Country Club in Somers, Wisconsin. The total on-site area is approximately 161.7 acres. The site is located at the southwest corner of 88th Avenue (CTH-H) and 18th Street.

The purpose of this stormwater report is to provide the results of preliminary studies for stormwater detention, conveyance facilities and best management practices. The report was conducted according to the Village of Somers Development Standards.

PROJECT DESCRIPTION

The proposed development is bounded by 88th Avenue to the east, and 18th Street to the north. Farmland lies to the west and south boundaries of the site. The proposed site will consist of multi-family buildings in the NW corner of the site and single-family lots elsewhere. The site currently exists as functioning 18-hole golf course.

Site exhibits include a FEMA Flood Rate Insurance Map, NRCS Web Soil Survey, Preliminary Wetlands Delineation done by Hey and Associates, and Kenosha County Topography,

FEMA FLOOPLAIN

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, effective June 19, 2012 shows that the project site does contain regulatory floodplain in the southeast portion of the site as Zone A. This FEMA Zone A appears to end at the east side of County Highway H with an elevation of 688.4. Based on the Kenosha County topography, this 100-year flood elevation of 688.4 results in the Highway being inundated with as much as 3.4 feet of water over the pavement during a 100-year storm event.

RAINFALL DATA AND HYDROLOGIC ANALYSIS

Existing and proposed conditions of stormwater runoff were analyzed with hydrograph modeling to determine the peak flows, volumes, and high-water elevations. PondPack was utilized based on MSE3, 24-Hour Distribution with Rainfall-Depth-Duration Frequency Tables for Somers,

Wisconsin provided by NOAA Atlas 14 in accordance with the Village of Somers Development Standards.

EXISTING CONDITIONS

OVERVIEW

The project site currently functions as an 18-hole golf course in good condition. The site drains from the northwest to the southeast and then to a culvert under County Highway H and eventually reaches the Pike River. The existing culvert lies lower than the property to the east. During large storm events, water ponds in the floodplain before overflowing to the Pike River.

There are several offsite drainage areas to the north, south, east, and west of the site that drain through the subject parcel. The offsite drainage exhibit in Tab 3 shows these areas and the locations they enter the site. The land plan accommodates these drainage paths with bypass pipes & culverts to convey the water safely through the site.

PondPack was used to determine the total offsite flow being conveyed to the site and the existing onsite flows in order to determine the proposed release rates. Calculations and exhibits can be found in Tab 3.

ONSITE WETLANDS, DEPRESSIONAL ARES, AND PONDS

Hey and Associates has completed a Preliminary Wetland Delineation for the site and the boundaries of the wetlands are shown on the overall exhibit in Tab 3. Based on the proposed site plan, some wetlands are intended to be impacted. Next steps include providing a formal wetland delineation to the Wisconsin Department of Natural Resources (WDNR) and Army Corps. It is the opinion of Hey & Associates that many of the wetlands were manmade for the golf course and will be ultimately exempt. These issues will be addressed during the final engineering phase of the project.

The project site currently contains multiple existing depressional areas and ponds. Stormwater storage disturbed by proposed site grading will be compensated at a 1:1 ratio in the proposed detention basins. Depressional areas & ponds were modeled in the existing conditions PondPack model to determine the storage impacted. Calculations can be found in Tab 3.

PROPOSED CONDITIONS

The proposed development will be served by three stormwater management basins. Stormwater conveyance to the basins will be done via swales and storm sewer designed per the requirements of the Village of Somers Development Standards. After receiving feedback from the Village, the stormwater detention basins in the southeast corner of the site (Pond B and Pond C), have been oversized by 30% in order to help reduce flooding occurring in the existing condition on 88th Avenue (CTH H).

The development will provide compensatory floodplain storage by re-grading the open area in the southeast to verify a no-rise condition in the regional FEMA floodplain elevation. The proposed detention basins will exceed the required 1:1 ratio for compensatory storage of the existing FEMA floodplain in the 0-10 year event and in the 10-100 year event utilizing a "swap basin". See Tab 4 for preliminary compensatory storage cross sections.

The proposed development is intended to first develop the multi-family Lot 1 as well as a portion of the main north-south public roadway and the entirety of the main east-west roadway. During this interim condition, stormwater detention for Lot 1 will be entirely provided within the proposed northwest detention basin (Pond A), while a temporary detention basin will be provided to detain the runoff from the two public roadways that will be installed. No floodplain is affected during the interim development condition. Interim exhibits and calculations can be found in Tab 5 of this report.

During the final site condition, the interim detention basin will be removed and the stormwater from Lots 2, 3, and the remaining public roadways will be detained within the proposed ponds in the southeast of the site (Ponds B and C).

STORMWATER DETENTION

Stormwater detention is provided via Pond A, Pond B, and Pond C which detain for their respective drainage areas. PondPack was used to model the site using a hydrograph-producing runoff model with the SCS Technical Release (TR-55) method. As stated previously, the model was run with NOAA Atlas 14 rainfall data on an MSE3 rainfall distribution. Proposed calculations can be found in Tab 4.

Per the Village of Somers Development Standards, detention basins and outlet structure orifices were sized to reduce the release rates for the post-development runoff. These standards are shown below:

> Storm water practices shall be designed to:
> a. Reduce the 100-year, 24-hour, post-development runoff rate to less than or equal to the 10-year, 24-hour, pre-development runoff rate.
> b. Reduce the 10-year, 24-hour, post-development runoff rate to less than or equal to the 10-year, 24-hour, pre-development.
> c. Reduce the 2-year, 24-hour, post-development runoff rate to less than or equal to the 2-year, 24-hour, pre-development.
> d. Reduce the 1-year, 24-hour, post-development runoff rate to less than or equal to the 1-year, 24-hour, pre-development.

The detention basins provided for the entire site are sized to meet these standards. The pre-development versus post-development comparisons are listed below.

Pre-Development	Release Rate	Post-Development	Pond A Detained Release Rate (Pond A drains to Pond B)	Pond B Detained Release Rate	Pond C Detained Release Rate	Total Detained Release Rate	Total Undetained Release Rate	Total Release Rate
N/A	-	**100-Year, 24-Hour**	5.80 cfs	15.3 cfs	0.82 cfs	16.12 cfs	11.43 cfs	27.55 cfs
10-Year, 24-Hour	29.56 cfs	**10-Year, 24-Hour**	3.54 cfs	6.85 cfs	0.63 cfs	7.48 cfs	5.91 cfs	13.39 cfs
2-Year, 24-Hour	14.11 cfs	**2-Year, 24-Hour**	1.91 cfs	1.43 cfs	0.51 cfs	1.94 cfs	3.30 cfs	5.24 cfs
1-Year, 24-Hour	10.77 cfs	**1-Year, 24-Hour**	1.67 cfs	5.03 cfs	0.47 cfs	5.50 cfs	2.59 cfs	8.09 cfs

DETENTION POND A

Pond A will have a wet bottom greater than 4' deep, which includes a safety ledge no greater than 2' below the normal water level. Pond A has a normal water line of 708.00 and a high-water line of 712.50. The basin will outlet via two 8" orifices for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 712.50 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal. See Tab 4 for proposed calculations.

DETENTION POND B

Pond B will have a wet bottom greater than 4' deep, which includes a safety ledge no greater than 2' below the normal water level. Pond B has a normal water line of 688.50 and a high-water line of 693.50. The basin will outlet via a 4" orifice for events up to the 10 year storm and a 12.8" orifice for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 693.50 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal. See Tab 4 for proposed calculations.

DETENTION POND C

Pond C will have a wet bottom greater than 4' deep, which includes a safety ledge no greater than 2' below the normal water level. Pond C has a normal water line of 688.50 and a high-water line of 693.50. The basin will outlet via a 4" orifice for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 693.50 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal. See Tab 4 for proposed calculations.

TOTAL SUSPENDED SOLIDS AND INFILTRATION

The proposed development shall meet the project requirements as stated in the Village of Somers Development Standards, which include Best Management Practices (BMP's) for total suspended solids and infiltration. The proposed development plan utilizes multiple best management

practices including disconnected greenspace, swales, berms, and wet bottom detention basins to promote water quality and infiltration into the ground prior to leaving the site.

TOTAL SUSPENDED SOLIDS (TSS)

BMP's shall be designed, installed, and maintained to control Total Suspended Solids carried in runoff from the post-construction site as required by the Wisconsin Administrative Codes NR 216 and NR 151. The project site is classified as a new land development and is therefore required by ordinance to meet 80% TSS reduction.

Total suspended solids in each proposed basin will be removed through a combination of onsite catch basins located at each entry point to the basin, as well as a restrictor orifice at the outlet structure of the basins. The basins will be a wet bottom basin, which will also contribute to TSS removal.

WinSLAMM will be used to analyze the site and to determine the proposed basins will remove at least 80% of total suspended solids during final engineering. The WinSLAMM Model will also analyze tributary offsite flows per the guidance provided on the WDNR's website. These calculations will be provided with the final engineering submittal.

INFILTRATION

Infiltration basins will be examined in accordance with Wisconsin Administrative Code NR 151. Stormwater Management facilities are governed by the Wisconsin Department of Natural Resources Conservation Practice Standard 1002 (Site Evaluation for Storm Water Infiltration) during the final engineering phase. Based on the review of the Kenosha County Soils Survey, we would expect this site to be exempt from infiltration. This will be confirmed with actual geotechnical reports during the final engineering phase of the project.

STORM SEWER AND SURFACE FLOW

STORM SEWER

The proposed storm sewer system will be designed to provide conveyance for the 10-year storm event as required by the Village of Somers Development Standards and Wisconsin DOT Facilities design manual. This will include capturing and routing the 10-year storm event utilizing NOAA Atlas 14 rainfall data and the rational method. Storm sewer design calculations

as well as data tables and profiles showing hydraulic grade lines will be provided during final engineering.

SURFACE FLOW

Storm events in excess of the 100-year storm will be conveyed to the basins via overland flow while maintaining 1' from freeboard from adjacent building. Overland flow routes are shown in the Grading Plan of the drawings.

SOIL EROSION AND SEDIMENT CONTROL

The proposed development will be designed to comply with all Village of Somers and Wisconsin DNR soil erosion and sediment control measures. Please refer to the Soil Erosion and Sediment Control Plan in the drawings for details.

CONCLUSION

This Stormwater Report is submitted for approval. Questions or comments regarding this stormwater study and report should be directed to Matt Eagle at (312) 824-3819 or by email at meagle@manhard.com.

Sincerely,

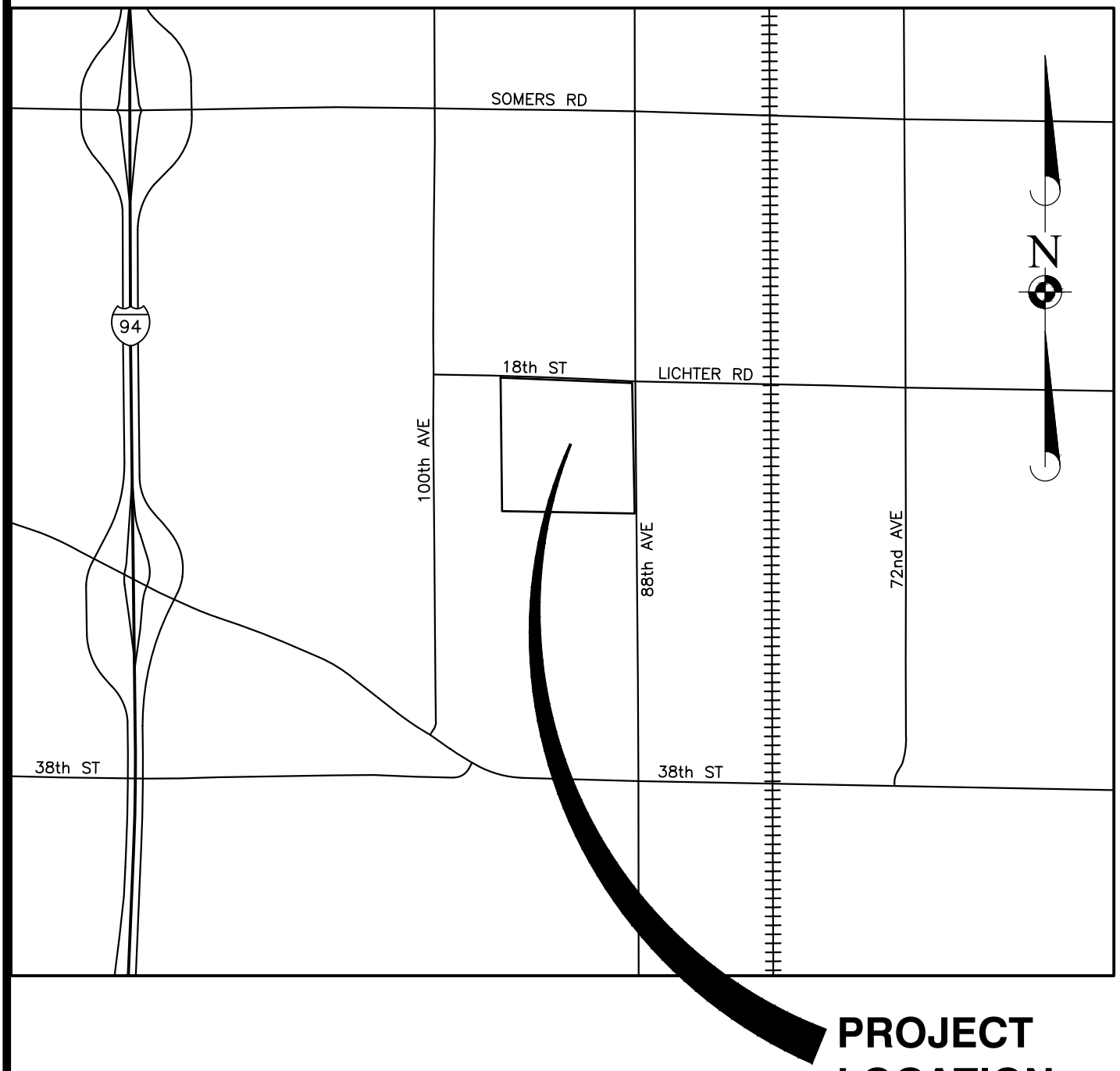
MANHARD CONSULTING, LTD.



Matt Eagle, P.E.

Project Manager

TAB 2



PROJECT LOCATION

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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

MAPLECREST NEIGHBORHOOD
VILLAGE OF SOMERS, WISCONSIN
LOCATION MAP

PROJ. MGR.: JF
DRAWN BY: MH
DATE: 03–22–22
SCALE: N.T.S.

SHEET
EXHIBIT 1
VSSSOWI01

08:36 Dwg Name: P:\Vsssowi01\dwg\Eng\Final Drawings\Exhibits Eng\WETLANDS–FEMA EXHIBITS\WETLAND EXHIBITS.dwg Updated By: mhamilton



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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST NEIGHBORHOOD
VILLAGE OF SOMERS, WISCONSIN
WETLAND EXHIBIT

PROJ. MGR.:	JF
DRAWN BY:	MH
DATE:	03-22-22
SCALE:	1"=400'

SHEET
EXHIBIT 2
VSSSOWI01

08:36 Dwg Name: P:\Vsssowi01\dwg\Eng\Final Drawings\Exhibits Eng\WETLANDS-FEMA EXHIBITS\WETLAND EXHIBITS.dwg Updated By: mhamilton

National Flood Hazard Layer FIRMette

FEMA

87°55'21"W 42°37'26"N



87°54'43"W 42°37'N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

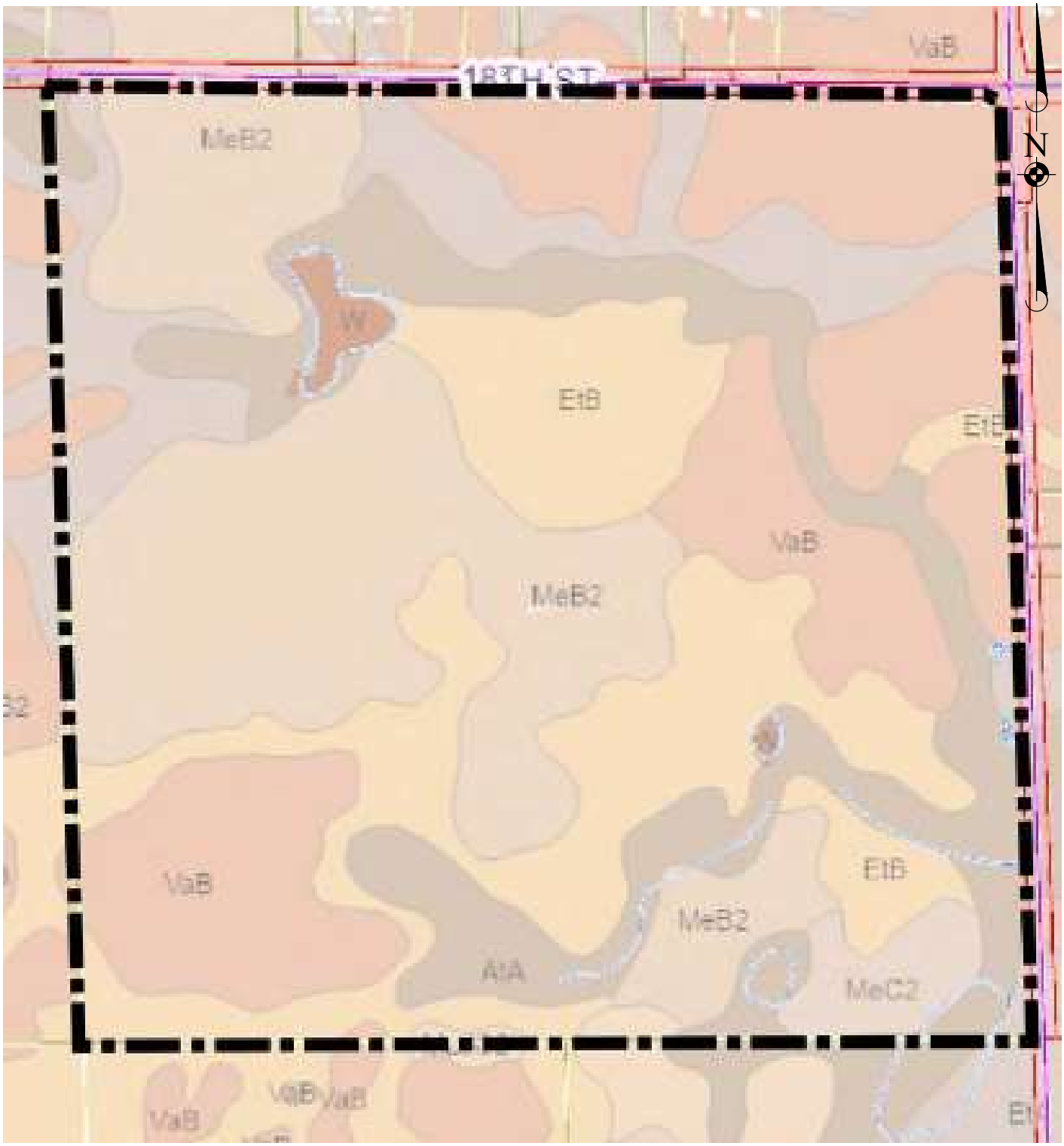
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/29/2023 at 11:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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MAPLECREST NEIGHBORHOOD
VILLAGE OF SOMERS, WISCONSIN
SOILS MAP EXHIBIT

PROJ. MGR.:	JF
DRAWN BY:	MH
DATE:	03-22-22
SCALE:	1"=400'

SHEET
EXHIBIT 4
VSSSOWI01

08:38 Dwg Name: P:\Vsssowi01\dwg\Eng\Final Drawings\Exhibits Eng\WETLANDS-FEMA EXHIBITS\WETLAND EXHIBITS.dwg Updated By: mhamilton

TAB 3

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. LT-219120 WITH AN EFFECTIVE DATE OF DECEMBER 28, 2022 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 12) THE SURVEYED PROPERTY IS SUBJECT TO WISCONSIN GAS & ELECTRIC COMPANY EASEMENT FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON MAY 9, 1946, AS DOCUMENT NO. 286253.

(EXCEPTION 13) THE SURVEYED PROPERTY IS NOT SUBJECT TO 10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044. THE EASEMENT WAS TERMINATED ON THE DATE THE CONSTRUCTION FOR KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) HAD BEEN COMPLETED.

(EXCEPTION 14) THE SURVEYED PROPERTY IS NOT SUBJECT TO TEMPORARY RIGHT OF ENTRY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655. THIS RIGHT OF ENTRY EASEMENT EXPIRED UPON CONVEYANCE OF THE ABOVE-DESCRIBED LANDS BY DEED RECORDED, AS PERMANENT LIMITED EASEMENT, DECEMBER 7, 2020 AS DOCUMENT NUMBER 1884970.

(EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO PERMANENT LIMITED EASEMENT RECORDED DECEMBER 7, 2020 AS DOCUMENT NO. 1884970.

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
2	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
3	N/A	LIENS, CHARGES, REVERSE CAPACITY ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	NOT ADDRESSED BY SURVEY
5	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	NOT ADDRESSED BY SURVEY
6	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	NO	IMPROVEMENTS SHOWN ON SURVEY
7	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	IMPROVEMENTS SHOWN ON SURVEY
8	N/A	CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT	NO	NOT ADDRESSED BY SURVEY
9	N/A	PROPERTY TAXES FOR THE YEAR 2023	NO	NOT ADDRESSED BY SURVEY
10	N/A	TAXES OR ASSESSMENTS FOR SOMERS WATER UTILITY	NO	NOT ADDRESSED BY SURVEY
11	N/A	STREETS, HIGHWAY AND/OR ALLEY RIGHTS	NO	NOT ADDRESSED BY SURVEY
12	286253	WISCONSIN GAS & ELECTRIC COMPANY EASEMENT	YES	SHOWN & NOTED ON SURVEY
13	1463044	TEMPORARY LIMITED EASEMENT BY DEED BY CORPORATION	YES	SHOWN & NOTED ON SURVEY
14	1871655	TEMPORARY RIGHT OF ENTRY EASEMENT	YES	SHOWN & NOTED ON SURVEY
15	1884970	PERMANENT LIMITED EASEMENT	YES	SHOWN & NOTED ON SURVEY

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION, EXCEPT FOR PROPOSED ENGINEERING PLANS FOR SANITARY SEWERS WEST OF THE SUBCONTINENTAL DIVIDE – PHASE 1 PREPARED BY BAXTER & WOODMAN CONSULTING ENGINEERS PLAT DATE:MARCH 4, 2021, ALONG THE SOUTH PROPERTY LINE OF THE SURVEYED PROPERTY. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PERTAINS TO TABLE A, ITEM 11(A))

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT DIGGER AT 811 OR 1-800-242-8511.

9. THE SURVEYED PROPERTY MAY HAVE A DRAINTILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON. IN ORDER TO DETERMINE IF A DRAINTILE SYSTEM DOES EXIST ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT, A DETAILED DRAINTILE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

11. THERE ARE A TOTAL OF 45 STRIPED PARKING SPACES FOR CARS, INCLUDING 6 OF WHICH ARE MARKED HANDICAPPED. (PERTAINS TO TABLE A, ITEM 9)

12. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING LTD. ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A-3. (PERTAINS TO TABLE A, ITEM 15)

13. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)

14. THE VILLAGE OF SOMERS AND KENOSHA COUNTY DIVISION OF HIGHWAYS HAVE BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR C.T.H. H (88 AVENUE) AND C.T.H. L (A8 STREET). IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 20, TOWN 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART CONVEYED TO KENOSHA COUNTY BY DEED RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND LYING AND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

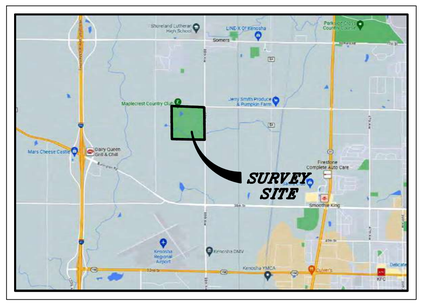
TAX KEY NO.: 82-4-222-201-0100
ADDRESS: 9401 18TH STREET

PROPERTY AREA

7,043,447 SQUARE FEET (161.695 ACRES)

PROPERTY ADDRESS

9401 18TH STREET, SOMERS, WI 53144



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 9:	LEGAL DESCRIPTION, TILE, SURVEYOR'S NOTES & CERTIFICATION
SHEET 2 OF 9:	OVERALL BOUNDARY & SHEET SCHEMATIC
SHEET 3-8 OF 9:	BOUNDARY & IMPROVEMENTS DETAILS
SHEET 9 OF 9:	CLUBHOUSE DETAIL

TAX KEY NO.:

82-4-222-201-0100

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

SURVEY PREPARED FOR

THREE LEAF PARTNERS
504 W JUNEAU
MILWAUKEE, WI, 53203

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE A. ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A IS DEFINED AS SPECIAL FLOOD HAZARD AREAS AND IS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: CHICAGO TITLE INSURANCE COMPANY
AND: 3LP ACQUISITIONS LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 15, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2023.

DATED THIS 14TH DAY OF SEPTEMBER, A.D., 2023.

WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2704
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES JANUARY 31, 2024

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

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

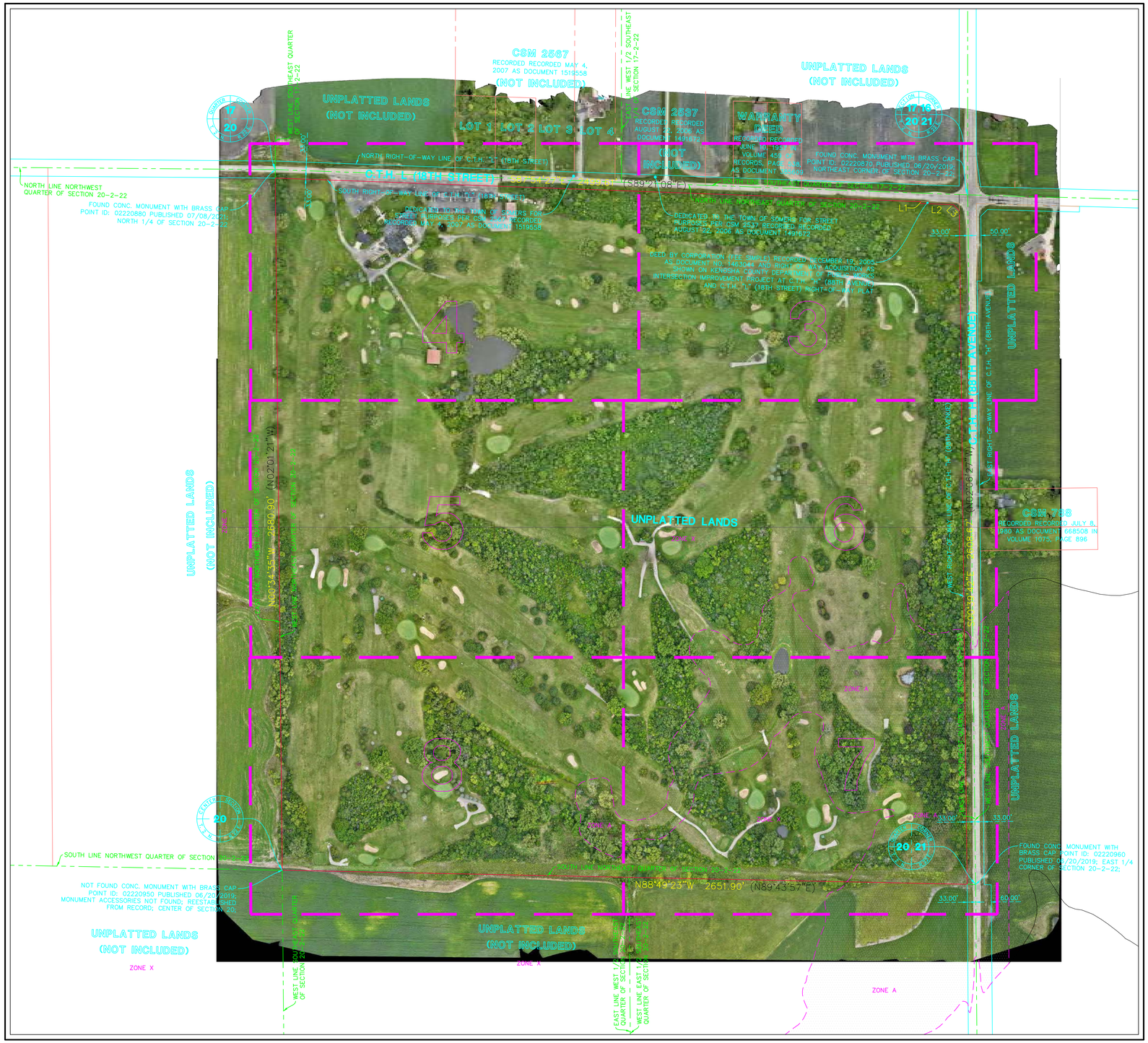
PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: N.T.S.

SHEET 1 OF 9
VSS.SOW01

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September 14, 2023 - 14:10 Path Name: P:\Vassow01\Vista Sora\Field Projects\Vista Sora\Vol-VSSSOW01-SA.dwg Updated By: MoraV

ALTA/NSPS LAND TITLE SURVEY





GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E. (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 6 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY:
REVISIONS:
DATE:

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Civil Engineers • Water Resource Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT

SOMERS, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=200'

SHEET 2 OF 9

VSS.SOW101

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September 18, 2023 - 12:52 Dwn Name: P:\Vssow01\Veg\Surv\Fpdl (Drawing)\Alta Survey\02-VSSOW01-SA.dwg Updated By: LMorf

ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

WARRANTY DEED
RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
OWNER: SCOTT J STICH

UNPLATTED LANDS
(NOT INCLUDED)

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

350.00'
DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2537 RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
S87°54'27"E 2682.60' (S89°21'08"E 2682.64')
350.00'
BITUMINOUS PAVEMENT
FOUND IRON PIPE 1/2"
NORTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
SOUTH LINE SOUTHEAST QUARTER OF SECTION 17-2-22
NORTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
264.00'
P.O.B. WARRANTY DEED RECORDED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609
1016.31'
1366.31'
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
S87°54'27"E 2499.61' (S89°21'08"E)
C.T.H. L (18TH STREET)
(PUBLIC)
SIGN 7.0' N
33.00'
23.2'
(EP-EP)
33.00'
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
10 FOOT TEMPORARY LIMITED EASEMENT RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 (13)
644.00'
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
BITUMINOUS PAVEMENT
EDGE OF PAVEMENT 8.5' N
AGGREGATE
FOUND IRON PIPE 1"
LINE 40 FEET SOUTH OF AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
LINE 50 FEET SOUTH AND PARALLEL WITH NORTH LINE OF NORTHEAST 1/4 OF SECTION 20-2-22
10.00'
WIRE FENCE END 4.8' S
L2
L10
CURB 7.9' NE'LY
FOUND IRON PIPE 1"
SIGN END 17.4' N
FOUND IRON PIPE 1"
WIRE FENCE END 17.8' W
40.00'
7.00'
53.00'
L5
L6
L7
L8
L9
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
C.T.H. H (88TH AVENUE)
(PUBLIC)
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EASTERLY RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
FOUND IRON PIPE 1"
FOUND IRON PIPE 1" ON-LINE & 0.24' E BENT EAST
FOUND IRON PIPE 3/4"
FOUND IRON PIPE 3/4"
SECTION CORNER
17 16
20 21
FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22
P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND WARRANTY DEED RECORDED JUNE 10, 1957 IN VOLUME 459 OF RECORDS, PAGE 538, AS DOCUMENT 385609 AND CSM 2537 AND CSM 2567
33.00'
FORMER SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
SIGN 13.2' NE'LY
P.O.B. DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
55.00'
22.00'
FORMER WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
SOUTH RIGHT-OF-WAY LINE OF C.T.H. "L" (18TH STREET)
CURB 17.4' E
P.O.B. DEED BY CORPORATION (TEMPORARY LIMITED EASEMENT) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
SIGN 10.8' E
33.00'
50.00'
33.00'
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
FORMER EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
BITUMINOUS PAVEMENT
AGGREGATE
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
DEED BY CORPORATION (FEE SIMPLE) RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044 AND RIGHT OF WAY ACQUISITION AS SHOWN ON KENOSHA COUNTY DEPARTMENT OF PUBLIC WORKS INTERSECTION IMPROVEMENT PROJECT AT C.T.H. "H" (88TH AVENUE) AND C.T.H. "L" (18TH STREET) RIGHT-OF-WAY PLAT
FOUND IRON PIPE 1"
GUY WIRE 11.8' E
33.00'
33.00'
24.1' (EP-EP)
S00°39'42"E 2608.67' (N02°06'27"W)
C.T.H. H (88TH AVENUE)
(PUBLIC)
S00°39'42"E 2671.18' (N02°06'27"W 2671.27')
BITUMINOUS PAVEMENT

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEWICZ REVOCABLE TRUST

11.0'X11.0' PERGOLA (REST STOP)
PERGOLA HEIGHT 9.3'
BITUMINOUS PAVEMENT
RAILROAD TIE
RAILROAD TIE
TEE ACCESS
TEE ACCESS
HOLE 9
HOLE 2

UNPLATTED LANDS
ZONE X

BITUMINOUS PAVEMENT
RAILROAD TIE
TEE ACCESS
RAILROAD TIE
HOLE 11

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L1	S02°05'33"W	7.00'	N00°38'51"E	–
L2	S87°54'27"E	127.34'	N89°21'09"W	–
L3	S44°17'25"E	33.29'	N45°43'48"W	–
L4	S87°54'27"E	33.00'	N89°21'09"W	–
L5	S00°39'42"E	33.04'	S02°06'28"E	–
L6	S00°39'42"E	30.00'	S02°06'28"E	–
L7	N87°54'27"W	150.00'	S89°21'09"E	–
L8	S00°39'42"E	14.49'	S02°06'28"E	–
L9	S44°17'25"E	39.78'	N45°43'48"W	–
L10	S87°54'27"E	123.34'	N89°21'09"W	–

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

DRAWN BY
REVISIONS
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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 3 OF 9
VSS.SOW01

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

UNPLATTED LANDS (NOT INCLUDED)

WEST LINE SOUTHEAST QUARTER OF SECTION 17-2-22

FOUND IRON PIPE 1-1/4" ON-LINE N-S

FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220880 PUBLISHED 07/08/2021; NORTH 1/4 OF SECTION 20-2-22

QUARTER CORNER 17 20

22.2' (EP-EP)

SIGN 18.6' N

EDGE OF PAVEMENT 21.6' N

SET IRON ROD 5/8"

UNPLATTED LANDS (NOT INCLUDED)
OWNER: KEVEK ENTERPRISES LLP

LOT 1 (NOT INCLUDED)
OWNER: JOSEPH B DANIELSON

LOT 2 (NOT INCLUDED)
OWNER: CARLOS ROSILLO

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 3 (NOT INCLUDED)
OWNER: AMY L MANDERNACK

LOT 4 (NOT INCLUDED)
OWNER: RUSSELL L TRACHTE

EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 17-2-22

CSM 2537
RECORDED RECORDED AUGUST 22, 2006 AS DOCUMENT 1491672
OWNER: JOHN A MADSEN

FOUND IRON PIPE 1"

FOUND IRON PIPE 3/4"

FOUND IRON PIPE 1" BENT ON-LINE & 0.37' W

P.O.B. CENTERLINE WISCONSIN GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253; POINT APPROXIMATELY 1973 FEET WEST OF THE EAST LINE OF SECTION 20

C.T.H. L (18TH STREET)
(PUBLIC)

DEDICATED TO THE TOWN OF SOMERS FOR STREET PURPOSES PER CSM 2567 RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

S87°54'27"E 2682.60' (S89°21'08"E 2682.64')

S87°54'27"E 2499.61' (S89°21'08"E)

P.O.B. CSM 2537

P.O.B. CSM 2567

18 FOOT GAS & ELECTRIC COMPANY EASEMENT RECORDED MAY 9, 1946, AS DOCUMENT NO. 286253

POINT APPROXIMATELY 109 FEET SOUTH OF THE NORTH LINE OF SECTION 20 AND APPROXIMATELY 2090 FEET WEST OF THE EAST LINE OF SECTION 20

1 STORY BRICK BUILDING

2 STORY BLOCK & SIDED BUILDING

1 STORY BLOCK BUILDING
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,447 SQUARE FEET

GAS TANK

PERGOLA (REST STOP)

1 STORY SHED (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=2,770 SQUARE FEET

1 STORY SPRINKLER BUILDING (SIDED)
EXTERIOR FOOTPRINT AT GROUND LEVEL=301 SQUARE FEET

SEE SHEET 9 FOR CLUBHOUSE DETAIL

UNPLATTED LANDS
ZONE X

POND

SPRINKLER CONTROL BOX ON CONC. PAD

IRRIGATION TANK

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- = EX. DOWN SPOUT
- = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 3

UNPLATTED LANDS (NOT INCLUDED)
OWNER: PAUL D GITZLAFF

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)

WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

MATCHLINE - SEE SHEET 5

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DRAWN BY | REVISIONS | DATE

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 4 OF 9
VSS.SOW01

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

MATCHLINE - SEE SHEET 4

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

EDGE OF WATER

CROP LINE 18.0' W

CROP LINE 15.8' W

CROP LINE

CROP LINE 15.4' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

CROP LINE

CROP LINE 20.7' W

CROP LINE 20.7' W

CROP LINE

UNPLATTED LANDS

ZONE X

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

RAILROAD TIE RETAINING WALL

TEE ACCESS

HOLE 9

TEE ACCESS

BITUMINOUS PAVEMENT

RAILROAD TIE RETAINING WALL

HOLE 18

RAILROAD TIES

BITUMINOUS PAVEMENT

RAILROAD TIE

HOLE 15

10.0'X10.0' PERGOLA (REST STOP)

PERGOLA HEIGHT 9.3'

BITUMINOUS PAVEMENT

RAILROAD TIE

VSB

SPRINKLER CONTROL BOX ON CONC. PAD

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- T = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 8 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET
5 OF 9
VSS.SOW101

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

MATCHLINE - SEE SHEET 3

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

MATCHLINE - SEE SHEET 5

UNPLATTED LANDS

ZONE X

RAILROAD TIE
IOB
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 3
LINEAR SUNKEN PAVEMENT

1 STORY BLOCK BUILDING (RESTROOMS) EXTERIOR FOOTPRINT AT GROUND LEVEL=206 SQUARE FEET
BUILDING HEIGHT 10.1'
FF 19.90'
FF 19.83'
BRICK
BITUMINOUS PAVEMENT
RAILROAD TIE RETAINING WALL
STONE RETAINING WALL
HOLE 7
TEE ACCESS
SPRINKLER CONTROL BOX ON CONC. PAD
HOLE 13
RAILROAD TIE RETAINING WALL
OH

1230.03'
1229.90'

EAST LINE NORTHEAST QUARTER OF SECTION 20-2-22
WEST LINE NORTHWEST QUARTER OF SECTION 21-2-22
33.00'
33.00'
END OF PIPE 20.1' E
FOUND IRON PIPE 1"
S00°39'42"E 2608.67' (N02°06'27"W) AGGREGATE
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')
C.T.H. H (88TH AVENUE) (PUBLIC)

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A. TUNKEICZ REVOCABLE TRUST

CSM 788
RECORDED, RECORDED JULY 8, 1980 AS DOCUMENT NO. 605258 IN VOLUME 5 OF CSM'S, PAGE 896
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: NANCY S PASQUALI

FOUND IRON PIPE 1"
1.16' N & 0.88' W

WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
BITUMINOUS PAVEMENT
24.1' (ER=EP)
C.T.H. H (88TH AVENUE) (PUBLIC)
AGGREGATE

ZONE A
ZONE A
ZONE A
ZONE A
ZONE A
EDGE OF WATER

MATCHLINE - SEE SHEET 7

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MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=50'

SHEET
6 OF 9
VSS.SOWI01

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

ZONE A
ZONE X
OH
LIFE RING POST
EDGE OF WATER
BITUMINOUS PAVEMENT
AGGREGATE PATH
CENTERLINE DITCH
24" CMP DOUBLE CULVERT
RAILROAD TIE RETAINING WALL
TEE ACCESS
HOLE 14
HOLE 5
HOLE 4
ICB
SPRINKLER CONTROL BOX ON CONC. PAD
STONE RETAINING WALL
WOOD PATH
PERGOLA HEIGHT 9.3'
10.5'X11.0' PERGOLA (REST STOP)
AGGREGATE TEE ACCESS
STEPS
STRUCTURE 19.2' N
STRUCTURE 17.4' N
STRUCTURE 17.9' N
21"PVC SAN
24"PVC SAN
UNPLATTED LANDS
NOT TILLED SOIL
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: GLORIA CHUBRILLO
UNPLATTED LANDS
(NOT INCLUDED)
OWNER: JENNIE A TUNKIEICZ REVOCABLE TRUST
S00°39'42"E 2608.67' (N02°06'27"W)
S00°39'42"E 2671.18' (N02°06'27"W 2671.22')
EAST LINE WEST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE EAST 1/2 SOUTHEAST QUARTER OF SECTION 20-2-22
SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22
N88°49'23"W 2684.92' (N89°43'57"E 2684.95')
N88°49'23"W 2651.90'
20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)
SET IRON ROD 5/8"
FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220960 PUBLISHED 06/20/2019;
EAST 1/4 CORNER OF SECTION 20-2-22;
20.00'
30.00'
AGGREGATE
36" CMP
END OF PIPE 13.1' E
WEST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
EAST LINE SOUTHEAST QUARTER OF SECTION 20-2-22
WEST LINE SOUTHWEST QUARTER OF SECTION 21-2-22
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
C.T.H. "H" (88TH AVENUE)
(PUBLIC)
33.00'
33.00'
24.2' (EP-EP)
60.00'
QUARTER CORNER
20 21
BITUMINOUS PAVEMENT

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DATE	REVISIONS	DRAWN BY

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 7 OF 9
VSS.SOW01

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ALTA/NSPS LAND TITLE SURVEY

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
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- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- ICB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- 8 = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

UNPLATTED LANDS

ZONE X

ZONE A

ZONE A

CENTERLINE DITCH

BITUMINOUS PAVEMENT

RAILROAD TIE

HOLE 8

TEE ACCESS

TEE ACCESS

RAILROAD TIE

BITUMINOUS PAVEMENT

RAILROAD TIE

RAILROAD TIE
RETAINING WALL

HOLE 16

CROP LINE 26.2' W

CROP LINE

CROP LINE 20.5' W

CROP LINE 13.8' W

CROP LINE

CROP LINE 15.3' W

N00°34'35"W 2680.90'
N00°34'35"W 2713.94' (N02°01'21"W)
WEST LINE NORTHEAST QUARTER OF SECTION 20-2-22

RAILROAD TIE

HOLE 17

BITUMINOUS PAVEMENT

P.O.B. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655

18"PVC SAN

STRUCTURE 15.1' W

CENTER SECTION 20

CROP LINE ON-LINE
21"PVC SAN

STRUCTURE 12.6' N

CROP LINE

21"PVC SAN

CHAIN-LINK FENCE END 1.9' N

SOUTH LINE NORTHEAST QUARTER OF SECTION 20-2-22

CHAIN LINK FENCE

STRUCTURE 17.1' N

21"PVC SAN

CHAIN-LINK FENCE END 2.4' N

N88°49'23"W 2684.92' (N89°43'57"E 2684.95')

20.00'

30.00'

20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)

30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655 (14) & (15)

21"PVC SAN

STRUCTURE 17.8' N

N88°49'23"W 2651.90'

20

P.O.B. 30 FOOT PERMANENT UTILITY EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655
P.O.C. 20 FOOT TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 8, 2020 AS DOCUMENT NO. 1871655

NOT FOUND CONC. MONUMENT WITH BRASS CAP
POINT ID: 02220950 PUBLISHED 06/20/2019;
MONUMENT ACCESSORIES NOT FOUND; REESTABLISHED FROM RECORD; CENTER OF SECTION 20;

CROP LINE

CROP LINE

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

WEST LINE SOUTHEAST QUARTER OF SECTION 20-2-22

UNPLATTED LANDS
(NOT INCLUDED)
OWNER: PAUL D GITZLAFF

DRAWN BY | REVISIONS | DATE

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST GOLF COURSE REDEVELOPMENT
SOMERS, WISCONSIN
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JDB
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 08/25/23
SCALE: 1"=50'

SHEET 8 OF 9
VSS.SOW01

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September 14, 2023 - 14:09 Dwg Name: P:\Vssnow01\Data\Surv\Final Drawings\Alta Survey\03-08-VVSSOW01-SA.dwg Updated By: LMaryl

ALTA/NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (KENOSHA COUNTY) NAD 83 (2011) IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, T2N, R22E, IS ASSUMED TO BEAR S00°39'42"E (N02°06'27"W)

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. TREE/BRUSH LINE
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- LA = EX. LANDSCAPE AREA
- = EX. DITCH/SWALE
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- DS = EX. DOWN SPOUT
- SC = EX. SUMP CONNECTION
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. AUXILIARY VALVE
- CB = EX. IRRIGATION CONTROL BOX
- = EX. ELECTRICAL METER
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. GROUND LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. FLAG POLE
- = EX. HANDICAPPED PARKING
- (8) = EX. NUMBER OF PARKING STALLS
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK
- = EX. FLOOD PLAIN ZONE A

ABBREVIATIONS

CMP = CORRUGATED METAL PIPE

DRAWN BY | REVISIONS | DATE

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MAPLECREST GOLF COURSE REDEVELOPMENT

SOMERS, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	08/25/23
SCALE:	1"=20'

SHEET 9 OF 9

VSS.SOW101

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September 14, 2023 - 14:18 Dwg Name: P:\Vssow01\Data\Surv\Final Drawings\Vals Survey\Vals Survey.dwg Updated By: LMcr



IMPERVIOUS AREA LEGEND

PROPERTY AREA = 161.7 AC

IMPERVIOUS AREA = 5.61 AC
CN = 98

PERVIOUS AREA = 156.09 AC
CN = VARIES BY HSG

SCALE: 1"=120'
0 60 120 240

N

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VSS.SOW01

EXB

SHEET

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BAM
DATE: 09/21/23
SCALE: ####

MAPLECREST SUBVISION

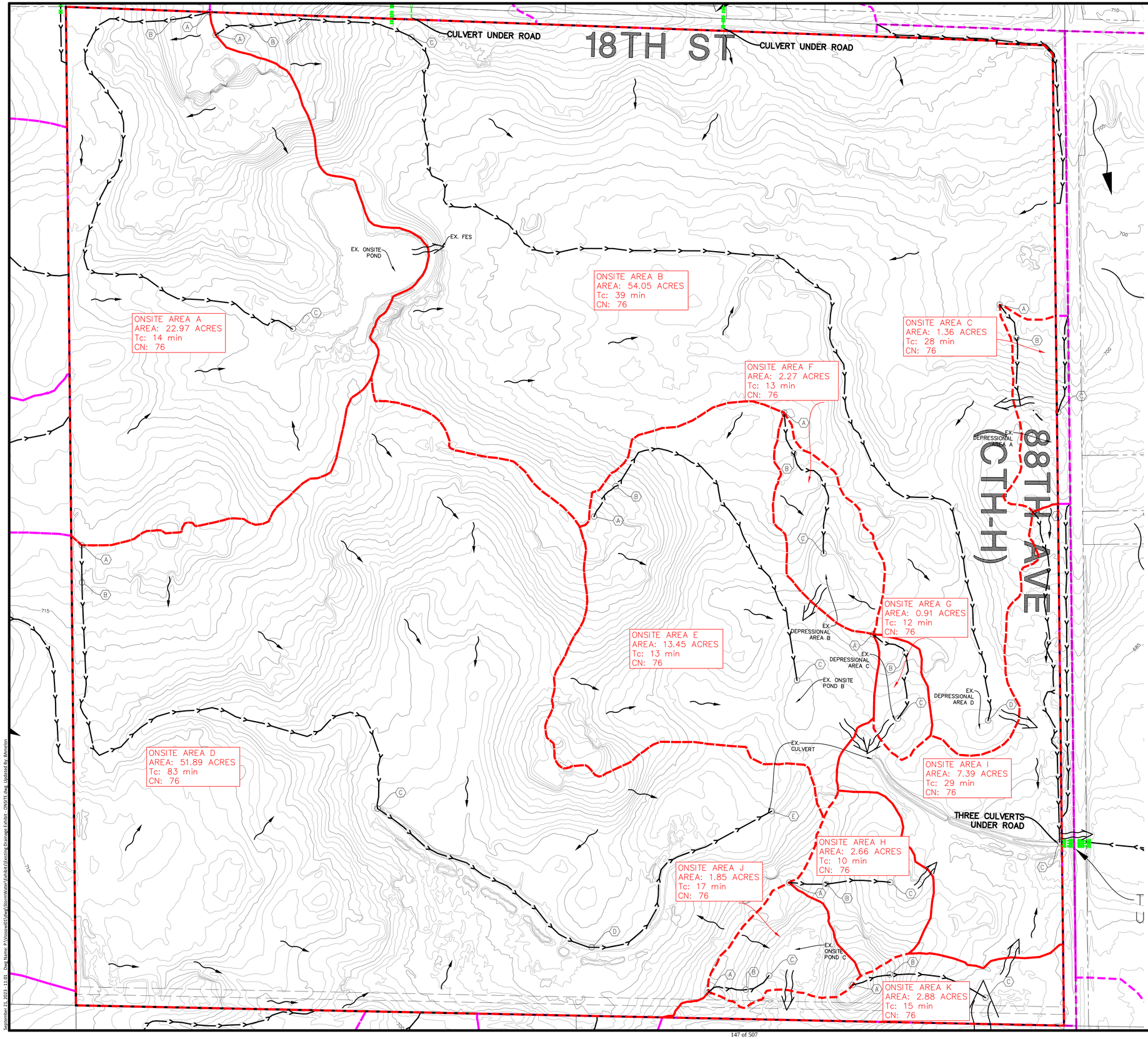
VILLAGE OF SOMERS, WI

EXISTING IMPERVIOUS EXHIBIT

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DATE	REVISIONS	DRAWN BY

INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION



N

0 60 120 240

SCALE: 1"=120'

08-13-19

EXISTING DRAINAGE LEGEND:

- ONSITE DRAINAGE AREAS
- OFFSITE DRAINAGE AREAS
- TIME OF CONCENTRATION FLOW PATH
- APPROXIMATE LOCATION OF EXISTING CULVERT

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

EXISTING ONSITE DRAINAGE EXHIBIT

INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	BJA
DATE:	06/16/23
SCALE:	1"=120'

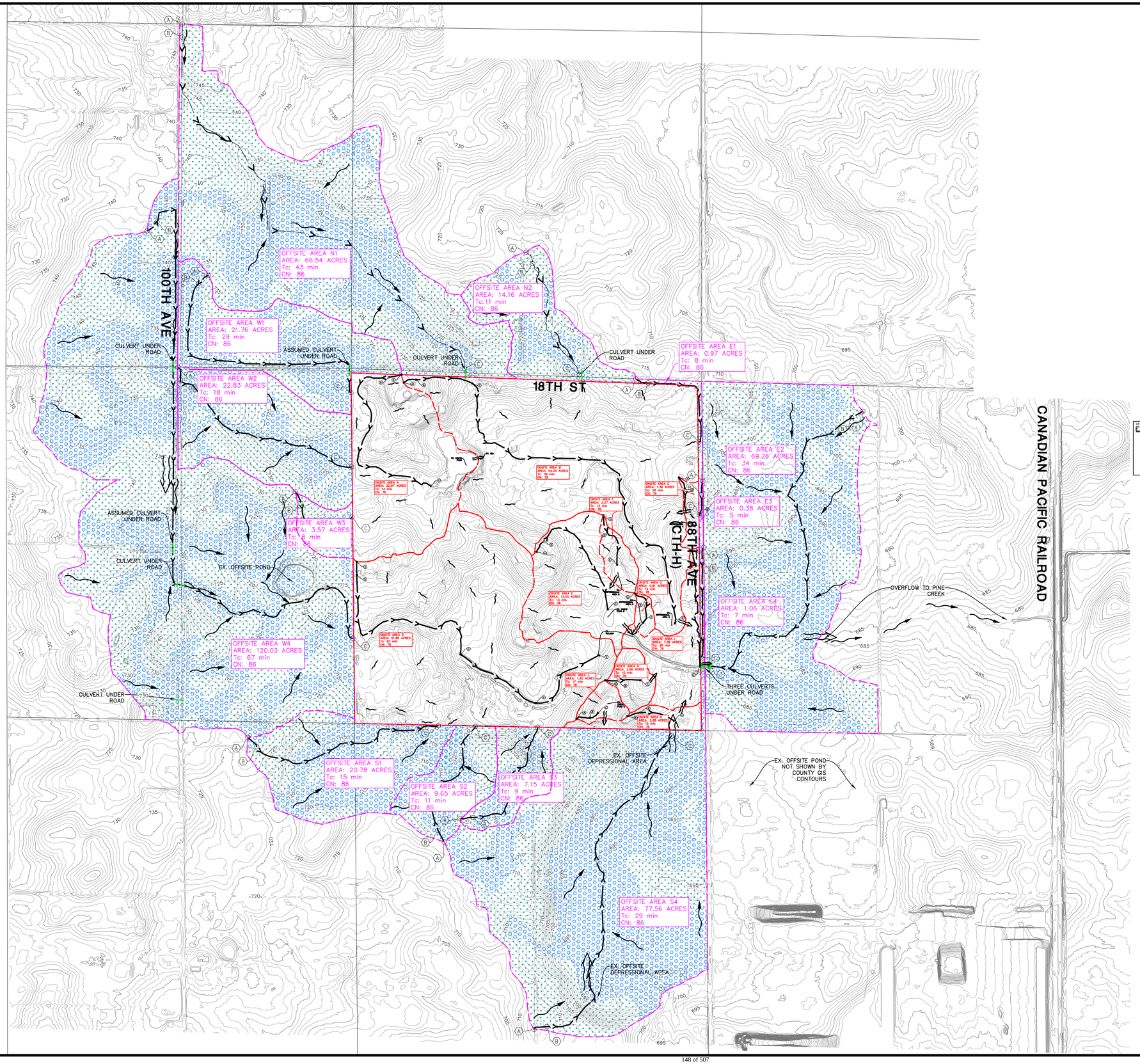
SHEET

EXB

VSS.SOW101

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September 21, 2023 - 11:01 Dwg Name: P:\Vsssow01\dwg\StormWater\Exhibits\Existing Drainage Exhibit - ONSITE.dwg Updated By: BAmelton



N

0 175 350 700

SCALE: 1"=350'

08-13-19

EXISTING DRAINAGE LEGEND:

- OFFSITE DRAINAGE AREAS
- ONSITE DRAINAGE AREAS
- TIME OF CONCENTRATION FLOW PATH
- APPROXIMATE LOCATION OF CULVERT UNDER ROAD
- HYDROLOGIC SOIL GROUP C
- HYDROLOGIC SOIL GROUP C/D

08-13-19

EXISTING DRAINAGE DATA:

TOTAL AREA DRAINING TO NORTH PROPERTY LINE =	80.71 ACRES
TOTAL AREA DRAINING TO EAST PROPERTY LINE =	72.18 ACRES
TOTAL AREA DRAINING TO SOUTH PROPERTY LINE =	115.14 ACRES
TOTAL AREA DRAINING TO WEST PROPERTY LINE =	146.42 ACRES

DRAWN BY:
REVISIONS:
DATE:

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
EXISTING OFFSITE DRAINAGE EXHIBIT

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BJA
DATE: 09-14-23
SCALE: 1"=350'

SHEET
EXB
VSS.SOWI01

INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION

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September 19, 2023 - 11:48 Dwg Name: P:\Vssova01\dwg\StormWater\Exhibits\Existing Drainage Exhibit - OFFSITE COMBINED AREA.dwg, Updated by: BJunction

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA N1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		3757	ft				
11. Watercourse slope, *s*		0.009	ft/ft				
12. Average velocity, *V*		1.52	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	41.10	+		=	41.10	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	43	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA N2

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.029	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.61	+		=	1.61	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		1023	ft				
11. Watercourse slope, *s*		0.012	ft/ft				
12. Average velocity, *V*		1.75	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	9.72	+		=	9.72	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	11	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.032	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.55	+		=	1.55 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		809	ft			
11.	Watercourse slope, *s*		0.017	ft/ft			
12.	Average velocity, *V*		2.08	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	6.47	+		=	6.47 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	8	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.010	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.47	+		=	2.47	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		2800	ft				
11. Watercourse slope, *s*		0.008	ft/ft				
12. Average velocity, *V*		1.48	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	31.57	+		=	31.57	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	34	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E3

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		160	ft				
11. Watercourse slope, *s*		0.020	ft/ft				
12. Average velocity, *V*		2.28	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	1.17	+		=	1.17	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	3	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA E4

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		750	ft				
11. Watercourse slope, *s*		0.020	ft/ft				
12. Average velocity, *V*		2.28	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	5.48	+		=	5.48	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	7	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.010	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.47	+		=	2.47	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		1538	ft				
11. Watercourse slope, *s*		0.017	ft/ft				
12. Average velocity, *V*		2.10	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	12.18	+		=	12.18	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	15	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.010	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.47	+		=	2.47	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		988	ft				
11. Watercourse slope, *s*		0.016	ft/ft				
12. Average velocity, *V*		2.04	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	8.07	+		=	8.07	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	11	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S3

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated Soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		988	ft			
11.	Watercourse slope, *s*		0.022	ft/ft			
12.	Average velocity, *V*		2.39	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	6.88	+		=	6.88 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	9 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA S4

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.020	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.87	+		=	1.87	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		2747	ft				
11. Watercourse slope, *s*		0.011	ft/ft				
12. Average velocity, *V*		1.69	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	27.06	+		=	27.06	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	29	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA W1

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.015	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.10	+		=	2.10	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		2018	ft				
11. Watercourse slope, *s*		0.006	ft/ft				
12. Average velocity, *V*		1.25	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	26.91	+		=	26.91	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	29	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA W2

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.015	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	2.10	+		=	2.10	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		1578	ft				
11. Watercourse slope, *s*		0.011	ft/ft				
12. Average velocity, *V*		1.69	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	15.54	+		=	15.54	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	18	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFSITE AREA W3

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Cultivated Soils				
3.	Manning's roughness coefficient, *n*		0.017				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.019	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.91	+		=	1.91 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		555	ft			
11.	Watercourse slope, *s*		0.016	ft/ft			
12.	Average velocity, *V*		2.04	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	4.53	+		=	4.53 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	6 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** OFFISTE AREA W4

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

___ PROPOSED CONDITION **X** EXISTING CONDITION

SHEET FLOW

1. Segment ID		AB					
2. Surface description		Cultivated Soils					
3. Manning's roughness coefficient, *n*		0.017					
4. Flow length, *L* (≤ 100 ft)		100	ft				
5. 2-year, 24-hr rainfall, P_2		2.69	in				
6. Land slope, *s*		0.019	ft/ft				
7. Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.91	+		=	1.91	min

SHALLOW CONCENTRATED FLOW

8. Segment ID		BC					
9. Surface description (drop-down list)		Unpaved					
10. Flow length, *L*		4911	ft				
11. Watercourse slope, *s*		0.006	ft/ft				
12. Average velocity, *V*		1.25	fps				
13. Travel time, T_t	$T_t = \frac{L}{60V}$	65.49	+		=	65.49	min

OPEN CHANNEL FLOW

14. Segment ID							
15. Cross-sectional flow area, *A*			ft^2				
16. Wetted Perimeter, P_w			ft				
17. Hydraulic radius, *R*			ft				
18. Flow Length, *L*			ft				
19. Channel slope, *S*			ft/ft				
20. Manning's roughness coefficient, *n*							
21. Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps				
22. Travel time, T_t	$T_t = \frac{L}{60V}$		+		=		min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23. Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	67	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA A

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Asphalt				
3.	Manning's roughness coefficient, *n*		0.011				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.32	+		=	1.32 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		1530	ft			
11.	Watercourse slope, *s*		0.017	ft/ft			
12.	Average velocity, *V*		2.08	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	12.24	+		=	12.24 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	14	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA B

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Asphalt				
3.	Manning's roughness coefficient, *n*		0.011				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	1.32	+		=	1.32 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC		CD			
9.	Surface description (drop-down list)		Paved		Unpaved			
10.	Flow length, *L*		430	ft	3320			
11.	Watercourse slope, *s*		0.054	ft/ft	0.009			
12.	Average velocity, *V*		4.72	fps	1.53			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.52	+	36.15	=	37.67	min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	39	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA C

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.015	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	26.28	+		=	26.28 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		310	ft			
11.	Watercourse slope, *s*		0.031	ft/ft			
12.	Average velocity, *V*		2.84	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.82	+		=	1.82 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	28 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA D

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB					
2.	Surface description		Woods					
3.	Manning's roughness coefficient, *n*		0.4					
4.	Flow length, *L* (≤ 100 ft)		100	ft				
5.	2-year, 24-hr rainfall, P_2		2.69	in				
6.	Land slope, *s*		0.005	ft/ft				
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	40.78	+		=	40.78	min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC		CD			
9.	Surface description (drop-down list)		Unpaved		Unpaved			
10.	Flow length, *L*		1500	ft	710			
11.	Watercourse slope, *s*		0.020	ft/ft	0.005			
12.	Average velocity, *V*		2.28	fps	1.14			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	10.96	+	10.37	=	21.33	min

OPEN CHANNEL FLOW

14.	Segment ID		DE					
15.	Cross-sectional flow area, *A*		2.75	ft^2				
16.	Wetted Perimeter, P_w		13.00	ft				
17.	Hydraulic radius, *R*		0.21	ft				
18.	Flow Length, *L*		665	ft				
19.	Channel slope, *S*		0.001	ft/ft				
20.	Manning's roughness coefficient, *n*		0.035					
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$	0.52	fps				
22.	Travel time, T_t	$T_t = \frac{L}{60V}$	21.23	+		=	21.23	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	83	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA E

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.060	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	6.89	+		=	6.89 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		940	ft			
11.	Watercourse slope, *s*		0.024	ft/ft			
12.	Average velocity, *V*		2.50	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	6.27	+		=	6.27 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	13 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA F

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	10.69	+		=	10.69 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		330	ft			
11.	Watercourse slope, *s*		0.020	ft/ft			
12.	Average velocity, *V*		2.28	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	2.41	+		=	2.41 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	13	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA G

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	10.69	+		=	10.69 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		190	ft			
11.	Watercourse slope, *s*		0.023	ft/ft			
12.	Average velocity, *V*		2.45	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.29	+		=	1.29 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	12 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA H

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Short Grass				
3.	Manning's roughness coefficient, *n*		0.15				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.030	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	9	+		=	9.09 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		170	ft			
11.	Watercourse slope, *s*		0.035	ft/ft			
12.	Average velocity, *V*		3.02	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	0.94	+		=	0.94 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	10 min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA I

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.020	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	23.42	+		=	23.42 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		830	ft			
11.	Watercourse slope, *s*		0.020	ft/ft			
12.	Average velocity, *V*		2.28	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	6.06	+		=	6.06 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	29	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA J

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.050	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	16.23	+		=	16.23 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		85	ft			
11.	Watercourse slope, *s*		0.035	ft/ft			
12.	Average velocity, *V*		3.02	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	0.47	+		=	0.47 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	17	min

NRCS TIME OF CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

PROJECT: Maplecrest Subdivision **AREA:** ONSITE AREA K

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

CONDITION (SELECT FROM DROP-DOWN)

__ PROPOSED CONDITION X EXISTING CONDITION

SHEET FLOW

1.	Segment ID		AB				
2.	Surface description		Woods				
3.	Manning's roughness coefficient, *n*		0.4				
4.	Flow length, *L* (≤ 100 ft)		100	ft			
5.	2-year, 24-hr rainfall, P_2		2.69	in			
6.	Land slope, *s*		0.075	ft/ft			
7.	Travel time, T_t	$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}s^{0.4}}(60)$	13.80	+		=	13.80 min

SHALLOW CONCENTRATED FLOW

8.	Segment ID		BC				
9.	Surface description (drop-down list)		Unpaved				
10.	Flow length, *L*		300	ft			
11.	Watercourse slope, *s*		0.040	ft/ft			
12.	Average velocity, *V*		3.23	fps			
13.	Travel time, T_t	$T_t = \frac{L}{60V}$	1.55	+		=	1.55 min

OPEN CHANNEL FLOW

14.	Segment ID						
15.	Cross-sectional flow area, *A*			ft^2			
16.	Wetted Perimeter, P_w			ft			
17.	Hydraulic radius, *R*			ft			
18.	Flow Length, *L*			ft			
19.	Channel slope, *S*			ft/ft			
20.	Manning's roughness coefficient, *n*						
21.	Average velocity, *V*	$V = \frac{1.486}{n}R^{\frac{2}{3}}S^{\frac{1}{2}}$		fps			
22.	Travel time, T_t	$T_t = \frac{L}{60V}$		+		=	min

TIME-OF-CONCENTRATION (T_c) OR TRAVEL TIME (T_t)

23.	Time-of-Concentration, *Tc,* or Travel Time, *Tt*	$T_c, T_t = \sum T_t$	=	15	min

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/11/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: OFFSITE AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Row Crop	C	85	320.66	27256.51
Row Crop	D	89	115.58	10286.62
TOTALS:			436.24	37543.13

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{37543.13}{436.24} \rightarrow \textbf{Composite CN} = \textbf{86}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: ONSITE AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Golf Course, Good Condition	D	80	41.35	3308.00
Golf Course, Good Condition	C	74	114.74	8490.76
Impervious	D	98	5.61	549.78
		TOTALS:	161.70	12348.54

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{12348.54}{161.70} \rightarrow \textbf{Composite CN} = \textbf{76}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/12/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: MULTI-FAMILY DEVELOPMENT

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious Area - Paved/Roofs	D	98	15.00	1470.00
Open Water	D	100	1.45	145.00
Open Space - Good	D	80	19.35	1548.00
TOTALS:			35.80	3163.00

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{3163.00}{35.80} \rightarrow \textbf{Composite CN} = \textbf{88}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/11/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: OFFSITE AREA

CONDITION (SELECT WITH DROP-DOWN)

___ PROPOSED CONDITION

X EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Row Crop	C	85	320.66	27256.51
Row Crop	D	89	115.58	10286.62
TOTALS:			436.24	37543.13

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{37543.13}{436.24} \rightarrow \textbf{Composite CN} = \textbf{86}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 9/12/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: MULTI-FAMILY DEVELOPMENT

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

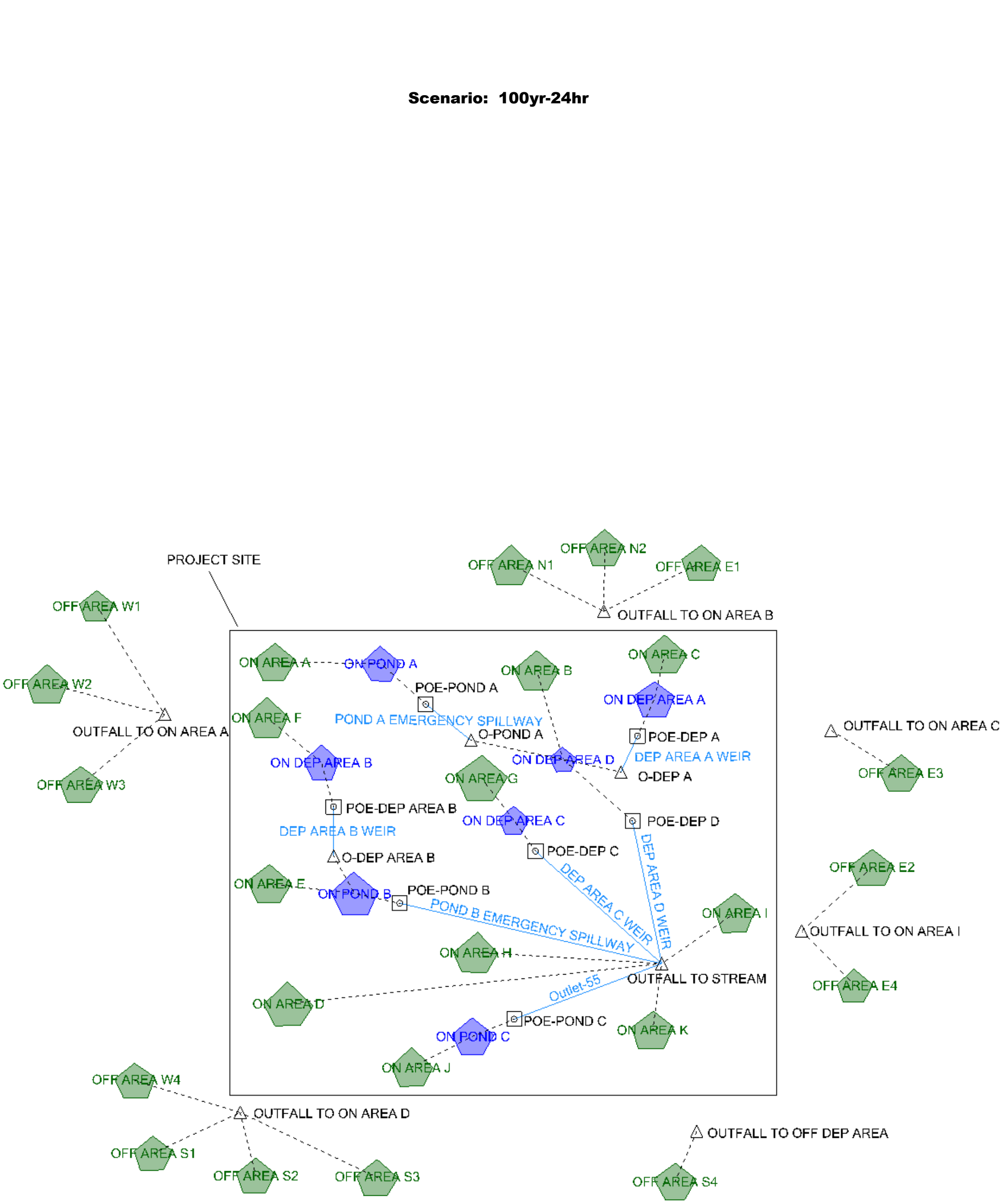
RUNOFF CURVE NUMBER

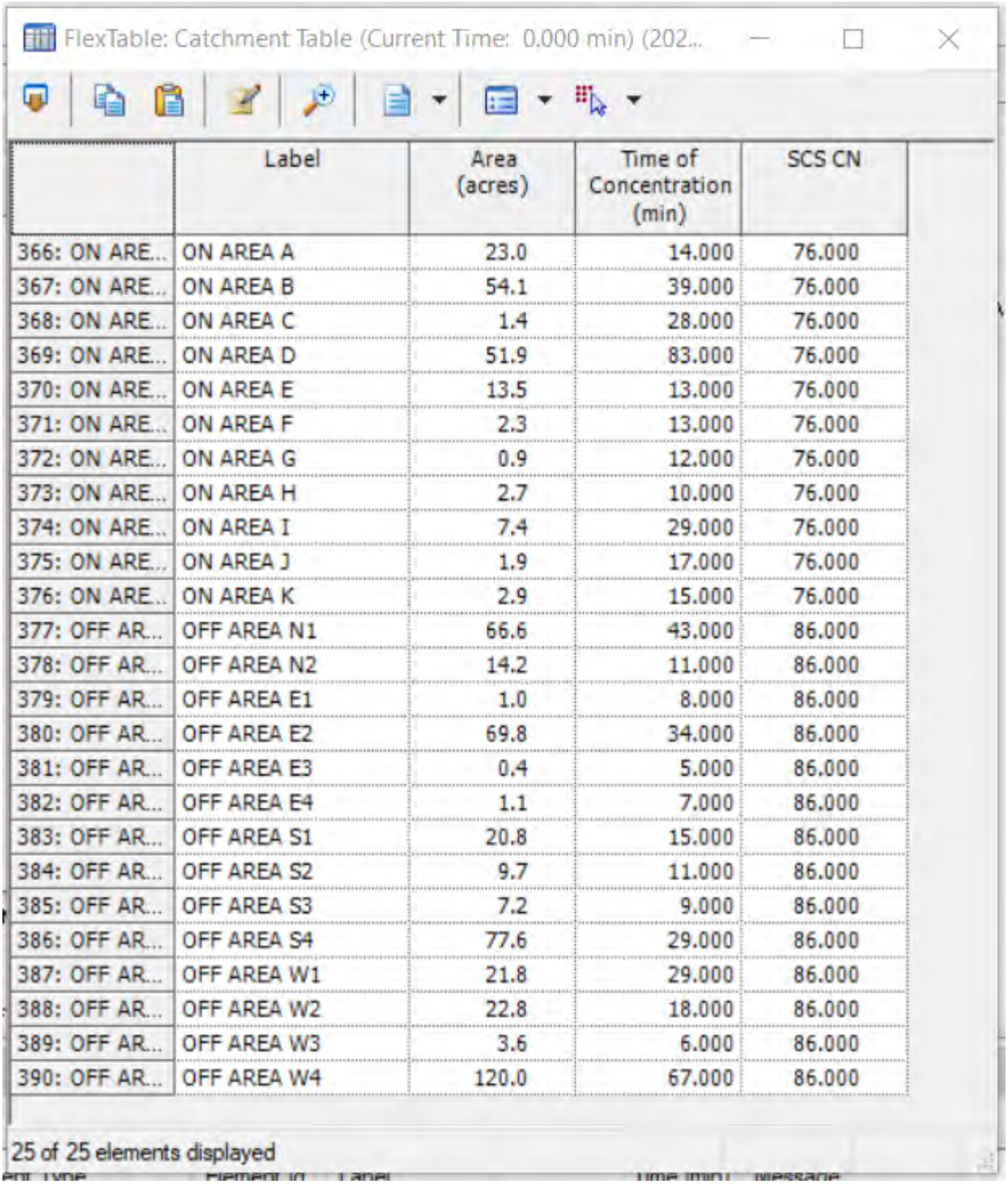
Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious Area - Paved/Roofs	D	98	15.00	1470.00
Open Water	D	100	1.45	145.00
Open Space - Good	D	80	19.35	1548.00
TOTALS:			35.80	3163.00

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{3163.00}{35.80} \rightarrow \textbf{Composite CN} = \textbf{88}$$

Scenario: 100yr-24hr





	Label	Area (acres)	Time of Concentration (min)	SCS CN
366: ON ARE...	ON AREA A	23.0	14.000	76.000
367: ON ARE...	ON AREA B	54.1	39.000	76.000
368: ON ARE...	ON AREA C	1.4	28.000	76.000
369: ON ARE...	ON AREA D	51.9	83.000	76.000
370: ON ARE...	ON AREA E	13.5	13.000	76.000
371: ON ARE...	ON AREA F	2.3	13.000	76.000
372: ON ARE...	ON AREA G	0.9	12.000	76.000
373: ON ARE...	ON AREA H	2.7	10.000	76.000
374: ON ARE...	ON AREA I	7.4	29.000	76.000
375: ON ARE...	ON AREA J	1.9	17.000	76.000
376: ON ARE...	ON AREA K	2.9	15.000	76.000
377: OFF AR...	OFF AREA N1	66.6	43.000	86.000
378: OFF AR...	OFF AREA N2	14.2	11.000	86.000
379: OFF AR...	OFF AREA E1	1.0	8.000	86.000
380: OFF AR...	OFF AREA E2	69.8	34.000	86.000
381: OFF AR...	OFF AREA E3	0.4	5.000	86.000
382: OFF AR...	OFF AREA E4	1.1	7.000	86.000
383: OFF AR...	OFF AREA S1	20.8	15.000	86.000
384: OFF AR...	OFF AREA S2	9.7	11.000	86.000
385: OFF AR...	OFF AREA S3	7.2	9.000	86.000
386: OFF AR...	OFF AREA S4	77.6	29.000	86.000
387: OFF AR...	OFF AREA W1	21.8	29.000	86.000
388: OFF AR...	OFF AREA W2	22.8	18.000	86.000
389: OFF AR...	OFF AREA W3	3.6	6.000	86.000
390: OFF AR...	OFF AREA W4	120.0	67.000	86.000

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Existing Conditions - 1yr 24hr

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
OFF AREA E1	1yr-24hr	1	0.093	648.000	0.171
OFF AREA E2	1yr-24hr	1	6.664	657.000	11.822
OFF AREA E3	1yr-24hr	1	0.036	648.000	0.068
OFF AREA E4	1yr-24hr	1	0.101	648.000	0.188
OFF AREA N1	1yr-24hr	1	6.357	660.000	11.120
OFF AREA N2	1yr-24hr	1	1.353	648.000	2.487
OFF AREA S1	1yr-24hr	1	1.985	648.000	3.624
OFF AREA S2	1yr-24hr	1	0.922	648.000	1.695
OFF AREA S3	1yr-24hr	1	0.683	648.000	1.261
OFF AREA S4	1yr-24hr	1	7.409	654.000	13.236
OFF AREA W1	1yr-24hr	1	2.078	654.000	3.713
OFF AREA W2	1yr-24hr	1	2.181	651.000	3.967
OFF AREA W3	1yr-24hr	1	0.341	648.000	0.633
OFF AREA W4	1yr-24hr	1	11.465	678.000	19.297
ON AREA A	1yr-24hr	1	1.193	720.000	2.220
ON AREA B	1yr-24hr	1	2.807	726.000	4.991
ON AREA C	1yr-24hr	1	0.071	723.000	0.128
ON AREA D	1yr-24hr	1	2.694	741.000	4.515
ON AREA E	1yr-24hr	1	0.698	720.000	1.302
ON AREA F	1yr-24hr	1	0.118	720.000	0.220
ON AREA G	1yr-24hr	1	0.047	720.000	0.088
ON AREA H	1yr-24hr	1	0.138	720.000	0.260
ON AREA I	1yr-24hr	1	0.384	723.000	0.694
ON AREA J	1yr-24hr	1	0.096	720.000	0.178
ON AREA K	1yr-24hr	1	0.150	720.000	0.278

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
OUTFALL TO OFF DEP AREA	1yr-24hr	1	7.409	654.000	13.236
OUTFALL TO ON AREA A	1yr-24hr	1	4.600	651.000	8.278
OUTFALL TO ON AREA B	1yr-24hr	1	7.802	651.000	13.620
OUTFALL TO ON AREA C	1yr-24hr	1	0.036	648.000	0.068
OUTFALL TO ON AREA D	1yr-24hr	1	15.054	678.000	25.018
OUTFALL TO ON AREA I	1yr-24hr	1	6.765	657.000	11.983
OUTFALL TO STREAM	1yr-24hr	1	6.327	726.000	10.770

Existing Conditions - 1yr 24hr

Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON DEP AREA A (IN)	1yr-24hr	1	0.071	723.000	0.128	(N/A)	(N/A)
ON DEP AREA A (OUT)	1yr-24hr	1	0.000	0.000	0.000	693.41	0.067
ON DEP AREA B (IN)	1yr-24hr	1	0.118	720.000	0.220	(N/A)	(N/A)
ON DEP AREA B (OUT)	1yr-24hr	1	0.035	1,443.000	0.056	688.92	0.088
ON DEP AREA C (IN)	1yr-24hr	1	0.047	720.000	0.088	(N/A)	(N/A)
ON DEP AREA C (OUT)	1yr-24hr	1	0.029	795.000	0.067	686.41	0.020
ON DEP AREA D (IN)	1yr-24hr	1	2.807	726.000	4.991	(N/A)	(N/A)
ON DEP AREA D (OUT)	1yr-24hr	1	2.703	729.000	4.985	687.08	0.119
ON POND A (IN)	1yr-24hr	1	1.193	720.000	2.220	(N/A)	(N/A)
ON POND A (OUT)	1yr-24hr	1	0.000	0.000	0.000	708.64	1.185
ON POND B (IN)	1yr-24hr	1	0.733	720.000	1.302	(N/A)	(N/A)
ON POND B (OUT)	1yr-24hr	1	0.133	1,440.000	0.414	686.01	0.607
ON POND C (IN)	1yr-24hr	1	0.096	720.000	0.178	(N/A)	(N/A)
ON POND C (OUT)	1yr-24hr	1	0.096	720.000	0.178	0.00	0.000

Existing Conditions - 1yr 24hr

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Time-Depth Curve: 1YR - 24HR (MSE3)	
Label	1YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	1 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.06	0.11	0.16	0.23
360.000	0.31	0.45	0.68	1.00	1.35
720.000	1.63	1.82	1.94	2.03	2.09
1,080.000	2.15	2.19	2.24	2.28	2.33
1,440.000	2.38	(N/A)	(N/A)	(N/A)	(N/A)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	693.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	695.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	694.00	695.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.00
35.00	0.00
81.00	1.00

Lowest Elevation	694.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	690.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	688.90	690.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.10
50.00	0.00
100.00	1.10

Lowest Elevation	688.90 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Requested Pond Water Surface Elevations	
Minimum (Headwater)	686.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	687.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	686.40	687.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	0.60
40.00	0.00
80.00	0.60

Lowest Elevation	686.40 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Requested Pond Water Surface Elevations	
Minimum (Headwater)	686.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	688.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	687.00	688.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.00
128.00	0.00
176.00	1.00

Lowest Elevation	687.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Requested Pond Water Surface Elevations	
Minimum (Headwater)	707.80 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	710.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Rectangular Weir	Weir - 1	Forward	TW	709.00	710.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1 Structure Type: Rectangular Weir	
Number of Openings	1
Elevation	709.00 ft
Weir Length	120.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Existing Conditions - 1yr 24hr

Subsection: Outlet Input Data
Return Event: 1 years
Label: POND B EMERGENCY SPILLWAY
Storm Event: 1YR - 24HR (MSE3)
Scenario: 1yr-24hr

Requested Pond Water Surface Elevations	
Minimum (Headwater)	684.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	687.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Irregular Weir	Weir - 1	Forward	TW	686.00	687.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Weir - 1
Structure Type: Irregular Weir

Station (ft)	Elevation (ft)
0.00	1.00
55.00	0.00
110.00	1.00

Lowest Elevation	686.00 ft
Weir Coefficient	3.00 (ft^0.5)/s

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

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POND B EMERGENCY SPILLWAY (Outlet Input Data, 1 years (1yr-24hr))...14, 15

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Existing Conditions - 2yr 24hr

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OFF AREA E1	2yr-24hr	2	0.113	648.000	0.208
OFF AREA E2	2yr-24hr	2	8.142	657.000	14.420
OFF AREA E3	2yr-24hr	2	0.044	648.000	0.082
OFF AREA E4	2yr-24hr	2	0.124	648.000	0.228
OFF AREA N1	2yr-24hr	2	7.767	660.000	13.583
OFF AREA N2	2yr-24hr	2	1.652	648.000	3.024
OFF AREA S1	2yr-24hr	2	2.425	648.000	4.411
OFF AREA S2	2yr-24hr	2	1.126	648.000	2.061
OFF AREA S3	2yr-24hr	2	0.834	648.000	1.533
OFF AREA S4	2yr-24hr	2	9.052	654.000	16.138
OFF AREA W1	2yr-24hr	2	2.539	654.000	4.527
OFF AREA W2	2yr-24hr	2	2.664	651.000	4.828
OFF AREA W3	2yr-24hr	2	0.417	648.000	0.769
OFF AREA W4	2yr-24hr	2	14.006	672.000	23.607
ON AREA A	2yr-24hr	2	1.556	720.000	2.847
ON AREA B	2yr-24hr	2	3.659	726.000	6.436
ON AREA C	2yr-24hr	2	0.092	723.000	0.165
ON AREA D	2yr-24hr	2	3.512	741.000	5.891
ON AREA E	2yr-24hr	2	0.910	720.000	1.669
ON AREA F	2yr-24hr	2	0.154	720.000	0.282
ON AREA G	2yr-24hr	2	0.062	720.000	0.113
ON AREA H	2yr-24hr	2	0.180	720.000	0.332
ON AREA I	2yr-24hr	2	0.500	723.000	0.894
ON AREA J	2yr-24hr	2	0.125	720.000	0.228
ON AREA K	2yr-24hr	2	0.195	720.000	0.356

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OUTFALL TO OFF DEP AREA	2yr-24hr	2	9.052	654.000	16.138
OUTFALL TO ON AREA A	2yr-24hr	2	5.620	648.000	10.090
OUTFALL TO ON AREA B	2yr-24hr	2	9.532	651.000	16.660
OUTFALL TO ON AREA C	2yr-24hr	2	0.044	648.000	0.082
OUTFALL TO ON AREA D	2yr-24hr	2	18.392	651.000	30.741
OUTFALL TO ON AREA I	2yr-24hr	2	8.265	654.000	14.616
OUTFALL TO STREAM	2yr-24hr	2	8.493	723.000	14.109

Existing Conditions - 2yr 24hr

Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON DEP AREA A (IN)	2yr-24hr	2	0.092	723.000	0.165	(N/A)	(N/A)
ON DEP AREA A (OUT)	2yr-24hr	2	0.000	0.000	0.000	693.52	0.091
ON DEP AREA B (IN)	2yr-24hr	2	0.154	720.000	0.282	(N/A)	(N/A)
ON DEP AREA B (OUT)	2yr-24hr	2	0.071	942.000	0.100	688.93	0.092
ON DEP AREA C (IN)	2yr-24hr	2	0.062	720.000	0.113	(N/A)	(N/A)
ON DEP AREA C (OUT)	2yr-24hr	2	0.043	726.000	0.105	686.42	0.020
ON DEP AREA D (IN)	2yr-24hr	2	3.659	726.000	6.436	(N/A)	(N/A)
ON DEP AREA D (OUT)	2yr-24hr	2	3.556	729.000	6.429	687.10	0.124
ON POND A (IN)	2yr-24hr	2	1.556	720.000	2.847	(N/A)	(N/A)
ON POND A (OUT)	2yr-24hr	2	0.000	0.000	0.000	708.88	1.554
ON POND B (IN)	2yr-24hr	2	0.981	720.000	1.669	(N/A)	(N/A)
ON POND B (OUT)	2yr-24hr	2	0.381	942.000	0.699	686.02	0.612
ON POND C (IN)	2yr-24hr	2	0.125	720.000	0.228	(N/A)	(N/A)
ON POND C (OUT)	2yr-24hr	2	0.125	720.000	0.228	0.00	0.000

Existing Conditions - 2yr 24hr

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Time-Depth Curve: 2YR - 24HR (MSE3)	
Label	2YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	2 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.07	0.13	0.19	0.26
360.000	0.36	0.51	0.77	1.14	1.52
720.000	1.84	2.06	2.20	2.29	2.37
1,080.000	2.43	2.48	2.53	2.58	2.63
1,440.000	2.69	(N/A)	(N/A)	(N/A)	(N/A)

Existing Conditions - 2yr 24hr

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Existing Conditions - 10yr 24hr

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OFF AREA E1	10yr-24hr	10	0.188	648.000	0.338
OFF AREA E2	10yr-24hr	10	13.495	654.000	23.622
OFF AREA E3	10yr-24hr	10	0.074	648.000	0.133
OFF AREA E4	10yr-24hr	10	0.205	648.000	0.369
OFF AREA N1	10yr-24hr	10	12.874	657.000	22.306
OFF AREA N2	10yr-24hr	10	2.739	648.000	4.914
OFF AREA S1	10yr-24hr	10	4.019	648.000	7.181
OFF AREA S2	10yr-24hr	10	1.867	648.000	3.349
OFF AREA S3	10yr-24hr	10	1.383	648.000	2.488
OFF AREA S4	10yr-24hr	10	15.004	651.000	26.389
OFF AREA W1	10yr-24hr	10	4.209	651.000	7.403
OFF AREA W2	10yr-24hr	10	4.416	648.000	7.862
OFF AREA W3	10yr-24hr	10	0.690	648.000	1.246
OFF AREA W4	10yr-24hr	10	23.216	669.000	39.020
ON AREA A	10yr-24hr	10	2.967	651.000	5.440
ON AREA B	10yr-24hr	10	6.980	660.000	12.218
ON AREA C	10yr-24hr	10	0.176	654.000	0.314
ON AREA D	10yr-24hr	10	6.700	729.000	11.100
ON AREA E	10yr-24hr	10	1.737	648.000	3.189
ON AREA F	10yr-24hr	10	0.293	648.000	0.538
ON AREA G	10yr-24hr	10	0.117	648.000	0.216
ON AREA H	10yr-24hr	10	0.343	648.000	0.635
ON AREA I	10yr-24hr	10	0.954	654.000	1.700
ON AREA J	10yr-24hr	10	0.239	651.000	0.436
ON AREA K	10yr-24hr	10	0.372	651.000	0.681

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)
OUTFALL TO OFF DEP AREA	10yr-24hr	10	15.004	651.000	26.389
OUTFALL TO ON AREA A	10yr-24hr	10	9.315	648.000	16.494
OUTFALL TO ON AREA B	10yr-24hr	10	15.800	651.000	27.420
OUTFALL TO ON AREA C	10yr-24hr	10	0.074	648.000	0.133
OUTFALL TO ON AREA D	10yr-24hr	10	30.485	651.000	51.156
OUTFALL TO ON AREA I	10yr-24hr	10	13.700	651.000	23.955
OUTFALL TO STREAM	10yr-24hr	10	18.148	723.000	29.558

Existing Conditions - 10yr 24hr

Subsection: Master Network Summary

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft^3/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON DEP AREA A (IN)	10yr-24hr	10	0.176	654.000	0.314	(N/A)	(N/A)
ON DEP AREA A (OUT)	10yr-24hr	10	0.000	0.000	0.000	693.82	0.168
ON DEP AREA B (IN)	10yr-24hr	10	0.293	648.000	0.538	(N/A)	(N/A)
ON DEP AREA B (OUT)	10yr-24hr	10	0.210	726.000	0.477	689.00	0.113
ON DEP AREA C (IN)	10yr-24hr	10	0.117	648.000	0.216	(N/A)	(N/A)
ON DEP AREA C (OUT)	10yr-24hr	10	0.099	654.000	0.208	686.45	0.022
ON DEP AREA D (IN)	10yr-24hr	10	8.197	660.000	12.218	(N/A)	(N/A)
ON DEP AREA D (OUT)	10yr-24hr	10	8.094	663.000	12.196	687.18	0.143
ON POND A (IN)	10yr-24hr	10	2.967	651.000	5.440	(N/A)	(N/A)
ON POND A (OUT)	10yr-24hr	10	1.217	864.000	2.492	709.01	1.771
ON POND B (IN)	10yr-24hr	10	1.947	723.000	3.456	(N/A)	(N/A)
ON POND B (OUT)	10yr-24hr	10	1.347	726.000	3.232	686.08	0.656
ON POND C (IN)	10yr-24hr	10	0.239	651.000	0.436	(N/A)	(N/A)
ON POND C (OUT)	10yr-24hr	10	0.239	651.000	0.436	0.00	0.000

Existing Conditions - 10yr 24hr

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Time-Depth Curve: 10YR - 24HR	
Label	10YR - 24HR
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	10 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.10	0.18	0.26	0.36
360.000	0.50	0.71	1.07	1.58	2.12
720.000	2.57	2.87	3.06	3.20	3.30
1,080.000	3.39	3.46	3.53	3.59	3.66
1,440.000	3.75	(N/A)	(N/A)	(N/A)	(N/A)

Existing Conditions - 10yr 24hr

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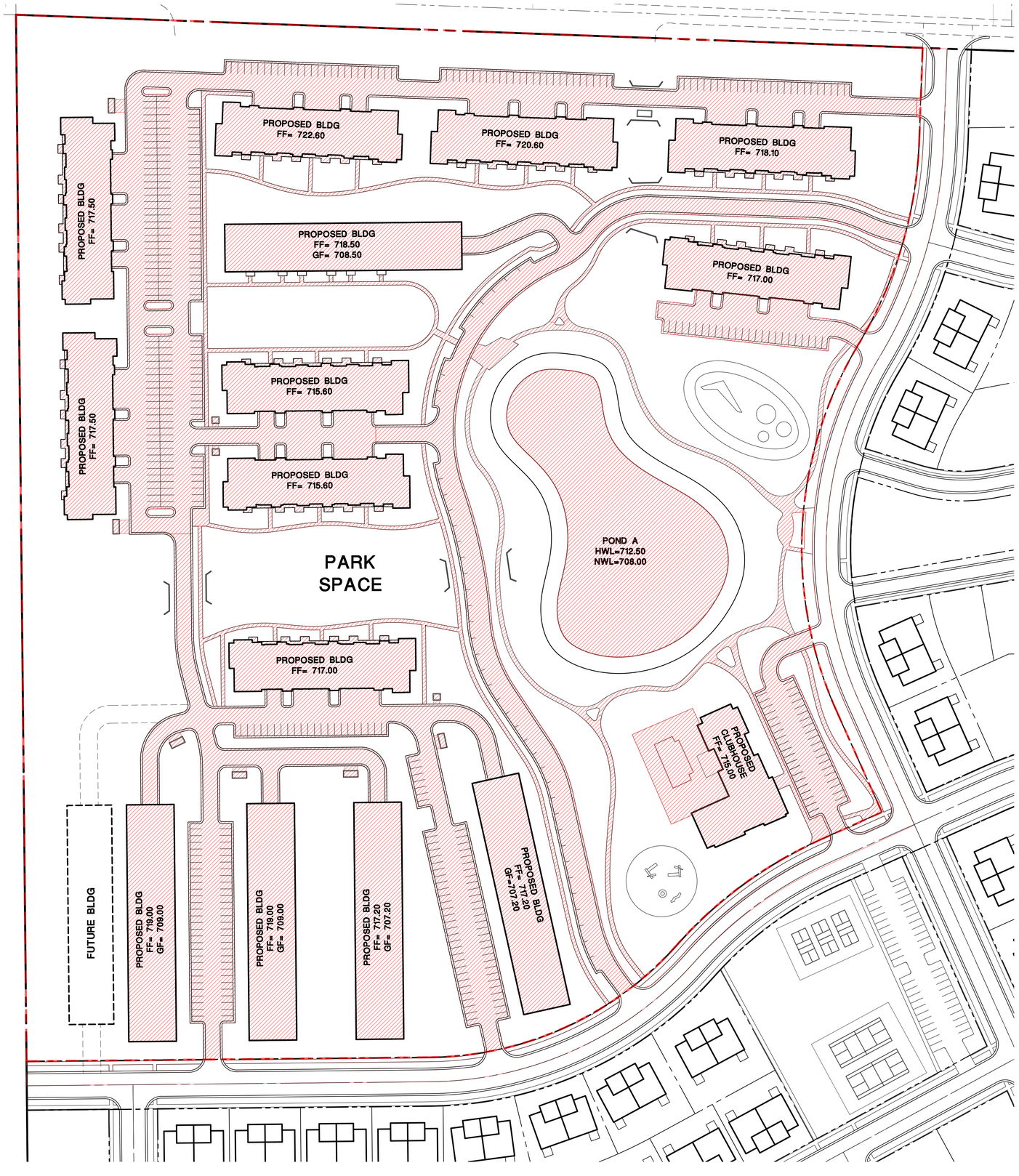
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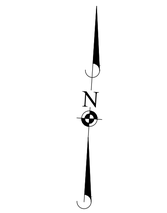
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NOAA ATLAS 14 - MSE3 (Time-Depth Curve, 10 years (10yr-24hr))...3

TAB 4





09-15-23

SITE DATA	
ONSITE IMPERVIOUS AREA	45.7%
COMPOSITE CN	88

IMPERVIOUS AREA LEGEND	
PROPERTY AREA = 34.01 AC	
IMPERVIOUS AREA = 15.54 AC CN = 98	
PERVIOUS AREA = 18.47 AC CN = 80	

DRAWN BY
REVISIONS
DATE

Manhard CONSULTING
1 East Wacker Drive, Suite 2700, Chicago, IL 60601
Civil Engineers • Water Resource Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
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MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
PROPOSED IMPERVIOUS EXHIBIT

PROJ. MGR.: MDF
PROJ. ASSOC.: ELR
DRAWN BY: MJH
DATE: 09-15-23
SCALE: 1"=70'

SHEET
EXB
VSS.SOW101

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INFORMATIONAL EXHIBIT - NOT FOR CONSTRUCTION

October 25, 2023 - 15:58 Dwg Name: P:\Vssow031\dwg\StormWater\Exhibits\Proposed Impervious Exhibit.dwg Updated By: BAmelon

ONSITE AREA A
AREA: 34.01 ACRES
Tc: 10 min
CN: 88

POND A
HWL=712.50
NWL=708.00

PARK SPACE

PARK SPACE

ONSITE AREA B
AREA: 90.42 ACRES
Tc: 10 min
CN: 96

PARK SPACE

POND B
HWL=693.50
NWL=688.50

ONSITE AREA C
AREA: 16.32 ACRES
Tc: 10 min
CN: 96

PARK SPACE

UNDETAINED AREA
AREA: 20.95 ACRES
Tc: 10 min
CN: 80

POND C
HWL=693.50
NWL=688.50

N

0 60 120 240

SCALE: 1"=120'

08-13-19
PROPOSED DRAINAGE LEGEND:

– ONSITE DRAINAGE AREAS

– OFFSITE DRAINAGE AREAS

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REVISIONS

DATE

Manhard CONSULTING
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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
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MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
PROPOSED ONSITE DRAINAGE EXHIBIT

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BJA
DATE: 09/15/23
SCALE: 1"=120'

SHEET
EXB
VSS.SOW101

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INFORMATIONAL EXHIBIT

December 28, 2023 - 12:12 Dwg Name: P:\Vssow01\Dwg\Storm\Water\Exhibits\Proposed Drainage Exhibit - ONSITE.dwg Updated By: MEaglo

OFFSITE AREA N1
AREA: 66.54 ACRES
Tc: 43 min
CN: 86

OFFSITE AREA N2
AREA: 14.16 ACRES
Tc: 11 min
CN: 86

OFFSITE AREA W1
AREA: 21.76 ACRES
Tc: 29 min
CN: 86

OFFSITE AREA W2
AREA: 22.83 ACRES
Tc: 18 min
CN: 86

OFFSITE AREA W3
AREA: 3.57 ACRES
Tc: 5 min
CN: 86

OFFSITE AREA W4
AREA: 120.03 ACRES
Tc: 67 min
CN: 86

OFFSITE AREA S1
AREA: 20.78 ACRES
Tc: 15 min
CN: 86

OFFSITE AREA S2
AREA: 9.65 ACRES
Tc: 11 min
CN: 86

OFFSITE AREA S3
AREA: 7.15 ACRES
Tc: 9 min
CN: 86

OFFSITE AREA S4
AREA: 77.56 ACRES
Tc: 29 min
CN: 86

OFFSITE AREA E1
AREA: 0.97 ACRES
Tc: 8 min
CN: 86

OFFSITE AREA E2
AREA: 69.78 ACRES
Tc: 34 min
CN: 86

OFFSITE AREA E3
AREA: 0.38 ACRES
Tc: 5 min
CN: 86

OFFSITE AREA E4
AREA: 1.06 ACRES
Tc: 7 min
CN: 86

ONSITE AREA A
AREA: 34.01 ACRES
Tc: 25 min
CN: 86

ONSITE AREA B
AREA: 69.72 ACRES
Tc: 41 min
CN: 82

ONSITE AREA C
AREA: 16.52 ACRES
Tc: 15 min
CN: 82

UNDEVELOPED AREA
AREA: 21.65 ACRES
Tc: 15 min
CN: 82

EX. 18" CMP CULVERT UNDER ROAD (PER RECORD)

EX. 27" CMP CULVERT UNDER ROAD (PER RECORD)

EX. 18" CMP CULVERT UNDER ROAD (PER RECORD)

EX. 36" CMP CULVERT UNDER ROAD

CULVERT UNDER ROAD

ASSUMED CULVERT UNDER ROAD

CULVERT UNDER ROAD

CULVERT UNDER ROAD

EX. OFFSITE POND

EX. OFFSITE DEPRESSIONAL AREA

EX. OFFSITE DEPRESSIONAL AREA

EX. OFFSITE POND NOT SHOWN BY COUNTY GIS CONTOURS

OVERFLOW TO PINE CREEK

100TH AVE

18TH ST

88TH AVE

CANADIAN PACIFIC RAILROAD

POND A
WSEL=695.00
BWL=695.00

POND B
WSEL=695.00
BWL=695.00

POND C
WSEL=695.00
BWL=695.00

0 175 350 700

SCALE: 1"=350'

06-13-19
PROPOSED DRAINAGE LEGEND:

– ONSITE DRAINAGE AREAS

– OFFSITE DRAINAGE AREAS

DRAWN BY

REVISIONS

DATE

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
PROPOSED OFFSITE DRAINAGE EXHIBIT

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BJA
DATE: 09/15/23
SCALE: 1"=350'

SHEET
EXHB
VSS.SOWI01

INFORMATIONAL EXHIBIT

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September 29, 2023 - 09:14 Dwg Name: P:\Vssow01\Dwg\StormWater\Exhibits\Proposed Drainage Exhibit - OFFSITE.dwg Updated By: BAmelton

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 10/26/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: MULTI-FAMILY DEVELOPMENT

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Impervious Area - Paved/Roofs	D	98	14.09	1380.82
Open Water	D	100	1.45	145.00
Open Space - Good	D	80	18.47	1477.60
TOTALS:			34.01	3003.42

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{3003.42}{34.01} \rightarrow \textbf{Composite CN} = \textbf{88}$$

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: Maplecrest Subdivision **PERMIT NUMBER:**

LOCATION: Village of Somers, WI **DATE:** 10/26/2023

TYPE OF AREA (SELECT WITH DROP-DOWN)

___ DETAINED AREA

___ UNRESTRICTED AREA

___ UPSTREAM AREA

___ MAJOR STORMWATER SYSTEM

___ OTHER: Single Family Development

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

___ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Residential District (1/8 acres or less lots)	D	96	127.69	12258.24
TOTALS:			127.69	12258.24

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{12258.24}{127.69} \rightarrow \textbf{Composite CN} = \textbf{96}$$

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivision **BASIN:** POND A

LOCATION: Village of Somers, WI **DATE:** 9/21/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
708.00	63340.34			0.00
		66132.34	1.52	
709.00	68924.34			1.52
		71794.88	1.65	
710.00	74665.42			3.17
		77614.50	1.78	
711.00	80563.57			4.95
		83591.20	1.92	
712.00	86618.82			6.87
		87851.91	1.01	
712.50	89085.00			7.88

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	7.88
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**7.9**

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivision **BASIN:** POND B

LOCATION: Village of Somers, WI **DATE:** 12/28/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
688.50	329199.14			0.00
		336108.28	7.72	
689.50	343017.41			7.72
		349976.82	8.03	
690.50	356936.22			15.75
		363945.88	8.36	
691.50	370955.55			24.11
		378015.48	8.68	
692.50	385075.41			32.78
		392185.61	9.00	
693.50	399295.81			41.79

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	41.79
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**41.8**

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivision **BASIN:** POND C

LOCATION: Village of Somers, WI **DATE:** 12/28/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
688.50	59775.02			0.00
		61977.04	1.42	
689.50	64179.06			1.42
		66431.34	1.53	
690.50	68683.62			2.95
		70986.17	1.63	
691.50	73288.72			4.58
		75641.54	1.74	
692.50	77994.35			6.31
		80397.43	1.85	
693.50	82800.51			8.16

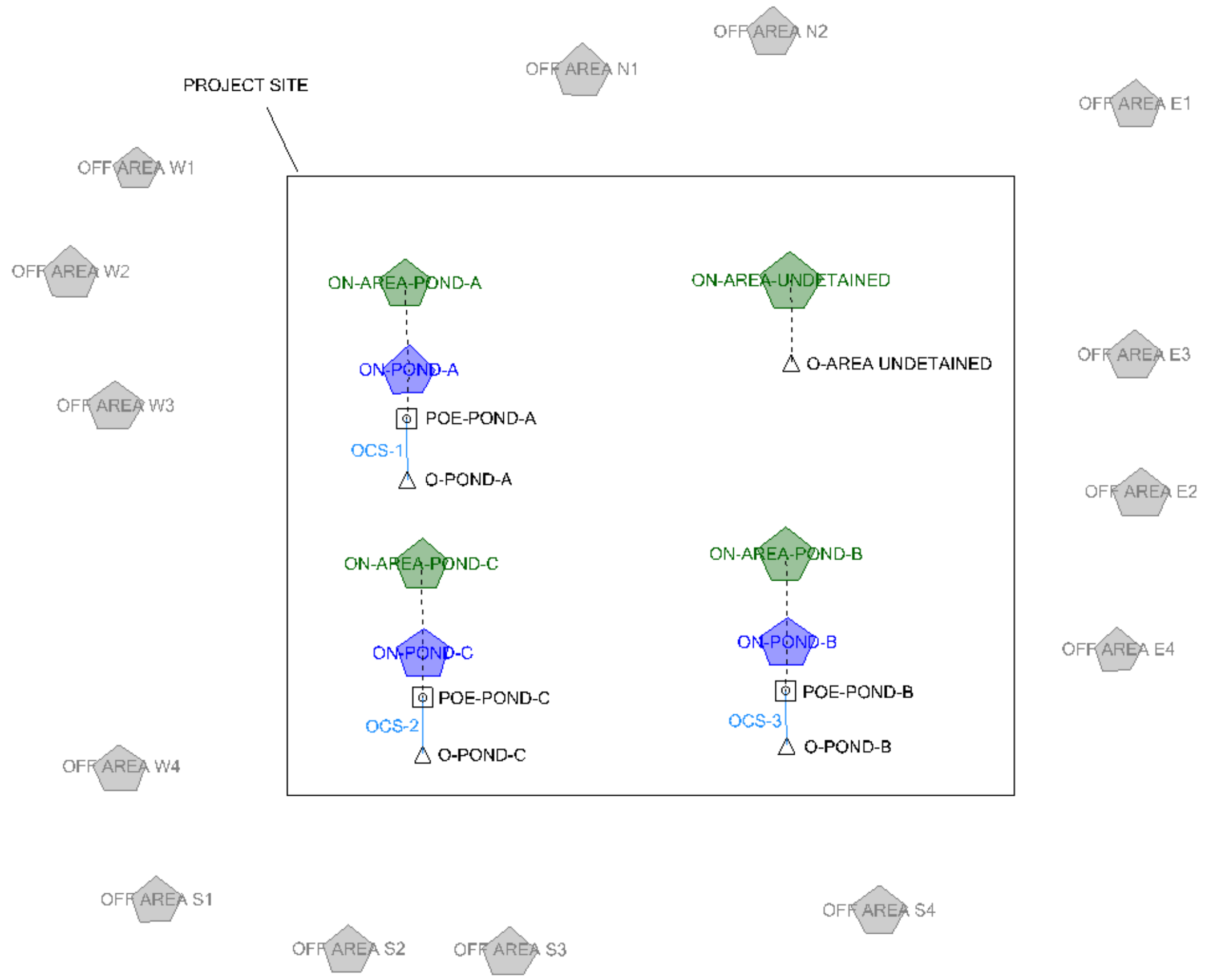
STORM SEWER DETENTION VOLUME

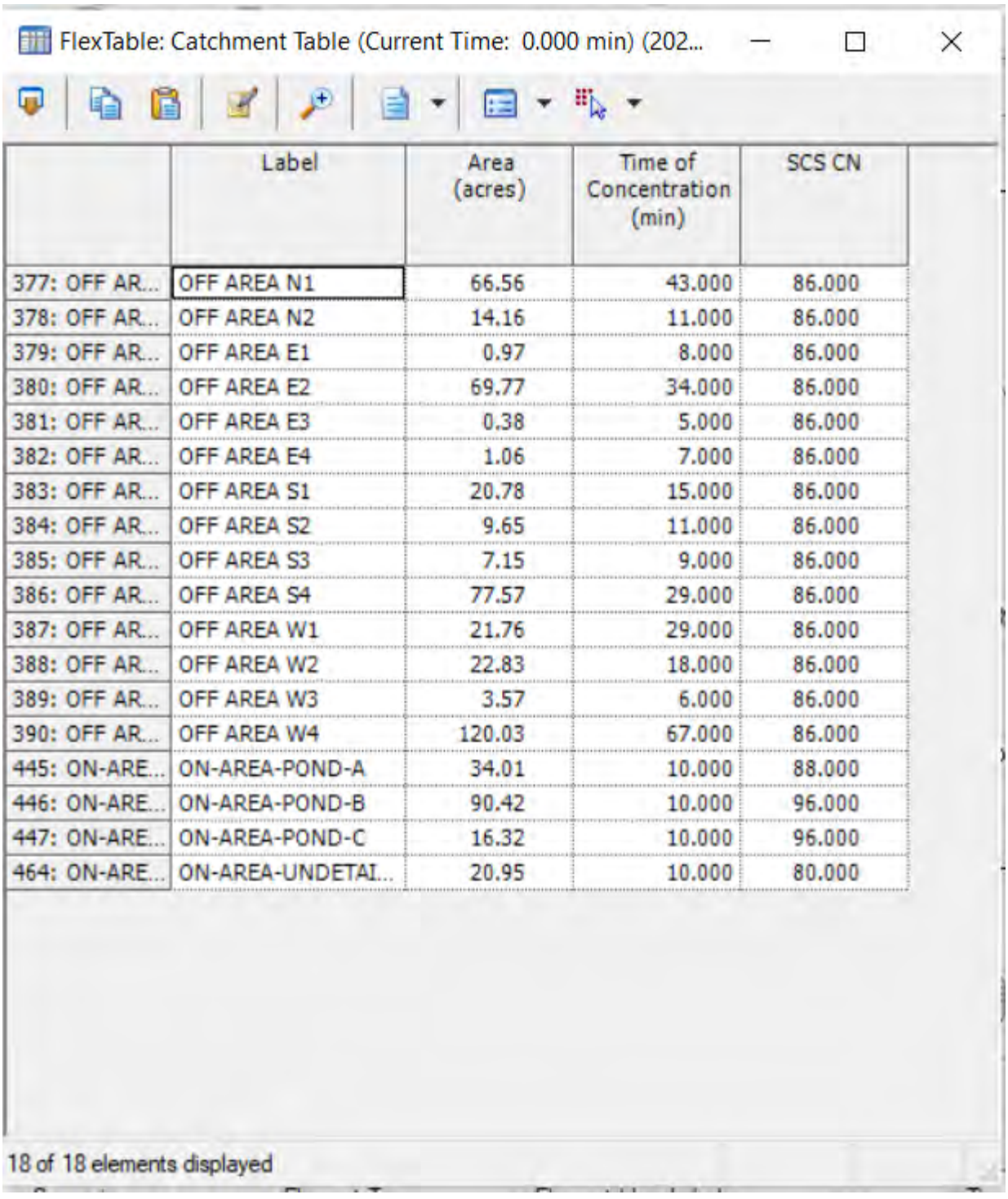
Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	8.16
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**8.2**

Scenario: 100yr-24hr





	Label	Area (acres)	Time of Concentration (min)	SCS CN
377: OFF AR...	OFF AREA N1	66.56	43.000	86.000
378: OFF AR...	OFF AREA N2	14.16	11.000	86.000
379: OFF AR...	OFF AREA E1	0.97	8.000	86.000
380: OFF AR...	OFF AREA E2	69.77	34.000	86.000
381: OFF AR...	OFF AREA E3	0.38	5.000	86.000
382: OFF AR...	OFF AREA E4	1.06	7.000	86.000
383: OFF AR...	OFF AREA S1	20.78	15.000	86.000
384: OFF AR...	OFF AREA S2	9.65	11.000	86.000
385: OFF AR...	OFF AREA S3	7.15	9.000	86.000
386: OFF AR...	OFF AREA S4	77.57	29.000	86.000
387: OFF AR...	OFF AREA W1	21.76	29.000	86.000
388: OFF AR...	OFF AREA W2	22.83	18.000	86.000
389: OFF AR...	OFF AREA W3	3.57	6.000	86.000
390: OFF AR...	OFF AREA W4	120.03	67.000	86.000
445: ON-ARE...	ON-AREA-POND-A	34.01	10.000	88.000
446: ON-ARE...	ON-AREA-POND-B	90.42	10.000	96.000
447: ON-ARE...	ON-AREA-POND-C	16.32	10.000	96.000
464: ON-ARE...	ON-AREA-UNDETAI...	20.95	10.000	80.000

18 of 18 elements displayed

Proposed Conditions - 100yr 24hr Master Summary

Project Summary	
Title	
Engineer	
Company	
Date	1/19/2021

Notes

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Proposed Conditions - 100yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	1yr-24hr	1	3.626	648.000	6.632
ON-AREA-POND-B	1yr-24hr	1	14.648	648.000	24.363
ON-AREA-POND-C	1yr-24hr	1	2.644	648.000	4.397
ON-AREA-UNDETAINED	1yr-24hr	1	1.409	648.000	2.590

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	1yr-24hr	1	1.409	648.000	2.590
O-POND-B	1yr-24hr	1	5.032	2,193.000	0.579
O-POND-C	1yr-24hr	1	2.471	1,446.000	0.473

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	1yr-24hr	1	3.626	648.000	6.632	(N/A)	(N/A)
ON-POND-A (OUT)	1yr-24hr	1	3.622	945.000	1.674	709.34	2.065
ON-POND-B (IN)	1yr-24hr	1	18.270	648.000	25.362	(N/A)	(N/A)
ON-POND-B (OUT)	1yr-24hr	1	5.032	2,193.000	0.579	690.57	16.307
ON-POND-C (IN)	1yr-24hr	1	2.644	648.000	4.397	(N/A)	(N/A)
ON-POND-C (OUT)	1yr-24hr	1	2.471	1,446.000	0.473	689.94	2.079

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Time-Depth Curve: 1YR - 24HR (MSE3)	
Label	1YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	1 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.06	0.11	0.16	0.23
360.000	0.31	0.45	0.68	1.00	1.35
720.000	1.63	1.82	1.94	2.03	2.09
1,080.000	2.15	2.19	2.24	2.28	2.33
1,440.000	2.38	(N/A)	(N/A)	(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	708.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	712.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	708.00	712.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	709.80	712.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	708.00 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	709.80 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10, & 100 yr Discharge)	Forward	TW	688.50	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1, 2, 10, & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	688.50	693.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	690.60	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	3
Elevation	690.60 ft
Orifice Diameter	12.8 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

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M

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N

NOAA ATLAS 14 - MSE3 (Time-Depth Curve, 1 years (1yr-24hr))...3

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OCS-3		
	Outlet Input Data, 2 years (2yr-24hr)	7

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	2yr-24hr	2	4.380	648.000	7.954
ON-AREA-POND-B	2yr-24hr	2	16.934	648.000	27.876
ON-AREA-POND-C	2yr-24hr	2	3.056	648.000	5.031
ON-AREA-UNDETAINED	2yr-24hr	2	1.785	648.000	3.299

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	2yr-24hr	2	1.785	648.000	3.299
O-POND-B	2yr-24hr	2	7.093	1,716.000	1.439
O-POND-C	2yr-24hr	2	2.834	1,446.000	0.514

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	2yr-24hr	2	4.380	648.000	7.954	(N/A)	(N/A)
ON-POND-A (OUT)	2yr-24hr	2	4.376	948.000	1.912	709.63	2.544
ON-POND-B (IN)	2yr-24hr	2	21.310	648.000	29.178	(N/A)	(N/A)
ON-POND-B (OUT)	2yr-24hr	2	7.093	1,716.000	1.439	690.81	18.310
ON-POND-C (IN)	2yr-24hr	2	3.056	648.000	5.031	(N/A)	(N/A)
ON-POND-C (OUT)	2yr-24hr	2	2.834	1,446.000	0.514	690.17	2.434

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Time-Depth Curve: 2YR - 24HR (MSE3)	
Label	2YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	2 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.07	0.13	0.19	0.26
360.000	0.36	0.51	0.77	1.14	1.52
720.000	1.84	2.06	2.20	2.29	2.37
1,080.000	2.43	2.48	2.53	2.58	2.63
1,440.000	2.69	(N/A)	(N/A)	(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	708.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	712.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	708.00	712.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	709.80	712.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	708.00 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	709.80 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10, & 100 yr Discharge)	Forward	TW	688.50	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Structure ID: Orifice - (1, 2, 10, & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	688.50	693.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	690.60	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 2yr-24hr

Return Event: 2 years
Storm Event: 2YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	3
Elevation	690.60 ft
Orifice Diameter	12.8 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

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Proposed Conditions - 100yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	10yr-24hr	10	7.079	648.000	12.546
ON-AREA-POND-B	10yr-24hr	10	24.809	648.000	39.787
ON-AREA-POND-C	10yr-24hr	10	4.478	648.000	7.181
ON-AREA-UNDETAINED	10yr-24hr	10	3.207	648.000	5.906

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	10yr-24hr	10	3.207	648.000	5.906
O-POND-B	10yr-24hr	10	22.768	1,446.000	6.852
O-POND-C	10yr-24hr	10	4.470	1,446.000	0.636

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	10yr-24hr	10	7.079	648.000	12.546	(N/A)	(N/A)
ON-POND-A (OUT)	10yr-24hr	10	7.079	879.000	3.541	710.53	4.094
ON-POND-B (IN)	10yr-24hr	10	31.888	648.000	41.709	(N/A)	(N/A)
ON-POND-B (OUT)	10yr-24hr	10	22.768	1,446.000	6.852	691.43	23.542
ON-POND-C (IN)	10yr-24hr	10	4.478	648.000	7.181	(N/A)	(N/A)
ON-POND-C (OUT)	10yr-24hr	10	4.470	1,446.000	0.636	690.96	3.690

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Time-Depth Curve: 10YR - 24HR	
Label	10YR - 24HR
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	10 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.10	0.18	0.26	0.36
360.000	0.50	0.71	1.07	1.58	2.12
720.000	2.57	2.87	3.06	3.20	3.30
1,080.000	3.39	3.46	3.53	3.59	3.66
1,440.000	3.75	(N/A)	(N/A)	(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Requested Pond Water Surface Elevations	
Minimum (Headwater)	708.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	712.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	708.00	712.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	709.80	712.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	708.00 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	709.80 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10, & 100 yr Discharge)	Forward	TW	688.50	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Structure ID: Orifice - (1, 2, 10, & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	688.50	693.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	690.60	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 10yr-24hr

Return Event: 10 years
Storm Event: 10YR - 24HR

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	3
Elevation	690.60 ft
Orifice Diameter	12.8 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

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Proposed Conditions - 100yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	100yr-24hr	100	12.701	648.000	21.662
ON-AREA-POND-B	100yr-24hr	100	40.524	648.000	63.122
ON-AREA-POND-C	100yr-24hr	100	7.314	648.000	11.393
ON-AREA-UNDETAINED	100yr-24hr	100	6.366	648.000	11.425

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-AREA UNDETAINED	100yr-24hr	100	6.366	648.000	11.425
O-POND-B	100yr-24hr	100	43.779	1,086.000	15.310
O-POND-C	100yr-24hr	100	7.288	1,449.000	0.819

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	100yr-24hr	100	12.701	648.000	21.662	(N/A)	(N/A)
ON-POND-A (OUT)	100yr-24hr	100	12.701	882.000	5.798	712.28	7.435
ON-POND-B (IN)	100yr-24hr	100	53.225	648.000	67.471	(N/A)	(N/A)
ON-POND-B (OUT)	100yr-24hr	100	43.779	1,086.000	15.310	692.42	32.083
ON-POND-C (IN)	100yr-24hr	100	7.314	648.000	11.393	(N/A)	(N/A)
ON-POND-C (OUT)	100yr-24hr	100	7.288	1,449.000	0.819	692.47	6.267

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 100yr-24hr

Return Event: 100 years
Storm Event: 100YR - 24HR (MSE3)

Time-Depth Curve: 100YR - 24HR (MSE3)	
Label	100YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.16	0.28	0.40	0.56
360.000	0.77	1.11	1.67	2.47	3.31
720.000	4.00	4.48	4.77	4.98	5.15
1,080.000	5.28	5.39	5.50	5.60	5.72
1,440.000	5.85	(N/A)	(N/A)	(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 100yr-24hr

Return Event: 100 years
Storm Event: 100YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	708.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	712.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	708.00	712.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	709.80	712.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 100yr-24hr

Return Event: 100 years
Storm Event: 100YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	708.00 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	709.80 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 100yr-24hr

Return Event: 100 years
Storm Event: 100YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10, & 100 yr Discharge)	Forward	TW	688.50	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-2
Scenario: 100yr-24hr

Return Event: 100 years
Storm Event: 100YR - 24HR (MSE3)

Structure ID: Orifice - (1, 2, 10, & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 100yr-24hr

Return Event: 100 years
Storm Event: 100YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	688.50 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	693.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	688.50	693.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	690.60	693.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - 100yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-3
Scenario: 100yr-24hr

Return Event: 100 years
Storm Event: 100YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	688.50 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	3
Elevation	690.60 ft
Orifice Diameter	12.8 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

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OCS-3 (Outlet Input Data, 100 years (100yr-24hr))...7, 8

PROPOSED BLDG
FF=717.20
GF=707.20

PARK SPACE

100 YEAR
FLOODPLAIN LIMITS
PER FEMA MAP
NUMBER 55059C0181D
DATED JUNE 19, 2012

ZONE A

88TH AVE
(CTH-H)

N

0 50 100 200
SCALE: 1"=100'

100 YEAR BASE FLOOD ELEVATION
AT LIMITS OF ZONE AE = 688.4
10 YEAR BASE FLOOD ELEVATION
AT LIMITS OF ZONE AE = 687.7

POND B
HWL=693.50
NWL=688.50

PROPOSED 100 YEAR
FLOODPLAIN LIMITS

CULVERT WITH
BACKFLOW
PREVENTION
DEVICE

FLOODPLAIN
COMPENSATION
AREA

POND C
HWL=693.50
NWL=688.50

PROPOSED 100 YEAR
FLOODPLAIN LIMITS

100 YEAR
FLOODPLAIN LIMITS
PER FEMA MAP
NUMBER 55059C0181D
DATED JUNE 19, 2012

ZONE A

100 YEAR
FLOODPLAIN LIMITS
PER FEMA MAP
NUMBER 55059C0181D
DATED JUNE 19, 2012

ZONE AE

APPROX. 38 ACRES OF OFFSITE FLOW

APPROX. 78 ACRES OF OFFSITE FLOW FROM SOUTH NEIGHBOR

DETENTION SUMMARY

POND B REQ. STORAGE: 32.08 AC-FT
POND B PROV. STORAGE: 41.79 AC-FT
(30% EXCESS PROV.)

POND C REQ. STORAGE: 6.27 AC-FT
POND C REQ. STORAGE: 8.16 AC-FT
(30% EXCESS PROV.)

COMPENSATORY STORAGE
(1.0 CUT/FILL FACTOR REQUIRED)

0-10 YR FILL - 11,275 CY
0-10 YR CUT REQ. - 11,275 CY
0-10 YR CUT PROV. - 14,402 CY
(1.3 CUT/FILL FACTOR PROVIDED)

10-100 YR FILL - 7,343 CY
10-100 YR CUT REQ. - 7,343 CY
10-100 YR CUT PROV. - 8,686 CY
(1.2 CUT/FILL FACTOR PROVIDED)

DRAWN BY
REVISIONS
DATE

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Civil Engineers • Water Resource Engineers • Water Utility Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
FLOODPLAIN CROSS SECTIONS - PLAN VIEW

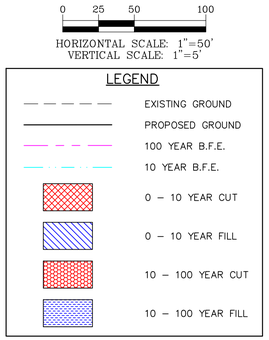
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PROJ. ASSOC.: BJA
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DATE: 12-18-23
SCALE: SEE SHEET

SHEET
1 OF 6
VSS.SOW101

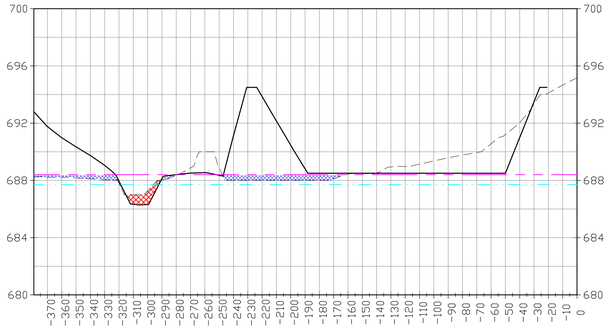
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December 22, 2023 – 10:54 Dwg Name: P:\Vssoms01\dwg\StormWater\Exhibit\FEMA Floodplain Cross Sections.dwg Updated By: BAnelon

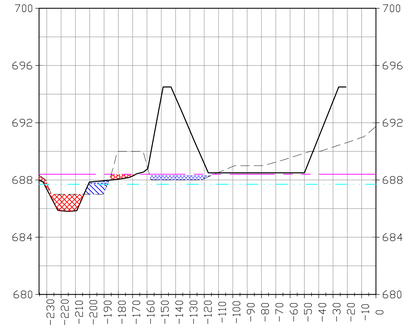


12+00



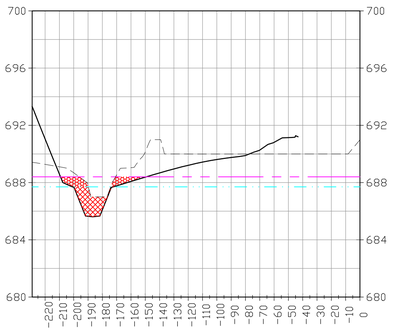
Material(s) at Station 12+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	1.14	0.00	0.00
100 YEAR FILL	48.52	0.00	0.00
10 YEAR CUT	14.70	0.00	0.00
10 YEAR FILL	0.63	0.00	0.00

13+00



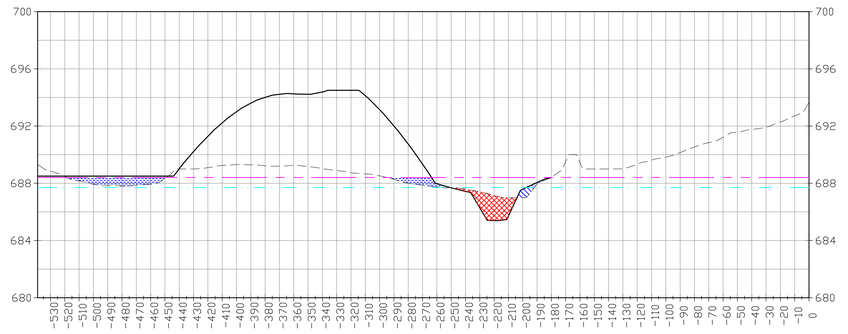
Material(s) at Station 13+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	6.55	14.24	14.24
100 YEAR FILL	19.02	125.08	125.08
10 YEAR CUT	22.82	69.48	69.48
10 YEAR FILL	9.36	18.50	18.50

14+00



Material(s) at Station 14+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	18.48	46.35	60.59
100 YEAR FILL	0.00	35.23	160.31
10 YEAR CUT	27.97	94.06	163.54
10 YEAR FILL	0.00	17.33	35.83

15+00



Material(s) at Station 15+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	0.00	34.23	94.82
100 YEAR FILL	45.60	84.44	244.75
10 YEAR CUT	42.18	129.92	293.45
10 YEAR FILL	5.20	9.63	45.47

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
FLOODPLAIN CROSS SECTIONS - STA 12+00 TO 15+00

PROJ. MGR.: MDE
PROJ. ASSOC.: BJA
DRAWN BY: BJA
DATE: 12-18-23
SCALE: SEE SHEET

SHEET 2 OF 6
VSS.SOW101

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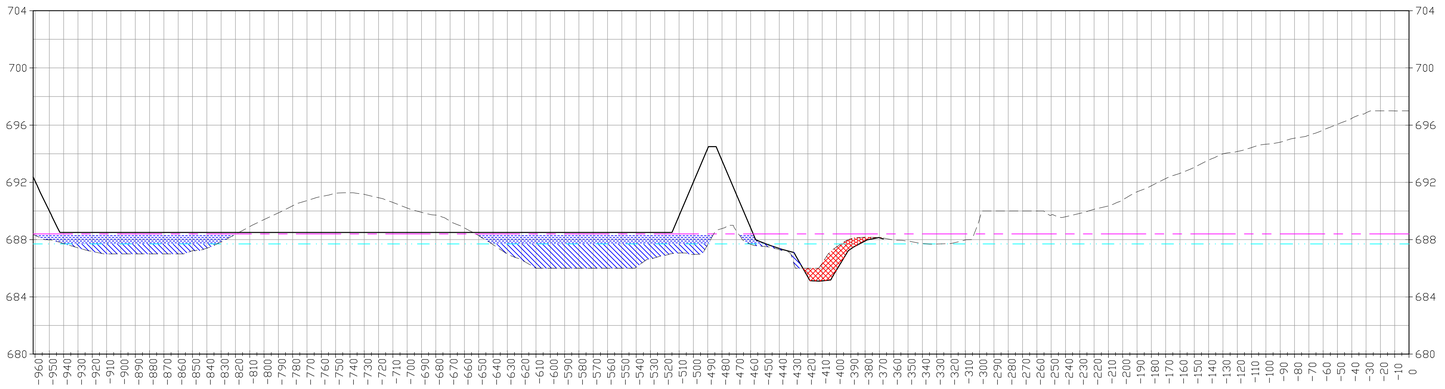
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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

LEGEND

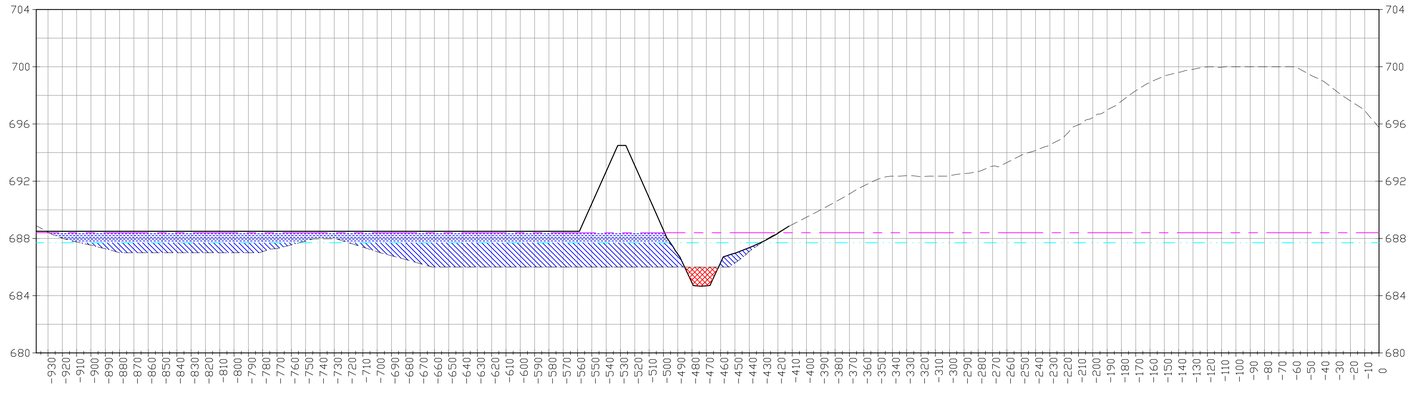
- EXISTING GROUND
- PROPOSED GROUND
- 100 YEAR B.F.E.
- 10 YEAR B.F.E.
- 0 – 10 YEAR CUT
- 0 – 10 YEAR FILL
- 10 – 100 YEAR CUT
- 10 – 100 YEAR FILL

16+00



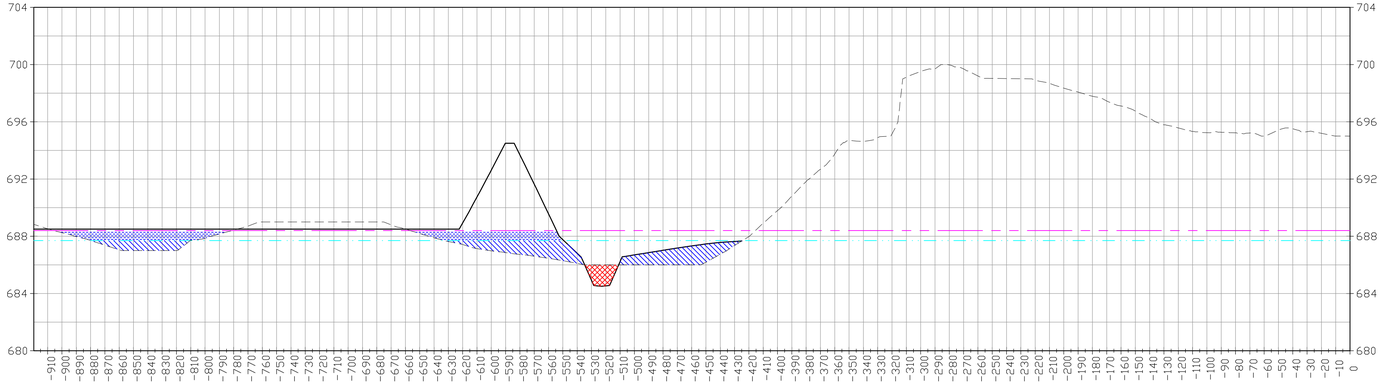
Material(s) at Station 16+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	6.54	12.10	106.93
100 YEAR FILL	206.26	466.41	711.16
10 YEAR CUT	38.04	148.56	442.01
10 YEAR FILL	253.31	478.72	524.19

17+00



Material(s) at Station 17+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	0.43	12.90	119.82
100 YEAR FILL	289.23	917.58	1628.74
10 YEAR CUT	23.11	113.24	555.25
10 YEAR FILL	443.71	1290.77	1814.95

18+00



Material(s) at Station 18+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	0.00	0.79	120.62
100 YEAR FILL	133.80	783.39	2412.13
10 YEAR CUT	25.33	89.69	644.94
10 YEAR FILL	192.90	1178.90	2993.86

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VILLAGE OF SOMERS, WISCONSIN

FLOODPLAIN CROSS SECTIONS - STA 16+00 TO 18+00

PROJ. MGR.: MDE
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DRAWN BY: BJA
DATE: 12-18-23
SCALE: SEE SHEET

SHEET 3 OF 6

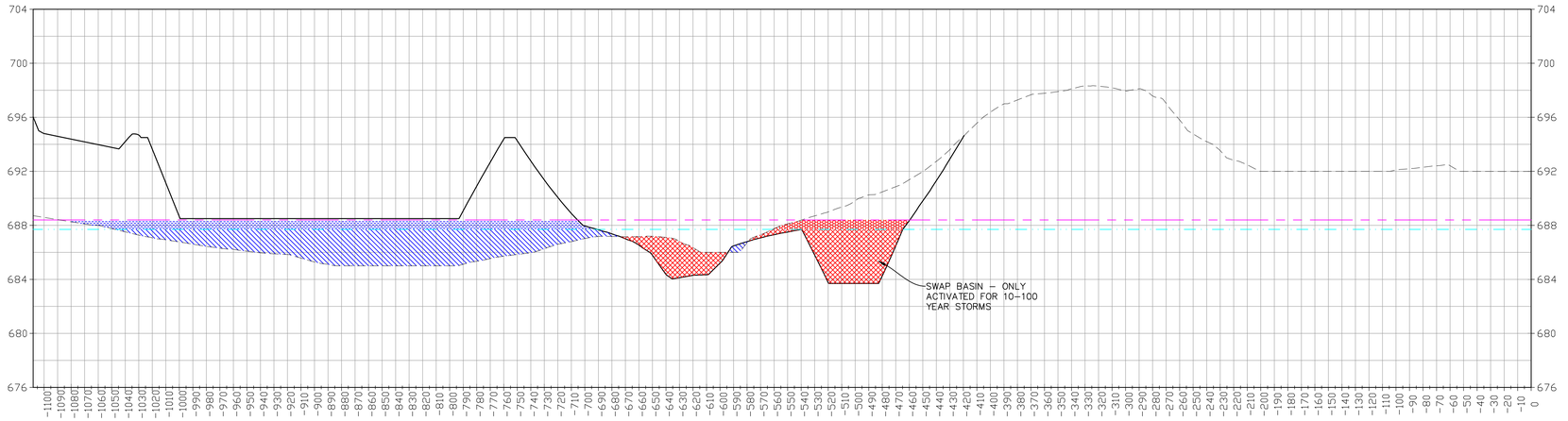
VSS.SOW01

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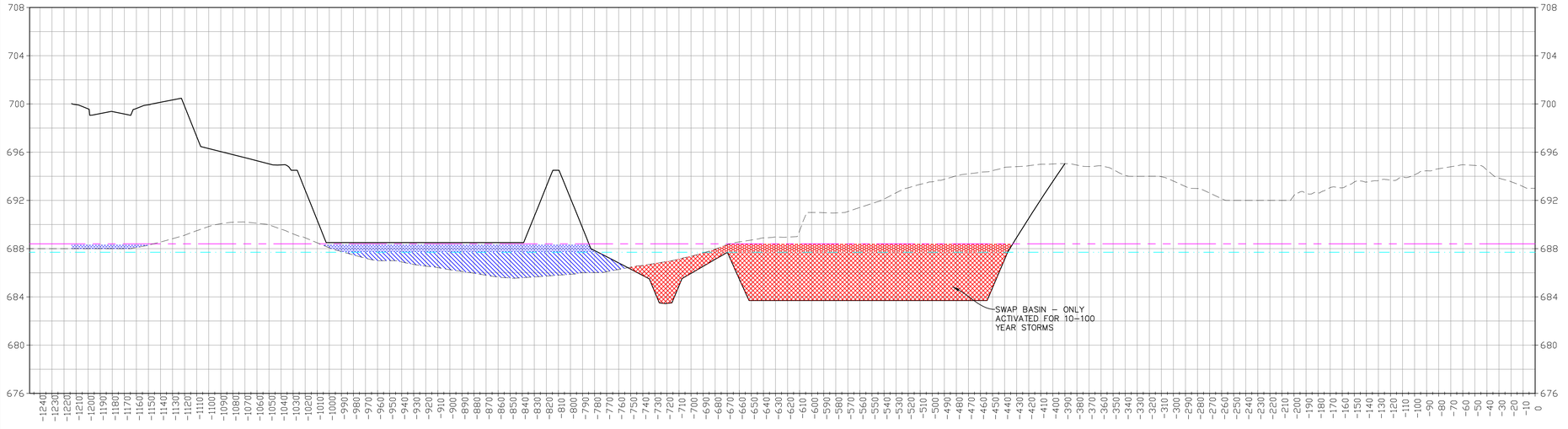
December 22, 2023 - 10:54 Dwg Name: P:\Vassar01\Veg\StormWater\Exhibits\FEMA Floodplain Cross Sections.dwg Updated By: BJAnnetin

19+00



Material(s) at Station 19+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	62.41	115.58	236.20
100 YEAR FILL	256.32	722.45	3134.58
10 YEAR CUT	352.77	700.18	1345.13
10 YEAR FILL	646.30	1554.08	4547.93

20+00



Material(s) at Station 20+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	169.64	429.72	665.92
100 YEAR FILL	175.20	799.11	3933.70
10 YEAR CUT	982.94	2473.54	3818.67
10 YEAR FILL	322.57	1794.20	6342.14

0 25 50 100

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

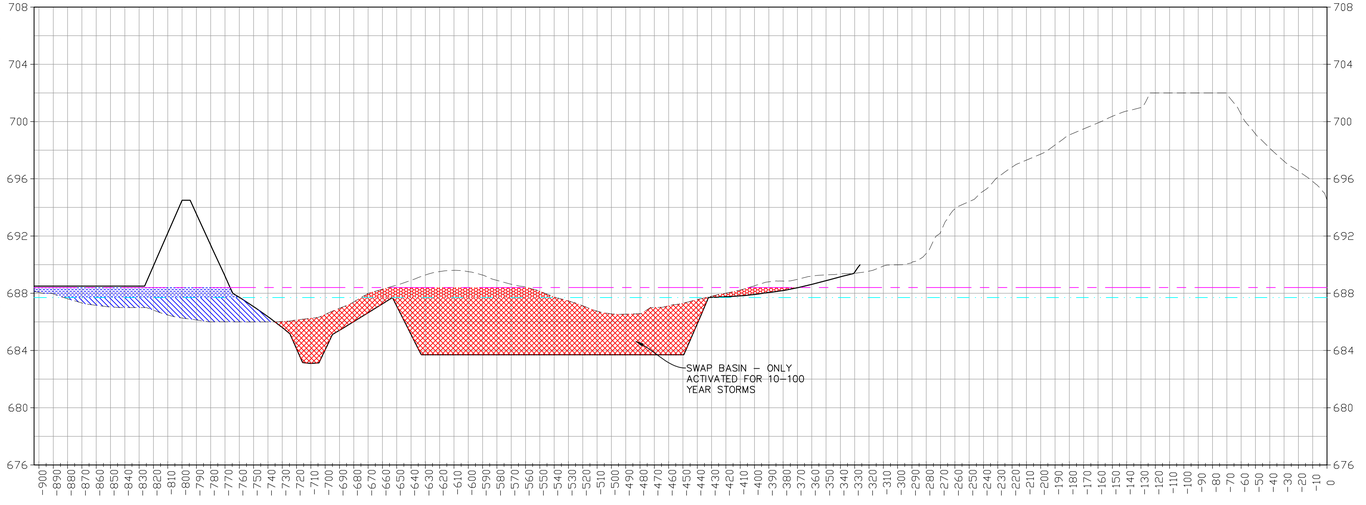
COMPENSATORY STORAGE NOTE:

1. A SWAP BASIN IS INCLUDED WITH A BERM SET AT THE 10 YEAR BASE FLOOD ELEVATION FROM STATIONS 19+00 TO 21+00. THIS SWAP BASIN IS ACTIVATED DURING THE 10–100 YEAR EVENT AND IS BEING ACCOUNTED FOR IN THE 10–100 YEAR STORAGE CALCULATION

LEGEND

- EXISTING GROUND
- PROPOSED GROUND
- 100 YEAR B.F.E.
- 10 YEAR B.F.E.
- 0 – 10 YEAR CUT
- 0 – 10 YEAR FILL
- 10 – 100 YEAR CUT
- 10 – 100 YEAR FILL

21+00



Material(s) at Station 21+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	101.26	501.66	1167.59
100 YEAR FILL	92.16	495.12	4428.82
10 YEAR CUT	863.83	3419.94	7238.61
10 YEAR FILL	145.96	867.64	7209.78

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VILLAGE OF SOMERS, WISCONSIN
FLOODPLAIN CROSS SECTIONS - STA 19+00 TO 21+00

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DRAWN BY: BJA
DATE: 12-18-23
SCALE: SEE SHEET

SHEET 4 OF 6
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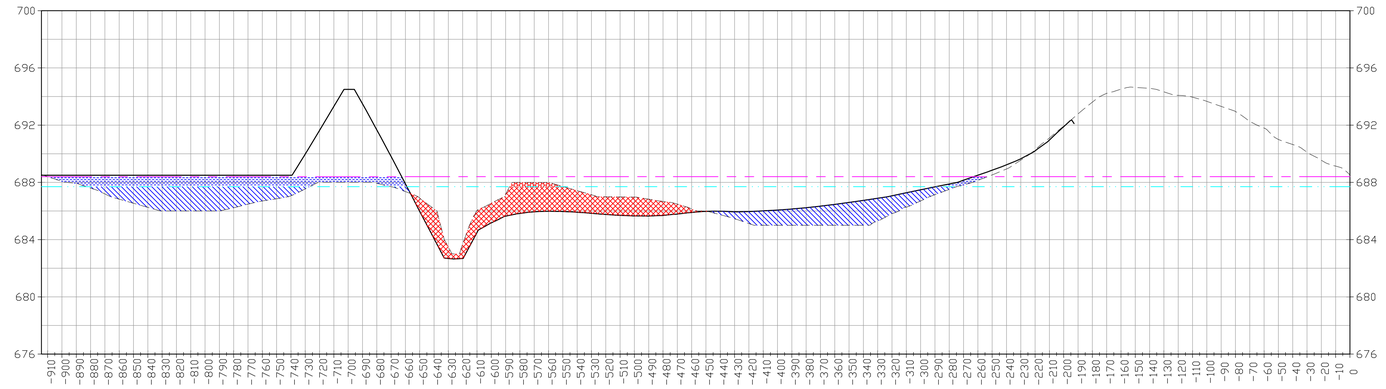
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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

LEGEND

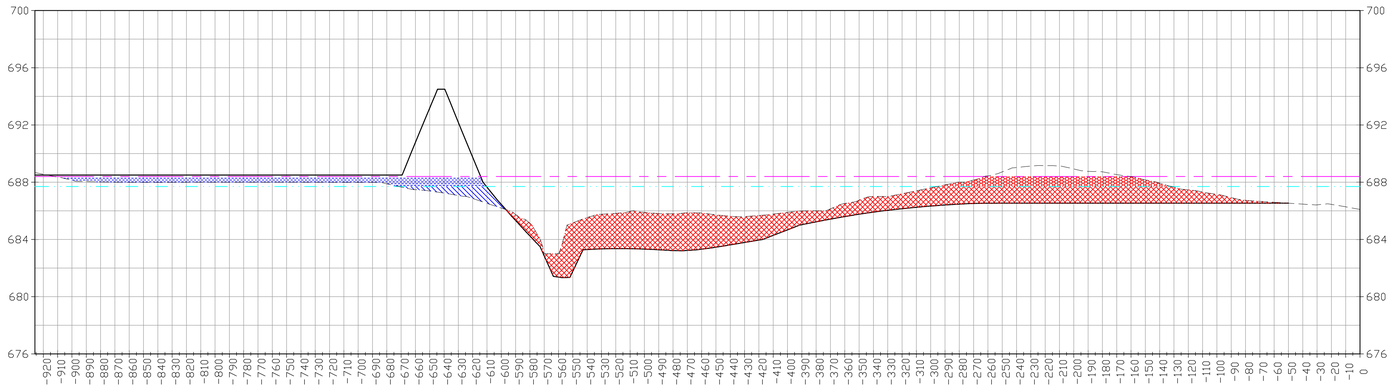
- EXISTING GROUND
- PROPOSED GROUND
- 100 YEAR B.F.E.
- 10 YEAR B.F.E.
- 0 – 10 YEAR CUT
- 0 – 10 YEAR FILL
- 10 – 100 YEAR CUT
- 10 – 100 YEAR FILL

22+00



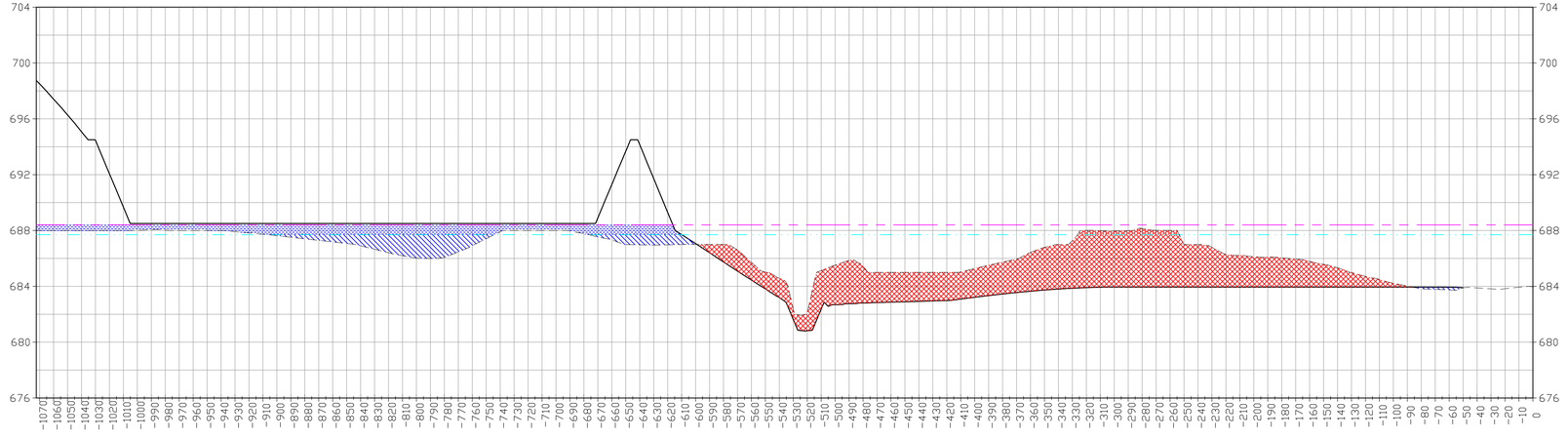
Material(s) at Station 22+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	9.47	205.05	1372.63
100 YEAR FILL	159.11	465.33	4894.14
10 YEAR CUT	258.82	2078.99	9317.59
10 YEAR FILL	356.47	930.42	8140.20

23+00



Material(s) at Station 23+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	92.04	187.98	1560.61
100 YEAR FILL	135.74	546.03	5440.17
10 YEAR CUT	730.86	1832.74	11150.34
10 YEAR FILL	37.74	730.03	8870.23

24+00



Material(s) at Station 24+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	22.20	211.56	1772.17
100 YEAR FILL	257.74	728.67	6168.84
10 YEAR CUT	1134.11	3453.65	14603.99
10 YEAR FILL	186.93	416.05	9286.28

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VILLAGE OF SOMERS, WISCONSIN

FLOODPLAIN CROSS SECTIONS - STA 22+00 TO 24+00

NOT FOR CONSTRUCTION

PROJ. MGR.: MDE
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DRAWN BY: BJA
DATE: 12-18-23
SCALE: SEE SHEET

SHEET 5 OF 6

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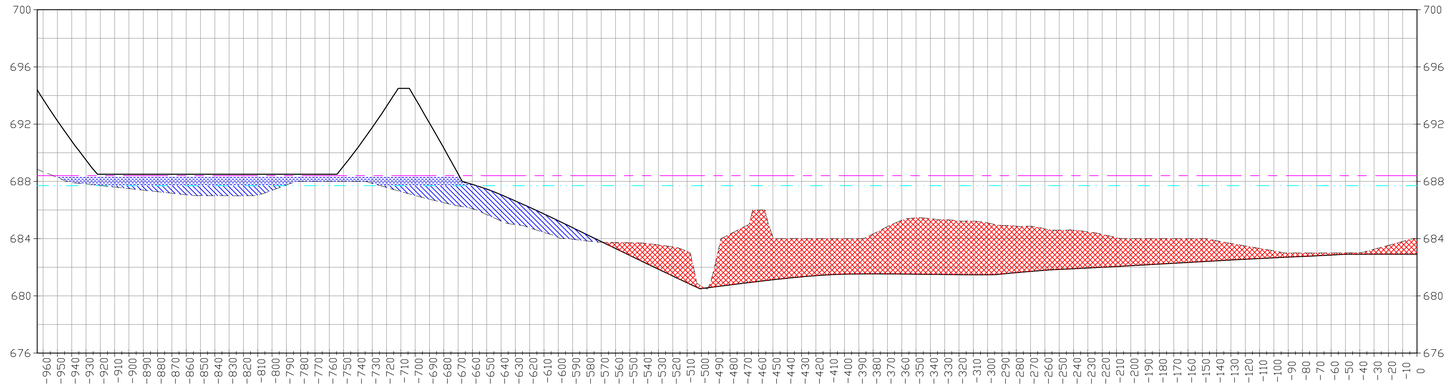
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HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

LEGEND

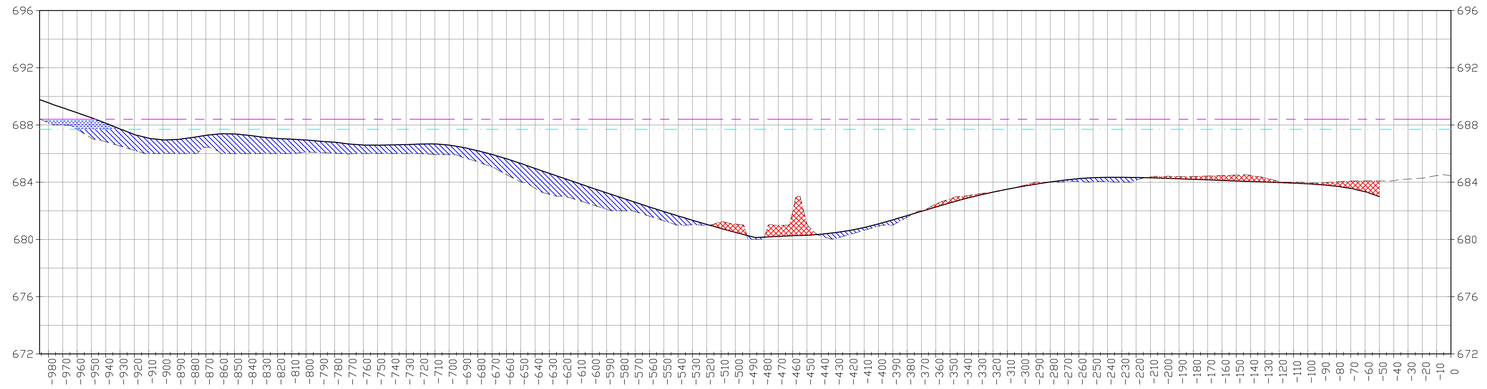
- EXISTING GROUND
- PROPOSED GROUND
- 100 YEAR B.F.E.
- 10 YEAR B.F.E.
- 0 – 10 YEAR CUT
- 0 – 10 YEAR FILL
- 10 – 100 YEAR CUT
- 10 – 100 YEAR FILL

25+00



Material(s) at Station 25+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	0.00	41.11	1813.28
100 YEAR FILL	175.95	803.14	6971.98
10 YEAR CUT	1179.91	4285.23	18889.22
10 YEAR FILL	228.32	768.97	10055.25

26+00



Material(s) at Station 26+00.00			
Material Name	Area (SF)	Volume (CY)	Cumulative Volume (CY)
100 YEAR CUT	0.00	0.00	1813.28
100 YEAR FILL	24.64	371.48	7343.46
10 YEAR CUT	108.65	2386.23	21275.44
10 YEAR FILL	430.46	1219.96	11275.21

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VILLAGE OF SOMERS, WISCONSIN

FLOODPLAIN CROSS SECTIONS - STA 25+00 TO 26+00

PROJ. MGR.: MDE
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DRAWN BY: BJA
DATE: 12-18-23
SCALE: SEE SHEET

SHEET 6 OF 6

VSS.SOW101

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TAB 5

MAPLECREST SUBDIVISION
PRELIMINARY STORMWATER REPORT- INTERIM CONDITIONS NARRATIVE
VILLAGE OF SOMERS, WISCONSIN

PROPOSED INTERIM SITE CONDITIONS

This Tab includes the exhibits and calculations representing the proposed interim condition consisting of the development of the multi-family Lot 1, a portion of the main north-south public roadway, and the entirety of the main east-west roadway. This portion of the proposed development will be served by Detention Pond A and a temporary detention pond. No floodplain is affected during the interim development condition. The total interim area is approximately 40.81 acres as shown on the Proposed Interim Drainage Exhibit.

STORMWATER DETENTION

PondPack was used to model the site using a hydrograph-producing runoff model with the SCS Technical Release (TR-55) method. As stated previously, the model was run with NOAA Atlas 14 rainfall data on an MSE3 rainfall distribution. To determine the allowable release rate during the interim stage, the overall pre-development release rate were weighted by the area of property developed. The pre-development versus post-development comparisons for the interim condition are listed below.

Pre-Development	Release Rate		Weighted area factor (40.81 ac / 161.7 ac)		Allowable Interim Release Rate	Post-Development	Pond A Detained Release Rate	Pond Interim Detained Release Rate	Total Release Rate
N/A	-	*	-	=	-	**100-Year, 24-Hour**	5.80 cfs	0.59 cfs	6.39 cfs
10-Year, 24-Hour	29.56 cfs	*	.183	=	7.46 cfs	**10-Year, 24-Hour**	3.54 cfs	0.43 cfs	3.97 cfs
2-Year, 24-Hour	14.11 cfs	*	.183	=	2.58 cfs	**2-Year, 24-Hour**	1.91 cfs	0.32 cfs	2.23 cfs
1-Year, 24-Hour	10.77 cfs	*	.183	=	1.97 cfs	**1-Year, 24-Hour**	1.67 cfs	0.29 cfs	1.96 cfs

INTERIM DETENTION POND

The temporary interim pond will have a dry bottom. Pond Interim has a normal water line of 697.00 and a high-water line of 700.00. The basin will outlet via a 4" orifice for storm events up to the 100-year event per the Somers Development Standards. An emergency overflow weir with a crest elevation of 700.00 will be sized to allow the pre-developed 100-year onsite flow plus the offsite flow to be conveyed with 1' of freeboard. Emergency overflow weir calculations will be provided with the final engineering submittal.

ONSITE AREA A
AREA: 34.01 ACRES
Tc: 10 min
CN: 88

POND A
HWL=712.50
NWL=708.00

ONSITE AREA B
AREA: 6.80 ACRES
Tc: 10 min
CN: 92

POND INTERIM
HWL=700.00
NWL=697.00

TEMPORARY CULVERT

OCS

POND B
HWL=693.50
NWL=688.50

POND C
HWL=693.50
NWL=688.50

N

0 60 120 240
SCALE: 1"=120'

LEGEND

PUBLIC ROADWAY DRAINAGE AREA

MULTIFAMILY DRAINAGE AREA

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MAPLECREST
VILLAGE OF SOMERS, WI
PROPOSED INTERIM DRAINAGE EXHIBIT

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: BJA
DATE: 10/25/23
SCALE: 1"=120'

SHEET
EXB
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October 26, 2023 - 09:27 Dwg Name: P:\Vssow01\dwg\StormWater\Exhibit\Proposed Interim Drainage Exhibit.dwg Updated By: BJNelson

DETENTION VOLUME PROVIDED

PROJECT: Maplecrest Subdivision **BASIN:** POND INTERIM

LOCATION: Village of Somers, WI **DATE:** 10/26/2023

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
697.00	30921.00			0.00
		32326.50	0.74	
698.00	33732.00			0.74
		35188.00	0.81	
699.00	36644.00			1.55
		38150.50	0.88	
700.00	39657.00			2.43

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)
12	0	0.00

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	2.43
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**2.43**

Scenario: 100yr-24hr

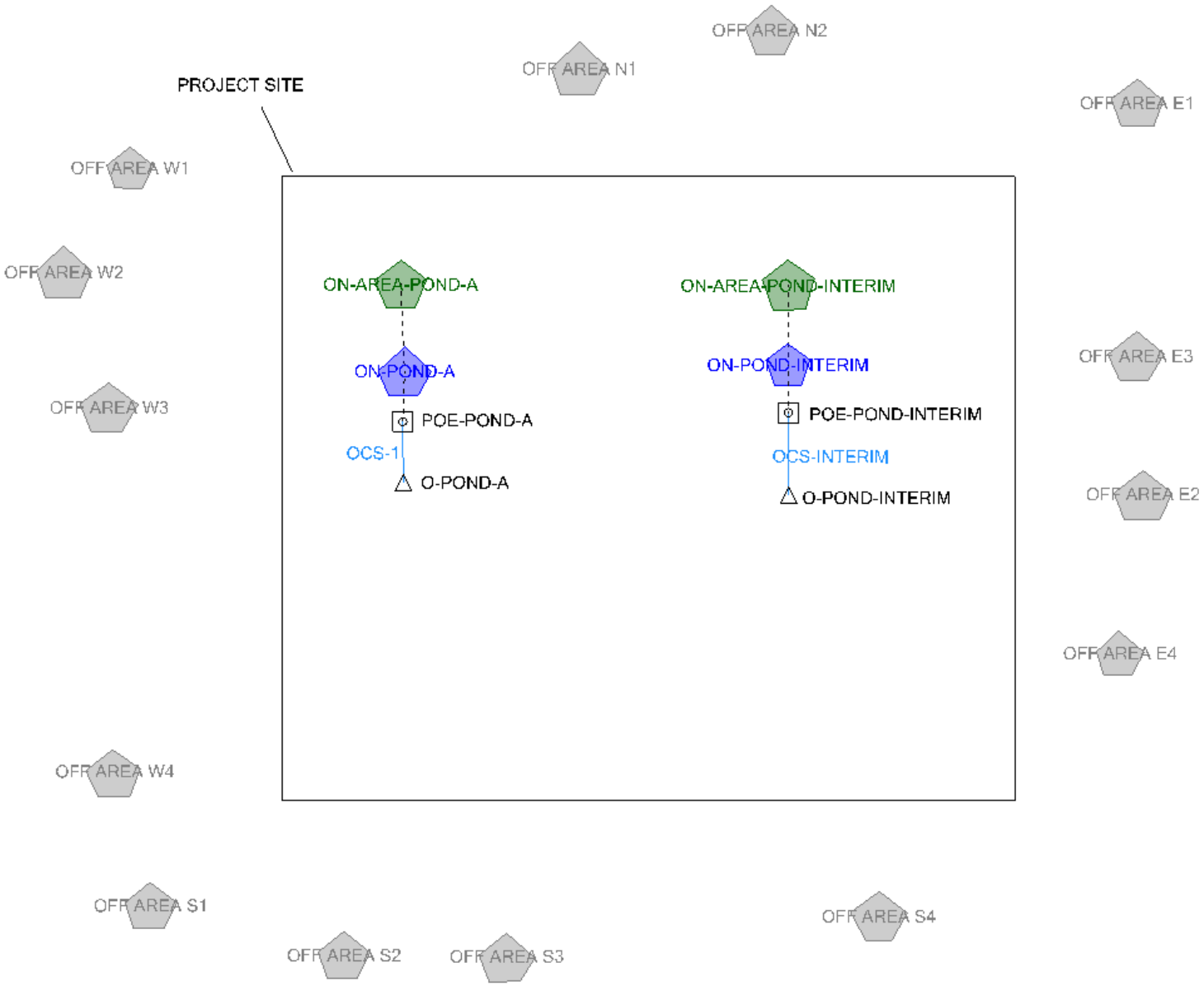


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NOAA ATLAS 14 - MSE3	Time-Depth Curve, 1 years (1yr-24hr)	2
OCS-1		
	Outlet Input Data, 1 years (1yr-24hr)	3
OCS-INTERIM		
	Outlet Input Data, 1 years (1yr-24hr)	5

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	1yr-24hr	1	3.626	648.000	6.632
ON-AREA-POND-INTERIM	1yr-24hr	1	0.765	648.000	1.356

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-POND-A	1yr-24hr	1	3.622	945.000	1.674
O-POND-INTERIM	1yr-24hr	1	0.763	1,011.000	0.285

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	1yr-24hr	1	3.626	648.000	6.632	(N/A)	(N/A)
ON-POND-A (OUT)	1yr-24hr	1	3.622	945.000	1.674	709.34	2.065
ON-POND-INTERIM (IN)	1yr-24hr	1	0.765	648.000	1.356	(N/A)	(N/A)
ON-POND-INTERIM (OUT)	1yr-24hr	1	0.763	1,011.000	0.285	697.65	0.475

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Time-Depth Curve
Label: NOAA ATLAS 14 - MSE3
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Time-Depth Curve: 1YR - 24HR (MSE3)	
Label	1YR - 24HR (MSE3)
Start Time	0.000 min
Increment	72.000 min
End Time	1,440.000 min
Return Event	1 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 72.000 min
Time on left represents time for first value in each row.

Time (min)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.00	0.06	0.11	0.16	0.23
360.000	0.31	0.45	0.68	1.00	1.35
720.000	1.63	1.82	1.94	2.03	2.09
1,080.000	2.15	2.19	2.24	2.28	2.33
1,440.000	2.38	(N/A)	(N/A)	(N/A)	(N/A)

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	708.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	712.50 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1 & 2 yr Discharge)	Forward	TW	708.00	712.50
Orifice-Circular	Orifice - (10 & 100 yr Discharge)	Forward	TW	709.80	712.50
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-1
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1 & 2 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	708.00 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: Orifice - (10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	709.80 ft
Orifice Diameter	8.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-INTERIM
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Requested Pond Water Surface Elevations	
Minimum (Headwater)	697.00 ft
Increment (Headwater)	0.50 ft
Maximum (Headwater)	700.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - (1, 2, 10 & 100 yr Discharge)	Forward	TW	697.00	700.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Proposed Conditions - Interim - 1yr 24hr Master Summary

Subsection: Outlet Input Data
Label: OCS-INTERIM
Scenario: 1yr-24hr

Return Event: 1 years
Storm Event: 1YR - 24HR (MSE3)

Structure ID: Orifice - (1, 2, 10 & 100 yr Discharge) Structure Type: Orifice-Circular	
Number of Openings	1
Elevation	697.00 ft
Orifice Diameter	4.0 in
Orifice Coefficient	0.600

Structure ID: TW Structure Type: TW Setup, DS Channel	
Tailwater Type	Free Outfall

Convergence Tolerances	
Maximum Iterations	30
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft³/s
Flow Tolerance (Maximum)	10.000 ft³/s

Proposed Conditions - Interim - 1yr 24hr Master Summary

Index

M

Master Network Summary...1

N

NOAA ATLAS 14 - MSE3 (Time-Depth Curve, 1 years (1yr-24hr))...2

O

OCS-1 (Outlet Input Data, 1 years (1yr-24hr))...3, 4

OCS-INTERIM (Outlet Input Data, 1 years (1yr-24hr))...5, 6

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Master Network Summary 1

Proposed Conditions - Interim - 2yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	2yr-24hr	2	4.380	648.000	7.954
ON-AREA-POND-INTERIM	2yr-24hr	2	0.904	648.000	1.586

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-POND-A	2yr-24hr	2	4.376	948.000	1.912
O-POND-INTERIM	2yr-24hr	2	0.901	1,014.000	0.320

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	2yr-24hr	2	4.380	648.000	7.954	(N/A)	(N/A)
ON-POND-A (OUT)	2yr-24hr	2	4.376	948.000	1.912	709.63	2.544
ON-POND-INTERIM (IN)	2yr-24hr	2	0.904	648.000	1.586	(N/A)	(N/A)
ON-POND-INTERIM (OUT)	2yr-24hr	2	0.901	1,014.000	0.320	697.78	0.570

Proposed Conditions - Interim - 2yr 24hr Master Summary

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M

Master Network Summary...1

Table of Contents

Master Network Summary 1

Proposed Conditions - Interim - 10yr 24hr Master Summary

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
ON-AREA-POND-A	10yr-24hr	10	7.079	648.000	12.546
ON-AREA-POND-INTERIM	10yr-24hr	10	1.390	648.000	2.370

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
O-POND-A	10yr-24hr	10	7.079	879.000	3.541
O-POND-INTERIM	10yr-24hr	10	1.390	1,017.000	0.428

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ac-ft)
ON-POND-A (IN)	10yr-24hr	10	7.079	648.000	12.546	(N/A)	(N/A)
ON-POND-A (OUT)	10yr-24hr	10	7.079	879.000	3.541	710.53	4.094
ON-POND-INTERIM (IN)	10yr-24hr	10	1.390	648.000	2.370	(N/A)	(N/A)
ON-POND-INTERIM (OUT)	10yr-24hr	10	1.390	1,017.000	0.428	698.22	0.915

Proposed Conditions - Interim - 10yr 24hr Master Summary

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Master Network Summary...1

Project Summary	
Title	
Engineer	
Company	
Date	1/19/2021

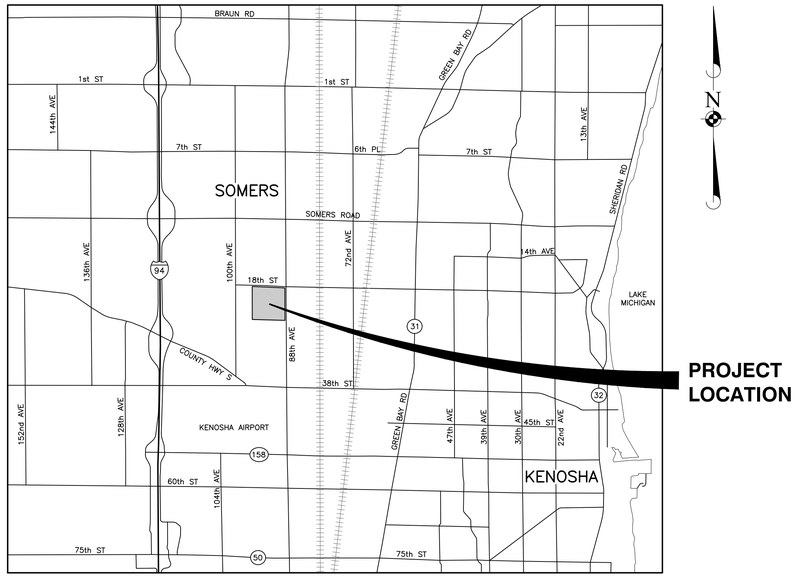
Notes

Engineering Plans

Preliminary Engineering
for
MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18th STREET AND 88th AVENUE
VILLAGE OF SOMERS, WISCONSIN

STANDARD SYMBOLS

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	
	CHAIN-LINK FENCE	
255.08	SPOT ELEVATION	792.8 C
	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	



PROJECT LOCATION

LOCATION MAP
N.T.S.

THREE LEAF PARTNERS
504 W JUNEAU AVENUE
MILWAUKEE, WISCONSIN 53203
414-775-0857

VERIDIAN HOMES
6801 SOUTH TOWNE DRIVE
MADISON, WISCONSIN 53713
608-226-3000

INDEX OF SHEETS

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1	TITLE SHEET
2	TYPICAL PUBLIC ROADWAY CROSS SECTIONS
3	PRELIMINARY GRADING PLAN – OVERALL
4	PRELIMINARY GRADING PLAN – NORTHWEST
5	PRELIMINARY GRADING PLAN – NORTHEAST
6	PRELIMINARY GRADING PLAN – CENTRAL WEST
7	PRELIMINARY GRADING PLAN – CENTRAL EAST
8	PRELIMINARY GRADING PLAN – SOUTHWEST
9	PRELIMINARY GRADING PLAN – SOUTHEAST
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17	ROAD ALIGNMENT PLAN
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19	PROFILE – EAST WEST 1 – STA. 16+00 TO STA. 24+97
20	PROFILE – EAST WEST 2 – STA. 1+00 TO STA. 17+00
21	PROFILE – EAST WEST 2 – STA. 17+00 TO STA. 28+62
22	PROFILE – EAST WEST 3 – STA. 0+00 TO STA. 16+00
23	PROFILE – EAST WEST 3 – STA. 16+00 TO STA. 24+20
24	PROFILE – EAST WEST 4 – STA. 0+00 TO STA. 12+88
25	PROFILE – EAST WEST 5 – STA. 0+00 TO STA. 9+74
26	PROFILE – EAST WEST 6 – STA. 0+00 TO STA. 9+60
27	PROFILE – SOUTH NORTH 1 – STA. 0+00 TO STA. 13+43
28	PROFILE – SOUTH NORTH 2 – STA. 0+00 TO STA. 7+36
29	PROFILE – SOUTH NORTH 3 – STA. 1+00 TO STA. 17+00
30	PROFILE – SOUTH NORTH 3 – STA. 17+00 TO STA. 30+85
31	PROFILE – SOUTH NORTH 4 – STA. 0+00 TO STA. 7+07
32	PROFILE – SOUTH NORTH 5 – STA. 0+00 TO STA. 7+07
33	PROFILE – SOUTH NORTH 6 – STA. 0+00 TO STA. 5+57

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A KENOSHA COUNTY GIS DATA. 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. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

ABBREVIATIONS

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

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RANDALL A. DRUECK
E-28870
PROFESSIONAL ENGINEER
SEAL

DATE	REVISIONS	DRAWN BY
12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS	MDE

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
TITLE SHEET

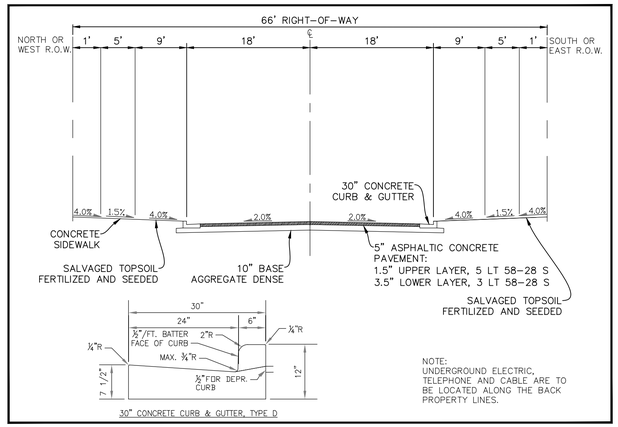
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PROJ. ASSOC.: ELR
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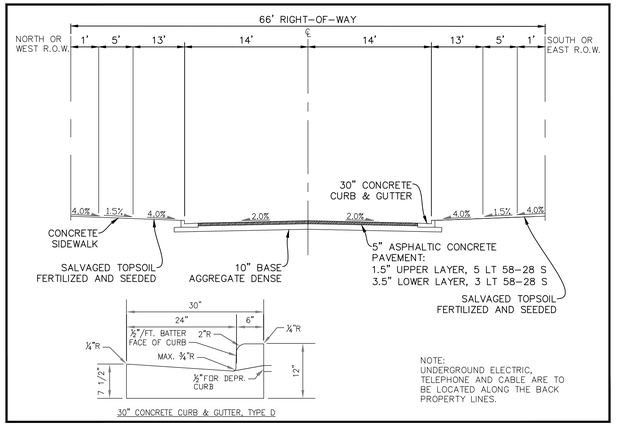
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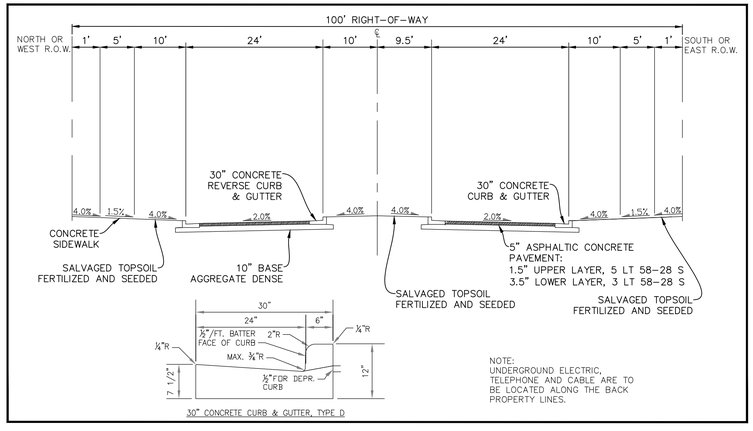
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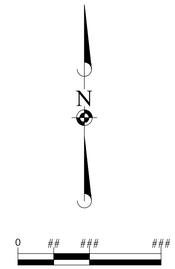
66' R.O.W. TYPICAL ROADWAY SECTION
SOMERS STANDARD FOR MINOR STREET



66' R.O.W. TYPICAL ROADWAY SECTION
MODIFIED SOMERS STANDARD FOR
MINOR STREET



100' R.O.W. TYPICAL ROADWAY SECTION



DRAWN BY	REVISIONS	DATE
MDE	REVISED PER PRELIMINARY VILLAGE COMMENTS	12-29-23

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
TYPICAL PUBLIC ROADWAY CROSS SECTIONS

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=XX'

SHEET
2 OF 33
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PRELIMINARY

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December 27, 2023 - 19:02 Dwg Name: P:\Vassco01\Civil\Eng\Preliminary\Plan Set\TYPICAL PUBLIC ROADWAY CROSS SECTIONS.dwg Updated By: ERieser

N

0 75 150 300

SCALE: 1"=150'

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MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - OVERALL

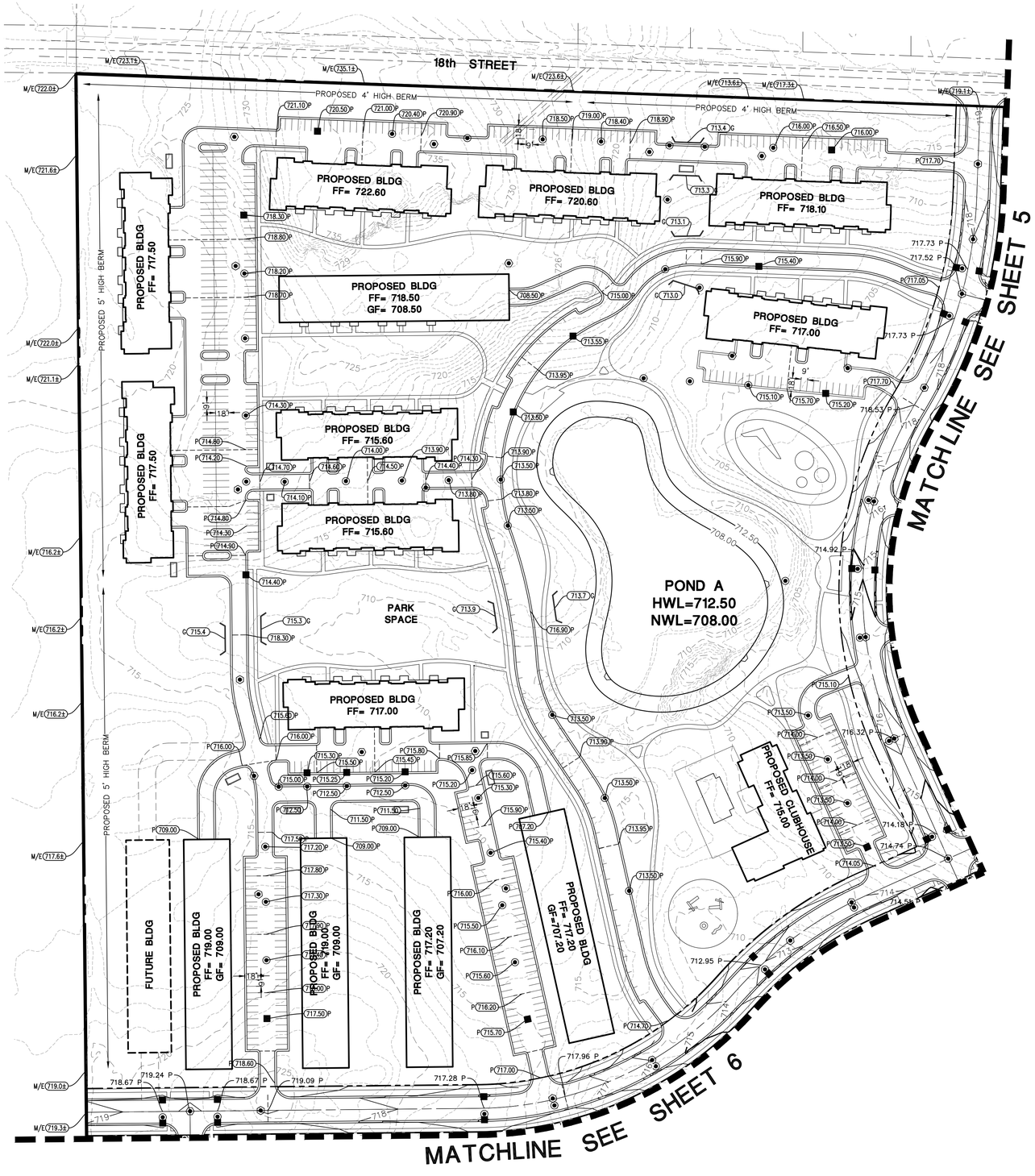
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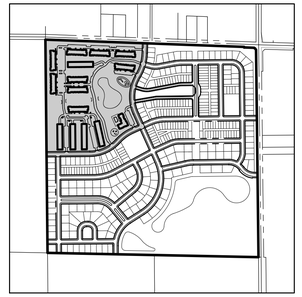
SHEET
3 OF 33
VSS.SOW01

PRELIMINARY

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September 29, 2023 - 10:59 Dwg Name: P:\Vossnow01\Data\Land\Preliminary\Plan Set\OVERALL GRADING.dwg Updated By: ERoster





KEY MAP

N

0 40 80 160

SCALE: 1"=80'

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. EXISTING TOPOGRAPHY SHOWN REPRESENTS KENOSHA COUNTY GIS 2015 CONTOURS. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

DRAWN BY	REVISIONS	DATE
MDE	REVISED PER PRELIMINARY VILLAGE COMMENTS	12-29-23

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - NORTHWEST

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=80'

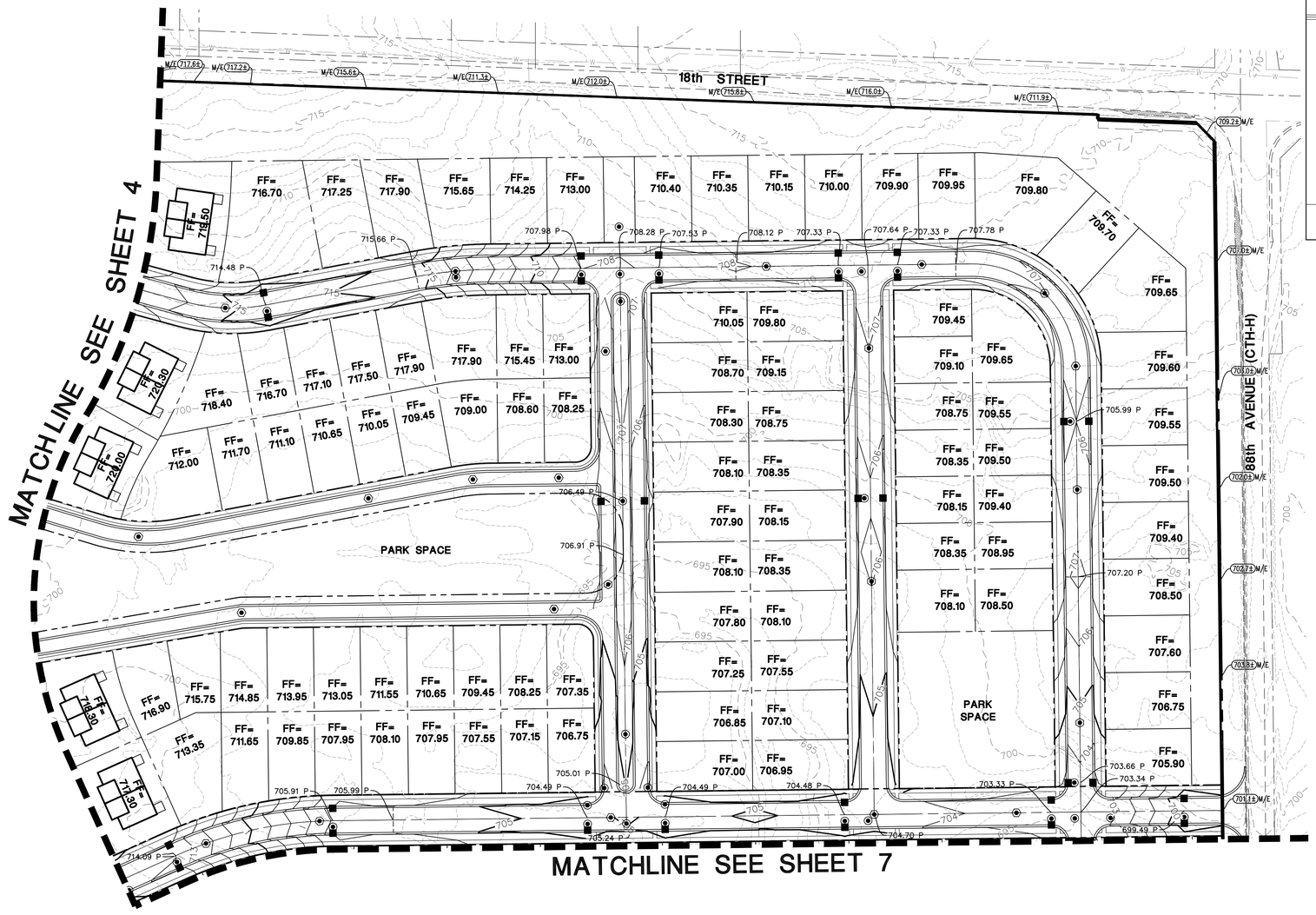
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VSS.SOW101

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December 27, 2023 - 10:54 Dwg. Name: P:\Vssow101\data\Eng\Preliminary\Plan Set\GRADING.dwg Updated By: ERieser



GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
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9. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

06-01-16

DRAWN BY	DATE	REVISIONS
MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY GRADING PLAN - NORTHEAST

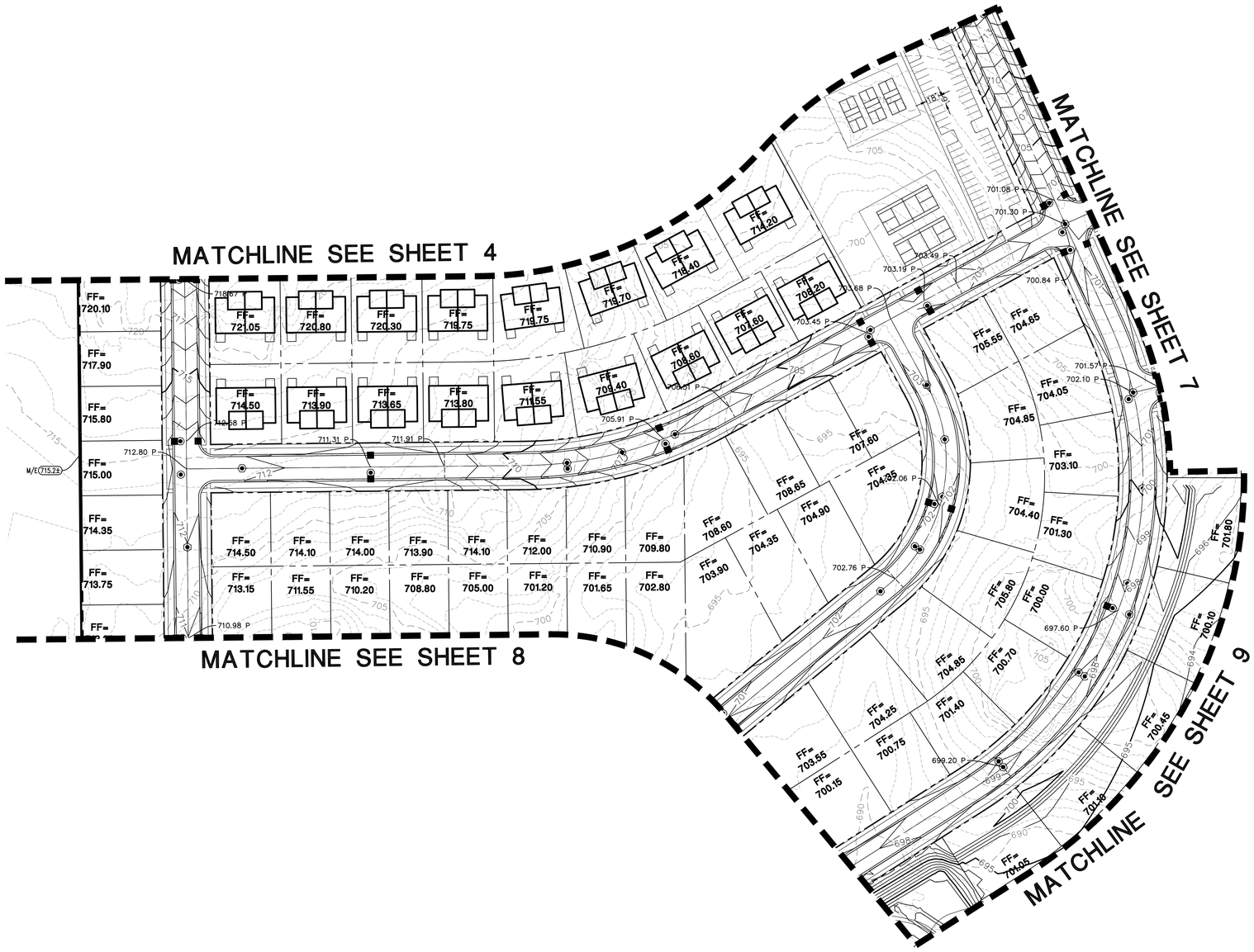
PROJ. MGR.:	MDE
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DATE:	09-27-23
SCALE:	1"=80'

SHEET 5 OF 33
VSS.SOWI01

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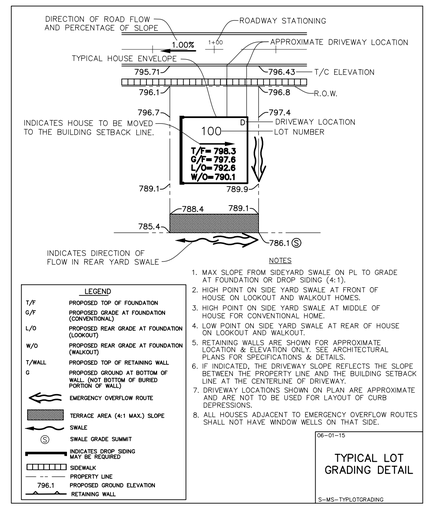


KEY MAP

N

0 40 80 160

SCALE: 1"=80'



06-01-16

GRADING NOTES:

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DRAWN BY	REVISIONS	DATE
MDE	REVISED PER PRELIMINARY VILLAGE COMMENTS	12-29-23

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - CENTRAL WEST

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DATE:	09-27-23
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SHEET

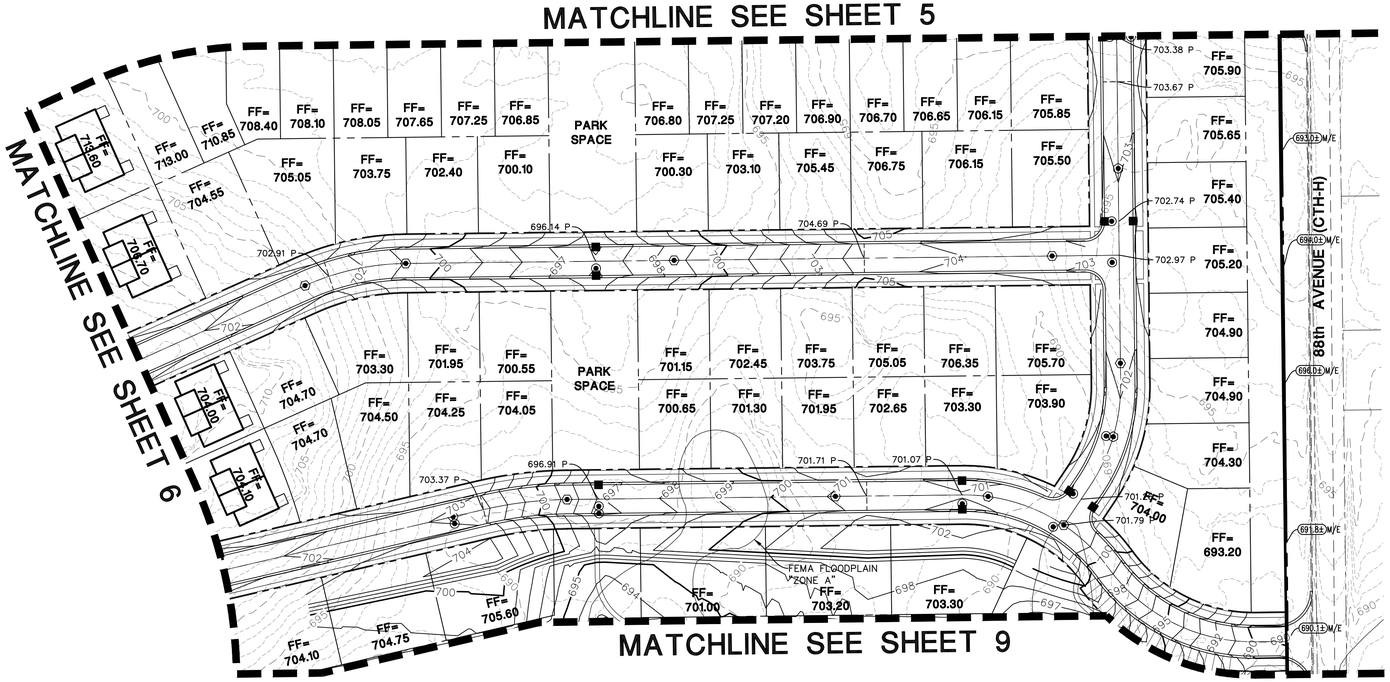
6 OF 33

VSS.SOW101

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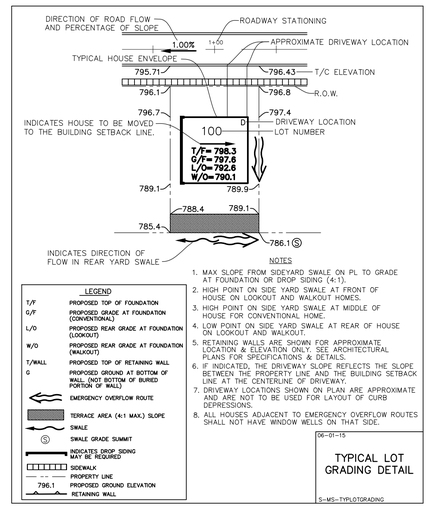


KEY MAP

N

0 40 80 160

SCALE: 1"=80'



LEGEND

T/F	PROPOSED TOP OF FOUNDATION
G/F	PROPOSED GRADE AT FOUNDATION (CONVENTIONAL)
L/O	PROPOSED REAR GRADE AT FOUNDATION (LOOKOUT)
W/O	PROPOSED REAR GRADE AT FOUNDATION (WALKOUT)
T/WALL	PROPOSED TOP OF RETAINING WALL
G	PROPOSED GROUND AT BOTTOM OF WALL (NOT BOTTOM OF BURIED PORTION OF WALL)
	EMERGENCY OVERFLOW ROUTE
	TERRACE AREA (4:1 MAX.) SLOPE
	SWALE
S	SWALE GRADE SUMMIT
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	SIDEWALK
	PROPERTY LINE
796.1	PROPOSED GROUND ELEVATION
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NOTES

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2. HIGH POINT ON SIDE YARD SWALE AT FRONT OF HOUSE ON LOOKOUT AND WALKOUT HOMES.
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8. ALL HOUSES ADJACENT TO EMERGENCY OVERFLOW ROUTES SHALL NOT HAVE WINDOW WELLS ON THAT SIDE.

06-01-15

TYPICAL LOT GRADING DETAIL

5-MS-TYPLOTGRADING

06-01-15

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MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - CENTRAL EAST

PRELIMINARY

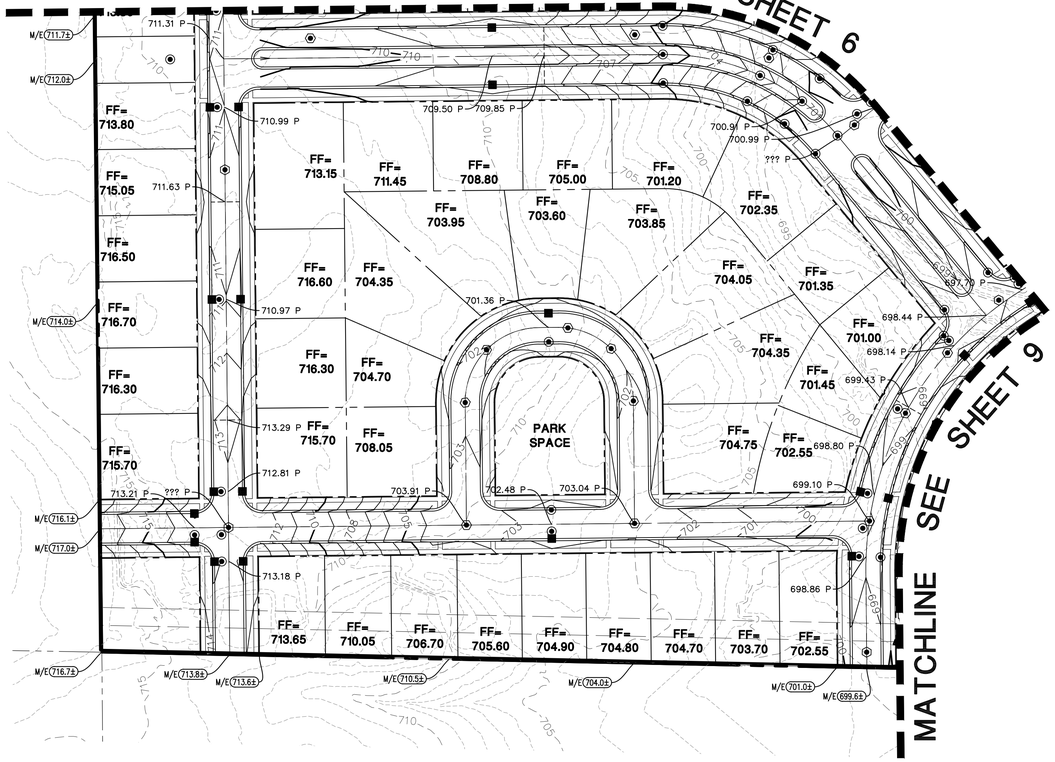
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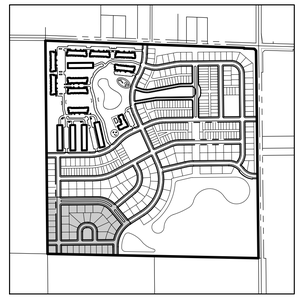
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VSS.SOW01

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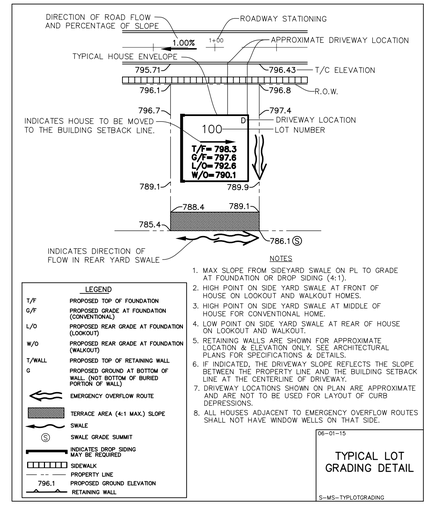




KEY MAP

0 40 80 160

SCALE: 1"=80'



LEGEND

T/F	PROPOSED TOP OF FOUNDATION
G/F	PROPOSED GRADE AT FOUNDATION (CONVENTIONAL)
L/O	PROPOSED REAR GRADE AT FOUNDATION (LOOKOUT)
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	TERRACE AREA (4:1 MAX.) SLOPE
	SWALE
S	SWALE GRADE SUMMIT
	INDICATES DROP SIDING MAY BE REQUIRED
	SIDEWALK
	PROPERTY LINE
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06-01-15

TYPICAL LOT GRADING DETAIL

S-MS-TYPLOTGRADING

06-01-15

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DRAWN BY	REVISIONS	DATE
MDE	REVISED PER PRELIMINARY VILLAGE COMMENTS	12-29-23

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY GRADING PLAN - SOUTHWEST

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=80'

SHEET 8 OF 33

VSS.SOW101

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MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

POND B
HWL=693.50
NWL=688.50

POND C
HWL=693.50
NWL=688.50

FEMA FLOODPLAIN "ZONE A"

88th AVENUE (CTH-H)

685.4± M/E

690.9± M/E

685.5± M/E

690.0 M/E G

698.2 M/E G

694.4 M/E G

686.1 M/E G

686.1 M/E G

694.00 G

M/E 691.2±

M/E 692.7±

M/E 685.0±

N

0 40 80 160

SCALE: 1"=80'

KEY MAP

06-01-16

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY GRADING PLAN - SOUTHEAST

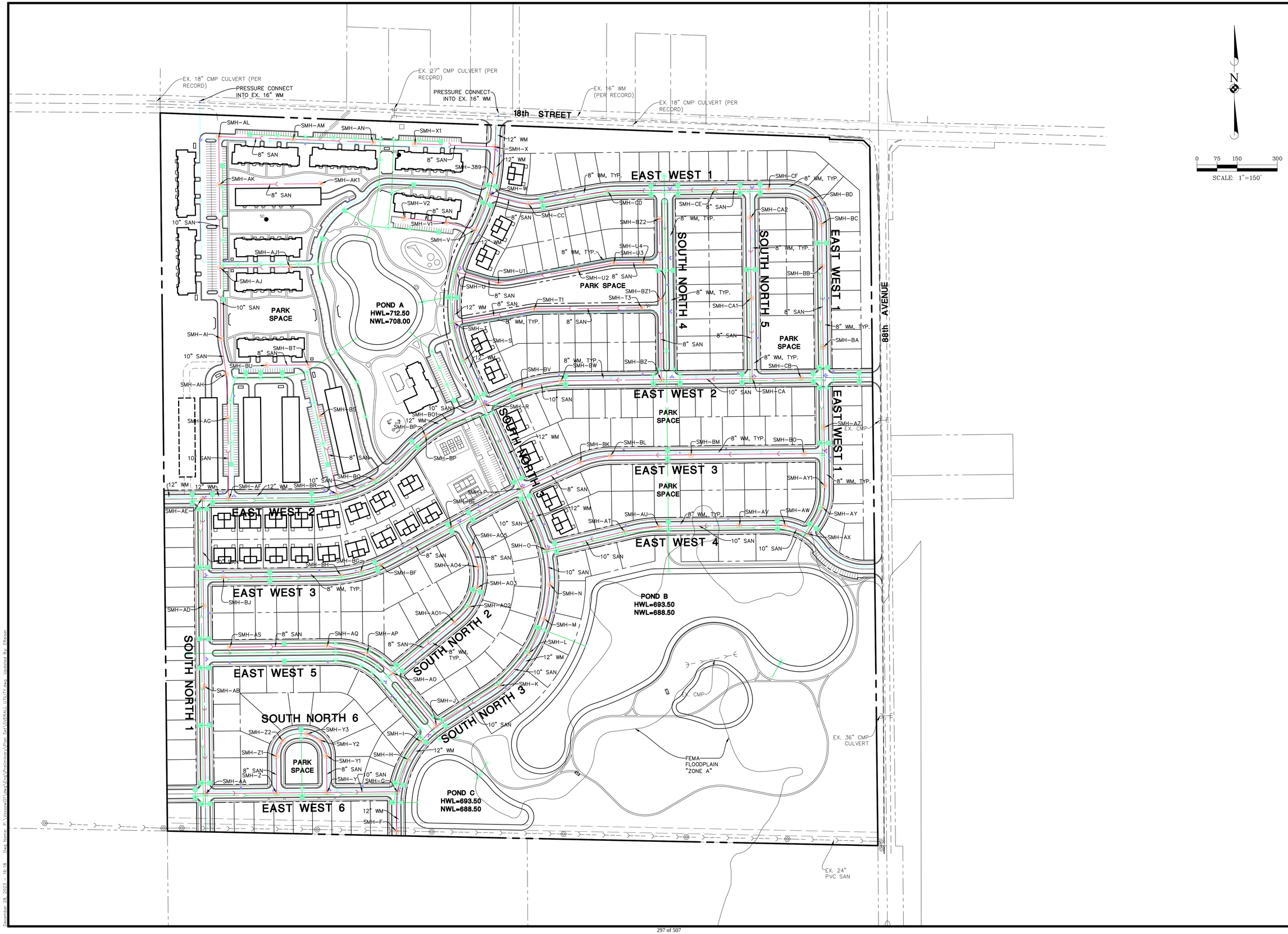
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PROJ. ASSOC.:	ELR
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DATE:	09-27-23
SCALE:	1"=80'

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9 OF 33
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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - OVERALL

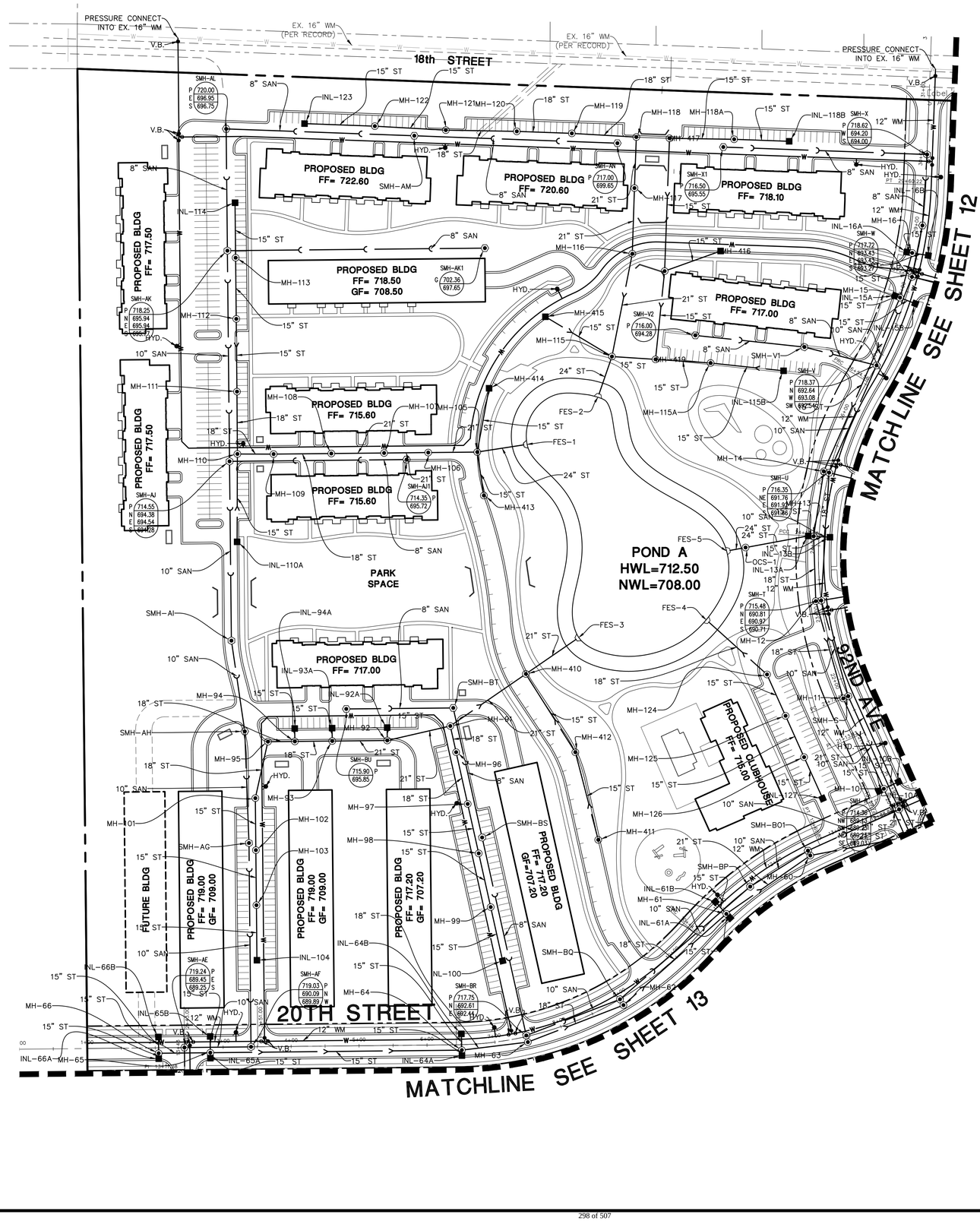
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DATE:	09-27-23
SCALE:	1"=150'

SHEET
10 OF 33
VSS.SOW101

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December 28, 2023 - 10:18 Dwg Name: P:\Vassaw01\Vara\Civil\Preliminary\Plan Set\OVERALL UTILITY.dwg Updated By: ERieser





KEY MAP

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0 40 80 160

SCALE: 1"=80'

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
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13. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DATE	REVISIONS	DRAWN BY
12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS	MDE

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - NORTHWEST

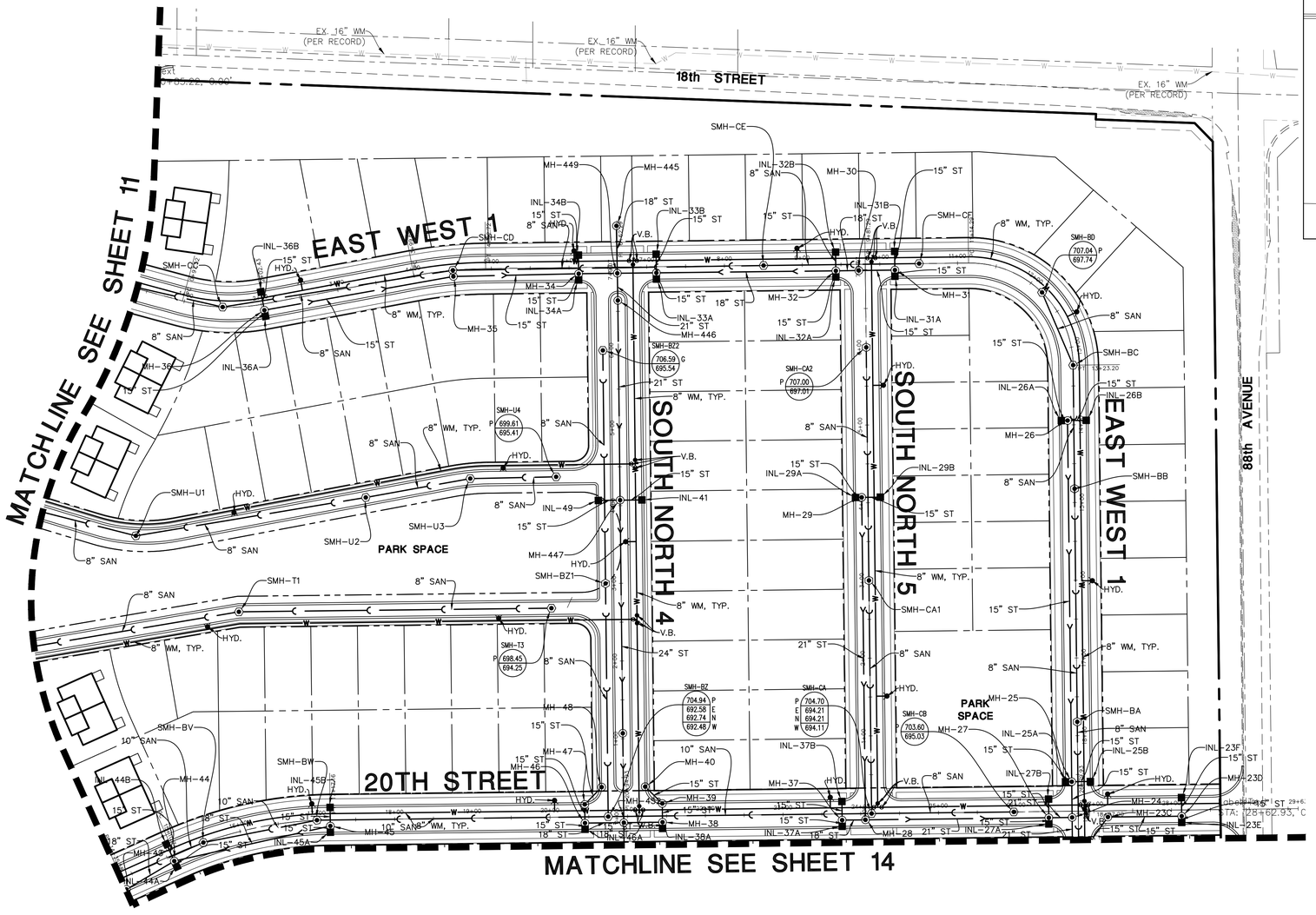
PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=80'

SHEET
11 OF 33
VSS.SOW101

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December 28, 2023 - 16:24 Dwg Name: P:\Vsssow01\dwg\Eng\Preliminary\Plan Set\VUTIL17.dwg Updated By: EReiser



08-01-16

UTILITY NOTES:

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DATE	REVISIONS	DRAWN BY
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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - NORTHEAST

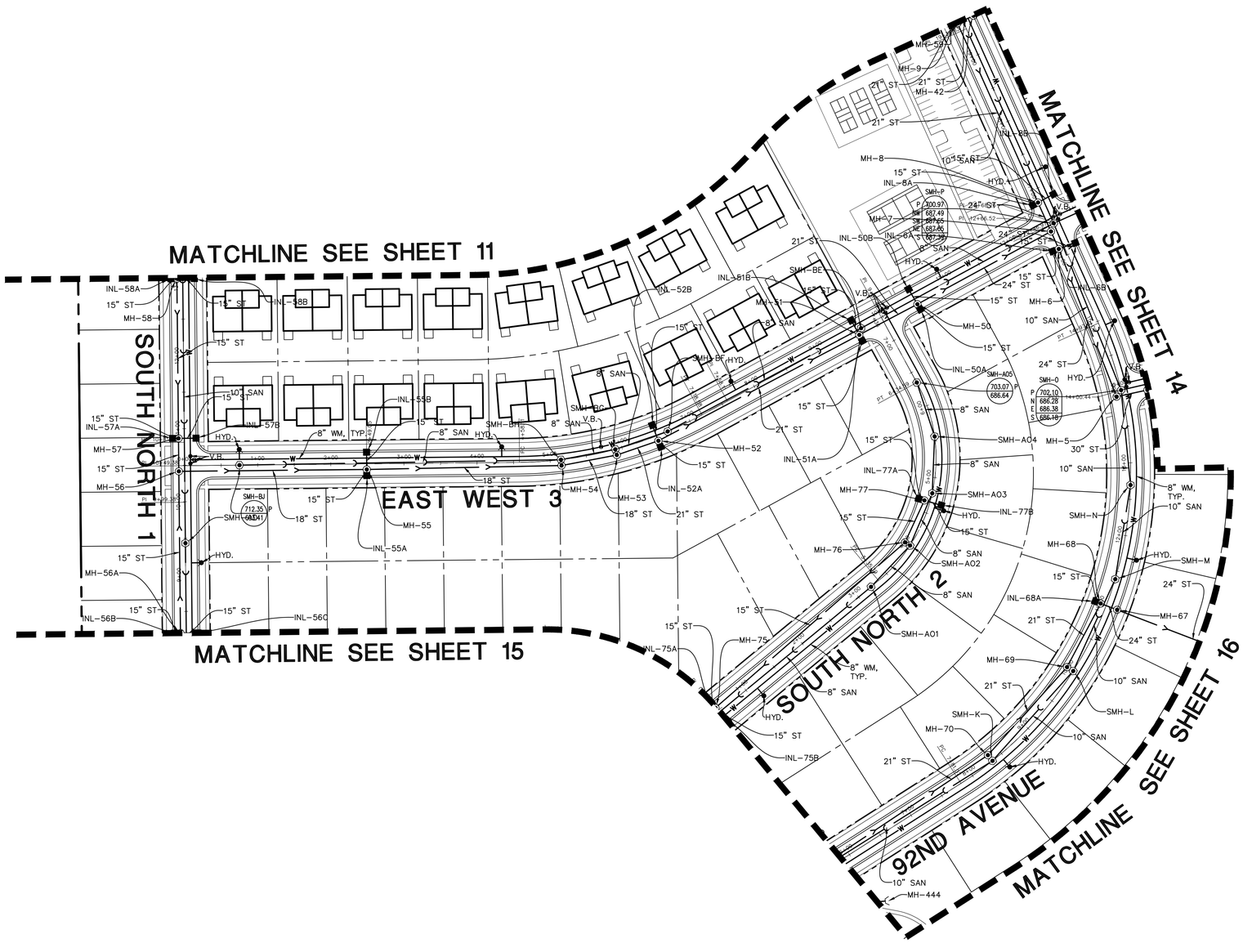
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DATE: 09-27-23
SCALE: 1"=80'

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12 OF 33
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December 28, 2023 - 1:16:24 Dwg Name: P:\Vssrsw01\Data\Eng\Preliminary\Plan Set\UTILITY.dwg Updated By: EReiser





KEY MAP

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0 40 80 160

SCALE: 1"=80'

04-01-16

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - CENTRAL WEST

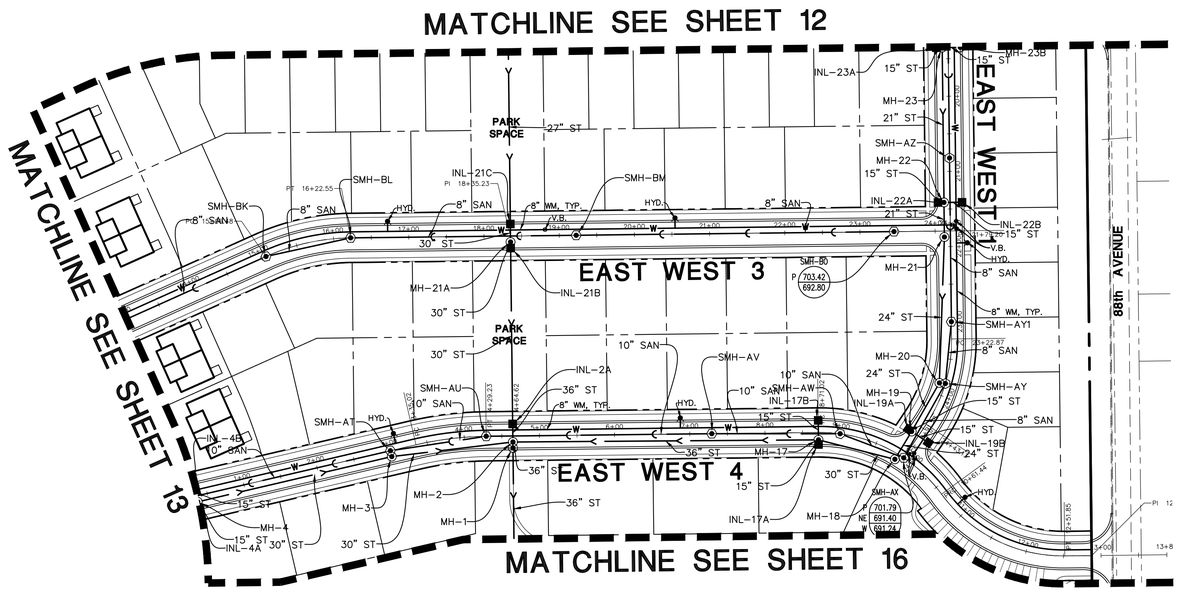
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13 OF 33
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KEY MAP

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0 48 95 190

SCALE: 1"=95'

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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - CENTRAL EAST

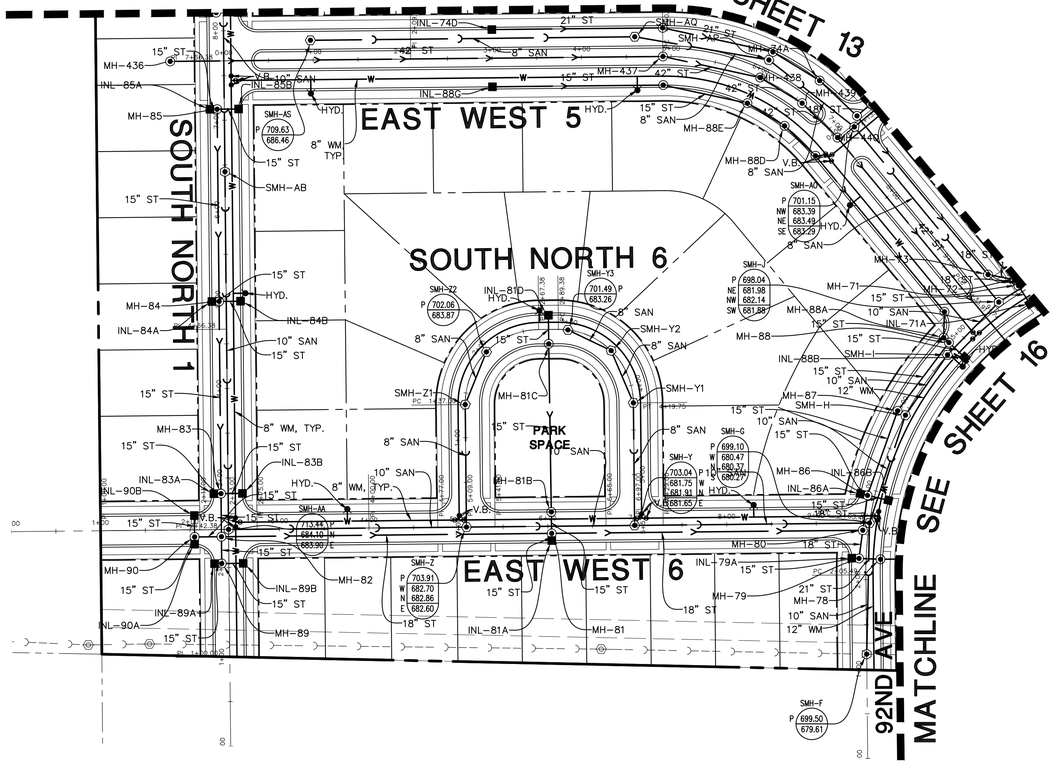
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PROJ. ASSOC.: ELR
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DATE: 09-27-23
SCALE: 1"=80'

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14 OF 33
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December 28, 2023 - 16:24 Dwg Name: P:\Vssow01\Dwg\Eng\Preliminary\Plan Set\UTILITY.dwg Updated By: ERoster





KEY MAP

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0 40 80 160

SCALE: 1"=80'

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VILLAGE OF SOMERS, WISCONSIN

PRELIMINARY UTILITY PLAN - SOUTHWEST

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=80'

SHEET 15 OF 33

VSS.SOW101

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December 28, 2023 - 10:24 Dwg Name: P:\Vassallo\Data\Engineering\Preliminary\Plan Sets\UTILITY.dwg Updated By: ERelair

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 15

MATCHLINE

FES-10

POND B
HWL=693.50
NWL=688.50

FES-9

FES-11

OCS-3

24" ST

FES-12

88th AVENUE

42" ST

MH-443

FES-8

24" ST

OCS 2

21" ST

24" ST

FES-7

POND C
HWL=693.50
NWL=688.50

FES-6

N

0 40 80 160

SCALE: 1"=80'

KEY MAP

08-01-16

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY UTILITY PLAN - SOUTHEAST

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ---
DATE: 09-27-23
SCALE: 1"=80'

SHEET
16 OF 33
VSS.SOW101

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December 29, 2023 - 16:24 Dwg Name: P:\Vsseast01\dgn\Civil\Preliminary\Plan Set\UTILITY.dwg Updated By: ERoiser



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SCALE: 1"=150'

DRAWN BY	REVISIONS	DATE
MDE	REVISED PER PRELIMINARY VILLAGE COMMENTS	12-29-23

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
ROAD ALIGNMENT PLAN

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
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DATE:	09-27-23
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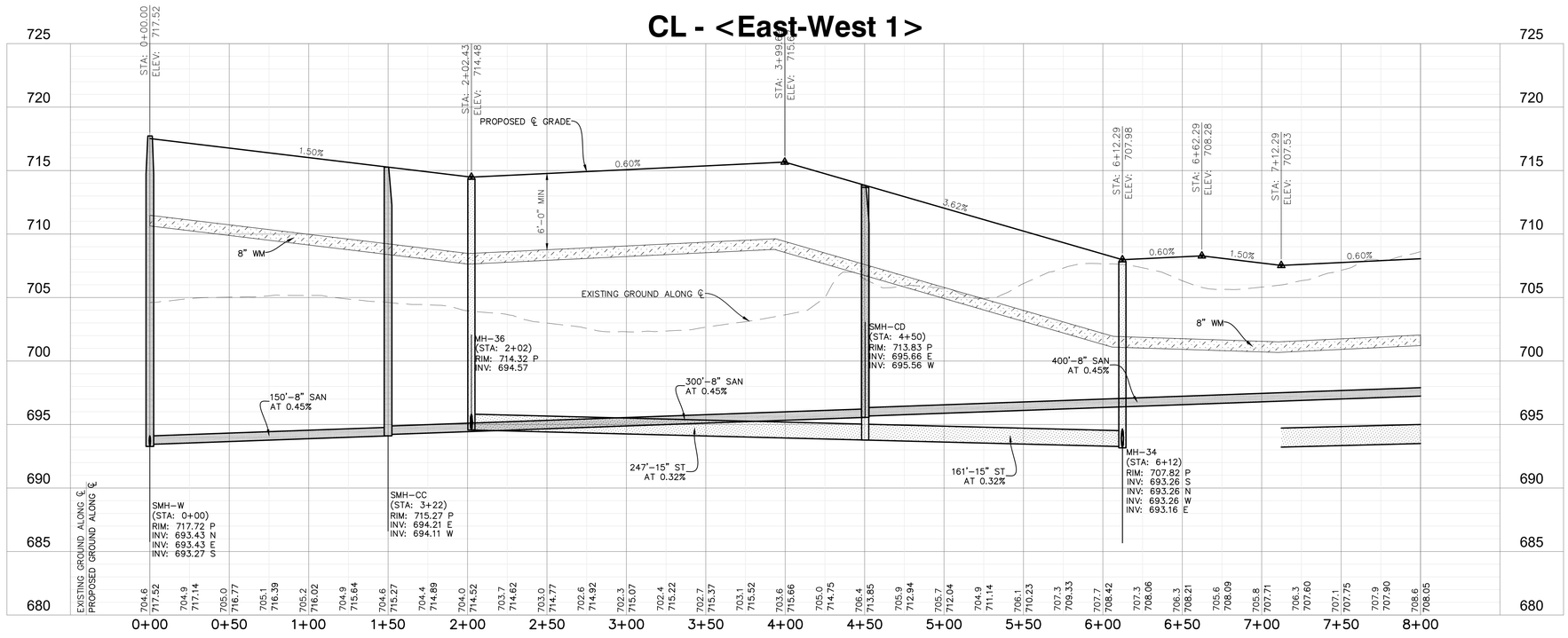
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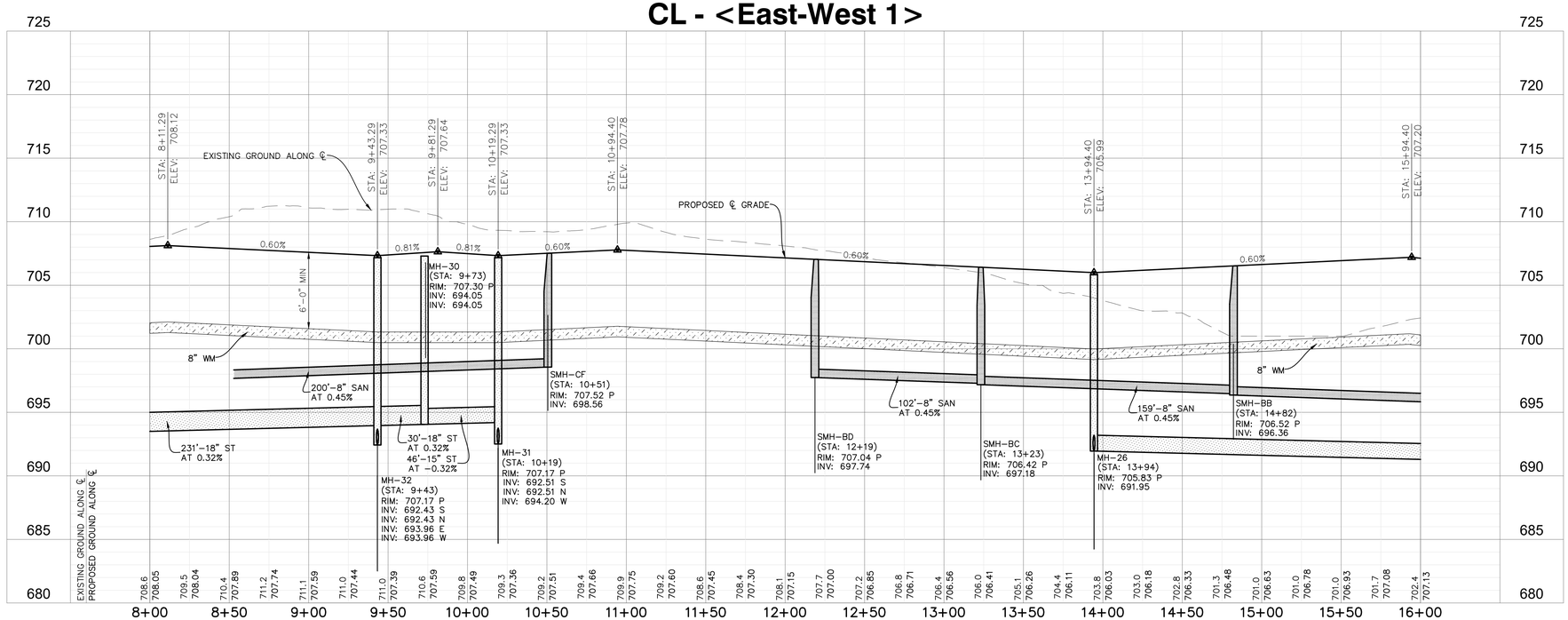
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SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <East-West 1>



DATE	REVISIONS	DRAWN BY
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MAPLECREST SUBDIVISION

VILLAGE OF SOMERS, WISCONSIN

PROFILE - EAST WEST 1 - STA. 0+00 TO STA. 16+00

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
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DATE:	09-27-23
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SHEET 18 OF 33

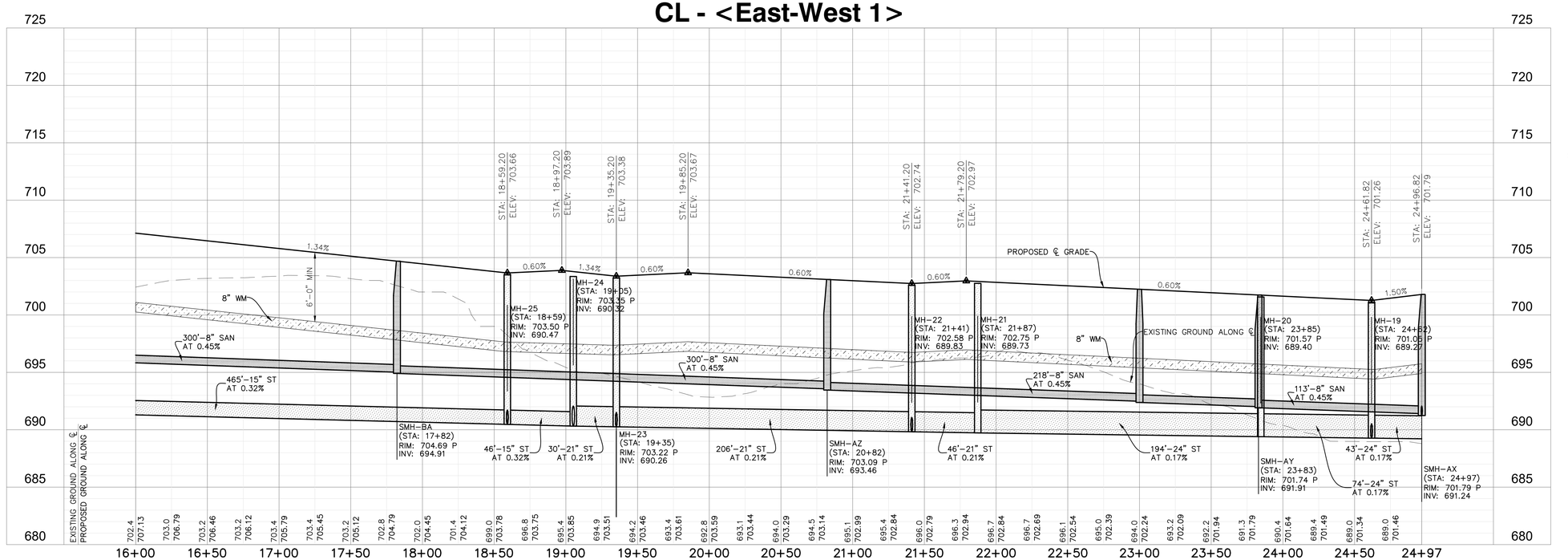
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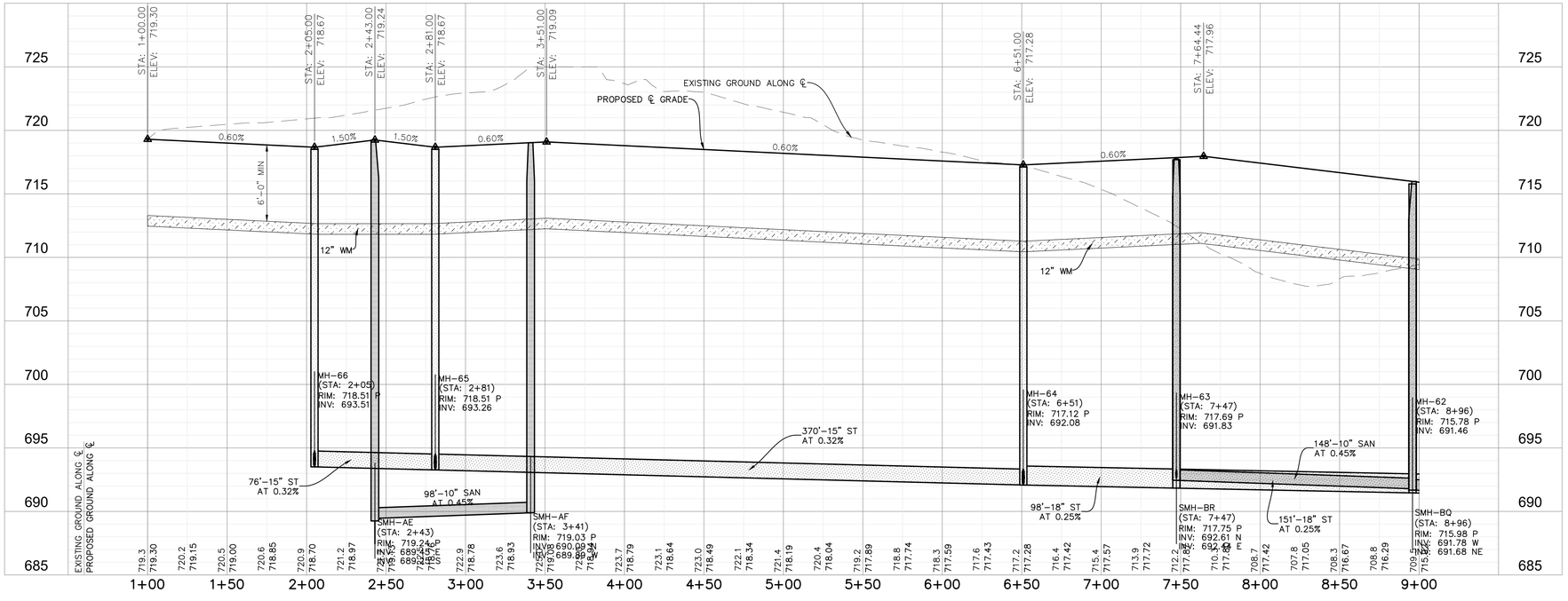
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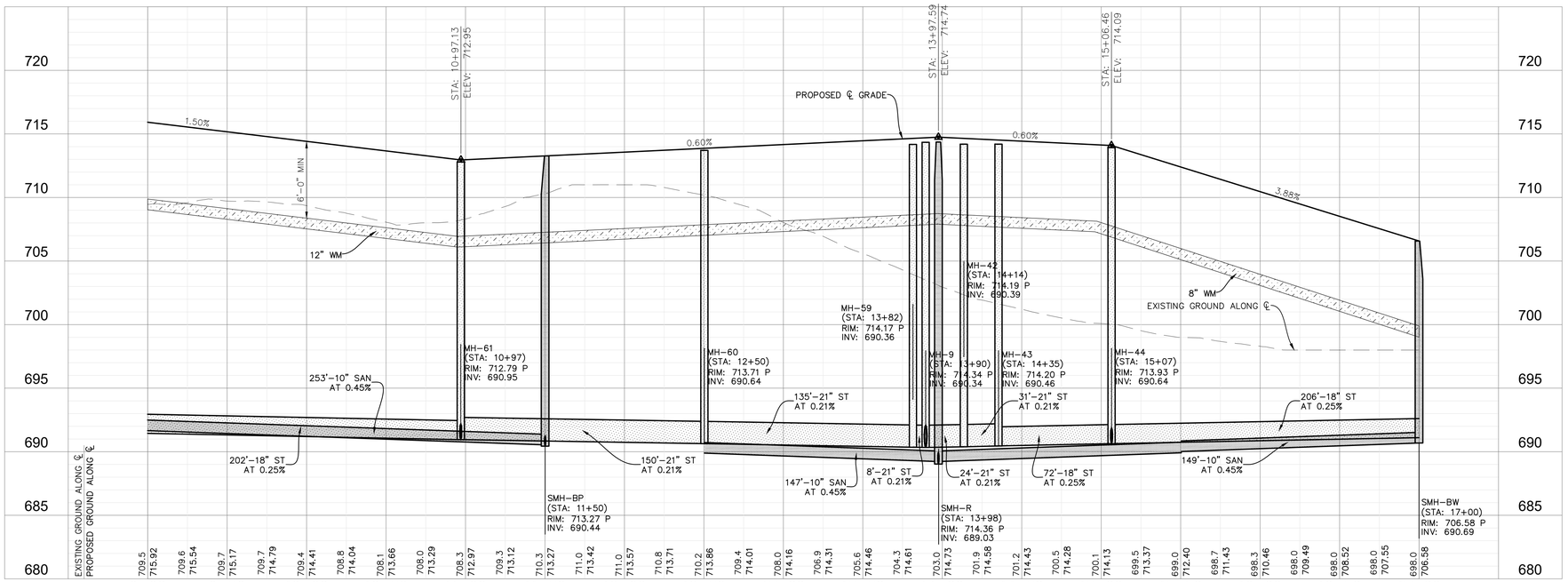
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0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <20th Street>



DRAWN BY	DATE	REVISIONS
MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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MAPLECREST SUBDIVISION
VILLAGE OF SOMERS, WISCONSIN
PROFILE - 20TH STREET - STA. 1+00 TO STA. 17+00

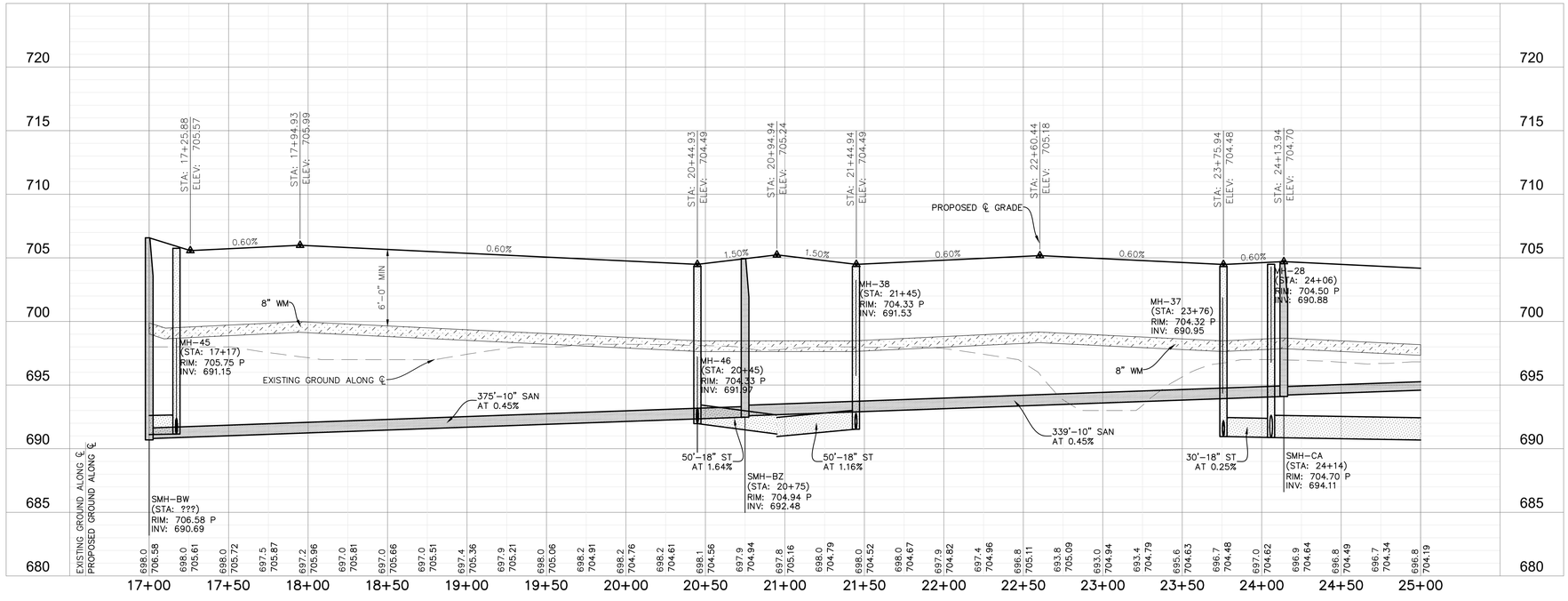
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PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=XX'

SHEET
20 OF 33
VSS.SOWI01

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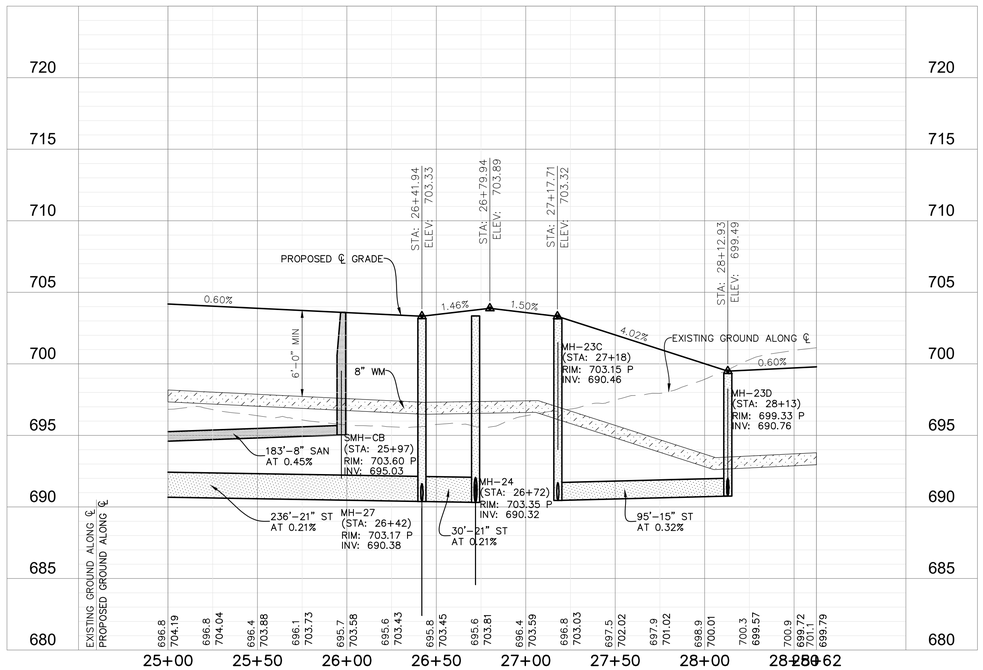
CL - <20th Street>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <20th Street>



DRAWN BY	DATE	REVISIONS
MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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VILLAGE OF SOMERS, WISCONSIN
PROFILE - 20TH STREET - STA. 17+00 TO STA. 28+62

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=XX'

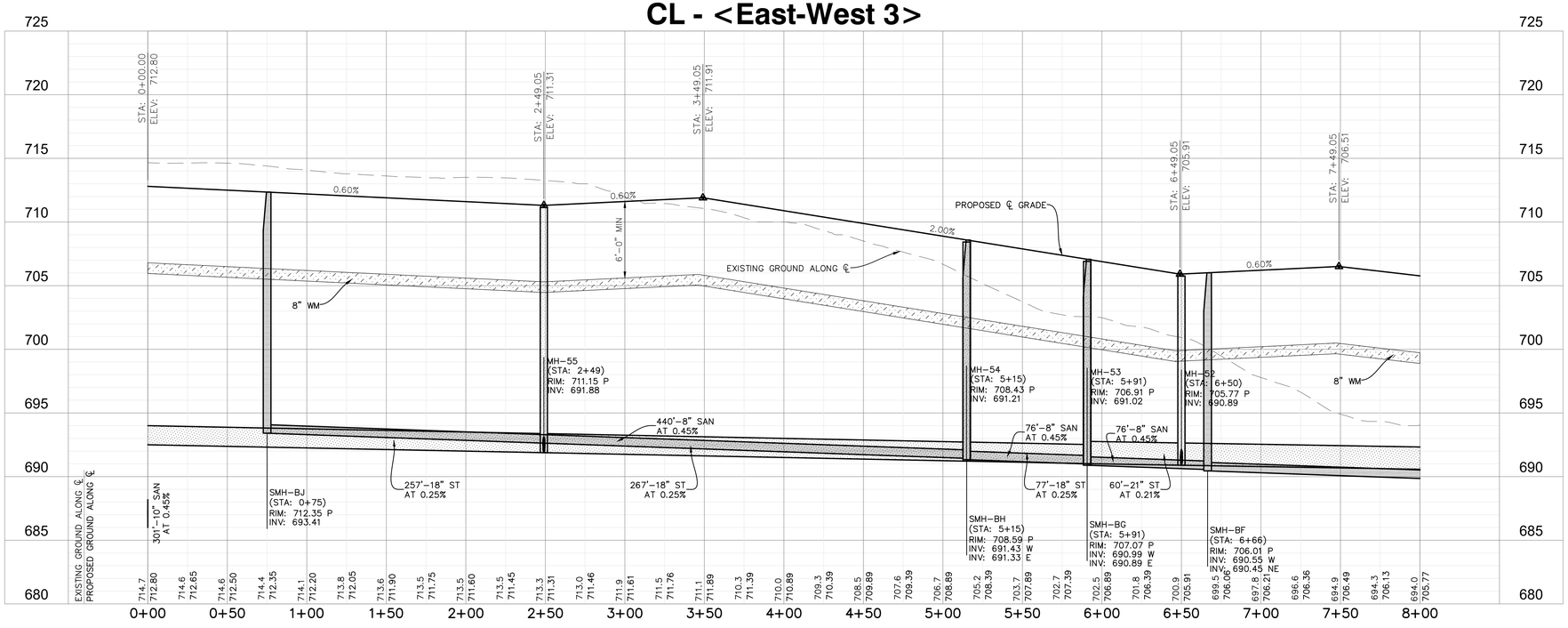
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21 OF 33
VSS.SOWI01

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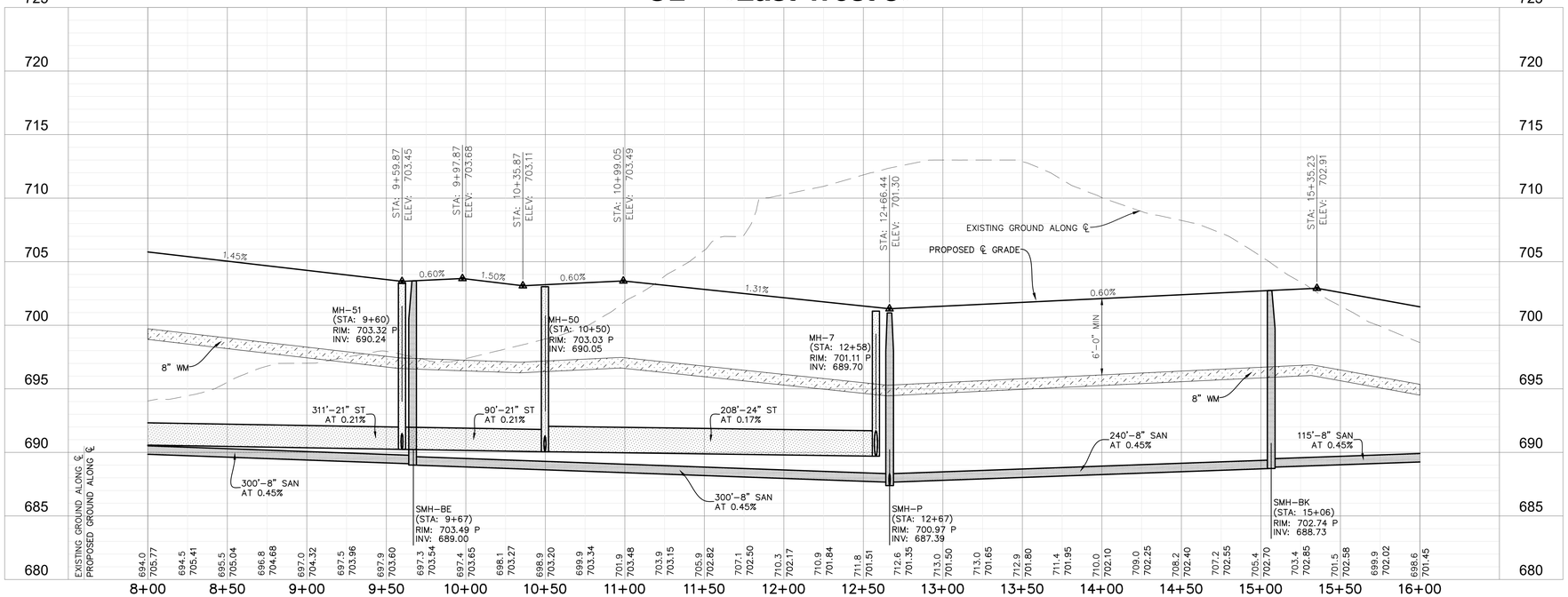
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VERTICAL SCALE: 1"=5'

CL - <East-West 3>



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	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS	

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VILLAGE OF SOMERS, WISCONSIN
PROFILE - EAST WEST 3 - STA. 0+00 TO STA. 16+00

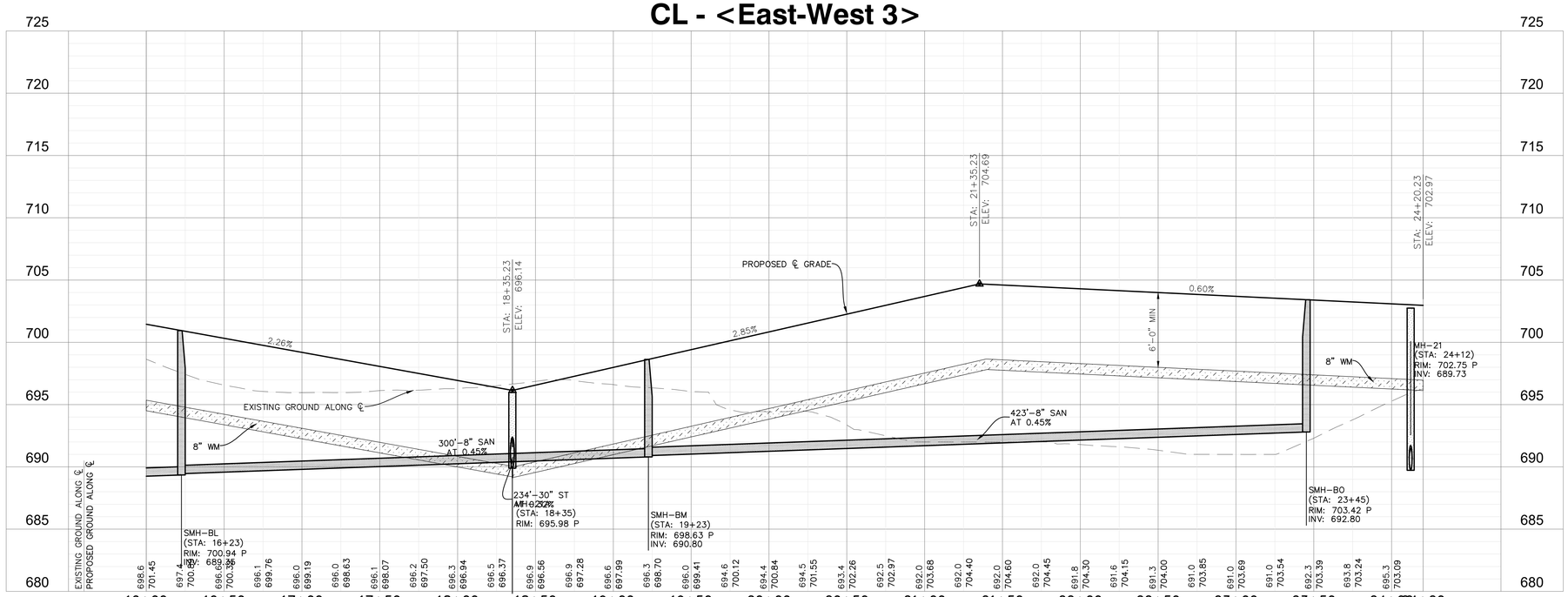
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PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=XX'

SHEET
22 OF 33
VSS.SOWI01

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CL - <East-West 3>



	16+00	16+50	17+00	17+50	18+00	18+50	19+00	19+50	20+00	20+50	21+00	21+50	22+00	22+50	23+00	23+50	24+00	24+20
EXISTING GROUND ALONG ℄	698.6	697.4	696.6	696.1	696.2	696.5	695.9	696.3	696.0	694.6	694.4	694.5	693.4	692.5	692.0	692.0	691.8	691.6	691.3	691.0	691.0	691.0	692.3	693.8	695.3		
PROPOSED GROUND ALONG ℄	701.45	700.84	700.32	699.76	699.19	698.63	698.07	697.50	696.94	696.37	696.56	696.99	697.28	697.99	698.70	699.41	700.12	700.84	701.55	702.26	702.97	703.68	704.40	704.30	704.15	704.00	704.00	703.85	703.69	703.54	703.39	703.24	703.09			

	16+00	16+50	17+00	17+50	18+00	18+50	19+00	19+50	20+00	20+50	21+00	21+50	22+00	22+50	23+00	23+50	24+00	24+20

DRAWN BY	REVISIONS	DATE
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VILLAGE OF SOMERS, WISCONSIN

PROFILE - EAST WEST 3 - STA. 16+00 TO STA. 24+20

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

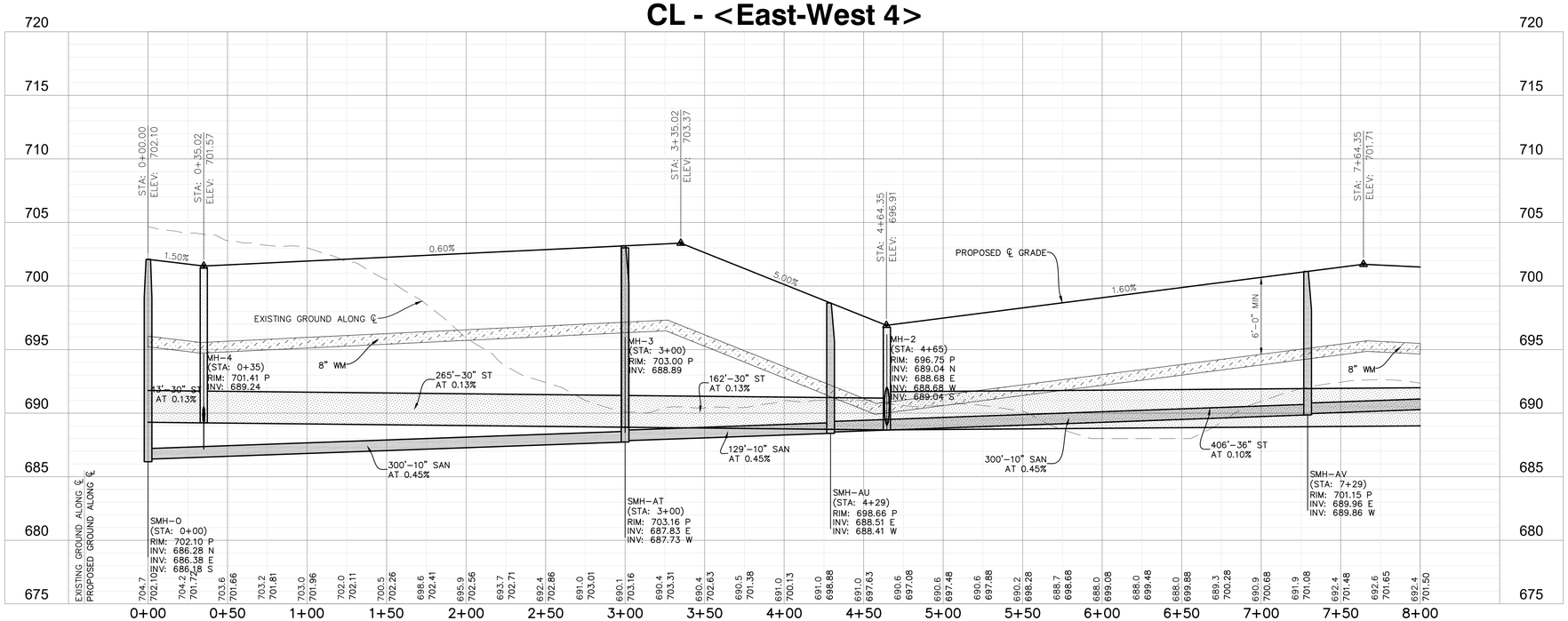
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23 OF 33
VSS.SOWI01

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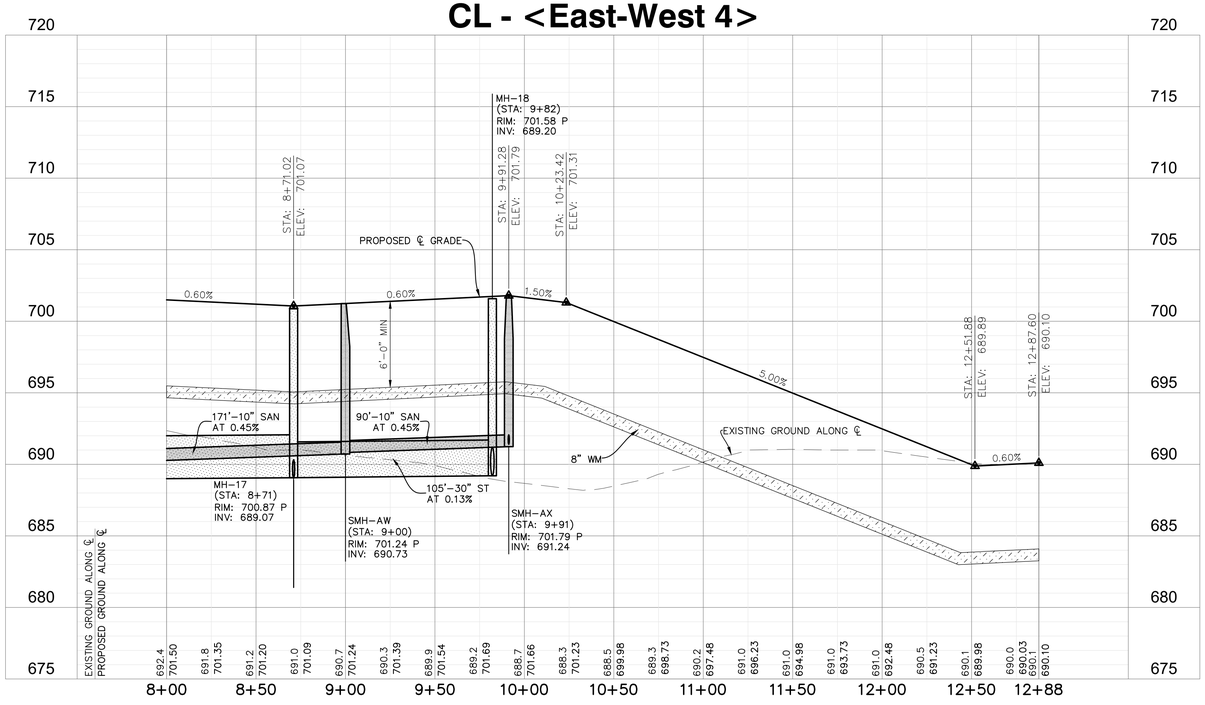
CL - <East-West 4>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <East-West 4>



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MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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PROFILE - EAST WEST 4 - STA. 0+00 TO STA. 12+88

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=XX'

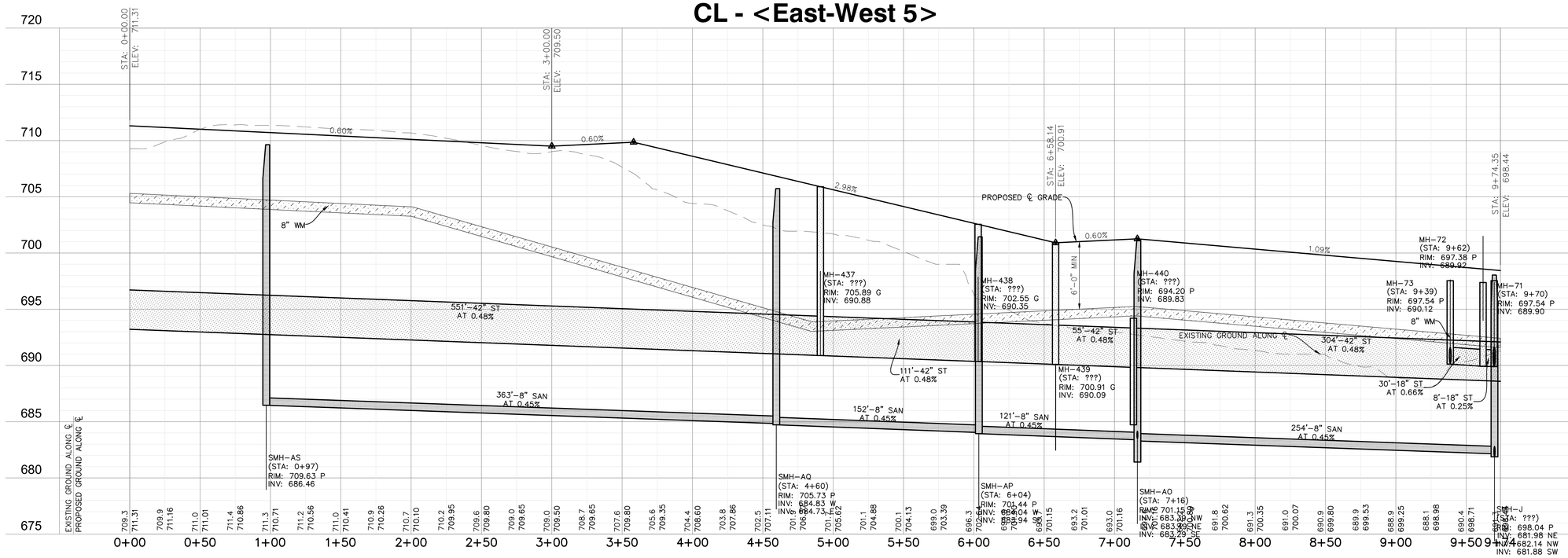
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24 OF 33
VSS.SOWI01

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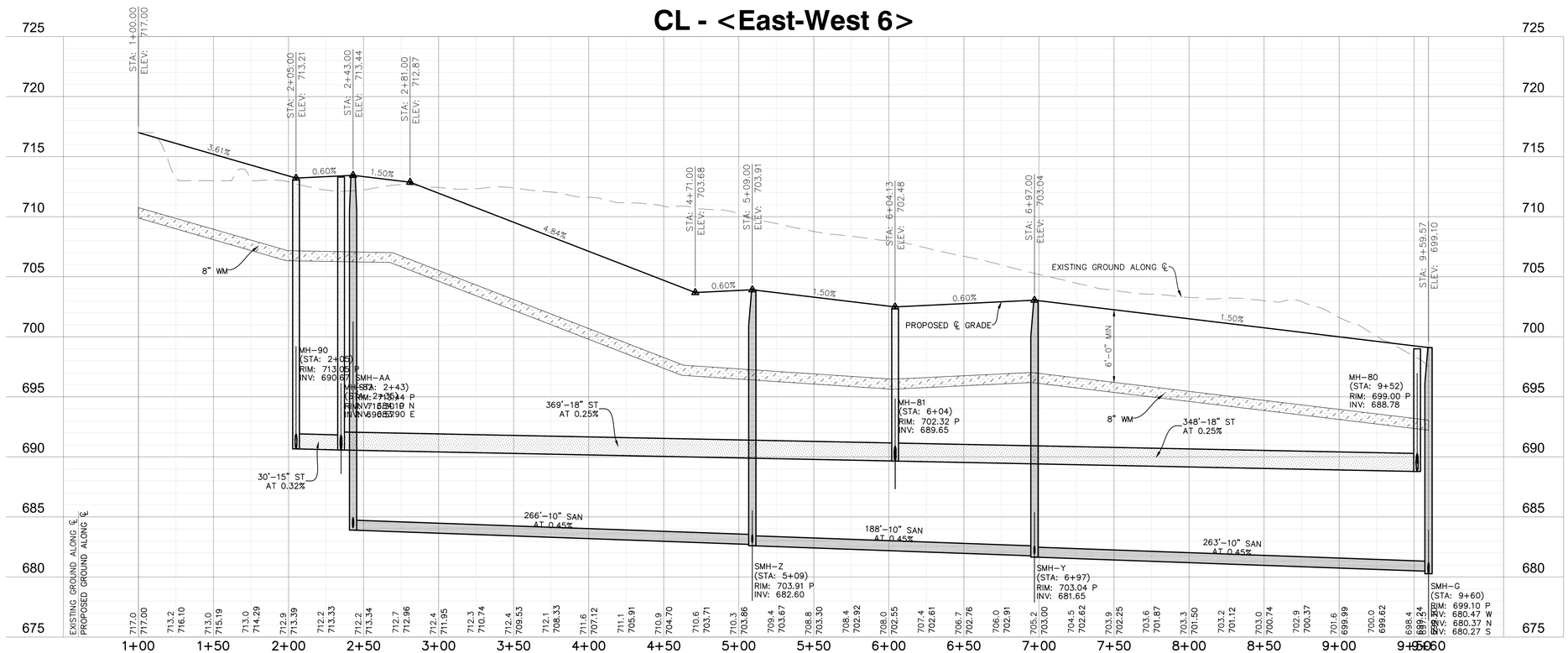
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CL - <East-West 5>



0 20 40 80
SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <East-West 6>



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PROFILE - EAST WEST 5 - STA. 0+00 TO STA. 9+74

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	---
DATE:	09-27-23
SCALE:	1"=XX'

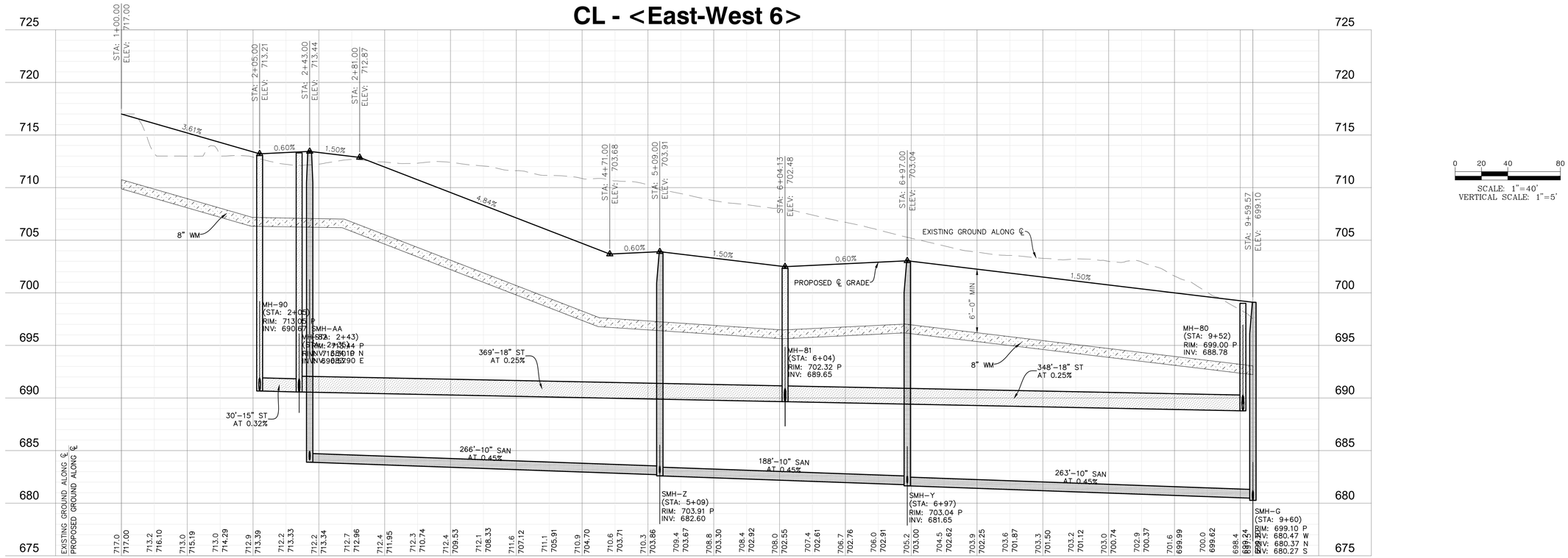
SHEET
25 OF 33
VSS.SOWI01

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CL - <East-West 6>



SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

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PROFILE - EAST WEST 6 - STA. 0+00 TO STA. 9+60

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ---
DATE: 09-27-23
SCALE: 1"=XX'

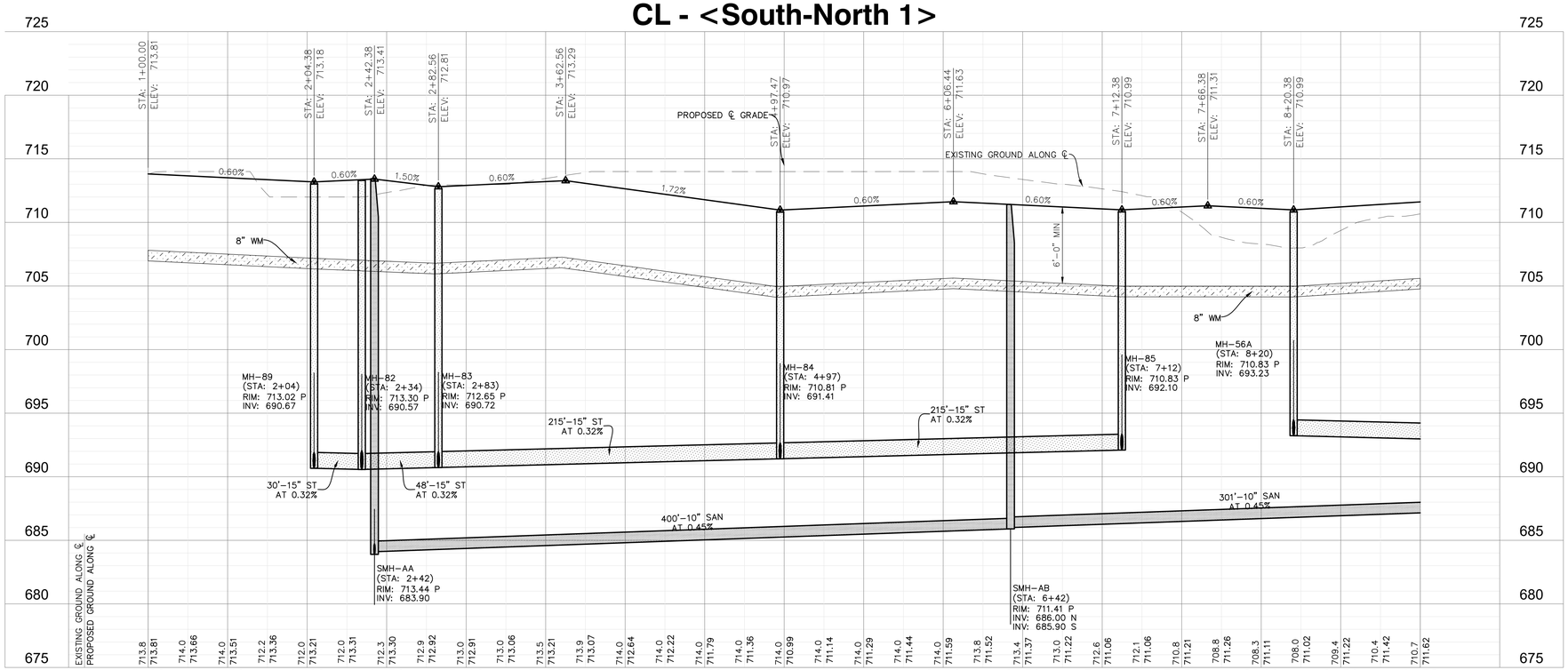
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26 OF 33
VSS.SOW101

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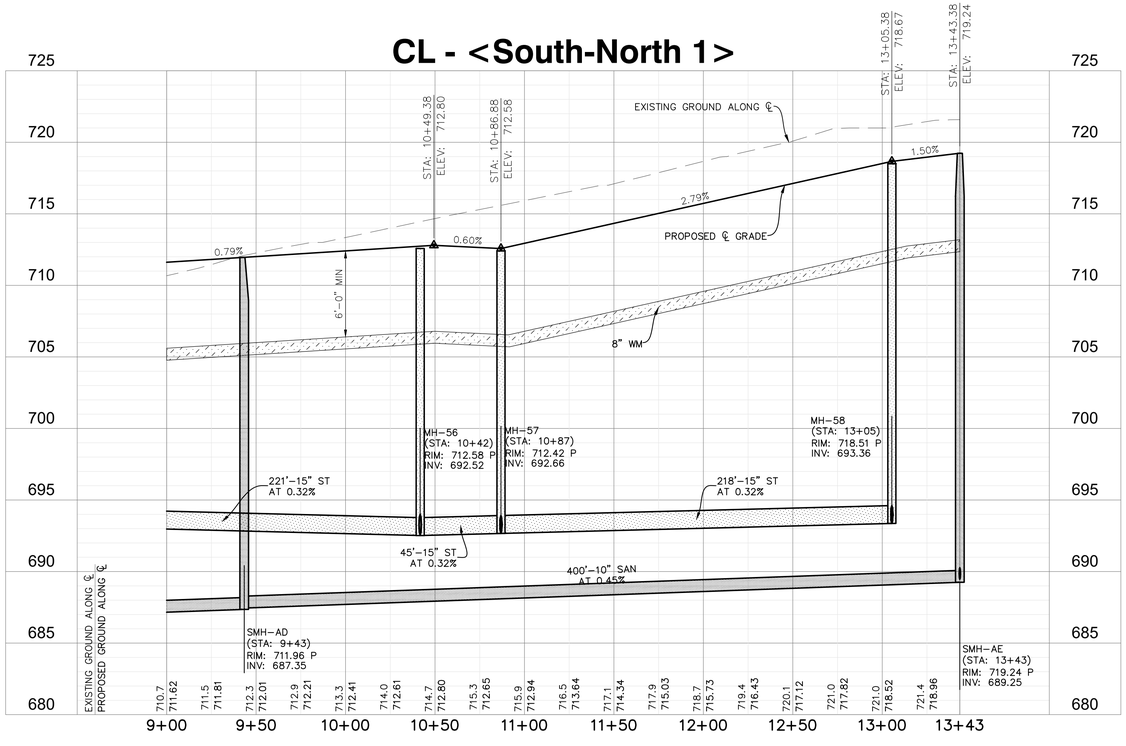
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December 28, 2023 – 17:01 Dwg Name: P:\Vsssow01\Civil\Eng\Preliminary\Prim. Set\ALIGNMENT LAYOUT.dwg Updated By: ERedder

CL - <South-North 1>



CL - <South-North 1>



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MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 1 - STA. 0+00 TO STA. 13+43

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
SCALE:	1"=XX'

SHEET 27 OF 33

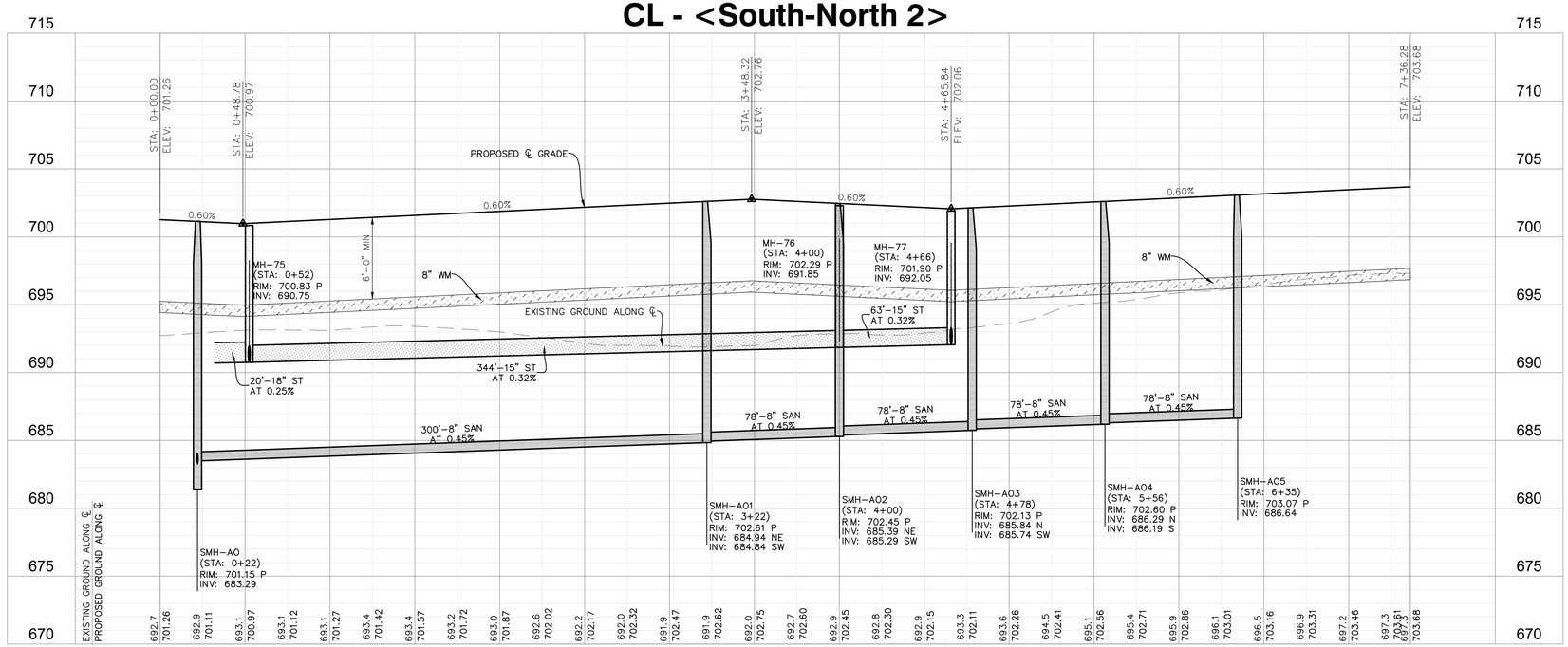
VSS.SOW101

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December 28, 2023 - 17:01 Dwg Name: P:\Vassaw01\Varia\Civil\Preliminary\Plan Set\ALIGNMENT (LAYOUT.dwg Updated By: ERester

CL - <South-North 2>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

DRAWN BY	DATE	REVISIONS
MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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PROFILE - SOUTH NORTH 2 - STA. 0+00 TO STA. 7+36

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

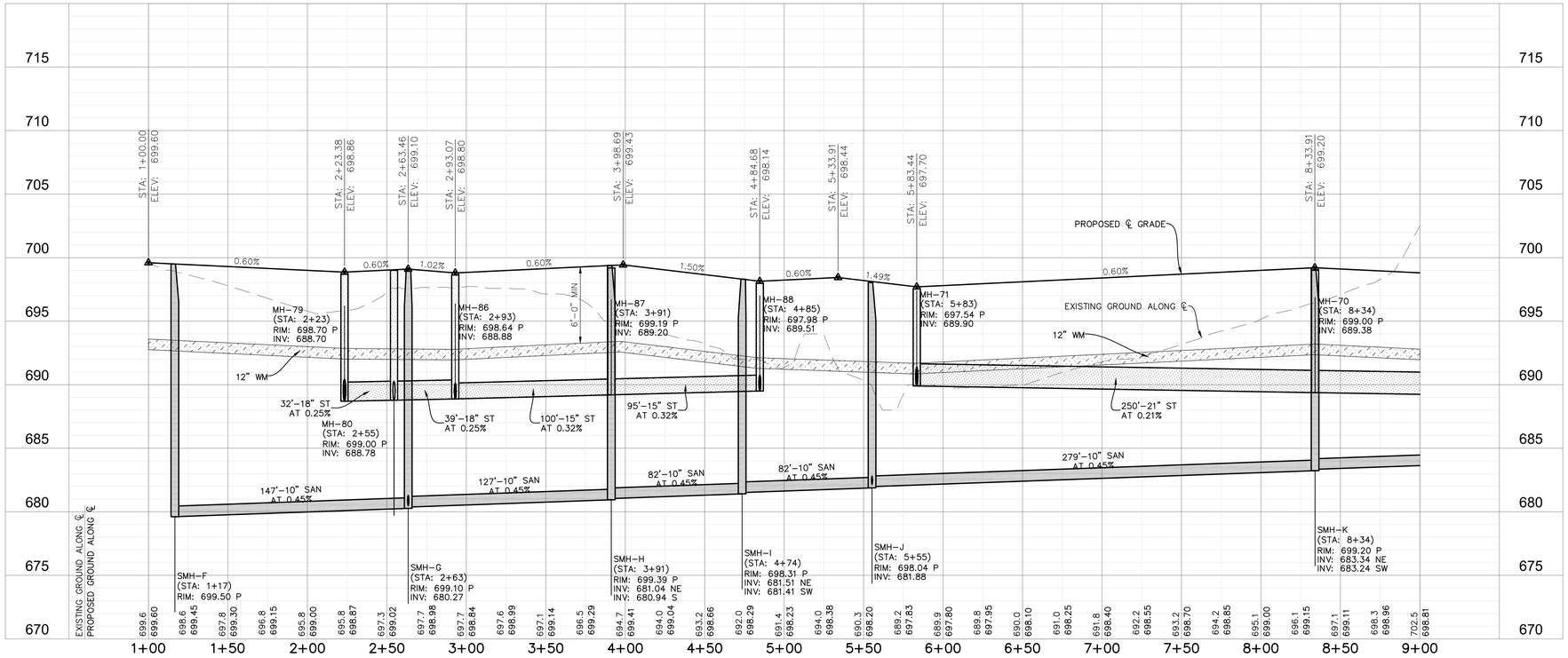
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VSS.SOW01

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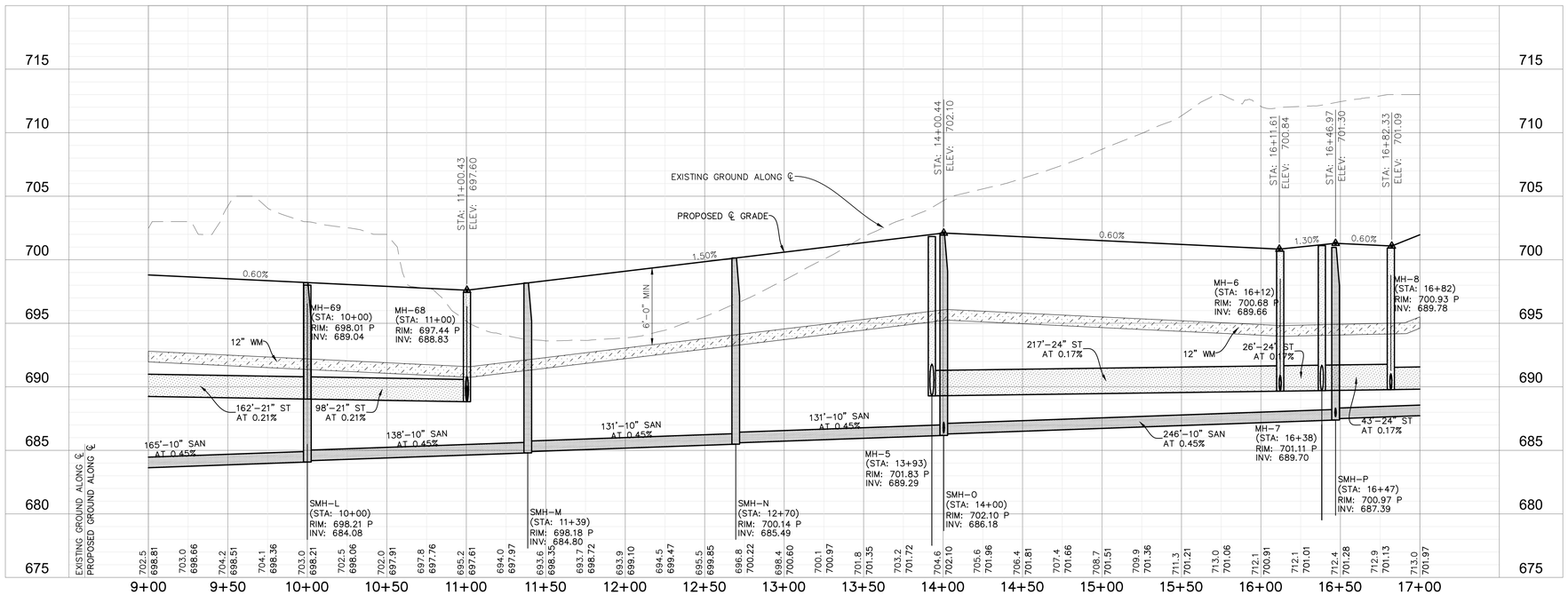
CL - <92nd Avenue>



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SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <92nd Avenue>



DATE	REVISIONS	DRAWN BY
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VILLAGE OF SOMERS, WISCONSIN
PROFILE - 92ND AVENUE - STA. 1+00 TO STA. 17+00

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	----
DATE:	09-27-23
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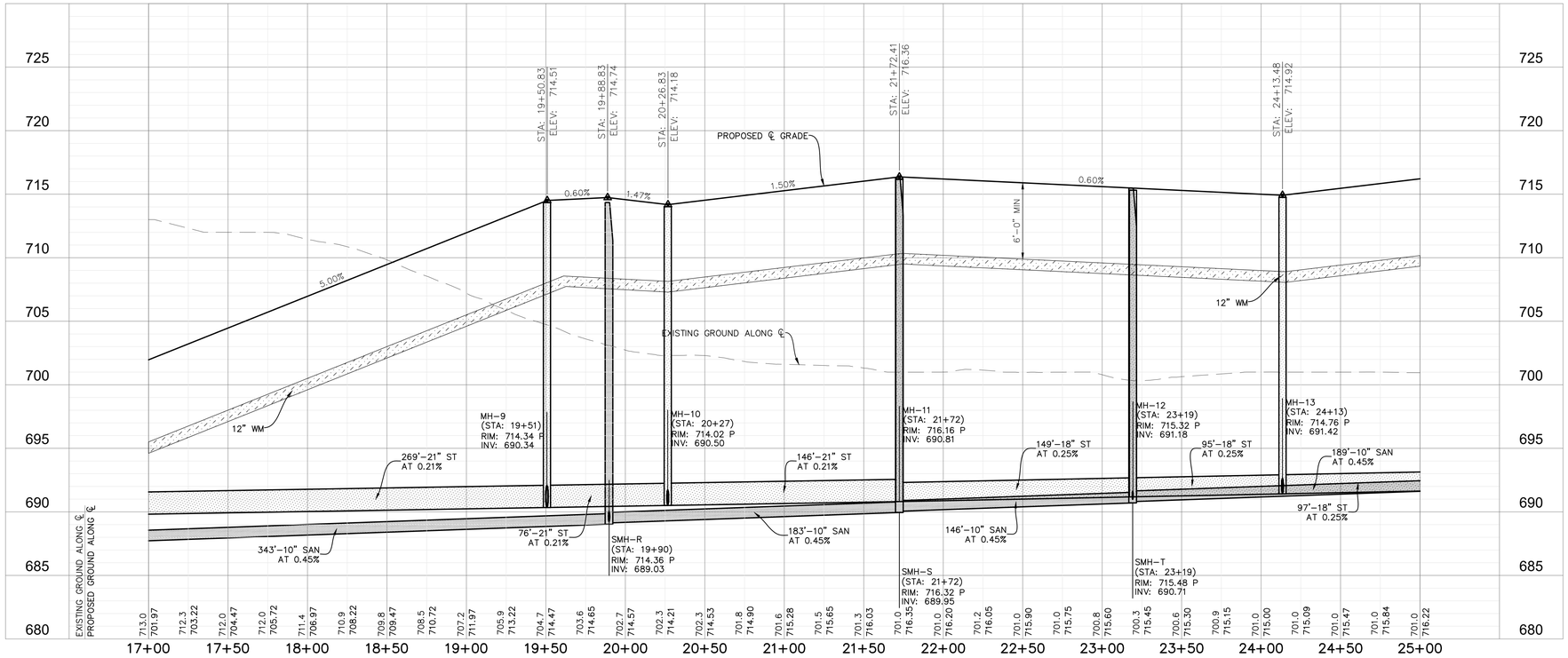
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VSS.SOWI01

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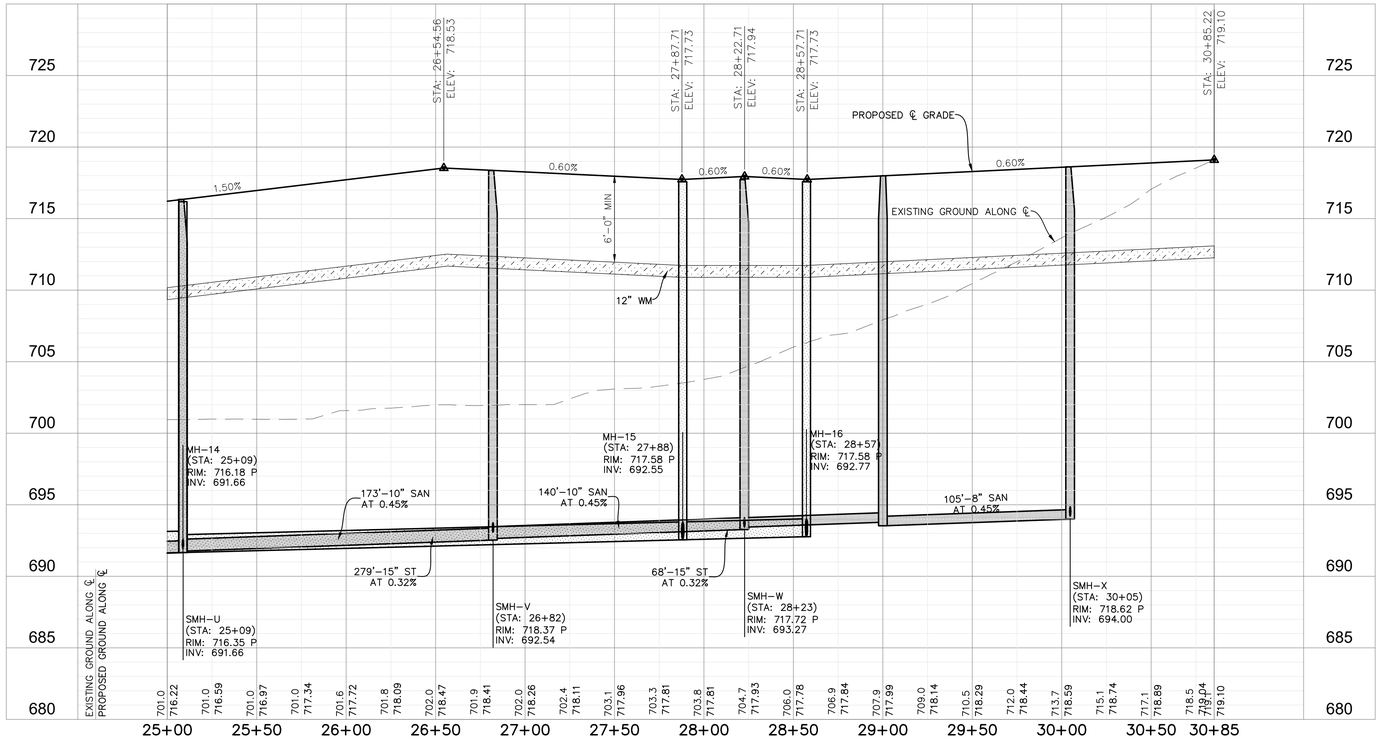
CL - <92nd Avenue>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

CL - <92nd Avenue>



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VILLAGE OF SOMERS, WISCONSIN

PROFILE - 92ND AVENUE - STA. 17+00 TO STA. 30+85

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

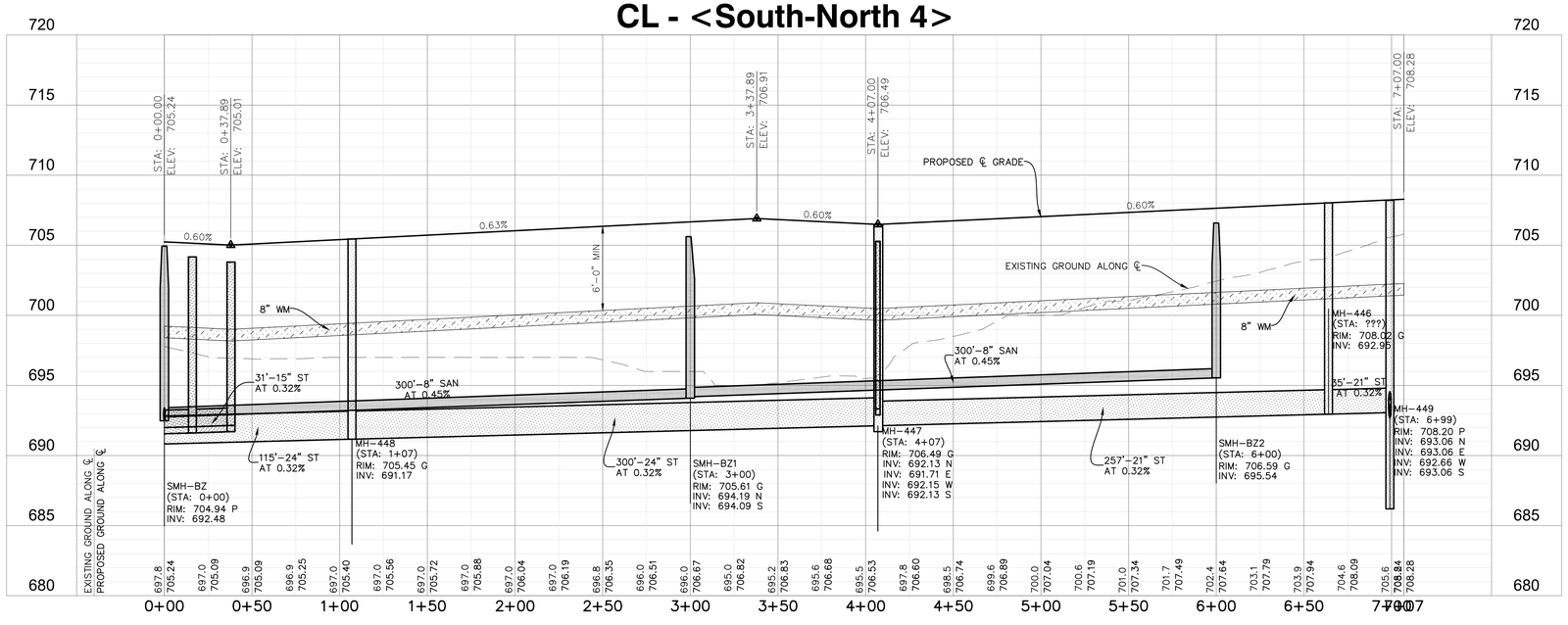
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30 OF 33
VSS.SOW101

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CL - <South-North 4>





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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 4 - STA. 0+00 TO STA. 7+07

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ---
DATE: 09-27-23
SCALE: 1"=XX'

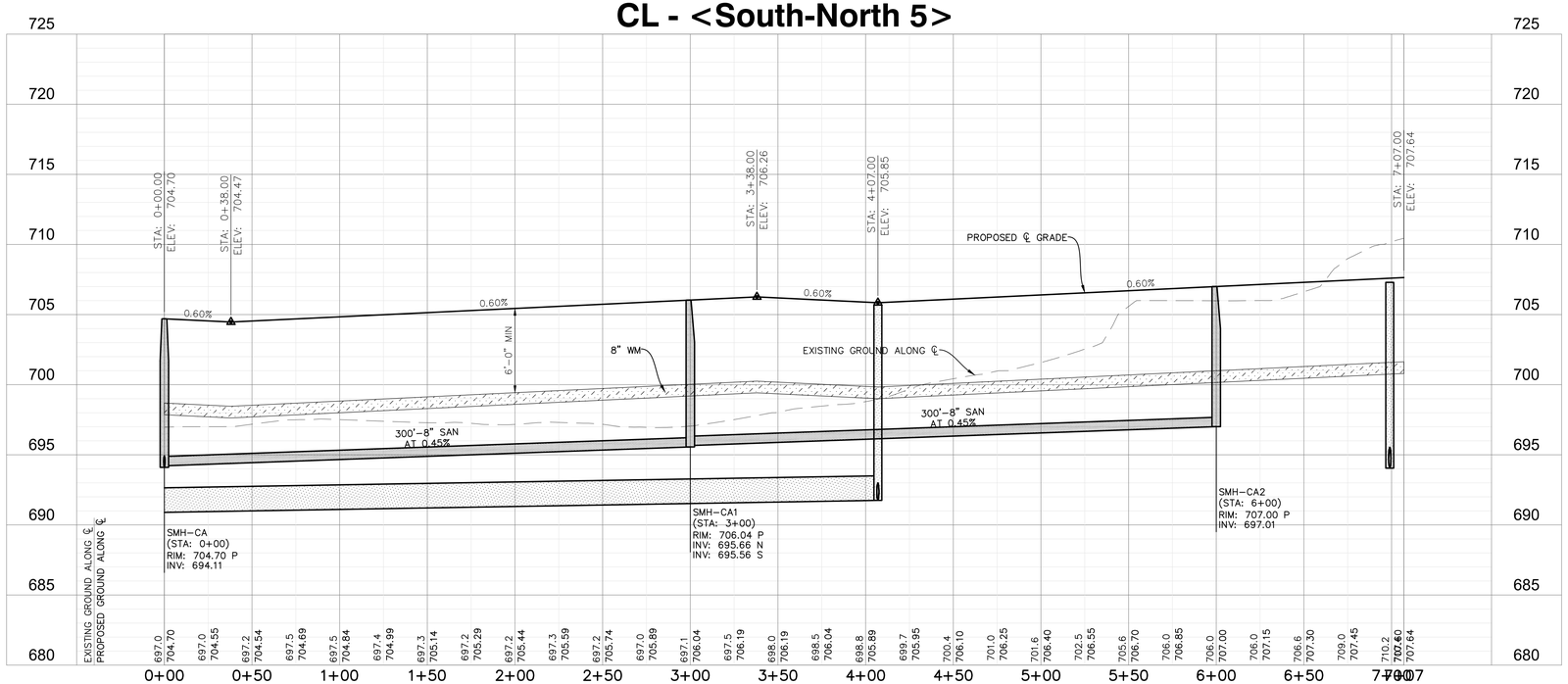
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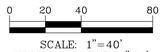
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CL - <South-North 5>





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MDE	REVISED PER PRELIMINARY VILLAGE COMMENTS	12-29-23	

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PROFILE - SOUTH NORTH 5 - STA. 0+00 TO STA. 7+07

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

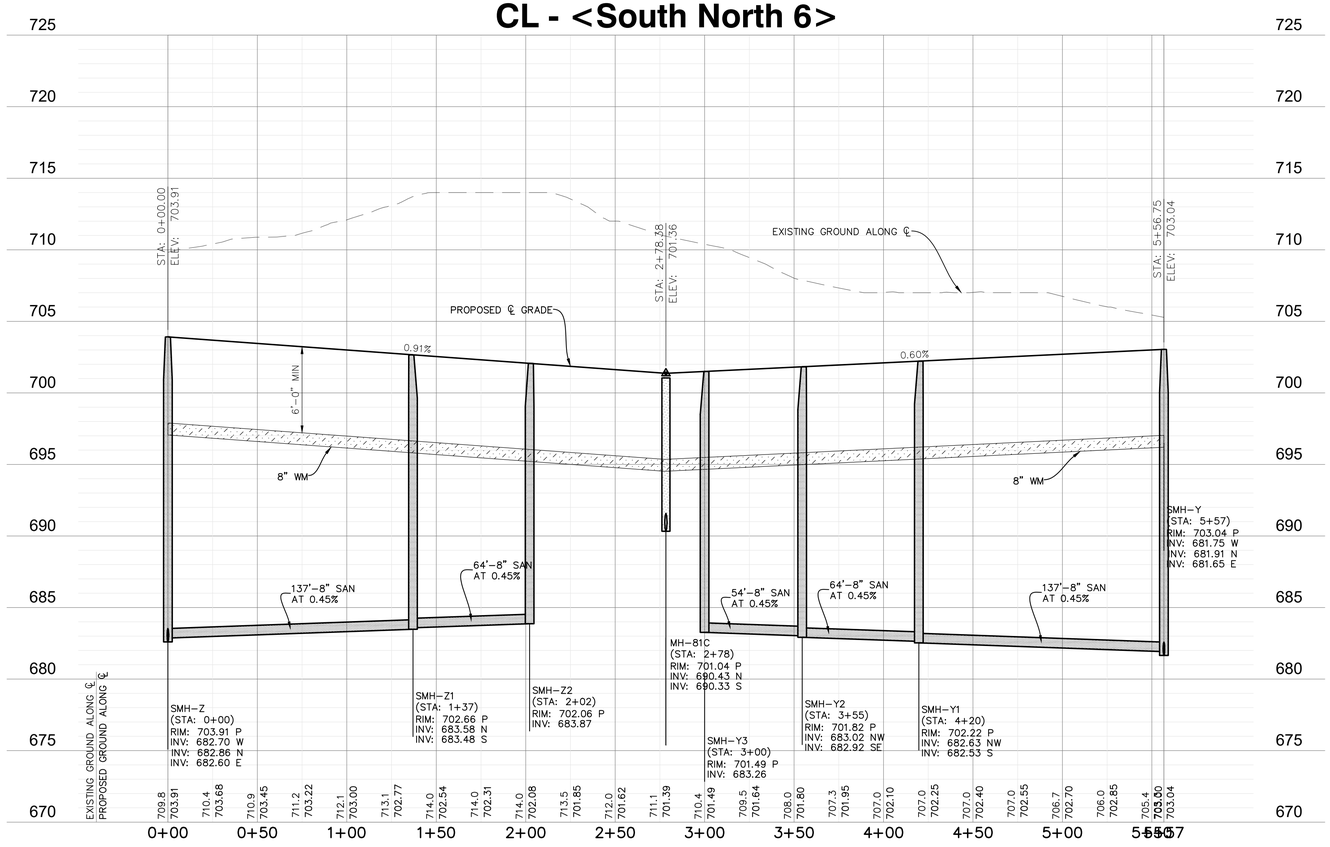
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December 28, 2023 - 17:01 Dwg Name: P:\Vassearch\Data\Civil\Preliminary\Plan Set\VALIDMENT LAYOUT.dwg Updated By: ERaser

CL - <South North 6>



0 20 40 80

SCALE: 1"=40'
VERTICAL SCALE: 1"=5'

DRAWN BY	DATE	REVISIONS
MDE	12-29-23	REVISED PER PRELIMINARY VILLAGE COMMENTS

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VILLAGE OF SOMERS, WISCONSIN

PROFILE - SOUTH NORTH 6 - STA. 0+00 TO STA. 5+57

PROJ. MGR.: MDE
PROJ. ASSOC.: ELR
DRAWN BY: ----
DATE: 09-27-23
SCALE: 1"=XX'

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December 28, 2023 - 17:01 Dwg Name: P:\Vassalcott\data\Final\Preliminary\Plan Set\ALIGNMENT LAYOUT.dwg Updated By: rReiser

Landscaping Plans

PROPOSED IMPROVEMENTS
for
MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE
VILLAGE OF SOMERS, WISCONSIN

Village of Somers Required Landscaping

OPEN YARD AREA REQUIREMENT

Requirement: In multi-family residential districts, a combination of deciduous, evergreen, ornamental trees and shrubs shall be provided. A minimum of 2 evergreen or deciduous trees per 1,000 sf of open yard area. 2 ornamental trees or 2 shrubs shall equal 1 evergreen or deciduous tree.

On Plan - Requirement is met.

BUILDING FOUNDATION LANDSCAPING REQUIREMENT

Requirement: Minimum building foundation landscaping shall be provided and placed so the plant's drip line at maturity is within 10' of building's foundation. No large trees allowed. In multi-family residential districts, provide a minimum of 1 ornamental tree per 20 feet of building foundation. 2 shrubs shall equal 1 ornamental tree.

On Plan - Each multi-family building exceeds the requirement. Townhomes and duplex housing will meet required landscape code.

STREET FRONTAGE REQUIREMENT

Requirement: A combination of deciduous, evergreen, ornamental trees and shrubs shall be provided along portions of the lot that abuts public R.O.W. No trees allowed within 15' vision triangle at intersections. In multi-family residential districts, provide a minimum of 1 evergreen or deciduous tree per 30' of street frontage. 2 ornamental trees or 2 shrubs shall equal 1 evergreen or deciduous tree.

On Plan - Requirement is met.

PARKING AREA LANDSCAPE REQUIREMENT

Requirement: Provide a combination of deciduous, evergreen, ornamental trees and shrubs around perimeter of parking areas. A minimum 75% of the parking area abutting a R.O.W. shall include a meandering and undulating berm with a minimum height of 4' slopes no greater than 4:1. In multi-family residential districts, provide 1 evergreen or deciduous tree per 25' of perimeter. 2 ornamental trees or 4 shrubs shall equal 1 evergreen or deciduous tree.

Required- North frontage: 1069 lf / 20 = 53.45 Evergreen Tree equivalents

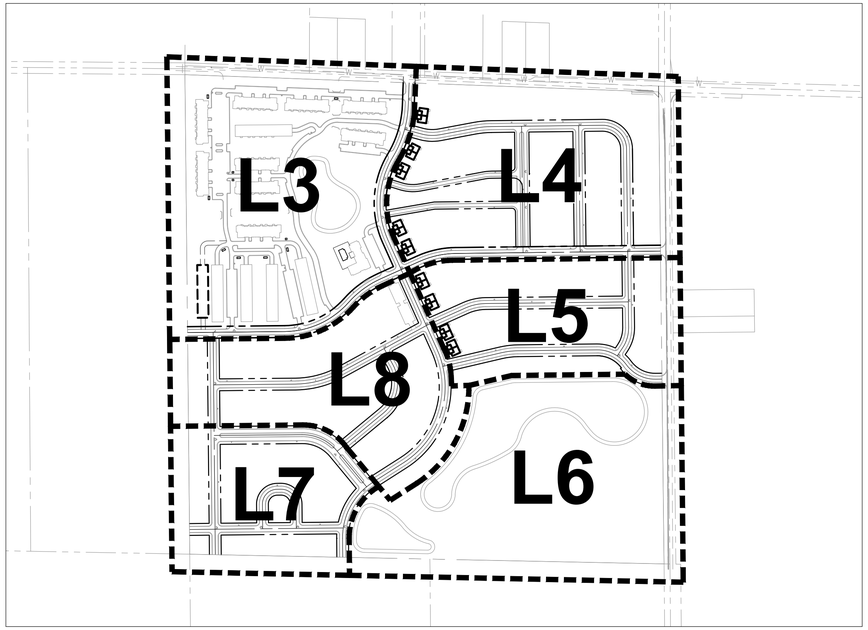
On Plan - 21 Evergreen Trees + (22 Ornamental Trees)/2 + (24+62 Shrubs)/2 = 53.5 Evergreen Tree equivalents. Requirement is met.

PARKING AREA INTERIOR LANDSCAPE REQUIREMENT

Requirement: All islands shall contain one deciduous or ornamental tree. If a strip, one tree per 50'.
On Plan: Requirement is met.

BUFFERS AND SCREENING REQUIREMENT

Requirement: Provide appropriate buffers between dissimilar uses. Dumpsters and other trash receptacles shall be screened with solid fencing or walls.
On Plan: Requirement is met.



KEY MAP

GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.

NORTH

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
L1	TITLE SHEET
L2	OVERALL LANDSCAPE PLAN
L3	NORTHWEST LANDSCAPE PLAN
L4	NORTHEAST LANDSCAPE PLAN
L5	EAST LANDSCAPE PLAN
L6	SOUTHEAST LANDSCAPE PLAN
L7	SOUTHWEST LANDSCAPE PLAN
L8	WEST LANDSCAPE PLAN

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.

All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.

5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
1-800-242-8511

LICENSED LANDSCAPE ARCHITECT
JON BRADLEY DETHLOFF
LA 657268
STATE OF WISCONSIN
SEAL
Date: 09/29/23

Jon Bradley Dethloff, ASLA, PLA
Wisconsin Registered Landscape Architect # 657268
Expires: 07/31/2024

DRAWN BY	REVISIONS	DATE
JSH	10/27/2023 RESUBMITTAL	

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MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE
TITLE SHEET

PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

SHEET
L1 OF L8
VSS.SOW01

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October 26, 2023 - 10:47 Dwg. Name: P:\Active\01\data\Landplan\01-Preliminary\01-Preliminary Landscape Plan.dwg Updated By: stendicks



0 75 150 300

SCALE: 1"=150'

CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

DRAWN BY	DATE	REVISIONS
JSH	10/27/2023	RESUBMITTAL

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

OVERALL LANDSCAPE PLAN

PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

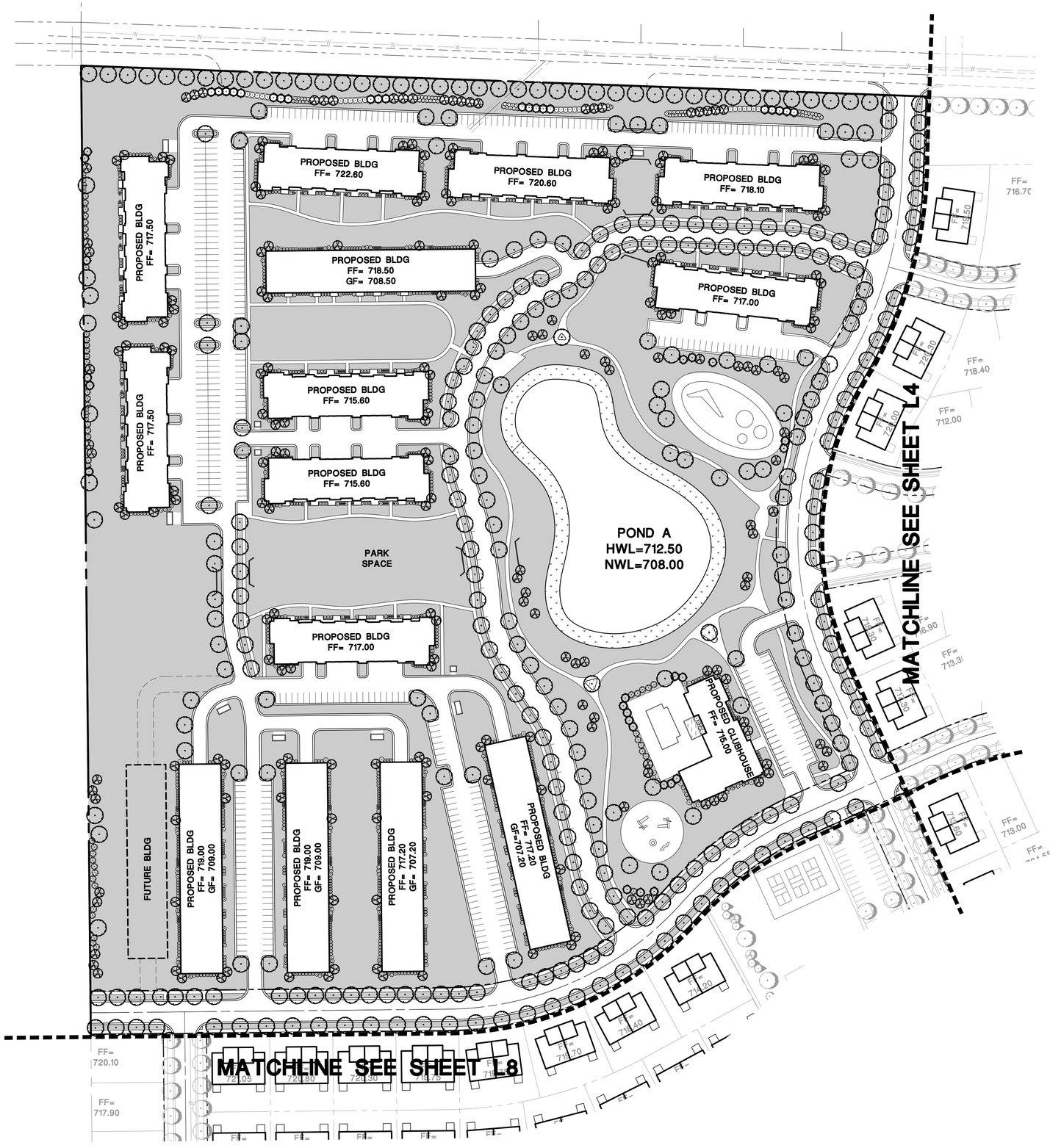
SHEET

L2 OF L8

VSS.SOW101

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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NORTH

DRAWN BY	REVISIONS	DATE
JSH	RESUBMITTAL	10/27/2023

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MAPLECREST SUBDIVISION
SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE
NORTHWEST LANDSCAPE PLAN

PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

SHEET
L3 OF L8
VSS.SOW01

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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
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- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DATE	REVISIONS	DRAWN BY
10/27/2023	RESUBMITTAL	JSH

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

NORTHEAST LANDSCAPE PLAN

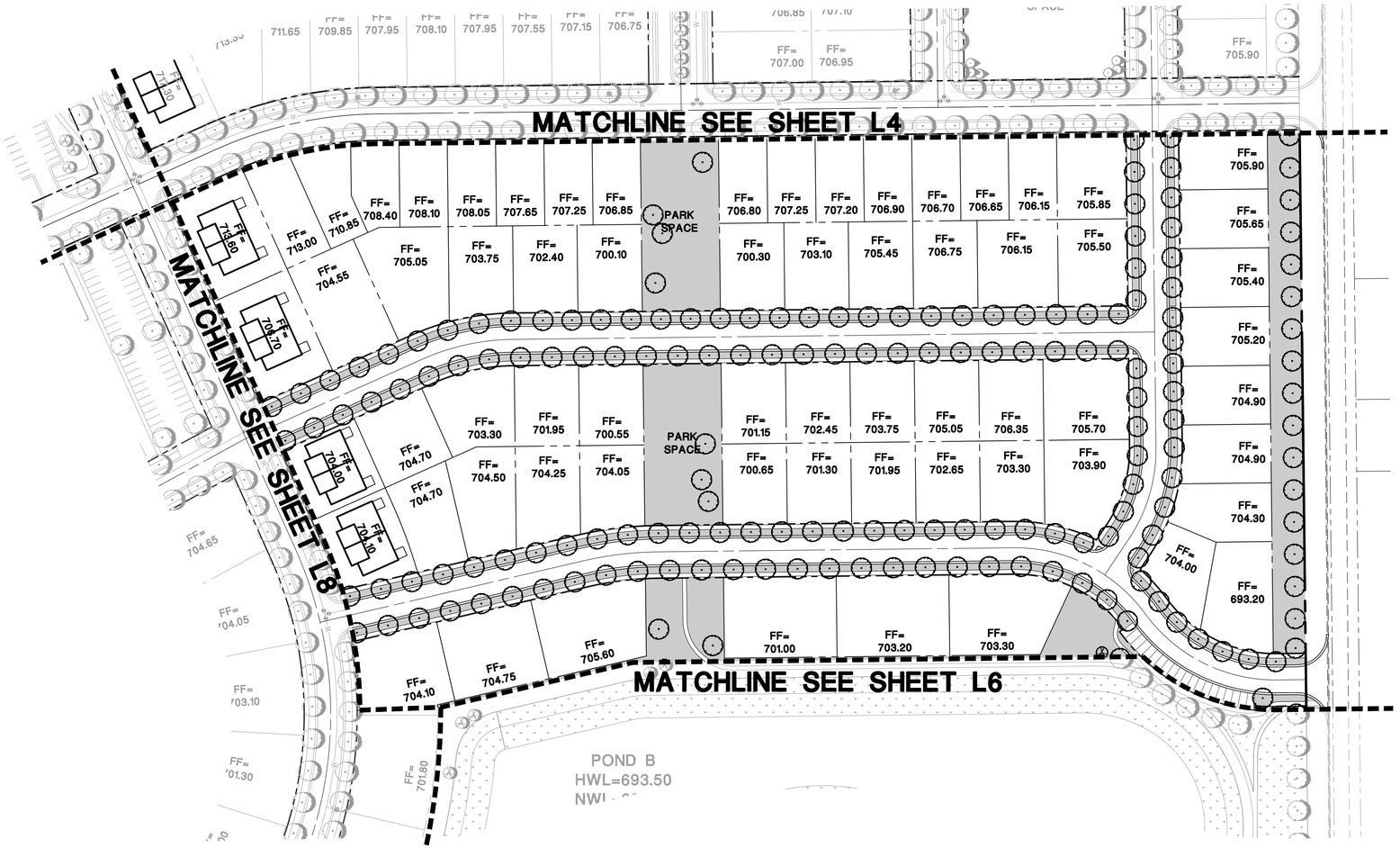
PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

SHEET L4 OF L8

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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
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- SHRUB 10` -
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- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

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JSH	10/27/2023 RESUBMITTAL	

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

EAST LANDSCAPE PLAN

PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

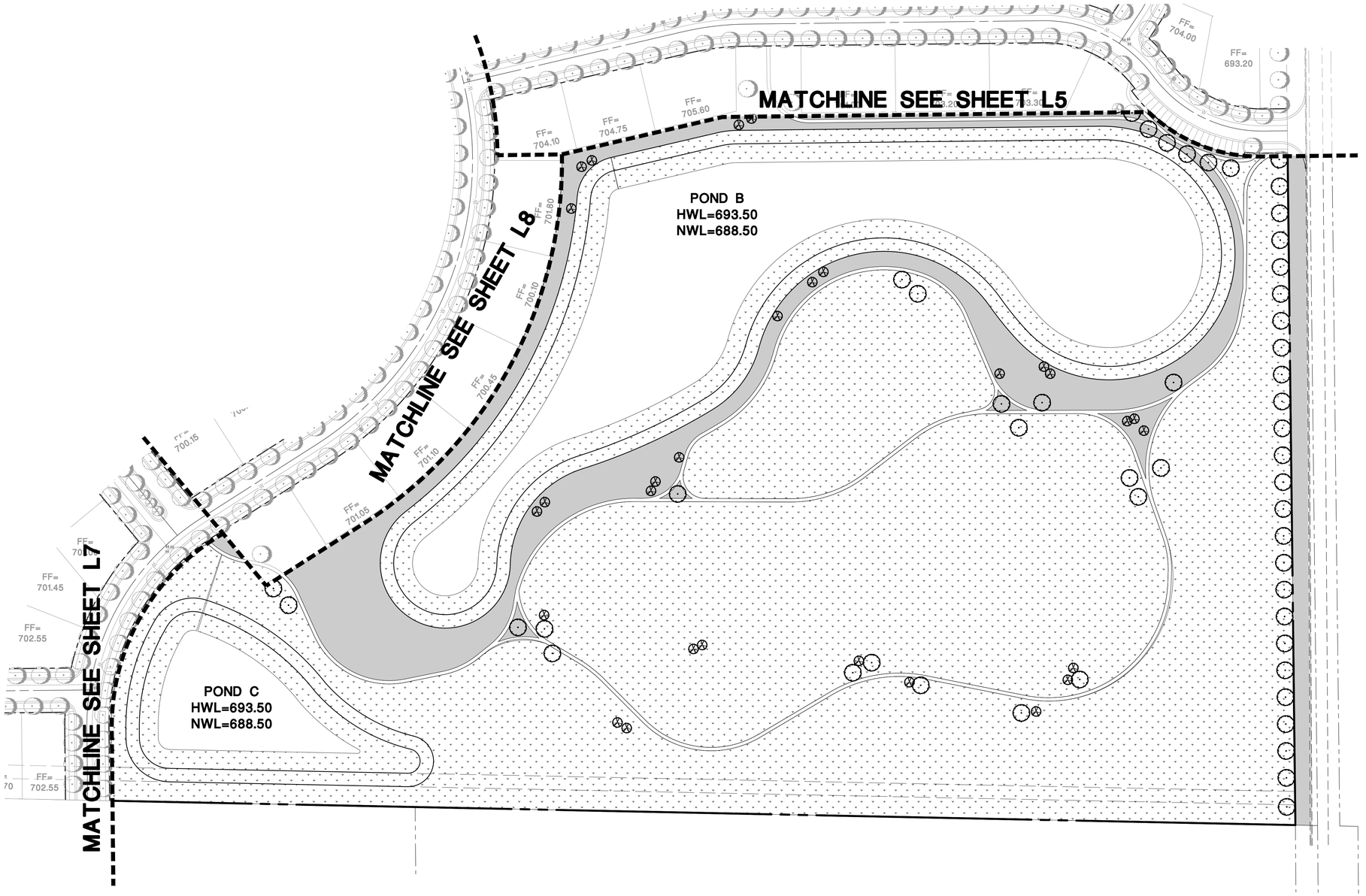
SHEET

L5 OF L8

VSS.SOW01

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CONCEPT PLANT SCHEDULE

- SHADE TREE -
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- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

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JSH	RESUBMITTAL	10/27/2023

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

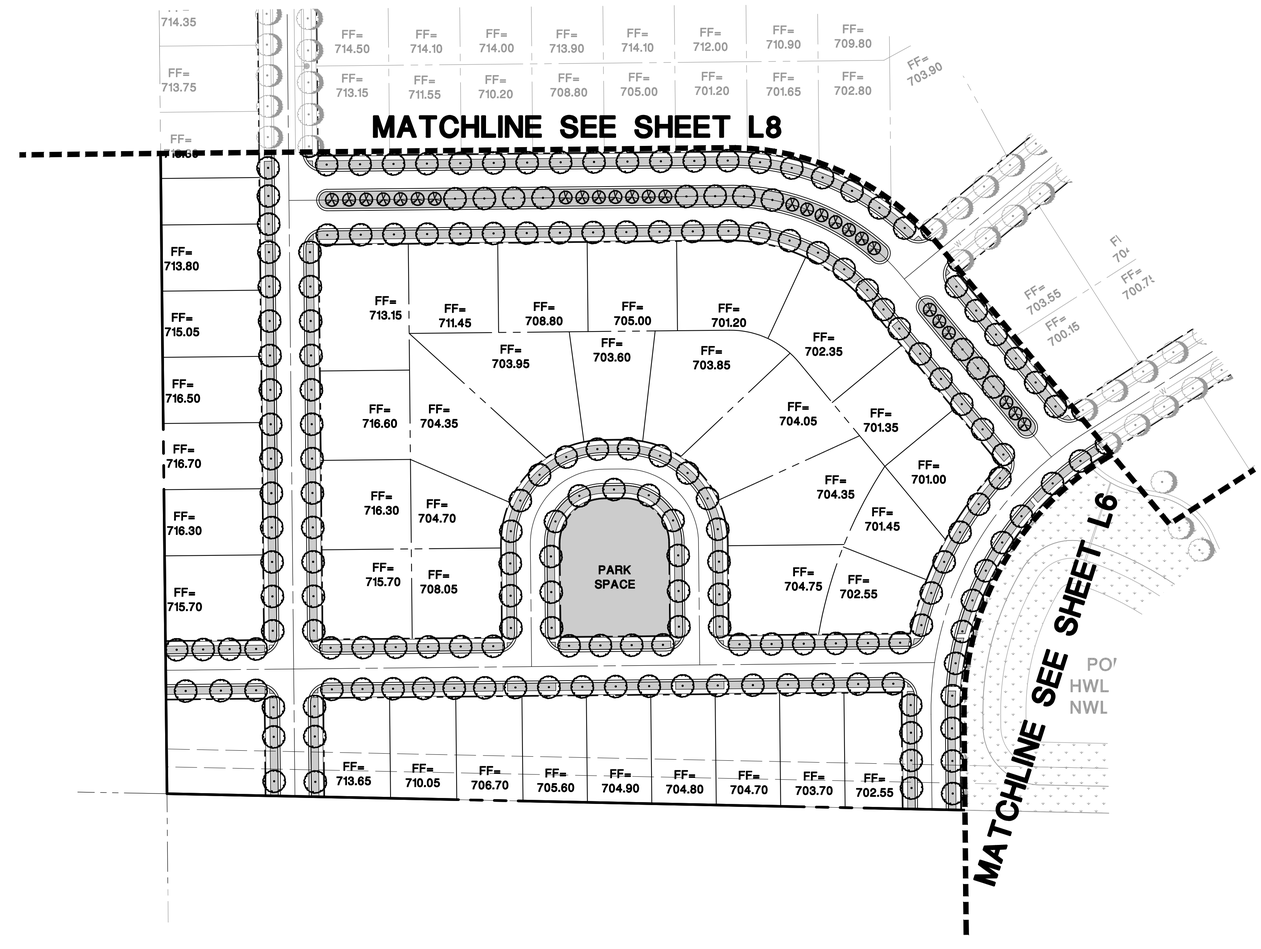
SOUTHEAST LANDSCAPE PLAN

PROJ. MGR.:	CJP
PROJ. ASSOC.:	MSL
DRAWN BY:	JSH
DATE:	09/29/2023
SCALE:	AS SHOWN

SHEET
L6 OF L8
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CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NORTH

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JSH	10/27/2023 RESUBMITTAL	

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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

SOUTHWEST LANDSCAPE PLAN

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

SHEET L7 OF L8
VSS.SOW01

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MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L6

CONCEPT PLANT SCHEDULE

- SHADE TREE -
- ORNAMENTAL TREE -
- EVERGREEN TREE -
- SHRUB 10` -
- SHRUB 8` -
- SHRUB 6` -
- SHRUB 5` -
- SHRUB 4` -
- SHRUB 3` -
- ORNAMENTAL GRASS -
- PERENNIALS -
- NATIVE SEED MIX -
- TURF AREA

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NORTH

DATE	REVISIONS	DRAWN BY
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MAPLECREST SUBDIVISION

SOUTHWEST CORNER OF 18TH STREET AND 88TH AVENUE

WEST LANDSCAPE PLAN

PROJ. MGR.: CJP
PROJ. ASSOC.: MSL
DRAWN BY: JSH
DATE: 09/29/2023
SCALE: AS SHOWN

SHEET
L8 OF L8
VSS.SOW01

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Sewer Verification

SANITARY SEWER LOADING (PE) CALCULATIONS

Maplecrest Subdivision - Somers, WI

LOADING PER BUILDING TYPE			
Building Type	Number of Units	Person Equivalent	**Total PE Per Building**
23-Unit Apartment (2-bedroom)	23	3	**69**
59-Unit Townhome (2-bedroom)	59	3	**177**
Single Family House (3-bedroom)	1	4	**4**
Twin Homes (2 single family homes)	2	4	**8**
Clubhouse (~12,500 s.f.)	N/A	N/A	**125**

PE = 100 gal/day (average)

UNIT BREAKDOWN					
Connection	Number of Apartments (23 Units)	Number of Apartments (59 Units)	Number of Houses	Number of Twin Homes	Clubhouse
Main Sewer Run	9	5	244	52	1

LOADING PER CONNECTION	
Connection	**TOTAL PE**
Somers Road (CTH E) Ex. 24" Sewer	**2,490**

SEE PIPE CAPACITY CALCULATION NEXT PAGE

SANITARY SEWER PIPE CAPACITY

Based upon a roughness coefficient of 0.013 and the sewer at a minimum gradient with a velocity flowing full of two feet per second.

PIPE CAPACITY						DESIGN FLOW		
PIPE SIZE **D** (inches)	END AREA **A** (sf)	PIPE SLOPE* **S** %	VELOCITY **V** (fps)	CAPACITY **Q** (cfs)	CAPACITY **Q** (gpd)	PEAKING FACTOR **K**	POPULATION EQUIVALENT **PE**	DESIGN MAX FLOW **DMF** (gpd)
10	0.545	**0.45**	2.69	1.469	**949,344**	3.510	**2,490**	**873,958**

* Slope to comply with minimum slope required by Wisc. DNR NR110 based upon 2 feet per second minumum velocity

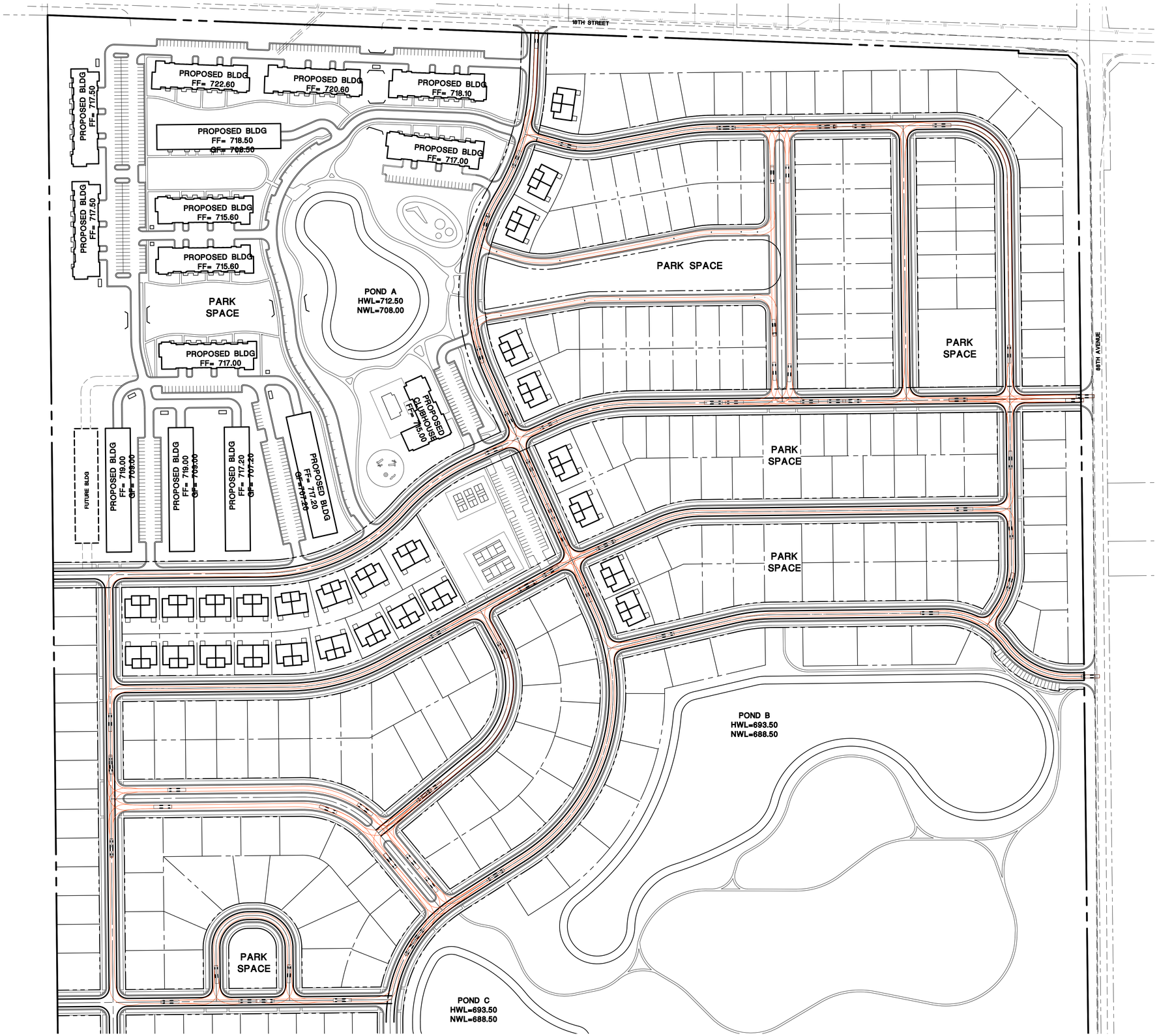
Q = AV

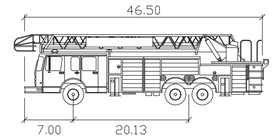
DMF = K x PE x 100

PE = 100 gal/day (average)

$$\text{Peaking Factor (K)} = \frac{18+\sqrt{PE}}{4+\sqrt{PE}} \quad \leq 4$$

Fire Truck Auto Turn Exhibit





Village of Somers WI FD

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 32.4

DRAWN BY
REVISIONS
DATE

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MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
FIRE TRUCK AUTOTURN EXHIBIT - SINGLE FAMILY

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	JAW
DATE:	09-28-23
SCALE:	1"=120'

SHEET
EXB
VSS.SOW101

NOT FOR CONSTRUCTION

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October 27, 2023 - 09:05 Dwg Name: P:\Vsssow01\dwg\Exb\Preliminary\Exhibits Exp\2023-09-15 Fire Truck Autoturn.dwg Updated By: BAmidon

18TH STREET

PROPOSED BLDG
FF= 722.60

PROPOSED BLDG
FF= 720.60

PROPOSED BLDG
FF= 718.10

PROPOSED BLDG
FF= 717.50

PROPOSED BLDG
FF= 718.50
GF= 708.50

PROPOSED BLDG
FF= 717.00

PROPOSED BLDG
FF= 717.50

PROPOSED BLDG
FF= 715.60

PROPOSED BLDG
FF= 715.60

PARK
SPACE

POND A
HWL=712.50
NWL=708.00

PARK SPA

PROPOSED BLDG
FF= 717.00

PROPOSED
CLUBHOUSE
FF= 715.00

FUTURE BLDG

PROPOSED BLDG
FF= 719.00
GF= 709.00

PROPOSED BLDG
FF= 719.00
GF= 709.00

PROPOSED BLDG
FF= 717.20
GF= 707.20

PROPOSED BLDG
FF= 717.20
GF=707.20

N

0 35 70 140

SCALE: 1" = 70'

Village of Somers WI FD

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 32.4

October 27, 2023 - 09:05 Dwg Name: P:\Vsssomw01\dwg\Exb\Preliminary\Exhibits Eng\2023-09-15 Fire Truck Autoturn.dwg Updated By: BArnston

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REVISIONS
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MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
FIRE TRUCK AUTOTURN EXHIBIT - MULTI-FAMILY

PROJ. MGR.:	MDE
PROJ. ASSOC.:	ELR
DRAWN BY:	JAW
DATE:	09-28-23
SCALE:	1"=120'

SHEET
EXB
VSS.SOWI01

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NOT FOR CONSTRUCTION

THE MAPLES AT SOMERS

SOMERS, WI

SITE LOCATION MAP



DRAWING INDEX

MASTERPLAN

MA1 MASTERPLAN - FOR REFERENCE ONLY
MA2 SINGLE-FAMILY LOT LAYOUTS
MA3 PROPOSED ZONING
MA4 OPEN SPACE DIAGRAM
MA5 RESIDENTIAL AREA DIAGRAM
MA6 SINGLE-FAMILY HOMES
MA7 TWIN HOME LOTS
MA8 APARTMENTS
MA9 STREET NETWORK
MA10 MULTI-FAMILY PHASING

MORE THAN JUST HOUSING, MAPLECREST IS A COMMUNITY WITH A SENSE OF PLACE AND A UNIQUE IDENTITY TIED TO ITS GEOGRAPHY AND NATURAL ASSETS



CREATE AN INTEGRATED WALKABLE NEIGHBORHOOD

A MIX OF HOUSING TYPES AND DENSITIES

PRESERVE NATURAL FEATURES

PROVIDE HIGH QUALITY PUBLIC SPACES

COMMUNITY CHARACTER



CONNECTED MULTI-USE PATHS
AND SIDEWALKS

CONNECTED NETWORK OF OUTDOOR SPACES





HUMAN SCALED COMMUNAL SPACES
WITH A PURPOSE



BUILDINGS DEFINE SPACES AND STREETS



STORMWATER MANAGEMENT AS AN ASSET

MASTERPLAN



SUMMARY:

TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	55 ACRES
SINGLE FAMILY LOTS	230
TWIN HOME LOTS	46 276 UNITS
GARDEN STYLE APARTMENTS	443 UNITS
TOTAL	719 DWELLING UNITS
OVERALL PROPOSED DENSITY	4.4 D.U. PER ACRE (INCLUDING OPEN SPACE)

SYMBOL KEY

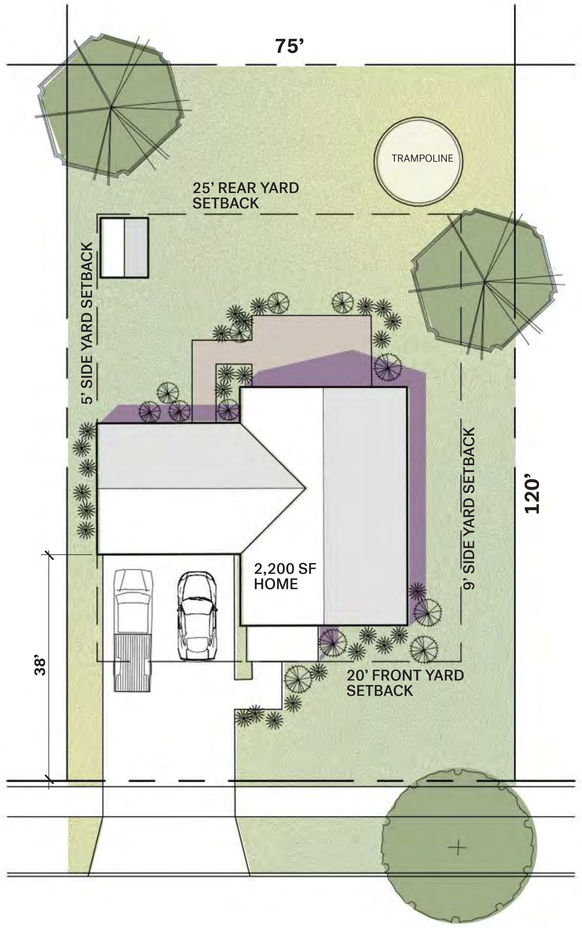
- SNOW STORAGE
- TRASH ENCLOSURE OR PAD

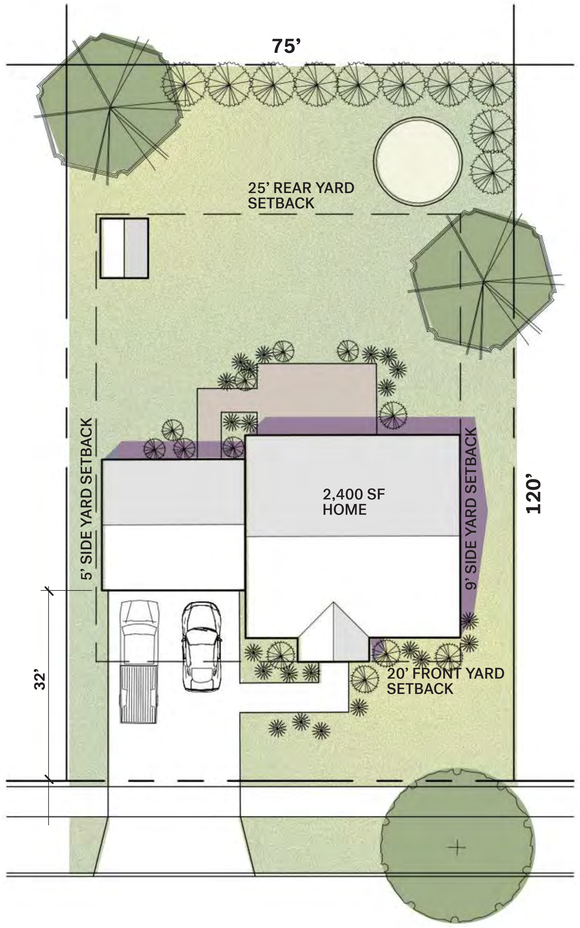
PROGRAM LEGEND:

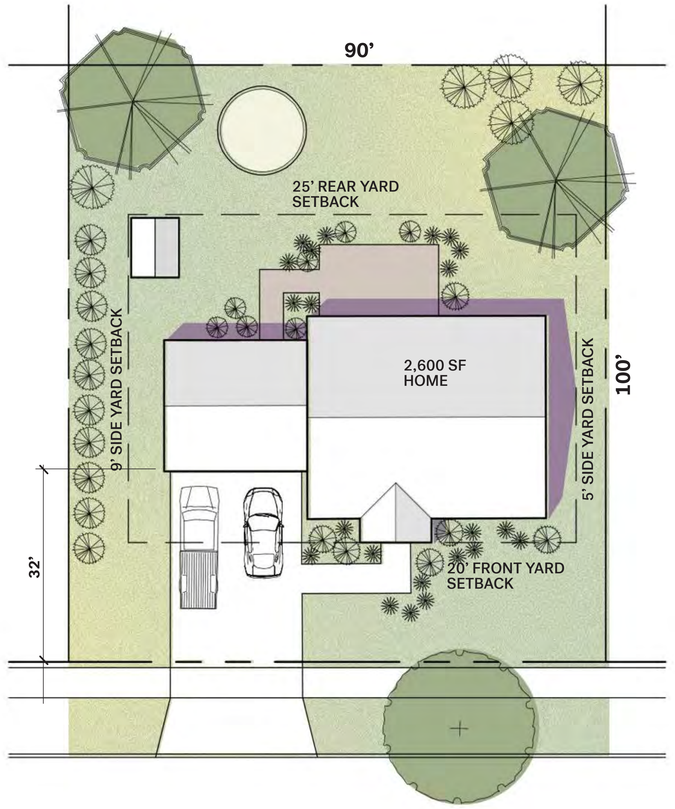
1. Single Family Lots
2. Twin Homes
3. Walk-up Apartments
4. Amenity Clubhouse
5. Stormwater Basin
6. Flood Plain
7. Park Space
8. Playground
9. Future Neighborhood Connection

SHEET
MA1

SINGLE-FAMILY LOT LAYOUTS







9,000 SF LOT LAYOUTS

SHEET
MA2

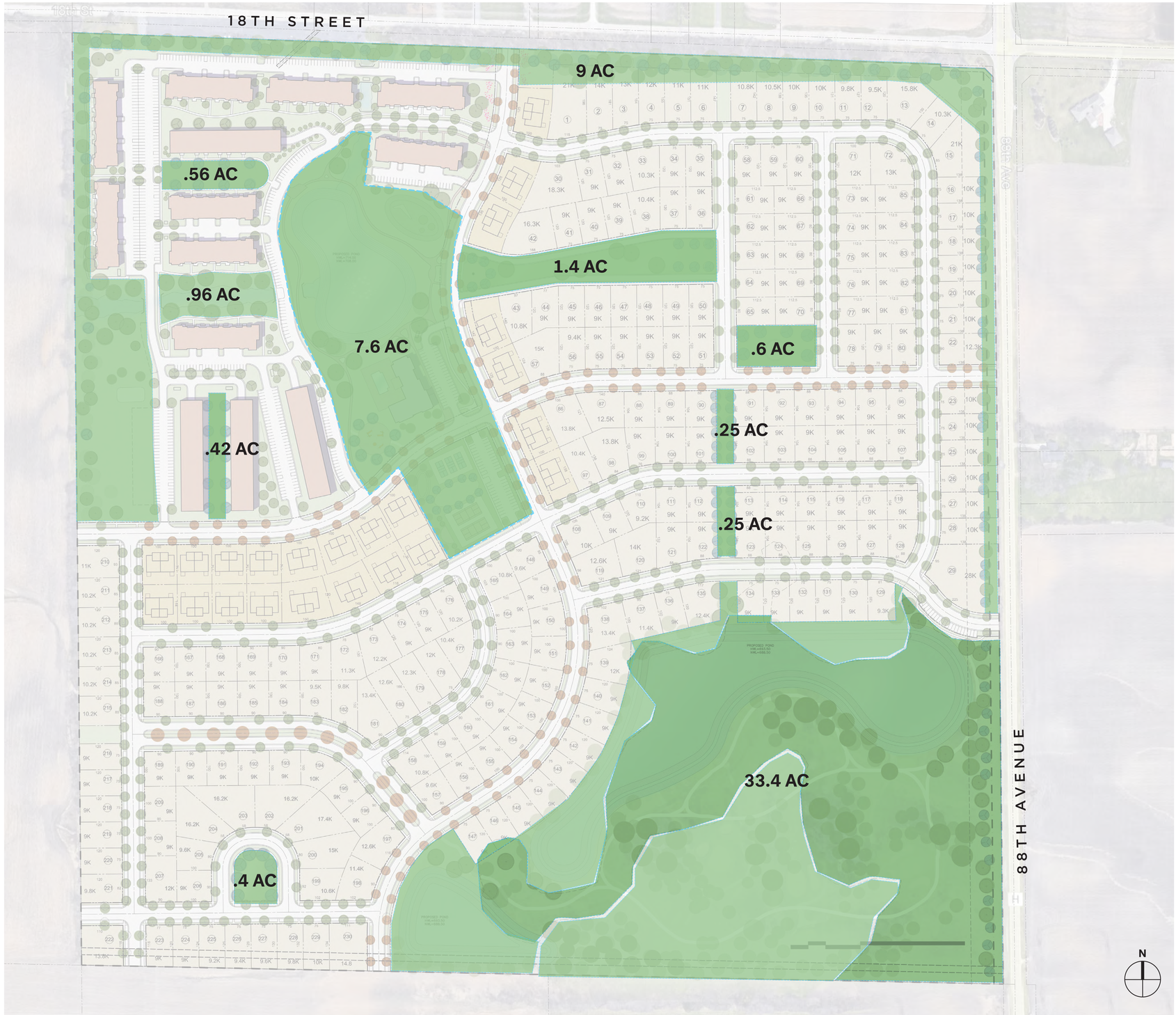
PROPOSED ZONING



SHEET

MA3

OPEN SPACE DIAGRAM



TOTAL OPEN SPACE = 55 ACRES

SHEET

MA4

RESIDENTIAL AREA DIAGRAM



SHEET

MA5

SINGLE-FAMILY LOTS



SHEET
MA6

THREE LEAF PARTNERS | LAND QUEST | vocon. | continuum ARCHITECTURE | Manhard CONSULTING

TWIN HOME LOTS



SHEET
MA7

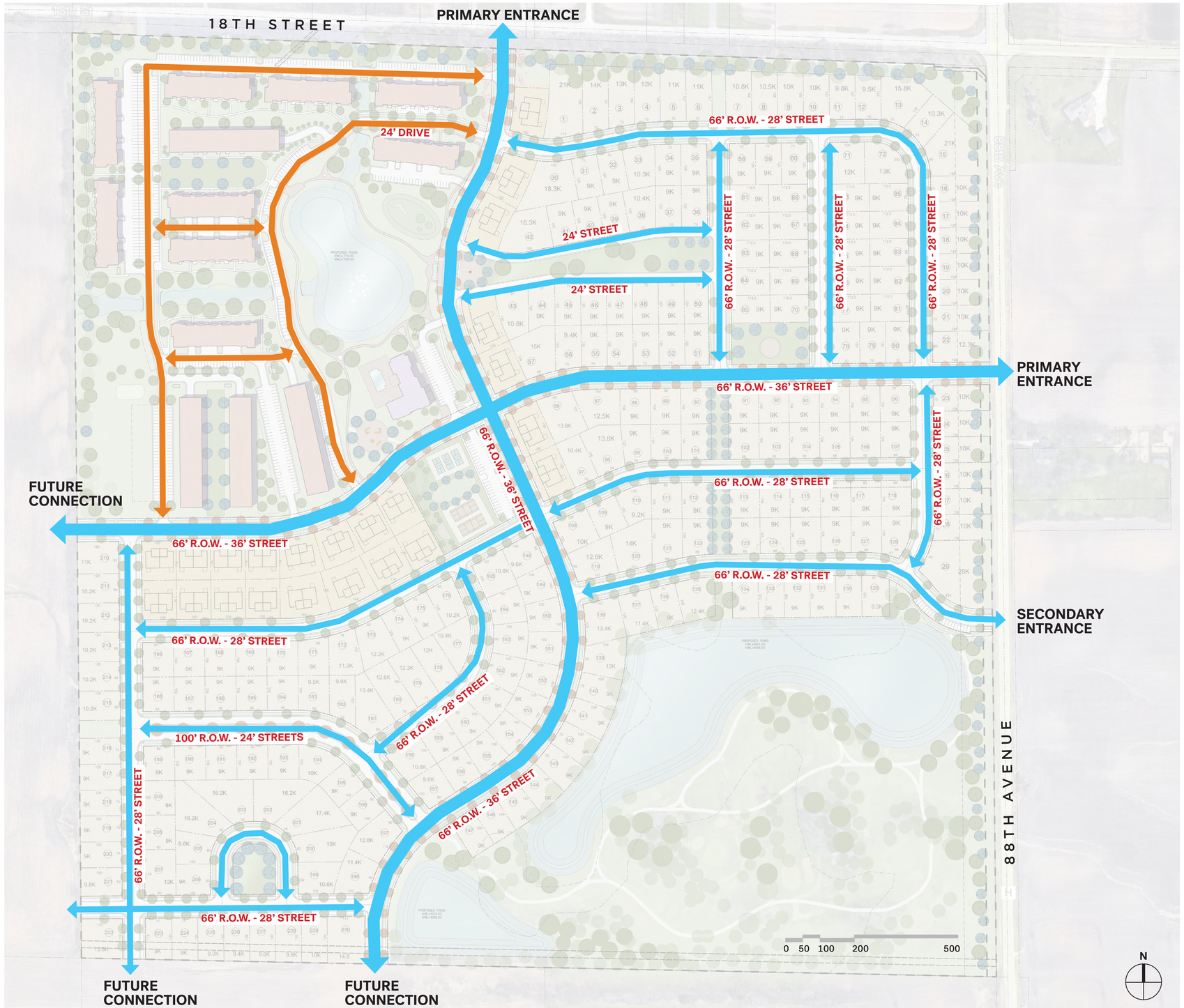
APARTMENT PUD



SHEET
MA8

THREE LEAF PARTNERS | LAND QUEST | vocon. | continuum ARCHITECTURE | Manhard CONSULTING

STREET NETWORK



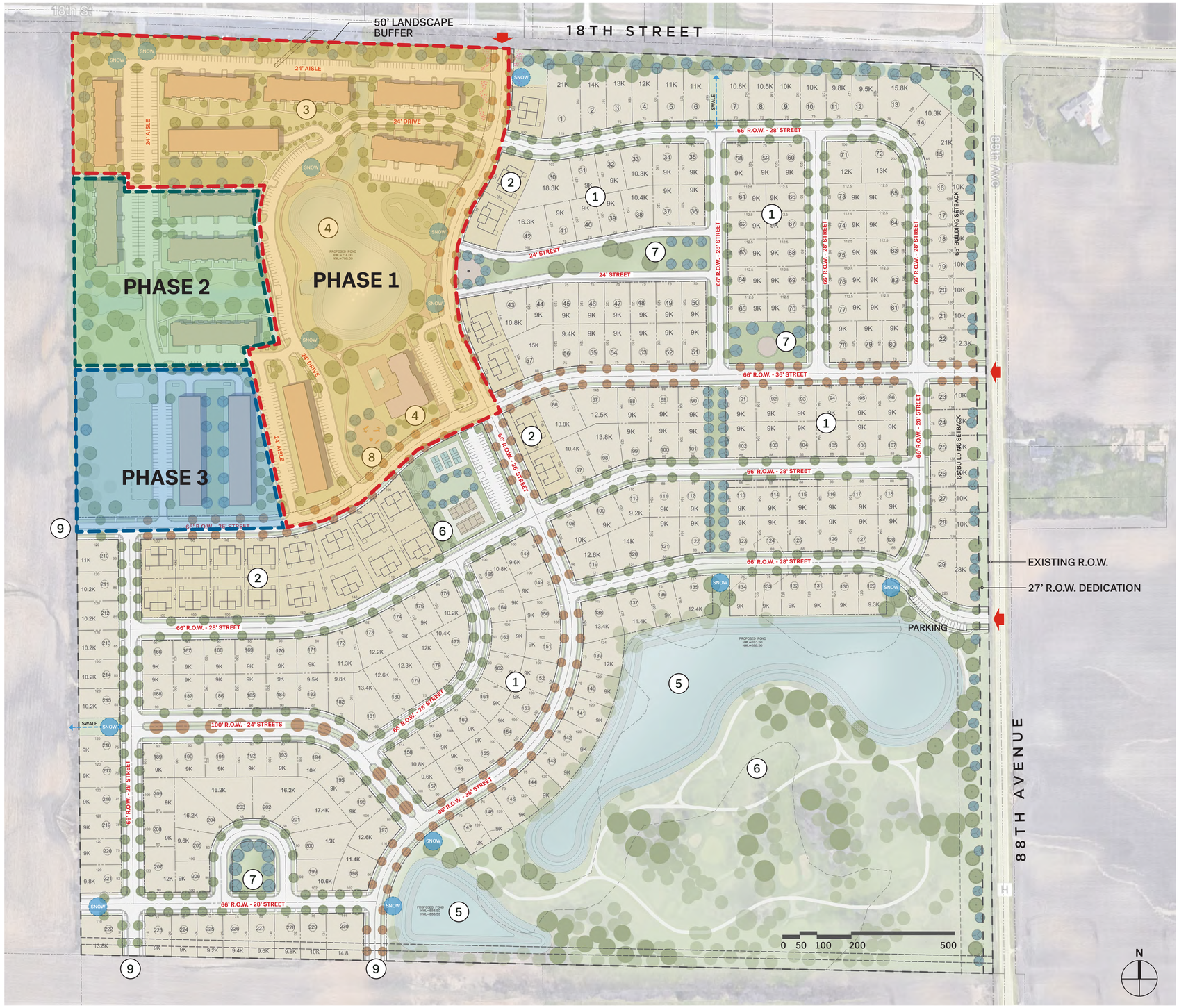
PUBLIC STREETS

PRIVATE ACCESS DRIVE

SHEET

MA9

MASTERPLAN | MULTI-FAMILY PHASING DIAGRAM



SUMMARY:

TOTAL SITE AREA	161.7 ACRES
OPEN SPACE (INCLUDES FLOODPLAIN AND WETLANDS)	55 ACRES
SINGLE FAMILY LOTS	230
TWIN HOME LOTS	46 276 UNITS
GARDEN STYLE APARTMENTS	443 UNITS
TOTAL	719 DWELLING UNITS
OVERALL PROPOSED DENSITY	4.4 D.U. PER ACRE (INCLUDING OPEN SPACE)

PROGRAM LEGEND:

1. Single Family Lots
2. Twin Homes
3. Walk-up Apartments
4. Amenity Clubhouse
5. Stormwater Basin
6. Flood Plain
7. Park Space
8. Playground
9. Future Neighborhood Connection

SHEET
MA10

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
MEETING ITEM MEMORANDUM

MEETING DATE: May 28th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #8 Action on Proposed Resolution 2024-005, A Resolution to amend the 2024 Budget to reference updated Capital Improvement Plan projects for 2024 (Paving Projects)

BACKGROUND:

On November 14th, 2023 the Board passed the Village's 2024 Capital Improvement Budget.

Public Works

In this original CIP budget, the total requested from Public Works for paving was $744,193. The items included were as follows:

- 16th Place (Green Bay Rd. to Termination) PASER Rating 1
  - $97,545
- 13th Ave. (CTH KR to 361, 13th Ave. to Bridge) PASER Rating = 1
  - $605,648
- 25th Street (39th Ave. to Termination) PASER Rating = 1
  - $41,000

The funding source for this project was originally from our 2023A borrowing. As you may recall at the time we borrowed the funds, the estimate for 13th Avenue was $492,000. This amount was raised during the budget process to include the entire length of 13th Avenue. The remaining funds were to come from the savings carried over from the 2023 projects. This carried over amount of $98,519 would not cover the entire planned 2024 projects. Staff is requesting the following:

- Keep 16th Place Project $97,545
    - Funded through
        - 2023A Borrowing
- Remove 25th Street
- Keep 13th Avenue Project $605,648
    - Funded through
        - Option #1
            - Removal of 25th Street Project and using $29,666 of general fund cash
        - Option #2
            - Removal of 25th Street Project and using $29,666 of 2023A borrowing for the 2025 Road Projects (would bring budget down from $487,000 to $457,334)

PRIOR ACTION TAKEN:

This matter was reviewed and discussed at our May 21st Work Session. The general consensus our Work Session was as follows:

- Keep 16th Place Project $97,545
    - Funded through
        - 2023A Borrowing
- Remove 25th Street
- Keep 13th Avenue Project $605,648
    - Funded through
        - Option #2 (using $29,666 of 2023A borrowing for the 2025 Road Projects (would bring budget down from $487,000 to $457,334)

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. If this item is approved, Staff can then move forward with bidding these paving projects. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

> "*Motion to Proposed Resolution 2024-005, A Resolution to amend the 2024 Budget to reference updated Capital Improvement Plan projects for 2024 (Paving Projects)"*

ATTACHMENTS:

2023A Borrowing Tracking

Resolution 2024-005

Updated Consolidated CIP

Series 2023A Bond purposes

Total funds needed for CIP	3,379,000.00
Total funds available from borrowing	3,367,173.00
Possible Interest on Funds 4% for 3 months	
Deficit	**(11,827.00)**
Public Works- Road project 2023	1,118,018.00
Public Works-Road project 2024	703,193.00
Public Works-Road project 2025	457,334.00
Public Works-Equipment 2024	675,000.00
Fire Department Equipment 2024	125,000.00
Administration-auditorium Reno 2024	300,000.00
Total	3,378,545.00
Public Works- Road project 2023	1,118,018.00
Baxter & Woodman	(21,375.00)
Baxter & Woodman	(4,275.00)
Baxter & Woodman	(2,850.00)
Sherwin Industries, Inc	(7,000.00)
Payne & Dolan Inc	(983,998.19)
Payne & Dolan Inc-Final for Somers Estate	(98,519.38)
Balance before paving contract	1,118,018.00
2023 paving contract	(1,012,498.19)
	(105,519.38)
Balance after paving contract	**0.43**
Public Works- Road project 2024	703,193.00
Balance before paving contract	703,193.00
2024 paving contract	
Balance after paving contract	
Public Works- Road project 2025	457,334.00
Balance before paving contract	457,334.00
2025 paving contract	
Balance after paving contract	
Public Works-Equipment 2024	675,000.00
Mike's Trailer Sales Inc	$ (4,721.00)
Liftpro LLC	$ (12,500.00)
Balance before paving contract	657,779.00
Public Works-Equipment 2024	
Balance after Public Works-Equipment 2024	
Fire Department Equipment 2024	125,000.00
	$ (383.76)
	$ (18,258.94)
	$ (6,344.44)
Balance before paving contract	100,012.86
Fire Department Equipment 2024	
Balance after Fire Department Equipment 2024	
Administration-auditorium Reno 2024	300,000.00
Balance before Administration-auditorium Reno 2024	300,000.00
Administration-auditorium Reno 2024	0
Balance after Administration-auditorium Reno 2024	

Village of Somers

RESOLUTION NO. 2024-005

A RESOLUTION TO AMEND THE 2024 VILLAGE OF SOMERS BUDGET TO REFERENCE UPDATED CAPITAL IMPROVEMENT PLAN PROJECTS FOR 2024

WHEREAS, the Village Board adopted a 2024 CIP Budget;

WHEREAS, there is a need to update the Capital Projects Plan to determine which capital projects and capital equipment purchases should go forward; and

WHEREAS, the 2024 CIP Budget was previously amended by the Village Board on January 21st, 2024 through Resolution 2024-002;

WHEREAS, the Village Board has reviewed changes that need to be made to reference capital projects and capital equipment purchases that the Village Board wishes to move forward with in 2024; and

NOW THEREFORE, the Village Board of the Village of Somers, Kenosha County, Wisconsin does hereby resolve:

1. That the Amended 2024 Capital Projects Plan for the Village of Somers 2024 as set forth in Exhibit A, which is attached hereto and incorporated herein, is authorized and approved.

Dated this _____ day of May, 2024

_____
George Stoner, President

_____
Wendy Burnette, Clerk-Treasurer

2/3 vote required

2024 Consolidated CIP

	2024 total proposed CIP budget	2024 proposed General fund	2024 proposed Sewer fund CIP	2024 proposed Water fund CIP	2024 proposed Stormwater fund CIP	2024 proposed TID #1 CIP	Use of funds: Carried over from 2023	Use of funds: 2023A borrowing	Use of funds: 2024 cash	Use of funds: 2025 cash	Use of funds: ARPA funds	Use of carry over funds from previous borrowings
General fund:												
Paving:												
16th Place (Green Bay Rd. to Termination) PASER Rating 1	$97,545	97,545						97,545				
13th Ave. (CTH KR to 361, 13th Ave. to Bridge) PASER Rating = 1	$605,648	605,648						605,648	-			
25th Street (39th Ave. to Termination) PASER Rating = 1	$0	-						-				
2023 Final street project amount							98,519					
							-		-	-		
	$703,193	**703,193**		-	-		**98,519**	**703,193**	-	-		-
Public works:												
1988 John Deere Excavator	$0	-							-	-		
2008 Freightliner 12 yard Dump & Patrol Truck	$300,000	$300,000						$300,000				
PW Power Washer	$17,500	$17,500							$17,500			
2008 Freightliner 5 yard Dump & Patrol Truck	$300,000	300,000						$300,000				
Indoor Scissor Lift	$20,000	$20,000						$20,000				
Outdoor Boom Lift	$55,000	55,000						55,000				
	692,500	**692,500**		-	-		-	**675,000**	**17,500**	-		
Parks:												
West Bball Diamond Light Expansion	-	-							-	-		
	-	-							-	-		
	-	-					-		-	-		
Public Safety:												
Fire Department special operations trailer	35,000	35,000						35,000		-		
6312 light tower	40,000	40,000						40,000		-		
New Lucas CPR machine #1	40,000	40,000						40,000		-		
SCUBA Gear	10,000	10,000						10,000		-		
SCBA Replacement Program-Annual	30,000	30,000							30,000	-		
		-							-	-		
		-							-	-		
		-					-					
	155,000	**155,000**		-	-		-	**125,000**	**30,000**	-	-	
Administration:												
Auditorium	246,842	246,842						246,842				
Auditorium signage	17,900	17,900						17,900				
Auditorium Audio/Video	136,106	136,106						16,106			120,000	
Auditorium projects contingency fund	60,127	60,127						19,152	40,975			
IT	35,000	35,000							35,000			
Electronic Street Sign	15,000	15,000							15,000			
Enclosed dumpster & Landscaping	25,000	25,000							25,000			
Village Buildings HVAC Repairs	10,000	10,000							10,000			
Village/Town Hall Exterior Paint	30,000	30,000							30,000			
Replacement Computer Plan	20,000	20,000							20,000	-		
Cisco Direct yrly License qty (10) at $117 a piece	1,170	1,170							1,170			
	597,145	**595,975**		-	-		-	**300,000**	**177,145**	-	**120,000**	
TOTAL GENERAL FUND	**2,147,838**	**2,146,668**		-	-		**98,519**	**1,803,193**	**224,645**	-	**120,000**	-
Sewer fund:												
Eaglewood Lift Station 45th Ave Capacity Increase	842,200		842,200						842,200	-		
Lichter Lift Station 63rd Ave.	807,500		807,500						807,500	-		
I&I Replacement/Repaid Program	200,000		200,000						200,000	-		
2008 Chevrolet 1500 Pickup	-		-						-	-		
TOTAL SEWER FUND	**1,849,700**		**1,849,700**	-	-		-	-	**1,849,700**	-	-	-
Water fund:												
Water Meter AMR Program	432,788			432,788							432,788	
TOTAL WATER FUND	**432,788**			**432,788**	-		-	-	-	-	**432,788**	
Storm water fund:												
Greenbay Road Mueller parcel	40,000				40,000				40,000	-		
Gitzlaff Phase II	50,000				50,000				50,000	-		
Pond Sediment	25,000				25,000				25,000	-		
Neumiller Woods Phase II	30,000				30,000				30,000			
Davis Culvert	40,000				40,000				40,000			
4th Street Culvert Replacement	85,000				85,000				85,000			
Stormwater Plan	-				-				-			
TOTAL STORM WATER FUND	**270,000**			-	**270,000**		-	-	**270,000**	-		
TID#1:												
	-											
TOTAL TID #1 FUND	-			-	-	-	-	-	-	-		
TOTAL	**4,700,327**	**2,146,668**	**1,849,700**	**432,788**	**270,000**	-	**98,519**	**1,803,193**	**2,344,345**	-	**552,788**	-

Village of Somers CIP Improvements - **General Fund** 05/08/2024

Appro	Expenditure Increase	Funding	Prior Year	Cost Estimate	Funding	2016 (Actual)	2017			2018			2019			2020	2021			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	Notes
							Actual	Original	Budgeted	Actual	Original	Budgeted	Actual	Original	Budgeted	Actual	2021 Adopted	2021 Amended 3/9/21	2021 Amended 5/13/21	2021 Actual	Actual										
Streets																														
TOTAL PAVING														$160,000	$170,078						$0	$0	$0	$0	$0	$0	$0	$180,000		$1,000,000	Per 2022 paving - use of 2020 borrowing balance $51,155 & use of 2021 borrowing projected balance $108,923 & use of 2021 borrowing projected $20,000 (orig amt $160,000) = Total use of $180,078 from paving
SAND/SALT/SHED														$153,000																$153,000	
Mills Ave Guaranty Bonds																$161,435														$161,435	
Hampton Road - reserved under SEMA																														$0	
Cable Road Paving				2016	$200,000																									$200,000	
Little Bull Hill Road (Mills, Mills, Mills)				2016	$350,000		$350,000																							$350,000	
Circle by Mt Holly				2017	$99,495			$99,000																						$99,495	
Mills Stone & Slate Lot & Little Jones				2017	$99,599				$99,599																					$99,599	
Cole place				2017	$95,161				$95,161																					$95,161	
Mill Ave				2017	$95,709				$95,709																					$95,709	
Little Hollow Lane				1981	$70,000		$70,000																							$70,000	
Cable Road Reconstruction				2017	$350,000		$350,000																							$350,000	
Mills Street Overlay				2017	$94,477		$94,477																							$94,477	
Mills east additional cost for milling - change order				2017	$7,280		$7,280																							$7,280	
Shed St (SHARE Black Ice intervention) to Bay Road - after 50% split with City of Meriden per amount set for $110k 50%				2022	$220,000						$165,000										$55,000									$220,000	
Mills Ave				2018	$107,000								$107,000																	$107,000	
Cable Ave				2018	$91,000								$91,000																	$91,000	
Cable Ave				2018	$83,850								$83,850																	$83,850	
Wind Ave				2018	$18,517								$18,517																	$18,517	
Mill Ave - 1000 yd of mill ave @ 100% to cut down				2018	$98,820								$98,820																	$98,820	
Mill Ave				2018	$110,417								$110,417																	$110,417	
Woodland Park Estates				1981	$410,000									$410,000																$0	
Stowe Meadows				1981	$656,000																									$0	
Mills Avenue				2019	$623,383																									$623,383	
Cable Street				2019	$92,460																									$92,460	
Mill, Rye & Tim Place				1981	$326,000																									$0	
Little Pleasant Bridge				2018	$402,925						$30,000		$30,000	$402,925																$402,925	
Little Pleasant Bridge				2018	$402,925									$372,925																$372,925	
Cable Ave & Wind Street Subdivision				1981	$315,000																									$0	
Mills Ave Thoroughfare				1981	$105,000																									$0	
Mill Ring Springs Estates Subdivision				1981	$486,000																									$0	
Stanley Chamber, Wind, Mills & Wind Ave				2021	$677,000		$60,000			$500,000			$500,000				$177,000	$177,000	$177,000											$677,000	
Mill Ave - Mill Ave to Mill Ave Intersection - 2400 LF				2021	$1,200,000		$1,200,000			$1,200,000			$1,200,000																	$1,200,000	
Circle - Mill Ave & Mill Pl Intersection (Culvert Pkt.)				2022	$375,000															$16,811										$16,811	
Mills Ave - 1700 LF to Formalization				2022	$150,000															$9,716										$9,716	
Mill Place (2016 Sec 13-29-1) - Sewer Eligible?					$1,500,000																									$1,500,000	
Lot* - Samuel Mastic Crack Treatment				2019	$57,600																$57,600									$57,600	
Mill Ave - Mill Ave to Mill Ave (2016 Sec 13-29-1) PASER Rating =				2019	$207,000																	$207,000								$207,000	
Mill Ave - Mill Ave to Mill Ave (2016 Sec 13-29-1) PASER Rating =				2019	$207,000																	$207,000								$207,000	
Circle (2016 Sec 13-29-1) - to Formalization PASER Rating =				2024	$0																									$0	
Mill Ave - 2774 ft to 604 Mt Pleasant - Paver Rating = 2				2025	$71,434																		$71,434							$71,434	
Mill Place (2016 Sec 13-29) Mill Ave / Mitchell, PASER Rating = 2				2025	$50,000																		$50,000							$50,000	
Mill Trail - 2800 LF to 710 Mill Trail - Paver Rating = 2				2025	$77,000																		$77,000							$77,000	
Circle (Sec 2801 Pl. to 604 Mt Pleas Ln), PASER Rating = 2				2025	$81,400																		$81,400							$81,400	
Mill Ave - 2800 ft. to 2774 ft. Mill Ave Ln, PASER Rating = 2				2025	$77,000																		$77,000							$77,000	
Mill Place (2800 feet to 604 Mt Pl Pleas Ln), PASER Rating = 2				2026	$100,000																			$100,000						$100,000	
Mill Ave				2026	$50,000																			$50,000						$50,000	
Circle Street (604 Mt Pl to Mills Ave) Valley View Sub, PASER Rating = 2				2026	$160,000																				$160,000					$160,000	
Circle Street (604 Mt Pl to Mills Ave) Valley View Sub, PASER Rating = 2				2026	$160,000																				$160,000					$160,000	
Circle Ave - 2800 ft. to 3200 ft (Valley View Sub, PASER Rating = 2				2026	$160,000																				$160,000					$160,000	
Circle Ave - 3200 ft. to 3700 ft (Valley View PASER Rating = 2				2026	$160,000																				$160,000					$160,000	
Mill Place (2800 feet to Terminus) (Valley View PASER Rating = 2				2026	$97,000																				$97,000					$97,000	
Mill Street (604 feet to Mill Ave Paver) Valley View PASER Rating = 2				2026	$52,000																				$52,000					$52,000	
Circle Ave - 2774 ft to 604 Mount Pleas? PASER Rating = 2				2027	$414,000																					$414,000				$414,000	
Mill Ave - 2774 ft to Formalization PASER Rating = 2				2027	$414,000																					$414,000				$414,000	
Mill Ave - 1700 ft to Formalization PASER Rating = 2				2027	$153,000																						$157,000			$157,000	
Circle (Stanley Lane to Terminus)(no PASER Rating = 2				2028	$215,000																							$220,000		$220,000	
Mill Ave - 1700 ft to Formalization PASER Rating = 2				2028	$153,000																							$156,000		$156,000	
Mill Ave - 2774 ft to Formalization PASER Rating = 2				2028	$278,000																							$278,000		$278,000	
Mill Trail - 1700 ft to Formalization PASER Rating = 2				2029	$153,000																								$153,000	$153,000	
Total Streets					$380,000			$449,355	$550,000	$0	$165,000	$970,000	$1,000,000	$1,088,925	$950,000	$1,000,000	$1,088,925	$950,000	$1,000,000	$55,705	$1,557,000	$262,000	$1,557,000	$1,579,000	$1,579,000	$1,579,000	$1,579,000	$1,579,000	$0	$18,037,000	
Public Works Equipment																															
2021 International Dump Truck				2017	$170,000		$170,000	$170,000	$167,000																					$167,000	
																														$160,000 moved from 2021 to $160,000 to 2026 due	
				2018	$160,000						$160,000	$0	$0								0									$0	to supply chain issues
Dump Truck				2018	$83,730					$83,730																				$83,730	
HOW Farm 350 - 4yr				2018	$93,420												$93,420													$93,420	
																														$0	
Transporter Locator - paid cash $1,600 50% Sewer and 50% Water fund																	$0													$0	
2018 Elgin Pelican Asphalt Transporter - purchased in 2018 using public works funds																	$0													$0	
2016 Hotsy																	$0													$0	
2006 Terex 315 SP - moved from 2021 to 2022 $15,000 to FD 350				2020	$7,955												$7,955													$7,955	
2021 Chevrolet HD2500 Pickup - IN SEWER CIP - REMOVE FROM CIP FOR 2021																															2021 Chevrolet HD2500 Pickup - IN SEWER CIP - REMOVE FROM CIP FOR 2021
GENERAL FUND 2k FOR 2035?				2020	$60,000																									$0	
2006 Terex Generator SP				2020	$15,000																									$0	Removed from 2021 as purchased in 2021
2016 Toro Groundmaster 5910				2020	$55,000																									$0	Removed from 2021 as purchased in 2021
																															Moved from 2024 to 2030 from $100,000 to
																														$0	$165,000 - Removed as per Jerry
																														$0	Moved from 2029 to 2030 from $55,000 to $70,000
1996 John Deere Excavator				2020	$160,000												$160,000	$160,000	$160,000											$160,000	Moved from 2020 to 2021
								$120,000	$170,000	$0																				$0	Moved from 2027 to 2021, increased to $265,000
Replacement of 2005 JBC Backhoe - Average 2018 (estimates -3)				2023	$70,000																$70,000									$70,000	Moved from 2027 to 2023, increased from $150,000 to $265,000
																						$0								$0	
HS2500 Pickup and Snowplow				2020	$1,000																$51,000	$0								$52,000	
Asphalt Walk Behind Saw				2023	$7,000																$7,000									$7,000	
																															Moved from equipment schedule to CIP plan from
																														$0	$65,000 to $80,000
Dump Sand Pro				2027	$50,000																						$50,000			$50,000	Moved from equipment schedule to CIP plan from $50,000 to $50,000
2014 Peterbilt Dump Truck				2028	$160,000																									$160,000	Moved from 2029 to 2028
2017 Chevrolet HD2500 Pickup				2029	$60,000																									$60,000	Moved from 2029 to 2030
2018 Chevrolet 1Ton Dump				2030	$80,000																								$80,000	$80,000	Added as new purchase
																														$0	Added as new purchase
1996 Wallbank Wood Chipper				2030	$65,000																									$65,000	Moved from equipment schedule
2016 Grinder				2030	$50,000																									$50,000	Moved from equipment schedule
																														$0	Moved from equipment schedule to CIP plan from $65,000 to $50,000
Pressure Washer Jetter				2030	$50,000																									$50,000	Moved from equipment schedule to CIP plan from $5,000 to $50,000
																					$17,500									$17,500	
580 Track Skid Loader				2019	$100,000																	$100,000								$100,000	
2008 Freightliner 12 yard Dump & Patrol Truck				2024	$160,000																			$160,000						$160,000	
2008 Freightliner 5 yard Dump & Patrol Truck				2026	$160,000																				$160,000					$160,000	
1998 New Holland Tractor & Bat Wing Mower				2021	$120,000																									$120,000	
1997 Ingersoll Rd Tow				2022	$40,000																									$40,000	
Trailer - Dump				2028	$80,000																							$80,000		$80,000	
Yellow Smoke Lift				2024	$50,000																			$50,000						$50,000	
Chipper Boom Lift				2029	$55,000																								$55,000	$55,000	
Total Public Works					$0			$467,355	$340,000	$170,000	$83,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$651,455	$0	$0	$0	$0	$0	$0	$0	$0	$1,312,540	$2,965,080	
Parks																															
North Road (Seasonal) split Replacements				2017	$120,000		$120,000	$120,000	$120,000																					$120,000	
Basketball Courts				1981	$100,000					$100,000	$0	$0																		$0	
Park Station (w/ Restroom facilities)				1981	$120,000								$120,000																	$0	
Town Island				2019	$9,925									$9,925	$9,925															$9,925	
Parking And Road (Seasonal)				1981	$70,000																									$0	Moved from 2022 to 2023 as placeholder
Basketball Repair				1981	$50,000																									$0	
Bleacher Replacements (Historical) - moved from 2020 to 2022				2022	$15,000																	$0								$0	Moved to 2024 as a placeholder
North Ball Diamond Light Replacement - moved from 2022 to 2023				2023	$50,000																		$0							$0	Moved from 2023 to 2026
Picnic Field				2023	$160,000																		$0							$0	Moved from 2023 to 2026
New Basketball Court Replacement				2024	$100,000																			$100,000						$100,000	Moved from 2024 to 2026
Tennis Courts				2025	$160,000																				$160,000					$160,000	Moved from 2025 to 2026
																														$0	
																														$0	
Total Parks					$0			$120,000	$120,000	$0	$0	$120,000	$9,925	$9,925	$9	$0	$0	$0	$0	$0	$0	$0	$0	$100,000	$160,000	$0	$0	$0	$0	$0	$469,925	
Fire Department-401-5310-0000																															
2009 Mack Fire Ambulance				2017	$205,000		$205,000	$205,000	$201,000																					$206,000	
Ambulance Trade (for ref)				2018	$250,000						$250,000	$250,000	$250,000																	$250,000	
Ambulance Trade (Grant)				2018	$250,000						$250,000	$250,000	$250,000																	$250,000	
1992 Pierce Saber Fire Engine				2019-20	$630,000						$630,000	$630,438	$630,438																	$630,438	
																															Add one ambulance to replace last 2000 model -
Pierce Ambulance - Payment already made				2019-20	$382,764											$382,764														$382,764	delivered in 2019 to be put in 2020
1998 Pierce Saber Fire Engine - payment already made in 2018 and supposed to 2019				2019-20	$630,000											$630,000														$630,000	Ask fire engine - heavy rust found on frame rails over 20 years old - ordered in 2019 to be paid in 2020
																															1998 refurbish 2003 Tanker - should extend life until
2003 IHC Pierce Tanker - refurbish - moved from 2020 to 2021					$60,000																									$0	2031
1999 multi-hazard response vehicle - moved from 2020 to 2021					$475,000												$475,000	$475,000	$475,000											$475,000	Ask new price ins
																															Add to put new boom truck on old grass rig and put new
Ringtow rig - new backend and new plow on - moved from 2020 to 2022 to 2023 to 2029				2023	$60,000																									$60,000	plow on (get rid of pick-up) - Removed in 2021 and left to be reviewed in 2022
Grader - medium				2023	$120,000												$120,000	$120,000	$120,000											$120,000	Add to replace medium - replacing units that are 10 years old
2003 Med Tec Ambulance				2023	$205,000								$241,764																	$205,764	
Fence replace moving: matched fort public works move from 2019 to 2020 - NOW MOVED TO 2023				2023	$75,000																									$75,000	Add am to replace existing chainlink from public works - MOVED TO 2023
2014 Ford Ambulance				2023	$205,000																									$205,000	Changed from $220,000 to $211,000
Command vehicle - moved back to 2023				2029	$100,000																									$100,000	Add command vehicle - moved from 2023 to 2022
Replace UTV firefighting/rescue vehicle				2023	$100,000																									$100,000	from $80,000 to $100,000
																															Add to replace utv firefighting/rescue vehicle
Chassis Tender - replace 2011 MFR Rosenbauer				2026	$800,000																					$800,000				$800,000	Add new pumper/tender (replace Rosenbauer purchased in 2011 MFR) standards to replace after 15 yrs
Gas Ambulance				2022	$350,000																$50,000									$350,000	Add to refurbish ambulance purchased in 2017
Gas Ambulance (Ambulance purchased in 2018)				2024	$350,000																									$350,000	Add to refurbish ambulance purchased in 2018
Trailer 4500 # Refurbishment				2023	$50,000																$50,000									$50,000	
Dozer				2023	$35,000																$35,000									$35,000	
Command equipment (before north end of bldg)				2023	$50,000																$50,000									$50,000	2023 moved from 2021 to 2028
CRUISER FOR SCHOOL/Visual				2023	$50,000																$50,000									$50,000	
Thermal Imaging Cameras				2023	$35,000																$35,000									$35,000	
Equipment Exhaust removal system completion				2023	$50,000																$70,000									$70,000	
Forest crash attenuation trailer				2023	$35,000																$35,000									$35,000	
Command Vehicle (Chief's Truck)				2023	$50,000																$50,000									$50,000	
Exhaust Hoods (for the 2021 Ambulance				2023	$18,000																$0									$0	Removed, chained given
Battery Powered Hoistmans Slats				2023	$20,000																$20,000									$20,000	
Fire Light Trailer				2019	$60,000																	$60,000								$60,000	Moved from 2020 to 2021
New Fire Station?				2026	$12,000,000																					$12,000,000				$12,000,000	
New Lawn EPR machine #1				2026	$30,000																					$30,000				$30,000	
911 Siren				2026	$40,000																					$40,000				$40,000	
Air Compressor				2026	$80,000																					$80,000				$80,000	
New Lawn EPR machine #2				2026	$30,000																					$30,000				$30,000	
SCBA Turnout Gear replacement				2026	$50,000																					$50,000				$50,000	
Fire Ambulance/Trailering 2027 ambulance				2027	$350,000																						$350,000			$350,000	
Replacement for 2013 Chiefs car				2027	$100,000																						$100,000			$100,000	
Air Compressor				2028	$80,000																							$80,000		$80,000	
New ambulance to replace 2018 ambulance				2028	$350,000																							$350,000		$350,000	
1 x Station 1 (Old Navy 6 acres)				2030	$12,000,000																								$12,000,000	$12,000,000	
New ladder truck - half of the cost in 2030 (moved to 2031)				2030-31	$1,600,000																								$1,600,000	$1,600,000	Add in 2030 for half of new ladder truck and the second half in 2031 as will be 20 yrs old in 2031
Total Fire Department					$30,000	$30,000	$30,000

Village of Somers CIP Improvements - **KR Sewer** -

5/28/2024

Project	Departments Involved								Impr Year	Cost Estimate	Funding								Budget Year									
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority			Tax Levy	KR Sewer	TID #1	TID #2	TID #3	TID #4	Pot SW Util	Pot Donors	Pot Asm/Dev	2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
Sanitary Utility																														
CTH KR Utility Relocation Project No. 191350 #2019-008		x							1	2020	$120,000		x																$120,000	
Total Sanitary Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$120,000**	
TOTAL CIP - KR Sewer																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$120,000**	

842200

Village of Somers CIP Improvements - **Water Fund** -

| Project | Departments Involved | | | | | | | | | Impr Year | Cost Estimate | Funding | | | | | | | | | | Budget Year | | | | | | | | | |

Village of Somers CIP Improvements - **Storm Water Fund** -

Project	Departments Involved: Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority	Impr Year	Cost Estimate	Funding: Tax Levy	Utility	TID #1	TID #2	TID #3	TID #4	Port Issues	Port Donors	Port Amr/Dev	Budget Year: 2016 (Actual)	2017 Original	2017 Budgeted	2017 Actual	2018 Original	2018 Budgeted	2018 Actual	2019 Original	2019 Budgeted	2019 Actual	2020	2021 Adopted	2021 Amended 2/9/21	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
																					Actual	Original	Budgeted	Actual	Original	Budgeted	Actual	Original	Budgeted	Actual														
Stormwater Utility																																											
Stormwater Utility				x					1	2017	$65,000	x										$65,000	$65,000	$52,256				$12,500																$64,756	
Sheridan road storm sewer/DOT - moved from Storm water fund to Water fund										2020	$95,000																			$0												$0	
Roadway Flooding Improvement Program - removed from 2021				x					2	2021	$50,000	x						x										$50,000																$0	
Greenbay Road Mueller parcel				x						2021	$40,000							x													$0	$0	$0		$40,000								$40,000	Moved from 2023 to 2024
Gitzloff Phase II				x						move from 2020 to 2021 to 2022	$50,000							x															$0	$ 10,500.00	$50,000							$60,500	
Neumiller Woods Phase II				x						move from 2020 to 2021 to 2022 to 2023	$30,000							x																$11,650	$30,000								$41,650	2022 amount was 30,000, $19,500 is the amount for engineering.
Pond Sediment				x						2022	$75,000																						$0	$109	$25,000									2022 amount was $75,000, Executed contract in 2022 for $19,200. Work was not completed due to weathe
Root Pike Win Communiciation contract				x						2020	$4,250							x												$4,250												$4,250	Is now inclued in operations budget
Pike River - South Branch Master Planning & Design				x					2	TBD	$50,000							x	x											$50,000	$50,000	$50,000										$100,000	TBD - removed from 2020, 2021 and from future years
11th Street Drainage				x						2020	$11,034							x												$11,034												$11,034	
56th Ave Stormwater Drainage Pipe - moved from 2021 to 2022				x						2020	$4,316																			$4,316		$0	$125,000									$129,316	Moved from 2021 to 2022 from $100,000 to $125,000
12th Ave Drainage				x						2020	$104,574																			$104,574			$75,000									$179,574	
87th Ave Drainage				x						TBD	$150,000																								$40,000								$0	TBD - removed from 2021 $150,000. Moved from 2023 to 2024
Davis Culvert										2023	$40,000							X																	$40,000								$40,000	
Stormwater Management Plan										2023								X																$30,000								$30,000	Only spent $16,616.45
4th Street Culvert Replacement																																			$85,000							
Total Stormwater Utility																					**$0**	**$65,000**	**$65,000**	**$52,256**	**$0**	**$0**	**$12,500**	**$50,000**	**$0**	**$0**	**$174,174**	**$50,000**	**$50,000**	**$200,000**	**$52,259**	**$270,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$701,080**	
TOTAL CIP - STORM WATER UTILITY																					**$0**			**$52,256**	**$0**	**$0**	**$12,500**	**$50,000**	**$0**		**$174,174**	**$50,000**	**$50,000**	**$200,000**	**$52,259**	**$270,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$701,080**	

842200

Village of Somers CIP Improvements - **Sewer UD#1** -

Project	Departments Involved: Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Impr Year	Cost Estimate	Funding: Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #5	Pvt Dev'rs	Pvt Dev'rs	Pvt Dev'rs	2016 (Actual)	2017			2018			2019		2019	2020	Budget Year 2021 Adopted	Budget Year 2021 Amended 2/9/21	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
																					Actual	Original	Budgeted	Actual	Original	Budgeted	Actual	Original	Budgeted	Actual													
Sanitary Utility																																										
Carthage Lift Station & Force Main		x						1	2016	$2,190,000		x									$2,190,000																					$2,190,000	
11th Place Lift Station Replacement Project No. 170289 #2019-003		x						1	2019-20	$1,319,800		x										$80,000	$0	$0	$1,600,000	$1,400,000	$0		$84,800	$84,800	$1,235,000										$1,319,800	
Village Sewer Study		x						1	2018	$45,000		x													$45,000																$0	
West Side Lift Station (1500 GPM)		x						1	2019	$1,155,000					x										$55,000	$0	$0	$1,100,000	$0												$0	
West Side Force Main (Dual 6" & 10")		x						1	2019	$2,100,000					x										$200,000	$0	$0	$1,900,000	$0												$0	
7th Street Lift Station		x						1	2020	$750,000		x																$55,000	$0		$750,000										$750,000	
*Hwy.5 reconstruction project $80,000*10% #2019-002*		x							2020	$8,000		x																			$8,000										$8,000	10% of Hwy 5 reconstructi on (constructio n and engineering inspection cost). 90% will be paid by Water.
Seawall Lift Station		x						1	2020	$750,000		x																			$750,000										$750,000	
Eaglewood Lift Station 45th Ave Capacity Increase		x						1	Moved from 2021 to 2022	$842,200		x								x												$0	$0	$842,200	$842,200							$1,684,400	Moved 2022 to 2023
Lichter Lift Station 63rd Ave.		x							2022	$807,500																						$0	$807,500	$807,500							$1,615,000	Moved 2022 to 2023
Sheridan Road Sanitary Sewer Rehabilitation - moved from 2020 to 2021 from $4,000,000 to $4,854,000									2021	$4,854,000																					$4,854,000	$4,854,000									$4,854,000	Move from 2020 to 2021
CTH A/Y Roundabout Utility reconstruction project $240000*20% - see Water CIP that covers 80% of this cost									2022	$48,000																						$53,393										$53,393	Changed the total amount from $250,000 to $240,000 - ARPA FUNDS WERE USED
I&I Replacement/Repair Program		x						1	Annual	$200,000		x										$200,000	$280,000		$200,000	$225,000		$200,000	$200,000	$119,094	$0	$400,000	$400,000	$0	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$2,200,000	
15% contingency for 11th place, 7th street, Seawall lift stations and for Hwy 5									2020	$411,450		x																		$411,450										$411,450	
Total Sanitary Utility																					**$2,190,000**			**$0**	**$2,100,000**	**$1,625,000**	**$0**	**$3,255,000**	**$284,800**	**$203,894**	**$3,154,450**	**$5,254,000**	**$5,254,000**	**$53,393**	**$1,849,700**	**$1,849,700**	**$200,000**	**$200,000**	**$200,000**	**$200,000**	**$200,000**	**$200,000**	**$15,836,043**	
Utility Equipment																																									
GMC Utility Truck		x						1	2018	$75,000		x													$75,000	$75,000	$75,000														$75,000	
2008 Chevrolet 1500 Pickup		x	x					1	2022	$50,000		x																					$51,000								$51,000	Was a 2022 Item Ordered in 2022 will not show up until 2023
GMC Utility Van		x	x					1	2024	$35,000		x																						$0	$35,000						$35,000	Moved from 2024 to 2025
2013 Peterbilt Vac-Con		x						1	2030	$380,000		x																													$380,000	$380,000	
2018 GMC Utility Crane Truck		x						1	2030	$0		x																													$0	$0	Removed from 2030 $100,000
Total Utility Equipment																					**$0**			**$0**	**$75,000**	**$75,000**	**$75,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$51,000**	**$0**	**$35,000**	**$0**	**$0**	**$0**	**$0**	**$380,000**	**$541,000**	
TOTAL CIP - SEWER UD#1																					**$2,190,000**			**$0**	**$2,175,000**	**$1,700,000**	**$75,000**	**$3,255,000**	**$284,800**	**$203,894**	**$3,154,450**	**$5,254,000**	**$5,254,000**	**$53,393**	**$1,900,700**	**$1,849,700**	**$235,000**	**$200,000**	**$200,000**	**$200,000**	**$200,000**	**$580,000**	**$16,377,043**	

842200

Village of Somers CIP Improvements - **TID #1** - 05/23/2023**(FIRST PARK 94 PHASE 2 UTILITIES)**

Project	Departments Involved									Impr Year	Cost Estimate	Funding									Budget Year									Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority			Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	Pot SW Util	Pot Donors	Pot Asm/Dev	2023	2024	2025	2026	2027	2028	2029	2030	Total	
Sanitary Utility																														
First Industrial 2nd Northern Sewer extension Project No. 200203.80 #2020-003 - move from 2020 to 2021		X								2021	$2,000,000			x															$4,500,000	Move from 2020 to 2021 from $2,000,000 to $2,500,000
Total Sanitary Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,500,000**	
Water Utility																														
First Industrial 3800 feet of 16-inch Water Main at $250/foot with granular backfill and restoration - move from 2020 to 2021- now moved to 2022			x						1	2017/2021 to 2022	$3,335,000			x															$1,600,000	Move from 2020 to 2021 . Now moved to 2022.
Total Water Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,600,000**	
TOTAL CIP - TID #1																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,100,000**	

GRANT: 2020-003

2020-003 - no revenue acct listed, $1,572,427.62 expenses balance

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Village of Somers CIP Improvements - **TID #2** - 05/23/203 **(VERIZON DEVELOPMENT, BEAR DEVELOPMENT (PHASE 2), MARKET LANE & MARKET CENTER, MISTER CAR WASH**

5/28/2024

Project	Departments Involved									Impr Year	Cost Estimate	Funding									2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority			Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	Pot SW Util	Pot Donors	Pot Asm/Dev										
Sanitary Utility																														
Total Sanitary Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																														
																													$0	
Total Water Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #2																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

GRANT: 2018-006, 2018-007 (Phase 2), 2020-033, 2021 001, 2021-007, 2022-005, 2022-015

2018-006 - no revenue in balance, $2,422.95 expenses balance
2018-007 - no revenue in balance, $3,081.50 expenses balance
2020-033 - $138,000 revenue balance, $133,470.23 expenses balance
2021-001 - no balance left in revenue or expenses (Activity = $5,000 revenue & $7,145.00 expenses
2021-007 - no balance left in revenue or expenses (Activity = $5,000 revenue & $3,159.25 expenses
2022-005 - no balance left in revenue or expenses (Activity = $5,000 revenue & $7,482.25 expenses
2022-015 - *NOT IN BS&A*

842200

Village of Somers CIP Improvements - **TID #3 (KWIK TRIP DEVELOPMENT PRE-DEVELOP, SEWER & WATER-PHASE 1, PUMPING STATIONS (W&S), 2021 CIP BORROWED PORTION, DARBY LANE FARMS, BECKNELL WATER MAIN)**

Project	Departments Involved								Impr Year	Cost Estimate	Funding								2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority		Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																													
		x													x												$0	
Total Sanitary Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																													
																											$0		
Total Water Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #3																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
GRANT: 2018-001, 2019-012, 2020-022, 2020-023, 2021-014, 2021-019, 2022-008																													
2018-001 - $128,172.74 revenue balance, $109,216.67 expenses balance																													
2019-012 - no revenue acct listed, $10,077,743.26 expenses balance																													
2020-022 - no revenue acct listed, $1,418,428.17 expenses balance																													
2020-023 - no revenue acct listed, $1,826,013.8 expenses balance																													
2021-014 - no revenue acct listed, $159,399.30 expenses balance																													
2021-019 - $20,000 revenue balance, $33,878.94 expenses balance																													
2022-008 - $585,371.73 revenue balance, $303,590.11 expenses balance																													
842200																													

Village of Somers CIP Improvements - **TID #4 (RAVINE PARK, WILLOW CREEK DEVELOPMENT)**

Project	Departments Involved								Impr Year	Cost Estimate	Funding								2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority		Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																												
Total Sanitary Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																												
																											$0	
Total Water Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #4																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
GRANT: 2018-004, 2018-005, 2019-006																												
2018-004 - no revenue in budget, $155,371.79 expenses balance																												
2018-005 - no revenue in budget, $2,640.75 expenses balance																												
2019-006 - no activity																												
842200																												

Village of Somers CIP Improvements - **TID #5 (COLLEGE PARK)**

Project	Departments Involved								Impr Year	Cost Estimate	Funding								2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority		Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																												
																											$0	
Total Sanitary Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																												
																											$0	
Total Water Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #5																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
GRANT: 2020-025																												
2020-025 - $25,000 revenue, $16,907.37 expenses balance																												
842200																												

Village of Somers CIP Improvements - **TID #6 (TAWANI PROPERTY DEVELOPMENT, SEWER & WATER WEST OF DIVIDE, BIRCHELL SEWER, PUMPING STATIONS (S&W), PMA GRADING EROSION SURFACE WATER REVIEW, BIRCHELL 100TH AVE, CTH E & 94)**

Project	Departments Involved									Impr Year	Cost Estimate	Funding									2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority			Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																														
																													$0	
Total Sanitary Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																														
																													$0	
Total Water Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #6																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
GRANT: 2019-012, 2020-018, 2020-021, 2020-022, 2020-023, 2020-024, 2020-030, 2020-034																														
2019-012 - no revenue acct listed, $10,077,743.26 expenses balance																														
2020-018 - $13,827,137.22 revenue balance, $1,100,914.78 expenses balance																														
2020-021 - $3,000 revenue balance, $5,837.50 expenses balance																														
2020-022 - no revenue acct listed, $1,418,428.17 expenses balance																														
2020-023 - no revenue acct listed, $1,826,013.8 expenses balance																														
2020-024 - no revenue in balance, $19,139.75 expenses balance																														
2020-030 - $138,000 revenue balance, $133,470.23																														
2020-034 - no revenue or expense in balance																														
842200																														

Village of Somers CIP Improvements - **TID #7 (SEWER & WATER WEST OF DIVIDE-PHASE 1, PUMPING STATIONS S&W)**

Project	Departments Involved								Impr Year	Cost Estimate	Funding								2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority		Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																												
																											$0	
Total Sanitary Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																												
																											$0	
Total Water Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #7																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

GRANT: 2019-012, 2020-022, 2020-023

2019-012 - no revenue acct listed, $10,077,743.26 expenses balance
2020-022 - no revenue acct listed, $1,418,428.17 expenses balance
2020-023 - no revenue acct listed, $1,826,013.8 expenses balance

842200

Village of Somers CIP Improvements - **TID #8 (SEWER & WATER WEST OF DIVIDE-PHASE 1, PUMPING STATIONS S&W)**

Project	Departments Involved								Impr Year	Cost Estimate	Funding								2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority		Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev								
Sanitary Utility																												
																											$0	
Total Sanitary Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																												
																											$0	
Total Water Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #8																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

GRANT: 2019-012, 2020-022, 2020-023

2019-012 - no revenue acct listed, $10,077,743.26 expenses balance
2020-022 - no revenue acct listed, $1,418,428.17 expenses balance
2020-023 - no revenue acct listed, $1,826,013.8 expenses balance

842200

Village of Somers CIP Improvements - **TID #9**

5/28/2024

Project	Departments Involved								Impr Year	Cost Estimate	Funding								2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority		Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																												
																											$0	
Total Sanitary Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																												
																											$0	
Total Water Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #9																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
GRANT:																												
No grant listed																												
842200																												

Village of Somers CIP Improvements - **TID #10 (LAKE OF SOMERS, LLC APTS, FIRST PARK 94 WATER MAIN)**

5/28/2024

Project	Departments Involved								Impr Year	Cost Estimate	Funding								2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority		Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																												
																											$0	
Total Sanitary Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																												
																											$0	
Total Water Utility																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #10																			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

GRANT: 2020-013, 2022-003

2020-013 - $20,000 revenue balance, $8,922.30 expenses balance

2022-003 - $816,245.87 revenue balance, $934,060.42 expenses balance

842200

Village of Somers CIP Improvements - **TID #11**

5/28/2024

Project	Departments Involved									Impr Year	Cost Estimate	Funding									2023	2024	2025	2026	2027	2028	2029	2030	Total	Notes
	Streets	Sanitary	Water	Storm	Parks	Fire	PW	Admin	Priority			Tax Levy	Sewer Utility	TID #1	TID #2	TID #3	TID #4	TID #6	Pot SW Util	Pot Donors	Pot Asm/Dev									
Sanitary Utility																														
																													$0	
Total Sanitary Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Water Utility																														
																													$0	
Total Water Utility																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
TOTAL CIP - TID #11																					**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
GRANT:																														
No grant listed																														

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
MEETING ITEM MEMORANDUM

MEETING DATE: May 28th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #9 Action on Request from Public Works Superintendent Kreye and Somers Fire Chief Ben Andersen to sell assorted equipment at the Wisconsin Surplus Auction

BACKGROUND:

Chief Andersen and Public Work Superintendent Kreye have requested authorization to sell various equipment that is no longer is use at the Wisconsin Surplus Auction. Below is a summary of the items that will be sent to auction:

Public Works

- Snow blower,
- Push mowers,
- Miscellaneous power tools,
- ASV Posi-Track skid steer with bucket and dozer blade,
- Weed whackers,
- Chainsaws,
- Generator from 45th lift station, and
- Other miscellaneous equipment and tools.

Fire Department

- Hoses with holes,
- Broken helmets,
- Old gas ventilation fans), and
- Old air bottle fill station

PRIOR ACTION TAKEN:

This matter was reviewed at our May 21st Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval of the request. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve Request from Public Works Superintendent Kreye and Somers Fire Chief Ben Andersen to sell assorted equipment at the Wisconsin Surplus Auction*"

ATTACHMENTS:

NONE

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: May 28th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #10 Action on amendment to Section 19 of the Village of Somers Employee and Procedures Manual to reference updates for Public Works Working Hours

BACKGROUND:

Public Works Superintendent Kreye has requested to start their workday 30 minutes earlier from Memorial Day to Labor Day. This change would allow for projects to be completed earlier and for the staff to reduce heat exposure.

Currently, Public Works employees receive a 30-minutes unpaid lunch during their shift as well as two 10-minute breaks. Public Works Superintendent Kreye has also proposed to eliminate both ten-minute breaks and change the lunch break to a paid-lunch as working through lunch has become more common since the department has taken on larger projects. These projects are either stopped to take a lunch or employees miss their lunch and the time is taken as overtime or comp-time.

Regular work schedule would change to 7 a.m. to 3 p.m. in the winter and 6:30 a.m. to 2:30 p.m. in the summer.

PRIOR ACTION TAKEN:

This matter was reviewed and discussed at our May 21st Work Session. The general consensus was to update the Employee Manual to reference Public Works Superintendent Kreye's request for a change in hours. Attorney Davison has updated the Employee Manual to reference the following:

- Eliminate both ten-minute breaks and change the lunch break to a paid-lunch
- Regular work schedule would change to 7 a.m. to 3 p.m. from Labor Day to Memorial Day

- Regular work schedule would change to 6:30 a.m. to 2:30 p.m. from Memorial Day to Labor Day.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Public Works Superintendent Kreye would recommend approval. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

> "*Motion to approve amendment to Section 19 of the Village of Somers Employee and Procedures Manual to reference updates for Public Works Working Hours"*

ATTACHMENTS:

Updated Village of Somers Employee and Procedures Manual

Village of Somers Employee and Procedures Manual

7511 12th Street
P.O. Box 197
Somers, WI 53171

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Appendix "B" – Excavations
Appendix "C" – Hazard Communication Program
Appendix "D" – Hearing Conservation Program
Appendix "E" – Lockout/tagout Program
Appendix "F" – Respiratory Protection Program
Appendix "G" - Employee Grievance Procedure

This manual shall apply to all employees of the Village of Somers, except to the extent that it conflicts with provisions in any Collective Bargaining Agreement and, in the case of such a conflict, the provisions of the Collective Bargaining Agreement shall control.

SECTION 1 - PERSONNEL POLICY

The accomplishments and cooperation of the Village's employees are important factors in the Village's continued growth and success. It is the Village's objective to provide a relationship of mutual trust and respect which will allow the Village's employees to attain personal satisfaction from their work and contribute to the Village's growth.

Accordingly, for these reasons, it is the Village's policy:

A. To select and hire the best qualified men and women without regard to race, creed, color, age, gender, sexual orientation, national origin, handicap or marital status.

B. To provide wages, salaries and employee benefits that are competitive and to annually review wages, salaries and benefits.

C. To promote from within when possible by providing opportunities for qualified employees to fill open positions whenever available.

D. To provide an atmosphere conducive to improved productivity and to manage changing economic conditions so as to minimize layoffs and adverse effects on the Village's employees while maintaining the short and long range growth and stability of the Village.

E. To provide safe working conditions by maintaining an orderly operation and developing and adhering to policies and practices that ensure the safety and health of the Village's employees.

F. To encourage an individual's self-development by providing educational opportunities, training, and other opportunities for skill development and advancement.

G. To recognize length of service as a factor in the cases of promotion, layoff and recall, other qualifications being equal.

H. To keep employees informed by providing communications of developments within the Village which are of interest.

I. To encourage open discussion of all ideas, suggestions, problems and matters of concern among the Village's employees, supervisors and managers.

SECTION 2 - EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of the Village of Somers to be fair and impartial in all the Village's relations with the Village's employees and applicants for employment without regard to their race, color, religion, age, sex, sexual orientation, marital status, arrest records, handicap, or national origin. The Village will employ and advance qualified handicapped persons whose disabilities do not preclude continued satisfactory performance with a reasonable accommodation.

The Village will ensure that promotion, training, and transfer decisions are made in accord with principles of equal employment opportunity and will impose only valid qualification requirements. The Village also will ensure that all other personnel actions, such as decisions concerning compensation, benefits, transfers, layoffs, return from layoff, terminations, Village sponsored education and training, and tuition assistance programs will be administered without regard to race, color, religion, age, gender, sexual orientation, marital status, arrest records, handicap, or national origin.

SECTION 3 – MANAGEMENT RIGHTS

A. **In General**. Subject to the provisions of the Collective Bargaining Agreement between the Village and IAFF Local 4831, the direction of all employees, including but not limited to, the right to hire, the right to assign employees to jobs and equipment, the right to assign overtime work, the right to schedule work, the right to relieve employees from duty because of lack of work or for other legitimate reasons shall be vested exclusively in the Village. Each employee shall be required to report to and/or take direction from any management designee, who shall include: Village/Town Clerk/Treasurer, Village/Town Administrator, Assistant Village Administrator, Fire Chief or Public Works Superintendent as applicable.

B. **Change in Methods and Equipment.** In the event of change of equipment or methods of operation, the Village shall have the right, in the sole judgment of the Village, to make reductions in the work force as required.

C. **Public Health and Safety.** Nothing shall be construed to limit the discretion of the Village with regard to matters affecting the public health, safety or general welfare.

D. **Work Rules**. The Village shall establish reasonable work rules and will enforce applicable work related regulations promulgated by agencies of the State of Wisconsin or United States of America.

E. **Subcontracting**. The Village has statutory and charter rights and obligations in contracting for matters relating to municipal operations. The right of contracting or subcontracting is vested exclusively in the Village.

F. **Community Service**. The Village participates in the Community Service program.

SECTION 4 - AFFIRMATIVE ACTION

Because it is the policy of the Village of Somers to give equal opportunity to all qualified persons, the Village is implementing an affirmative action program.

The Village's employment practices have been designed to provide that all individuals be recruited, hired, assigned, advanced, compensated and retained on an individual basis because of their qualifications for employment and treated equally in these and all other respects without regard to race, color, religion, age, sex, marital status, arrest records, handicap, or national origin.

The Village considers it to be the responsibility of every supervisory employee to further the implementation of this policy and ensure the support of their subordinates.

The Village asks supervisory personnel, as well as those responsible for hiring new employees, to assist the Village in taking affirmative action to prevent any possible discrimination towards employees or applicants for employment with the Village of Somers in all categories and levels of employment and employee relations.

Responsibility for implementing the Village's affirmative action program has been assigned to the Village/Town Clerk/Treasurer, who shall work with each department head and supervisor during the implementation process.

The "Affirmative Action Program for Equal Employment Opportunity" is made a part of this Manual.

SECTION 5 - SEXUAL HARASSMENT

The Village's policy is to forbid all forms of sexual harassment, and this policy extends to each and every level of Village operations. Accordingly, sexual harassment, whether by elected officials, officers, supervisors, co-workers, vendors, or visitors, is absolutely prohibited and will not be tolerated. The purpose of this policy is not to regulate personal morality. Rather, it is to assure that in our work place no person is subjected to sexual harassment.

In furtherance of the Village's policy to provide a work environment free from sexual harassment, the Village requires that all employees avoid any action or conduct which could be viewed as sexual harassment, including:

A. Unwelcome sexual advances;

B. Unwelcome request for sexual acts or favors;

C. Any statement or implication that submission to or rejection of sexual conduct could affect an individual's employment with the Village;

D. Displaying on the Village premises sexually suggestive or lewd materials or photographs; and

E. Other verbal, written or physical conduct of a sexual nature.

The Village takes allegations of sexual harassment seriously and will investigate all sexual harassment complaints. If it is determined that sexual harassment has occurred, the Village will take appropriate disciplinary action against the offending employee, up to and including discharge. Further, appropriate disciplinary action will result if any retaliation occurs against employees making complaints or assisting with the employer's investigation, and such retaliation is expressly prohibited.

Any employee who has a complaint of sexual harassment should immediately bring the matter to the attention of his or her supervisor, or to the attention of any member of the Village Board. All complaints will be investigated thoroughly.

Because of their sensitive nature, complaints of sexual harassment will be handled with the utmost discretion and the privacy of the complaining person and the person accused of sexual harassment will be respected to the extent possible. All employees are encouraged to report any situations which may involve sexual harassment including those directed toward other employees and which create a hostile work environment.

SECTION 6 - RACIAL COMMENTS

Any comments, jokes or references which are based upon religious background, national origin or handicap will not be tolerated while on duty as a Village of Somers employee. This prohibition extends to "shop talk" or comments made in a joking manner.

Any such comments, statements or remarks will be cause for disciplinary action.

It is important to the Village that all work together in an environment that respects the dignity of all people who make up the Village organization and the people the Village serves.

SECTION 7 - CONFIDENTIALITY

During an employee's employment here, an employee may have access to valuable technical and non-technical information. It is required, therefore, that every employee shall

respect and maintain the confidentiality of such information and other information not available to the public in order to protect the legitimate interest of the Village and the Village/Town citizens.

Every employee shall maintain the confidentiality of Village personnel matters concerning both an individual's own employment and that of other Village employees. This confidentiality is to protect the interests of every Village employee.

SECTION 8 - CLASSIFICATION OF EMPLOYEES

Where certain items appear in specific job descriptions and are not in this Manual or differ from this Manual, the respective job description will prevail.

All employees of the Village are classified under one of the following employee classifications.

A. **Probationary.** Probationary employees are those individuals who have not completed the trial period in their employment with the Village. The probationary period for all non-firefighter/EMT employees is six (6) months from date of hire. The probationary period for all firefighter/EMT employees is twelve (12) months from date of hire. A performance review shall be completed prior to the close of an employee probationary period.

B. **Seasonal/Temporary Employee.** This is an employee working for a season or for a term project (maximum April 1 through November 1 of any given year). This person **must** be employed for **less** than one thousand two hundred (1,200) hours in a rolling twelve (12) month period. This person will not receive any Village health insurance benefits. If the employee is hired the following season or for a recurring or new project, this person **must** be monitored so that their hours do not exceed one thousand two hundred (1,200) hours in any rolling twelve (12) month period. This employee cannot be changed to another employee classification without Village Board or Administrator approval.

C. **Part-Time Employee**. This is a regular non-seasonal employee working less than two thousand eighty (2,080) hours in a rolling twelve (12) month period. No benefits shall be paid to part-time employees.

D. **Full-Time Employee.** This is an employee working more than two thousand eighty (2,080) hours in a rolling twelve (12) month period. This employee will be considered a full-time Village employee and will receive benefits as presented in this Employee Manual or in the case of firefighter/EMT employees who are subject to a Collective Bargaining Agreement, under that Agreement.

SECTION 9 - JOB DESCRIPTION

Each description outlines the basic responsibilities assigned to a position with the Village of Somers. It is designed to aid employees and the Village in carrying out work assignments and providing services to the Village's residents. Should there be any questions concerning responsibilities, reporting relationships or other matters, please speak with the supervisor or department head.

SECTION 10 - JOB POSTING AND TRANSFERS

For non-EMT/firefighter positions, when new positions are created or current positions need to be filled, the Village will post a notice describing the open position and the required qualifications on all employee bulletin boards at least five (5) working days prior to filling the position. Interested employees should apply for the position by filling out the appropriate application. Applications for open positions will be available upon request.

The appropriate application should be submitted to the Village/Town Clerk/Treasurer or appropriate department head. Applicants will be advised of the decision or will be scheduled for an interview with the Village/Town Clerk/Treasurer and the Committee reviewing candidates as a part of the review process.

Each employee may have not more than two (2) active applications for other positions with the Village at any given time. If an application is denied, another application may be submitted for another position.

If an application is accepted, notice must be given to employee's current supervisor or department head to allow time for finding a replacement. Two (2) weeks notice will be the usual required notice period, although this period may be shortened with the consent of the supervisor or department head. For a new or vacant EMT/firefighter position, which have been approved by the Village Board, such position shall be filled by the Village Fire Commission per state statute and Village ordinance.

SECTION 11 - PHYSICAL EXAMINATIONS

Applicants who are offered employment with the Village are required to pass a physical examination given by a physician selected by the Village at the Village's expense. Annual physical examination for public works employees and periodic examinations for vision and color perception may be required for employees whose job responsibilities include the operation of equipment or motor vehicles or health, life and safety responsibilities.

SECTION 12 - ALCOHOL AND CONTROLLED SUBSTANCE POLICY

A. **Background**. The Omnibus Transportation Employee Testing Act of 1991, as implemented through 49 CFR Parts 40 and 382 (hereafter "Federal Regulation") requires alcohol and controlled substance testing of drivers who are required to hold a commercial drivers license. These regulations, which were issued through the Federal Department of Transportation and the Federal Highway Administration, detail the procedures which are to be used for urine drug testing and breath alcohol testing of employees who are in safety-sensitive positions. The Village of Somers recognizes that the use and/or abuse of controlled substances or alcohol by drivers of commercial vehicles and others in safety-sensitive positions results in a serious threat to the health and safety of both the general public and the driver. In order to come into compliance with the Omnibus Transportation Employee Testing Act of 1991, the Village of Somers hereby recognizes that it is to be the policy of the Village that the Village's drivers shall be free of drugs and alcohol and that the Village will implement a drug and alcohol testing program which is contained herein with the goal of attempting to reduce and avoid traffic accidents and injuries to both employees and to the public, to discourage alcohol and controlled substance abuse and to reduce health care costs, absenteeism, non-vehicular accidents and other alcohol or drug-related problems. It is the policy of the Village that the Village "drug-free workplace policy" contained herein shall be strictly enforced as it relates to controlled substances and alcohol usage.

B. **Coverage of the Policy**. The Village of Somers and the Department of Transportation strictly prohibit the use of alcohol and/or controlled substances by any employee who is operating a commercial motor vehicle, including mechanics and supervisors who are required to have a commercial motor vehicle license ("CDL"). In addition, certain other safety-sensitive jobs which are not necessarily motor vehicle related are subject to the policies contained herein because of the potential dangers to either the employee and/or the public because of the nature of the job being performed.

A "safety-sensitive function" means any of the following on-duty functions:

1. All time waiting to be dispatched to a job site;

2. All time inspecting, servicing or conditioning any commercial motor vehicle;

3. All driving time, including all time spent at the driving controls of a commercial motor vehicle in operation;
4. All time, other than driving time, in or upon any commercial motor vehicle;

5. All time loading or unloading a vehicle, supervising or assisting in the loading or unloading of a vehicle, attending a vehicle being loaded or unloaded, remaining in readiness to operate the vehicle, or in giving or in receiving receipts for shipments loaded or unloaded;

6. All time spent making reports or other activities in an accident scene in which the driver was involved; and

7. All time repairing, obtaining assistance, or remaining in attendance upon the disabled vehicle.

C. **Drug and Alcohol-Free Workplace Policy**. It is the policy of the Village of Somers to provide a drug-free workplace for all of its employees. A zero tolerance standard shall prevail in the workplace. Village employees shall neither use nor be under the influence of drugs, intoxicants, alcohol, narcotics or any other controlled substance(s). The Village has set a goal of maintaining a safe workplace for both employees and the public and employees are expected to report and remain at work free from any alcohol or controlled substances which could diminish their ability to perform their job functions.

Furthermore, as is required by the Drug-Free Workplace Act, Public Law 100-690, Title V, Subtitle D, all employees of the Village are hereby notified that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance, alcohol or drug paraphernalia is strictly prohibited in the workplace. To this end, this law makes it a condition of employment that all Village employees abide by the drug and alcohol-free workplace policy stated herein and that they notify their immediate supervisor of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction. Within ten (10) days of receiving such notice of conviction, the Village will notify the appropriate federal contracting or granting agency as is required, if applicable. This is required by federal law. Within thirty (30) days of notice of a workplace drug conviction, the Village will, at the discretion of the Village, take the following action: (1) take appropriate personnel action as identified as follows, or (2) require the employee to satisfactorily participate in a drug or alcohol rehabilitation program that is approved by the Village. An employee's failure to abide by the terms of this policy or the action taken in connection therewith by the Village will result in disciplinary action up to and including termination of employment. The actual disciplinary action which is imposed will be formulated following consideration of the employee's past employment record, the employee's meaningful participation in drug or alcohol abuse assistance and/or rehabilitation and the seriousness of the offense under consideration.

An employee may be permitted to take a leave of absence for the purpose of undergoing treatment pursuant to a drug or alcohol assistance rehabilitation program approved by the Village for drug and/or alcohol addiction or rehabilitation. The leave of absence, which can only be granted at the discretion of the Village, must be requested prior to the commission of any act subject to disciplinary action.

Because alcohol and controlled substance abuse can seriously jeopardize the health and safety of employees and of the public, the Village accepts the responsibility to attempt to maintain a drug-free and alcohol-free workplace at all times. As part of this responsibility, the Village will administer pre-employment drug and alcohol testing where appropriate, conduct post-accident, reasonable suspicion, random and return-to-work drug and alcohol tests as required by federal law and will provide training and education to

inform employees of the danger of drug and alcohol abuse in the workplace. It will be the responsibility of all Village employees to abide by the terms of this policy as a condition of employment.

D. **Conduct Which is Prohibited**. The federal regulations referred to above prohibit employees from engaging in any of the following conduct:

1. Reporting for duty or remaining on duty requiring the performance of safety-sensitive functions while having a blood-alcohol concentration greater than 0.00%;

2. Being on duty or operating a commercial motor vehicle while possessing alcohol, or using alcohol while performing safety-sensitive functions. For purpose of clarification, the federal regulations include non-prescription and prescription medications which contain alcohol and the substances which are banned from use or possession in the place of employment. Therefore, employees should not report for duty while using or possessing prescription medication if such medication contains any measurable amount of alcohol;

3. Performing safety-sensitive functions within four (4) hours after using alcohol;

4. Using alcohol within eight (8) hours following an accident, if the employee was required to be tested, unless an earlier test results in a blood-alcohol reading of less than 0.02%;

5. Reporting for duty or remaining on duty requiring the performance of any safety-sensitive function when using any controlled substance, unless the use is pursuant to the instructions of a licensed physician who has advised the driver that the substance does not adversely affect the driver's ability to safely operate a commercial motor vehicle;

6. Reporting for duty, remaining on duty or performing a safety-sensitive function if the employee tests positive for controlled substances; or

7. Refusing to submit to any alcohol or drug testing required by this policy.

E. **Required Testing**. There shall be five (5) separate situations during which an employee shall be required to submit to testing. Any refusal by an employee to take a required test will result in removal of an employee from the employee's current job assignment and may result in discipline up to and including discharge. Required testing shall be conducted as follows:

1. Pre-employment testing shall be conducted on any person not currently employed by the Village who is applying for a safety-sensitive position. Such prospective employee shall be required to undergo both drug and alcohol testing after a conditional offer of employment has been made to the prospective employee. Likewise, in the event that an existing employee who is not in a safety-sensitive position has been conditionally offered a position of employment which is a safety-sensitive position, such employee shall be required to undergo testing for alcohol and controlled substances. A positive test or a refusal to undergo such alcohol or drug testing will result in a disqualification from further consideration for employment in the safety-sensitive position in question.

2. Random testing for alcohol and drugs will be conducted prior to, during, or immediately following an employee's performance of safety-sensitive functions. The employee will be randomly selected for testing from the list of all employees who are subject to testing. The testing dates and times shall be unannounced and will occur randomly.

   Pursuant to federal law, the minimum annual percentage rate for random alcohol testing shall be twenty-five (25%) percent of all eligible employees and the minimum annual percentage rate for random drug testing shall be fifty (50%) percent of the average number of eligible employees in safety-sensitive positions. The Village may, at the Village's discretion, either increase or decrease the minimum annual percentage rate for random alcohol and drug testing based upon the statistics reported by the Federal Highway Administration and the Federal Regulations implemented in association with the drug and alcohol testing program in the transportation industry. The selection of employees for random testing shall be administered by a contractor of the Village's choice. The selection process utilized will result in each employee having equal chance of being tested each time selections for testing are made. As a result, some employees may be tested more than once each year, while other employees may not be tested at all during a given calendar year. In the event an employee tests positive for either alcohol or controlled substances, the employee will be subject to disciplinary action up to and including discharge.

3. Post-accident testing shall be conducted following any vehicular accident involving an employee who is operating a commercial motor vehicle on behalf of the Village or Town and where:

   (a) The accident involved the loss of human life; or

(b) A citation was issued to the Village employee for a moving traffic violation arising out of the accident; and

(1) Bodily injury results to a person who, as a result of the injury, immediately receives medical treatment away from the scene of the accident; or

(2) One (1) or more motor vehicles incurred disabling damage as a result of the accident which requires the vehicle(s) to be transported away from the scene by means of a tow.

Under any of the foregoing circumstances, the employee shall be tested for alcohol and controlled substances. The alcohol breath test shall be administered as soon as possible, but not later than eight (8) hours following the accident, and the drug test shall be administered within thirty-two (32) hours of the accident. If the alcohol test is not administered within two (2) hours of the accident, the employee's immediate supervisor will complete a written report explaining reasons for the delay in conducting the test. Likewise, if the alcohol test is not administered within eight (8) hours of the accident or if the drug test is not administered within thirty-two (32) hours of the accident, the employee's immediate supervisor will complete a written report explaining why such tests were not completed within the times mentioned. Any employee who is subject to post-accident testing shall remain readily available for such testing or may be deemed by the Village to have refused to submit to such testing. Any employee who tests positive for either alcohol or controlled substances, or who refuses to submit to such testing shall be subject to disciplinary action up to and including discharge.

4. Reasonable suspicion testing, as that term is defined herein, shall be conducted when an employee's supervisor observes either during, immediately before, or immediately following the performance of job functions indications of the use of alcohol or controlled substances by the subject employee. Reasonable suspicion shall mean a suspicion based upon specific, contemporaneous and definable observations by an employee's supervisor or law enforcement officer or elected official concerning the appearance, behavior, speech or body odors of a subject employee, including indications of the chronic and withdrawal effect of controlled substances. Reasonable suspicion testing shall be conducted in the following manner:

(a) If the subject employee is observed to either be acting in an impaired manner or the employee's supervisor, a law enforcement officer or an elected official (hereinafter the

"observer") has reasonable suspicion to believe the employee is using or is under the influence of alcohol or drugs, the observer may order the employee to undergo a drug or alcohol test. The observer may, but need not, seek a corroborating opinion from another observer prior to immediately removing the employee from the job and referring the employee for drug and alcohol testing. In the case of an observer who is a law enforcement officer, the law enforcement officer may require the employee to cease performing any further work and shall refer the matter to either the employee's supervisor or an elected official.

(b) Once the employee has been removed from the job, the observer is to contact the Village Administrator. If contact cannot be made at that time, the observer is to proceed through the next step of this procedure and make contact with the Village Assistant Administrator as soon thereafter as possible.

(c) The observer is then to transport or to arrange for transportation of the employee to the designated collection site for drug and/or alcohol testing immediately, but not later than eight (8) hours for an alcohol test or twenty-four (24) hours for a drug test, after having determined that there is reasonable suspicion to believe that the employee is using or is under the influence of alcohol or drugs. The observer or the observer's designee shall wait at the collection site with the employee until the breath test has been completed or the urine sample has been taken, as may be applicable.

(d) Once the alcohol testing has been completed and a positive confirmatory test has been received (0.02% or above) the employee shall not be permitted to drive his or her own vehicle home at that time. The employee shall be required to make alternative transportation arrangements to leave either the collection site, or the employment site, as may be applicable. Nothing contained herein shall either require or prohibit the observer from assisting the employee in traveling to the employee's home.

(e) The employee shall be advised not to report for work as the employee will be placed on administrative leave until such time as the test results are obtained and a decision has been made as to the employee's status. The determination as to whether the administrative leave shall be with or without pay shall not be made until such time as the test results are known.

(f) The results of the drug or alcohol testing will be sent directly to the Village Administrator and if unable, Assistant Village Administrator. When the results are obtained, the Village Administrator or the Assistant Village Administrator, together with such other supervisors as are deemed necessary by the Village Administrator or Assistant Village Administrator shall meet and make a recommendation to the Village Board as to what disciplinary action should be taken in light of the test results. Test results will be held strictly confidential and are not to be disseminated or discussed with anyone other than the affected employee, his or her supervisors, members of the Village Board or other persons whose need to know such information outweighs the presumption against disclosing the same.

(g) Once the testing has been completed and the employee has been taken off the job, the observer must submit a complete written report to the Village Administrator and if unavailable, Assistant Village Administrator, detailing the entire series of events which led the observer to believe that the employee was under the influence of alcohol and/or drugs.

5. Follow-up testing for any employee who has engaged in conduct prohibited by the Federal Regulations (i.e. tested positive in excess of the prescribed limits for alcohol and/or tested positive for a controlled substance) shall be required prior to returning to the safety-sensitive job duties and verified negative result for both controlled substance abuse and for an alcohol concentration of less than 0.02% shall be obtained.

F. **Procedures for Testing**. The Village shall designate, from time to time, a specific contractor to perform all drug and alcohol testing, such testing to be conducted in conformance with the procedures and rules established by the Federal Omnibus Transportation Employee Testing Act of 1991 and all implementing regulations in connection therewith. Specimen collection shall be done at the contracting agency and shall not be done elsewhere unless specifically authorized by the Village President.

1. Alcohol testing will be completed by an initial screening by breath testing using an approved evidential breath testing device. A state certified breath alcohol technician will administer an initial screening test. If the employee tests positive for alcohol during this screening test, then a confirmation test will be conducted. Disciplinary action will only take place based upon the positive results of a confirmation test of 0.03% or greater. All procedures utilized in conducting both the initial and confirmatory tests will be performed in strict conformance with the federal law and federal regulations referred to above.

(a) Consistent with the procedures established by the Federal Highway Administration which implement the drug and alcohol testing under the Omnibus Transportation Employee Testing Act of 1991, the following procedures shall be implemented on drug and alcohol testing of employees:

(1) When the employee presents himself or herself at the collection site, the employee will produce a photo identification so as to allow the breath alcohol technician to make a positive identification. The breath alcohol technician will then explain the test procedure.

(2) Any employee to be tested will be required to complete and sign various forms used to document the testing process. Any refusal to sign any test form will be regarded as a refusal to take the test.

(3) Any employee subjected to breath testing will be instructed to blow forcefully into the mouth piece for at least six (6) seconds or until the evidential breath testing device indicates that an adequate amount of breath has been obtained.

(4) If any employee tests positive during the screening test, the employee shall not eat, drink, put any object or substance in his or her mouth and, to the extent possible, not belch during the twenty (20) minute waiting period before the confirmatory test is conducted.

(5) Refusal by an employee to complete and sign any test form, to provide breath, to provide an adequate amount of breath or other failure to cooperate with the testing process in any way that prevents or impedes the completion of the test will subject the employee to discipline, up to and including discharge.

(b) No blood alcohol testing will be conducted unless and until the same has been authorized by federal regulation (all blood alcohol testing has been rescinded by federal rule until further notice).

(c) Any employee who tests positive for alcohol concentrations of 0.02% or greater is subject to discipline, up to and including discharge. In addition, if a confirmation alcohol test measures 0.04% or greater, the employee shall be terminated.

If the confirmation test level is between 0.02% and 0.039%, the employee will be removed from the safety-sensitive position for a minimum of twenty-four (24) hours following the administration of the test.

(d) In the event that an employee is required to comply with breath testing as a result of a law enforcement investigation, the employee must submit to the examination and the test results will be considered enforceable for purposes of this policy so long as the breath alcohol technician is certified and the evidential breath testing device has been certified by the State of Wisconsin or by a local law enforcement agency.

2. The Village has a "zero-tolerance" policy with regard to the use of controlled substances. As outlined previously, in the event that a reasonable suspicion is raised that an employee is under the influence of a controlled substance, he or she may be subjected to reasonable suspicion testing. For purposes of implementation of the federal regulations, the Village of Somers will utilize a five (5) panel drug screen consisting of tests to discover the presence of the following prohibited substances: tetrahydrocannabinol, cocaine, amphetamines, opiates and Phencyclidine (PCP). In the event there is reason to believe that an employee is under the influence of a controlled substance other than those listed previously, the Village reserves the right to test for additional drugs by utilizing generally recognized testing protocols.

All drug testing shall be conducted by analyzing an employee's urine specimen obtained through the collection lab with which the Village has a contract. This procedure shall include the use of a split specimen testing procedure wherein each urine specimen is subdivided into two (2) bottles which are labeled "primary" and "split" specimens. Both bottles will be sent to a certified lab but only the "primary" specimen bottle shall be opened and used for the urinalysis. The split specimen bottle will remain sealed and will remain in storage at the certified lab. If the analysis of the primary specimen confirms the presence of illegal controlled substances, the employee shall have seventy-two (72) hours to request that the split specimen be re-tested at the same lab or that it be sent to another certified laboratory for analysis, at the employee's expense. In the event that the split specimen sample reveals no confirmation of a controlled substance, the Village will reimburse the employee for the costs of the split sample test. An employee who fails to notify the Village President within seventy-two (72) hours of receiving the results of the positive test of the employee's desire to have the split specimen tested shall be deemed to have waived the employee's right to seek testing of the

split specimen. In the event that an employee is unable to give a urine specimen, then the observer or other supervisor accompanying the employee to the certified lab shall, after a reasonable waiting period, terminate the testing procedure. Under such circumstances, the Village may proceed with laboratory testing based upon blood specimens alone.

(a) The following procedures are authorized by the Federal Highway Administration Regulations implementing the drug testing procedure under the Omnibus Transportation Employee Testing Act of 1991 and shall be implemented in connection with the drug testing referred to herein:

(1) The employee will be required to provide positive photo identification upon arrival at the collection site.

(2) The employee will be required to provide at least forty-five (45) milliliters of urine under the split sample method of collection related above and the sample shall be divided into a primary specimen (30 milliliters) and a split specimen (15 milliliters).

(3) If the test result of the primary specimen is positive, the employee may request within seventy-two (72) hours after receiving the positive test result that the Village President direct that the split specimen either be tested at the same lab or at a different Wisconsin Department of Health and Social Services certified laboratory for the presence of the drug(s) for which a positive result was obtained in the test of the primary specimen. An employee will be removed from a safety-sensitive position pending the result of the test of the split specimen under such circumstances. If the result of the test of the split specimen fails to reconfirm the presence of the drug(s) or drug metabolite(s) found in the primary specimen, the testing procedure shall be concluded.

(4) Employees will be required to complete and sign various forms used to document the testing and chain of custody process. The refusal to sign any test form(s), to fail to provide an adequate amount of urine or otherwise fail to cooperate with the testing process in a way that prevents or impedes the completion of the test will be considered grounds for disciplinary action up to and including discharge.

(b) Any employee who tests positive for controlled substances shall be terminated.

G. **Prescription Drugs**. All employees must notify their supervisor if they are taking any legally prescribed medication or any non-prescription drug or other substance which contains any measurable amount of alcohol or which carries a warning label that indicates that the motor skills, reaction time or judgment of a person taking such drug or substance may be adversely affected by the use of the medication. The use of any such drug or medication must be reported prior to commencement of job duties. A supervisor shall be required to make a written notation of this fact. It is the responsibility of each employee to inform his or her physician of the type of safety-sensitive functions that the employee performs in order for the physician to properly evaluate if any substances, whether prescribed or otherwise, could interfere with the safe and effective performance of the employee's duties. However, the Federal Regulations require that any employee who uses or possesses medication containing alcohol while on duty or who tests positive for alcohol shall be removed from his or her position and shall be subject to provisions of this alcohol and controlled substance policy, even though the reason for the positive alcohol test is the fact that the employee's prescription medicine contains alcohol. In other words, the employee must determine what is in the medication that is being taken and if it includes alcohol, the employee cannot function in a safety-sensitive position.

SECTION 13 – EMPLOYEE EMAIL AND WEB USAGE POLICY

The Employee Email and Web Usage Policy ("Policy") establishes the terms and conditions for the proper use of Village of Somers ("Village") information technology, Internet access, voice mail, computer equipment, data, databases, files and software (collectively the "System") by all Village employees, contractors and personnel.

A. **No Privacy**. All communication or information stored on or transmitted via the System is the sole property of the Village. There is no expectation of privacy with respect to anything created, stored, sent or received in connection with use of the System. The Village has the right, without creating any obligation to do so, to access, audit and monitor any communication or information created, stored, sent or received in connection with the use of the System. Information obtained in the course of such access, auditing and monitoring of the System may be used or disclosed, by the Village, at the Village's sole discretion or election, and to third parties to comply with laws, regulations, court orders, subpoenas or other governmental procedures without notice to employee.

B. **No Misuse**. Any misuse of the System is expressly prohibited. "Misuse" includes, without limitation:

1. **Non-Business Purposes**. Excessive use of the System for non-business purposes, such as the dissemination of chain letters, spam or messages, playing of computer games, personal web "surfing," any

use of the System for personal profit or business, and other activities not conducted solely for the purpose of Village business;

2. **Inappropriate Content**. Using the System to send, receive, print, display, perform or otherwise disseminate material that, to a reasonable person may be abusive, obscene, pornographic, defamatory, harassing, grossly offensive, vulgar, threatening or malicious;

3. **Infringement of Proprietary Rights**. Using the System to copy, send, receive, print, display or otherwise disseminate files, graphics, software or other material that actually or potentially infringes the copyright, trademark, patent, trade secret or other intellectual property right of any person;

4. **Security and Access**. Attempting to access a part of the System assigned to another person or for which employee has not been granted authorized access to, or using or otherwise undermining or circumventing security devices, procedures or access restrictions within the System or anywhere else via the System;

5. **Software**. Downloading, using or installing any unauthorized or unlicensed software or data, including, without limitation, screen savers, games, time or logic bombs, lockout or disabling devices or codes, trojan horses, viruses or worms;

6. **Confidential Information**. Using the System to copy, send, receive, print, display or otherwise disseminate data that contains or includes confidential, trade secret or proprietary information of either the Village, the Village's clients or customers, without authorization or to any person who is not authorized to receive such data;

7. **Encryption**. Installation or use of any encryption algorithm or software program not authorized by the Village, or to encrypt or encode data without the express permission of the Village and without taking precautionary measures to ensure that the Village: (i) has copies of all encryption software used and the specific code, key, password and seed used to encrypt the data; and (ii) will be able to access the encrypted or encoded data; or

8. **Other**. Using the System to engage in any other activity deemed by the Village to be in conflict with the spirit and intent of this Policy.

C. **Virus Detection**. Employee must immediately scan or screen for viruses and other malicious codes, all data, files, graphics and software downloaded from the Internet or other networks, or otherwise transfer by diskette or other media.

D. **Changes to Policy**. The Village may, from time-to-time, amend or modify this Policy. In such event employee will be provided with a written or electronic copy of the amended or modified Policy. Employee's use of the System after being provided with such amended or modified Policy shall be deemed to be with full knowledge and acceptance of all terms therein.

SECTION 14 - SOCIAL MEDIA POLICY

It is the policy of the Village of Somers to ensure that all employees who use social media to discuss Village of Town related matters, do so in a responsible manner that is not disruptive, disrespectful, offensive to others, or harmful to the Village or Town of Somers or any of its departments. Social media includes, but is not limited to, the following: blogs, podcasts, online collaborative information and publishing systems that are accessible to internal and external audiences (i.e. Wikis), online forums, photo and video sharing (YouTube, Flickr, etc.), RSS feeds, and social networks such as Facebook and MySpace. Specifically, when discussing or posting information about the Village or Town, the Village's employees or customers in any online platform, regardless of whether during or outside of work, the following guidelines must be observed:

A. **Identify Employment Relationship**. Do not share opinions about the Village or Town of Somers or any Somers-related matters anonymously. Use a personal email address (not a Village address) as primary means of identification.

B. **Use a Disclaimer and Write in the First Person**. Make it clear employee is speaking for employee personally and not the Village or Town of Somers or any of the Village's departments. Employees do not have authorization to speak on behalf of the Village of Somers, unless permission is specifically granted by the Village/Town Administrator. Information shared via social media is the opinion of the writer only–not the Village of Somers–and this should be communicated to recipients of the information. Employees are prohibited from using any Village logo or other identifying symbol in electronic communications which could give the recipient the impression that the substance of the communication came from or was endorsed by the Village.

C. **Do Not Represent Employee as Speaking for the Village or Town**. Be aware of employee's role in representing the Village of Somers in online social networks. If readers are aware of employee's identity as a Village employee, be careful how employee is presented to colleagues, customers, competitors and the general public. The Village must be sensitive to the fact that any comments on a website or social network are public. They are immediately searchable and accessible by others and are subject to being re-published on other social networks or to the media. Be aware that libel, defamation, HIPAA and data protection laws apply to employee's activities.

D. **Media Inquiries**. If someone from the media or press contacts the Village staff about posts made in online forums that relate to the Village of Somers in any way, staff are to alert the Village/Town Administrator before responding.

E. **Non-Disclosure of Confidential Information**. Respect the Village and Town of Somers policy on confidential information and HIPAA regulations. Do not give out confidential and/or proprietary Village/Town, patient or customer information. Medical information and records are extremely confidential and should not be disclosed to anyone at any time, even if the disclosure is to describe the Village of Somers or any of the Village's employees in a positive light. This applies whether the employee is posting to their personal site or commenting on other sites.

F. **Comments About Co-Employees or Others**. Be respectful and professional to the Village of Somers employees, business partners, competitors, patients and customers. When employee identifies himself/herself as an employee of the Village within a social network, employee is connected to the Village's employees and customers. Communicate online with respect to others. Remember that any information shared via social media is public information that could easily be viewed by our employees and customers. Use good judgment and strive for accuracy in employee's communications. If employee makes an error in a posting, admit employee's mistake and correct it immediately.

G. **Character of Communication**. When communicating or posting online about the Village or Town-related matters, do not send or display any information that may be construed as offensive or harassing. Offensive or harassing messages include, but are not limited to, pornographic images, sexual references, racial slurs, comments regarding an individual's gender, age, sexual orientation, religious beliefs, national origin, disability or any other characteristic protected by law, or comments that intimidate or threaten another person.

H. **Defamation**. When communicating or posting online about the Village of Somers or Village-related matters, it is unacceptable to communicate or post information that defames the Village or Town of Somers, the Village's employees, elected or appointed officials, customers or casts the Village or Town or the Village and Town's operations in a negative light. While employee's activities outside of work are generally employee's business, public comments that negatively affect the Village of Somers, the Village's employees, elected or appointed officials, or customers will not be tolerated.

I. **Use of Village Equipment**. It is the Village of Somers policy that employees use the Village's electronic communications systems, including email and the internet, exclusively for Village and Town business. Employees are not permitted to use the Village's electronic communications systems for personal communications, including social networking, at any time.

J. **Prior Authorization**. Village of Somers representation via online social media platforms can only be initiated and authorized through the efforts of the Village/Town

Administrator. There can be no official or unofficial Village of Somers sites or pages on YouTube, Facebook, Twitter, etc., unless they are developed and authorized by the Village/Town Administrator. Any sites or pages existing without prior authorization as required above will be subject to review when discovered and may be amended or removed. In addition, the creator of such sites or pages may be the subject of disciplinary action up to and including termination or the object of litigation.

K. **No Privacy**. All electronic communications and posting via social media channels that discuss the Village or Town-related matters will be subject to monitoring and/or search by the Village at any time and for any reason; regardless of whether created during or outside of work time. When online networking affects an employee's job performance, the performance of others or the Village business interests, the Village will respond as necessary, regardless of whether the information was posted during or outside of work. Therefore, employees may not maintain an expectation of privacy with respect to public, online communications involving the Village or Town-related matters. Violation of this policy may result in discipline up to and including termination of employment and/or litigation.

SECTION 15 - ELECTRONIC COMMUNICATIONS POLICY

The Village, in compliance with relevant State and Federal laws, hereby sets forth the following policies relating to E-Mail, voice mail systems maintained by the Village and Internet access provided to Village locations:

A. E-Mail and voice mail systems are Village property and are to be used for work-related purposes only.

B. Employees should disclose information or messages received from E-Mail or voice mail systems only to authorized individuals, consistent with the confidentiality policy stated previously.

C. Employees do not have a personal privacy right in any matter created, received or sent through the Village's electronic communication systems, including the E-Mail or voice mail system and/or the Internet.

D. Harassing, threatening, or intimidating E-Mail or voice mail is strictly prohibited, in accordance with the previous policies stated herein.

E. Downloading, accessing, viewing, storing and/or transmitting obscene, indecent or offensive material on the Village's communication systems is prohibited.

F. Exposing any other employee to unwelcome obscene, offensive or indecent material downloaded or stored on the Village's electronic communication systems is prohibited.

G. Unless expressly authorized, the distribution of copyrighted or otherwise confidential material accessed through the electronic communication systems, including the Internet, is prohibited.

H. Use of the Village's communication systems, including the telephone and computer, for purposes of illegal activities such as gambling or trafficking in pornography is prohibited.

I. Unauthorized access to systems and data files for use of passwords is prohibited.

J. The Village reserves the right to monitor E-Mail, voice mail, and computer systems to assure that this property is being used for appropriate business purposes only and in a manner that is not offensive or demeaning to others.

SECTION 16 - EMPLOYMENT OF RELATIVES

Employee's relatives are invited to apply for employment with the Village of Somers and will be considered for employment like any other applicant.

SECTION 17 - SENIORITY

An employee's seniority date with the Village of Somers is his or her initial date of hire as a full-time employee. Seniority is computed from this date forward for the employee's period of uninterrupted service with the Village and prior Town if hired originally by the Town.

All seniority is lost if an employee resigns his or her employment with the Village, is discharged for cause, fails to report for work within seventy-two (72) hours of receiving notice of recall from layoff, or fails to report for work following the expiration of an approved leave of absence or engages in activities inconsistent with the purpose of the leave of absence.

If an individual leaves or is discharged from his or her employment with the Village and at some later date is again employed by the Village, seniority for the earlier period of employment will not bridge. The employee's new seniority date will be his or her initial date of hire for the new position.

Seniority is considered as a factor, but only one of many factors, in decisions relative to lay off, recall, promotion or transfer where the skill, ability, efficiency and qualifications of two (2) or more employees is considered relatively equal.

Seniority is the determining factor in scheduling vacations within each department.

Seniority will bridge approved leaves of absence.

SECTION 18 - LAYOFFS AND RECALL

If it becomes necessary to have a reduction of personnel, employees will be laid off and recalled in accordance with the needs of the Village and demonstrated ability. Seniority may be considered but will not be determinitive in such decisions.

Employees who are on layoff will be recalled in accordance with the needs of the Village and demonstrated ability and in accordance with appropriate work agreement where applicable.

The seniority of any employee who is rehired within his or her recall rights will be adjusted to give credit for previous service up to the time of layoff but not including the time during the layoff period.

SECTION 19 - WORKING HOURS

Non-health, life and safety personnel including–Municipal staff and management employees working in the Village Hall have a forty (40) hour work week, working eight (8) hours per day Monday through Friday. Health, life and safety employees and management shall work such hours as are designated by the Fire Chief and approved by the Fire Commission, subject to the terms of the Collective Bargaining Agreement with represented firefighter/EMT personnel.

All employees shall be subject to the following normal work schedule:

A. **Office staff**. Municipal full time office staff working in the Village Hall will have a forty (40) hour work week, working eight (8) hours per day, Monday through Friday, 8:00 a.m. - 4:30 p.m. One-half (1/2) hour unpaid lunch included, which shall be taken at the times designated by management representatives.

1. **Break**. A break of ten (10) minutes will be allowed during each four (4) hour period of an employee's working shift. The break shall be computed from the time of cessation of work to the resumption of work.

B. **Public works**.

1. **Hours of work**. Eight (8) consecutive working hours shall constitute the work day. Forty (40) hours Monday through Friday shall constitute

the work week.

2. **Shift hours**. The normal starting time for all shifts shall be 7:00 a.m. and the normal ending time shall be 3:00 p.m. from Labor Day to Memorial Day. Occasionally, the Public Works Superintendent may modify these shift hours to 6:30 a.m. to 2:30 p.m. from Memorial Day to Labor Day. Such hours may be modified by either the Public Works Superintendent or the Village Administrator.

3. **Work gear**. The Village will furnish and maintain the following gear for the public works employees: rubber bib overalls, gloves, winter coveralls or bib/jacket, summer coveralls or bib/jacket, rubber jacket with hood, rubber boots (inclement weather) and t-shirts (self-clean). All gear provided by the Village (except t-shirts) shall remain the property of the Village and shall be kept at a place designated by the Village. There shall be no modification or alteration to Village owned or provided property.

4. **Wash-up for public works employees**. The Village agrees to grant a five (5) minute wash-up period on the job site before lunch period and a ten (10) minute wash-up period at the public works garage before the end of each shift to public works employees only. The Village shall provide wash-up materials for wash-up at job sites.

SECTION 20 – OVERTIME

A. **Mandatory Overtime**. Management has the right to require overtime from employees, as operational requirements dictate. The Village reserves the right to contact any employee regarding the need to respond to operational problems during hours when the employee is not otherwise scheduled to work. The employee contacted by management for mandatory overtime shall be clearly advised that the overtime is mandatory, subject to the Village alcohol and controlled substance policy (Section 12).

B. **Voluntary call-in**. Any employee who wishes to be offered optional overtime for which they are qualified shall do so by indicating his or her willingness on a week-to-week basis on a form provided by the Village. The Village shall offer available optional

overtime to one (1) or more employees who have signed up for overtime on an equalized basis.

SECTION 21 - RECORDING TIME

All Village employees who are paid hourly are required to use the time clock provided in their work area. Health, life and safety employees shall complete bi-weekly time sheets which shall be submitted to and approved by the Fire Chief.

Certain salaried employees and elected or appointed officials are members of the Village's management staff. These employees and officials do not receive overtime:

Village Administrator	Village/Town Clerk/Treasurer
Fire Chief	All Elected and Appointed Officials

SECTION 22 - ATTENDANCE & PUNCTUALITY

Each employee is selected because his or her services are needed to maintain high quality service to the residents of the Village of Somers. In order to do this, it is necessary for each employee to regularly report for work as scheduled. Excessive absenteeism or tardiness will be cause for dismissal.

If an employee must be absent from work, notify employee's supervisor as early as possible. Individual department heads or supervisors will determine the proper notification time. Any absence for a period of more than one (1) day, employees are to notify their supervisor in the first day of absence and state the reason therefore.

Absence for any reason other than illness, funeral, or approved leaves will be deducted from payroll.

A good record of promptness and attendance is important when employment records are reviewed. Each employee shall receive a review from his/her supervisor(s) at least annually.

SECTION 23 - PAY INCREASES FOR MUNICIPAL STAFF AND MANAGEMENT EMPLOYEES

The compensation a Village employee receives for doing a job depends primarily on two (2) things:

A. The job content and skill level required to perform the job duties; and

B. The level of performance the employee maintains.

The first factor generally determines the starting hourly rate for the job. The second factor, "level of performance", determines the amount of increase an individual can receive. No increase is automatic; every increase is based upon work performance. Non-probationary employees will be reviewed for performance on the job during the first December following the close of their probationary period and annually during each following December. New employees will have performance reviews during the probationary period as described in that section of the rules. Employees completing their probationary period satisfactorily may be eligible for a salary increase as defined as may be recommended by their supervisor or department head and approved by the Village Board.

All pay increases will take effect on January 1 of the calendar year following the December performance evaluation. For probationary employees other than those covered by Collective Bargaining Agreements, pay increases will take effect as approved by the Village Board until the employee falls under the annual review procedure described above. During the probationary period, employees covered by written agreements will receive increases under the terms of their Collective Bargaining Agreements.

Periodic reviews are made in our geographic area to see if wage scales are in line with those in local government and in the private sector where applicable. In addition, jobs are assessed periodically to assure that the wages is sufficient for the amount of work and degree of responsibility assigned to them.

Employees will be reviewed for performance on the job annually by the supervisor. Job performance, attendance, and cooperation are factors considered in determining a wage increase.

SECTION 24 - OVERTIME PAY

All employees in positions classified as nonexempt will be paid overtime consistent with the provisions of the Fair Labor Standards Act.

SECTION 25 - PAY DAY

All employees on a regular schedule are paid every other Friday or biweekly. When a regular pay date falls on a holiday, employees will receive their pay on the last workday before the regularly scheduled payday. The Village of Somers requires direct deposit for all employees. Employees may choose to have their check deposited in the banking institution of their choice. A net deposit will be made into the designated banking institution

in its entirety and will not be split in any manner by the Village. Direct deposit forms are available from the assistant to the Village/Town Administrator.

SECTION 26 -- JOB TRAINING/TUITION REIMBURSEMENT

The Village encourages all employees to pursue outside courses of study related to present or future work assignments with the Village and which will help to further their working careers. For this reason, the Village will reimburse the cost of preapproved classes and the cost of tuition for approved outside courses that are completed successfully. The percentage of tuition to be reimbursed is determined by the Village Administrator as a part of budget review for education where applicable according to the relationship of the course of study to the employee's work responsibilities.

The Village shall offer to all employees basic emergency procedures and CPR classes; including, but not limited to: fire suppression, CPR, basic first aid and choking.

SECTION 27 - HOLIDAYS WITH PAY

All regular full-time employees, but excluding all full-time firefighter/EMT personnel, receive ten (10) paid holidays listed as follows: New Years Eve, New Years Day, Good Friday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, the day following Thanksgiving, Christmas Eve and Christmas Day.

Employees shall be paid their regular rate of pay for the above-mentioned holidays. In the event a holiday falls on a Saturday, the preceding Friday shall be observed as a holiday. In the event that a holiday falls on a Sunday, the following Monday shall be observed as a holiday.

In the event the Saturday paid holiday is to be observed on Friday, and that Friday is already designated as a paid holiday, the preceding Thursday shall be observed as the paid holiday. In the event the Sunday paid holiday is to be observed on Monday and that Monday is already designated as a paid holiday, the following Tuesday shall be observed as the paid holiday.

In the event an emergency should make it necessary for an employee to work during a holiday, the employee will work at double (2x) his/her regular work rate for said period and in addition receive his/her holiday pay.

Holidays are not paid during probationary period for non-salaried employees. Upon successful completion of the probationary period, an employee will be paid for all holidays accruing during the probation period.

All employees on layoff or approved unpaid leaves of absence do not receive holiday wages.

With regard to all full-time firefighters/EMTs, holidays will be worked as normal scheduled days. Overtime will be paid according to the Department's overtime policy in lieu of receiving the above listed holidays off, each full-time firefighter/EMT shall receive an additional 240 hours of vacation time which may be taken in accordance with the Department's vacation selection policy. Full-time firefighters/EMTs shall not be eligible for this additional vacation time until they have completed their probationary period.

SECTION 28 - VACATION

A. **Calculation and Use of Vacation Time**.

1. **Calculation of earned vacation hours**. Earned vacation hours begin with January 1st following the anniversary date of employment–i.e. third year employee is eligible for three (3) weeks (120 hours) vacation pay as of January 1st following the third anniversary of his/her employment with the Village.

2. **Vacation scheduling**. Vacation requests will be submitted a minimum of one (1) week (five (5) working days) prior to requested time off. No two (2) employees from the same department will be allowed the same vacation period, unless this requirement is waived by the Village Administrator. Vacation should be taken in the calendar year in which it is earned; however, an employee may carry vacation hours over into the first quarter of the following year. Failure to utilize vacation within the first quarter of the year following the year in which it is earned will result in the loss of vacation hours without compensation. Vacation shall be scheduled for a minimum of four (4) hours. Emergency absences of less than four (4) hours may be charged against vacation at the sole discretion of and approval by the department head.

3. **Impact of retirement or permanent disability**. Employees who retire or employees who are permanently unable to work due to a disability prior to December 31, shall be entitled to any unused vacation not taken during the calendar year of retirement or disability.

4. **Impact of death**. The survivors of an employee who dies prior to December 31 shall be entitled to any unused vacation pay not taken by the employee during the calendar year of death.

B. **Vacation - Non-Firefighter/EMT**. Regular non-firefighter/EMT full-time

represented and management employees receive vacations with pay based upon completed years of service with the Village and previous Town, with the service period beginning on the employee's anniversary date. Probationary employees shall be entitled to earn vacation at the rate of full-time employees but may not take vacation until the probationary period is completed. Once an employee completes his/her probationary period, calculation of earned vacation hours begins with the date of first employment with the Village. The Village Administrator may allow the use of accrued vacation, if it is warranted under the circumstances. Vacation entitlement for regular non-firefighter/EMT full-time represented and management employees is as follows:

1. **One through Four Years of Service**. Two (2) weeks (80 hours). Prorated from date hired, can be used after six (6) months of employment.

2. **Five through Nine Years of Service**. Three (3) weeks (120 hours).

3. **Ten through Fourteen Years of Service**. Four (4) weeks (160 hours).

4. **Fifteen or More Years of Service**. Five (5) weeks (200 hours).

Vacations must be arranged with the employee's supervisor or department head and are to be scheduled at a time which causes the least amount of interference with workloads.

Vacation days may be taken during a period when an employee is absent from work and would not otherwise receive pay, such as an illness or an approved leave of absence.

Where a holiday occurs on a working day during an employee's vacation, the holiday is not counted as a day of vacation. Vacation pay shall be determined on the basis of the straight-time rate of pay received by an employee at the time the employee takes vacation, times the number of hours of vacation to which the employee is entitled.

All accrued vacation must be utilized from the preceding calendar year no later than April 1st of the following year. The employee can request for carryover up to a maximum of one (1) week of unused vacation. The request must be made by the employee to the Village Administrator prior to the expiration date of April 1st.

Employee will not receive payment for unused vacation time upon leaving the Village employment unless they have completed no less than one (1) year of employment with the Village.

C. **Vacation - Firefighter/EMT**. Vacation benefits and scheduling shall be subject to the terms of the Collective Bargaining Agreement, for all full-time represented firefighter/EMT employees.

SECTION 29 – SICK LEAVE/CASUAL DAYS –NON-FIREFIGHTER/EMT

All full-time employees, excepting only represented firefighter/EMT employees, shall earn sick leave/casual days at the rate of one (1) day each month. All probationary employees, excepting only represented firefighter/EMT employees, shall begin accrual of sick leave/casual days beginning on their date of hire. An employee may not use accrued sick leave hours/casual days or receive sick leave severance pay until completion of the initial probationary period. The Village Administrator may allow the use of accrued sick leave, if it is warranted under the circumstances.

An employee may use accrued sick leave for absences necessitated by his/her illness, injury or medical appointments, including diagnostic treatment, dental procedures, optical service or other medical care performed by a duly licensed practitioner. An employee is encouraged to be conscious of departmental needs when scheduling medical appointments and to advise his/her supervisor of such appointments as far in advance as possible. No more than ninety (90) days of sick leave/casual days can be accrued.

An employee may use sick leave/casual days for non-medical purposes (casual days) so long as the employee notifies his/her supervisor not less than forty-eight (48) hours in advance of his/her intention to use a casual day. No more than one (1) employee per department may be entitled to take off on a given day as a casual day, in the absence of the express advance permission of the employee's supervisor(s). All requests for casual day absences shall be processed by the Village on a first come, first serve basis.

Employee will not receive payment for unused sick leave/casual days upon leaving the Village employment unless they have completed no less than one (1) year of employment with the Village.

A. **Sick leave severance pay**. Seventy-five (75%) percent of all unused accumulated sick leave/casual days will be paid to the employee upon termination of employment with the Village, or death, up to a maximum of ninety (90) days and/or seven hundred twenty (720) hours. No more than ninety (90) days of sick leave/casual days may be accumulated.

B. **Medical verification**. If sick more than three (3) consecutive workdays, the employee shall furnish his/her supervisor with a certificate of illness signed by a licensed physician.

C. **Sick leave for certain family members**. An employee may also use sick leave for the illness or injury of his/her spouse, child, or parent, when care and attendance by the employee is medically required. Sick leave under this section shall be approved by the department head and the employee may be required to furnish proof of medical need, if requested by the Village.

SECTION 30 - MANAGEMENT EMPLOYEES PERSONAL DAYS

Management employees shall be entitled to five (5) days (forty (40) hours) personal days each January 1. These personal days may be accumulated up to fifteen (15) days (one hundred twenty (120) hours). Personal days shall be taken in not less than two (2) hour segments for any reason and no compensation shall be paid for any accrued personal days when an employee leaves the employment of the Village. For purposes of this paragraph, management employees shall include the Village/Town Clerk/Treasurer, the Village/Town Administrator, Assistant Village/Town Administrator and the Fire Chief.

SECTION 31 - JURY DUTY

The Village recognizes that an employee may be called to serve as a juror from time to time. Employees are expected to return to work upon being released from jury duty on a daily basis. Employees selected for jury duty, will receive the normal daily wage (per day and time served), provided the employee endorses over to the Village any jury pay. An employee notified to serve on a jury must notify his/her supervisor in advance.

SECTION 32 - FAMILY AND MEDICAL LEAVE ACT POLICY

A. **Introduction**. The Village's Family and Medical Leave Act Policy is intended to conform to, and not exceed, the requirements of the federal Family and Medical Leave Act ("FMLA"). However, this Policy is intended to comply with the applicable laws and does not necessarily incorporate all provisions of such laws directly into the Village's personnel policies. This Policy does not specifically repeat every provision of the FMLA's statutory or regulatory requirements. Posters summarizing the benefits required to be provided under federal and state law can be found with other employment related posting.

Employees may be required to provide advance notice and certain information as set forth below to be eligible for family or medical leave under this Policy. Employees may also be required to submit leave requests in writing as circumstances and applicable law permit. Employee’s use of other leaves provided by the Village for the reasons covered by law, when appropriate, will be treated as use of family and/or medical leave whenever applicable laws allow.

B. **Eligibility**. Employees are entitled to FMLA benefits if they:

1. **Federal**. Have been employed by the Village for at least twelve (12) months (not necessarily consecutive); and have worked at least one thousand two hundred fifty (1,250) hours during the twelve (12) months prior to the start of the FMLA leave. Time spent on paid or

unpaid leave does not count in determining the one thousand two hundred fifty (1,250) hour eligibility; or

2. **State**. Have been employed by the Village for at least fifty-two (52) consecutive weeks and have worked at least one thousand (1,000) hours during the fifty-two (52) weeks prior to the start of the FMLA leave.

C. **Qualifying Event and Amount of Leave**.

1. Eligible employees may take up to a total of twelve (12) work weeks of unpaid FMLA leave in a calendar year for the following qualifying events:

(a) The birth or placement of a child for adoption or, under Federal FMLA, for foster care:

(1) State law provides up to six (6) weeks of unpaid leave for any one (1) child.

(2) Federal law requires that leave conclude within twelve (12) months after the birth.

(b) To care for the employee's spouse, child or parent (includes a parent-in-law under the Wisconsin FMLA) with a serious health condition;

(1) State law provides eligible employees up to two (2) work weeks of FMLA family leave.

(c) Family leave due to an employee's spouse, child or parent being on exigent active duty or having been notified of an impending call or order to exigent active duty as a member of the reserve components of the Armed Forces or a retired member of the Regular Armed Forces or Reserve, in support of a contingency operation.

(d) For the employee's own serious health condition that renders the employee unable to perform his/her job.

(1) State law provides eligible employees up to two (2) weeks of FMLA medical leave.

2. Eligible employees may take up to a total of twenty-six (26) work weeks of unpaid FMLA leave during a single twelve (12) month period (beginning on the first day the eligible employee takes FMLA leave to

care for a covered service member and ends twelve (12) months after that date, regardless of the method used by the employer to determine the employee's twelve (12) work week of leave entitlement for other FMLA-qualifying reasons) to care for a spouse, child, parent, or next of kin who is a member of the Armed Forces who suffered an injury or illness while on active duty that renders the person unable to perform the duties of the member's office, grade, rank or rating.

3. During the single twelve (12) month period, an eligible employee shall be entitled to a combined total of twenty-six (26) work weeks of leave under federal law.

4. Leave qualifying for both Wisconsin and federal FMLA leave will count against the employee's entitlement under both laws and will run concurrently. When the reason(s) for qualified leave differ, the leave may not run concurrently under federal and state law, and an employee may be entitled to more than twelve (12) weeks of leave in a calendar year. This type of leave occurrence will be evaluated and reviewed with the employee at the time of the leave. Qualified leave taken under Worker's Compensation also will run concurrently with federal FMLA leave.

   Under the federal FMLA, spouses employed by the Village are jointly entitled to a combined total of twelve (12) work weeks of family leave for the birth or placement of a child for adoption or foster care, and to care for a parent (but not a parent-in-law) who has a serious health condition.

D. **Non-Continuous or Intermittent Leave**. Employees are permitted to take leave on an intermittent (blocks of time) or reduced work schedule:

1. When it is medically necessary to care for a family member with a serious health condition or because of the employee's serious health condition.

2. When it is necessary to care for a family member or next of kin who suffered an injury or illness while on active duty.

3. To care for a newborn, adopted or foster child. Federal FMLA leave for the birth or placement of a child for adoption or foster care may not be taken in non-continuous increments unless approved by the Village Administrator. Under the Wisconsin FMLA, the last increment of leave for the birth or placement of a child for adoption must begin within sixteen (16) weeks of that birth or placement.

Medical or family caretaking leave should be planned so as not to unduly disrupt

the Village's operations. Employees requesting non-continuous federal FMLA leave that is foreseeable based on planned medical treatment for purposes of providing care to a child, spouse or parent with a serious health condition or for the employee's own serious health condition may be required to transfer temporarily to an available alternative position for which the employee is qualified and which better accommodates recurring periods of leave than the regular employment position of the employee. An employee temporarily transferred will receive the same pay and benefits, but may be assigned different duties.

The Village allows for intermittent leave to be taken in no less than four (4) hour increments. The employee may not take, or be required to take, more leave than medically necessary to address the circumstances that caused the need for the leave.

E. **Payments on FMLA Leave**. In general, both Wisconsin and federal FMLA leaves are unpaid. The Village may requires employees to substitute paid leave for which they are eligible (such as vacation days, personal leave, compensatory time or sick leave) for unpaid leave available accrued leave for unpaid Wisconsin FMLA.

The Village will require that any leave provided by this Handbook be substituted for federal FMLA leave.

F. **How to Apply for FMLA Leave**.

1. Employees must submit a Request for Leave form to the Village Administrator or designee at least thirty (30) days, or as soon as practicable, in advance of taking leave. If circumstances do not permit an employee to give notice in advance of taking leave, the employee must notify their supervisor and the Village/Town Administrator or designee, and submit the Request for Leave form as soon as possible. Failure to give timely notice may result in the delay or denial of FMLA leave and may subject the employee to discipline under Village policies.

2. If the leave is for a family member's or the employee's serious health condition, the employee must submit a medical certification from the employee's or the family member's health care provider within fifteen (15) days. If an employee does not provide the required certification by the designated deadline, or if the Village determines that an employee's absence is not covered as FMLA leave, the leave may not be designated as Wisconsin and/or federal FMLA leave, and the employee may be subject to discipline under Village attendance policies unless he or she uses accrued paid leave (like vacation) and/or is granted non-FMLA leave of absence.

3. Second or third certifications at the Village's expense and periodic re-certifications at the employee's expense may be required under certain circumstances. The Village requires periodic reports during

federal FMLA leave regarding the employee's status and intent to return to work.

4. Forms are available from the Village/Town Administrator.

G. **Health insurance Benefits and Non-Accrual of Other Benefits**. Group health insurance coverage will be maintained for employees while they are on FMLA leave, on the same terms as if the employee continued to work. The employee will be required to pay his/her regular portion of health insurance premium payments on a schedule established by the Village and consistent with this Agreement.

The Village may recover the Village's share of health insurance premiums paid during a period of unpaid FMLA leave from an employee if the employee fails to return to work (for a minimum of thirty (30) calendar days) after the expiration of the leave. The Village may not collect the premiums if the reason the employee does not return is due to continuation, recurrence or onset of a serious health condition that would entitle the employee to leave under FMLA, or other circumstances beyond the employee's control.

Employees shall not accrue seniority or any other employment benefits during leave taken under this Policy, except that such benefits and seniority shall accrue if employee selects to use other leaves provided by the Village pursuant to this Handbook and if such benefits would normally accrue during that leave. The employee's position shall be held open during the leave period.

The Village may discontinue health insurance benefits after providing written notice to the employee of the cancellation of coverage for non-payment if the employee fails to make contribution towards the employee's portion of the premium payment within thirty (30) days of the due date.

H. **Worker's Compensation and Light Duty**. Federal FMLA will run concurrent with worker's compensation provided that the injury meets the criteria for a "serious health condition", as defined by law. Substitution of accrued paid leave is not allowed for worker's compensation absences.

If an employee accepts a light duty assignment while on worker's compensation, that time may not count against the employee's family or medical leave entitlement. If the light duty position is declined and the employee elects to stay on FMLA leave, the employee may give up their worker's compensation benefits.

I. **Return to Work**. Any employee returning from FMLA for their own serious health condition must provide a "Fitness for Duty" statement signed by their treating physician. Upon return from FMLA leave, an employee shall be restored to his or her original position or, if the position is not vacant, to an equivalent position with equivalent pay, benefits and other terms and conditions of employment. An employee will not be restored to their original or equivalent position if they are unable to perform the function of their job because of a mental or physical condition, unless the condition qualifies under the

ADA and a reasonable accommodation can be made.

J. **Definitions**.

1. **Child**. Biological, adopted, or foster child, stepchild, legal ward or, under the federal FMLA, the child of a person having day-to-day care of the child, or a child of a person standing "in loco parentis", who is under eighteen (18) years of age or older and incapable of self-care because of a serious health condition.

2. **Covered Service member**. A current member of the Armed Forces, including a member of the National Guard or Reserves, who is undergoing medical treatment, recuperation or therapy is otherwise in outpatient status, or is otherwise on the temporary disability retired list, for a serious injury or illness.

3. **Incapable of Self-Care**. The individual requires active assistance or supervision to provide daily self-care in three (3) or more of the activities of daily living (i.e. grooming, hygiene, bathing, dressing, eating) or instrumental activities of daily living (i.e. cooking, cleaning, shopping, utilizing public transportation, paying bills, maintaining a residence, using telephones and directories, and using a post office).

4. **Next of Kin**. The nearest blood relative other than the covered Service member's spouse, parent, son or daughter, in the following order of priority: blood relatives who have been granted legal custody of the covered Service member by court decree or statutory provisions, brothers and sisters, grandparents, aunts and uncles, the first cousins, unless the covered service member has specifically designated in writing another blood relative as his or her nearest blood relative for purposes of military caregiver leave under the FMLA. When no such designation is made, and there are multiple family members with the same level of relationship to the covered service member, all such family members shall be considered the covered service members' next of kin and may take FMLA leave to provide care to the covered Service member either consecutively or simultaneously. When such designation has been made, the designated individual shall be deemed to be the covered Service member's only next of kin.

5. **Parent**. Biological parent, foster parent, adoptive parent, stepparent or legal guardian of an employee, or parent-in-law under the Wisconsin FMLA. Under the federal FMLA, "parent" includes an individual who provided day-to-day care to the employee when the employee was a child.

6. **Serious Health Condition**. An illness, injury, impairment or physical or mental condition that involves:

(a) Inpatient care in a hospital, hospice or residential medical care facility; or

(b) Under Wisconsin FMLA, outpatient care that requires continuing treatment or supervision by a health care provider (generally defined as requiring two (2) direct, continuous and first hand contacts by a health care provider); or

(c) Under the federal FMLA:

(1) A period of incapacity of more than three (3) consecutive, full calendar days, and any subsequent treatment or period of incapacity relating to the same condition, that also involves:

(a) Treatment two (2) or more times, within thirty (30) days of the first day of incapacity, unless extenuating circumstances exist, by a health care provider, by a nurse under direct supervision of a health care provider, or by a provider of health care services (i.e. physical therapist) under orders of, or on referral by, a health care provider; or

(b) Treatment by a health care provider on at least one (1) occasion, that results in a regimen of continuing treatment under the supervision of a health care provider.

- The first or only in person treatment visit must take place within seven (7) days of the first day of incapacity.

- Whether additional visits or a regimen of continuing treatment is necessary within the thirty (30) day period shall be determined by the health care provider.

(2) Any period of incapacity due to pregnancy or for prenatal care.

(3) Chronic conditions requiring periodic treatment (defined as at least twice a year) by or under the supervision of

a health care provider that continue over an extended period of time and may cause an episodic rather than a continuing period of incapacity (i.e. asthma, diabetes, epilepsy, etc.);

(4) Permanent/long term conditions requiring supervision for which treatment may not be effective (i.e. Alzheimer's, a severe stroke, or the terminal stages of a disease);

(5) Multiple treatments by or under the supervision of a health care provider either for restorative surgery after an accident or other injury or for a condition that would likely result in a period of incapacity of more than three (3) calendar days in the absence of medical intervention or treatment, such as cancer (chemotherapy), severe arthritis (physical therapy), or kidney disease (dialysis).

K. **Continuation and accrual of benefits**. Employees will remain eligible for health insurance benefits under the Village's group health plan during leave taken under this Policy.

Employees shall not accrue seniority or any other employment benefits during leave taken under this Policy, except that such benefits and seniority shall accrue if employee selects to use other leaves provided by the Village pursuant to this Handbook and if such benefits would normally accrue during that leave. The employee's position shall be held open during the leave period.

SECTION 33 - FUNERAL LEAVE PAY

It is the intent of the Village to protect the Village's employees from loss of earnings due to making necessary funeral arrangements and attending the funeral.

Therefore, all regular non-firefighter/EMT full-time employees will be paid their regular rate for time lost from scheduled working hours for up to a maximum of three (3) days absence for each occasion of death in the immediate family. Immediate family includes mother, father, sister, brother, husband, wife, son, daughter, mother-in-law, father-in-law, stepparent or stepchild, sister-in-law, brother-in-law, daughter-in-law, son-in-law, grandmother, grandfather or grandchild(ren). In the event additional time off by the employee is needed, the Village Administrator may grant up to two (2) additional paid leave days.

In the event of the death of an employee's uncle, aunt, niece or nephew, one (1) day paid leave shall be granted.

SECTION 34 - MILITARY RESERVE LEAVE AND PAY

Village employees who are members of a United States or State Military Reserve Unit, will be allowed up to two (2) weeks per year for mandatory training purposes. While on such training, the employee will receive a payment from the Village such that the military reserve pay and the Village supplemental payment equals the lesser of the employee's regular gross pay (excluding overtime) or the employee's average pay per pay period based upon the preceding three (3) months, excluding from such average any weeks during which the employee was on unpaid leave.

SECTION 35 - INSURANCE

The Village participates in a qualified Group Health Insurance Program and Dental Insurance Plan. The Village will pay premium amounts as specified by the Plan for full-time employees and their immediate family, in such amounts as are specified by the Village Board from time to time. Health insurance coverage shall begin on the first (1st) of the month following completion of thirty (30) days of employment with the Village. All new employees hired after January 1, 2018, shall contribute twelve (12%) percent of the premiums towards all health insurance coverages.

The Village also provides one (1) life insurance policy for each regular full-time employee, and pays the full premium for this coverage. Additional life insurance coverage may be available at an employee's expense. The Village provides a dental insurance plan for regular full-time employees with the full premiums paid for by the Village. Life insurance coverage shall begin following the completion of six (6) full months of employment with the Village.

Details of each insurance plan are covered in separate booklets which are available from the Village/Town Clerk/Treasurer. Any questions regarding coverage, eligibility, or administration of the plan should be forwarded to the Clerk/Treasurer.

SECTION 36 - RETIREMENT INSURANCE

As a special benefit to non-represented employees of the Village, all non-represented retirees of the Village who were full-time employees of the Village on or before January 1, 2011, may be entitled to payments by the Village of a portion of their premiums for continued health insurance under the Village's group health insurance program following their retirement and prior to their eligibility for Medicare insurance or, in the instance of Village retirees who have become eligible for Medicare, payments of a portion of their Medicare supplemental health insurance premiums, based upon the following schedule:

Schedule

Years of Service	% of GHIP	% MSHI
30	75%	75%
25	50%	50%
20	40%	40%
15	33%	33%
10	25%	25%
5	10%	10%

The foregoing premium payments are for the retiree only, and do not include family or spousal coverage, the cost of which shall be borne by the retiree.

Retirees shall be defined as non-represented employees who have been eligible for health insurance coverage from the Village for a period of not less than five (5) years and who have retired from such employment with the Village in good standing. For purposes of this section, good standing shall mean that the employee was not terminated by the Village nor shall the employee's retirement occur while the employee is subject to termination proceedings. Nothing contained herein shall prohibit retirees from taking employment elsewhere. No benefit shall be available for any retiree who was not a full-time non-represented employee of the Village/Town on or before January 1, 2011.

SECTION 37 - WORKER'S COMPENSATION

Employees are covered by Worker's Compensation Insurance if an employee is injured while at work. The full expense of this coverage is paid by the Village. Exact benefits are determined by state law. In general, coverage is supplied for hospital, medical and surgical costs, plus a weekly income for employee while employee is unable to work.

Always report an injury or work-related illness to employee's supervisor and the Village/Town Clerk/Treasurer no matter how minor employee may feel it is. In cases in which an employee is injured on the job, the Village has the responsibility to decide what action should be taken to provide medical help or treatment.

After receiving notification of an employee injury incurred on the job, the Village/Town Clerk/Treasurer will complete an accident form describing the details of the injury. Any medical bills incurred by an employee due to injury on the job should be submitted directly to the insurance carrier.

SECTION 38 - UNEMPLOYMENT COMPENSATION

The purpose of unemployment compensation is to replace part of an employee's income if the employee is laid off or terminated through no fault of employee. The Village pays the full cost of unemployment compensation benefits for the Village's employees, but the Village does not decide who is eligible for benefit payments or how much the payment should be. This eligibility is decided by the Job Service Division of the State Department of Industry, Labor and Human Resources and the Wisconsin laws on unemployment compensation.

SECTION 39 - VOLUNTARY RETIREMENT PLAN (NON WRS)

The Village provides a voluntary retirement program for the Village's employees. All regular full-time employees are eligible to participate in the retirement plan, which is not funded by the Village: all contributions to this plan are made by individual employees. If an employee has questions regarding the contributions made to the plan on employee's behalf or eligibility to receive benefits from the plan, please see the Village/Town Clerk/Treasurer and all relevant information will be provided or employee will be directed to appropriate agencies which provide such information.

SECTION 40 - PENSION–WISCONSIN RETIREMENT SYSTEM (WRS)– NON-FIREFIGHTER/EMT

The Village shall enroll in and make pension contributions for all full-time, non-firefighter/EMT employees of the Village to the Wisconsin Retirement System (WRS). Full-time firefighter/EMT employees WRS benefits are subject to the Collective Bargaining Agreement provisions for such employees. The Village shall make contributions for the employer portion of such plan for any full-time employee and the employee shall contribute the employee portion of contributions. The employee portion of contributions shall be made by payroll deduction. To the extent a change in state law is affected during the term of this Agreement and such change requires a greater or lesser contribution by either the employer or employees, both parties acknowledge that such change in state law shall supersede this paragraph and such change in the amounts of respective contributions shall be implemented immediately.

SECTION 41 - SOCIAL SECURITY

Social Security is a federally-sponsored program that pays several kinds of benefits to employees who have made regular contributions to the program during their working years. The cost of Social Security coverage is shared; employee pays half and employer pays half.

Employee may qualify for one (1) or more of the following benefits under the Social Security program:

Primary benefit
Spouse's benefit
Disability benefit
Mother and Children's benefit
Surviving Spouse's benefit

Calculating the amount of Social Security benefits ahead of time is complicated because they are based on a number of factors, some of which are subject to change. However, employee may ask the Government to send employee a written statement of the amount employee and employer have contributed to employee's account. Employee's local Social Security office will explain how and to whom this request should be made.

SECTION 42 - PERSONAL CONDUCT AND WORK RULES

The Village of Somers desires to create and maintain the best possible public service for the Village's residents. The Village wants this service to be based upon mutual respect and cooperation between the Village and the Village's employees. With this objective in mind, the Village has adopted the following work rules for all employees:

A. All employees are expected to be courteous and helpful to the public and to their supervisors and co-workers in the performance of their duties.

B. Employees are asked to eat meals only in specified areas.

C. Any employee who expects to be absent from work must notify his or her supervisor at a time period prior to or shortly after the scheduled reporting time as determined by the department head.

D. Employees are subject to call for any Village emergencies, summer or winter, except when on official vacation or when special notice has been given to the employee's supervisor.

E. Employees are not to stop at taverns during working hours except if on assignment and are not to consume alcoholic beverages during working hours or during lunch or dinner periods if on the job.

F. All employees are expected to cooperate with their supervisors, Village management, and the Village or Town Board members.

G. All employees are expected to have a working knowledge of safety procedures or laws affecting their job responsibilities.

H. All employees who operate Village vehicles are expected to maintain an acceptable driving record. The Village may periodically check the status of the employee's driver's license. This is done for insurance purposes.

I. All employees are prohibited from smoking on Village property or in Village-owned or leased vehicles.

J. All employees are prohibited from possessing firearms in Village buildings or Village-owned or leased vehicles.

SECTION 43 - RULES OF CONDUCT AND DISCIPLINARY PROCEDURES

Any employee other than represented full-time firefighter/EMTs may be terminated by the Village Board for cause which shall include, but shall not be limited to by reason of enumeration, the following:

A. Reporting to work intoxicated or under the influence of illegal drugs.

B. Consuming or possessing alcoholic beverages or illegal drugs in the course of employment.

C. Dishonesty or theft.

D. Willful destruction or damage of property or equipment.

E. Fighting on the job.

F. Refusal to cooperate with management.

G. Refusal to sign written acknowledgment of receipt of a copy of this Employee Manual.

H. Possession in Village buildings or Village vehicles of firearms.

Any represented full-time firefighter/EMT may be disciplined by the Chief of the Department. Any full-time firefighter/EMT shall be afforded the opportunity to appeal any disciplinary action taken against such employee to the Somers Fire Commission in accordance with state law and the applicable Collective Bargaining Agreement. Part-time paid-on-call or volunteer firefighters/EMTs are subject to the terms and conditions of this Employee Manual and may be disciplined by the Village Board. Only full-time firefighters/EMTs may appeal disciplinary action to the Somers Fire Commission. The Chief shall be subject to disciplinary actions by the Somers Fire Commission.

SECTION 44 - ADDRESS AND PERSONAL STATUS CHANGE

Each Village employee has a permanent personnel file. The Village asks that employees complete the personal data forms provided by the Village from time to time and this information will become part of employee's permanent personnel file. Please keep the Village/Town Clerk/Treasurer advised of changes in address, telephone number, change of name or marital status. This information is used only to forward necessary information or to contact employee when it is necessary for the Village to do so. It is the Village's policy to protect the privacy of each employee. Employees may inspect information in their own personnel records and files in order to ensure accuracy. Should employee desire to see employee's file, a request should be made to the Village/Town Clerk/Treasurer. Employee may then review the file in the presence of the Village/Town Clerk/Treasurer.

SECTION 45 -- EQUIPMENT USE

Equipment purchased by the Village is solely to be used by employees in performance of their work for the Village. Personal use of any equipment is prohibited so as not to expose the Village to any liability issues.

SECTION 46 - BULLETIN BOARDS

Special notices and important information will be posted on the Village's bulletin board by the employees' time clock. Employees are encouraged to consult the board regularly. Employees may post notices on the board, but all postings must be approved and initialed by the Village/Town Clerk/Treasurer.

SECTION 47 - CHANGES IN PERSONNEL MANUAL

The Village of Somers has prepared the Village Employee and Procedures Manual to acquaint employees with their employment and to ensure that all Village employees are aware of the considerations that will govern their working relationship with the Village. The Village of Somers reserves the right to change these policies from time to time as business conditions warrant. All employees will receive notice of changes in the personnel manual.

SECTION 48 - INCLEMENT WEATHER

There may be times when severe weather necessitates closing the Village Hall, either before the work day begins or as conditions worsen during the day. Closing of the Village Hall before 8:00 o'clock a.m. due to inclement weather or other emergencies will be

announced over Radio Station WLIP or by such other methods as management may determine from time to time.

SECTION 49 - LIMITS ON SOLICITATION

To prevent unwanted solicitations of employees and interference with employee's work responsibilities, the following guidelines apply:

A. No employee may solicit or be solicited during working time. This does not include off-duty time such as lunch or authorized breaks. All individuals concerned must be off duty.

B. No employee may distribute handbills or flyers to any other person in the working areas of the Village and to include mobile work areas such as highway/sewer work sites and fire-fighting sites.

C. Persons not employed by the Village may not distribute handbills or solicit Village employees for any purpose, either on Village property, inside Village working areas, or at mobile work sites.

The Village may from time to time authorize exceptions to this rule for recognized charitable organizations such as the United Way, which serve the public interest. In these exceptional cases, solicitation will be permitted by a duly authorized representative of the Village.

SECTION 50 - PARKING

Parking is available on the premises of the Village's facilities and is available for employee's use. The Village is not responsible for any damage to personal vehicles or its contents, unless there is direct accident with or by Village equipment. Common courtesy should be exercised in the use of these facilities. Park so that the vehicle on either side has an appropriate space. Park employee's car in the designated lined areas. Parking in the driveways is not permitted. Observe a ten (10) mile per hour speed limit while driving on the premises. Parking in reserved spaces is prohibited at all times.

SECTION 51 - PAYROLL DEDUCTIONS

Only deductions required by law and those employee authorizes will be deducted from employee's pay. Should employee have any questions about employee's deductions, contact the Assistant to the Village Administrator.

SECTION 52 - PERSONAL MAIL

The Village receives and sends a volume of mail each day. The Village asks that employee refrain from using the addresses of Village facilities for personal mail. The Village will not assume any responsibility for directing personal mail. The postage meter is for official business only.

SECTION 53 - DRIVER'S LICENSE AND INSURANCE FOR PRIVATELY OWNED VEHICLES USED FOR VILLAGE AND TOWN BUSINESS

A. A number of positions in the Village require that employees use their own vehicles to conduct Village business in an efficient manner. In addition, certain functions, such as responding to an EMS call or traveling after regular work hours to a call-in job site, could result in a Village employee being considered on Village business even if not technically at work.

B. While on Village business, employees are covered by Village insurance as far as liability and Worker's Compensation coverage is concerned if they are injured in an accident using their own vehicle.

C. Employees are not covered by Village insurance as far as physical damage to their vehicle is concerned. Therefore, every Village employee must annually provide written evidence of (1) a validly existing Wisconsin driver's license which is not revoked or suspended and (2) written proof of automobile liability insurance written by a company licensed to do business in the State of Wisconsin. Any employee whose driver's license is suspended or revoked must notify the Village Clerk/Treasurer within seventy-two (72) hours of such suspension or revocation.

D. If an employee's vehicle is damaged in an accident in the course of doing Village business, the Village will reimburse employees for the amount of the deductible costs of their own insurance up to Five Hundred ($500.00) Dollars, provided that such accident is not deemed to be the employee's fault. Attribution of fault on a pro-rata basis may result in a reduction of the reimbursement of deductible in accordance with assessment of fault.

E. It is the employee's responsibility of properly notifying their insurance company of the amount of business use and mileage of their vehicle. As a "rule of thumb", insurance companies consider a vehicle to be used for business purposes if it is the "usual, customary and regular" use of the vehicle. The amount of mileage (a significant portion of total mileage driven would have to be for business purposes) and the frequency of usage (more than several times a week for minor errands) are criteria the insurance companies consider.

SECTION 54 - REIMBURSEMENT OF EXPENSES

The Village does not regularly reimburse employees for expenses. However, the Village recognizes that in some circumstances an employee may be asked to expend personal funds in conducting Village business. When such an occasion arises, the Village asks employees to submit a receipt and expense reimbursement form to the Village/Town Clerk/Treasurer. The expense must be approved by the Clerk/Treasurer. Reimbursement checks will be distributed as necessary.

Transportation and travel costs associated with training and professional development activities will be reimbursed based on receipts presented for such expenses. Any reimbursable expense over Ten ($10.00) Dollars should have a receipt. In terms of Village business related meetings which involve meals, the Village will reimburse employees for that expense. Generally, Village employees should not accept payment for their meals from those individuals or groups doing business with the Village. However, it is not necessary to insist that such be the case. Conversely, it should only be under unusual circumstances that a Village employee pays for the meals of individuals or groups doing business with the Village. In any instance, approval of the department head and/or Village/Town Clerk/Treasurer is necessary for reimbursement.

SECTION 55 -- DRESS CODE

A. **Public Works Employees**. Public Works Employees shall dress in a manner consistent with their job duties.

B. **Office Staff**. Office staff shall dress in a style consistent with "business casual". Fridays shall be considered "casual dress". Questions about the specific dress shall be directed to employee's supervisor.

C. **Firefighter/EMT Employees**. Firefighter/EMT employees shall dress in accordance with Department Policy and Procedures Manual requirements.

SECTION 56 - SAFETY

It is the policy of the Village that every employee is entitled to work under the safest possible conditions encountered in a municipal operation. To this end, every reasonable effort will be made in the interest of accident prevention, fire protection and health preservation.

The Village will endeavor to maintain a safe and healthful work place. The Village will provide safe working equipment and necessary personal protection, and, in the case of injury, the best first aid and medical service available.

It is the Village's belief that accidents injure people, damage machinery, destroy materials, cause needless personal suffering, inconvenience, and expense.

Departments Heads are responsible for maintaining safe working conditions.

SECTION 57 - WORK ZONE SAFETY NON-FIREFIGHTER/EMT - APPAREL

A. **Public Works Safety Apparel**. Safety garments and/or apparel are maintained by the Village for use by non-firefighter/EMT employees working in areas of needed high visibility. Safety vests of high reflective colors issued to the employee shall be worn in traffic occurring situations.

B. **Safety belts**. Increased awareness of proper lifting and back support is important knowledge needed for Public Works employees. Back support belts are available to crews working on projects where lifting is involved. A booklet published by the EMCASCO Insurance Company is available to all employees to review lifting procedures.

SECTION 58 -- MATERIAL SAFETY DATA SHEETS

Current maintenance projects require the use and handling of chemicals and cleaning solvents. The Public Works Department maintains the materials data sheets on file for products in use. This provides handling requirements as well as storage, special protection, transporting, flammability and required treatment if irritations should occur requiring medical attention.

SECTION 59 - CONFINED SPACE ACCESS – NON-FIREFIGHTER/EMT

Attached hereto as an Appendix is the Village of Somers Confined Space Entry Program and Procedures Policy. Employees are issued this document for review and should notify their supervisor of any questions or procedures or clarifications.

SECTION 60 - VILLAGE EDUCATIONAL REIMBURSEMENT PROGRAM

A**.** **Purpose of Policy**. The Tuition Aid Program encourages employees to grow professionally by increasing knowledge and skills. The purpose of the Tuition Aid Program is to help employees reach their career potential by providing financial assistance on a voluntary basis for those who wish to take job-related educational courses.

While educational assistance is expected to enhance employees' performance and professional abilities, the Village cannot guarantee that participation in formal education will entitle the employee to automatic advancement, a different job assignment, or pay increases.

B. **Eligibility**. To be eligible for tuition reimbursement, employees must be regular, full-time employees who have passed their initial probationary period with the Village. Any employee desiring education assistance should consult with their supervisor, department head or the Village/Town Clerk/Treasurer. It is necessary to obtain advance approval of the Village Administrator before enrolling in a course of study and to furnish evidence of satisfactory completion in order to qualify for educational assistance.

In order to be eligible under this program, the school offering the course must be accredited by one (1) of the following agencies:

- North Central Association of College and Secondary Schools
- Distance Education and Training Council
- Wisconsin Technical College System Board

C. **Discussion**.

1. **Approved Course Work.** Tuition Aid benefits are available for courses meeting one (1) of the following criteria:

    - Courses which are directly related to the employee's current job and would improve job related skills.
    - Courses which will prepare an employee for a promotion with the Village.
    - Courses taken to complete requirements for either a two-year associated degree program or four (4) year bachelor's degree program or one (1) year diploma program, provided:
        - the program is either directly related to the employee's current position and would improve their skills related to the position or it would prepare an employee for a promotion with the Village.
        - the employee has already completed at least eighteen (18) credits of course toward the associate degree or diploma which are directly related to the employee's current job and would improve their skills on the job.

2. **Stipulations**.

(a) All courses must be taken during off-duty hours (not during an employee's regular work hours unless vacation or compensatory time is used and departmental approval has been given).

(b) There should be reasonable assurance that the employee intends to remain an active Village employee for at least one (1) year after completion of course work in order to qualify for tuition assistance at public expense.

(c) Employees on Worker's Compensation shall remain eligible for the Tuition Aid Program.

(d) Reimbursement will not be made to an employee who is discharged or voluntarily terminates employment with the Village before completion of a course.

(e) Reimbursement will not be made to an employee who withdraws from a course due to personal reasons.

(f) If an employee is laid off for reasons beyond their control, subsequent to the approved enrollment, eligibility for aid will continue through satisfactory completion of the course currently enrolled in.

(g) The Village invests in educational assistance to employees with the expectation that the investment be returned through enhanced job performance and continuous service. If an employee voluntarily separates or is discharged for cause from the Village's employment within one (1) year of the last date upon which an education assistance payment has been reimbursed by the Village to the employee, the amount of the reimbursement must be repaid by the employee to the Village. Accordingly, each employee will be required to execute a Promissory Note requiring that employee to repay up to one hundred (100%) percent of the original educational assistance reimbursement made by the Village to that employee, such Promissory Note to be executed by the recipient at the time of reimbursement. The form and substance of such Promissory Note shall be acceptable to the Village Attorney.

3. **Reimbursement**. Tuition will be reimbursed at the following rate:

- Undergraduate Degree, Associate Degree or Masters Degree Studies = 50%, up to Two Thousand Five Hundred ($2,500.00) Dollars per year

- Direct job related courses = 100%, up to Five Thousand ($5,000.00) Dollars per year

Reimbursement is made after successful completion of the approved course (a grade of "C" or above/"B" or above for masters level). The employee must submit the final grade, with the paid tuition receipt or cancelled tuition check, to the Village Clerk/Treasurer.

4. **Not Covered**. Expenses for books, supplies, lab fees, and travel are not reimbursable. If the employee's tuition is covered by any grant or scholarship, the total reimbursement and the grant/scholarship will not exceed one hundred (100%) percent of the total tuition amount.

SECTION 61 - EXCAVATIONS – NON-FIREFIGHTER/EMT

As a part of daily operations, the need for trench excavations may become necessary due to sewer or watermain repairs, storm sewer installations or highway maintenance. These procedures are detailed in the attached Appendix "B".

SECTION 62 - REIMBURSEMENT FOR PRIVATE USE OF VEHICLES

A. On occasion, Village business may require that employees utilize their own vehicle to conduct Village business in an efficient manner. Under certain conditions, the Village Board may authorize that public works, clerical or supervisory/managerial employees–not including members of the Village Fire Department or Rescue Service–be allowed reimbursement for private vehicle use which is necessary to conduct Village business.

B. The Village will reimburse employees at the IRS rate then applicable for use of their own vehicle on the premise that such rate includes consideration of proportionate insurance costs of those expenses and uses. Any such reimbursement must be approved by the Village Administrator and/or Village Clerk/Treasurer.

SECTION 63 – GRIEVANCES AND ARBITRATION

See attached Appendix “G”.

APPENDIX “A”

Confined Space Access

The following are examples of confined spaces:

Tunnels, sewer lift stations, tanks, trenches, excavations, manholes, storm drains.

The Village of Somers has on file a Confined Space Entry Program and Procedures Policy. Employees are issued this document for review and should notify their supervisor of any questions or procedures clarifications.

APPENDIX “B”

Excavations

A. **Excavation Procedure**. As a part of daily operations, the need for trench excavations may become necessary due to sewer or watermain repairs, storm sewer installations or highway maintenance. The succeeding procedures shall be followed for any project involving excavations:

1. Upon notification of an emergency situation, obtain the name of the calling party, his or her address and whether the location of the problem is the calling party's address or whether the problem is at another property. Confirm with the calling party if they can meet employee at the site of the problem.

2. Confirm with the Village Administrator or the Public Works Superintendent employee's intention to respond to the call.

3. Upon arrival at the site of the problem, review the current situation and if possible determine the cause.

4. Access the situation, determine if it is within the public right-a-way or on private property and advise the Village Administrator or Public Works Superintendent if the condition poses a clear and immediate danger to life or property.

5. If it is determined that a Public Works Crew must respond. Establish with the Village Administrator or Public Works Superintendent on a mutual time to meet at Village facilities for equipment. Notify all other agencies of employee's intention to respond and if excavating is required.

6. Notify Diggers Hotline of the need for an emergency locate of all know utilities. No work shall commence until each Utility has confirmed its location or waived its presence at the specific site.

7. Upon arrival of all agreed upon staff, proceed as necessary with repairs and/or corrective action.

8. Excavating shall follow OSHA procedures for sloping and benching of excavations in all situations which permit and where the excavation is up four (4') feet or more in depth.

B. **General Requirements**. The following general requirements shall apply:

1. All surface encumbrances are to be removed or supported as necessary, to safeguard employees.

2. All underground installations are to be located and safeguarded (protected, supported, or removed) as necessary, to safeguard employees.

3. A ladder must be located in all trenches four (4') feet or deeper. The ladder must extend three (3') feet above the top of the highest trench wall or the highest point of the protective device (whichever is greater). Ladders must be located so as to require no more than twenty-five (25') feet of lateral travel.

4. When exposed to traffic, employees shall wear warning vests or other clothing marked for high visibility.

5. No one is permitted underneath loads handled by lifting or digging equipment.

6. Personnel is required to stand away from any vehicle being loaded or unloaded.

7. When mobile equipment is being operated adjacent to a trench and the operator does not have a clear view of the trench, use the following: barricades, stop logs, or hand signals from an observer.

8. If a hazardous atmosphere is suspected or exists within the trench, the atmosphere must be tested (for oxygen deficiency, flammability, and toxicity) prior to employees entering the trench. This is for all trenches greater than four (4') feet. If a hazardous or deficient atmosphere exists, employees must be protected with appropriate respirators or ventilators. If ventilators are used, continuous atmospheric monitoring is required.

9. Rescue equipment must be readily available (on-site) when a hazardous condition exists or may reasonably be expected to develop.

10. If water accumulation occurs in the trench, employee must protect the trench from cave-in with special systems or remove the accumulated water with equipment monitored by the competent person.

11. If the work interrupts the natural drainage of surface water, a means must be used to prevent surface water from entering the excavation and to provide drainage to an area adjacent to the excavation.

12. If the stability of adjacent structures is affected, systems such as bracing, shoring, or underpinning must be used on such structures. Sidewalks, pavements, curbs, and all appurtenant structures shall not be undermined unless a support system is used.

13. The spoil pile, other stationary equipment or materials must be at least two (2') feet from the edge of the trench. Fencing or other means must be used to keep the spoil pile from rolling into the trench.

14. A competent person is to be designated for all trench and excavation operations. Daily inspections of the trench, adjacent areas, and protective systems are to be made by the competent person prior to the start of work, as needed throughout the shift, and after every rainstorm or as other hazards occur. These inspections are to be recorded on the trench inspection log.

15. All employees exposed to hazardous trench conditions are to be removed from these areas until precautions have been made and the area has been inspected by the competent person.

C. **Protective Systems**. There are three (3) acceptable methods of providing protection in trench and excavation work. Those methods are Sloping, Shielding and Shoring. The following requirements are to be followed regardless of which method is to be utilized:

1. A Competent Person is to be designated for the operation and appropriate inspection forms obtained.

2. One (1) or more of the three (3) protective systems is to be determined to be used on the trench site and all appropriate equipment is to be obtained.

(a) Sloping & Benching.

(1) Sloping - The sloping of the sides of the trench or excavation must be inclined away from the trench or excavation at an angle of one and one-half (1.5') feet wide for every one (1') foot in depth (FIGURE 1).

(2) Benching - The benching of the sides of the trench or excavation must be inclined away from the trench or excavation benched with four (4') feet horizontal and two

and one-half (2.5') feet vertical steps to the surface of the excavation (FIGURE 2).

(b) Shielding.

(1) The shield must extend at least to the top of the trench. If the shield is located below the trench mouth, the trench section is to be sloped at the above noted angle.

(2) Employees are not allowed in shields during installation, removal, or movement of the shields within the trench.

(3) Employees and escape ladders are only allowed within the shielded area.

(4) All shields are to be used according to manufacturer's instructions. If multiple shields are used, they are to be connected using appropriate locking devices.

(c) Shoring (See Figure 3).

(1) Manufacturer's specifications are to be maintained on the job site for all but timber systems.

(2) Shoring equipment is to be maintained and used according to manufacturer's specifications.

(3) If shoring equipment is damaged, it must be examined by the competent person to evaluate its use.

(4) Backfilling is to occur immediately following the removal of support systems.

(5) As shoring is installed, the trench or excavation must be shored from the top of the excavation to the bottom, and removed in reverse order.

(6) Shoring uprights must extend a minimum of two (2") inches above the surface of the trench and must extend to the bottom of the trench.

(7) Shoring uprights must not be farther apart than four (4') feet (except timber shores).

(8) Cross braces must be installed no greater than four (4') feet apart (except timber shores).

(9) Cross braces must no be greater than two (2') feet from the top of the trench or excavation.

(10) Cross braces must not be greater than two and one-half (2.5') feet from the bottom of the trench.

(11) When setting shores, no worker shall be lower than waist deep to the lowest cross brace.

(12) All shoring must be re-inspected for possible protective system failures or other hazardous conditions by the competent person each time the trench or excavation is left unattended (i.e. lunch, breaks, or overnight).

(13) All timber shore systems will be constructed in accordance with OSHA timber shoring tables.

S L O P I N G

FIGURE 1

B-13 Excavations Made in Type C Soil
1. All simple slope excavations 20 feet or less in depth shall have a maximum allowable slope of 1 1/2.1

B E N C H I N G

FIGURE 2

B-13 Excavations Made in Type C Soil
1. All simple slope excavations 20 feet or less in depth shall have a maximum allowable slope of 1 1/2.1

D. **Traffic Control**. The placement and maintenance of traffic control devices shall be by the Public Works Foremen in charge of the road maintenance project. No physical work shall commence in any lane of traffic without proper signage being placed and operational. Clean legible properly mounted devices in good working condition command the respect of vehicle operators and pedestrians.

Standards and guides for traffic controls for street and highway construction, maintenance, utility, and incident management operations, Part VI of the manual on Uniform Traffic Control, is available to public works as the guide for placement of signs and/or barricades during road right-a-way construction or maintenance projects. Safety for employee, co-workers and motor vehicle operators is the number one issue in any situation which involves working within active lanes of traffic.

E. **Diggers Hotline**. The Village of Somers pursuant to Wisconsin Act 135, (§182.0175, Wis. Stats.) maintains the Village and Town's membership with the one (1) call Diggers Hotline system. Notification and obtaining the dig number is required prior to any public works project.

The project may proceed if the succeeding steps have been followed.

1. The project foreman and/or machine operator have taken reasonable action to learn of any transmission facilities in or near the area where excavation is to occur.

2. Provide a minimum of not less than three (3) working days notice before the start of any non-emergency excavation.

3. Maintain a minimum of eighteen (18") inches between an unexposed underground transmission facility marked under the cutting edge or point of any power operated excavating or earth moving equipment.

4. Provide a repeat notice to the one (1) call system if marks are destroyed or covered by excavation activities.

5. Provide support for existing transmission facilities in and near the excavation area.

6. Before backfilling inspect all transmission facilities exposed during excavation to ascertain if the transmission facilities have been or may have been struck, damaged, dislocated or disrupted, and if such as occurred, refrain from backfilling and excavating until an inspection is conducted and any necessary repairs have been made by the owner of the transmission facility.

7. Immediately notify the owner of a transmission facility if an inspection reveals that a transmission facility has been struck, damaged, dislocated or disrupted.

APPENDIX “C”

Hazard Communication Program

A. **Information**.

1. In order to comply with OSHA's Standard 29 CFR 1910.1200, Hazard Communication, the following written Hazard Communication Program has been established for Village of Somers.

2. All municipal employees are included within this program. The written program is available in the Village Hall from the Village/Town Clerk/Treasurer or the Village Administrator for review by any interested employee or their designated representative.

B. **Hazard Determination**. Manufacturers, importers, and distributors will be relied upon to perform the appropriate hazard determination for the chemicals they produce or sell. (If chemicals are manufactured which, during normal use by our employees, may lead to exposure to hazardous chemicals, a Material Safety Data Sheet (MSDS) is available. If the product is chemically the same as the raw materials, the MSDSs received for them by the manufacturer may simply be passed on.) Form HC-1 is a list of the information, which is required by OSHA to be on MSDSs.

C. **Hazardous Chemical Inventory**.

1. An inventory of hazardous chemicals has been compiled by the Village. The master inventory will be kept in a central location that is readily accessible to all employees. Listed below is the location of the master inventory and any additional copies maintained by individual departments.

Location(s) of Material Safety Data Sheets (MSDSs)

Master Inventory:	Village/Town Clerk/Treasurer
Additional Copies:	Village Administrator
	Public Works Superintendent
	Fire Chief
	Public Works Main Garage

2. The Village is responsible for maintaining the master inventory of hazardous chemicals. The chemical inventory will include the name of the chemical as it appears on the MSDS, common or trade name (if different), and the name and address of the manufacturer.

D. **Container Labeling**.

1. The Village will ensure that all hazardous chemicals received for use in the workplace are:

(a) Labeled as to the identity of the hazardous chemicals; and

(b) Note the appropriate hazard warnings (physical and health).

2. The Village will ensure that all hazardous chemicals leaving the workplace are:

   (a) Labeled as to the identity of the hazardous chemicals;

   (b) Note the appropriate hazard warnings (physical and health); and

   (c) List the name and address of the manufacturer, importer, or other responsible party.

3. The Village will ensure that all secondary containers are labeled with either an extra copy of the original manufacturer's label or with a transfer label. All transfer labels must contain the following information:

   (a) The identity of the hazardous chemical as it appears on the material safety data sheet (MSDS); and,

   (b) The appropriate hazard warnings (physical and health).

   Labels which are defaced, illegible, or inadequate will be replaced with either an extra copy of the original manufacturer's label or with a transfer label.

   The Village will review the municipalities labeling system annually and update the system as needed.

E. **Material Safety Data Sheets (MSDS)**.

1. The Village will be responsible for obtaining and maintaining the MSDSs. A MSDS must be obtained before any hazardous chemicals are used in the workplace.

2. The Village will review all incoming MSDSs for new and significant health/safety information. The Village will see that any new information is passed on to the affected employees.

3. Copies of MSDSs for all hazardous chemicals, which employees may be exposed to, will be kept in a location that is readily accessible to all employees. The locations of the MSDSs are listed below:

Master Inventory: Village/Town Clerk/Treasurers Office
Additional Copies: Village Administrator
Public Works Superintendent
Fire Chief

4. MSDSs will be available to all employees for review during each work shift. If MSDSs are not available or new chemicals are purchased without a MSDS contact the Village, will not use the hazardous chemical until a MSDS is obtained from the manufacturer or supplier of the chemical.

F. **Employee Training and Information**.

1. The Village is responsible for the employee training program. The Village will ensure that all elements specified in Section (F) Employee Training and Information are carried out.

2. Prior to starting work, each new employee will attend a health and safety orientation and will receive information and training on the following:

(a) An overview of the requirements contained in the Hazard Communication Standard, OSHA 29 CFR 1910.1200;

(b) Information on the hazardous chemicals present in the workplace;

(c) Location and availability of the Village's written Hazard Communication Program;

(d) Physical and health hazards of the chemicals in the work area;

(e) Methods and observation techniques used to determine the presence or release of hazardous chemicals in the work area;

(f) How to reduce or prevent exposure to hazardous chemicals through the usage of control/work practices and personal protective equipment;

(g) Steps that have been taken to reduce or prevent exposure to hazardous chemicals; Emergency procedures to follow if employees are exposed to hazardous chemicals;

(h) How to read labels and review MSDSs to obtain appropriate hazard information; and,

(i) Location(s) of the MSDSs and location of the hazardous chemical list for the Village.

3. After attending the training class, each Village employee will sign a form to verify that they attended the training, received written materials, and understood the municipality's policies on Hazard Communication. See attached Form HC-2.

4. Prior to a new hazardous chemical being introduced into any work area, each employee in that work area will be given additional training on the health and physical hazards associated with the new hazardous chemical.

5. Updated training will be provided at least on an annual basis or more frequently, if needed.

G. **List of Hazardous Chemicals**. The following is a list of all known ***Hazardous Chemicals*** used by the Village's employees. Further information on each noted chemical can be obtained by reviewing the material safety data sheets (MSDSs).

Name of Hazardous Chemical	Common or Trade Name (If different than the name on the MSDS)	MSDS Number or ID #	Name and Address of the Manufacturer

H. **Hazardous Non-routine Tasks**. Periodically, employees are required to perform hazardous non-routine tasks. Prior to starting work on such projects, each affected employee will be given information about hazardous chemicals to which they may be exposed during such activity.

The information will include:

1. Specific chemical hazards;

2. Protective/safety measures the employee can take; and,

3. Measures the Village has taken to reduce the hazards including ventilation, respirators, proximity of other employees, and emergency procedures.

I. **Contractors**.

1. It is the responsibility of the Village to provide contractors with the following information:

   (a) Hazardous chemicals to which they may be exposed while on the job site and the location of the material safety data sheets(MSDSs);

   (b) The Village's labeling system; and,

   (c) Protective measures to be taken and safe handling procedures.

2. Each contractor is responsible to provide the Village with MSDSs on any hazardous chemicals brought on the premises. The contractor must also provide the Village with the following information:

   (a) Hazardous chemicals to which they may be exposed while on the job site and the location of the MSDSs;

   (b) The contractor's labeling system; and

   (c) Protective measures to be taken and safe handling procedures.

CHECKLIST OF REQUIRED MSDS INFORMATION

The Hazard Communication Standard 29 CFR 1910.1200 requires that twelve items of information be included in Material Safety Data Sheets (MSDSs) provided to purchasers. There is no specified order for these items; they may be found anywhere on the MSDS. If the preparer of the MSDS has found no relevant information for a given item, the MSDS must be marked to indicate that no applicable information was found. This check list should be used to determine the completeness of the MSDS. It does not assess the accuracy of the information.

Check Box

1. [ ] The identity used on the label (chemical and common names);

2. [ ] Physical and chemical characteristics of the hazardous chemical (such as vapor pressure, flash point);

3. [ ] The physical hazards of the hazardous chemical, including the potential for fire, explosion, and reactivity;

4. [ ] The health hazards of the hazardous chemical, including signs and symptoms of exposure, and any medical conditions which are generally recognized as being aggravated by exposure to the chemical;

5. [ ] The primary routes of entry (inhalation, injection, absorption, ingestion);

6. [ ] The OSHA permissible exposure limit. ACGIH Threshold Limit Value, and any other exposure limit used or recommended by the chemical manufacturer, importer, or employer preparing the material safety data sheet;

7. [ ] Whether the hazardous chemical is listed in the National Toxicology Program (NTP) Annual Report on Carcinogens (latest edition) or has been found to be a potential carcinogen in the International Agency for Research on Cancer (IARC) Monographs (latest edition), or by OSHA;

8. [ ] Any generally applicable precautions for safe handling and use which are known to the chemical manufacturer, importer, or employer preparing the material safety data sheet, including appropriate hygienic practices, protective measures during repair and maintenance of contaminated equipment, and procedures for clean-up of spills and leaks;

9. [ ] Any generally applicable control measures which are known to the chemical manufacturer, importer or employer preparing the material safety data sheet, such as appropriate engineering controls, work practices, or personal protective equipment;

10. [ ] Emergency and first aid procedures;

11. [ ] The date of preparation of the material safety data sheet or the last change to it; and,

12. [ ] The name, address and telephone number of the chemical manufacturer, importer, employer or other responsible party preparing or distributing the material safety data sheet, who can provide additional information on the hazardous chemical and appropriate emergency procedures, if necessary.

Product:_____
Checked by:_____
Date/Revision of MSDS:_____

Form HC-1

Page 6

Hazard Communication Training Record
(Attach an outline of the training provided)

Name of Employee	Department	Date

Form HC-2

APPENDIX “D”

Hearing Conservation Program

A. **General Information**. The Village of Somers has adopted this occupational hearing conservation program which is designed to prevent any temporary or permanent noise-induced hearing loss to employees in accordance with OSHA's Standard 29 CFR 1910.95.

B. **Administration**.

1. The Village will be responsible for the administration of the Hearing Conservation Program.

2. Administrative responsibilities include:

(a) Coordination of and supervision of noise exposure monitoring;

(b) Identification of employees to be included in Hearing Conservation Program;

(c) Coordination and supervision of audiometric testing programs;

(d) Supervision of hearing protector selection;

(e) Development of policies relating to the use of hearing protectors;

(f) Supervision of employee training programs;

(g) Coordination and supervision of recordkeeping; and

(h) Evaluation of overall program.

C. **Monitoring**.

1. The Village, or other qualified individual, will monitor and identify workplace noise levels using at least a Type II calibrated sound level meter. An updated noise survey will be made whenever there is a change in production processes, equipment, or controls. Monitoring is performed to determine which employees are exposed to excessive noise and fall under the hearing conservation program. Whenever employee noise exposures equal or exceed an eight-hour time-weighted average sound level (TWA) of eighty-five (85) decibels measured on the A scale (slow response) or, equivalently, a dose of fifty (50%) percent, the affected employee will be included in the hearing conservation program.

2. Each department head will notify the Village/Town Clerk/Treasurer of upcoming equipment purchases or modifications which may affect sound levels. When the equipment purchase or modification is nearing its final decision phase, the Village/Town Clerk/Treasurer is to be notified. If necessary, on-site visits or vendor contact by the Village/Town Clerk/Treasurer will be coordinated to monitor noise levels and to assess any potential safety/ergonomic issues which may affect employees. The Village/Town Clerk/Treasurer will also work with each department head to obtain necessary technical specifications as well as coordinate any vendor contact on safety issues.

3. Controlling noise at the source, utilizing engineering controls will be considered first before any other tactics are implemented.

4. Administrative controls will be considered as a method to reduce employees noise exposure.

5. Warning signs will be posted in shops and other high noise level areas to ensure that hearing protection is required when operating machinery.

D. **Audiometric Testing Program**.

1. The Village of Somers will provide audiometric testing, at no cost, to every employee in the hearing conservation program. This testing will be done at the preplacement physical and semi-annually thereafter.

2. Audiometric testing will be performed by a licensed/certified audiologist, a technician, or other qualified individuals can be used under the direction of a physician.

3. The Village will inform employees prior to their scheduled testing that the employees must have fourteen (14) hours of non-exposure to workplace noise prior to the actual testing.

4. If an employee's audiogram suggests that a standard threshold shift has occurred, the employee will be notified in writing within twenty-one (21) days. He/she will be informed of the need for further evaluation if a medical problem is suspected. The occurrence will be recorded on the OSHA 200 log of occupational injuries and illnesses. The employee will be refitted with hearing protective devices which provide greater protection and retrained in the proper use of the hearing protection equipment.

5. The employees identified in Table I participate in the hearing conservation program, which includes mandatory audiometric testing.

Table I

Name of Employee	Department	Audiogram Date(s)

E. **Hearing Protection**.

1. The Village will provide adequate hearing protection for employees. All employees subject to work in areas at or above eighty-five (85) dBA for an eight (8) hour TWA must have hearing protection available. Those areas at or above ninety (90) dBA for an eight (8) hour TWA must have mandatory hearing protection.

2. Employees who are required to wear hearing protection should at no time tamper with or modify any hearing protection equipment. Damaged or defective equipment must be discarded and replaced.

3. Department heads are required to enforce the hearing conservation policy in their respective departments.

4. The Village of Somers will provide a variety of hearing protection devices to persons who are required to wear them. The types of protective devices available are identified in Table II.

5. The types of hearing protection worn by employees in the Village are listed in Table III.

Table II

Type of Hearing Protection	Advantages	Disadvantages
Ear muffs	One size fits most adults.	Usually have a lower noise reduction rating than ear plugs, but still provide effective protection.
	Can easily be seen at a distance.	They are bulky and cannot fit in pockets or stored in tool kits.
	Can be put on, adjusted, etc., while wearing gloves.	May interfere with and not sit properly with glasses, hearing aids, etc. Because of their size, may not be suitable for the work quarters.
	Can be warming to the ears in cold environments.	Excessive heat and sweat accumulation may make uncomfortable to wear in hot locations.
		Are more difficult to clean than ear plugs.

Table II

Type of Hearing Protection	Advantages	Disadvantages
Ear plugs (2 types: preformed and expandable)	Have highest noise reduction rating and are very effective in protecting employee's hearing when worn properly. Do not interfere with work in close quarters. Are easily carried and stored when not in use. Compatible with glasses or any other type of head gear without affecting performance. Can be easily cleaned.	Fitting can be complicated. Ear canals vary in diameter and the left and right ear canals are not necessarily similar in size, shape, or position. Can be easily left in other work clothes or fall out of a jacket or shirt pocket and become lost. Cannot be seen at a distance which makes it difficult to evaluate if person is wearing them. Gloves must be removed and hands washed prior to putting in ear plugs.

F. **Employee Training**.

1. An annual training program for employees will be conducted by the Village, and will include information on:

   (a) The effects of noise on hearing;

   (b) The purpose and the use of hearing protectors, the advantages and disadvantages of various types of hearing protectors;

   (c) Instructions in the selection, fitting, use, and care of hearing protectors; and,

   (d) The purpose of audiometric testing and an explanation of the test procedures.

2. Table IV is a summary of the training dates and the employees in attendance.

G. **Recordkeeping**.

1. The Village/Town Clerk/Treasurer shall retain an accurate record of all employee exposure measurements.

2. Audiometric test records shall be retained by the Village, and the records shall include the following:

   (a) Name and job classification of the employee;

   (b) Date of the audiogram;

   (c) The examiner's name;

   (d) Date of the last acoustic or exhaustive calibration of the audiometer;

   (e) Employee's most recent noise exposure assessment; and

   (f) Accurate records of the measurements of the background sound pressure levels in audiometric test rooms.

3. The Village shall maintain noise exposure measurement records for two (2) years.

4. Audiometric test records shall be retained for the duration of the affected employee's employment.

5. All records shall be provided upon request to employees, former employees, representatives designated by the individual, and the assistant secretary or their representative.

6. If the Village ceases to do business, the Village shall transfer to the successor employer all records pertaining to the Hearing Conservation Program.

Table III

HEARING PROTECTION SUMMARY

Type of Hearing Protection (muff/plug)	Brand Name & Model	Noise Reduction Rating

Table IV

HEARING CONSERVATION TRAINING RECORD
(Attach an outline of the training provided)

Name of Employee	Department	Date

APPENDIX “E”

Lockout/Tagout Program

A. **Scope and Application**. The lockout/tagout standard applies to general industry employment and covers the servicing and maintenance of machines and equipment in which the unexpected startup or the release of stored energy could cause injury to employees. The standard applies to any source of mechanical, hydraulic, pneumatic, chemical, thermal, or other energy, but does not cover electrical hazards. (If employees are performing service or maintenance tasks that do not expose them to the unexpected startup of machines or equipment, energization, or release of hazardous energy, the standard does not apply.)

The standard establishes minimum performance requirements for the control of hazardous energy.

The standard does not apply in the following situations:

1. While servicing or maintaining cord and plug connected electrical equipment, provided that the equipment is unplugged from the energy source; and the plug remains under the exclusive control of the employee performing the servicing and/or maintenance; and

2. During hot tap operations that involve transmission and distribution systems for gas, steam, water, or petroleum products when they are performed on pressurized pipelines provided that continuity of service is essential, shutdown of the system is impractical, and employees are provided with alternative protection that is equally effective.

B. **Normal Production Operations.**

1. OSHA recognized that machines and equipment present many hazardous situations during normal production operations-i.e. whenever machines and equipment are used to perform their usual production function. These production hazards are covered by rules in other General Industry Standards, such as the requirements in Subpart O of Part 1910 for general machine guarding and guarding power transmission apparatus (29 CFR Part 1910.212 and 1910.219). In certain circumstances, however, some servicing of maintenance hazards encountered during normal production operations may be covered by the lockout/tagout rule. The following paragraphs illustrate some of these instances.

C. **Servicing and/or Maintenance Operations**.

1. If a servicing activity-such as lubrication, cleaning, or unjamming the production equipment-takes place during production, the employee performing the servicing may be subjected to hazards that are not encountered as part of the production operation itself. Workers

engaged in these operations are covered by lockout/tagout when any of the following conditions occur:

(a) The employee must either remove or bypass machine guards or other safety devices, resulting in exposure to hazards at the point of operation;

(b) The employee is required to place any part of his or her body in contact with the point of operation of the operational machine or piece of equipment; or

(c) The employee is required to place any part of his or her body into a danger zone associated with a machine operation cycle.

In the above situations, the equipment must be deenergized and locks or tags must be applied to the energy-isolation devices.

In addition, when other servicing tasks occur-such as setting up equipment, and/or making significant adjustments to machines-employees performing such tasks are required to lock out or tag out if they can be injured by unexpected energization or startup of the equipment.

OSHA recognizes that some servicing operations must be performed with the power on. Making many types of fine adjustments, such as centering the belt on conveyors, is one (1) example. Certain aspects of troubleshooting, such as identifying the source of the problem as well as checking to ensure that it has been corrected, is another. OSHA requires the employer to provide effective protection when employees perform such operations. Although, in these cases, a power-on condition is essential either to accomplish the particular type of servicing or to verify that it was performed properly, lockout or tagout procedures are required when other service or maintenance occurs and power is not required.

2. Employees performing minor tool changes and adjustments and/or other minor servicing activities that are routine, repetitive, and integral to the use of the production equipment and that occur during normal production operations are not covered by the lockout/tagout standard, provided the work is performed using alternative measures that provide effective protection.

D. **Provisions of the Standard**. The standard requires employers to establish procedures for isolating machines or equipment from their source of energy and affixing appropriate locks or tags to energy-isolating devices to prevent any unexpected

energization, startup, or release of stored energy that could injure workers. When tags are used on energy-isolating devices capable of being locked out, the employer must provide additional means to assure a level of protection equivalent to that of locks. The standard also required the training of employees, and periodic inspections of the procedures to maintain or improve their effectiveness.

E. **Energy Control Program**. The lockout/tagout requires that employees document energy control procedures and complete an employee training program. Periodic inspections of the use of the procedures shall be monitored by the Village. The Village shall establish a program to ensure that machines and equipment are isolated and inoperative before any employee performs servicing or maintenance when the unexpected energization, start up, or release of stored energy could occur and cause injury.

The purpose of an energy control program is to ensure that, whenever employees are exposed to the possibility of unexpected machine or equipment startup or energization, or when the unexpected release of stored energy could occur and cause injury during servicing and maintenance, the equipment is isolated from its energy source(s) and rendered inoperative prior to servicing or maintenance.

F. **Energy Control Procedure**.

1. Energy control procedures shall be developed, documented, and used to control potentially hazardous energy whenever workers perform activities covered by the standard.

   Written procedures, as identified by the equipment manufacturer, must be followed to control hazardous energy during servicing or maintenance. Information is available for Village owned machines, to guide the employees in proper maintenance procedures.

   (a) Employees shall take all necessary steps to shut down, isolate, block and secure machines or equipment.

   (b) Each maintenance crew shall have one (1) individual who is designated to implement the safe placement, removal, and transfer of lockout/tagout devices, with the same individual to be responsible for the removal.

   (c) Maintenance employees must notify co-workers before lockout or tagout devices are applied and after they are removed from the machine or equipment.

2. The procedure shall include the following steps:

   (a) Preparing for shutdown.

(b) Shutting down the machine or equipment.

(c) Isolating the machine or equipment from the energy source(s).

(d) Applying the lockout or tagout device(s) to the energy-isolating device(s).

(e) Safely releasing all potentially hazardous stored or residual energy.

(f) Verifying the isolation of the machine or equipment prior to the start of servicing or maintenance work.

In addition, before lockout or tagout devices are removed and energy is restored to the machines or equipment, certain steps must be taken to reenergize equipment after servicing is completed, including:

(a) Ensuring that machines or equipment components are operationally intact.

(b) Ensuring that all employees are safely positioned or removed from equipment.

(c) Ensuring that lockout or tagout devices are removed from each energy-isolating device by the employee who applied the device.

G. **Energy-Isolating Devices**.

1. The Village, in purchasing equipment, shall review energy-isolating devices, which is the mechanism that prevents the transmission or release of energy and to which locks or tags are attached. This device guards against accidental startup or the unexpected reenergization in machines or equipment during servicing or maintenance. There are two (2) types of energy-isolating devices: those capable of being locked and those that are not. The standard differentiates between the existence of these two (2) conditions and the use of tagout when either condition exists.

2. When the energy-isolating device cannot be locked out, the employee must use tagout. Of course, the employer may choose to modify or replace the device to make it capable of being locked-out. When using tagout, the employee must comply with all tagout-related provisions of our standard policy and, in addition to the normal training given as a part of this policy.

The following are limitations of tags:

(a) Tags are essentially warning devices affixed to energy-isolating devices and do not provide the physical restraint of a lock.

(b) When a tag is attached to an isolating means, it is not to be removed except by the person who applied it, and it is never to be bypassed, ignored, or otherwise defeated.

(c) Tags must be legible and understandable by all employees.

(d) Tags and their means of attachment must be made of materials that will withstand the environmental conditions encountered in the workplace.

(e) Tags may evoke a false sense of security. They are only one (1) part of an overall energy control program.

(f) Tags must be securely attached to the energy-isolating devices so that they cannot be detached accidentally during use.

If the energy-isolating device is lockable, the employee must use locks unless he or she can demonstrate that the use of tags would provide protection at least as effective as locks and would assure "full protection".

Full protection includes complying with all tagout-related provisions plus implementing safety measures that can provide the level of safety equivalent to that obtained by using lockout. This might include removing and isolating a circuit element, blocking a controlling switch, opening an extra disconnection device, or removing a valve handle to reduce the potential for any inadvertent energization while tags are attached.

Although OSHA acknowledges the existence of energy-isolating devices that cannot be locked out, the standard clearly states that whenever major replacement, repair, renovation or modification of machines or equipment is performed and whenever new machines or equipment are installed, the employer must ensure that the energy-isolating devices for such machines or equipment are lockable. Such modifications and/or new purchases are most effectively and efficiently made as part of the normal equipment replacement cycle.

All newly purchased equipment must be lockable.

H. **Requirements for Lockout/Tagout Devices**.

1. When attached to an energy-isolating device, both lockout and tagout devices used in accordance with the requirements of the standard must protect employees from hazardous energy. A lockout device provides protection by preventing the machine or equipment from becoming energized. A tagout device does so by identifying the energy-isolating device as a source of potential danger; it indicates that the energy-isolating device and equipment being controlled may not be operated while the tagout device is in place. Whichever devices are used, they must be singularly identified, must be the only devices used for controlling hazardous energy, and must meet the following requirements:

   (a) **Durability**. Lockout and tagout devices must withstand the environment to which they are exposed for the maximum duration of the expected exposure. Tagout devices must be constructed and printed so that they do not deteriorate or become illegible, especially when used in corrosive (acid and alkali chemicals) or wet environments.

   (b) **Standardized**. Both lockout and tagout devices must be standardized according to either color, shape, or size. Tagout devices must also be standardized according to print and format.

   (c) **Substantial**. Lockout and tagout devices must be substantial enough to minimize early or accidental removal. Locks must be substantial to prevent removal except by excessive force of special tools such as bolt cutters or other metal cutting tools. Tag means of attachment must be non-reusable, attachable by hand, self-locking, and non-releasable, with a minimum unlocking strength of no less than fifty (50) pounds.

2. The device for attaching the tag also must have the general design and basic characteristics equivalent to a one (1) piece nylon cable tie that will withstand all environments and conditions.

   (a) **Identifiable**. Locks and tags must clearly identify the employee who applies them. Tags also must warn against hazardous conditions if the machine or equipment is energized and must include a legend such as the following: **DO NOT START, DO NOT OPEN, DO NOT CLOSE, DO NOT ENERGIZE, DO NOT OPERATE.**

I. **Employee Training**. The Village must provide effective initial training and retraining as necessary and must certify that such training has been given to all employees covered by the standard. The certification must contain each employee's name and dates of training.

For the purposes of the required standards, there are three (3) types of employees-authorized, affected, and other. The amount and type of training that each employee receives is based upon (1) the relationship of that employee's job to the machines or equipment being locked or tagged out, and (2) the degree of knowledge relevant to hazardous energy that he or she must possess.

J. **Periodic Reviews**. A review of each procedure shall be performed at least annually to assure that the energy control procedures continue to be implemented properly and that the employees are familiar with their responsibilities. The review shall be designed to correct any deviations or inadequacies observed. An employee other than the one(s) using the energy control procedure shall perform the review. In addition, the Village shall certify that the review has been performed. The certification must identify the machine or equipment on which the energy control procedure was used, the date of the inspection, the employees included in the review, and the name of the person performing the review. For a lockout procedure review, the employee's supervisor doing the review, shall meet with each authorized employee for the purpose of identifying that employee's responsibilities under the energy control procedure being reviewed. When a tagout procedure is reviewed, the limitation of tags, in addition to the above requirements, shall be included with each affected and authorized employee.

K**.** **Application of Controls and Lockout/Tagout Devices**. The procedure of applying energy controls includes the specific elements and actions that shall be implemented in sequence. These are identified as follows:

1. Prepare for shut down,

2. Shut down the machine or equipment,

3. Disconnect the energy isolating device,

4. Apply the lockout or tagout device,

5. Render safe all stored or residual energy, and

6. Verify the isolation and deenergization of the machine or equipment.

L. **Removal of Locks and Tags.** Before lockout or tagout devices can be removed and energy restored to the machine or equipment, the authorized employee(s) must take the following actions or observe the following procedures:

1. Inspect the work area to ensure that nonessential items have been removed and that machine or equipment components are intact and capable of operating properly;

2. Check the area around the machine or equipment to ensure that all employees have been safely positioned or removed,

3. Make sure that locks or tags are removed ONLY by those employees who attached them. (In the very few instances when this is not possible, the device may be removed under the direction of the employer provided that he or she strictly adheres to the specific procedures outlined in the standard); and

4. Notify affected employees after removing locks or tags and before starting equipment or machines.

M. **Additional Safety Requirements**. Special circumstances may exist that require:

1. Machines to be tested or repositioned during servicing,

2. Outside (contractor) personnel are at the worksite,

3. Servicing or maintenance is performed by a group (rather than one (1) specific person), and

4. Shifts or personnel changes occur during servicing or maintenance.

N. **Testing or positioning of machines**. Temporary removal of locks or tags and the reenergization of machines or equipment shall be ONLY when necessary under special conditions and approved by a supervisor - for example, when power is needed for the testing or positioning of machines, equipment, or components. The reenergization must be conducted in accordance with the sequence of the following steps:

1. Clear the machines or equipment of tools and materials,

2. Remove employees from the machines or equipment area,

3. Remove the lockout or tagout devices as specified,

4. Energize and proceed with testing or positioning, and

5. Deenergize all systems, isolate the machine or equipment from the energy source, and reapply lockout or tagout devices as specified.

APPENDIX “F”

Respiratory Protection Program

A. **Purpose**. The Village of Somers intends to use the Village's best efforts to provide respiratory protection and training for all employees of the Village. The Village provides respirators when such equipment is necessary to protect the health of the employee. Each respirator shall be suitable and applicable for the purpose intended. To this end, all respirators to be used by Village employees must be approved either by the National Institute of Occupational Safety and Health (NIOSH) or the Mine Safety and Health Administration (MSHA). This respiratory protection program will coordinate the use and maintenance of protective equipment to reduce employee exposure to air contaminants so as to allow employees to work safely in potentially hazardous environments.

B. **Respirator Selection and Use**. All respirators will be selected based upon the criteria spelled out by ANSI Z88.2-1980 following a review of all potentially hazardous air contaminant exposures which Village employees may reasonably be expected to encounter in discharging their normal work duties. A respirator shall be assigned to individual workers for that worker's exclusive use. Each respirator shall be regularly cleaned and disinfected (or disposed of) after its use. Cleaning procedures for respirators shall be as follows:

1. **Washing and disinfecting**. The respirator shall be washed and disinfected after each day of use by carrying out the following procedures:

   (a) Remove the air-purifying element from the respirator. An air-purifying element must never be washed and disinfected.

   (b) Immerse the respirator in a warm (140-160° F) water solution of a detergent. The respirator face piece and parts may be scrubbed gently with a cloth or soft brush. Make sure that all foreign matter is removed from all surfaces of the rubber exhalation valve flap and plastic exhalation valve seal.

   (c) After washing and disinfecting the respirator, rinse the respirator in clean, warm (140-160° F) water and then allow the respirator to dry.

   (d) After the respirator is dry, change the air-purifying element if necessary.

2. **Removing paint accumulation**. To remove accumulation of paint, enamel, or lacquer from the respirator, wipe area so covered with a cloth that has been wetted with a commercially available paint-lacquer stripping agent. Mineral spirits, naphtha, or turpentine may be substituted if it is found that any of these materials are effective. Accumulations of water-based paint, enamel or lacquer may be

removed from the respirator by wiping with a cloth that has been wetted with a soap and water solution. DO NOT IMMERSE AND SOAK RUBBER AND PLASTIC PARTS IN STRIPPING AGENTS SINCE THIS MAY DAMAGE RUBBER AND PLASTIC PARTS. Air-purifying elements must be discarded. Never attempt to remove accumulations of paint, enamel or lacquer from an air-purifying element as it should be replaced with a new element when cleaning of the respirator is completed.

3. **Storage**. Respirator shall be stored in a convenient, clean and sanitary location. When the respirator is not in use, it should be placed in a plastic film bag and then stored in the carton provided. Respirators should be stored in a single layer with the face piece and exhalation valve in a more or less normal position to prevent the rubber plastic from taking a permanent distorted "bag".

   Respirators used routinely shall be inspected during cleaning, worn or deteriorated parts must be replaced. In addition, respirators for emergency use such as self-contained devices must be thoroughly inspected at least monthly and after each use.

4. **Inspection of respirator**. The respirator must be inspected to insure that it will function properly. Examine each part of the respirator for defects and discard if defects are found, unless the defects may be eliminated by replacement of the defective parts with new parts. Check for the following:

   (a) Cracks, tears, decomposition, stiffening and distortion of the rubber face piece.

   (b) Distorted or badly worn plastic adaptor.

   (c) Rubber gasket that contains cuts, cracks or scratches.

   (d) Rubber inhalation valve flap that has stiffened, decomposed or has been cut.

   (e) Rubber head harness strapping that is stiffened, decomposed or cut.

   (f) Snap fasteners on head straps or face piece that are worn or loose.

   (g) Plastic exhalation valve flap that has stiffened, decomposed or contains cuts.

(h) Rubber head harness straps that are stiff, decomposed or cut.

(i) Plastic exhalation valve seal that is distorted or contains scratches or cracks on its sealing surface.

(j) Rubber exhalation valve seal, the valve flap and valve cover, that are distorted, decomposed or contains cuts.

(k) Rubber filter clip that is distorted, decomposed or contains cuts.

Replacement parts must be from the same manufacturer and for the same respirator before they are used. If other parts are substituted, the manufacturer's guarantee is not valid and the NIOSH approval is voided.

C. **Physical Evaluation of Employees**. No employee will be assigned tasks requiring the use of respirators unless they are physically able to perform the work and use the equipment. To this end, each employee will be examined by a physician of the Village's choice and the report shall be rendered on forms supplied by the Village as to the capabilities of the individual to satisfactorily perform tasks while using a respirator.

D. **Respirator Program Evaluation**. The overall evaluation of the respirator program will be conducted by the Public Works Superintendent on a monthly basis. This evaluation will include inspection of records on forms to be provided by the Village, observation of user proficiency, and random inspection of respirators for cleanliness, deterioration, proper selection and proper storage. A record of the evaluation will be recorded using forms provided by the Village. In addition, the Public Works Superintendent will be responsible for determining that any compressor used for supplying air shall be equipped with necessary safety and standby devices. All such compressors shall be constructed and situated so as to avoid entry of contaminated air into the system and suitable for in-line air purifying sorbent beds and filters installed to further assure breathing air quality.

APPENDIX “G”

Employee Grievance Procedure

A. **Purpose and Applicability**. The purpose of this procedure is to provide an orderly method for appeal of issues which arise with respect to discipline and workplace safety consistent with §66.0509 (1m), Wis. Stats. There shall be no interruption of work or interference with Village operations during the pendency of this process.

This policy applies when a Village employee ("complainant" as defined below) believes that he or she has been subjected to discipline or subject to unsafe working conditions as defined, provided that at least a substantial portion of the alleged wrongful behavior either occurred on Village-controlled, Village-leased or Village-owned property, or otherwise had a significant connection to the employment of the individual complainant with the Village and the activities of the Village. This process shall be applicable when another grievance process as contained in a collective bargaining agreement is not available.

B. **Definitions**.

1. "Complainant" means any full-time, part-time, project or limited term employee, on the payroll of the Village of Somers who has a personal grievance as defined in this policy.

2. "Days" shall mean regular business days for the main administrative office of the Village not to include holidays or weekends.

3. "Discipline" shall include oral or written discipline submitted to an employee's personnel file, disciplinary demotion, suspension without pay, or disciplinary termination. "Discipline" under this policy shall not include voluntary termination, retirement, layoff or failure to be recalled from layoff, termination due to lack of work or position elimination, any action taken due to lack of qualifications or license/certification for the position or medical inability to perform the functions of the position, non-disciplinary demotion, transfer, or change in assignment or location, suspension pending investigation which may be appealed if discipline as defined herein is issued following the investigation, actions taken to address work performance including providing guidance or counseling, a performance improvement plan, incident/observation reports or adverse performance evaluation, non-disciplinary wage or benefit changes, or an employee's termination from work which was temporary, project or limited term.

4. "Grievance" means any grievance regarding the discipline or workplace safety as defined in this policy.

5. "Workplace safety" shall be defined as conditions of employment

relating to safety of the individual complainant's physical work environment, tools and equipment, protective equipment, training and warning requirements. However, no determination relating to workplace safety involving a Village employee by any state or federal agency or regulatory body may be the subject of a grievance.

C. **Timelines and Procedures**. All procedures and hearings shall be closed session except where, in the event of a matter relating to discipline, the complainant specifically requests that any hearing before the Board be held in open session. All participants in all proceedings under this policy will observe confidentiality to the extent reasonably possible. However, in the event of any final determination of a violation of this policy, appropriate Village officials will be provided relevant information. The Village may also use any information obtained in the proceedings to defend the Village against any claims, grievances or allegations brought against the Village or as may be required by law.

Grievances shall be processed in accordance with the following procedure and the timelines established. All interested parties shall accurately maintain and preserve relevant information and documents. At the discretion of the Village Administrator written grievances with the same or sufficiently similar underlying facts and policy issues may be combined at any step in the proceeding. The authority to interpret this policy rests with the Village Administrator or his/her designee.

Step 1:

1. The complainant shall first discuss the matter informally between the employee and his/her immediate supervisor.

2. If the matter is not resolved, the grievance shall be presented in writing by the employee to the immediate supervisor and Department Head within seven (7) days after the facts upon which the grievance is based first occurred or the employee should have been aware of the facts underlying the grievance. The Department Head and supervisor will meet with the complainant within seven (7) days after receipt of the grievance. The Department Head shall give his/her written answer within ten (10) days of the meeting.

Step 2:

If not settled in Step 1, the grievance may, within seven (7) days, be appealed to the Village Administrator. The Village Administrator shall determine if the grievance is valid under the established grievance procedure. Validity does not mean whether or not the actions which gave rise to the grievance occurred but whether or not: 1) the action underlying the grievance is within the scope of the grievance procedure, and 2) whether the grievance is timely.

A decision by the Village Administrator that this policy does not apply or that a grievance is not valid is not final and may be appealed to the Village Board within seven (7) days. By way of example, the Village Administrator shall find that this policy does not apply upon determining any of the following:

1. That even if the complainant's allegations or issues are true, the grievance does not involve Discipline or Workplace Safety as defined in this policy.

2. That the alleged conduct did not occur on Village-owned, Village-leased or Village-controlled property or did not otherwise have a significant connection to the employment of the individual complainant with the Village and activities of the Village.

3. That the complainant is not a Village employee as defined in this policy.

4. That the complainant was not the party harmed by the activity or action set forth in the grievance.

5. That the grievance is not timely.

This list is not exclusive, and other situations may result in the Village Administrator determining that the policy does not apply.

Upon finding that the grievance is valid, the Village Administrator or his/her designee shall meet with the complainant within seven (7) days after receipt of the grievance. The Village Administrator or his/her designee shall give a written answer seven (7) days after the meeting.

Step 3:

If not settled at step 2, the grievance may be appealed to an Impartial Hearing Officer ("IHO") designated by the Village. Written notice of appeal shall be submitted within seven (7) days of the decision of the Village Administrator or his/her designee to the Village Administrator. The hearing before the IHO will be held as soon as practicable according to procedures established by the Village in advance. (Attachment A) A transcript will be prepared for each hearing before the IHO, and the parties shall share the costs equally. The IHO shall provide a written decision to the parties within thirty (30) days of the hearing. The IHO's decision shall be based on the preponderance of the evidence and whether a rational basis exists to support the decision of the Village. The decision of the IHO shall be limited to denial of the grievance, granting the grievance or remanding the grievance to the Village Administrator for additional proceedings. The decision of the IHO

shall be limited to the precise issue raised in the grievance at the time of the appeal to the IHO. The IHO shall have no authority to add to, modify or delete from the Policies of the Village.

Step 4:

If not settled in Step 3, either party may, within seven (7) days appeal the decision of the IHO to the Village Board by filing a written appeal with the Village/Town Clerk/Treasurer. The appellant may request a meeting with the Village Board in addition to the standard review of the record. If requested by the appealing party, the Board shall schedule a meeting to review the record and the decision of the IHO within thirty (30) days after the receipt of the appeal or the transcript, whichever is later. The meeting will be conducted according to procedures established by the Board in advance. (Attachment B) This grievance meeting shall afford the complainant and the Village the opportunity to meet with the Board to explain the grievance, review the proceedings before the IHO and to allow the parties to state their respective positions on the grievance. This meeting is not intended to allow questioning of individual Board members. If a meeting is not requested the Board shall review the evidence from the hearing before the IHO and the decision of the IHO. No new evidence may be offered at this Step in the proceeding.

Within fifteen days (15) days after the meeting, if one (1) is held or within thirty (30) days of the receipt of the appeal or the transcript, whichever is later, the Board shall issue a written decision regarding the grievance. The decision shall be by simple majority vote of the full Village Board. The Board's decision shall be based on the preponderance of the evidence and whether a rational basis exists to support the decision of the IHO. The decision of the Board shall be limited to denial of the grievance, granting the grievance or remanding the grievance to the IHO for additional proceedings. The decision of the Board shall be limited to the precise issue raised in the grievance and shall be final and binding.

D. **Timeline Requirements**. The parties agree to follow each step of the foregoing steps in the processing of a grievance. If the Village fails to give a written answer at steps 1 or 2 within the timeline described, the complainant may immediately appeal to the next step. Grievances not processed to the next step within the prescribed time limits shall be considered dropped. However, if it is impossible to comply with the time limits specified in the procedure because of work schedules, illness, vacations, etc., these limits may be extended by mutual consent in writing.

E. **Dispute Statement and Remedy**. The written signed grievance shall give a clear and concise statement of the alleged grievance including the facts upon which the grievance is based, the issue involved, the specific policies alleged to have been violated

if any, and the relief sought. At each stage of the appeal process the appealing party must state the reason(s) why the appealing party disagrees with the action or decision. The written grievance will only be processed if all of the required information is provided by the complainant. While the written grievance may not be amended following the decision at Step 2, the remedy requested may be modified at any time without prejudice to the aggrieved party's position in the appeal.

F. **Representation**. In the event that either the Village or an employee chooses to be represented at any stage of this process, the party's representative must be an attorney licensed to practice law in the State of Wisconsin. Any party choosing to be represented shall do so at his/her own cost.

G. **Timelines**. Legal holidays and periods during the regular work year when the Village is closed for business shall be excluded in computing time limits under this policy.

ATTACHMENT A

GRIEVANCE APPEAL
HEARING PROCEDURES
BEFORE THE INDEPENDENT HEARING OFFICER

1. A hearing of an appeal from the decision of the Village Administrator at Step 2 under the Grievance Procedure will be conducted by the Independent Hearing Officer ("IHO") designated by the Village.

2. During the conduct of the hearing, all attendees will be required to refrain from interfering with or disturbing the hearing. Anyone interfering with or disturbing the hearing will be removed from the premises.

3. Appearances and attendance will be recorded.

4. All questions shall be directed to the IHO exclusively through the designated Representatives of the Village and the complainant.

5. All witnesses will be sworn. The rules of evidence to be applied shall be determined by the IHO. A court reporter will be present to record and transcribe the proceedings.

6. The IHO will only consider an appeal relating to grievances which arise as defined by the Grievance Procedure. The IHO has the authority to determine whether a grievance is appropriately raised under the terms of the Grievance Procedure.

7. The order of presentation will be as follows:

   (a) Each side, if they choose, may make an opening and closing statement.

   (b) Any appropriate stipulation as to facts agreed to by the parties will be accepted by the IHO and made a part of the record.

   (c) The Village will have the burden of proceeding first at the hearing in disciplinary matters. The complainant shall proceed first in all other matters.

   (d) While neither party is required to present witnesses, if used they will be sworn. Any witness presented by the party proceeding will be subject to cross-examination by the opposing party at the conclusion of his/her testimony.

   (e) After the conclusion of the examination of each witness by each of the parties and/or their representative, the IHO may ask questions.

(f) The opposing party may then call witnesses for his/her case in chief related to the issue in this proceeding. Thereafter, subsections 7(d) and (e) will be repeated.

(g) Rebuttal witnesses will be allowed as necessary.

8. All exhibits which either party intends to use for its presentation must be submitted to the IHO and the opposing party or their representative at least ten (10) days before the date of the hearing. The only other exhibits which will be utilized are rebuttal exhibits which have a direct relationship to the issue and were not anticipated. A list of witnesses must also be submitted by both parties to the IHO, and the opposing party or their representative at least ten (10) days before the date of the hearing.

9. All documents referred to by either party or any witness during the course of the hearing will be marked as an exhibit and made a part of the record. Parties must pre-mark (pre-number) all exhibits in order to expedite the process.

10. The parties will each be limited to a maximum of 4 hours to present their case including opening statements, direct-examination of witnesses, closing arguments and rebuttals. Time limits may be altered at the discretion of the IHO and for good cause. The IHO will use his/her discretion in limiting the length of time allowed for cross-examination based on the testimony presented.

11. After all the evidence has been presented concerning the grievance, the IHO may, at his/her sole discretion, allow parties to file written statements setting forth their respective positions. Written statements will only be allowed in those isolated circumstances wherein the IHO will require additional guidance. A time frame for such filing shall be established by the IHO. The IHO must issue a written decision as provided in Grievance Procedure.

12. Both the complainant and the Village may be represented and may compel the attendance of witnesses by subpoenas which shall be issued by the IHO on request. The designated representative(s) are allowed to serve subpoenas no later than five (5) days prior to the hearing. Proper service of subpoenas will be the responsibility of the requesting party. Copies of the subpoenas issued will also be served on opposing counsel and the IHO no later than the time it is served on the other party.

13. Each party will designate one (1) spokesperson to conduct various portions of the hearing (for example motions, correspondence, examination of witnesses, opening statement, closing statement, etc.)

14. Correspondence will be done via e-mail unless it impedes communication or equity. The IHO will make changes to the mailing process as needed.

ATTACHMENT B

GRIEVANCE APPEAL MEETING PROCEDURES BEFORE THE BOARD

1. At the request of the appealing party, a meeting regarding an appeal from the decision of the IHO at Step 3 of the Grievance Procedure will be held by the Village Board. Neither party may engage in ex parte communication with any Board member following the appeal of the grievance at Step 2.

2. During the conduct of the meeting, all attendees will be required to refrain from interfering with or disturbing the meeting. Anyone interfering with or disturbing the meeting will be removed from the premises.

3. Appearances and attendance will be recorded. Sufficient copies of all documents and the transcript from the proceedings before the IHO will be made available to the Board members at least ten (10) days prior to the meeting by the appealing party. Copies will be forwarded to the Village/Town Clerk/Treasurer for distribution.

4. All presentations will be directed to the Board exclusively through the designated representatives of the Village and the complainant.

5. The Board will only consider an appeal relating to grievance which arose as defined by the Grievance Procedure. The Board has the authority to determine whether a grievance is appropriately raised under the terms of the Policy.

6. The order of presentation will be as follows:

   (a) The appealing party will present their position on the grievance and the decision of the IHO.

   (b) The other party will present their position on the grievance and the decision of the IHO.

   (c) After the conclusion of the presentation by each party, the Board may ask questions of either party.

   (d) Both parties shall have the opportunity to present a summary closing statement.

   (e) All documents referred to by either party during the course of the meeting will be referred to by the marked exhibit number on the record from the hearing before the IHO.

7. The parties will each be limited to a maximum of 1 hour to present their case including opening statements, closing summary statements. Time limits may be expanded at the discretion of the Board.

8. The burden of proof and the standard to be applied in the Board's decision are contained in the Grievance Procedure Policy.

9. The Board must consider only proof which was supplied at the time of hearing before the Independent Hearing Officer. Only evidence submitted during that hearing can be used as a basis for making the Board decision. There is no legal requirement that the hearing be transcribed by a reporter, although the proceedings before the Board should be recorded by some adequate method.

10. Board members must not discuss the merits of question presented in the grievance with any person prior to the meeting. Any deliberation by the Board in closed session must be made without the administrators being present.

11. After all the evidence has been presented concerning the grievance, the Board will convene in closed session to deliberate.

12. Vote on any appeal of a grievance involving discipline or termination may be made in a closed session if the employee has not requested an open hearing.

13. Correspondence will be done via e-mail unless it impedes communication or equity. The Village Administrator will make changes to the mailing process as needed.

I have received a copy of the Village of Somers Employee and Procedure Manual (Rev. 3/28/23) and understand and unconditionally agree with all of its provisions. I understand that, subject only to any superseding provisions in a relevant Collective Bargaining Agreement, any violation of this policy shall be grounds for discipline, including, without limitation, revocation of access privileges, dismissal and possible legal action.

Date_____ _____

Employee Signature

_____

Print Name

Received by:

VILLAGE OF SOMERS

_____

Authorized Representative

Date_____

VILLAGE COPY

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
MEETING ITEM MEMORANDUM

MEETING DATE: May 28, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Wendy Burnette Clerk-Treasurer

AGENDA ITEM: #11 Action on application for Special Event Permit from Clayton Pry-Wedding/Reception on June 22, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144

BACKGROUND:

Clayton Pry is holding a Wedding/Reception on June 22, 2024, at Hawthorn Hollow, located at 880 Green Bay Road Kenosha, WI 53144. On May 14, 2024, they submitted their application and fee for a Special Event permit. This is a private event for family and guests of Clayton Pry and will include food and entertainment.

PRIOR ACTION TAKEN:

This was discussed at the May 21, 2024 Village Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve application for Special Event Permit from Clayton Pry for their Wedding/Reception on June 22, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha Wi 53144.*"

ATTACHMENTS:

Special Event Application w/ Site map

Check given to Peter

Established 1843
Somers
VILLAGE & TOWN

OFFICE USE ONLY
DATE FILED:
INITIALS:

Village of Somers
P.O. Box 197
7511 - 12th Street
Somers, WI 53171
262-859-2822

Village of Somers
Special Event Permit
(Single Day)

Fee: $75

Date(s) of Event: 06/22/2024
Description of Event: Wedding / Reception

Licensee Name: Hawthorn Hollow
Corportion, Partnership, or Individual - **Must be same name as beer/liquor license (if applicable)**

Trade/Event Name: Wedding / Reception

Trade/Event Address: 880 Green Bay Rd. Kenosha, WI 53144
Street Zip

If Licensee is a Corporation or LLC, list Agent's Full Name: Clayton Pry

List Date of Birth of Agent (If Corporation/LLC) or Individual: 08/09/1988

Address: 560 47th Ave. Kenosha, WI 53144
Street City State Zip

Phone: (630) 536-4615 Email: claytonpry@gmail.com
(Correspondence will be via email if address is given)

Driver's License Number: WI On File
State Number

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? ☒ **Yes** ☐ **No**
If yes, provide: Charge, State, Date, Result (including pending charges).
(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

CHARGE	STATE	DATE	RESULT
Speeding	WI	N/A	Guilty

2. Have you ever had your **driver's license suspended** or **revoked** in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

3. Have you ever served or been sentenced to serve time in **jail** or **prison** in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date Result (Include pending charges).

CHARGE	STATE	DATE	RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years**. Oakes Transport Inc, Racine, WI
Froedtert Pleasant Prairie Hospital, Pleasant Prairie, WI

6. Have you lived at your current home address for the **past five (5) years**? ☐ **Yes** ☒ **No**
If no, please list all addresses which you have resided at in the past five (5) years.
1631 12th Ave, Kenosha, WI 53140

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge. False or incomplete answers will result in the denial/revocation of permit. (Individual applicants and each member of a partnership must sign; designed corporate officers must sign.)

Individual/Partner/Member Signature

05/08/2024
Date

PLEASE NOTE: Attached as page 3 and 4 of the application is an **Operational and Security Plan**. This information is required. If not fully and accurately completed, the Special Event Permit application will be considered incomplete and will not proceed to any Committees for consideration until the information is provided.

PLEASE NOTE: Special Events Permits confer no rights regarding alcohol licensing, which must be obtained by separate application and approval.

PAID
MAY 14 2024
VILLAGE OF SOMERS

SPECIAL EVENT PERMIT: OPERATIONAL AND SECURITY PLAN INFORMATION

Operational Plan

Planned Hours* of Operation:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 9 pm	Hours: 8 am To 5 pm

*be sure to list AM or PM

Legal occupancy limit for the premises:_____ persons

Attach scale drawing of parking plan: Attachment one is our Concert/Small Event Parking Plan, attachment two is our Art Fair Parking Plan, and attachment three is our Historic Building Emergency Access Plan.

Number of off-street parking spaces used to service the premises: 560 parking spaces

Description of the off-street parking spaces used to service the premises: Hawthorn Hollow has two parking lots on the premises, our Nature Center lot which holds 30 cars, and our Farm/Event lot which holds 25. In addition, we park cars diagonally at least 10 feet off the entrance road for concerts and other medium-sized events. For the art fair, we convert our arboretum meadow into a five-lane grass parking lot which can hold up to 375 cars with the required clearances.

Describe the sound amplification equipment to be used (if any): We use a 16-channel 1000 w Yamaha powered PA system with two 15-inch main speakers and two floor monitor speakers for the artist. For the art fair, we often have a second stage at the nature center with a second PA system donated for the day. Weddings often utilize a hired DJ who provides their own equipment.

Identify any sound mitigation strategies to be implemented: Volume is always kept as low as possible to reduce impact on neighbors and the general public. Wedding DJ's must set up so speakers face north-west, away from our closest neighbors. The amphitheater (concert location) naturally faces away from our neighbors as well. In the past, we have received no complaints from neighbors or the general public about noise levels from our events to the best of our knowledge.

How will orderly appearance and operation of the establishment be maintained in regard to litter and noise?: We provide numerous garbage and recycling receptacles placed throughout the event area, and these are monitored and emptied when needed. Refuse is then deposited in our garbage and recycling dumpsters, which are emptied once a week by our private sanitation vendor. See above for our noise mitigation plan.

Security Plan

Attach scale drawing of elements of Security Plan: See Attachment Four.

Description of clothing to identify security personnel: Security is provided by Hawthorn Hollow staff and a select group of vetted volunteers. All staff wear lanyards with identification cards attached, and volunteers wear a lanyard that states "volunteer". For the Walk in the Woods Art Fair, all staff and volunteers also wear a bright green t-shirt to make identification easier.

Are security personnel employees? If not, provide contact information for outside security firm: Yes, employees and volunteers.

Plan to handle control and clearance of the parking lot and public right-of-ways adjacent to licensed property during hours of operation and at closing time: The use of off-road diagonal parking spaces for the concert series allows for easy parking lot clearance once the event has concluded. For the art fair, we use numerous volunteers to direct and control parking, as well as enforcing one-way lanes throughout the arboretum lot. This, along with plentiful signage (over 20 different signs are used for art fair parking alone) has allowed us to control and clear the lot with ease.

How will the entrance line be managed and controlled: Our main concern is to keep the entrance line off of public roads, specifically Hwy 31. The actual point of entry, where patrons pay or give tickets, is set approximately 300 ft from the roadside, allowing a large number of vehicles to enter without disrupting traffic. If the line becomes too long, we can open up our Farm/Event parking lot as an additional point of entry, allowing more cars to enter. In the unlikely event that there is still a backup, we would forego entrance donation collection and allow cars to enter the event without stopping for tickets or payment, speeding up the process even more.

Will any security personnel be armed? If yes, provide individual names and addresses: No security personnel at Hawthorn Hollow will be armed.

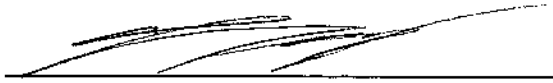
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Underage drinking and fake ID plan: When serving alcoholic beverages, we utilize a mandatory ID check and wristband policy for all purchasers. We will not sell any alcoholic beverages to anyone without a wristband (which indicates their ID has been checked and accepted), and we will confiscate any alcoholic beverages in the possession of anyone without a wristband. If an ID is found to be fraudulent, it will be confiscated and turned over to the proper authorities.

Provide the first and last name of all management personnel:

- Timothy J. Leveque, Executive Director
- Dr. William Parker, Observatory Director
- Emily Leonard, Ecologist
- Kailyn Palomares, Naturalist & Education Coordinator
- Laura Smith, Marketing & Rental Coordinator
- Chad Jocius, Observatory & Maintenance Manager
- Jeremy W. Haag, Event & Administrative Coordinator

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge.



Individual/Partner/Member Signature

05/08/2024
Date

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
MEETING ITEM MEMORANDUM

MEETING DATE: May 28, 2024

TO: Village President Stoner and Board of Trustees

PREPARED BY: Wendy Burnette Clerk-Treasurer

AGENDA ITEM: #12 Action on application for Special Event Permit from Snap-on, Inc, for their Company Picnic on July 27, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha WI 53144

BACKGROUND:

Snap-on, Inc is holding their annual company picnic on July 27, 2024, at Hawthorn Hollow, located at 880 Green Bay Road Kenosha, WI 53144. On May 14, 2024, they submitted their application and fee for a Special Event permit. This is a private event for employees of Snap-on and will include food tents and entertainment.

PRIOR ACTION TAKEN:

This was discussed at the May 21, 2024 Village Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve application for Special Event Permit from Snap-on, Inc, for their Company Picnic on July 27, 2024, at Hawthorn Hollow located at 880 Green Bay Road, Kenosha Wi 53144."*

ATTACHMENTS:

Special Event Application w/ Site map

Check given to Peter

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Somers
VILLAGE & TOWN

OFFICE USE ONLY
DATE FILED:
INITIALS:

Village of Somers
P.O. Box 197
7511 - 12th Street
Somers, WI 53171
262-859-2822

Village of Somers
Special Event Permit
(Single Day)

Fee: $75

Date(s) of Event: Saturday, July 27, 2024
Description of Event: Company Picnic

Licensee Name: Snap-on Incorporated, LLC
Corportion, Partnership, or Individual - **Must be same name as beer/liquor license (if applicable)**

Trade/Event Name: Snap-on Company Picnic

Trade/Event Address: Hawthorne Hollow 880 Green Bay Road, Kenosha, WI 53144
Street Zip

If Licensee is a Corporation or LLC, list Agent's Full Name: Brittany Beecher

List Date of Birth of Agent (If Corporation/LLC) or Individual: 05/06/1990

Address: 7950 20th Ave, Kenosha, WI 53143
Street City State Zip

Phone: 262-656-6058 Email: Brittany.Beecher@snapon.com
(Correspondence will be via email if address is given)

Driver's License Number: WI On File
State Number

1. Have you ever received any **tickets** or been charged with any **crimes** or **felonies** in any state? ☒ **Yes** ☐ **No**
If yes, provide: Charge, State, Date, Result (including pending charges).
(Examples: Speeding, WI, 5/8/2012, Guilty | Theft, FL, 5/22/2014, Dismissed | DUI, WI, 6/30/2017, Pending)

CHARGE	STATE	DATE	RESULT
Speeding Ticket	Illinois	09/13/2013	Fine and traffic school

2. Have you ever had your **driver's license suspended** or **revoked** in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

3. Have you ever served or been sentenced to serve time in **jail** or **prison** in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date

CHARGE	STATE	DATE

4. Have you ever, while operating a business or engaged in a profession, been convicted of any charges involving unfair trade practices, unethical conduct, or discrimination in any state? ☐ **Yes** ☒ **No**
If yes, provide: Charge, State, Date Result (Include pending charges).

CHARGE	STATE	DATE	RESULT

5. List the name and address of all employers for which you have worked and/or businesses you have operated in the **past five (5) years.** Snap-on Incorporated

6. Have you lived at your current home address for the **past five (5) years**? ☒ **Yes** ☐ **No**
If no, please list all addresses which you have resided at in the past five (5) years.

READ CAREFULLY BEFORE SIGNING: Under penalty provided for by law, the undersigned states that each of the above questions has been truthfully answered to the best of his/her/their knowledge. False or incomplete answers will result in the denial/revocation of permit. (Individual applicants and each member of a partnership must sign; designed corporate officers must sign.)

Brittany Beecher
Individual/Partner/Member Signature

01/31/2024
Date

PLEASE NOTE: Attached as page 3 and 4 of the application is an **Operational and Security Plan.** This information is required. If not fully and accurately completed, the Special Event Permit application will be considered incomplete and will not proceed to any Committees for consideration until the information is provided.

PLEASE NOTE: Special Events Permits confer no rights regarding alcohol licensing, which must be obtained by separate application and approval.

PAID
MAY 14 2024
VILLAGE OF SOMERS

SPECIAL EVENT PERMIT: OPERATIONAL AND SECURITY PLAN INFORMATION

Operational Plan

Planned Hours* of Operation:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 5 pm	Hours: 8 am To 9 pm	Hours: 8 am To 5 pm

*be sure to list AM or PM

Legal occupancy limit for the premises: 1,200 persons

Attach scale drawing of parking plan: Attachment one is our Concert/Small Event Parking Plan, attachment two is our Art Fair Parking Plan, and attachment three is our Historic Building Emergency Access Plan.

Number of off-street parking spaces used to service the premises: 560 parking spaces

Description of the off-street parking spaces used to service the premises: Hawthorn Hollow has two parking lots on the premises, our Nature Center lot which holds 30 cars, and our Farm/Event lot which holds 25. In addition, we park cars diagonally at least 10 feet off the entrance road for concerts and other medium-sized events. For the art fair, we convert our arboretum meadow into a five-lane grass parking lot which can hold up to 375 cars with the required clearances.

Describe the sound amplification equipment to be used (if any): We use a 16-channel 1000 w Yamaha powered PA system with two 15-inch main speakers and two floor monitor speakers for the artist. For the art fair, we often have a second stage at the nature center with a second PA system donated for the day. Weddings often utilize a hired DJ who provides their own equipment.

Identify any sound mitigation strategies to be implemented: Volume is always kept as low as possible to reduce impact on neighbors and the general public. Wedding DJ's must set up so speakers face north-west, away from our closest neighbors. The amphitheater (concert location) naturally faces away from our neighbors as well. In the past, we have received no complaints from neighbors or the general public about noise levels from our events to the best of our knowledge.

How will orderly appearance and operation of the establishment be maintained in regard to litter and noise?: We provide numerous garbage and recycling receptacles placed throughout the event area, and these are monitored and emptied when needed. Refuse is then deposited in our garbage and recycling dumpsters, which are emptied once a week by our private sanitation vendor. See above for our noise mitigation plan.

Security Plan

Attach scale drawing of elements of Security Plan: See Attachment Four.

Description of clothing to identify security personnel: Security is provided by Hawthorn Hollow staff and a select group of vetted volunteers. All staff wear lanyards with identification cards attached, and volunteers wear a lanyard that states "volunteer". For the Walk in the Woods Art Fair, all staff and volunteers also wear a bright green t-shirt to make identification easier.

Are security personnel employees? If not, provide contact information for outside security firm: Yes, employees and volunteers.

Plan to handle control and clearance of the parking lot and public right-of-ways adjacent to licensed property during hours of operation and at closing time: The use of off-road diagonal parking spaces for the concert series allows for easy parking lot clearance once the event has concluded. For the art fair, we use numerous volunteers to direct and control parking, as well as enforcing one-way lanes throughout the arboretum lot. This, along with plentiful signage (over 20 different signs are used for art fair parking alone) has allowed us to control and clear the lot with ease.

How will the entrance line be managed and controlled: Our main concern is to keep the entrance line off of public roads, specifically Hwy 31. The actual point of entry, where patrons pay or give tickets, is set approximately 300 ft from the roadside, allowing a large number of vehicles to enter without disrupting traffic. If the line becomes too long, we can open up our Farm/Event parking lot as an additional point of entry, allowing more cars to enter. In the unlikely event that there is still a backup, we would forego entrance donation collection and allow cars to enter the event without stopping for tickets or payment, speeding up the process even more.

Will any security personnel be armed? If yes, provide individual names and addresses: No security personnel at Hawthorn Hollow will be armed.

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Brittany Beecher — 01/31/2024

Individual/Partner/Member Signature — Date

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: May 28th, 2024

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette, Clerk/Treasurer

AGENDA ITEM: #13 Action on Operator's Licenses: Carleen Hoefler, Jennifer Vander Loop and Denise Ambrosini

BACKGROUND:

Carleen Hoefler, Jennifer Vander Loop and Denise Ambrosini applied for an operator's license for the Village of Somers. No discrepancies with these applications.

PRIOR ACTION TAKEN:

None.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve: Operators applications, a suggested motion would be as follows:

"Motion to approve Operator License for Carleen Hoefler, Jennifer Vander Loop and Denise Ambrosini"

ATTACHMENTS:

NONE