

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

**Village Plan Commission Meeting
Agenda
Monday, Aug. 12, 2024
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of July 8, 2024 Meeting
4. Correspondence
5. Citizen Comments

6. Rezone with PUD:

Public Hearing and Action on Request by: RCG Somers LLC, 3060 Peachtree Rd NW Ste 400, Atlanta GA 30305 (Owner); Steven Kolber, Kolbrook Design, Inc. (Agent), requesting a rezoning approval for a PUD Planned Unit Development Overlay Dist. to allow for a reduced driveway pavement setback to a side lot line (10' setback required by Ordinance), on Tax Parcel #82-4-222-271-0309, located in the NE ¼ Section 27, T2 N, R22 E, Village of Somers. *(For informational purposes only, this property is located on Market Ln. South of the Firestone Complete Auto Care).*

7. Rezone:

Public Hearing and Action on Request by: Amy Giles Maurer & Steve Maurer, 257 Old Green Bay Rd, Kenosha, WI 53144 (Owner), requests a rezoning from A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. to R-2 Suburban Single-Family Residential Dist., A-2 General Agricultural Dist. & C-2 Upland Resource Conservancy Dist. , on Tax Parcel # 82-4-222-021-0231, located in the NE 1/4 of Section 2, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located about the 4700 block of 4th Street).*

8. Land Division (Certified Survey Map):

Discussion and Action on Request by: Amy Giles Maurer & Steve Maurer, 257 Old Green Bay Rd, Kenosha, WI 53144 (Owner), requests approval of a Certified Survey Map (dated October 24, 2022 by Rick R. Hillmann of Nielsen Madsen & Barber) to subdivide Tax Parcel # 82-4-222-021-0231 into one (1) 21.260-acre Lot, one (1) 1.266-acre Lot, one (1) 1.231-acre Lot, and one (1) 1.318-acre Lot, located in the NE 1/4 of Section 2, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located about the 4700 block of 4th Street).*

9. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the August 12th, 2024 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 2nd day of August, 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 Plan Commission members participate telephonically. Notice is hereby given that members of the Village Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.



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

1. Call to Order

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

Present:

- Chairman George **Stoner**
- Commissioner Troy **Steege**
- Commissioner Gregg **Thompson**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**
- Commissioner Jerry **Romanowski**
- Alternate Pat **Juliana**

Absent:

- None

Staff present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier,
Village Trustees Jackie Nelson and Karl Ostby

Engineer Brett Biber

Others: Gregg Sinnen, Ron Grimes

Developers: SR Mills, Vikas Bhatara, Nathan Laurent

2. Pledge of Allegiance

Chairman Stoner led everyone in the Pledge of Allegiance.

3. Approve Minutes of June 10, 2024

Commissioner Boxx moved to approve to the minutes.

Seconded by Commissioner Thompson.

Commissioner Steege points out to an error in the minutes, which will be corrected.

Motion carried. 7-0 vote.

4. Correspondence

None

5. Citizen Comments

None

6. Plan Commission Conceptual Approval:

Discussion and Action on Request by: Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting conceptual approval of a single- & multi-family residential development on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Public comments: none

Commissioner Boxx makes a motion to approve the request.

Commissioner DeLuca seconds the motion

Mr. Mills presents the project to the board which is proposed to include single-family and side-by-side townhomes and/or ranch-style condos on the 40-acre site. Proposed are 33 single family lots and 32 duplex pads.

The site has some challenging features due to the soil structure, wetlands and the high-water table. The is why some of the structures do not include basements.

The proposed lots are valued between \$100,000 and \$130,000, are about 10,000 to 17,000 square-feet. The value of the single-family homes would range anywhere from \$500,000 to \$650,000 like another project in Union Grove. The smallest ranch would be about 1,750 square feet the two-stories would range square feet from 2,000 to 2400

Townhomes and duplexes would range in price between \$380,000 to \$400,000 with a size between 1,400 and 1,800 sq ft.

Commissioner Romanowski asks about parking

Mr. Mills says it is not typically an issue in single-family neighborhoods.

Commissioner DeLuca asks about the Homeowners association

Mr. Mills says that the associations are usually turned over

Commissioner Thompson asks if the developer will ask for TIF help.

Mr. Mills says yes

Administrator Peters mentions that the TIF was expended in hopes to get this project done.

Commissioner Boxx asks whether variances were requested.
Mr. Mills described how the project fits within current zoning

President Stoner asks about exterior siding materials.
Mr. Mills there is little difference between high-end vinyl and cementitious products and that they typically leave it up to the owner. Mr. Mills mentions that because it will be in a TIF they will maximize the value of the property.

President Stoner asks whether someone can buy the lot and wait to build
Mr. Mills says no because it is in a TIF.

President Stoner mentions that utility pedestals need to be in the back of the lot with a utility easement.

President Stoner mentions adding basements and using the dirt to bring the height of the structure up.
Mr. Mills says the soil and high-water table does not allow for that and that have found that they are still marketable.

President Stoner mentions that in developments that do not have basements, garages are used as storage.

Commissioner Thompson asks about work on the Pike River
Mr. Mills says probably not, but if there is an opportunity, they would like to.

Motion carried. 7-0.

7. Site Plan Review & Exterior Fenestration:

Discussion and Action Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests site plan review and exterior fenestration review for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

Commissioner Boxx moved to approve to the Site Plan Review & Exterior Fenestration.
Seconded by Commissioner Deluca.

Commissioner Steege asks whether the facade would feature stone or brick as mentioned in the last meeting.

Dr. Bhatara states that the hotel chain wants this hotel to be a model and be as close to the prototype as can be. He mentions that to compromise, additional landscaping would be made part of the property.

Commissioner Thompson mentions that the village has standards to uphold.

Commissioner Steege mentions not being concerned about this project in particular but is worried about setting a precedent.

Dr. Bhatara explains the dual brand of the hotel and how one side is like a regular overnight hotel while the other is for longer term stays and offer fridges and kitchenettes in the rooms.

Dr. Bathara mentions that they added the conference room and pool as the Village requested.

Commissioner Chambers expresses his concern about setting a precedent and ask clarification about the materials used on the outside.

Dr. Bathara is not sure.

Commissioners, and representatives of the developer go back and forth on the composition of the materials, its quality, durability and appropriateness in the local climate.

Commissioner Boxx mentions he is not as concern about precedent as much as making sure that the commission approves quality buildings. He likes the modern appearance of the building and questions that it could be achieved with a stone façade.

Commissioner DeLuca mentions the importance of precedents and being consistent when approving projects.

Commissioner Thompson asks whether samples of the wall panel materials could be provided.

Representatives of the developer acquiesce

President Stoner mentions that metal has not been approved in the Village in the past.

Dr. Bathara does not believe that it is metal.

President Stoner mentions having a sizeable pool in the hotel.

Dr. Bathara mentions that newer hotels feature smaller and shallower pools.

President Stoner mentions being pleased about the road being added and asks where the conference room will be located.

Dr. Bathara identifies the location on the plan.

President Stoner mentions that the green areas will need to be irrigated.

Commissioner Steege asks about possible traffic concerns that were brought up at the last meeting.

Developer representative states that the Traffic Study is underway.

President Stoner mentions that as soon as this project is approved, the developer will raze the building at the south west corner of Highway 31 and E.

Motion carried 7-0 vote.

8. Adjourn

Commissioner Chambers moved to adjourn.
Seconded by Commissioner Boxx.

Motion carried 7-0 vote.

Drafted July 12, 2024.

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



COUNTY OF KENOSHA

Division of Planning & Development

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

TO: Village of Somers Plan Commission
FROM: Luke Godshall, Kenosha County Planning & Development
APPLN DATE: 06-18-24
RPT DATE: 08-01-24
MTG DATE: 08-12-24
RE: Tropical Smoothie Café – Reduced Pavement Setback

BACKGROUND:

1. Petitioner/Agent: Steven Kolber, Kolbrook Design, Inc.
2. Property Owner: RCG SOMERS LLC
3. Location/Address: Lot 9, Somers Market Center subdivision
4. Tax key Number(s): 82-4-222-271-0309
5. Area: 2.12 acres
6. Existing Zoning: B-4 Planned Business District w/ PUD Planned Unit Development Overlay District
7. Proposed Zoning: B-4 Planned Business District w/ PUD Planned Unit Development Overlay District

OVERVIEW:

The Petitioner proposes to develop tax parcel #82-4-222-271-0309 (Lot 9 of Somers Market Center) with a 5,130 sq. ft. multi-tenant building for a Tropical Smoothie Café and two additional tenants, with a drive through and outside dining area.

Since having presented this project to the Plan Commission in April 2024, site plan modifications have been made and the Petitioner is seeking approval of a PUD overlay to allow for a reduced paved drive setback from the south lot line.

PLANNER COMMENTS:

It should be noted that two revised site plans have been submitted: one site plan prepared by kolbrook design (dated 5-29-24) was submitted with the PUD rezoning application on June 18, 2024, and a subsequent site plan prepared by Jahnke & Jahnke Associates, LLC (dated 6-27-24) was sent via e-mail on July 24, 2024. Both site plans are included as attachments to this memo.

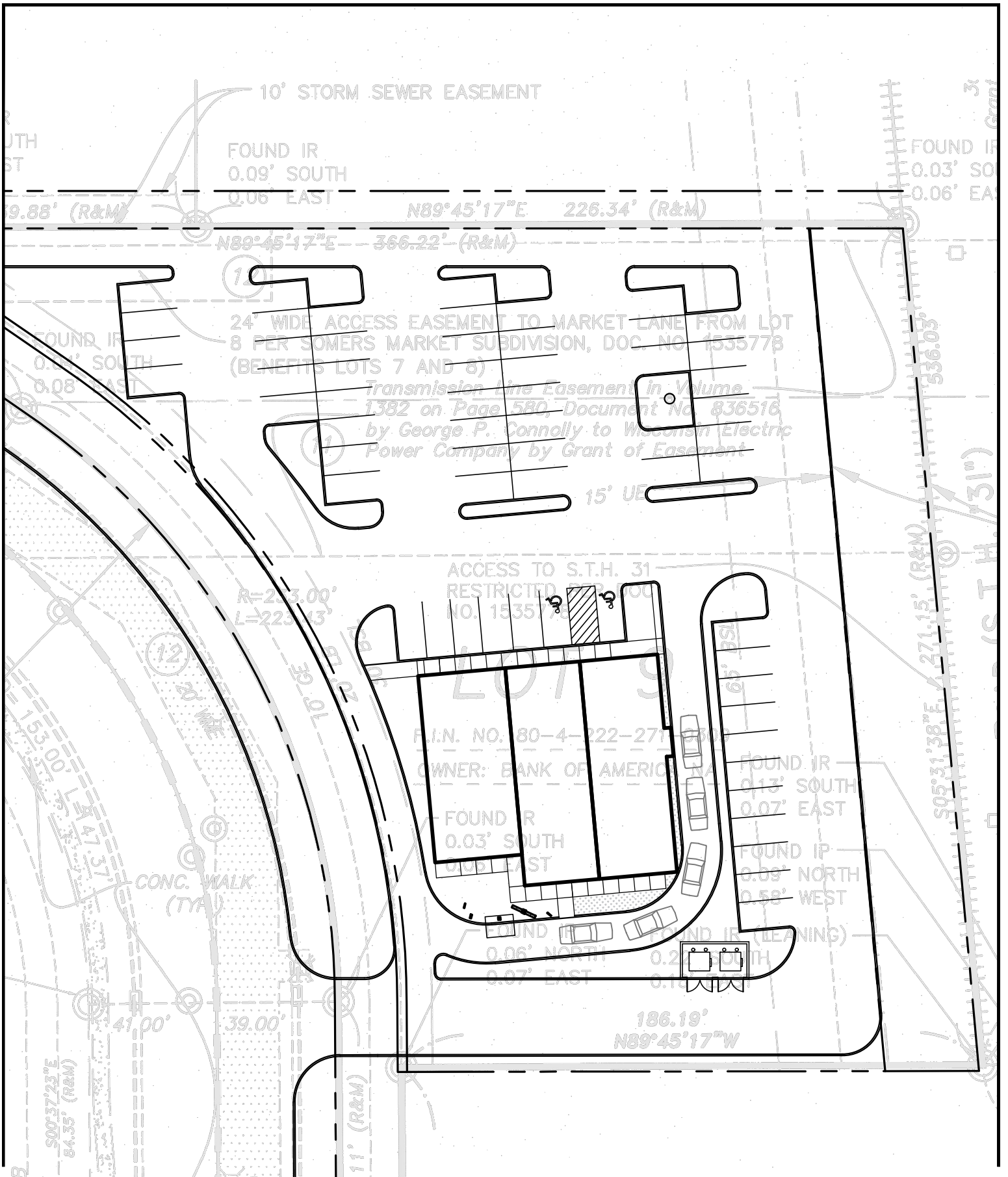
The Petitioner has revised the site plan to account for the existing shared driveway which serves Lot 7, Lot 8 (Firestone), and Lot 9 (Tropical Smoothie Café) of Somers Market Center. Due to the shared driveway being partially located on the north side of the Tropical Smoothie Café lot, the proposed site improvements have been shifted southwards causing the southern drive to be closer than 10' from the south lot line. To allow this, the Petitioner is requesting a PUD approval to allow a deviation from Section ZN 3.06(3)(j) of the zoning ordinance (which states that parking spaces and driveways shall be a minimum of 10 feet from all rear and side lot lines) to allow for a 5 foot driveway setback from the south side lot line. All other parking and driveway areas are shown to meet minimum setback requirements.

The originally-submitted site plan (first reviewed by Plan Commission on April 8, 2024) included a driveway stub at the southwestern portion of the site to the south lot line for a future connection into the neighboring parcel to the south (parcel # 82-4-222-271-0110). Though that stub has been removed from the revised site plans, the Petitioner has indicated to staff they still intend to provide a cross-access connection into the neighboring property to the south once that property is ready to be developed. That connection is now envisioned to be at the southeastern portion of the property, which would allow for a natural extension of the drive aisle that runs along the east side of the Tropical Smoothie Café site.

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of the submitted application, staff would recommend the following:

1. That a motion to approve the submitted rezoning application w/ PUD overlay should recognize the requested zoning ordinance deviation from Section ZN 3.06(3)(j), which states that parking spaces and driveways shall be a minimum of 10 feet from all rear and side lot lines, to allow for a driveway to be located a minimum of 5 feet from the side lot line:



ARCHITECT:



828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

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PROJECT:

Tropical Smoothie Cafe
Sommers, WI

Sheet Title:
Site Plan

Job No.

1674.025

Issue Date

2024 05 29

Scale:

1" = 40'-0"

Project Area

Bldg: 5,130 SF

Lot: 70,742 SF - 1.624 Acres



VILLAGE OF SOMERS

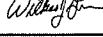
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

RCG Somers LLC

Print Name: Wilkes J. Graham

Signature: 

Mailing Address: 3060 Peachtree Road, NW, Suite 400

City: Atlanta

State: GA

Zip: 30305

Phone Number: (404) 665-1138

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: Steven Kolber

Signature: 

Business Name: Kolbrook Design

Mailing Address: 828 Davis Street

City: Evanston

State: IL

Zip: 60085

Phone Number: 630-300-4699

E-mail (optional): skolber@kolbrook.com

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

~~80-4-222-271-0309~~

82-4-222-271-0309

Property Address of property to be rezoned:

TBD

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

We are looking to create an additional PUD overlay to have the edge of what will be a future shared drive on the south end of the property to be at 5'-0" from the property in lieu of 10'-0" per what is required by ordinance.

REZONING APPLICATION

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

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

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

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

REZONING APPLICATION

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

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

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

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

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

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

Supervisory District Number: _____ County Board Supervisor: _____

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

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

(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

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

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

Village of Somers Plan Commission & Village Board of Trustees

RE: Parcel ID: 80-4-222-271-0309

Be advised that the above-referenced property is currently owned by RCG Somers LLC ("Owner").

As the owner of the above referenced Property, I give permission for Steven Kolber, to submit on my behalf, all necessary applications and related documentation for an additional PUD for the parcel mentioned above to allow for a 5'-0" setback for a shared access drive from the Village of Somers, Kenosha, County, Wisconsin.

Furthermore, Steven Kolber is authorized to act on my behalf, at meetings with Village Staff, Plan Commission, Village Board Work Sessions, and Village Board Meetings, with respect to the additional PUD for the parcel mentioned above only.

For purposes of clarity, Owner does not consent to any rezoning, PUD amendments, or other applications or submittals that would modify any entitlements or zoning, or otherwise affect, any parcel owned by Owner other than Parcel ID 80-4-222-271-0309. Owner does not grant any authority to Steven Kolber (or any other party) to act on Owner's behalf with respect to any other parcel.

Thank you,



Signature

6/18/2024

Date

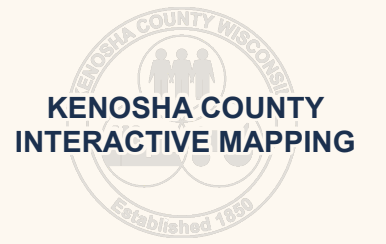
Wilkes Graham, as President of Owner

Printed Name

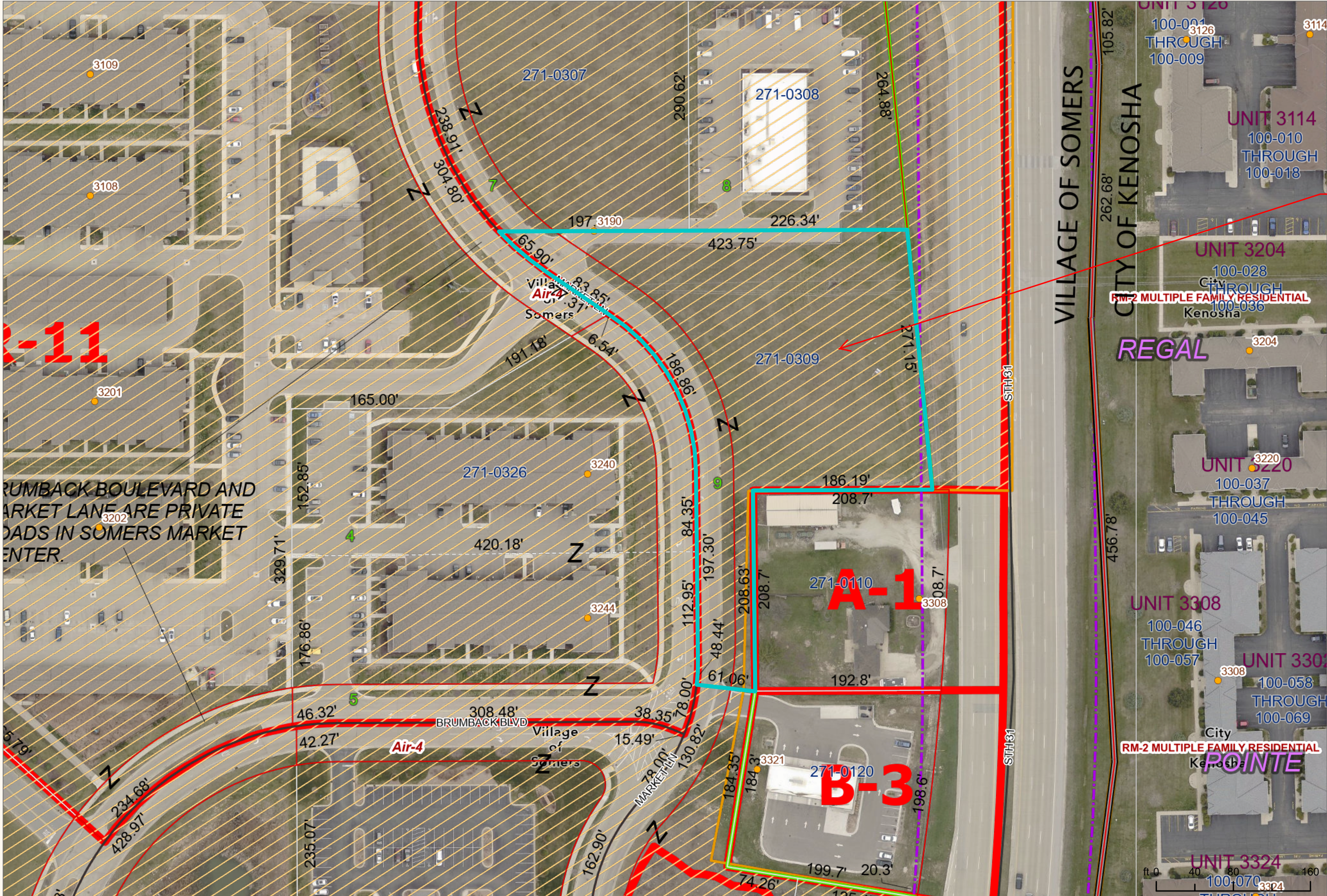
(404) 665-1138

Phone

wilkesg@rcgventures.com



Proposed:
PUD overlay to allow a
reduced parking lot/
driveway setback of 5' (10'
required by ordinance)

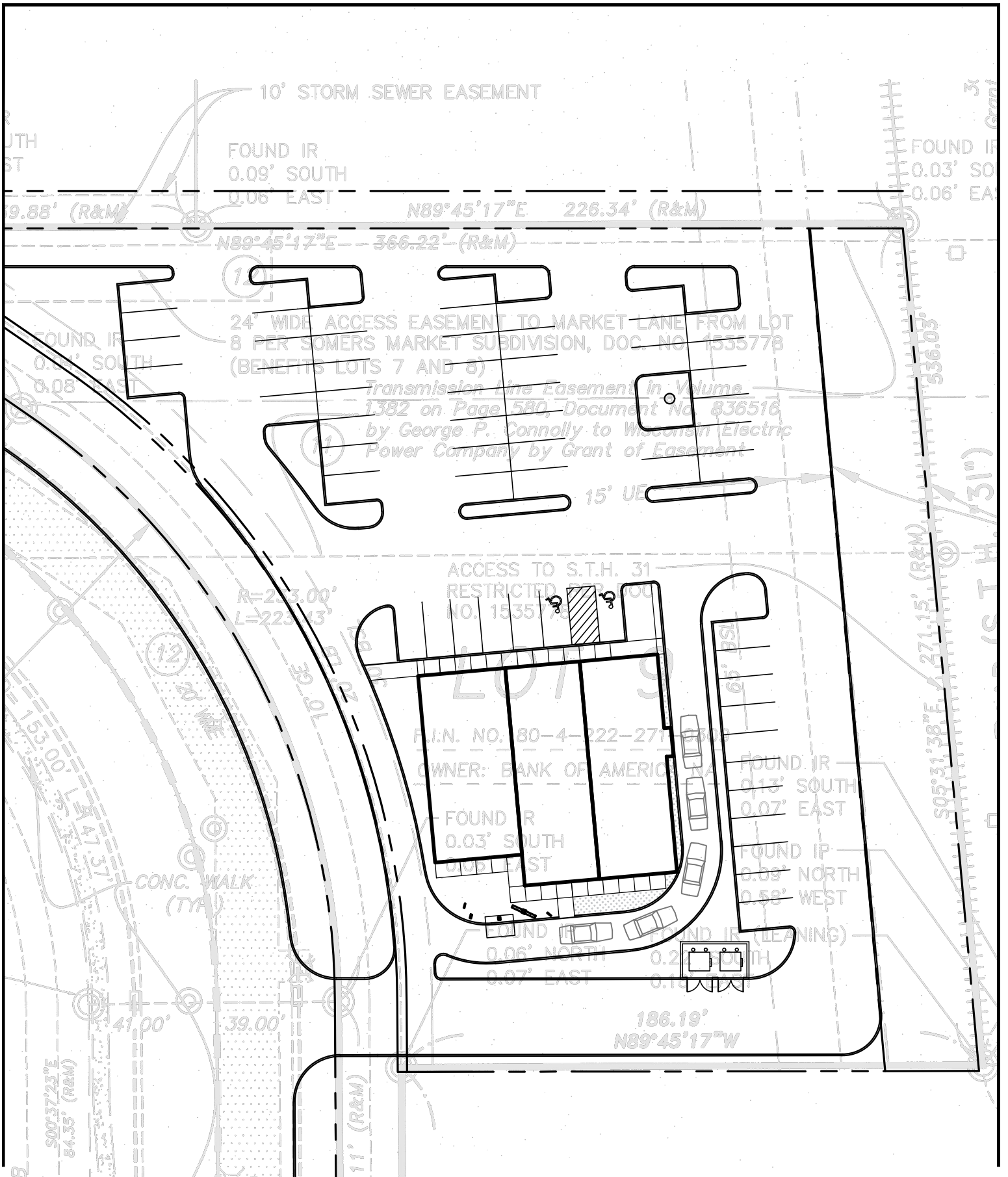


BRUMBACK BOULEVARD AND
MARKET LANE ARE PRIVATE
ROADS IN SOMERS MARKET
CENTER.



1:1,200
1" = 100'

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



ARCHITECT:



828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

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PROJECT:

Tropical Smoothie Cafe
Sommers, WI

Sheet Title:
Site Plan

Job No.

1674.025

Issue Date

2024 05 29

Scale:

1" = 40'-0"

Project Area

Bldg: 5,130 SF

Lot: 70,742 SF - 1.624 Acres



COUNTY OF KENOSHA

Division of Planning & Development

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

TO: Village of Somers Plan Commission
FROM: Luke Godshall, Senior Land Use Planner
RPT DATE: 08-01-24
MTG DATE: 08-12-24
APPLN DATE: 06-07-24
RE: Maurer Rezoning & Certified Survey Map (CSM)

PROJECT/SITE INFO:

1. Petitioner/Agent: Amy Giles Maurer & Steve Maurer
2. Property Owner: Amy Giles Maurer & Steve Maurer
3. Location/Address: 4th Street (north side of 4th Street, just east of Old Green Bay Road)
4. Tax key Number(s): 82-4-222-021-0231
5. Area: 26.1 acres
6. Existing Zoning: A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist., C-2 Upland Resource Conservancy Dist.
7. Proposed Zoning: A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist., C-2 Upland Resource Conservancy Dist.
8. Existing Land Use: Suburban-Density Residential, SEC
9. Proposed Land Use: Suburban-Density Residential, SEC

PROJECT OVERVIEW:

The Petitioner is proposing to subdivide the subject parcel into one (1) 1.266-acre Lot, one (1) 1.231-acre Lot, one (1) 1.318-acre Lot and one (1) 21.260 remnant Lot via Certified Survey Map. The 21 acre remnant Lot would retain the parcel's existing A-2 General Agricultural zoning district, while the proposed Lots along 4th Street would be rezoned into the R-2 Suburban Single-Family Residential District.

PLANNER COMMENTS:

The proposed Lots of the CSM are intended to be served by Private Onsite Wastewater Treatment Systems (POWTS). All proposed Lots of the CSM have been soil tested by a licensed soil tester, and the soil boring locations have been field-surveyed and indicated on an updated CSM (dated July 23, 2024) as required under Chapter 15 of the Kenosha County ordinances (Sanitary Code and Private Sewage System Ordinance).

Lots 2, 3 and 4 of the CSM are proposed to be rezoned into the R-2 zoning district, which requires a minimum lot width of 150' and a minimum lot area of 40,000 square feet. The CSM shows that each of these Lots are sized to exceed these requirements. These Lots would continue the existing pattern of R-2 zoned parcels located along the north side of 4th Street.



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

Lot 1 of the CSM is proposed to remain zoned A-2 General Agricultural District, which requires a minimum lot width of 300' and a minimum lot area of 10 acres. The CSM has been laid out so that Lot 1 retains 300' of frontage along 4th Street and is sized at 21.260 acres to meet these requirements. Given the land use plan category of Suburban-Density Residential, this Lot could be further subdivided in the future as a subdivision plat with the construction of public streets to create additional R-2 zoned parcels meeting the R-2 zoning requirements.

The submitted Certified Survey Map complies with Village of Somers Chapter 18 Land Division and Platting Control Ordinance.

STAFF RECOMMENDATION:

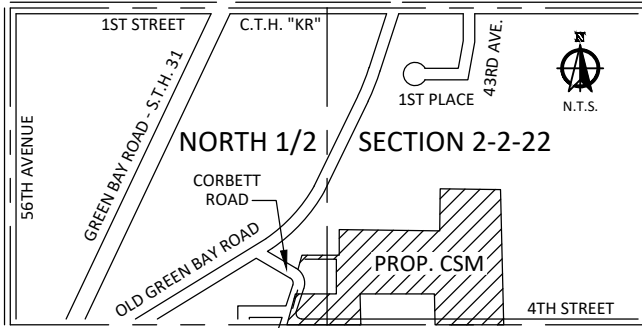
Should the Plan Commission choose to recommend approval of the Certified Survey Map, staff would recommend the following conditions:

1. Subject to revising the CSM to address review comments from the Wisconsin Department of Administration's June 7, 2024 review letter.
2. Subject to all rules and requirements of Chapter 15 of the Kenosha County Sanitary Code and Private Sewage System Ordinance and SPS 383 and 385 of the Wisconsin Administrative Code. Complete soil and site evaluations have been conducted on each lot and where required by County Ordinance. The report is on file with the Kenosha County Department of Planning and Development. Any change in the location of the dispersal cell area must result in another soil and site evaluation by a licensed State of Wisconsin soil tester prior to changing the location of a prospective Private Onsite Wastewater Treatment Systems (POWTS). It is recommended that any desired change in the location of the dispersal cell be done prior to any transaction of property. All tested areas shall be protected and preserved by the developer and any subsequent owner from any disturbance which includes: cutting and filling of existing soil surface, compaction from vehicles, installation of roads and driveways, installation of stormwater devices and excavation for utilities. Destruction of a POWTS site may result in a parcel being unbuildable. None of these lots may have their dwellings served by holding tanks.
3. 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.
4. 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.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE
 NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE
 NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22
 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE
 VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

LOCATION MAP



See Sheets 2, 3,
 and 4 for Lot
 Detail, Right of
 Way Detail, and
 Adjacent Property
 Ownership
 Legend

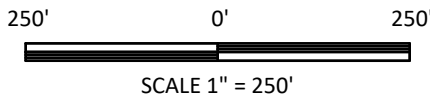
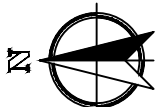
East Line of Property is
 Parallel with the East Line
 of the Northeast 1/4 of
 Section 2-2-22

East 1/4 Corner of
 Section 2-2-22
 (Conc. Mon. Found)
 N 248,433.95
 E 2,545,152.79

- LEGEND:**
- 1" O.D. IRON PIPE FOUND
 - 3/4"x 24" O.D. REBAR - 1.50LBS/LIN FT. SET
 - ⊕ 6" CONC. MON. W / BRASS CAP FOUND
 - ⊗ SOIL BORING

NOTES:
 PROPOSED ZONING OF LOTS 2, 3 & 4 IS R-2
 FRONT SETBACK - 30'
 REAR SETBACK - 25'
 SIDE SETBACK - 15'
 ZONING OF LOT 1 TO REMAIN A-2 & C-2

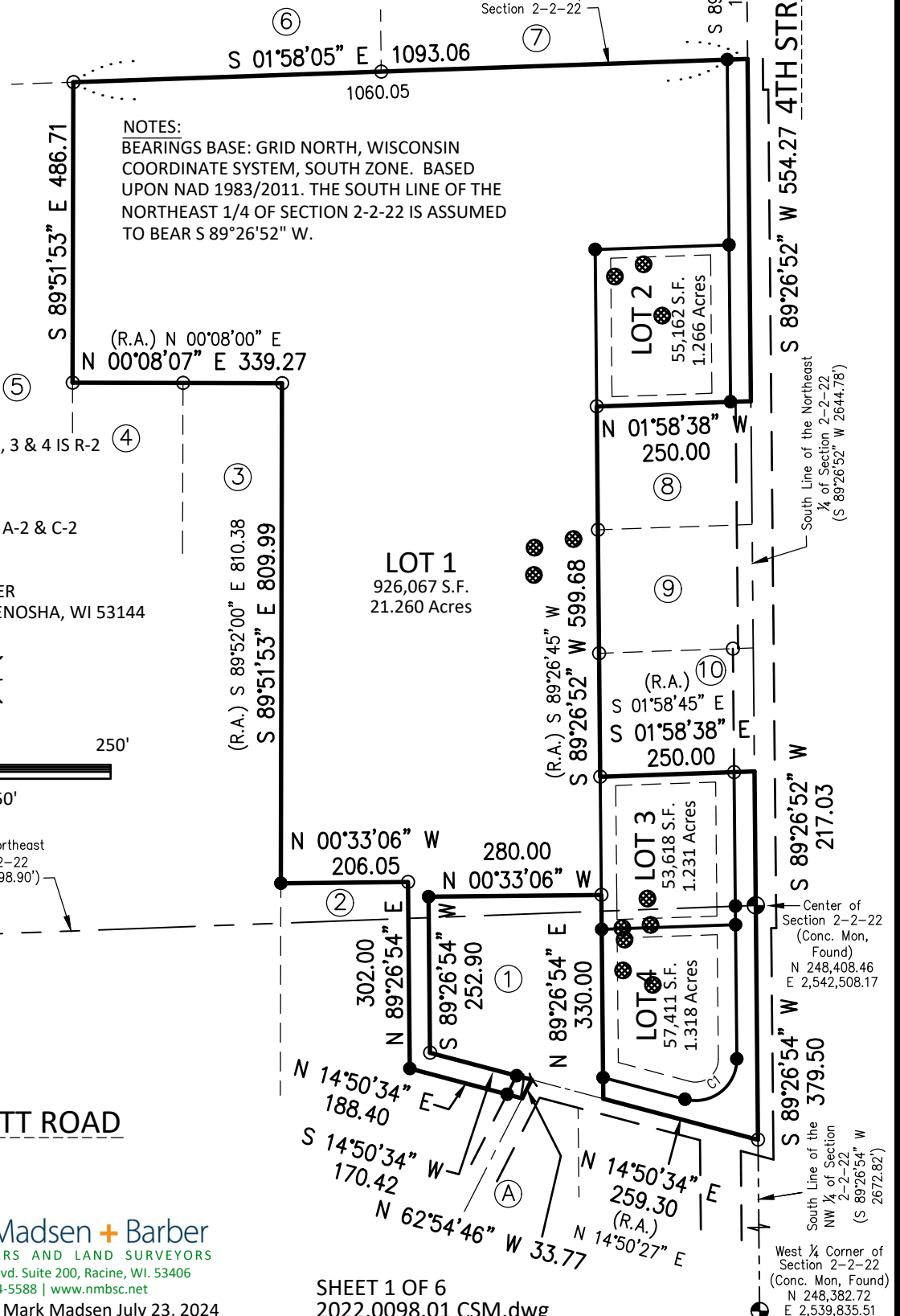
OWNER/LAND SPLITTER:
 STEVE AND AMY GILES MAURER
 257 OLD GREEN BAY ROAD, KENOSHA, WI 53144



West Line of the Northeast
 1/4 of Section 2-2-22
 (N 02°08'24" W 2598.90')

North 1/4 Corner of
 Section 2-2-22
 (Conc. Mon. Found)
 N 251,005.51
 E 2,542,411.12

Ⓐ CORBETT ROAD



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

UNPLATTED LANDS
KAYLEEN & RYAN MOLL
(A-2, C-2)

CERTIFIED SURVEY MAP
NO. 2500 LOT 1
STEVEN & AMY GILES MAURER
(R-2)

CERTIFIED SURVEY
MAP NO. 2500 LOT 2
MICHAEL & SHADIA
STEWART (R-2)



150' 0' 150'

SCALE 1" = 150'

① UNPLATTED LANDS
CLARENCE & JANICE
CORKINS FAMILY TRUST
(R-2)

② UNPLATTED LANDS
LAWRENCE & SHARON GEIBEL
(R-2)

③ CERTIFIED SURVEY
MAP NO. 2500 LOT 2
MICHAEL & SHADIA
STEWART (R-2)

④ CERTIFIED SURVEY MAP
NO. 2500 LOT 1
STEVEN & AMY GILES MAURER
(R-2)

⑤ UNPLATTED LANDS
KAYLEEN & RYAN MOLL
(A-2, C-2)

⑥ UNPLATTED LANDS
DOLORES FITCH
(A-2, C-2)

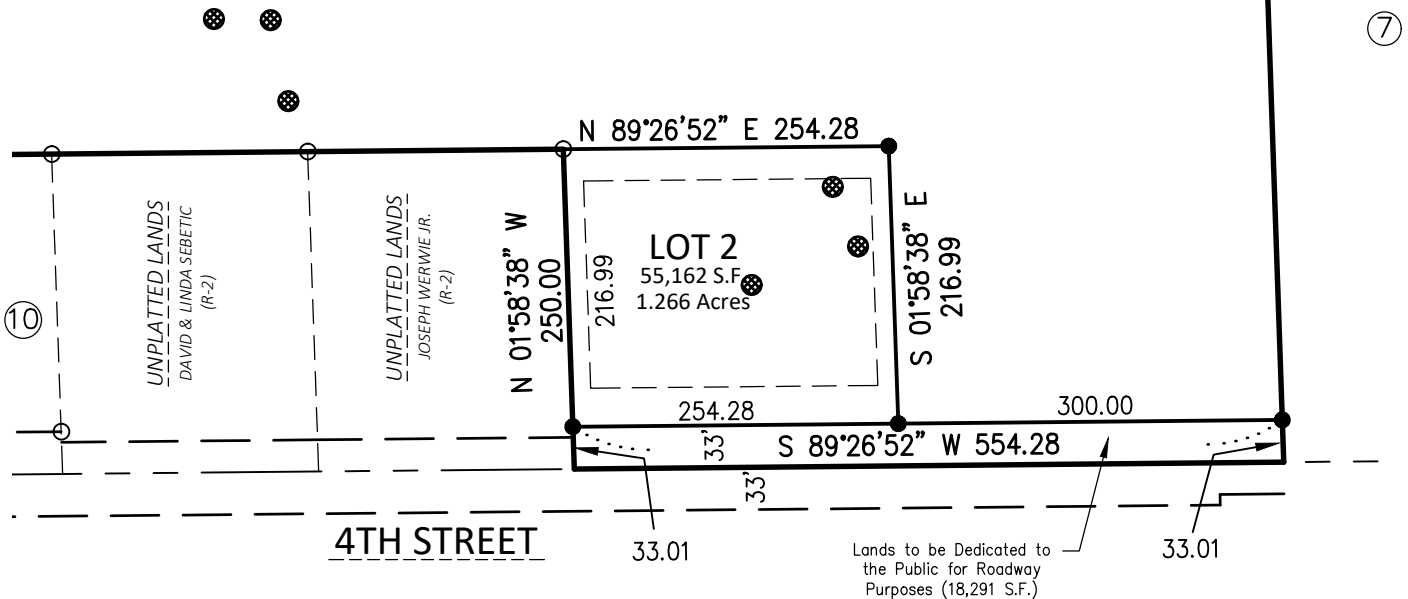
⑦ UNPLATTED LANDS
RICHARD & CYNTHIA ROSKO
(A-2, C-2)

⑧ UNPLATTED LANDS
JOSEPH WERWIE JR.
(R-2)

⑨ UNPLATTED LANDS
DAVID & LINDA SEBETIC
(R-2)

⑩ CERTIFIED SURVEY
MAP NO. 1056
JOHN VIDAS
(R-2)

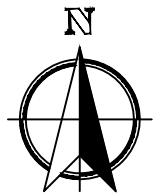
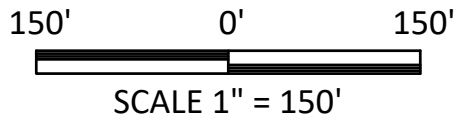
LOT 1
926,067 S.F.
21.260 Acres



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD BEARING	CHORD DISTANCE	TANGENT BEARING
C1	67.00	105°23'40"	123.25	87.94	S37° 51' 16"E	106.59	S14°50'34"W N89°26'54"E



CERTIFIED SURVEY
MAP NO. 2500 LOT 2
MICHAEL & SHADIA
STEWART (R-2)

West Line of the Northeast
1/4 of Section 2-2-22

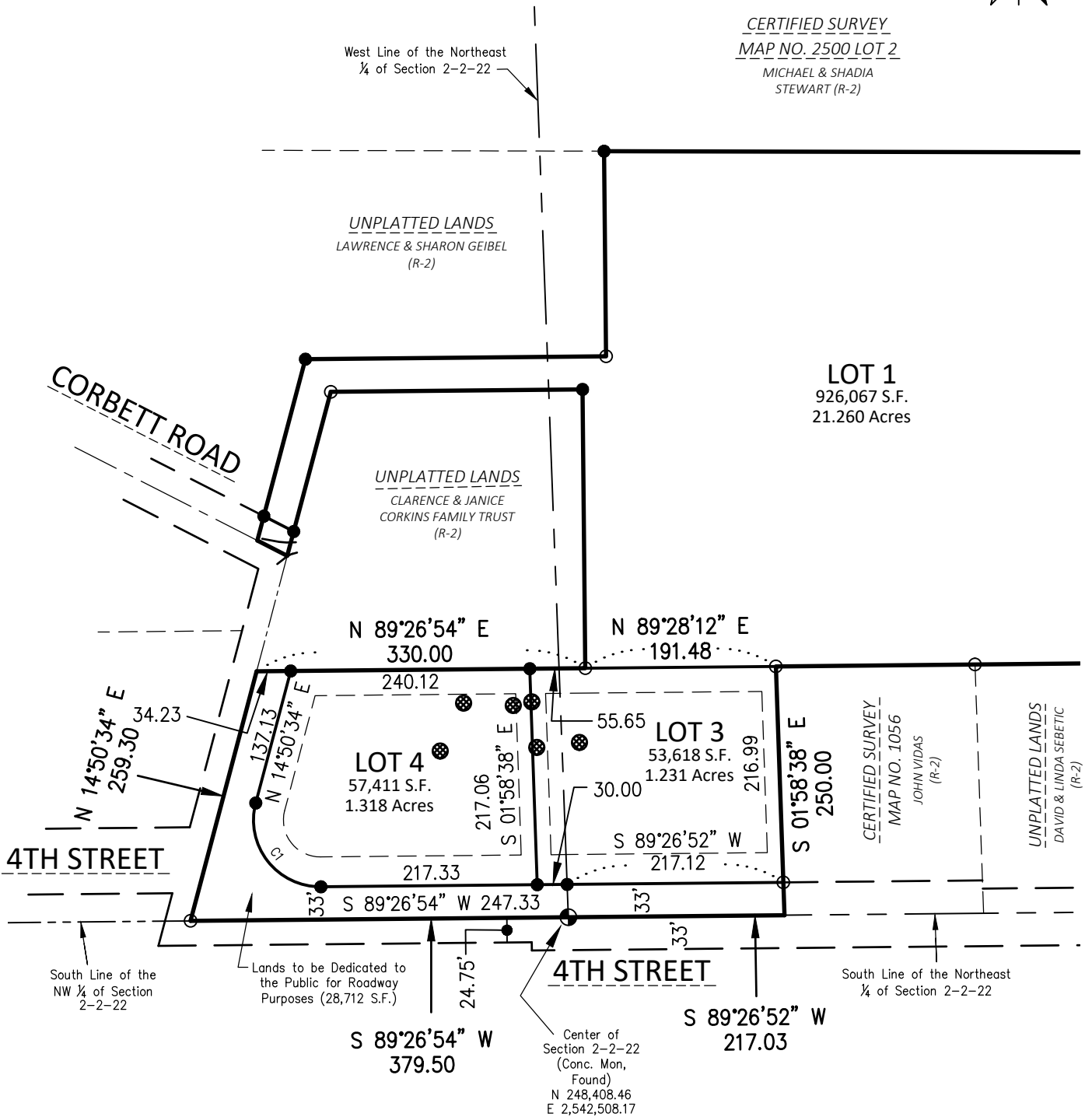
UNPLATTED LANDS
LAWRENCE & SHARON GEIBEL
(R-2)

LOT 1
926,067 S.F.
21.260 Acres

UNPLATTED LANDS
CLARENCE & JANICE
CORKINS FAMILY TRUST
(R-2)

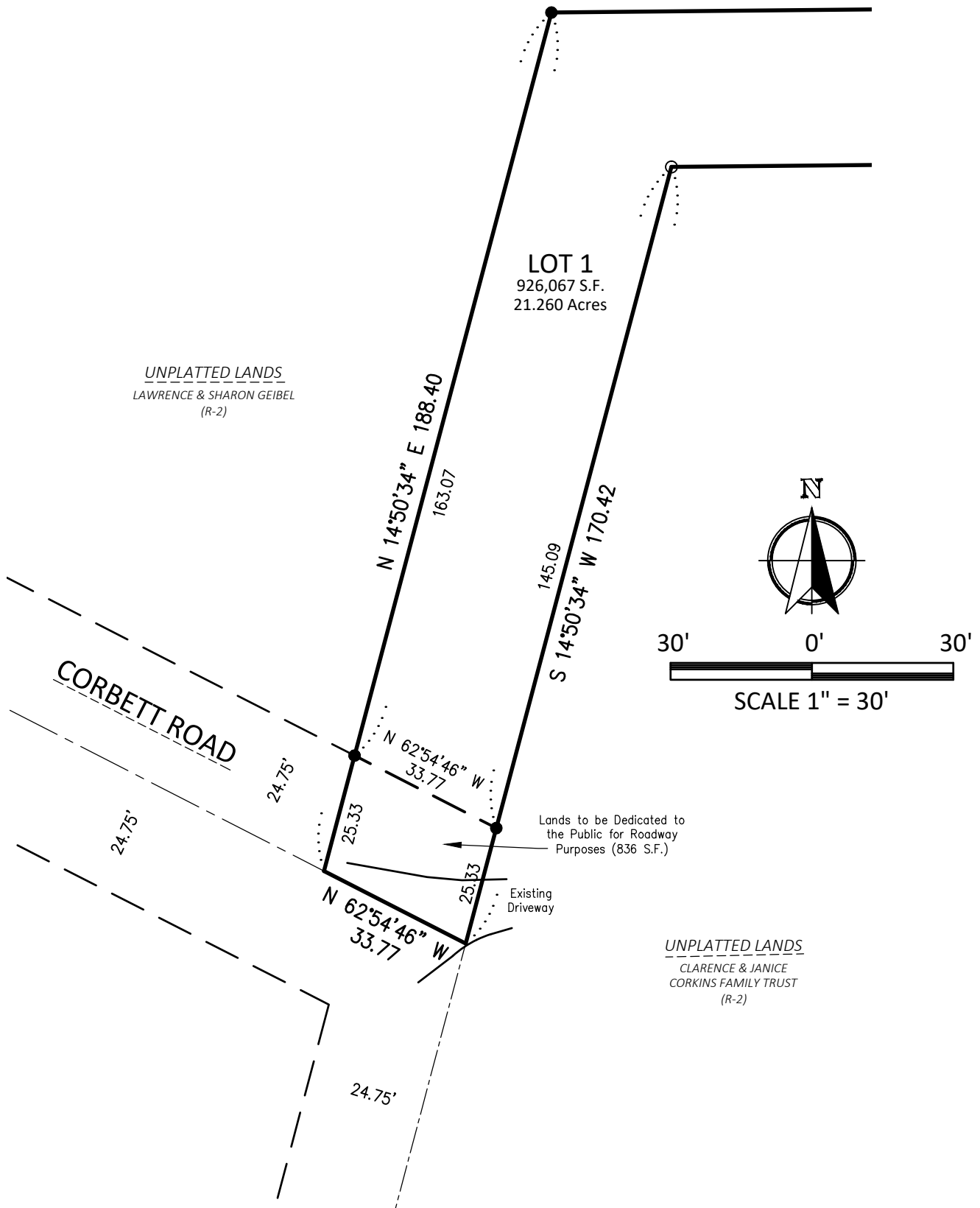
CERTIFIED SURVEY
MAP NO. 1056
JOHN VIDAS
(R-2)

UNPLATTED LANDS
DAVID & LINDA SEBETIC
(R-2)



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify:

That I have prepared this Certified Survey Map at the direction of Steve and Amy Giles Maurer, Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as:

Being a part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northwest 1/4, all of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, located in the Village of Somers, County of Kenosha, State of Wisconsin, being more particularly bound and described as follows:

Commencing at the East 1/4 corner of said Section 2; thence S89°26'52"W, 1273.80 feet along the South line of said the Northeast 1/4, to the point of beginning of this description;

thence continuing S89°26'52"W on and along said South line, 554.27 feet; thence N01°58'38"W, 250.00 feet; thence S89°26'52"W parallel to said South line, 599.68 feet to the Northwest corner of Certified Survey Map No. 1056, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 9, 1985 as Document No. 735050; thence S01°58'38"E on and along the West line of said Certified Survey Map, 250.00 feet to said South line; thence S89°26'52"W on and along said South line, 217.03 feet to the Center of said Section; thence S89°26'54"W on and along the South line of the Northwest 1/4 of said Section 2, 379.50 feet to the centerline of Corbett Road; thence N14°50'34"E on and along said centerline, 259.30 feet; thence N89°26'54"E, 330.00 feet parallel to said South line; thence N00°33'06"W perpendicular to said South line, 280.00 feet; thence S89°26'54"W parallel to said South line, 252.90 feet to a point on the Northerly extension of said centerline; thence S14°50'34"W on and long said Northerly Extension, 170.42 feet to an angle point in the centerline of Corbett Road; thence N62°54'46"W, 33.77 feet along said centerline; thence N14°50'34"E, 188.40 feet; thence N89°26'54"E and parallel to said South line, 302.00 feet; thence N00°33'06"W perpendicular to said South line, 206.05 to a point on the South line of Certified Survey Map No. 2500, a map recorded in the office of the Register of Deeds for Kenosha County as Document No. 1458340; thence S89°51'53"E on and along the South line of said Certified Survey Map, 809.99 feet to its Southeast corner; thence N00°08'07"E, 339.27 feet along the East line of said C.S.M. No. 2500 to its Northeast corner; thence S89°51'53"E, 486.71 feet along the Easterly extension of the North line of said Certified Survey Map; thence S01°58'05"E, 1093.06 feet parallel with the East line of the Northeast 1/4 of said Section 2 to the South line of the Northeast 1/4 of said Section 2 and the place of beginning of this description.

Containing 1,140,097 square feet or 26.173 acres.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 18 of Municipal Code for the Village of Somers. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

July 23, 2024

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

FROM (ALL OF):
82-4-222-021-0231

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNERS' CERTIFICATE

We, Steve and Amy Giles Maurer, as Owners, hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval: Village Board and Planning Commission of the Village of Somers.

Dated this _____ day of _____, 2024.

Steve Maurer

Amy Giles Maurer

STATE OF WISCONSIN }
COUNTY OF _____ } S.S.

Personally came before me this _____ day of _____, 2024, Steve and Amy Giles Maurer, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Signature: _____

Print Name: _____

Notary Public, _____, Wisconsin

My Commission Expires: _____

SEAL

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2024.

George Stoner
Village Board and Plan Commission President

Wendy Burnette, Village Clerk - Treasurer

KENOSHA COUNTY CERTIFICATE

I, Regi Waligora, have verified that there are no unpaid taxes or unpaid special assessments on the lands included within this Certified Survey Map on this _____ day of _____, 2024.

Regi Waligora, Kenosha County Clerk



VILLAGE OF SOMERS

Department of Planning and Development

RECEIVED

JUN 07 2024

REZONING APPLICATION

Kenosha County
Planning and Development

(a) Property Owner's Name:

Steve Maurer and Amy Giles Maurer

Print Name: Steve Maurer and Amy Giles Maurer Signature: [Signatures]

Mailing Address: 257 Old Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: 262-496-0345 E-mail (optional): amymaurerofsomers@gmail.com

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

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

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

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

82-4-222-021-0231

Property Address of property to be rezoned:

4th Street

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

3 approximately one acre lots for single family homes

REZONING APPLICATION

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

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

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

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

REZONING APPLICATION

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

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

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

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

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

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

Supervisory District Number: 15 County Board Supervisor: Dave Geertsen

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

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

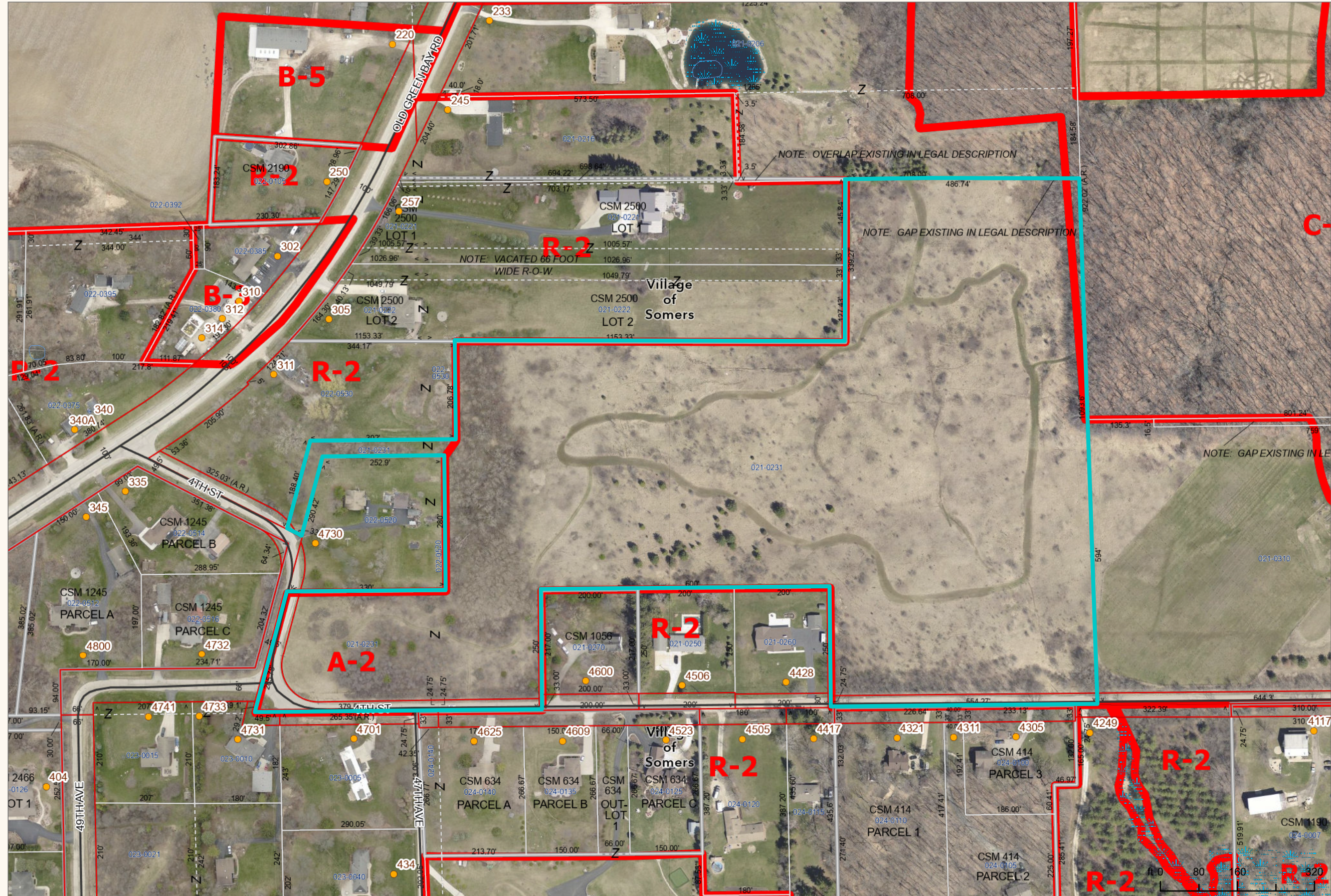
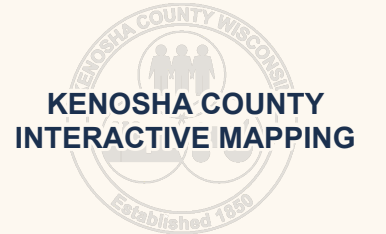
(For other fees see the [Fee Schedule](#))

Note: Agricultural Use Conversion Charge

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

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

82-4-222-021-0231 - EXISTING ZONING



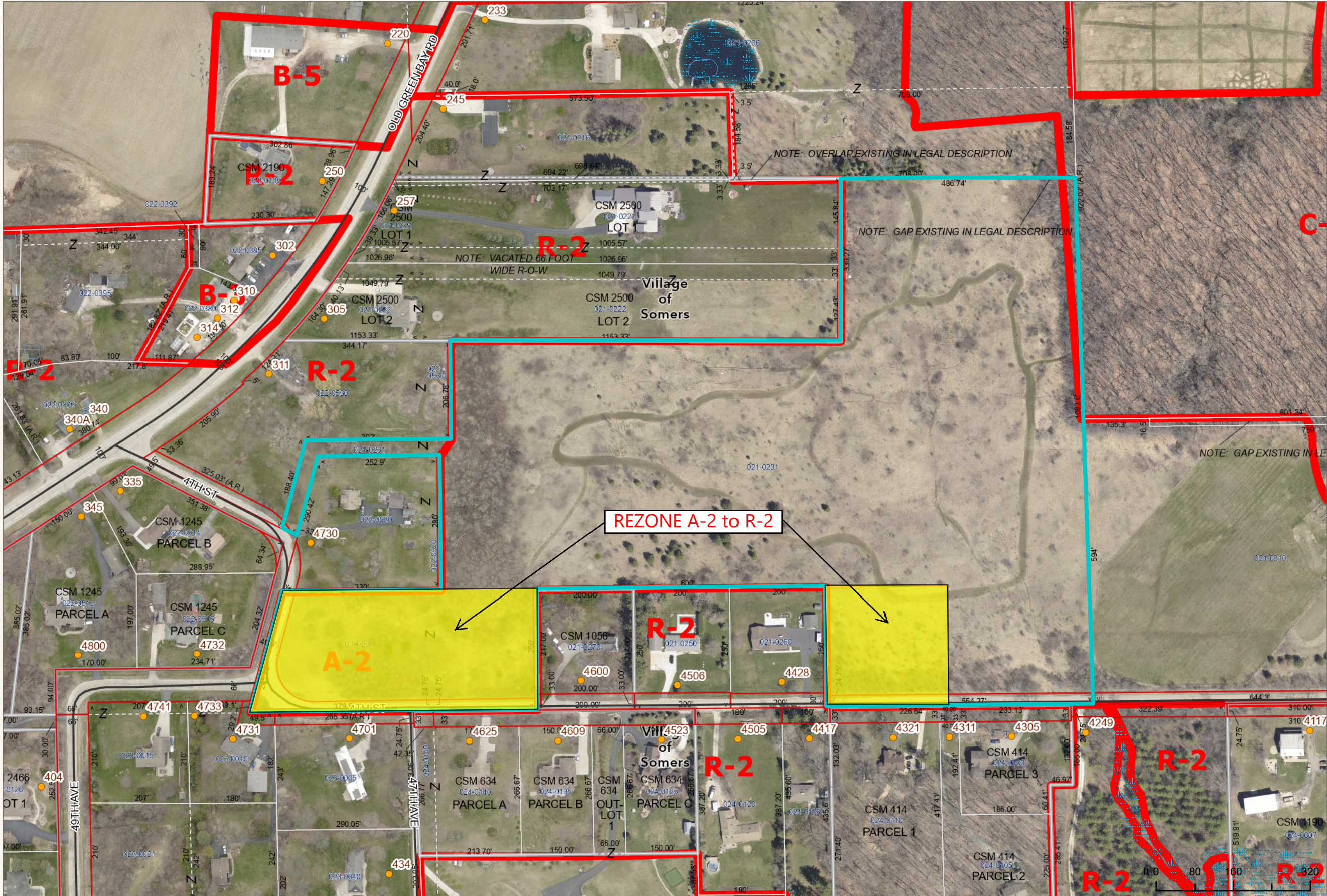
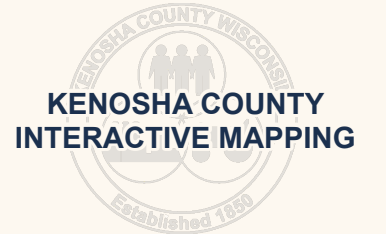
DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes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



1:2,400
1" = 200'

Date Printed: 6/7/2024

82-4-222-021-0231 - PROPOSED ZONING



1:2,400
1" = 200'

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

Date Printed: 6/7/2024

SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code



Billingsley Engineering LLC.

www.billingsleyeng.com

County
KENOSHA

Parcel I.D. #
DIVISION OF 82-4-222-021-0231

Reviewed by: _____ Date _____

APPLICANT INFORMATION - Please print

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner STEVE & AMY MAURER				Property location Govt. Lot SW 1/4 NE 1/4, S 2 T 2 ,N,R 22 E			
Property Owner's Mailing Address 257 OLD GREEN BAY ROAD				Lot # 1	Block #	Subd. Name or CSM #	
City KENOSHA	State WI	Zip Code 53144	Phone Number 262-496-8421	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Village	<input type="checkbox"/> Town	Nearest Road SOMERS 4TH ST

New Construction Use: Residential / Number of bedrooms 4 Addition to existing building _____

Replacement Public or commercial - Describe _____

Code derived daily flow 600 gpd

Additional design/site considerations suitable for a mound system

Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/R*	
										*Eff#1	*Eff#2
1	1	0-6	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	6-18	10 YR 4/3	NONE	C L	2 F ABK	MFI	CS	~	0.4	0.6
	3	18-32	10 YR 4/4	C 2 D 10 YR 6/8	SI C L	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. **98.45** ft.

Depth to limiting factor **18** in.

Remarks: _____

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/R*	
										*Eff#1	*Eff#2
2	1	0-10	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	10-19	10 YR 4/3	NONE	C L	2 F ABK	MFI	CS	~	0.4	0.6
	3	19-30	10 YR 4/4	C 2 D 10 YR 6/8	SI C L	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Ground elev. **98.45** ft.

Depth to limiting factor **19** in.

Remarks: _____

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date December 28, 2022	CST Number 682918

SOIL DESCRIPTION REPORT

Property Owner STEVE & AMY MAURER

Parcel I.D. # DIVISION OF 82-4-222-021-023

Boring #
3

Ground elev.
96.80 ft.

Depth to limiting factor
21 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-10	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
2	10-21	10 YR 4/3	NONE	C L	2 F ABK	MFI	CS	~	0.4	0.6
3	21-37	10 YR 4/4	C 2 D 10 YR 6/8	SI C L	1 F ABK	MFI	~	~	0.2	0.3
4										
5										
6										
7										

Remarks:

Boring #
4

Ground elev.
ft.

Depth to limiting factor
in.

1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #
5

Ground elev.
ft.

Depth to limiting factor
in.

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1										
2										
3										
4										
5										
6										
7										

Remarks:

Boring #
6

Ground elev.
ft.

Depth to limiting factor
in.

1										
2										
3										
4										
5										
6										
7										

Remarks:

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

Maurer

SW 1/4 NE 1/4 S 2 T 2 R 22 E
Village of Somers
Division of
82-4-22-021-0231

Billingsley Eng
Eric Billingsley
CST # 682918
12-28-22
Scale 1" = 200'
ERJ



S 01°58'05" E 1093.06

1060.05

(R.A.) S 88°34'23" E 486.74
S 89°51'53" E 486.71

(R.A.) N 01°25'37" E
N 00°08'07" E 339.27

NOTES:
BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE SOUTH LINE OF THE
NORTHEAST 1/4 OF SECTION 2-2-22 IS ASSUMED
TO BEAR S 89°26'52" W.

Expanded
Area on
next page

BM-100
Top of stake

LOT 1
926,067 S.F.
21.260 Acres

LOT 2
55,162 S.F.
1.266 Acres

N 01°58'38" W
250.00
(R.A.)
N 01°58'38" W

(R.A.) N 00°44' W
N 00°33'06" W
280.00

(R.A.)
S 01°58'38" E
S 01°58'38" E
250.00

(R.A.) N 00°44' W
206.78
N 00°33'08" W
206.05

Center of
Section 2-2-22
(Conc. Mon.
Found)
N 248,408.46
E 2,542,908.17

302.00

(R.A.) N 89°16' E
S 89°26'54" W
252.90

(R.A.) N 89°16' E
N 89°26'54" E
330.00

LOT 4
57,411 S.F.
1.318 Acres

LOT 3
53,618 S.F.
1.231 Acres


S 89°26'52" W
217.03
(R.A.) S 89°15'38" W

S 89°26'54" W
379.50
(R.A.) S 89°16' W

S 89°26'52" W 554.27 4TH STREET
(R.A.) S 89°15'38" W

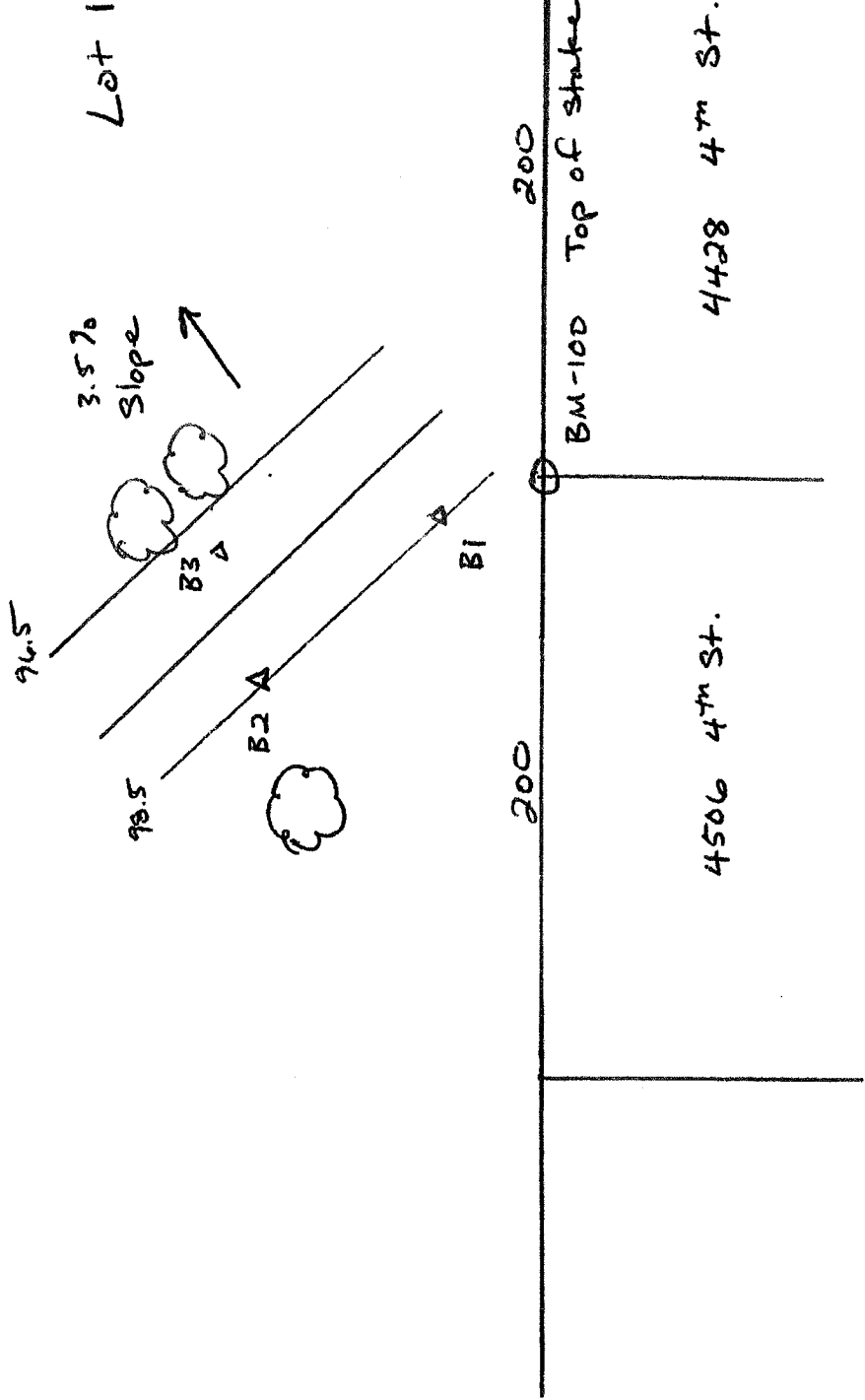
South Line of the Northeast
1/4 of Section 2-2-22
(S 89°26'52" W 2844.76)

Maurer
SW 1/4 S2 T2 R12E
Village of Somers
Division of
82-4-222-021-0231

Billingsley Eng
Eric Billingsley
CST # 682918
12-28-22


N ↑

Scale
1" = 60'



SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code



Billingsley Engineering LLC.
www.billingsleyeng.com

County	KENOSHA
Parcel I.D. #	DIVISION OF 82-4-222-021-0231
Reviewed by:	Date

APPLICANT INFORMATION - Please print

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner STEVE & AMY MAURER				Property location Govt. Lot SW 1/4 NE 1/4, S 2 T 2 ,N,R 22 E			
Property Owner's Mailing Address 257 OLD GREEN BAY ROAD				Lot # 2	Block #	Subd. Name or CSM #	
City KENOSHA	State WI	Zip Code 53144	Phone Number 262-496-8421	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Village	<input type="checkbox"/> Town	Nearest Road SOMERS 4TH ST

New Construction Use: Residential / Number of bedrooms 4 Addition to existing building _____
 Replacement Public or commercial - Describe _____

Code derived daily flow 600 gpd

Additional design/site considerations suitable for a mound system

Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
1 Ground elev. 91.95 ft. Depth to limiting factor 21 in.	1	0-7	10 YR 3/2	NONE	SIL	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	7-21	10 YR 4/3	NONE	CL	2 F ABK	MFI	CS	~	0.4	0.6
	3	21-30	10 YR 4/4	C 2 D 10 YR 6/8	SICL	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks:

2 Ground elev. 91.95 ft. Depth to limiting factor 15 in.	1	0-4	10 YR 3/2	NONE	SIL	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	4-15	10 YR 4/3	NONE	CL	2 F ABK	MFI	CS	~	0.4	0.6
	3	15-25	10 YR 4/4	C 2 D 10 YR 6/8	SICL	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks:

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date December 28, 2022	CST Number 682918

SOIL DESCRIPTION REPORT

Property Owner **STEVE & AMY MAURER**

Parcel I.D. # **DIVISION OF 82-4-222-021-023**

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
Boring # 3 Ground elev. 89.10 ft. Depth to limiting factor 16 in.	1	0-6	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	6-16	10 YR 4/3	NONE	CL	2 F ABK	MFI	CS	~	0.4	0.6
	3	16-24	10 YR 4/4	C 2 D 10 YR 6/8	SI CL	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks:

Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²
Boring # 4 Ground elev. _____ ft. Depth to limiting factor _____ in.	1									
	2									
	3									
	4									
	5									
	6									
	7									

Remarks:

Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²
Boring # 5 Ground elev. _____ ft. Depth to limiting factor _____ in.	1									
	2									
	3									
	4									
	5									
	6									
	7									

Remarks:

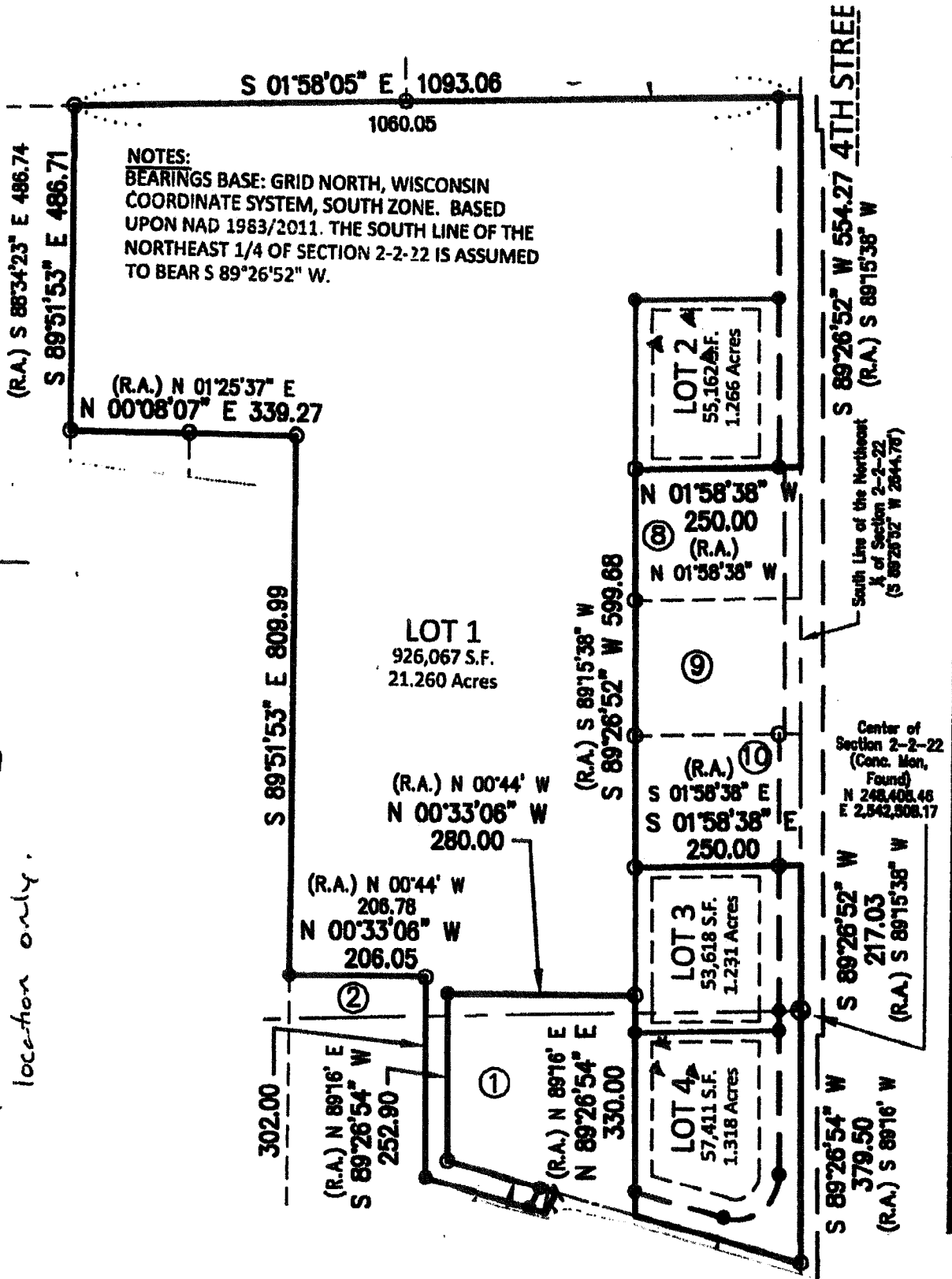
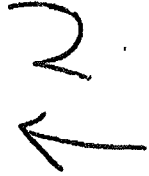
Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²
Boring # 6 Ground elev. _____ ft. Depth to limiting factor _____ in.	1									
	2									
	3									
	4									
	5									
	6									
	7									

Remarks:

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

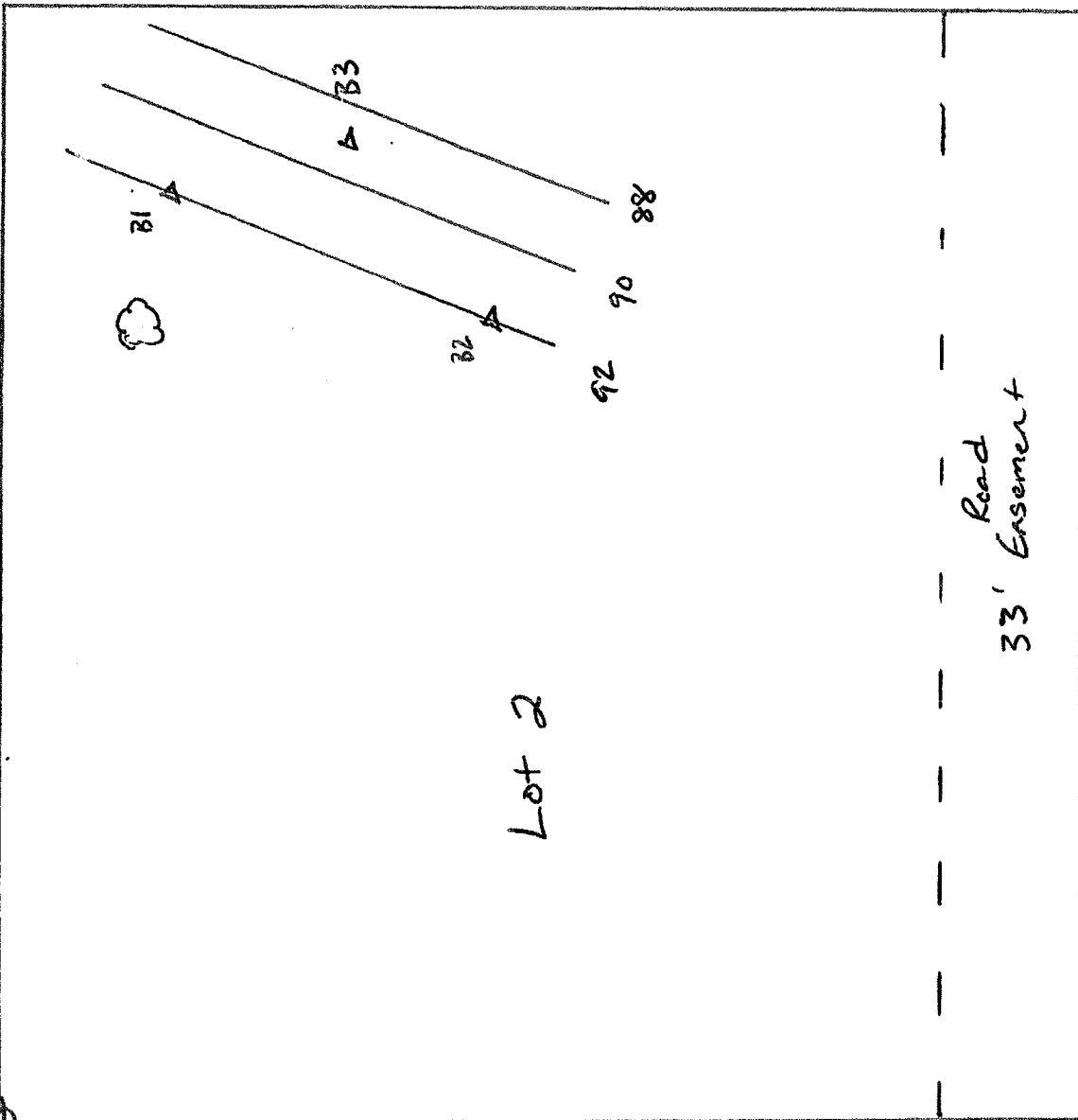
Not to Scale.
 Reference for boring
 location only.



BM-100

Top of lot stake

254'



250

↑ N

Scale

1" = 40'

Maurer
 SW 1/4 NE 1/4 S2 T2 R122E
 Village of Somers
 Division of
 82-4-222-021-0231

Billingsley Eng
 Eric Billingsley
 CST# 682918
 12-28-22

33' Easement
 Road

4th St.

Lot 2

SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code



Billingsley Engineering LLC.
www.billingsleyeng.com

County KENOSHA
Parcel I.D. # DIVISION OF 82-4-222-021-0231
Reviewed by: _____ Date _____

APPLICANT INFORMATION - Please print

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner STEVE & AMY MAURER				Property location Govt. Lot SW 1/4 NE 1/4 S 2 T 2 N,R 22 E			
Property Owner's Mailing Address 257 OLD GREEN BAY ROAD				Lot # 3	Block #	Subd. Name or CSM #	
City KENOSHA	State WI	Zip Code 53144	Phone Number 262-496-8421	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Village	<input type="checkbox"/> Town	Nearest Road SOMERS 4TH ST

New Construction Use: Residential / Number of bedrooms 4 Addition to existing building _____
 Replacement Public or commercial - Describe _____

Code derived daily flow 600 gpd

Additional design/site considerations suitable for a mound system

Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft*	
										*Eff#1	*Eff#2
1 Ground elev. 96.45 ft. Depth to limiting factor 22 in.	1	0-10	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	10-22	10 YR 4/3	NONE	C L	2 F ABK	MFI	CS	2 VF	0.4	0.6
	3	22-28	10 YR 4/4	C 2 D 10 YR 6/8	SI C L	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks: _____

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft*	
										*Eff#1	*Eff#2
2 Ground elev. 96.45 ft. Depth to limiting factor 19 in.	1	0-13	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	13-19	10 YR 4/3	NONE	C L	2 F ABK	MFI	CS	2 VF	0.4	0.6
	3	19-30	10 YR 4/4	C 2 D 10 YR 6/8	SI C L	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks: _____

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date December 28, 2022	CST Number 682918

SOIL DESCRIPTION REPORT

Property Owner **STEVE & AMY MAURER**

Page 2 of 3

Parcel I.D. # **DIVISION OF 82-4-222-021-023**

Boring #

3

Ground elev.
95.10 ft.

Depth to limiting factor
20 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
1	0-10	10 YR 3/2	NONE	SI L	2 F ABK	MFR	AS	3 F	0.6	0.8
2	10-14	10 YR 5/4	NONE	SI L	2 F ABK	MFR	AS	1 VF	0.6	0.8
3	14-20	10 YR 4/3	NONE	C L	2 F ABK	MFI	CS	1 VF	0.4	0.6
4	20-26	10 yr 4/4	C 2 D 10 YR 6/8	SI C L	1 F ABK	MFI	~	~	0.2	0.3
5										
6										
7										

Remarks:

Boring #

4

Ground elev.
ft.

Depth to limiting factor
in.

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²
1									
2									
3									
4									
5									
6									
7									

Remarks:

Boring #

5

Ground elev.
ft.

Depth to limiting factor
in.

Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²
1									
2									
3									
4									
5									
6									
7									

Remarks:

Boring #

6

Ground elev.
ft.

Depth to limiting factor
in.

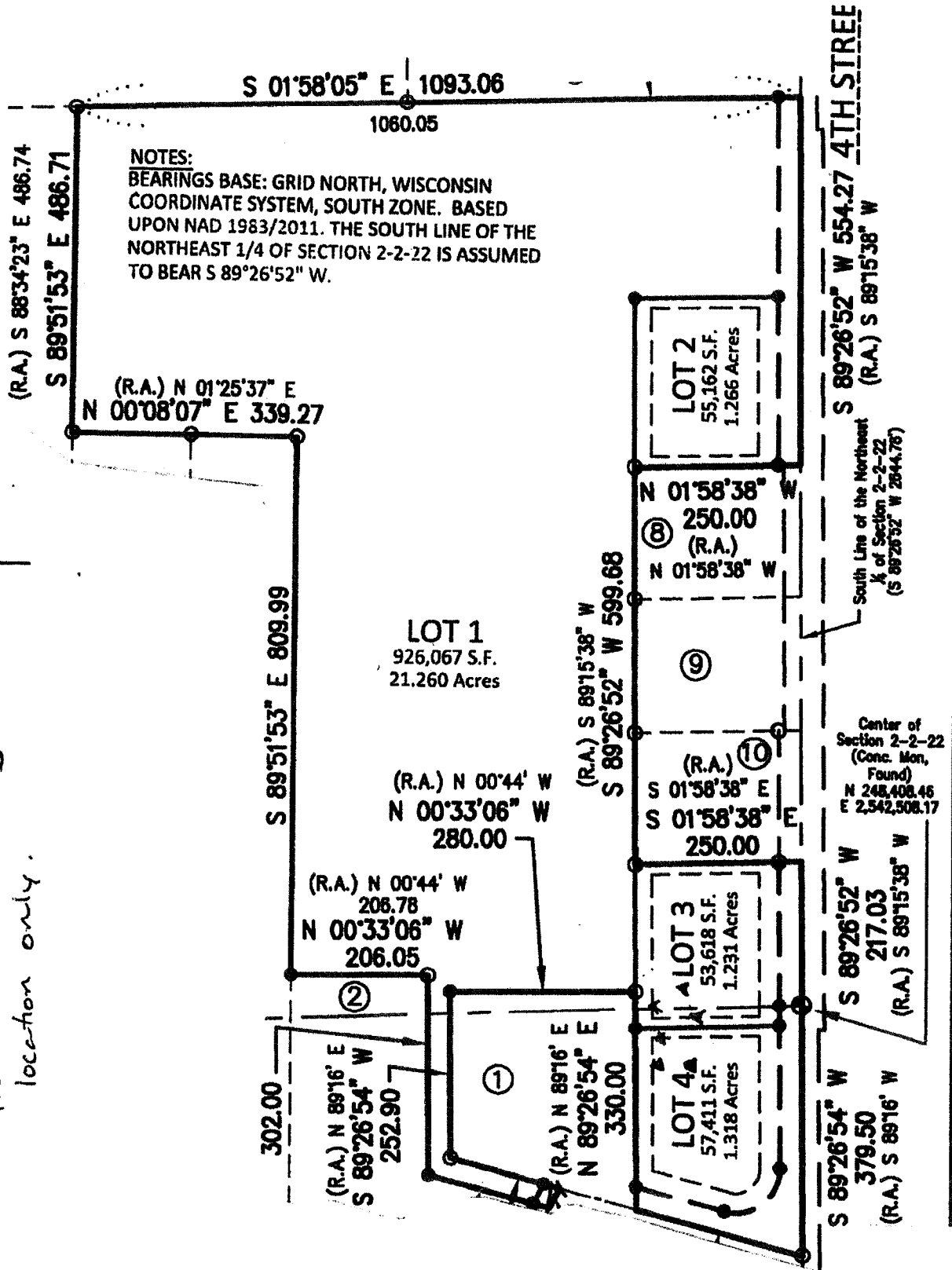
Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²
1									
2									
3									
4									
5									
6									
7									

Remarks:

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

Not to Scale.
 Reference for boring
 location only.





Scale 1"=50'

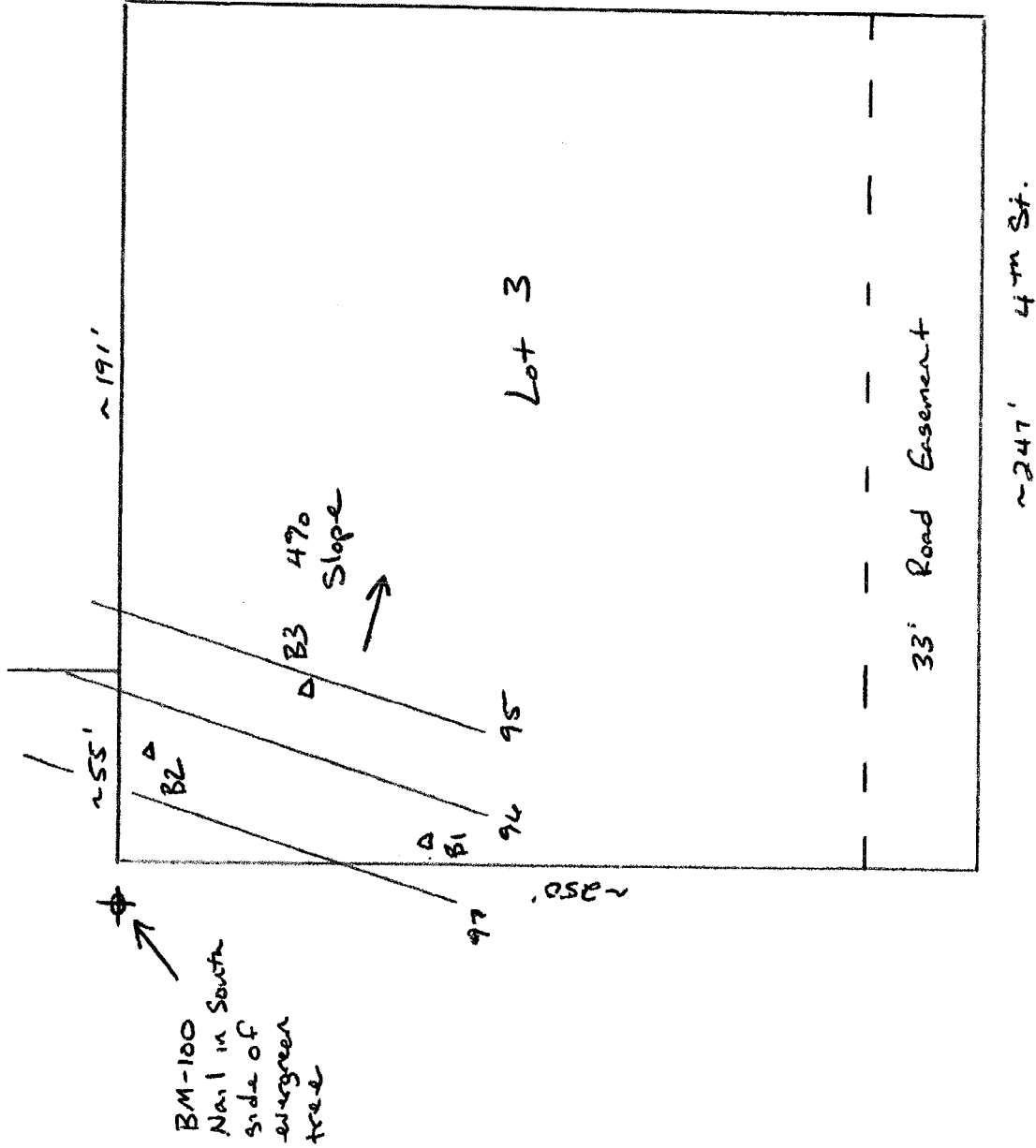
Maurer
SW 1/4 NE 1/4 S2 T2 NR22E
Village of Somers
Division of
82-4-222-021-0231

Billingsley Engs.

Eric Billingsley

CST # 682918

12-28-22



SOIL AND SITE EVALUATION
in accordance with SPS 383, Wis. Adm. Code



Billingsley Engineering LLC.
www.billingsleyeng.com

County KENOSHA
Parcel I.D. # DIVISION OF 82-4-222-021-0231
Reviewed by: _____ Date _____

APPLICANT INFORMATION - Please print

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

Property Owner STEVE & AMY MAURER				Property location Govt. Lot SE 1/4 NW 1/4 S 2 T 2 N,R 22 E			
Property Owner's Mailing Address 257 OLD GREEN BAY ROAD				Lot # 4	Block #	Subd. Name or CSM #	
City KENOSHA	State WI	Zip Code 53144	Phone Number 262-496-8421	<input type="checkbox"/> City	<input checked="" type="checkbox"/> Village	<input type="checkbox"/> Town	Nearest Road SOMERS 4TH ST

New Construction Use: Residential / Number of bedrooms 4 Addition to existing building _____
 Replacement Public or commercial - Describe _____

Code derived daily flow 600 gpd

Additional design/site considerations suitable for a mound system

Parent material Glacial Till Flood plain elevation, if applicable N/A ft

SOIL DESCRIPTION REPORT

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft'	
										*Eff#1	*Eff#2
1 Ground elev. 98.10 ft. Depth to limiting factor 19 in.	1	0-6	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	6-19	10 YR 4/3	NONE	CL	2 F ABK	MFI	CS	1 VF	0.4	0.6
	3	19-28	10 YR 4/4	C 2 D 10 YR 6/8	SI CL	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks: _____

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft'	
										*Eff#1	*Eff#2
2 Ground elev. 98.10 ft. Depth to limiting factor 19 in.	1	0-9	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 VF	0.6	0.8
	2	9-19	10 YR 4/3	NONE	CL	2 F ABK	MFI	CS	1 VF	0.4	0.6
	3	19-26	10 YR 4/4	C 2 D 10 YR 6/8	SI CL	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks: _____

*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric Billingsley	Signature 	Telephone No. (262) 914-3985
Address 4600 172nd Ave, Bristol, WI 53104	Date December 28, 2022	CST Number 682918

SOIL DESCRIPTION REPORT

Property Owner **STEVE & AMY MAURER**

Parcel I.D. # **DIVISION OF 82-4-222-021-023**

Boring #	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
3 Ground elev. 97.80 ft. Depth to limiting factor 18 in.	1	0-12	10 YR 3/2	NONE	SI L	2 F SBK	MFR	AS	3 F	0.6	0.8
	2	12-18	10 YR 4/3	NONE	CL	2 F ABK	MFI	CS	1 VF	0.4	0.6
	3	18-27	10 YR 4/4	C 2 D 10 YR 6/8	SI CL	1 F ABK	MFI	~	~	0.2	0.3
	4										
	5										
	6										
	7										

Remarks:

Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²
4 Ground elev. ft. Depth to limiting factor in.	1									
	2									
	3									
	4									
	5									
	6									
	7									

Remarks:

Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²	
										*Eff#1	*Eff#2
5 Ground elev. ft. Depth to limiting factor in.	1										
	2										
	3										
	4										
	5										
	6										
	7										

Remarks:

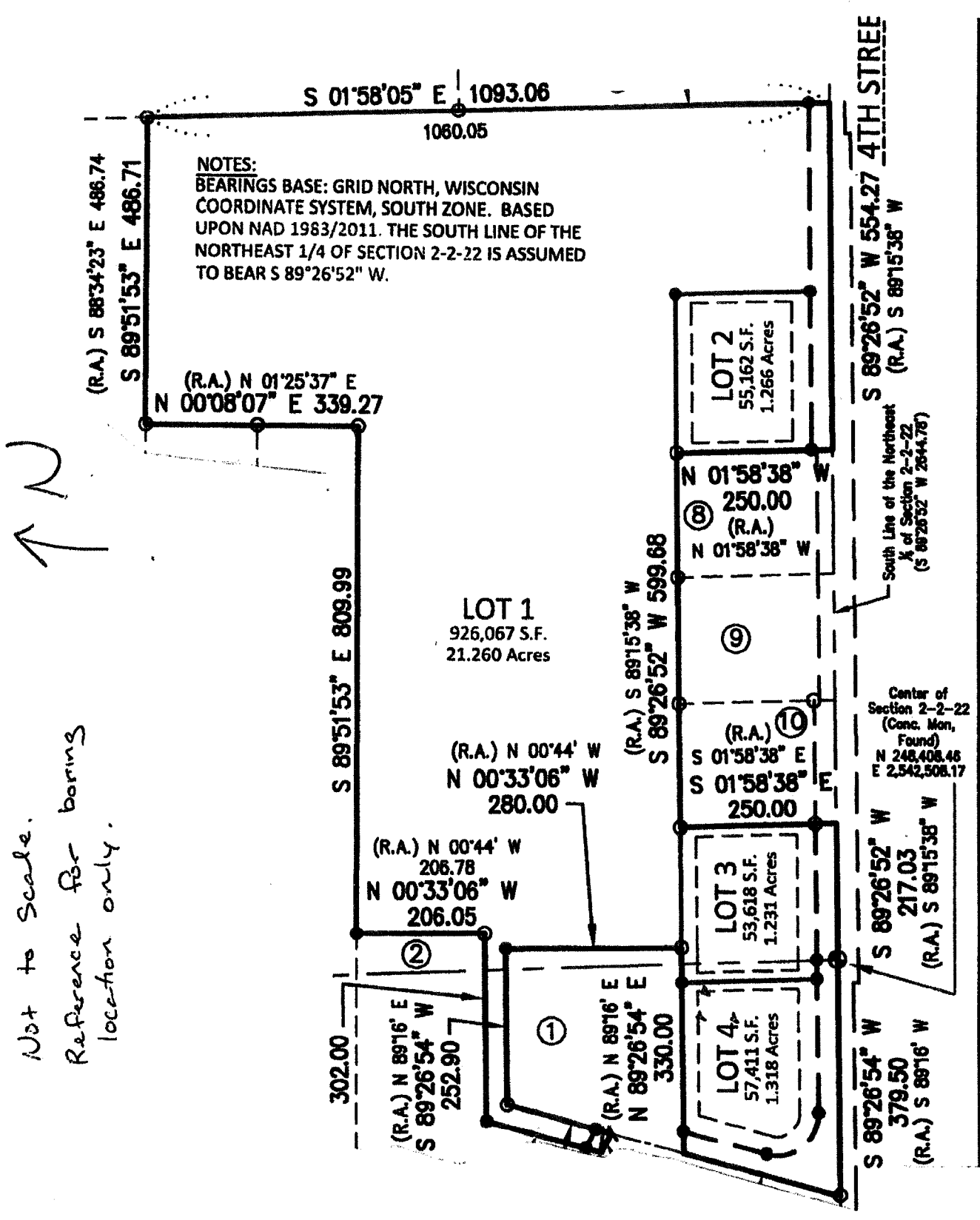
Boring #	Horizon	Depth in.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistency	Boundary	Roots	GPD/ft ²
6 Ground elev. ft. Depth to limiting factor in.	1									
	2									
	3									
	4									
	5									
	6									
	7									

Remarks:

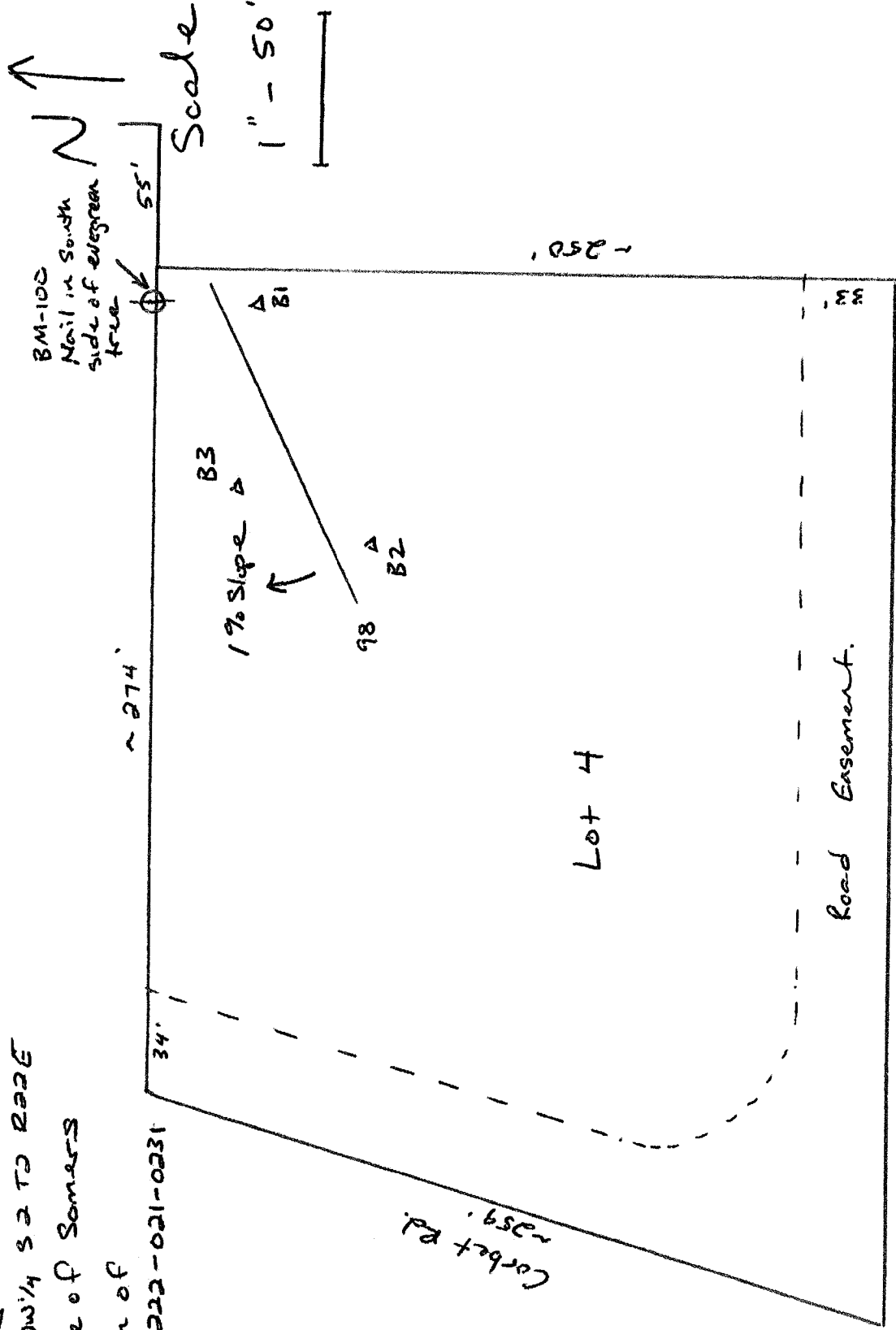
*Eff#1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

*Eff#2 = BOD ≤ 30 mg/L and TSS ≤ 30 mg/L

Not to Scale.
 Reference for boring
 location only.



Maurer
SE 1/4 NW 1/4 S 2 T 2 R 22 E
Village of Somers
Division of
82-4-222-021-0231



~349' 4TH ST.

Billingsley Eng.
Eric Billingsley
CST # 082918
12-28-23

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

Present SUBURBAN DENSITY RESIDENTIAL

Proposed SUBURBAN DENSITY RESIDENTIAL

Present Use(s) of Property: VACANT

Proposed Use(s) of Property: RESIDENTIAL

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

The subdivision will be served by public sewerYes () No ()


The subdivision abuts a county trunk highwayYes () No ()

The subdivision contains shoreland/floodplain areasYes () No ()

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

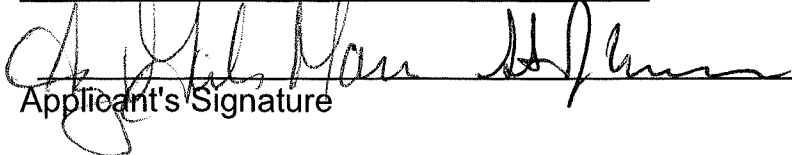
*Applicant is responsible for submitting to the ETP authority any fees and documentation
needed to obtain a recommendation.

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

 6-6-24
Property Owner's Signature Date

 6-6-24
Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

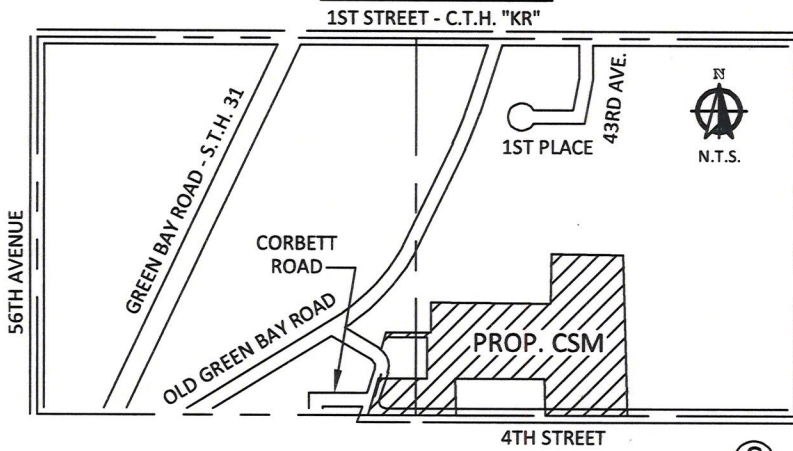
 6-6-24
Applicant's Signature Date

Developer's Signature Date

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22
EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

LOCATION MAP



RECORDING DATA

① CORBETT ROAD

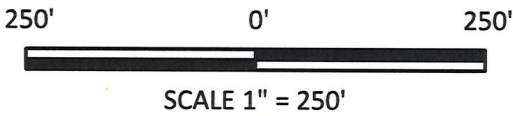
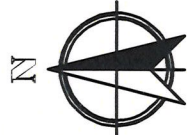
East Line of Property is
Parallel with the East Line
of the Northeast 1/4
of Section 2-2-22

NORTH 1/2 SECTION 2-2-22

- LEGEND:**
- 1" O.D. IRON PIPE FOUND
 - 3/4" O.D. REBAR - 1.50LBS/LIN FT. SET
 - ⊕ 6" CONC. MON. W / BRASS CAP FOUND

NOTES:
PROPOSED ZONING OF LOTS 2, 3 & 4 IS R-2
Front Setback - 30'
Rear Setback - 25'
Side Setback - 15'
ZONING OF LOT 1 TO REMAIN A-2 & C-2

OWNER/LAND SPLITTER:
STEVE AND AMY GILES MAURER
257 OLD GREEN BAY ROAD, KENOSHA, WI 53144



West Line of the Northeast
1/4 of Section 2-2-22
(N 02°08'24" W 2598.90')

North 1/4 Corner of
Section 2-2-22
(Conc. Mon. Found)
N 251,005.51
E 2,542,411.12

See Sheets 2, 3,
and 4 for Lot
Detail, Right of
Way Detail, and
Adjacent Property
Ownership
Legend

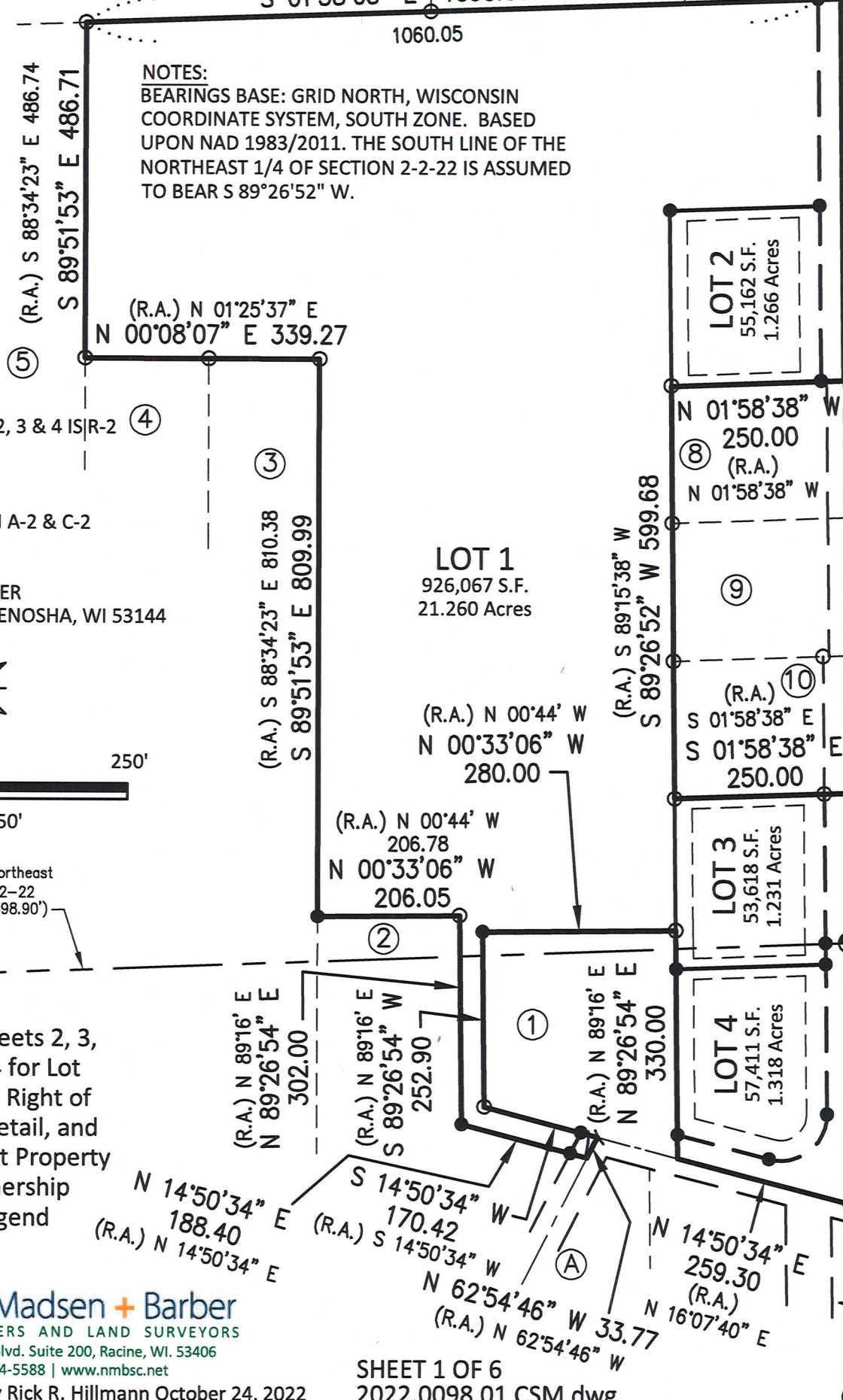
NOTES:
BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE SOUTH LINE OF THE
NORTHEAST 1/4 OF SECTION 2-2-22 IS ASSUMED
TO BEAR S 89°26'52" W.

(R.A.) N 89°16' E
N 89°26'54" E
302.00
N 14°50'34" E
188.40
(R.A.) N 14°50'34" E
S 14°50'34" W
170.42
(R.A.) S 14°50'34" W
N 62°54'46" W
33.77
(R.A.) N 62°54'46" W

(R.A.) N 89°16' E
N 89°26'54" E
252.90
S 14°50'34" W
170.42
(R.A.) S 14°50'34" W
N 62°54'46" W
33.77
(R.A.) N 62°54'46" W

(R.A.) N 89°16' E
N 89°26'54" E
330.00
N 14°50'34" E
259.30
(R.A.) N 14°50'34" E
S 14°50'34" W
170.42
(R.A.) S 14°50'34" W
N 62°54'46" W
33.77
(R.A.) N 62°54'46" W

(R.A.) N 89°16' E
N 89°26'54" E
379.50
N 14°50'34" E
259.30
(R.A.) N 14°50'34" E
S 14°50'34" W
170.42
(R.A.) S 14°50'34" W
N 62°54'46" W
33.77
(R.A.) N 62°54'46" W



East 1/4 Corner of
Section 2-2-22
(Conc. Mon. Found)
N 248,433.95
E 2,545,152.79

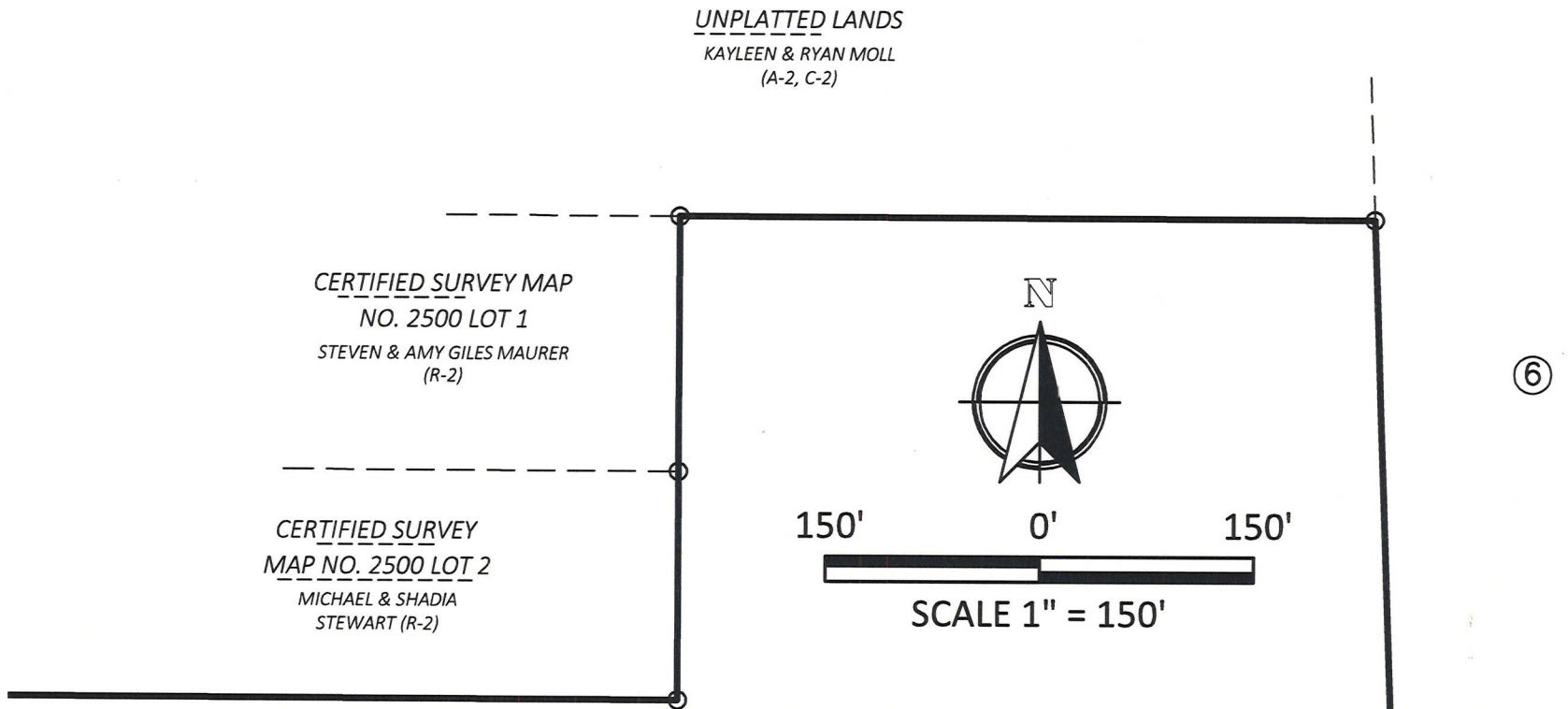
South Line of the Northeast
1/4 of Section 2-2-22
(S 89°26'52" W 2644.78')

Center of
Section 2-2-22
(Conc. Mon.
Found)
N 248,408.46
E 2,542,508.17

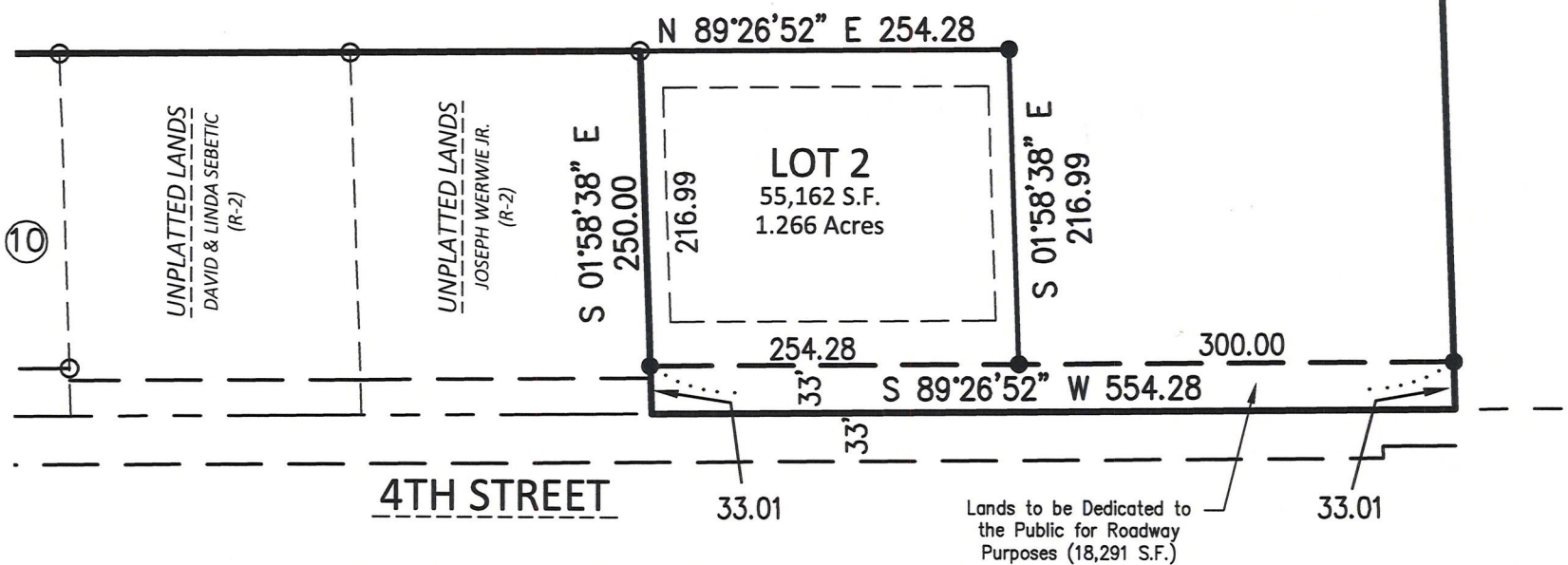
West 1/4 Corner of
Section 2-2-22
(Conc. Mon. Found)
N 248,382.72
E 2,539,835.51

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

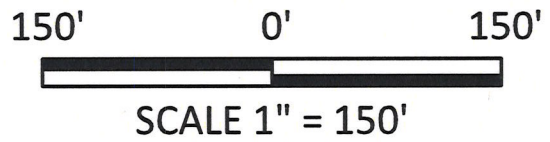


- | | | |
|--|--|--|
| <p>① <u>UNPLATTED LANDS</u>
CLARENCE & JANICE
CORKINS FAMILY TRUST
(R-2)</p> <p>② <u>UNPLATTED LANDS</u>
LAWRENCE & SHARON GEIBEL
(R-2)</p> <p>③ <u>CERTIFIED SURVEY</u>
MAP NO. 2500 LOT 2
MICHAEL & SHADIA
STEWART (R-2)</p> <p>④ <u>CERTIFIED SURVEY MAP</u>
NO. 2500 LOT 1
STEVEN & AMY GILES MAURER
(R-2)</p> | <p>⑤ <u>UNPLATTED LANDS</u>
KAYLEEN & RYAN MOLL
(A-2, C-2)</p> <p>⑥ <u>UNPLATTED LANDS</u>
DOLORES FITCH
(A-2, C-2)</p> <p>⑦ <u>UNPLATTED LANDS</u>
RICHARD & CYNTHIA ROSKO
(A-2, C-2)</p> <p>⑧ <u>UNPLATTED LANDS</u>
JOSEPH WERWIE JR.
(R-2)</p> | <p>⑨ <u>UNPLATTED LANDS</u>
DAVID & LINDA SEBETIC
(R-2)</p> <p>⑩ <u>CERTIFIED SURVEY</u>
MAP NO. 1056
JOHN VIDAS
(R-2)</p> <p style="text-align: center;">LOT 1
926,067 S.F.
21.260 Acres</p> |
|--|--|--|

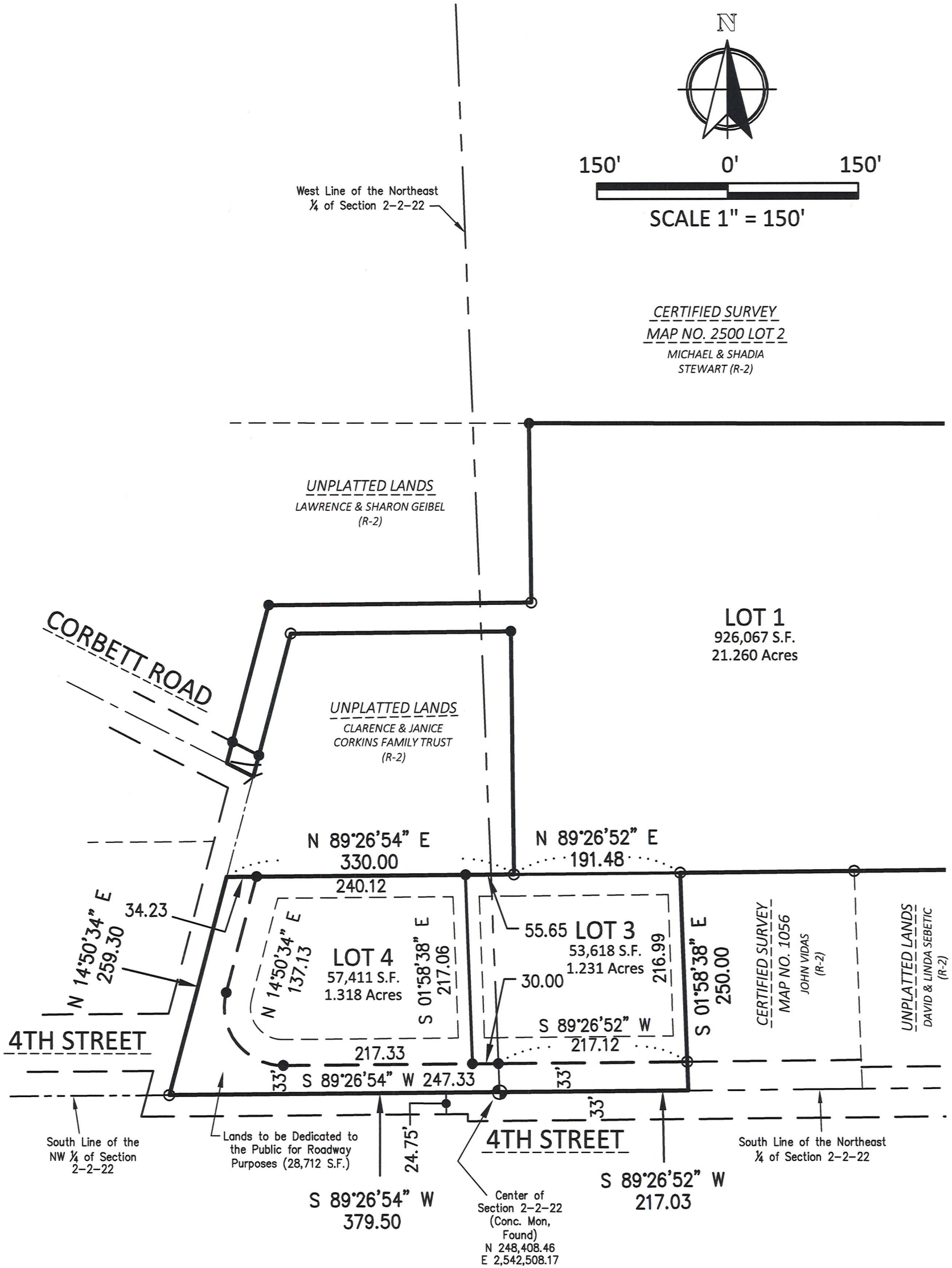


CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

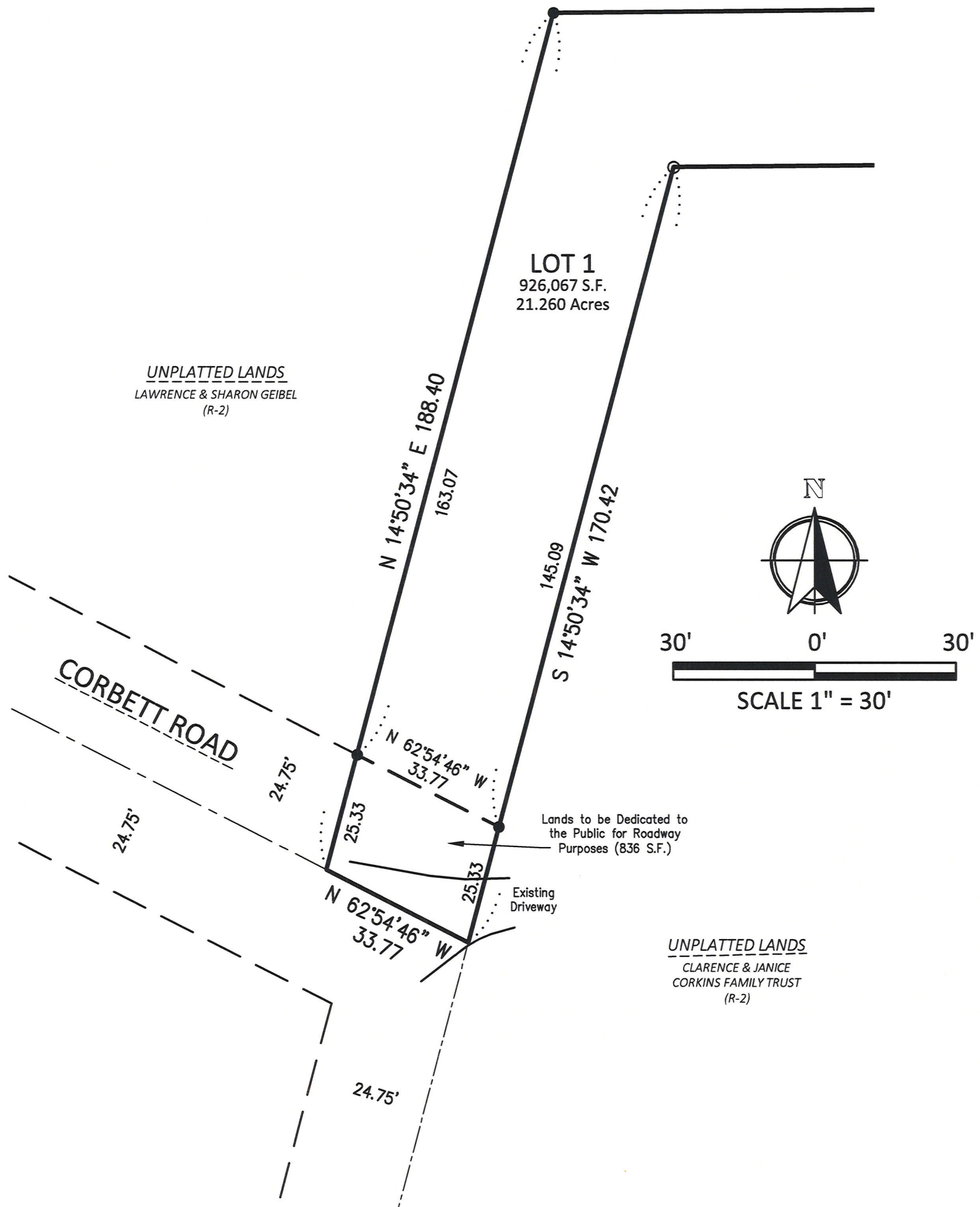


CERTIFIED SURVEY
MAP NO. 2500 LOT 2
MICHAEL & SHADIA
STEWART (R-2)



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.



CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Rick R. Hillmann, hereby certify:

That I have prepared this Certified Survey Map at the direction of Steve and Amy Giles Maurer, Owners; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as:

Being a part of the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all of Section 2, Township 2 North, Range 22 East of the Fourth Principal Meridian, located in the Village of Somers, County of Kenosha, State of Wisconsin, being more particularly bound and described as follows:

Commencing at the East $\frac{1}{4}$ Corner of said Northeast $\frac{1}{4}$; thence S89°26'52"E, 1273.80 feet along the South line of said the Northeast $\frac{1}{4}$, to the point of beginning of this description;

thence continuing S89°26'52"E on and along said South line, 554.27 feet; thence N01°58'38"W, 250.00 feet; thence S89°26'52"W parallel to said South line, 599.68 feet to the Northwest corner of Certified Survey Map No. 1056, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on May 9, 1985 as Document No. 735050; thence S01°58'38"E on and along the West line of said Certified Survey Map, 250.00 feet to said South line; thence S89°26'52"W on and along said South line, 217.03 feet to the Center of said Section; thence S89°26'54"W on and along the South line of the Northwest $\frac{1}{4}$ of said Section 2, 379.50 feet to the centerline of Corbett Road; thence N14°50'34"E on and along said centerline, 259.30 feet; thence N89°26'54"E, 330.00 feet parallel to said South line; thence N00°33'06"E perpendicular to said South line, 280.00 feet; thence S89°26'54"W parallel to said South line, 252.90 feet to a point on the Northerly extension of said centerline; thence S14°50'34"W on and long said Northerly Extension, 170.42 feet to an angle point in the centerline of Corbett Road; thence N62°54'46"W, 33.77 feet along said centerline; thence N14°50'34"E, 188.40 feet; thence N89°26'54"E and parallel to said South line, 302.00 feet; thence N00°33'06"E perpendicular to said South line, 206.05 to a point on the South line of Certified Survey Map No. 2500, a map recorded in the office of the Register of Deeds for Kenosha County as Document No. 1458340; thence S89°51'53"E on and along the South line of Said Certified Survey Map, 809.99 feet to its Southeast corner; thence N00°08'07"E, 339.27 feet along the East line of said C.S.M. No. 2500 to its Northeast corner; thence S89°51'53"E, 486.71 feet along the Easterly extension of the North line of said Certified Survey Map; thence S01°58'05"E, 1093.06 feet parallel with the East line of the Northeast $\frac{1}{4}$ of said Section 2 to the South line of the Northeast $\frac{1}{4}$ of said Section 2 and the place of beginning of this description.

Containing 1,140,097 square feet or 26.173 acres.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 18 of Municipal Code for the Village of Somers. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

October 24th, 2022

Rick R. Hillmann P.L.S. (S-3005)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262) 634-5588

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

OWNERS' CERTIFICATE

We, Steve and Amy Giles Maurer, as Owners, hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board and Planning Commission of the Village of Somers.

Dated this _____ day of _____, 2022.

Steve Maurer

Amy Giles Maurer

STATE OF WISCONSIN

COUNTY OF _____

} S.S.

Personally came before me this _____ day of _____, 2022, Steve and Amy Giles Maurer, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public Signature

Notary Public Print

Commission Expiration

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2022.

George Stoner
Village Board and Plan Commission President

Brandi Baker, Village Clerk - Treasurer

KENOSHA COUNTY CERTIFICATE

I, Teri Jacobson, have verified that there are no unpaid taxes or unpaid special assessments on the lands included within this Certified Survey Map on this _____ day of _____, 2022.

Teri Jacobson, Kenosha County Clerk