

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

**Village Board Meeting
Agenda
Tuesday, April 22nd, 2025
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 April 8 th , 2025, Vouchers dated April 10 th , 2025 and April 16 th , 2025
4	Correspondence: none
5	Citizens Comments
6	President and Trustee Comments
7	Discussion and possible action on proposed development agreement with Somers Gateway LLC (Fueling/gasoline service station and outdoor dining project Parcel #82-4-222-073-0311)
8	Discussion and possible action on proposed development agreement with Good Company US LLC (Hotel project Parcel # 82-4-222-073-0314)
9	Action on proposed Resolution No. 2025-006, a Resolution to Amend the 2024 Village of Somers Adopted General Fund Budget
10	Action on Request from Public Works Superintendent Sullivan and Fire Chief Andersen to sell assorted equipment at the Wisconsin Surplus Auction.
11	Action on appointment of David Barnes to the Board of Appeals for 3-year term expiring 04/22/2028
12	Discussion and possible action on hiring an Interim Administrator
13	Action on Operator's Licenses: Hailey Selph
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 April 22nd, 2025 Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 17th day of April, 2025

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.**

Village of Somers

Proceedings from the Regular Board Meeting April 8, 2025

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, and Jack Aupperle. Absent: Trustee Joe Smith. Also present: Administrator Jason Peters, Clerk/Treasurer Wendy Burnette, Assistant Administrator Kevin Poirier and Attorney Jeff Davison.

Consent and Approval of Minutes of Regular meetings on March 25th, 2025, Vouchers dated March 27th, 2025, and April 3rd, 2025, & March 2025 ACH Payments

Trustee Aupperle moved to approve the Minutes of Regular meetings on March 25, 2025, Vouchers dated March 27, 2025, April 3rd, 2025, and March 2025 ACH Payments

Seconded by Trustee Fredrick.

Motion carried 6-0

Correspondence:

None

Citizens Comments

Ron Grimes 3145 72nd Avenue Kenosha, WI 53144 – Mr. Grimes wanted to address the board about some concerns he had regarding what the new administrator will need to be aware of upon taking the position. He feels the boards number one priority should be voting on the tax levy. He mentioned the board should schedule a meeting with Ehlers to understand the impact of using the levy limit worksheet to TID increment value to lower the levy. He indicated the board shouldn't be voting on anything that impacts the levy without understanding how it is calculated. He also mentioned that the new administrator should be someone with strong project management.

He also wanted to talk about the employee turnover within the Village. He feels someone should be investigating it, inquire about what is going on and try to fix it. Another concern of his was how we are going to fund future water expansions. Currently, we can borrow against our sewer fund, but what happens after that and when we run out of money. Feels a policy should be in place. He also spoke about the Village goals. He stated the board should be focused on high level, policy level goals and nothing should go on that list that isn't vetted. He also pointed out an error in the packet under the TID #1.

Greg Sinnen 750 Green Bay Rd Kenosha, WI 53144 – Mr. Sinnen wanted to mention that he is a new member of the Hyslop Foundation for Hawthorn Hollow. As the committees continue to meet, he will be keeping the board informed of what changes will be going on at Hawthorn Hollow. He briefly went over the committee groups and mentioned before

they start making big plans, they were thinking of bringing in Scott Seymour or the county planning department for future change and growth.

President and Trustee Comments:

President George mentioned that the staff had attended a meeting at KABA and Administrator Peters represented the Village of Somers very well.

He also mentioned we have 3 major projects coming up. This year and next should be really good years for the Village.

Action on proposed Resolution 2025-005, A Resolution to Close to Tax Incremental District (TID) 10

Trustee Fredrick moved to approve action on proposed Resolution 2025-005, A Resolution to Close to Tax Incremental District (TID) 10

President Stoner mentioned that Administrator Peters suggested closing the TID to save money.

Seconded by Trustee Nelson

Motion carried. 6-0 vote.

Discussion and possible action on change order #2 reducing the contract by \$13,157.17 for work on the 2024 Roadway Improvements Program (13th Avenue and 16th Place).

Trustee Harbach moved to approve change order #2 reducing the contract by \$13,157.17 for work on 2024 Roadway Improvements Program (13th Avenue and 16th Place).

President Stoner asked the Village Engineer, if the \$13,157.17 was a savings to the Roadway Improvement project. Bret stated there was a \$4,000 savings and the rest was on change order 1.

Seconded by Trustee Aupperle

Motion carried. 6-0 Vote

Discussion and possible action on request for final payment from Payne and Dolan in the amount of \$21,492.01 for the 2024 Roadway Improvements Program (13th Avenue and 16th Place)

Trustee Ostby moved to approve request for final payment from Payne and Dolan in the amount of \$21,492.01 for the 2024 Roadway Improvements Program (13th Avenue and 16th Place)

Administrator Peters mentioned it should state Payne and Dolan not August Winters and Sons.

Trustee Aupperle made a motion to amend the change from August Winters and Sons to Payne and Dolan.

Seconded by Trustee Harbach

Motion carried. 6-0 Vote

Action on Operator's Licenses: J. Santiago Mora

Trustee Ostby moved to approve the Operator's Licenses: J. Santiago Mora

Seconded by Trustee Harbach

Motion carried 6-0 Vote.

Adjourn

President Stoner moved to adjourn the meeting at 5:46pm.

Seconded by Trustee Nelson.

Motion carried. 6-0 vote.

Drafted this 10th day of April by Wendy Burnette Clerk/Treasurer
These minutes are not official until approved by the Village Board.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
04/10/2025	POOL	64651	ACCURATE	ACCURATE PRINTING CO., INC	406.00
04/10/2025	POOL	64652	AT&TMOB	AT&T MOBILITY	390.25
04/10/2025	POOL	64653	BTM001	BOUND TREE MEDICAL LLC	986.72
04/10/2025	POOL	64654	SPECTRUM	CHARTER COMMUNICATIONS	139.98
04/10/2025	POOL	64655	COLUMNS	COLUMN SOFTWARE PBC	120.97
04/10/2025	POOL	64656	DAV001	DAVISON LAW OFFICE, LTD	7,829.50
04/10/2025	POOL	64657	EAGLE	EAGLE ENGRAVING, INC.	299.95
04/10/2025	POOL	64658	GALLS	GALLS LLC	180.00
04/10/2025	POOL	64659	GORDIEB	GORDIE BOUCHER FORD	358.05
04/10/2025	POOL	64660	HINCKLEY	HINCKLEY SPRINGS	58.93
04/10/2025	POOL	64661	KEN003	KENOSHA CO HWY DIVISION	64.08
04/10/2025	POOL	64662	KWU001	KENOSHA WATER UTILITY	32,707.82
04/10/2025	POOL	64663	LAWEVANS	LAW OFFICE OF TIMOTHY R EVANS	3,493.91
04/10/2025	POOL	64664	PAT001	PATS SERVICES INC	50.00
04/10/2025	POOL	64665	PAY001	PAYNE & DOLAN INC	21,492.01
04/10/2025	POOL	64666	THELETTER	THE LETTERING MACHINE	108.00
04/10/2025	POOL	64667	WEE001	WE ENERGIES	188.09
04/10/2025	POOL	64668	WEE002	WE ENERGIES	87.02
04/10/2025	POOL	64669	WIHUMANE	WISCONSIN HUMANE SOCIETY	926.88

POOL TOTALS:

Total of 19 Checks:	69,888.16
Less 0 Void Checks:	0.00
Total of 19 Disbursements:	69,888.16

04/16/2025 12:57 PM
User: HKRUK
DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 04/16/2025 - 04/16/2025

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
04/16/2025	POOL	253(E)	SAMSMC	SAM'S CLUB MC/SYNCB	4,302.07
04/16/2025	POOL	64677	HOP001	ANDREA & ORENDORFF LLP	2,488.23
04/16/2025	POOL	64678	CSC001	CENTURY SECURITY	1,125.00
04/16/2025	POOL	64679	HOL001	HOLLAND SUPPLY, INC	267.60
04/16/2025	POOL	64680	KCSHERIF	KENOSHA CO SHERIFF DEPT	71,531.24
04/16/2025	POOL	64681	KWU002	KENOSHA WATER UTILITY	42.00
04/16/2025	POOL	64682	LFGEORGE	L.F. GEORGE	3,171.31
04/16/2025	POOL	64683	MCDEVITTS	MCDEVITTS TOWING & REPAIR	481.39
04/16/2025	POOL	64684	MEN001	MENARDS - RACINE	162.50
04/16/2025	POOL	64685	PAT001	PATS SERVICES INC	7,767.50
04/16/2025	POOL	64686	R&RINS	R & R INSURANCE SERVICES INC	20,678.15
04/16/2025	POOL	64687	RICOHUSA	RICOH USA, INC	193.43
04/16/2025	POOL	64688	STAFFORD	STAFFORD ROSENBAUM LLP	798.00
04/16/2025	POOL	64689	WEE001	WE ENERGIES	38.69
04/16/2025	POOL	64690	WEE001	WE ENERGIES	270.66
04/16/2025	POOL	64691	WEE001	WE ENERGIES	140.03
04/16/2025	POOL	64692	WEE001	WE ENERGIES	219.25
04/16/2025	POOL	64693	WEE001	WE ENERGIES	38.78
04/16/2025	POOL	64694	WEE002	WE ENERGIES	2,003.00
04/16/2025	POOL	64695	WBURNETTE	WENDY BURNETTE	150.00
POOL TOTALS:					
Total of 20 Checks:					115,868.83
Less 0 Void Checks:					0.00
Total of 20 Disbursements:					115,868.83

**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: April 22nd, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #7 Discussion and possible action on proposed development agreement with Somers Gateway LLC (Fueling/gasoline service station and outdoor dining project Parcel #82-4-222-073-0311)

#8 Discussion and possible action on proposed development agreement with Good Company US LLC (Hotel project Parcel # 82-4-222-073-0314)

BACKGROUND:

In July of 2024, the Board conditionally approved the Somers Gateway project at the NE corner of CTH E and East Frontage Road. The project would include a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs in addition to a hotel. Somers Gateway LLC will be constructing the convenience store and Dr. Bhatara constructing the hotel. As is the Village's standard practice, no permits to go vertical are issued until a development agreement is executed.

This fall, Somers Gateway LLC was granted a grading permit for the site. They were informed that while allowed without a development agreement they were moving forward at their own risk as a development agreement had not been executed. They choose to move forward.

On January 7th, the Board was given updates on all our development in the Village. The Board expressed concern that we have not heard from the Hotel Developer. Administration was informed that no more early start permits should be granted until the Village had received assurances that the Hotel was still coming.

On February 4th, the Board was given an update regarding progress that has been made with the Hotel Developer and the discussions with Somers Gateway LLC regarding possible TID Assistance from TID #8. As you may recall, both Somers Gateway LLC and the Hotel project indicated that they would be asking for TID assistance. In their first draft, Somers Gateway LLC had requested approximately \$7 million in TID assistance

from TID #8. This is not possible within this district for three reasons. One, the increment created by the hotel and convenience store does not create enough increment. Two, the remaining years on TID #8 does not support that high of repayment. Three, TID #8 was to be the contributing TID to the payback of Tawani's letter of credit. As a reminder, the Village is contractually obligated to pay this back by 2031. Administration worked with Ehlers to run scenarios for the payback of the letter of credit. As a reminder, this is paid back through a combination of special assessments and the use of TID increment. If no other project costs are incurred in TID #3 and TID #6, we are confident that the letter of credit can be paid off by our contractual obligation. Administration would still be cautious as to using all of TID #8 potential increment for these projects.

On February 19th the Board met in closed session to discuss what assistance they were willing to provide. Given that Somers Gateway LLC is putting in approximately \$3.25 million dollars of infrastructure for their own project, which will allow for the building of the Hotel project for provide infrastructure for two additional commercial lots, the Board was willing to offer a "Pay as you go" incentive of up to two million dollars.

Since this time, Somers Gateway LLC has worked diligently to have their plans updated. In March and early April, Somers Gateway LLC, the Village and the County worked together to come up with a solution to avoid the necessity of a drainage easement to the north. That easement delayed Somers Gateway LLC's final plans.

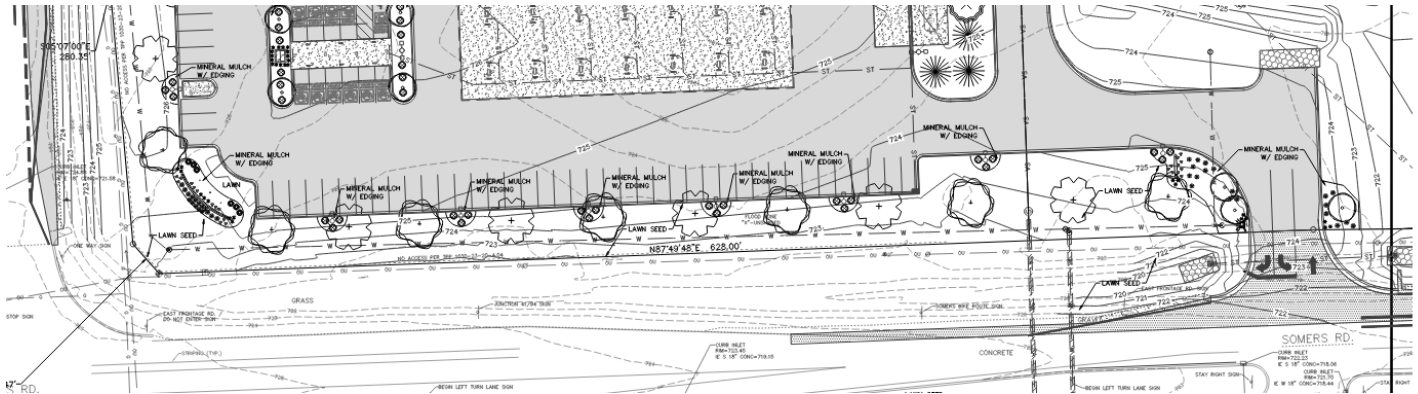
At our April 15th Work Session, the Board was presented with the Development Agreement for the Somers Gateway LLC (Fueling/gasoline service station and outdoor dining) portion of the project. The direction from the Board was that this Development Agreement would not be acted upon until "they were assured" that the Hotel Project was forthcoming. Administrator Peters explained in his memo of April 15th and at the meeting that the Hotel's development agreement was forthcoming.

Attached you will find a draft of Somers Gateway LLC's development agreement. This draft has been provided to Somers Gateway LLC. At this time, the final exhibits have not been attached. Some minor adjustments based on comments from the County are being addressed at this time and the exhibits should be available once the Board take formal action.

Under the language of the Development agreement Somers Gateway LLC will be bringing sewer and water to the north side of CTH E. This portion of the utility work will be publicly bid. Somers Gateway LLC will be depositing funds or providing a letter of credit for this work.

Under the Development agreement, TID #8 will provide up to \$2,000,000. This will be paid from the increment created by the new convenience store, hotel and any other development that may happen. Somers Gateway LLC also guarantee that \$14,000,000 of increment will be created. This figure comes from an estimated value for the travel center of \$4,000,000 and a value of \$10,000,000 for the Hotel. There has been a lot of conjecture as to when and whether the hotel project is coming. To put it plainly, if the hotel does not come, there is significantly less increment, and Somers Gateway LLC will receive significantly less than the \$2,000,000. Somers Gateway LLC has a huge interest in making sure this hotel project comes to fruition in TID #8.

Trustee Nelson had requested that trees be planted in a similar fashion along CTH E as the Pritzker Project. This was something that Somers Gateway LLC was agreeable to during the meetings. While the Somers Gateway Development Street trees along CTH E are not the exact same spacing or species as Pritzker, the trees have been proposed in a similar fashion along the CTH E Corridor into Somers. Pritzker installed Red Sunset Maples and Somers Gateway is proposing an alternating pattern of Autumn Blaze Maples and Greenspire Lindens. Different species were selected to create a different, but similar visual appeal and to avoid any potential issues in the future if a tree disease were to infect one of the sites. The portion of the landscape plan is below:



We believe that this will provide the desired boulevard effect.

Concerns has been raised in the past regarding how future road maintenance issues will be handled for the projects, as the interior roads are “private roads.” Language has been added to the agreements that allows the Village to complete maintenance projects and specially assess the properties, if the property owners fail to maintain said roads.

Attached you will also find the draft of the Hotel’s development agreement. The LLC created for the Hotel is Good Company US LLC. This is a straightforward development agreement. There a no incentives provided for the Hotel. This was a part of Administration’s negotiations with both Developers. The Hotel has in the past provided the Village with evidence of their financial wherewithal to quality for financing and the Development Agreement is their last step in obtain their construction loan.

The Village Attorney was not able to provide a Development Agreement has he was taking request from Trustees to make changes to the incentives. Administration hopes to be able to provide a copy before the meeting.

PRIOR ACTION TAKEN:

The Board is scheduled to review the Somers Gateway LLC developer’s agreement at our April 15th Work Session and at our Special Work Session on April 22nd.

The Board reviewed Good Company US LLC developer’s agreement our Special Work Session on April 22nd.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Administration would recommend the approval of the Somers Gateway LLC developer's agreement and Good Company US LLC developer's agreement. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#7

“Motion to approve proposed development agreement with Somers Gateway LLC (Fueling/gasoline service station and outdoor dining project Parcel #82-4-222-073-0311).”

#8

“Motion to approve proposed development agreement with proposed development agreement with Good Company US LLC (Hotel project Parcel # 82-4-222-073-0314).”

ATTACHMENTS:

Somers Gateway LLC Site Plan

Somers Gateway LLC legal description

Somers Gateway LLC Renderings

Somers Gateway LLC Stormwater Management Plan

Somers Gateway LLC Photometric Plan

Somers Gateway LLC Sewers Connection Fee

Somers Gateway LLC Traffic Improvements

Somers Gateway LLC Certified Survey Map

Somers Gateway LLC Off site Utilities

Somers Gateway LLC Onsite Utilities

Somers Gateway LLC Letter of Credit

Good Company US LLC Site Plan

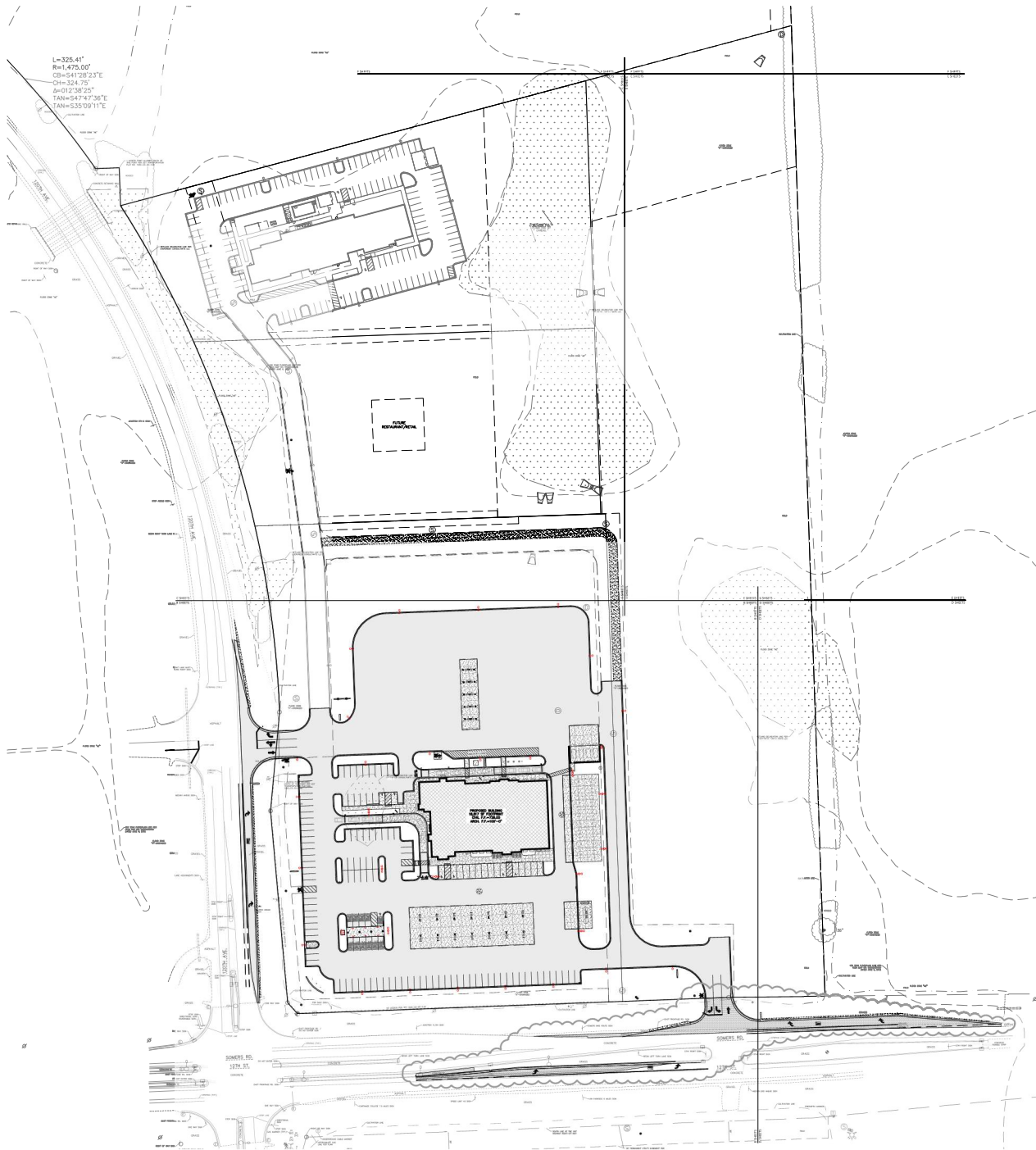
Good Company US LLC Landscaping Plan

Good Company US LLC Renderings

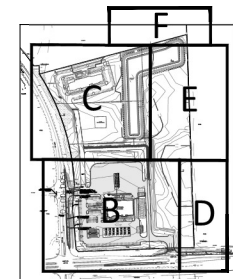
Good Company US LLC Stormwater Management Plan

Good Company US LLC Photometric Plan

Good Company US LLC Sewer plan



SPECIFICATION NOTE:
SEE SHEET CO.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



KEY PLAN
NTS



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES 1075 West 10th St P.O. Box 620 Moline, IL 61701 PHONE 309 746-5700 / 1-800-286-5700 FAX 309 746-5004	MADISON 1280 Valley Drive Madison, WI 53702 PHONE 608 445-2340 FAX 608 445-2340
MILWAUKEE 1000 N. 11th St Milwaukee, WI 53233 PHONE 414 224-8710 FAX 414 224-8710	WAUSAU 5000 Lake Ave Wausau, WI 54981 PHONE 715 849-3141 FAX 715 849-3141

www.kellerus.com

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
 SOMERS WISCONSIN

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REVISIONS

NOV. 22, 2024	

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEIDTOR: S. LAMON
SUPERVISOR: T. RUNDE
PRELIMINARY NO.: P22188
CONTRACT NO.: 80550



SITE PLAN - OVERALL
ISSUED FOR CONSTRUCTION
SHEET: C1.1A

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE

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

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

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

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

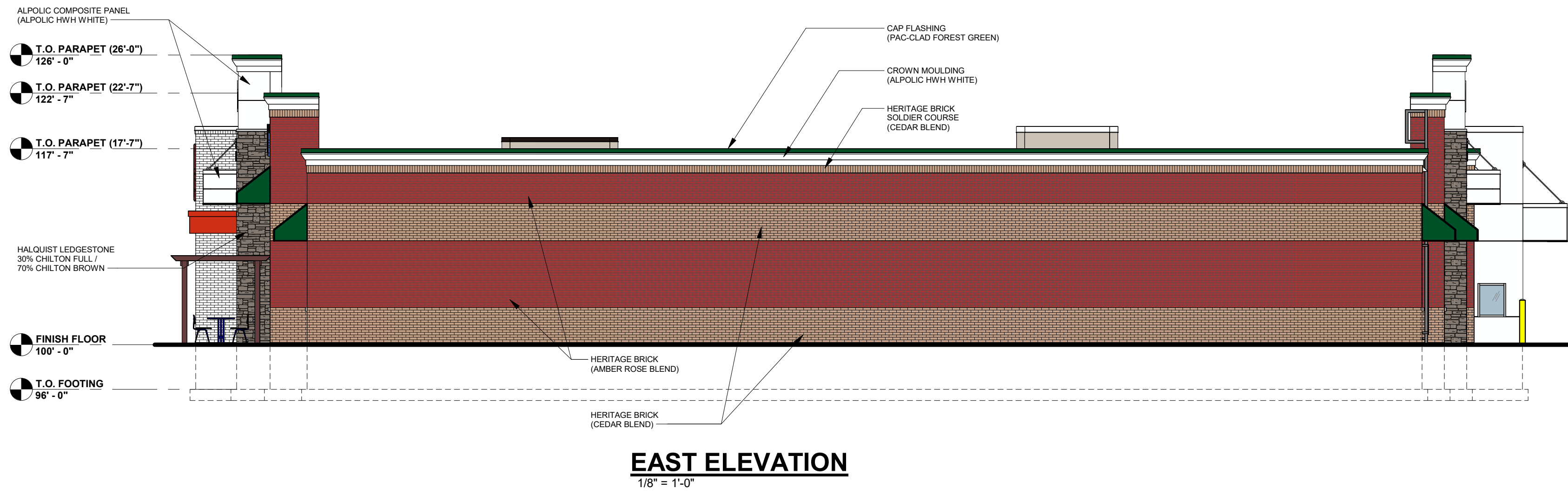
Commencing at Southeast corner of the Southwest 1/4 of said Section 7; thence North 01°-59'-09" West along the East line of said Southwest 1/4, a distance of 81.20 feet to the North right-of-way line of County Trunk Highway "E", said point being the point of beginning; thence continuing North 01°-59'-09"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

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

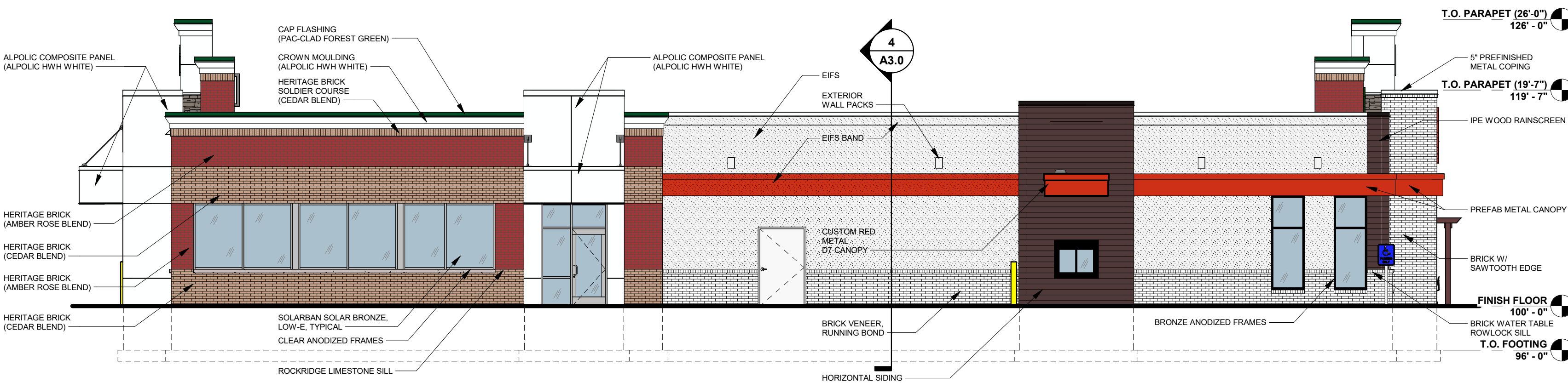
That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the Village of Somers in surveying, dividing and mapping the same.

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

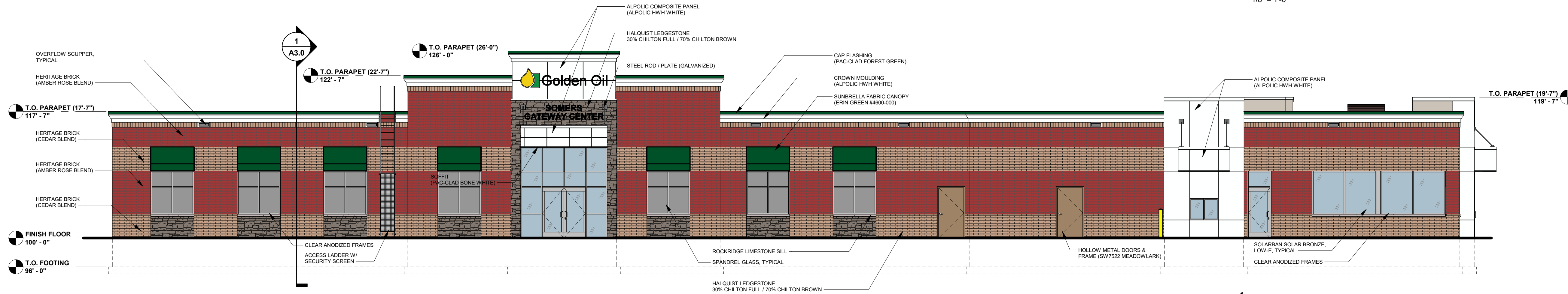
EXHIBIT D



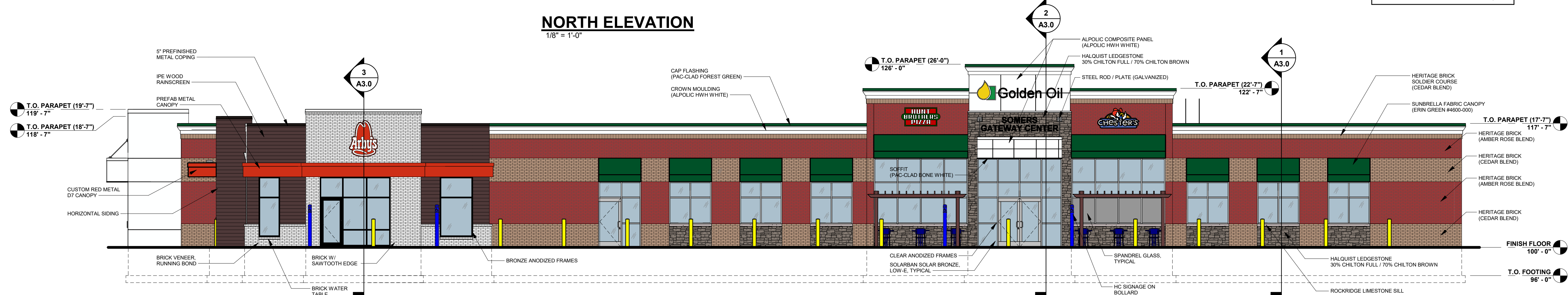
EAST ELEVATION
1/8" = 1'-0"



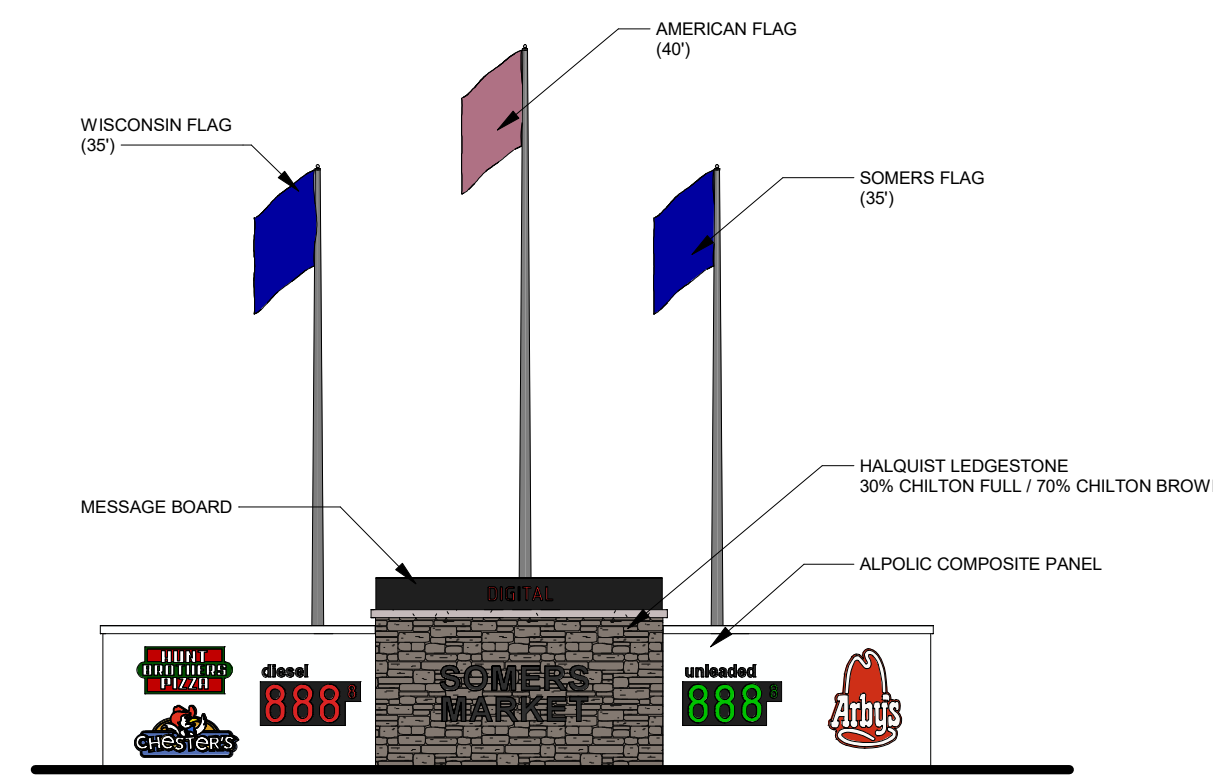
WEST ELEVATION
1/8" = 1'-0"



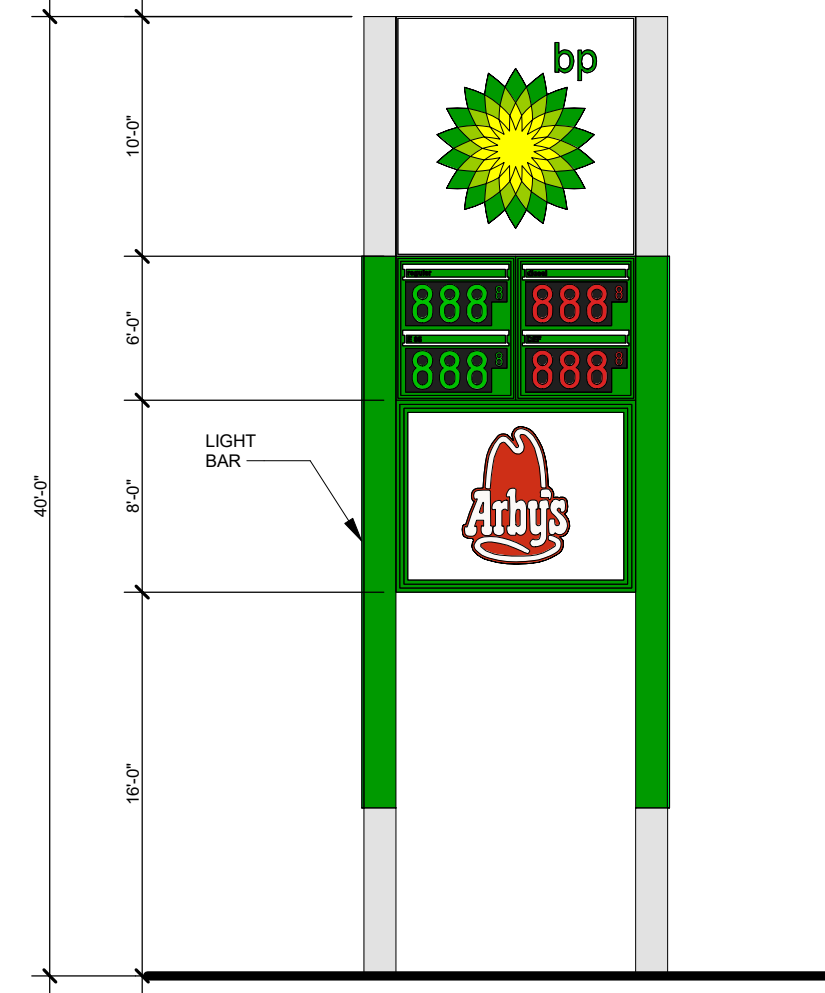
NORTH ELEVATION
1/8" = 1'-0"



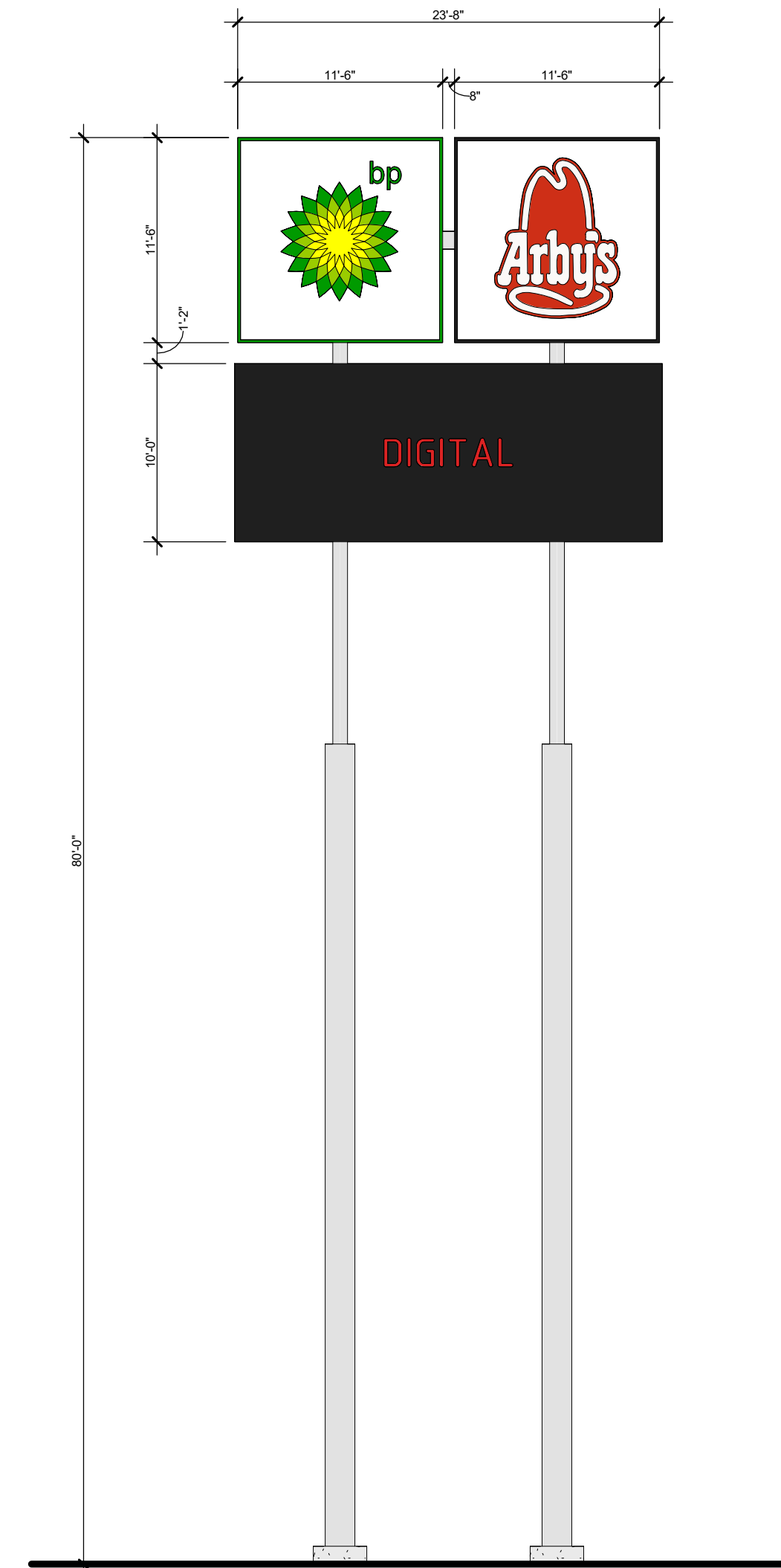
SOUTH ELEVATION
1/8" = 1'-0"



MUNICIPAL SIGN
1/8" = 1'-0"



40'-0" SIGN
1/8" = 1'-0"



80'-0" SIGN
1/8" = 1'-0"

DOOR & WINDOW VALUES			
WINDOWS:	U VALUE	0.4	
	SHGC	0.277	
	VT	0.36	
DOORS:	U VALUE	0.38	
O.H. DOORS:	U VALUE	0.108	
	(NON-SWINGING)		
DOORS:	U VALUE	0.701	
	(>50% GLAZING)		
	SHGC	0.205	
	VT	0.24	

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldschmidt Rd
Carmelton, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS,
WISCONSIN

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REVISIONS		
10	07.21.2023	ACM
11	08.01.2023	ACM
12	02.14.2024	ACM
13	03.05.2024	ACM
14	03.29.2024	ACM
15	04.05.2024	ACM

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER:
N. LAURENT

DESIGNER:
R. LINDSTROM

DRAWN BY:
ACM

EXPEDITOR:

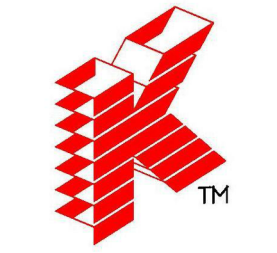
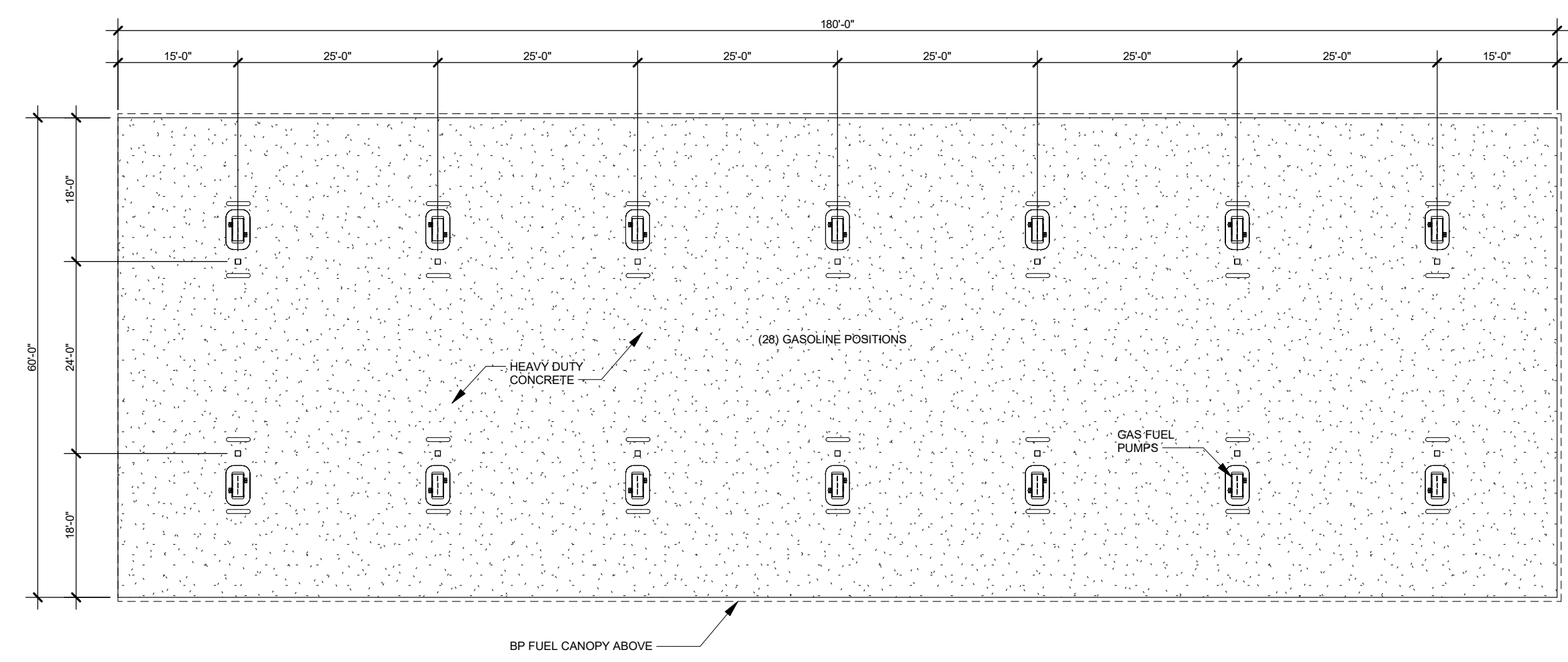
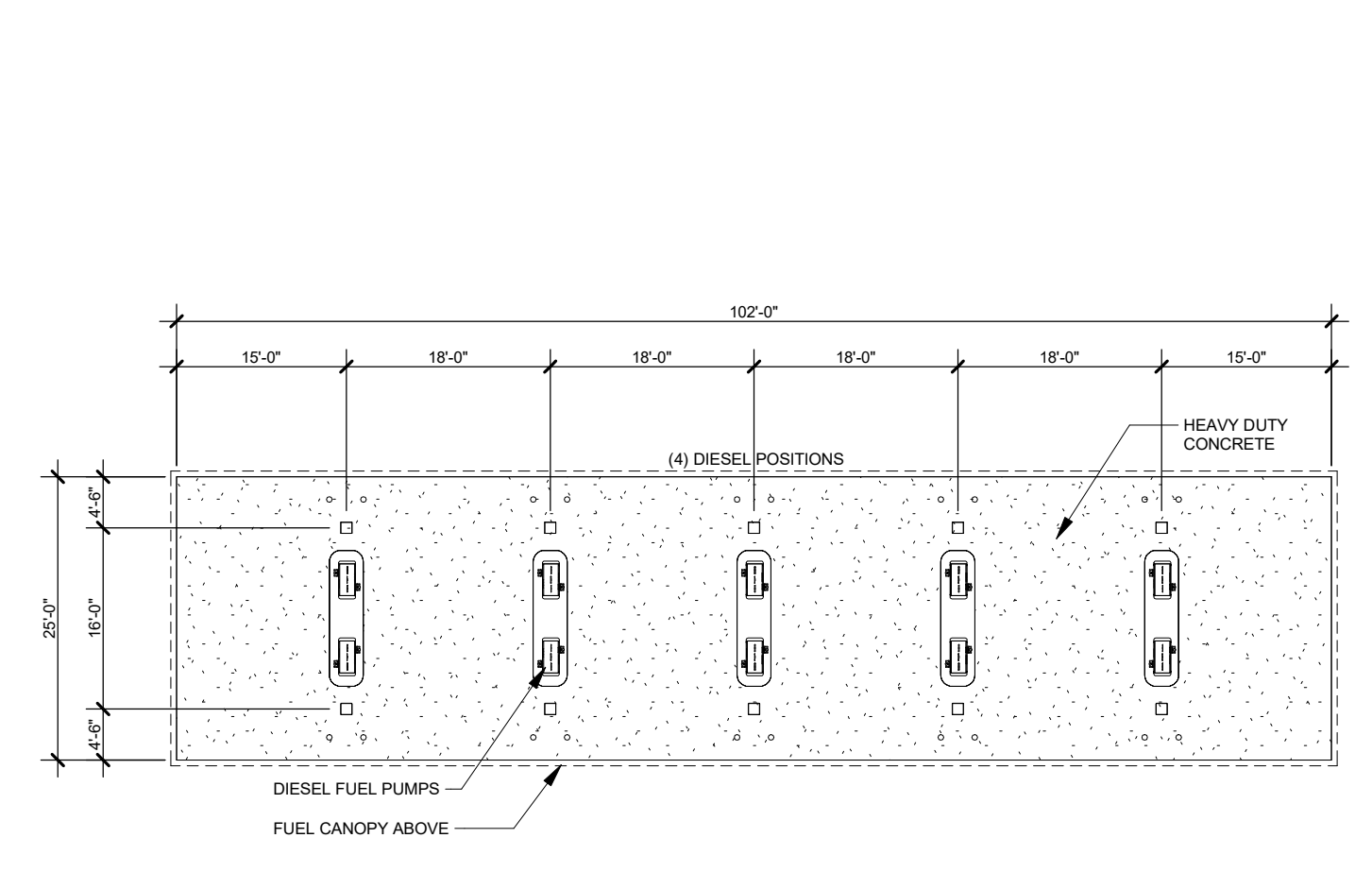
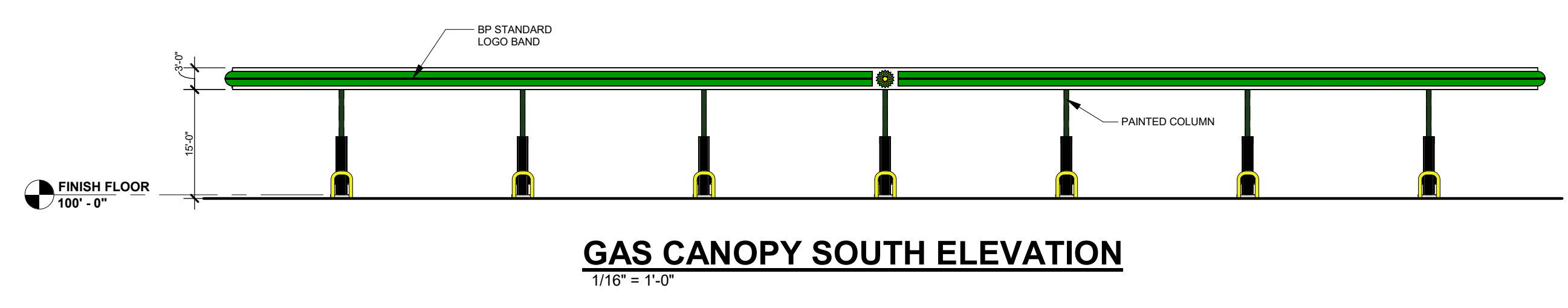
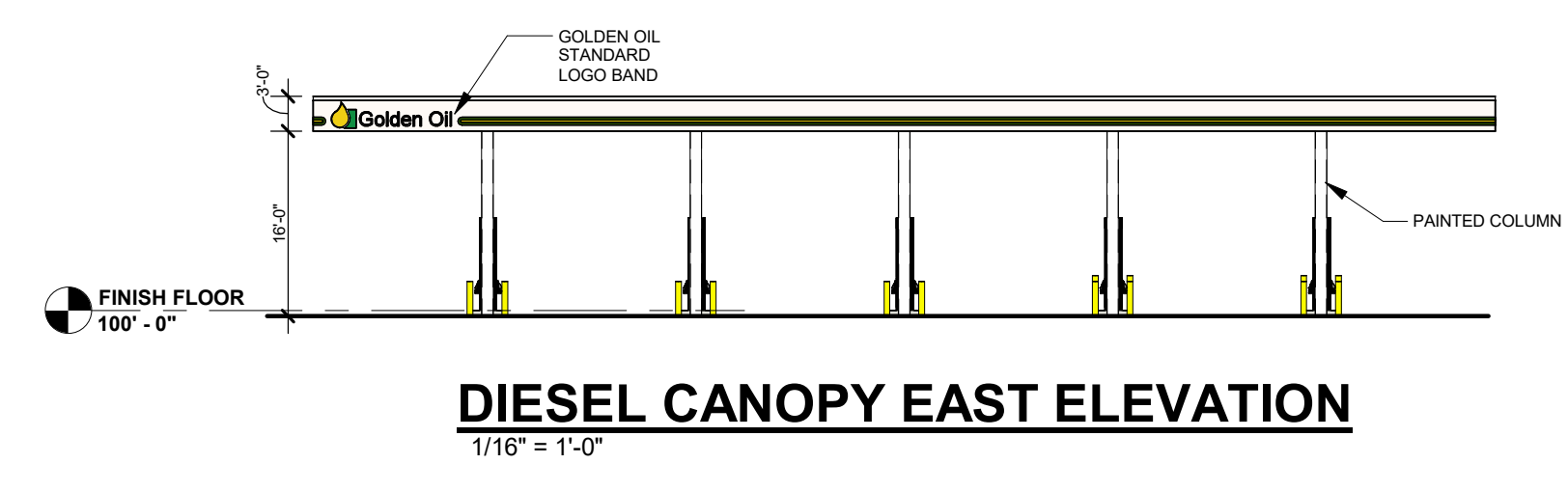
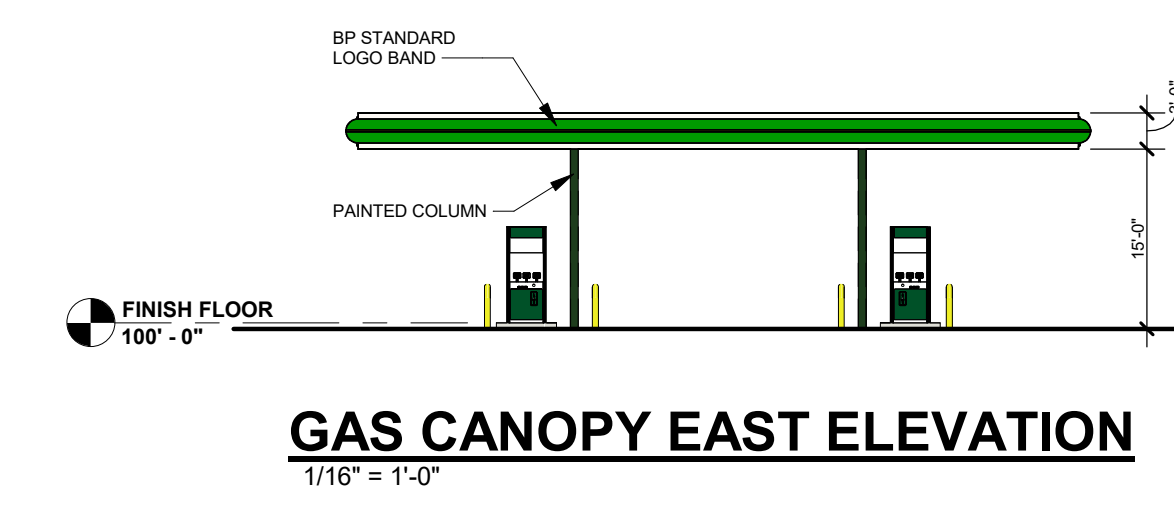
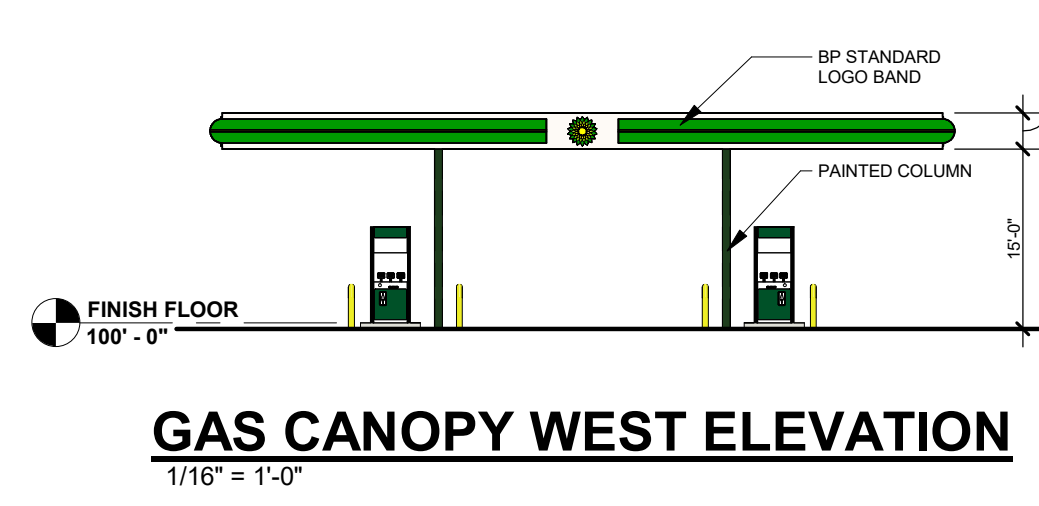
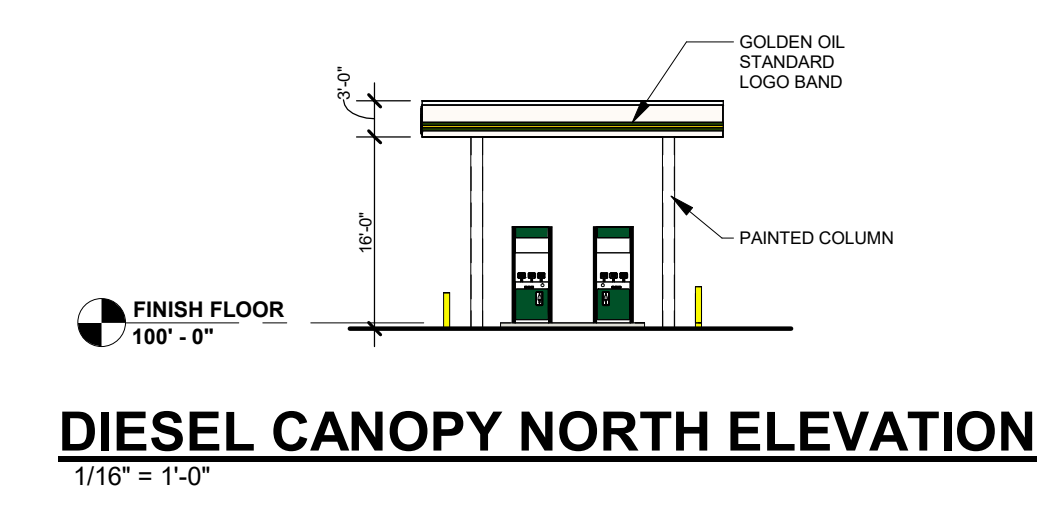
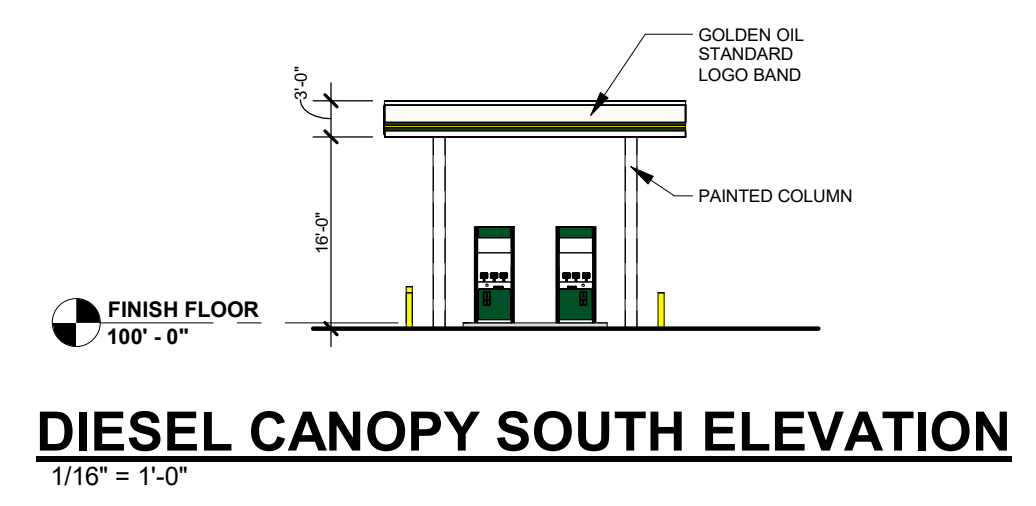
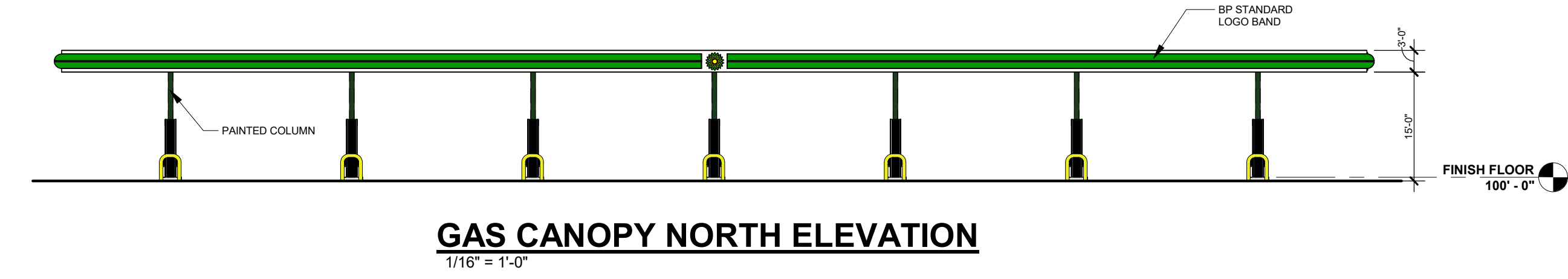
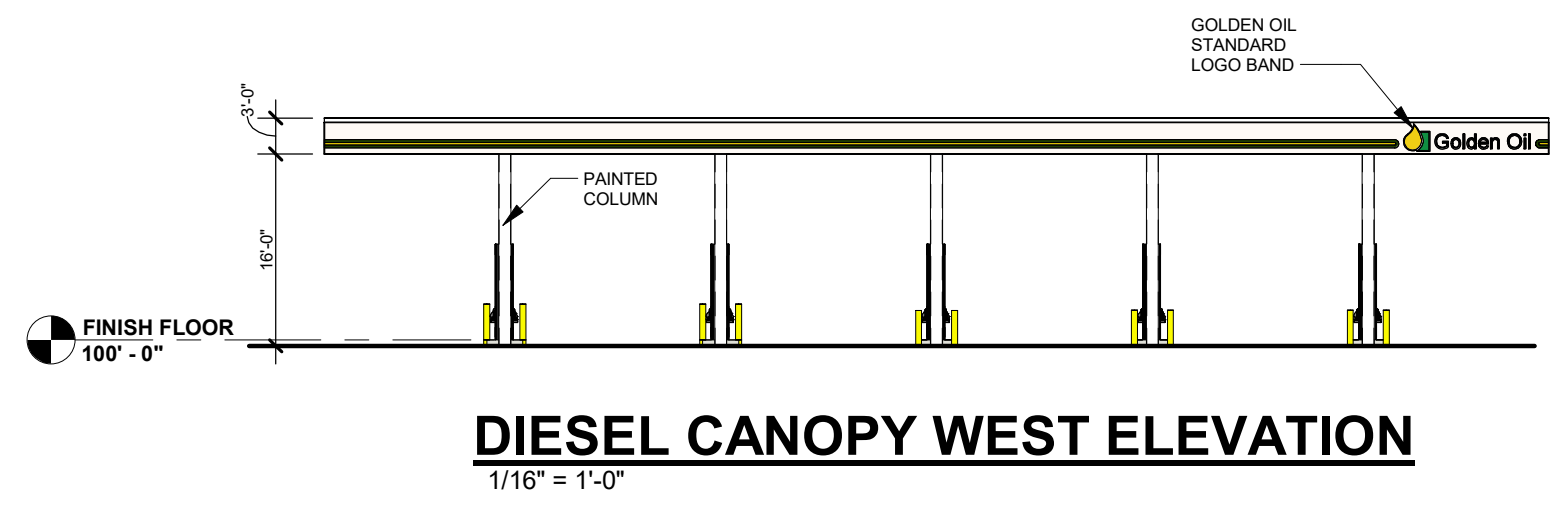
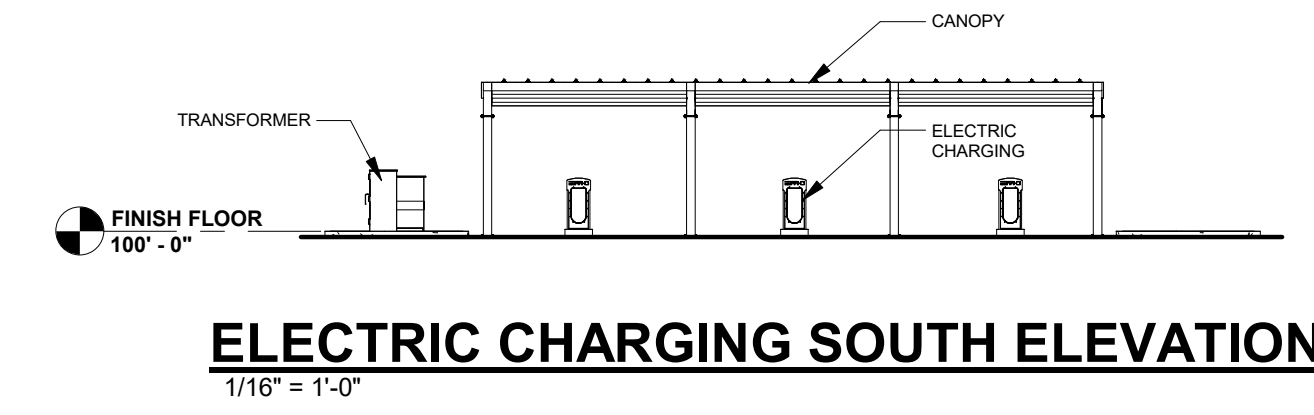
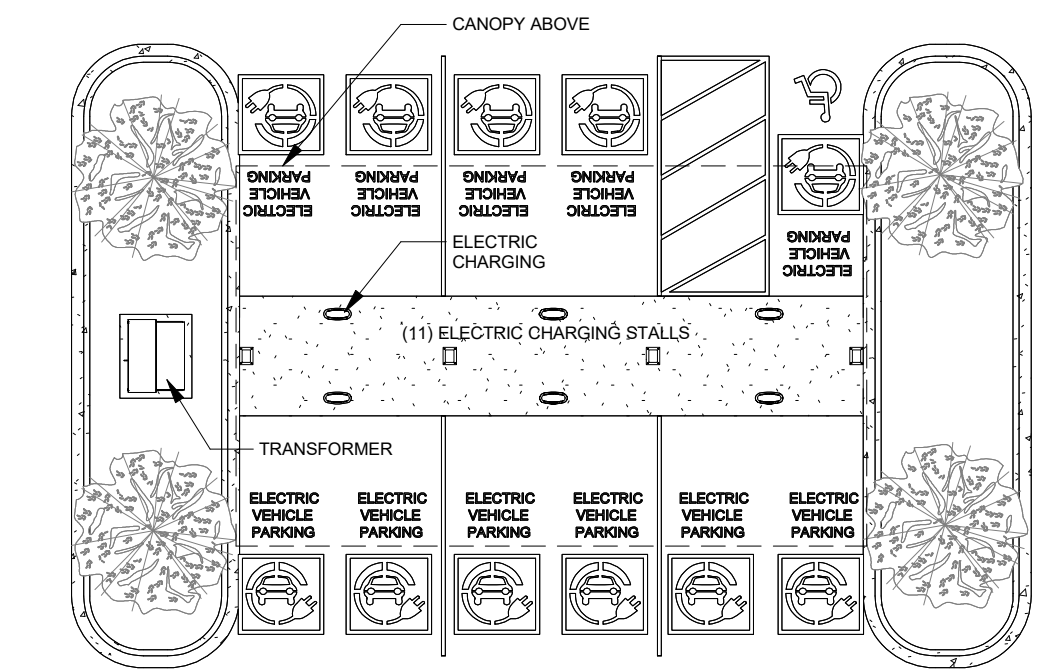
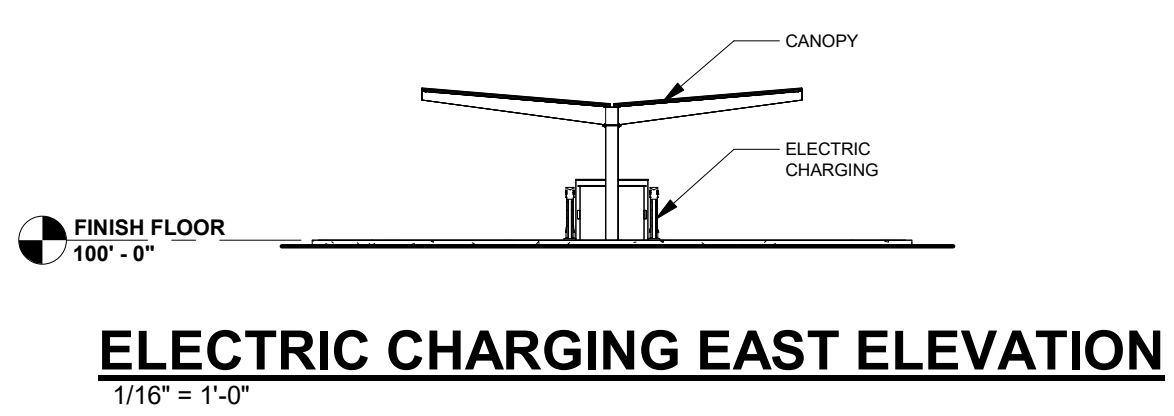
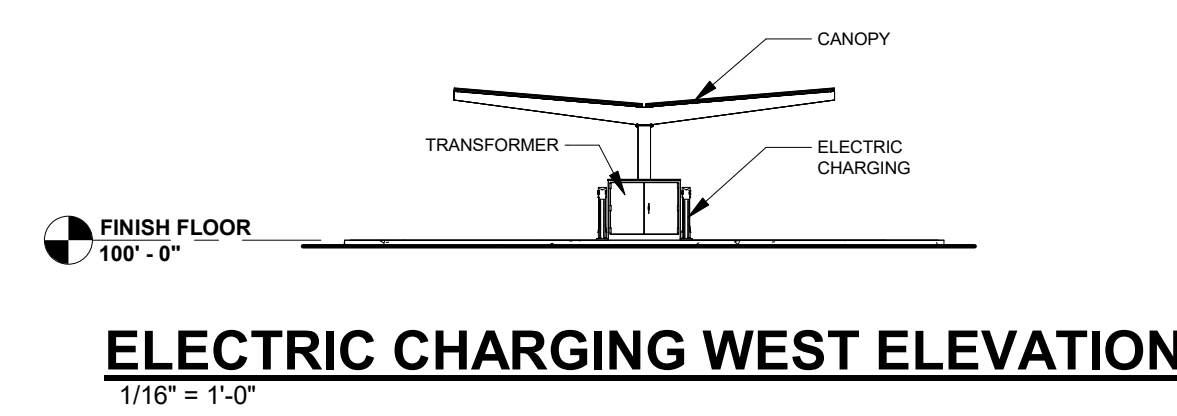
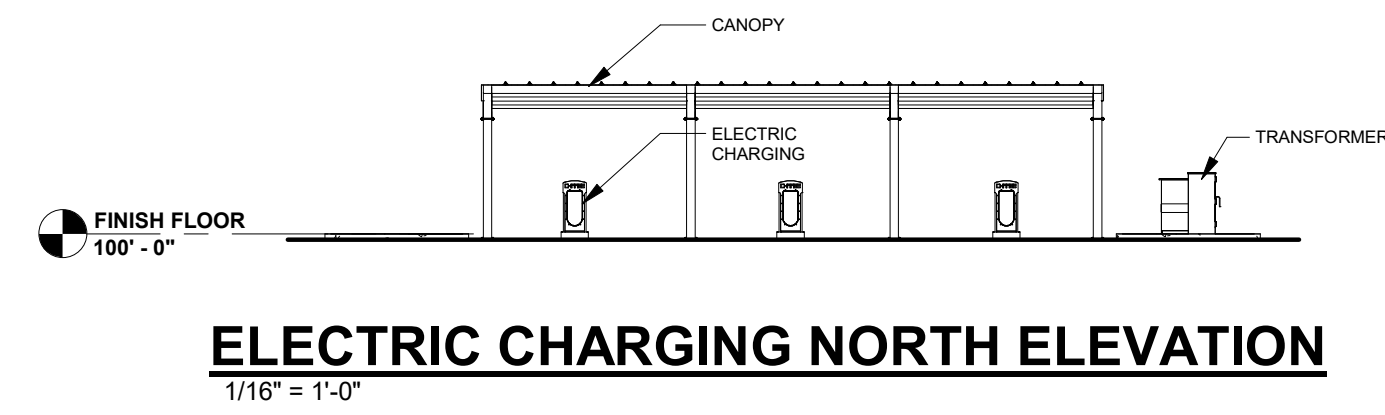
SUPERVISOR:

PRELIMINARY NO:
P22188

CONTRACT NO:

DATE:
06.21.2022

SHEET:
A2.0



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PROPOSED FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS,
WISCONSIN

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REVISIONS

10	07.21.2023	ACM
11	08.01.2023	ACM
12	02.14.2024	ACM
13	03.05.2024	ACM
14	03.29.2024	ACM
15	04.05.2024	ACM

PROJECT MANAGER:
N. LAURENT

DESIGNER:
R. LINDSTROM

DRAWN BY:
ACM

EXPEDITOR:

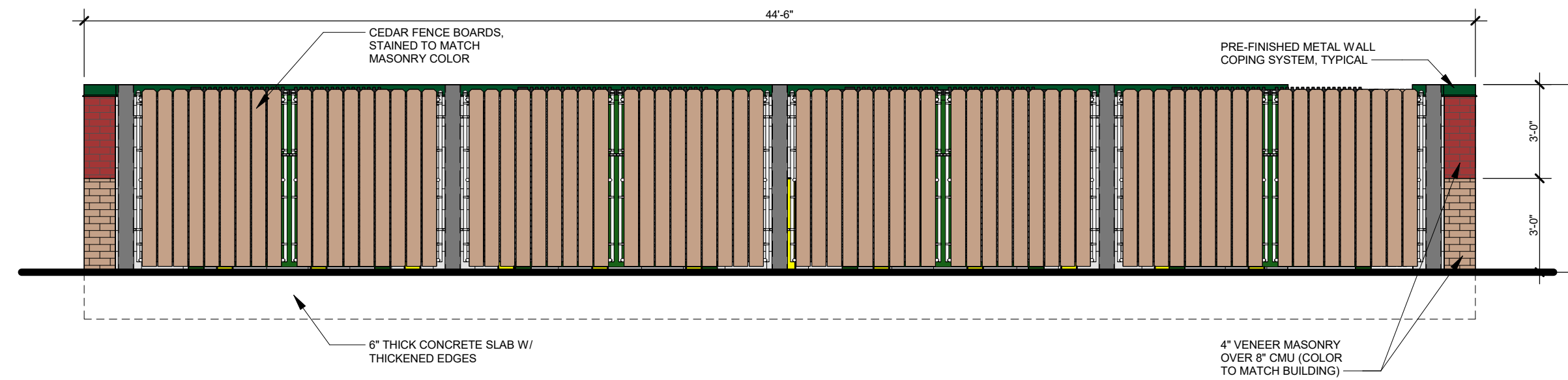
SUPERVISOR:

PRELIMINARY NO.:
P22188

CONTRACT NO.:

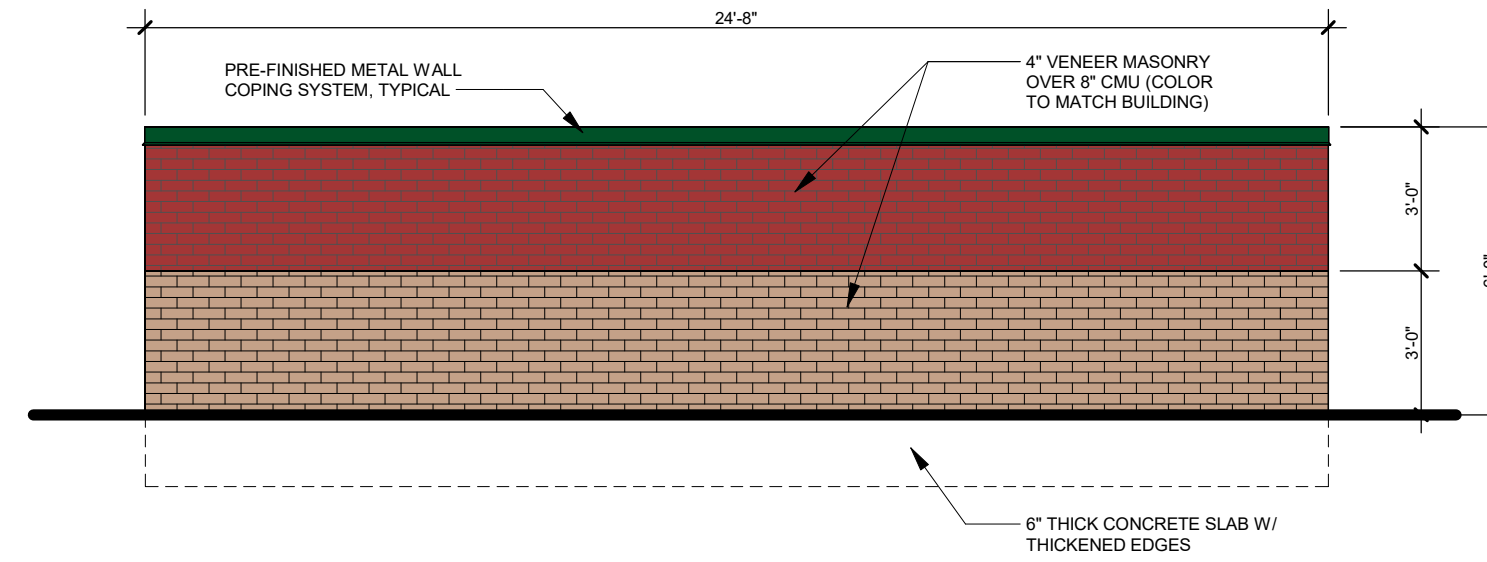
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06.21.2022

SHEET:
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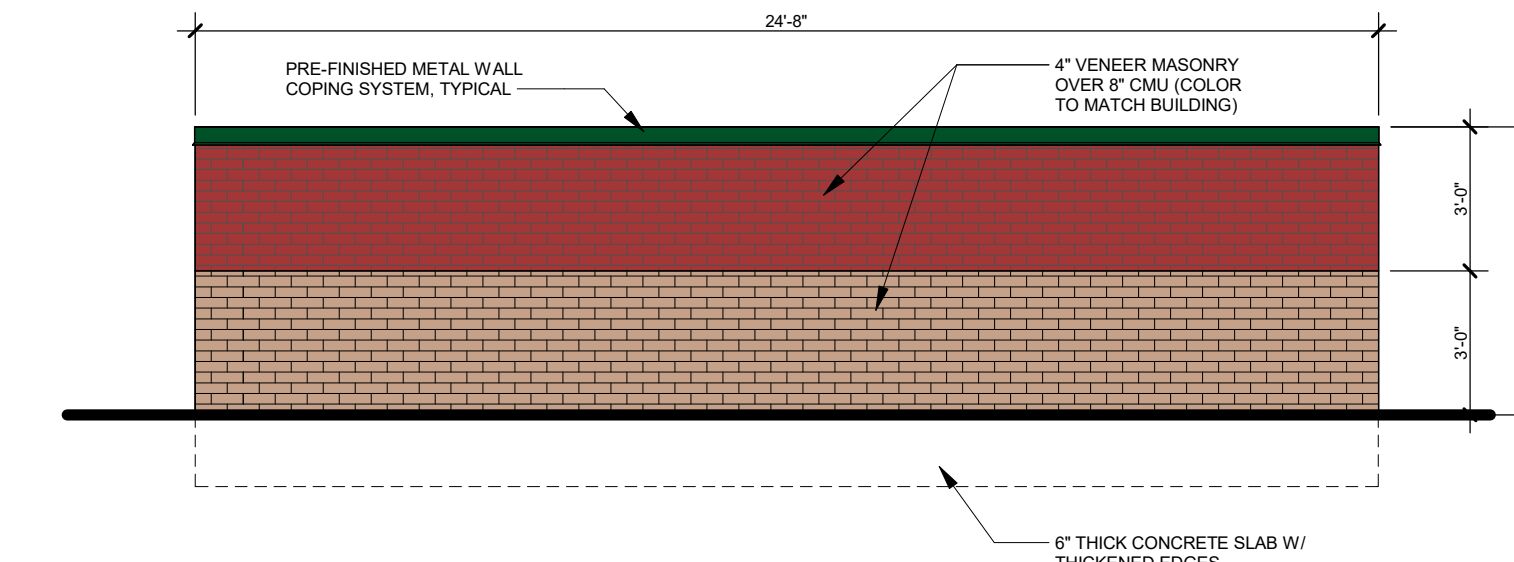
DUMPSTER ENCLOSURE - WEST ELEVATION

1/4" = 1'-0"



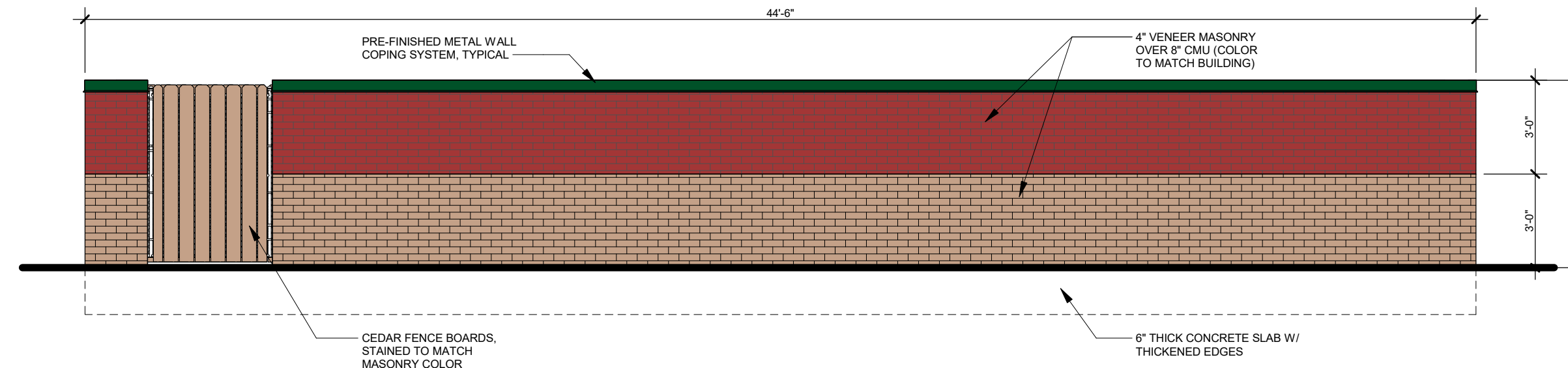
DUMPSTER ENCLOSURE - SOUTH ELEVATION

1/4" = 1'-0"



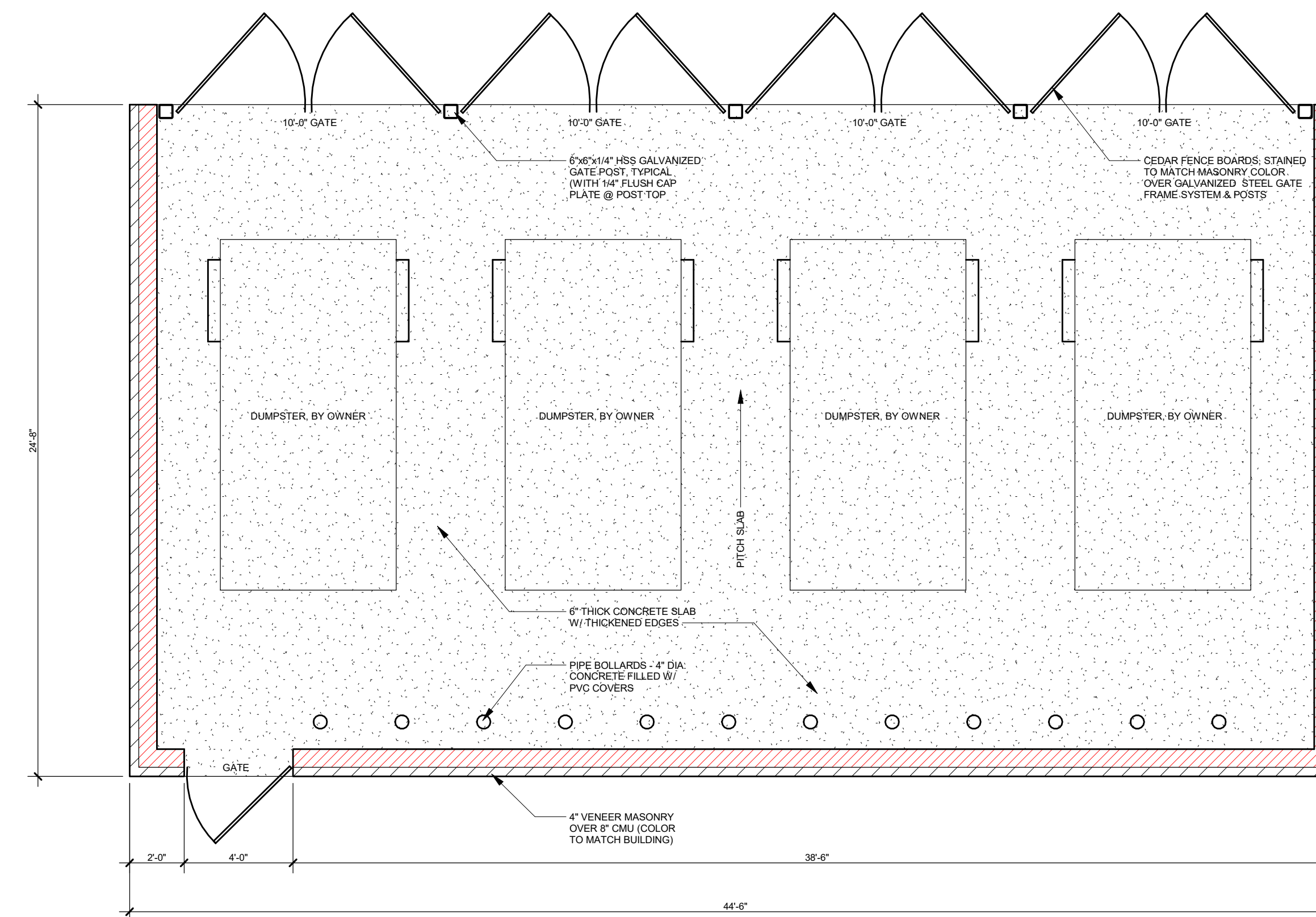
DUMPSTER ENCLOSURE - NORTH ELEVATION

1/4" = 1'-0"



DUMPSTER ENCLOSURE - EAST ELEVATION

1/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN

1/4" = 1'-0"

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PROPOSED FOR:
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14	03.29.2024	ACM
15	04.05.2024	ACM

PROJECT MANAGER:
 N. LAURENT

DESIGNER:
 R. LINDSTROM

DRAWN BY:
 ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
 P22188

CONTRACT NO:

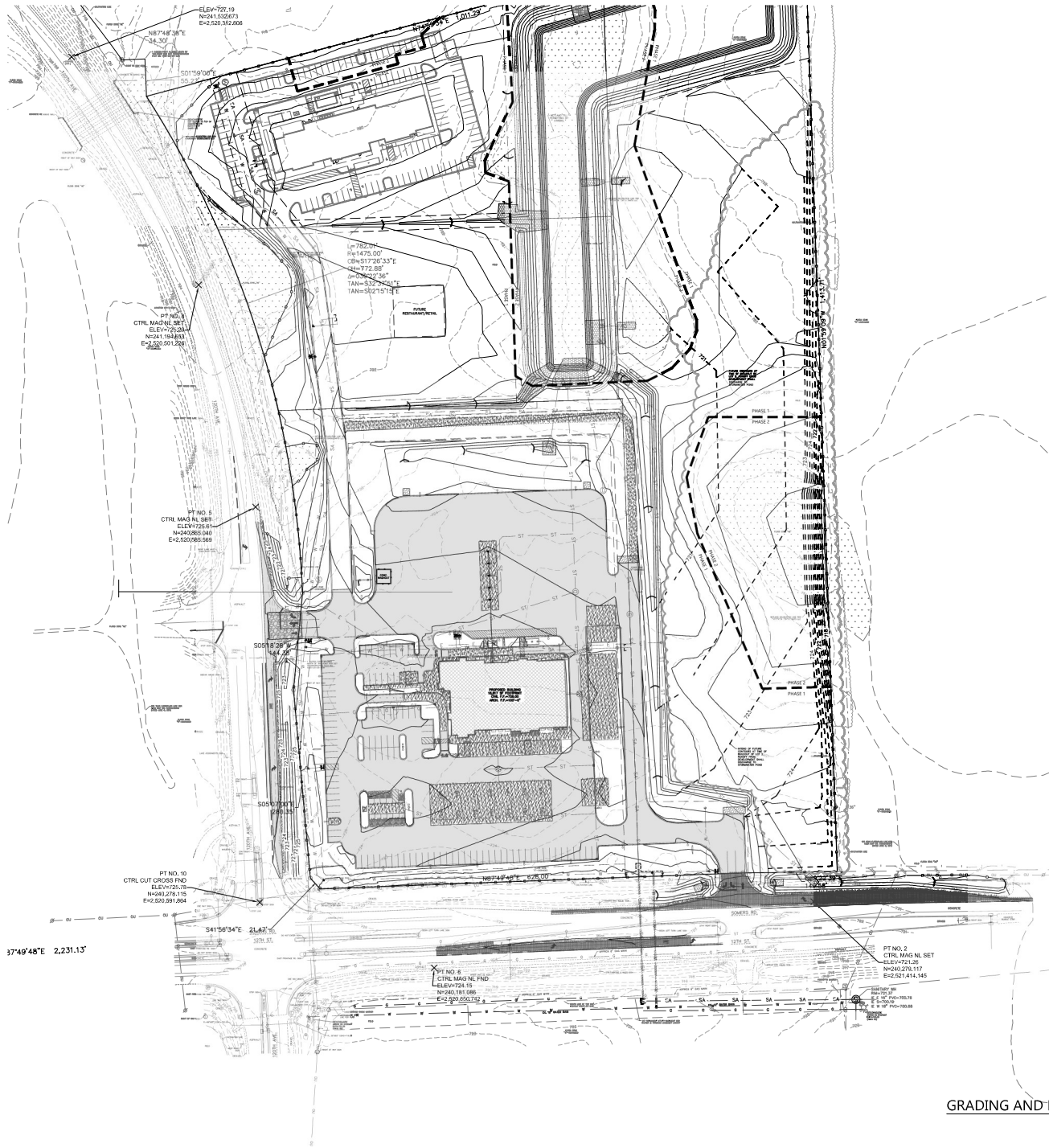
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 06.21.2022

SHEET:
A2.2

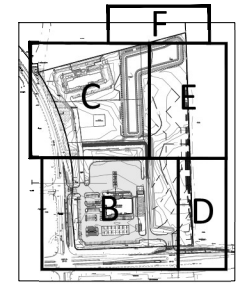
PRELIMINARY - NOT FOR CONSTRUCTION







SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



KEY PLAN

- GENERAL NOTES:**
- HANDICAP STAIRS AND ACCESS RAILS SHALL NOT EXCEED A SLOPE OF 1:10 IN ANY DIRECTION. HANDICAP STAIRS & ACCESS RAILS SHALL CONFORM TO ADA REQUIREMENTS CURRENT EDITION.
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50 AND RUNNING SLOPE OF 4:59, UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
 - CONTRACTOR SHALL PROVIDE CURB CUTS W/ WASHOUT AS PRESCRIBED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TEMPORARY FLOOD PROTECTION FOR ALL CURB CUTS & CATCH BASINS OFF- & ON-STEET W/VEGETATION DOWNSTREAM OF THE PROJECT SITE FOR LOCAL CODE.

VERTICAL DATUM CONVERSION
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD83
2. NAVD83 - NAVD88 = 0.177 FT

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PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS WISCONSIN

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REVISIONS

1	NOV. 22, 2024
2	APR. 2, 2025
3	APR. 8, 2025
4	
5	
6	
7	
8	
9	
10	

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEIOTOR: S. LAMON
SUPERVISOR: T. RUNDE
PRELIMINARY NO.: P22188
CONTRACT NO.: 80550
DATE: OCT. 28, 2024



GRADING AND EROSION CONTROL PLAN - OVERALL
SHEET: **C1.2A**

ISSUED FOR CONSTRUCTION

D-Series Size 1 LED Area Luminaire

Specifications

Beam Angle: 120°
 Length: 14.25"
 Height: 2.81"
 Height (H): 2.72"
 Height (H): 2.81"
 Weight: 36 lbs

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 60% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: D6X1 LED P7 40K 70CRI T2M MVLDT SPA N2A92 PR1N1 D0B20

Order Code	Color Temperature	Color Rendering Index	Beam Spread	Mounting	Finish	Rating
D6X1	40K	90	120°	Top Mount	Black	IP65
LED						
P7						
40K						
90						
120°						
T2M						
MVLDT						
SPA						
N2A92						
PR1N1						
D0B20						

Accessories

Accessories	Description	Part Number
1000	1000 Series LED Luminaire	1000
1001	1001 Series LED Luminaire	1001
1002	1002 Series LED Luminaire	1002
1003	1003 Series LED Luminaire	1003
1004	1004 Series LED Luminaire	1004
1005	1005 Series LED Luminaire	1005
1006	1006 Series LED Luminaire	1006
1007	1007 Series LED Luminaire	1007
1008	1008 Series LED Luminaire	1008
1009	1009 Series LED Luminaire	1009
1010	1010 Series LED Luminaire	1010

LITHONIA LIGHTING
 One Lithonia Way • Conover, Georgia 3002 • Phone: 1-800-351-0278 • www.lithonia.com
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PCNY LED LED Canopy/Ceiling Luminaire

Specifications

Width: 15.87"
 Height: 9.4"
 Depth: 15.2"
 Weight: 10.67lbs

Introduction

The all-new PCNY LED luminaire is designed to provide exceptional energy savings and versatility in one package. Features such as Adjustable Lumen Output (ALCO) and replaceable decorative cover make PCNY LED suitable for a wide variety of applications.

With over 150 LMW the PCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hours life expectancy (E2+ years of 24/7 continuous operation), the PCNY LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information EXAMPLE: PCNY LED AL01 30K FPLM MVLDT DWX00 M3

Order Code	Color Temperature	Color Rendering Index	Beam Spread	Mounting	Finish	Rating
PCNY LED	30K	90	120°	Top Mount	Black	IP65
AL01						
30K						
90						
120°						
FPLM						
MVLDT						
DWX00						
M3						

LITHONIA LIGHTING
 One Lithonia Way • Conover, Georgia 3002 • Phone: 1-800-351-0278 • www.lithonia.com
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FEATURES & SPECIFICATIONS

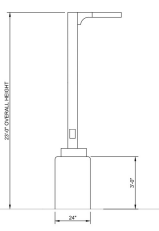
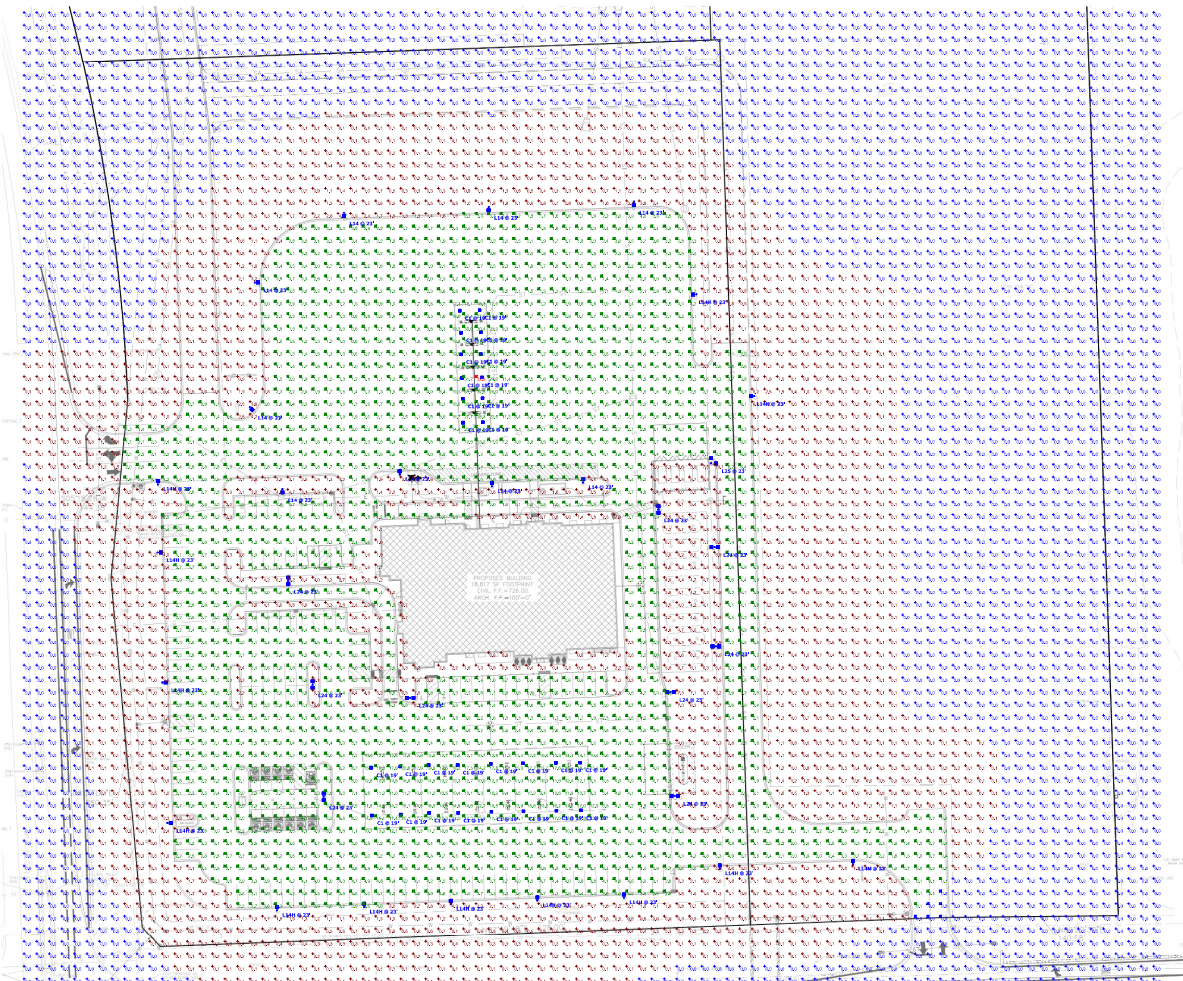
REVISIONS

COMPARISON

ELECTRICAL

INSTALLATION

WARRANTY



LIGHT POLE DETAIL
 NO SCALE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Luminaires	LUMENS Lumens	Light Loss Factor	Wattage	Wattage
□	L14H	13	LITHONIA	D6X1 LED P7 40K 70CRI T2M MVLDT SPA N2A92 PR1N1 D0B20	D-Series Size 1 Area Luminaire PE Performance Package 1000K CCT 90 CRI Type 1 Medium	1	16453	1	165,249	
□	L24	9	LITHONIA	D6X1 LED P7 40K 70CRI T2M MVLDT SPA N2A92 PR1N1 D0B20	D-Series Size 1 Area Luminaire PE Performance Package 1000K CCT 90 CRI Type 1 Medium	1	19136	1	33927	
□	L14	9	LITHONIA	D6X1 LED P7 40K 70CRI T2M MVLDT SPA N2A92 PR1N1 D0B20	D-Series Size 1 Area Luminaire PE Performance Package 1000K CCT 90 CRI Type 1 Medium	1	19136	1	169,433	
□	L34	9	LITHONIA	D6X1 LED P7 40K 70CRI T2M MVLDT SPA N2A92 PR1N1 D0B20	D-Series Size 1 Area Luminaire PE Performance Package 1000K CCT 90 CRI Type 1 Medium	1	19136	1	169,235	
□	L25	1	LITHONIA	D6X1 LED P7 40K 70CRI T2M MVLDT SPA N2A92 PR1N1 D0B20	D-Series Size 1 Area Luminaire PE Performance Package 1000K CCT 90 CRI Type 1 Medium	1	19136	1	3100	
□	C1	28	LITHONIA	PCNY LED AL01 30K FPLM MVLDT DWX00 M3	PCNY LED AL01 30K FPLM MVLDT DWX00 M3	1	12566	1	8145	

Statistics

Designation	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Area #1		14.4	32.0	0.2	160	800

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 Milwaukee, WI 53212
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 Fax: (414) 355-0714

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 Milwaukee, WI 53212
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 Fax: (414) 355-0714

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GOLDEN OIL - SOMERS GATEWAY CENTER

WISCONSIN
 SOMERS

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REVISIONS

PROJECT MANAGER: N. LAURENT
 DESIGNER: R. LINDSTROM
 DRAWN BY: EXCEL ENGINEERING
 EXPEDITER: S. LAMON
 SUPERVISOR: T. RINDE
 PRELIMINARY NO: P22188
 CONTRACT NO: 18056

DATE: OCT. 28, 2024
 SHEET: C1.5

SITE PHOTOMETRIC PLAN AND DETAILS
 ISSUED FOR CONSTRUCTION

Exhibit G
Sanitary Sewer Connection Fees

Sanitary Sewer Fee..... \$24,360

Total Sewer Connection Fees..... \$24,360.00

***Subject to change if meters, are not as follows:**

- **One (1), Two (2) inch displacement meter**
- **Two (2), One (1) inch displacement meters**

SPECIFICATION NOTE:
SEE SHEET C5.01 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS FROM ALL REQUIRED ENTITIES.

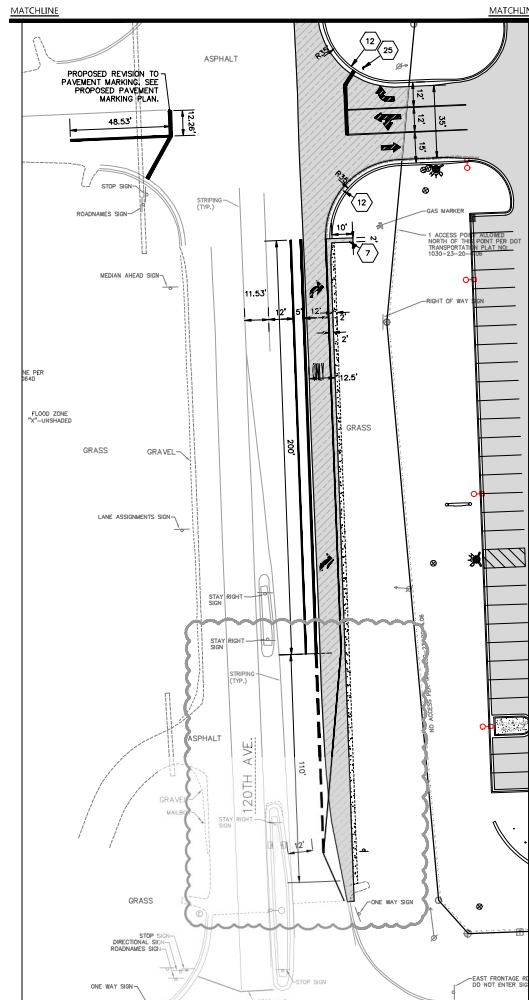
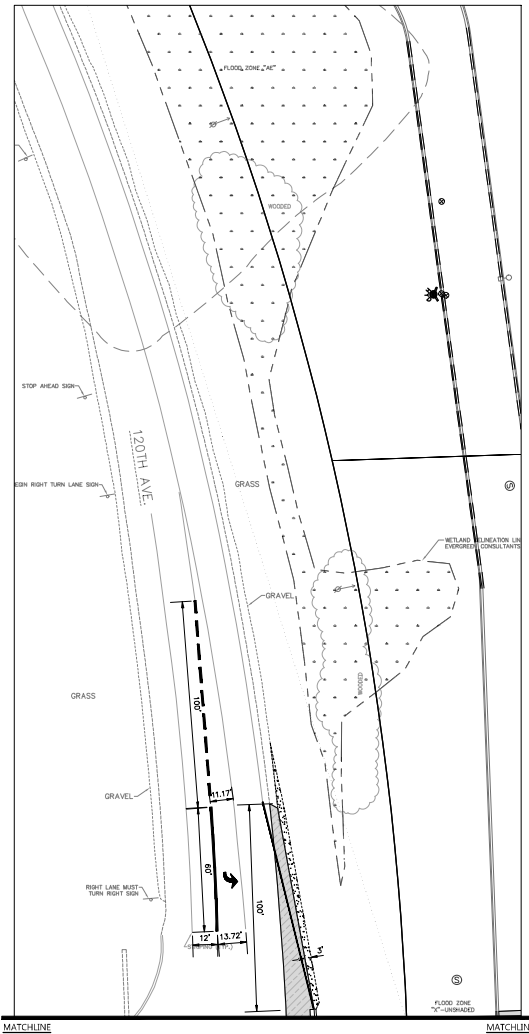
SITE PLAN KEYNOTES

- (7) 2' WIDE ASPHALT FLUME PER WISDOT SDD (TYP)
- (12) DOT 6" SLOPED 36" TYPE D CONCRETE CURB & GUTTER PER SDD 08001-g. TAPER CURB HEIGHT 0" TO 6" IN 10'-0" LENGTH AT ENDS OF CURB & GUTTER SECTIONS.
- (25) STOP SIGN (R1-1 TYP.)

(X(X)) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1

PAVEMENT HATCH KEY:

- DOT ASPHALT SECTION
- GRAVEL SECTION



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Sun Prairie, WI 53590
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PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

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REVISIONS

NOV. 22, 2024
JAN. 20, 2025

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEDITOR: S. LAMON
SUPERVISOR: T. RUNDE
PRELIMINARY NO: P22188
CONTRACT NO: 80550
DATE: OCT. 28, 2024

WISCONSIN DOT SITE PLAN
EXCEL JOB #: 2266000

ISSUED FOR CONSTRUCTION

C5.1

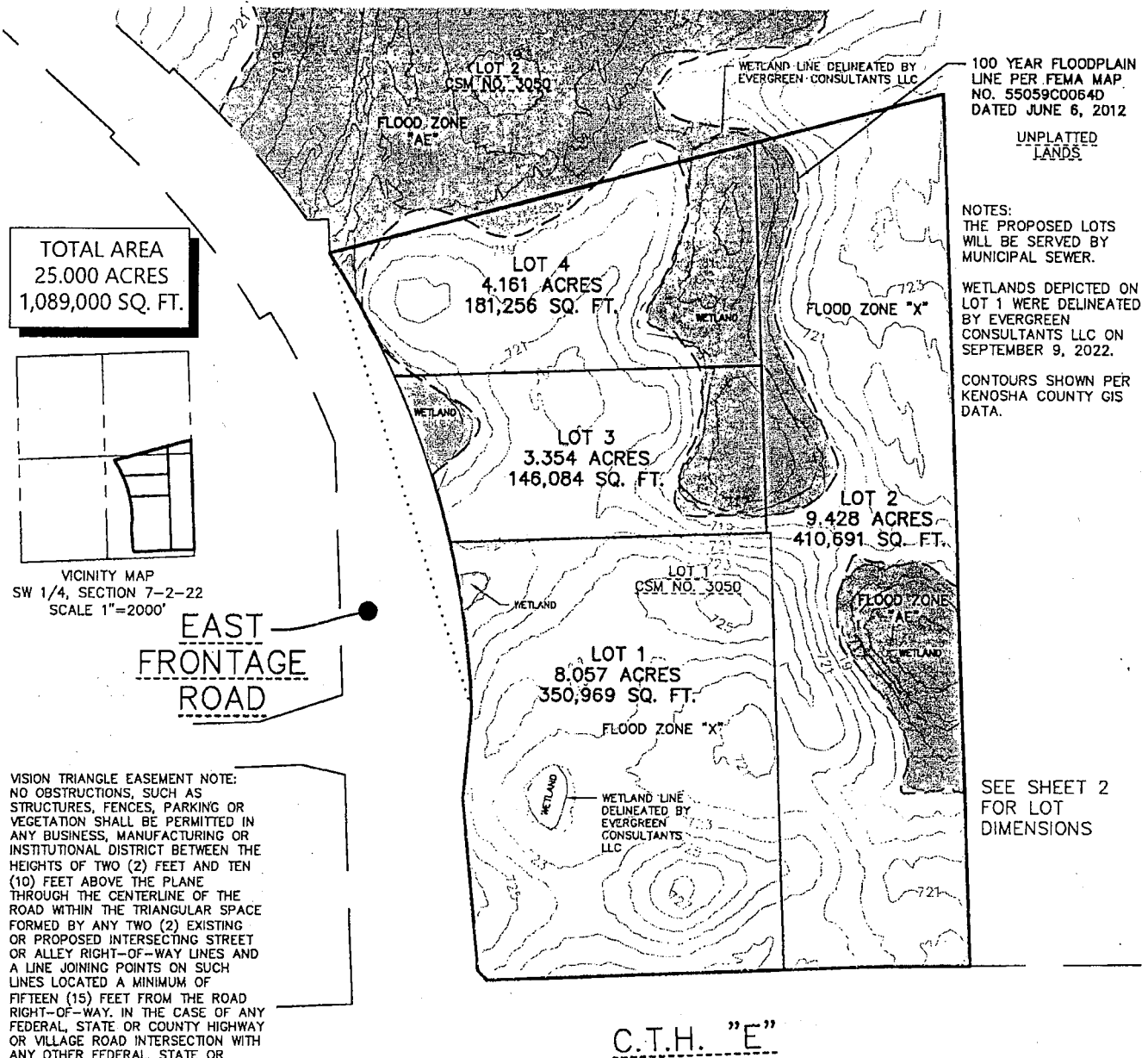
1" = 30'
SCALE FULL SIZE = 22'x34"
FEET

NORTH

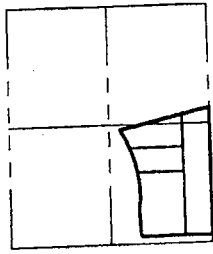
Document #: **1966319**
 Date: **2024-07-12** Time: **2:48 PM** Pages: **4**
 Fee: **\$30.00** County: **KENOSHA** State: **WI**
 REGISTER OF DEEDS: **JOELLYN M. STORZ**

CERTIFIED SURVEY MAP NO. 3093

FOR
SOMERS GATEWAY CENTER LLC
 LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4
 & SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
 SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST, VILLAGE
 OF SOMERS, KENOSHA COUNTY, WISCONSIN.



TOTAL AREA
 25.000 ACRES
 1,089,000 SQ. FT.



VICINITY MAP
 SW 1/4, SECTION 7-2-22
 SCALE 1"=2000'

EAST FRONTAGE ROAD

SEE SHEET 2 FOR LOT DIMENSIONS

Parcel Number: 82-4-222-073-0301



MAP DATE: APR. 26, 2024
 REV. DATE: JUNE 20, 2024

LEGEND

CERTIFIED SURVEY MAP NO. 3093

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

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

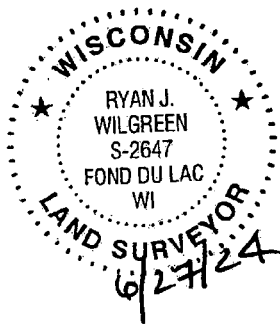
That I have surveyed, divided and mapped a parcel of land described below.


That I have made such Certified Survey under the direction of Somers Gateway Center LLC bounded and described as follows:

Lot 1 of Certified Survey Map No. 3050, recorded in the Kenosha County Register of Deeds Office as Document No. 1948190, being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 7, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin.

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

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




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

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers on this 25th day of June, 2024.


George Stoner, Village President

6-25-2024
Date


Wendy Burnette, Village Clerk-Treasurer

6-25-2024
Date

CERTIFIED SURVEY MAP NO. 3093

LOT 1, CSM NO. 3050, BEING PART OF THE NORTHEAST 1/4
& SOUTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 7, TOWNSHIP 2 NORTH, RANGE 22 EAST,
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Somers Gateway Center LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Somers Gateway Center LLC does further certify that this map is required to be submitted to the following for approval:

- 1. Village of Somers

WITNESS the hand and seal of said owner this 2nd day of July, 2024

Somers Gateway Center LLC

[Signature]

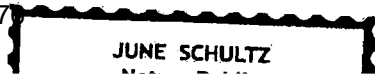
PAUL BHARDWAJ Member
(Print) (Title)

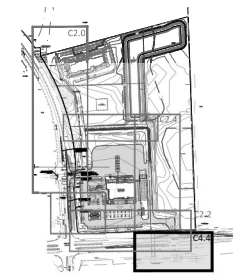
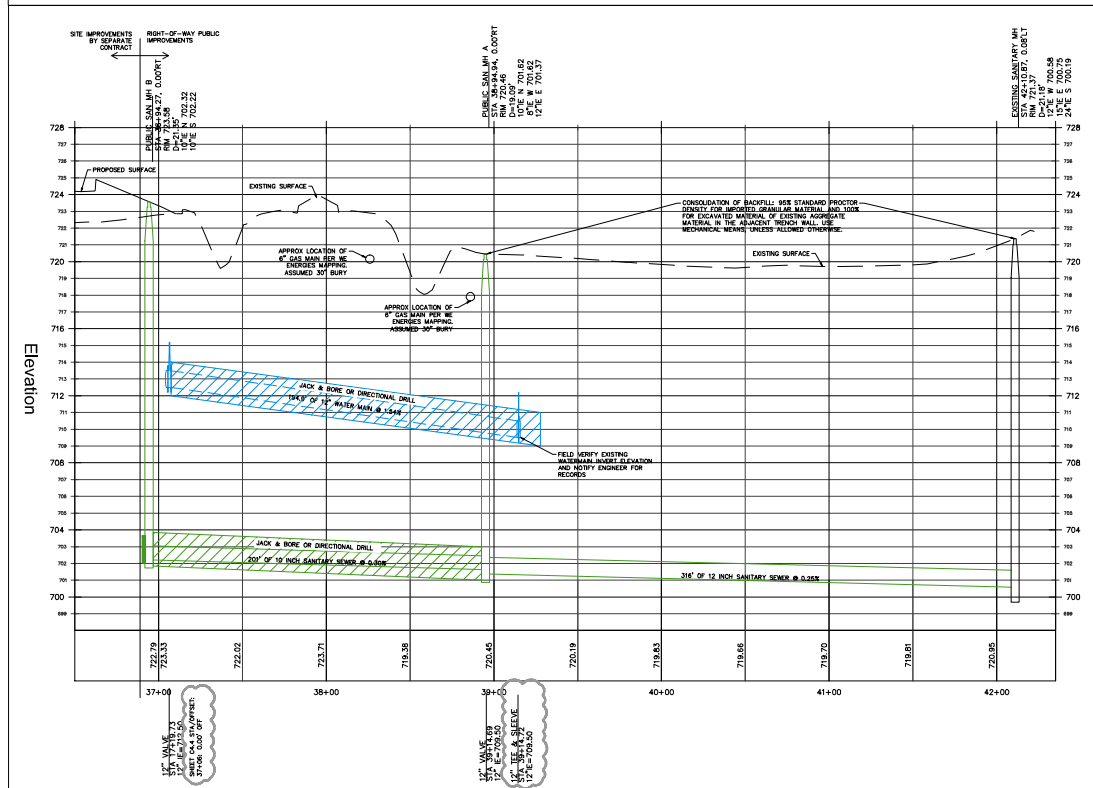
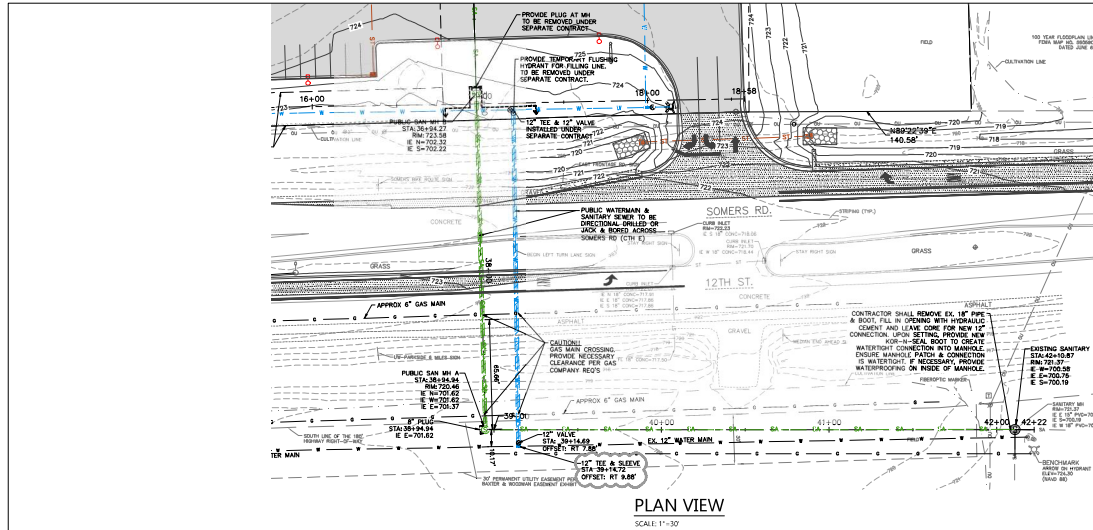
STATE OF Wisconsin)
Kenosha COUNTY)SS

Personally, came before me this 2nd day of July, 2024, the above named Paul Bhardwaj to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]

Notary Public, Kenosha County, WI
My Commission Expires: 8/3/26





PUBLIC MAIN EXTENSION KEY PLAN

NOTE:
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVORS
2. NAVORS # - NAVORS# = 017 21

VERTICAL DATUM CONVERSION

Keller
PLANNERS ARCHITECTS BUILDERS

FOR OFFICE: 1501 North East St., P.O. Box 620, Madison, WI 53703
PHONE: 608.766.5700 / 1.800.286.2024
FAX: 608.766.5004

MILWAUKEE: 1000 N. Lincoln Ave., Columbus, WI 53001
PHONE: 414.255.0770 / 1.800.286.2024
FAX: 414.255.0770

WISCONSIN: 1000 N. Lincoln Ave., Columbus, WI 53001
PHONE: 414.255.0770 / 1.800.286.2024
FAX: 414.255.0770

www.kellerusa.com

PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

SOMERS

WISCONSIN

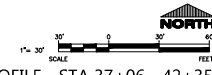
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REVISIONS

NOV. 22, 2024	
JAN. 20, 2025	

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEIDTOR: S. LAMON
SUPERVISOR: T. RUDE

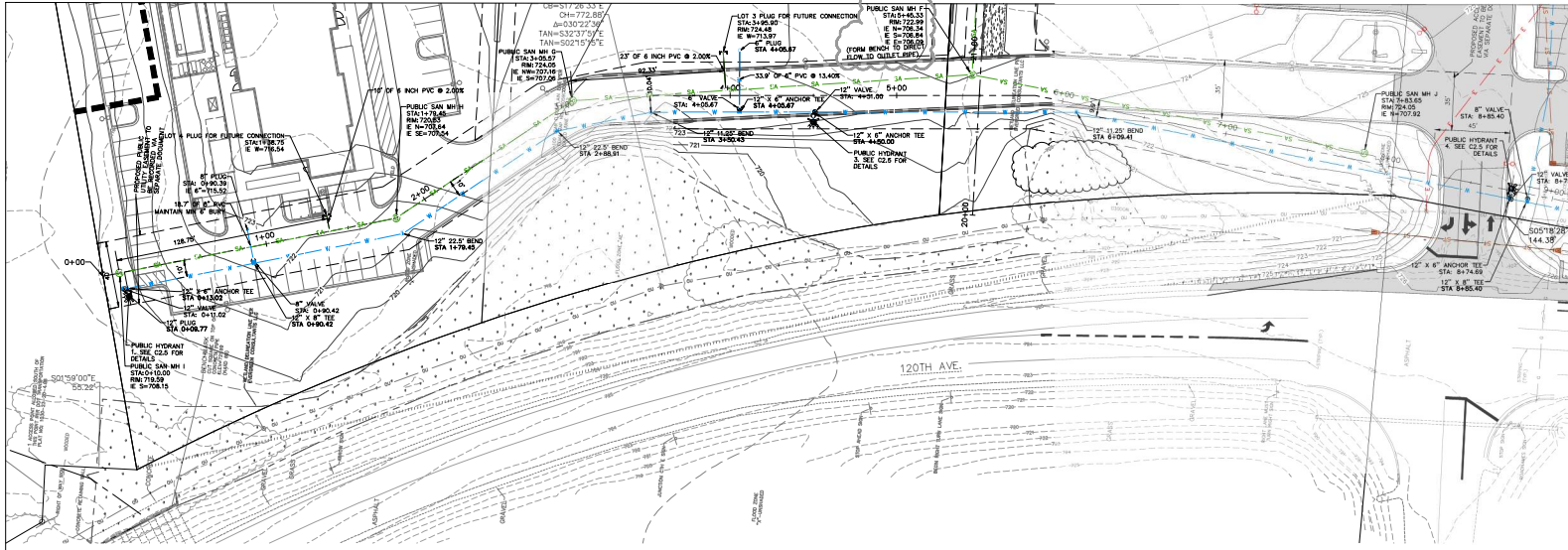
PRELIMINARY NO: P22188
CONTRACT NO: 80550
DATE: OCT. 28, 2024



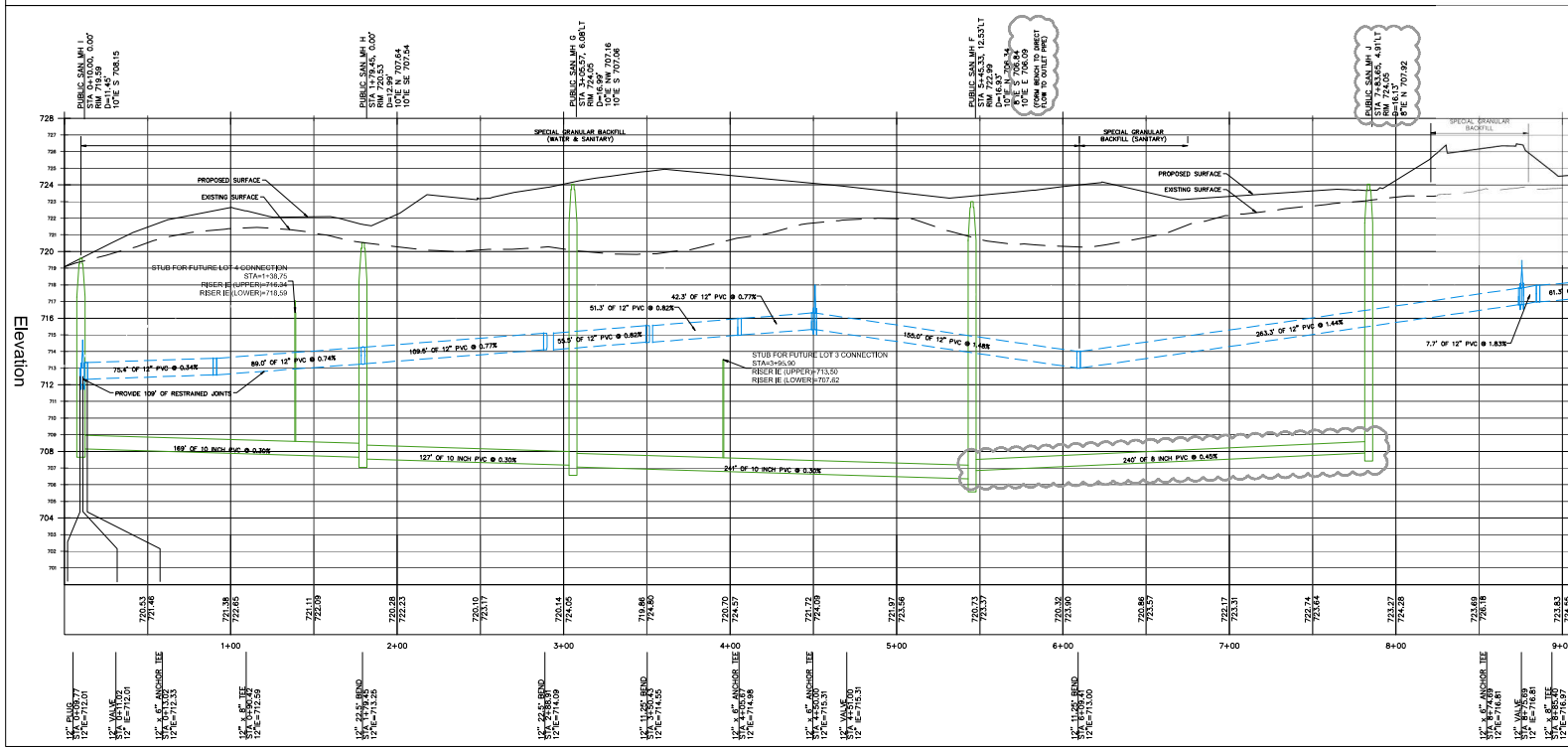
PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 37+06 - 42+35
EXCEL JOB # 226000

ISSUED FOR CONSTRUCTION

SHEET: **C4.4**

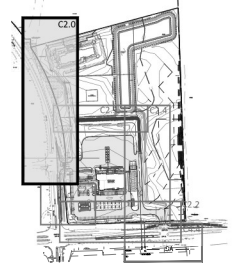


PLAN VIEW
SCALE 1"=30'



PROFILE VIEW
HORIZONTAL 1"=30'
VERTICAL 1"=3'

SPECIFICATION NOTE:
SEE SHEET C2.0 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



**PUBLIC MAIN
EXTENSION KEY PLAN**

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD83
2. NAVD83 + NAVD83 = 0.17 FT

SPECIAL GRANULAR BACKFILL NOTE:
FOR CONDUITS REQUIRING EXCAVATION BENEATH OR WITHIN 4 FEET HORIZONTALLY OF DRIVEWAYS, OR SIDEWALKS OR IN OTHER AREAS WHICH, IN THE OPINION OF THE VILLAGE ENGINEER, ARE OR MAY BE SUBJECT TO SIGNIFICANT TRAFFIC LOADING, SPECIAL GRANULAR BACKFILL SHALL BE PROVIDED ABOVE THE TOP OF THE SUBSIDIARY MATERIAL AND SHALL EXTEND UPWARD TO THE TOP OF GROUND OR PAVEMENT SUBGRADE. PROVIDE EITHER SAND, PIT RUN GRAVEL, GRANULAR MATERIAL, OR EXCAVATED GRANULAR MATERIALS.

1. Sand: Well graded free from organic matter, conforming, complying with the "Standard Specifications for Sewer and Water Construction in Wisconsin," with the following gradation:

Sieve Size	Percent Passing
1/2 inch	100%
No. 10	49-60%
Material finer than No. 200	3-5%
2. Pit run gravel: Free from organic matter, conforming granular material obtained from natural deposits of sand and gravel, passing 3/4 inch sieve, and not more than 15 percent passing the No. 200 sieve.
3. Gravel material: Use 1/2" gravel material free of gravel carrying with the "Standard Specifications for Sewer and Water Construction in Wisconsin," with the following gradation:

Sieve Size	Percent Passing
1/2 inch	100%
3/8 inch	90-100%
3/16 inch	20-60%
No. 10	4-10%
No. 20	0-5%
4. Excavated granular materials: A mixture of sand and gravel, free from organic matter, clay, loam, silt and other foreign material, passing the 1/2-inch sieve, with not more than 15 percent passing the No. 200 sieve. Double check. Clean, well-graded, suitable angular material produced from bedrock limestone, dolomite, or granite.
5. Gradation requirements:

Sieve Size	Percent Passing
3/8 inch	100%
3/16 inch	90-100%
3/32 inch	30-70%
1/16 inch	0-15%
3/64 inch	0-5%

Keller
PLANNERS ARCHITECTS BUILDERS

FOR OFFICE: 1800 Main Street, Madison, WI 53703
PHONE 608 266-5700 FAX 608 266-5900

MILWAUKEE: 1000 N. Lincoln Ave., Milwaukee, WI 53233
PHONE 414 381-1100 FAX 414 381-1101

WISCONSIN: 1000 N. Lincoln Ave., Milwaukee, WI 53233
PHONE 414 381-1100 FAX 414 381-1101

www.kellerinc.com

GOLDEN OIL - SOMERS GATEWAY CENTER

PROPOSED DEVELOPMENT FOR:

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REVISIONS:

- ▲ JAN. 20, 2025
- ▲ APR. 8, 2025

PROJECT MANAGER: N. LAURENT

DESIGNER: R. LINDSTROM

DRAWN BY: EXCEL ENGINEERING

EXPIRATOR: S. LAMON

SUPERVISOR: T. RUDE

PRELIMINARY NO: P22188

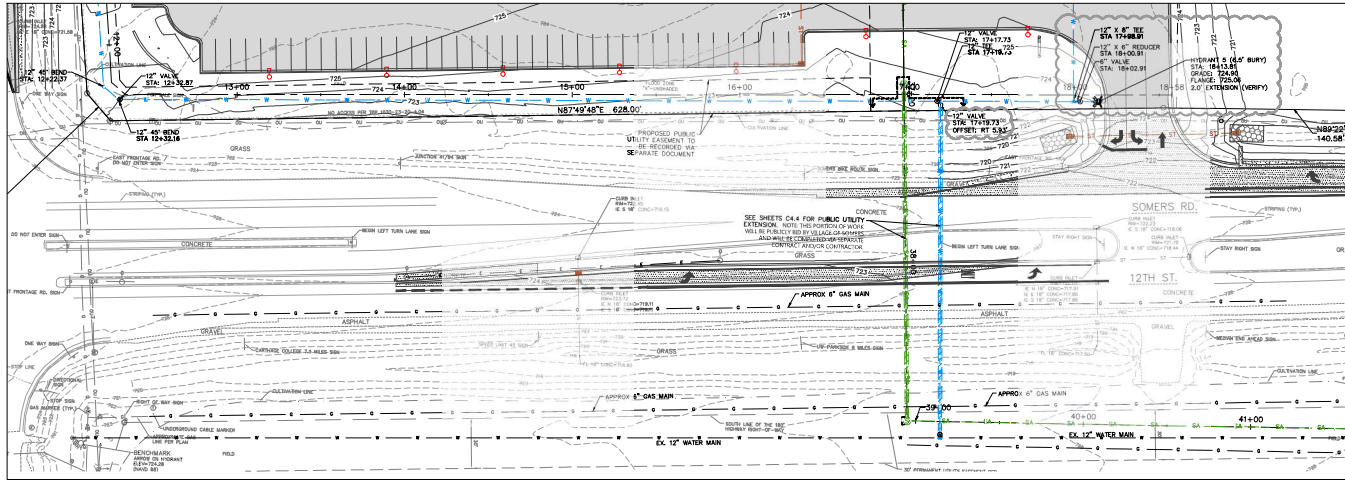
CONTRACT NO: 80550

DATE: OCT. 28, 2024

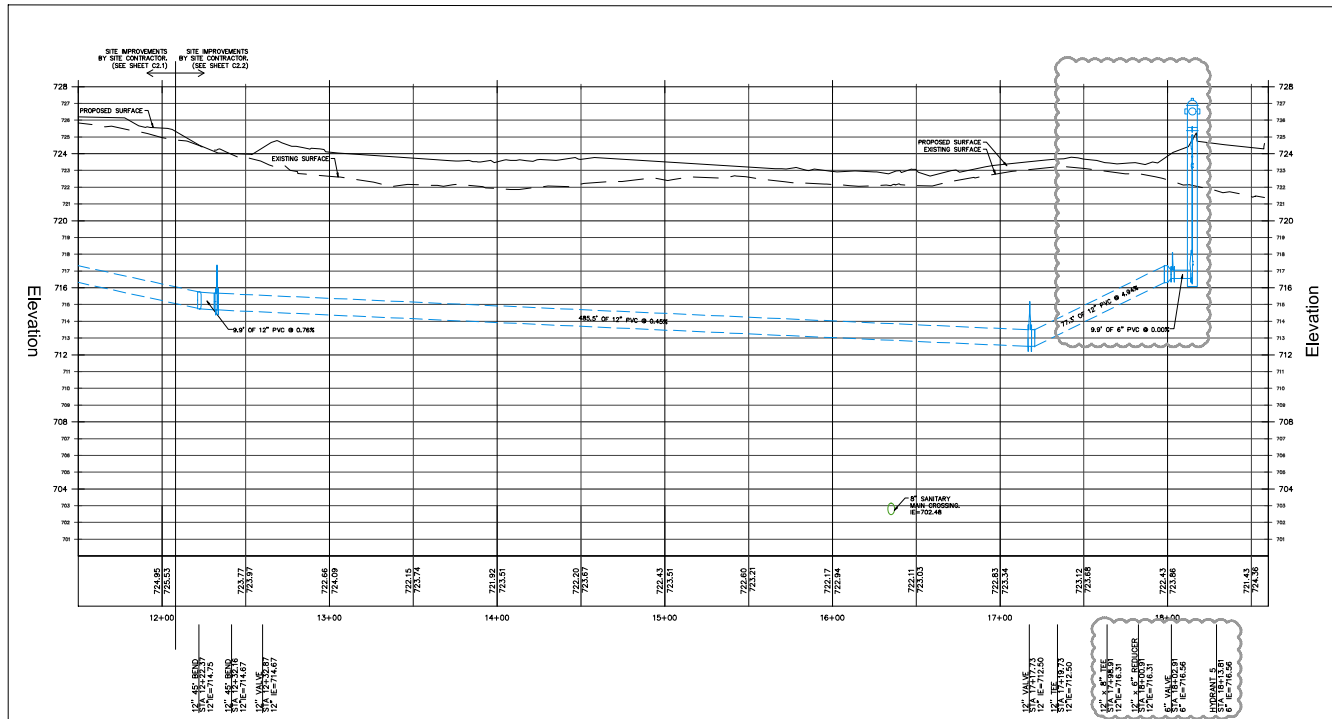
SHEET: C2.0

PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 0+00-9+00

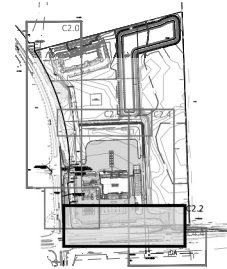
ISSUED FOR CONSTRUCTION



PLAN VIEW
SCALE 1"=30'



PROFILE VIEW
HORIZONTAL 1"=30'
VERTICAL 1"=5'



PUBLIC MAIN
EXTENSION KEY PLAN
N.T.S.

VERTICAL DATUM CONVERSION
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD83
2. NAVD83 - NAVD88 = 0.17 FT



PLANNERS ARCHITECTS BUILDERS
FOR OFFICE: 1700 North 10th St., P.O. Box 620, Madison, WI 53703
PHONE (608) 786-5700 / 1-800-368-2004
FAX (608) 786-5004
MILWAUKEE: 1000 N. Lincoln Ave., Milwaukee, WI 53202
PHONE (414) 881-2141
FAX (414) 881-9100
www.kellerus.com

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER
SOMERS

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REVISIONS

NOV. 22, 2024	

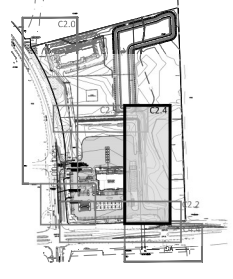
PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPIEDITOR: S. LAMON
SUPERVISOR: T. RUDE
PRELIMINARY NO: P22188
CONTRACT NO: 80550



PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 12+08-18+58
SHEET: C2.2

ISSUED FOR CONSTRUCTION

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



PUBLIC MAIN EXTENSION KEY PLAN

VERTICAL DATUM CONVERSION

1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD83
2. NAVD83 = MGD83 + 0.11 FT

SPECIAL GRANULAR BACKFILL NOTE:

FOR CONDUITS REQUIRING EXCAVATION BENEATH OR WITHIN 4 FEET HORIZONTALLY OF DRIVEWAYS OR SIDEWALKS OR IN OTHER AREAS WHICH IN THE OPINION OF THE VILLAGE ENGINEER, ARE OR MAY BE SUBJECT TO VEHICULAR TRAFFIC LOADING, SPECIAL GRANULAR BACKFILL SHALL BE PROVIDED ABOVE THE TOP OF THE BEDDING MATERIAL AND SHALL EXTEND UPWARD TO THE TOP OF GROUND OR PAVEMENT SUBGRADE. PROVIDE EITHER SAND, PIT RUN GRAVEL, GRANULAR MATERIAL, OR EXCAVATED GRANULAR MATERIALS:

1. Sand: Well graded free from organic matter, conforming with the "Standard Specifications for Sewer and Water Construction in Wisconsin," with the following gradation:

Sieve Size	Percent Passing
4-in	100%
No. 10	48-60%
Notified finer than No. 200	2-5%

2. Pit run gravel: Free from organic matter, substandard granular material obtained from natural deposits of sand and gravel, passing 3/4-inch sieve, and not more than 1% percent passing the No. 200 sieve.

3. Granular material: Use 100 percent crushed stone or gravel conforming with the "Standard Specifications for Sewer and Water Construction in Wisconsin," with the following gradation:

Sieve Size	Percent Passing
1/4-in	100%
3/4-in	85-100%
3/8-in	20-60%
No. 4	5-20%
No. 8	0-5%

4. Excavated granular materials: A mixture of sand and gravel, free from organic matter, clay, silt, and other foreign material, passing the 1/2- and 3/4-inch sieves, with not more than 1% percent passing the No. 200 sieve. Crushed stone: Clean, hard, tough, durable, angular material crushed from bedrock (limestone, dolomite, or granite).

- a. Gradation requirements:

Sieve Size	Percent Passing
3/4-in	100%
2 1/2-in	80-100%
3-in	35-70%
1 1/2-in	5-15%
3/4-in	0-5%

PROPOSED DEVELOPMENT FOR:

GOLDEN OIL - SOMERS GATEWAY CENTER

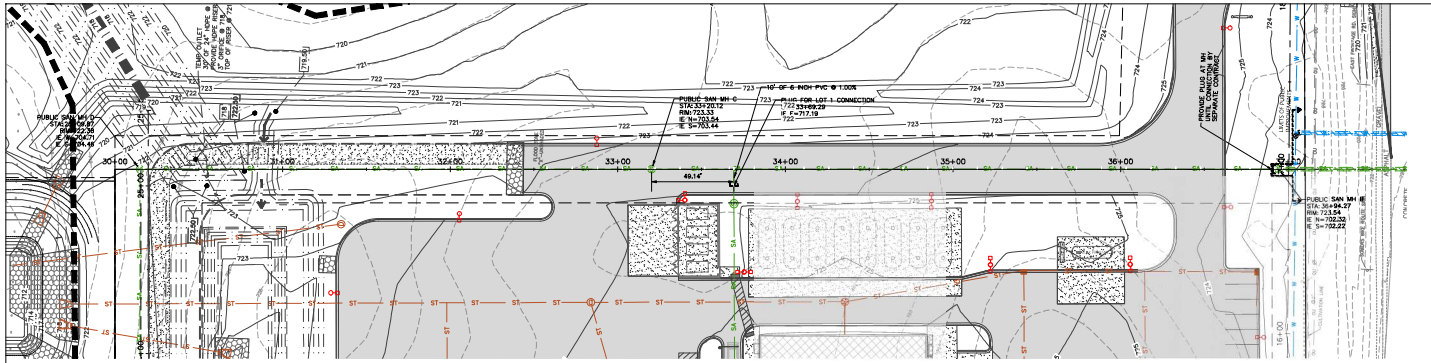
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REVISIONS

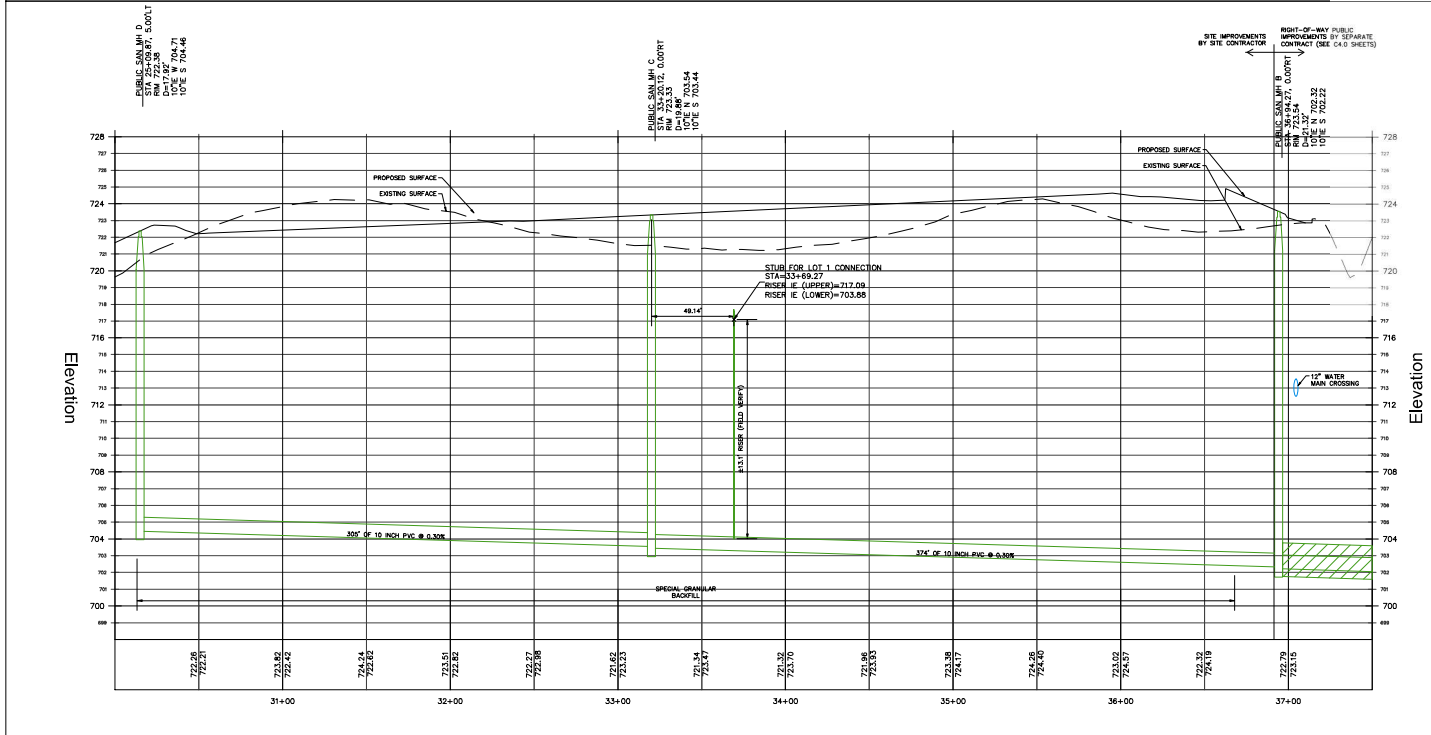
1		
2		
3		
4		
5		

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEIOR: S. LAMON
SUPERVISOR: T. RUNDE
PRELIMINARY NO.: P22188
CONTRACT NO.: 80550
DATE: OCT. 28, 2024

SHEET: **C2.4**



PLAN VIEW
SCALE: 1"=30'

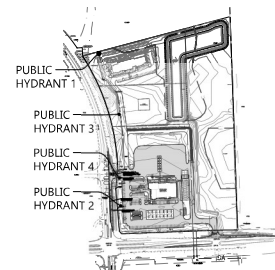


PROFILE VIEW
HORIZONTAL: 1"=30'
VERTICAL: 1"=5'

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

PUBLIC UTILITY EXTENSION PLAN & PROFILE - STA 30+00-37+06

ISSUED FOR CONSTRUCTION



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOR OFFICE: NEW YORK, NY, P.O. Box 620, Madison, WI 53703, PHONE 608 786-5700 / 1-800-286-5700, FAX 608 786-5004

MADISON: 2500 Valley Drive, Lakeside, WI 53622, PHONE 608 445-2340

MILWAUKEE: 1000 N. 11th St., Columbus, WI 53001, PHONE 608 255-8770

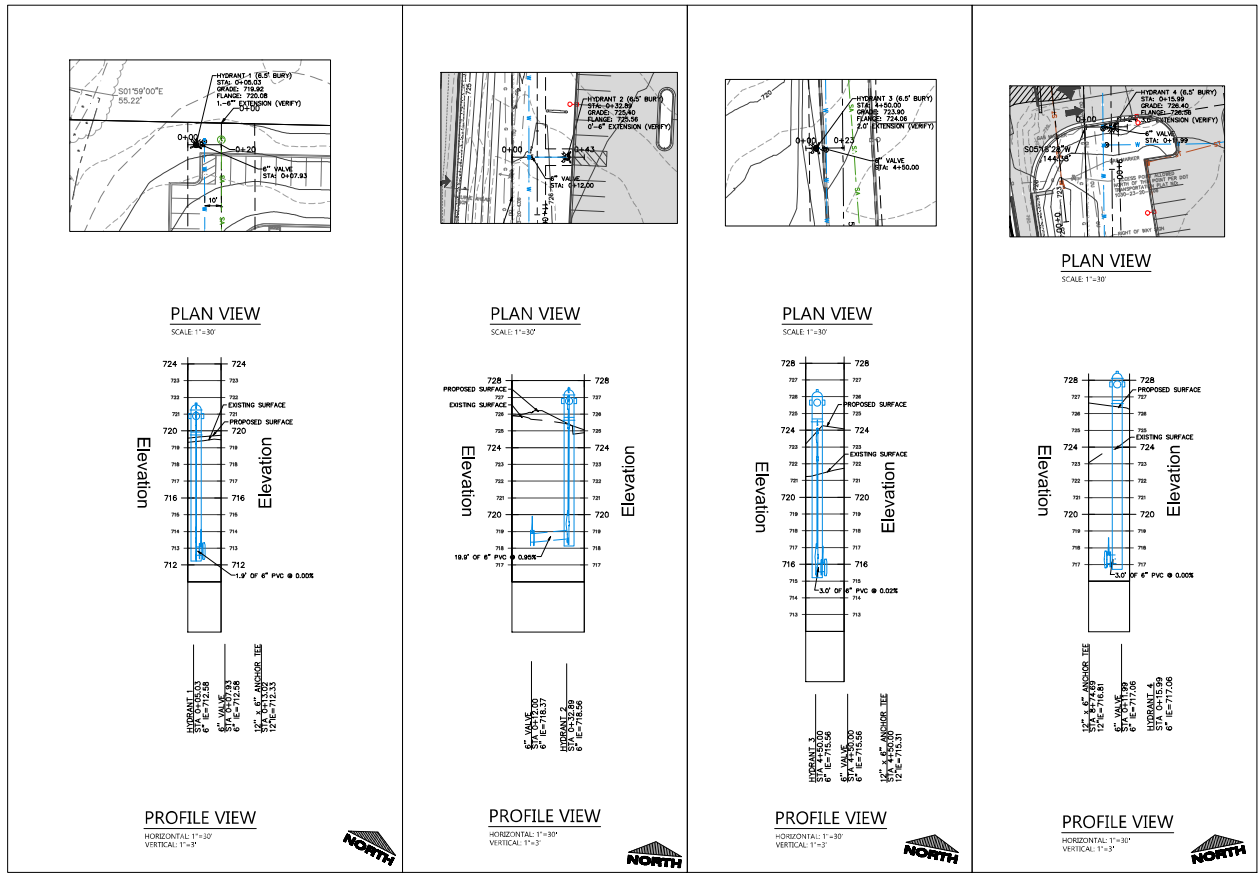
WAUSAU: 5000 Lake Ave., Phillips, WI 54881, PHONE 715 849-2141, FAX 715 849-9100

www.kellerusa.com

PUBLIC HYDRANT KEY PLAN

NOTE:
VERTICAL DATUM CONVERSION:
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD83
2. NAVD83 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



PUBLIC HYDRANT 1 PUBLIC HYDRANT 2 PUBLIC HYDRANT 3 PUBLIC HYDRANT 4

WISCONSIN
SOMERS

PROPOSED DEVELOPMENT FOR:
GOLDEN OIL - SOMERS GATEWAY CENTER

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REVISIONS

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: EXCEL ENGINEERING
EXPEIDTOR: S. LAMON
SUPERVISOR: T. RUNDE
PRELIMINARY NO: P22188
CONTRACT NO: 80550

DATE: OCT. 28, 2024
SHEET: **C2.5**

ISSUED FOR CONSTRUCTION

SCALE: 1" = 30'

**IRREVOCABLE LETTER OF CREDIT
NUMBER _____**

Issue Date:

Beneficiary: Village of Somers, Kenosha County, Wisconsin

Amount: \$ _____

Expiration Date: _____, 20 ____

Gentlemen:

_____ (“Bank”) hereby establishes, at the request of and for the account of _____, in favor of the Village of Somers, Wisconsin (“Beneficiary”), our Irrevocable Letter of Credit Number _____ for the sum or sums not exceeding _____ (\$ _____) Dollars (the “Credit Amount”) available _____, 20____, and expiring on _____, 20____ (the “Expiration Date”). The Credit Amount is available to Beneficiary against presentation of Beneficiary’s draft(s) at sight drawn on Bank at _____.
Bank Address

Each request drawn under this Letter of Credit must be accompanied by:

- (i) an original executed Sight Draft, in the form attached hereto as Annex A (the “Sight Draft”);
- (ii) an original executed certification, in the form of a letter, on Beneficiary’s letterhead, in the form attached hereto as Annex B (the “Certification”); and
- (iii) this original Letter of Credit, so that the amount of any partial draw upon this Letter of Credit can be marked or reflected thereon, prior to being returned to the Beneficiary, or so that this Letter of Credit can be retained and canceled if the entire balance or remaining balance or the Credit Amount is drawn hereunder.

This Letter of Credit shall expire on the earlier to occur of:

- (i) the Expiration Date;
- (ii) the date on which Beneficiary surrenders this Letter of Credit to Bank for cancellation; or
- (iii) payment at any time by Bank of the entire balance or the remaining balance of the Credit Amount. If the Expiration Date of this Letter of Credit is not a business day (as defined below), then this Letter of Credit shall expire at Bank’s close of business on the first business day (as defined below) thereafter. Beneficiary shall promptly deliver this Letter of Credit to Bank upon expiry.

We hereby engage with the Beneficiary that all drafts drawn under and in strict compliance with the terms of this Letter of Credit will be duly honored by us upon presentation to Bank of the applicable Sight Draft, the Certification and the Letter of Credit as specified above at the aforesaid address during Bank's business hours and any day on which Bank is open for business (a "business day") through the Expiration Date.

The Credit Amount of this Letter of Credit shall be automatically reduced by the amount of any previous payments by Bank hereunder, regardless of whether any such payment is marked or reflected on this Letter of Credit.

The Bank hereby undertakes and engages that all demands made in conformity with this Letter of Credit will be duly honored upon presentation. If, within three (3) days after the date of any demand for payment (which shall be made in conformity with this Letter of Credit) is presented, the Bank fails to honor the same, the Bank agrees to pay all attorneys fees, court costs and other expenses incurred by Village in enforcing the terms of this Letter of Credit.

This Letter of Credit is irrevocable and unconditional. This Letter of Credit sets forth in full the terms of bank's undertaking, and this undertaking shall not in any way be modified, amended or amplified by references to any document, instrument or agreement referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement.

This Letter of Credit is not transferrable or assignable, except with the prior written consent of Bank. Please address all correspondences regarding this Letter of Credit to the attention of _____, mentioning our reference number as it appears above.

Sincerely,

_____ BANK

By: _____

ANNEX A

(TO _____ BANK)
Letter of Credit No. _____

SIGHT DRAFT

DRAWN UNDER _____ BANK IRREVOCABLE LETTER OF CREDIT NO. _____

Amount: _____

Date: _____

At sight pay to the order of **THE VILLAGE OF SOMERS, WISCONSIN:**

Amount: _____

(Beneficiary)

By: _____
Name

Its: _____
Title

To: _____

Address: _____

ANNEX B

(To _____ Bank)
Letter of Credit No. _____

Bank Address

Attention: _____

Gentlemen:

The undersigned holds the office and position set forth below and is authorized to make the certification herein provided on behalf of THE VILLAGE OF SOMERS, WISCONSIN (“Beneficiary”). Beneficiary hereby certifies to _____ Bank (the “Bank”) as follows:

That the amount of the accompanying sight draft is due and payable to THE VILLAGE OF SOMERS, WISCONSIN.

(Beneficiary)

By: _____
Name

Its: _____
Title

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



Always a Better Place
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE NOV. 11, 2024

REVISIONS

JOB NUMBER

230477100

SHEET NUMBER

C1.1

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	4.16	181,256	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	4.16	181,256	100.0%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	4.16	181,256	
BUILDING FLOOR AREA	0.32	14,075	7.8%
PAVEMENT (ASP. & CONC.)	1.36	59,284	32.7%
TOTAL IMPERVIOUS	1.68	73,359	40.5%
LANDSCAPE/ OPEN SPACE	2.48	107,897	59.5%

PAVEMENT HATCH KEY:

[Hatch Pattern]	STANDARD ASPHALT
[Hatch Pattern]	SITE HEAVY DUTY ASPHALT
[Hatch Pattern]	ACCESS ROAD HEAVY DUTY ASPHALT
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	DUMPSTER PAD CONCRETE

SITE INFORMATION:

OVERALL PROPERTY: LOT 4 OF CERTIFIED SURVEY MAP NUMBER 3050 BEING PART OF THE NW 1/4, NE 1/4, AND SE 1/4 OF THE SW 1/4, T2N, R22E, VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN AS DOCUMENT NUMBER 1948790

PROPOSED LOT 4 PROPERTY AREA: 181,256 S.F. (4.16 ACRES).

EXISTING ZONING: A-4

PROPOSED ZONING: B-3 WITH PUD (REZONE INCLUDED WITH MASTER DEVELOPMENT)

PROPOSED USE: LOT 4 - HOTEL

AREA OF SITE DISTURBANCE: ± 135,000 S.F. (3.10 ACRES)

SETBACKS: BUILDING: FRONT (WEST) = 65'
SIDE (NORTH/SOUTH) = 30'
REAR (EAST) = 30'

PAVEMENT: FRONT (WEST) = 20'
SIDE (NORTH/SOUTH) = 10'
REAR (EAST) = 10'

PROPOSED BUILDING HEIGHT: 56'-0" (MAX. HEIGHT ALLOWED: 35'-0")
- EXCEEDANCE INCLUDED WITH PUD REQUEST AS PART OF MASTER DEVELOPMENT

PARKING REQUIRED: TOTAL SPACES REQ. = 122 SPACES
1 SPACE PER 1 EMPLOYEE (15 SPACES REQ.)
+ 1 PER GUEST ROOM (107 SPACES REQ.)

PARKING PROVIDED: 127 SPACES (5 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 5

HOURS OF OPERATION: TBD

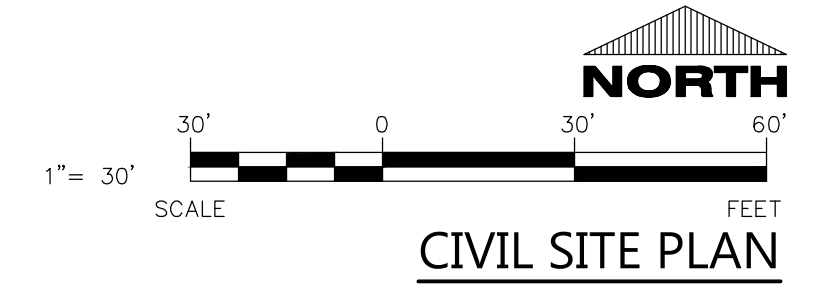
BUILDING OCCUPANCY CLASSIFICATION: R

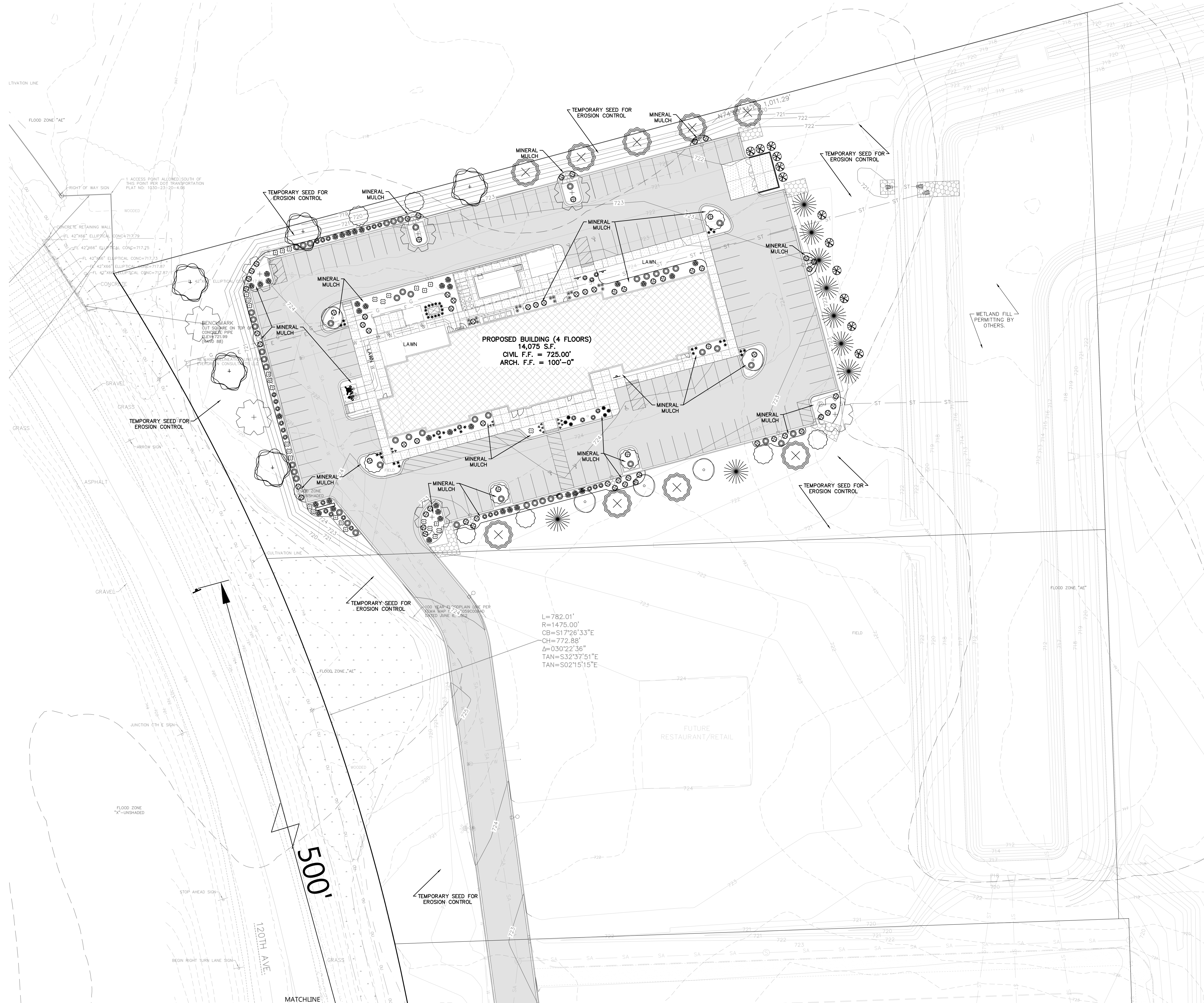
CLASS OF BUILDING CONSTRUCTION: IIB

LANDSCAPE REQUIREMENTS: MAXIMUM LOT COVERAGE - BUILDING ONLY: 35%

SITE PLAN KEYNOTES

8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
12	CURB RAMP 1 (TYP.)
13	CURB RAMP 2 (TYP.)
14	18" CURB & GUTTER (TYP.)
15	18" MOUNTABLE CURB & GUTTER (TYP.)
16	CURB TAPER (TYP.)
17	CURB CUT (TYP.)
18	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES.
22	PYLON/MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
26	FLAGPOLE - FINAL TYPE, COLOR, HEIGHT, LOCATION, ETC. BY SUPPLIER IN COORDINATION WITH OWNER.
30	EQUIPMENT SCREENING FENCE (TYP.)
31	BUILDING CANOPY (TYP.) SEE ARCH. PLANS FOR DETAILS.
32	GAZEBO (TYP.) SEE ARCH. PLANS FOR DETAILS.
33	CONCRETE EQUIPMENT PAD (TYP.) VERIFY PAD SIZE WITH CONTRACTOR REQUIRING PAD PRIOR TO CONSTRUCTION.
34	REMOTE FDC AND HYDRANT CONCRETE PUMPER PAD (PER VILLAGE DETAIL)
35	FLOW THROUGH CURB (SEE DETAIL)
(X)(X)	IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO () = QUANTITY IS 1



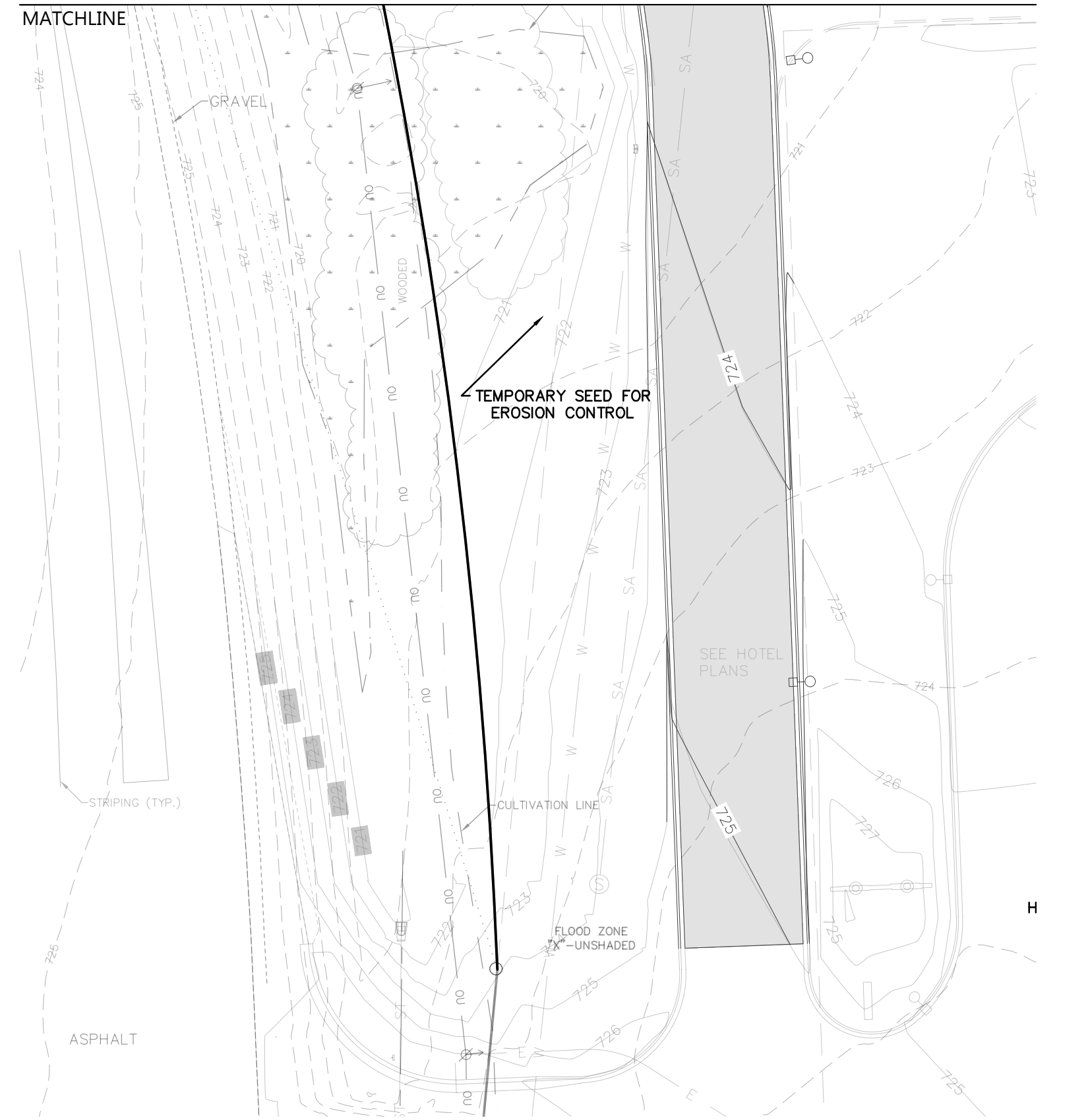


VERTICAL DATUM CONVERSION
 1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
 2. NGVD29 = NAVD88 + 0.17 FT

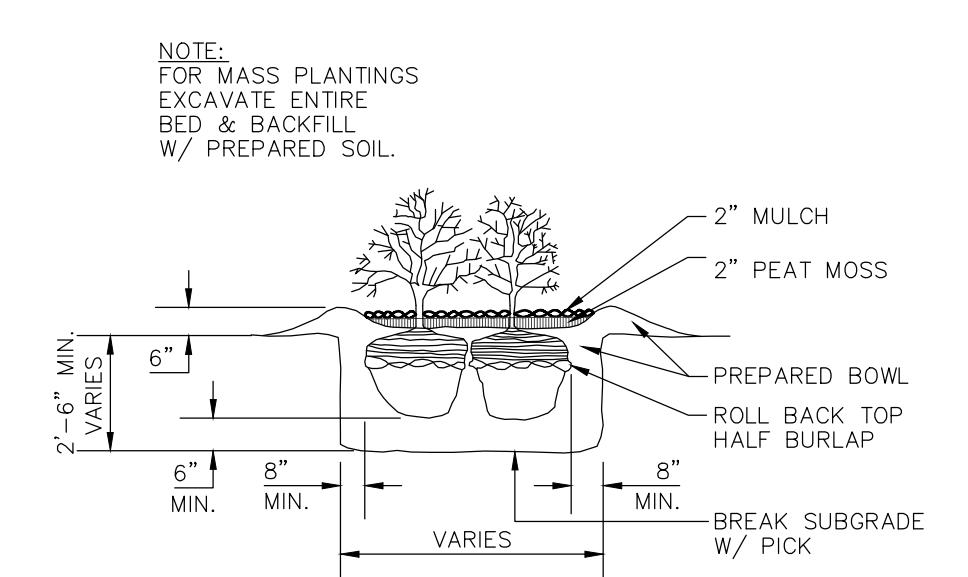
SPECIFICATION NOTE:
 SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
⊙	Aurum Blaze Maple	Acer x freemanii 'Jeffers'	2"	5
⊙	Greenspire Linden	Tilia cordata	2"	7
⊙	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	10
⊙	Japanese Tree Lilac	Syringa reticulata	5" tall	5
EVERGREEN TREES				
⊙	Black Hills Spruce	Picea glauca	6"	9
⊙	Austrian Pine	Pinus nigra	4"	9
DECIDUOUS SHRUBS				
⊙	Weigela Carnival	Weigela Florida 'cortland'	24"	37
⊙	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	24"	29
⊙	Shrub Roses	Explorer series 'Alex Mackenzie'	1 gal pot	32
⊙	Sunrise Forsythia	Forsythia 'Sunrise'	18"-24"	50
EVERGREEN SHRUBS				
⊙	Techny Arborvitae	Thuja occidentalis	48"	12
⊙	Wintergreen Boxwood	Buxus microphylla var. 'Wintergreen'	42"-48"	70
PERENNIALS				
⊙	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	41
⊙	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	18
⊙	Oriental Lily - Friso	Lilium	1 gal pot	6
⊙	Creeping Broadleaf Sedge	Carex siderosticha	1 gal pot	16

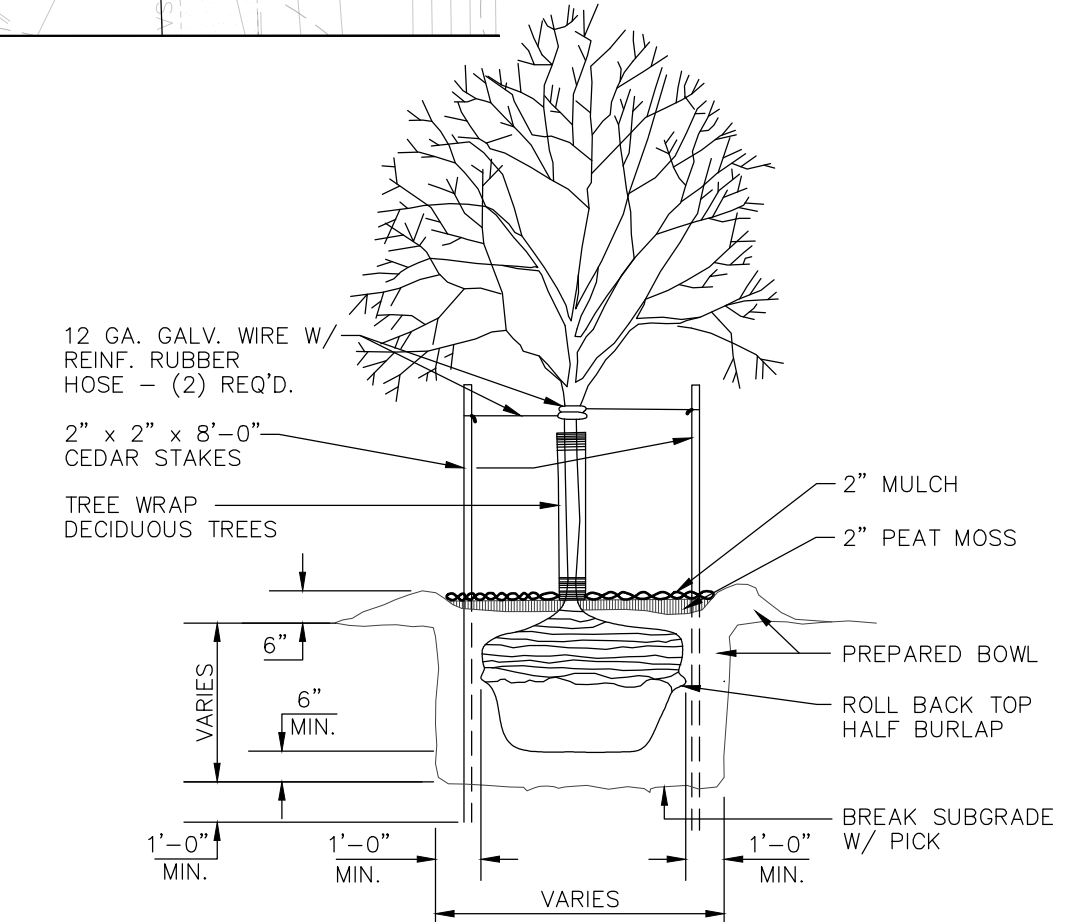
LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
OPEN YARD AREA	1 DECIDUOUS/EVERGREEN TREE PER 1,000 SF 2 ORNAMENTAL TREES OR 2 SHRUBS+1 TREE 40,000 SF/1,000 SF = 40 TREES	12 EVERGREEN TREES PROVIDED 4 DECIDUOUS TREES PROVIDED 4 EVERGREEN SHRUBS PROVIDED 62 DECIDUOUS SHRUBS PROVIDED
BUILDING FOUNDATION	1 ORNAMENTAL TREE OR 2 SHRUBS PER 20' 643'/20' = 33 TREES OR 66 SHRUBS	27 EVERGREEN SHRUBS PROVIDED 39 DECIDUOUS SHRUBS PROVIDED 79 PERENNIALS PROVIDED
STREET FRONTAGE (WEST)	1 EVERGREEN/DECIDUOUS TREE PER 50' 2 ORNAMENTAL TREES OR 2 SHRUBS+1 TREE 226'/50' = 5 EVERGREEN/DECIDUOUS TREES	5 DECIDUOUS TREES
PARKING LOT	1 EVERGREEN/DECIDUOUS TREE PER 25' 2 ORNAMENTAL TREES OR 4 SHRUBS+1 TREE 828'/25' = 34 EVERGREEN/DECIDUOUS TREES	10 DECIDUOUS TREES PROVIDED 6 EVERGREEN TREES PROVIDED 43 EVERGREEN SHRUBS PROVIDED 29 DECIDUOUS SHRUBS PROVIDED
PARKING LOT (INTERIOR)	EVERY INTERNAL LANDSCAPE ISLAND SHALL CONTAIN AT LEAST ONE DECIDUOUS OR EVERGREEN TREE	PROVIDED



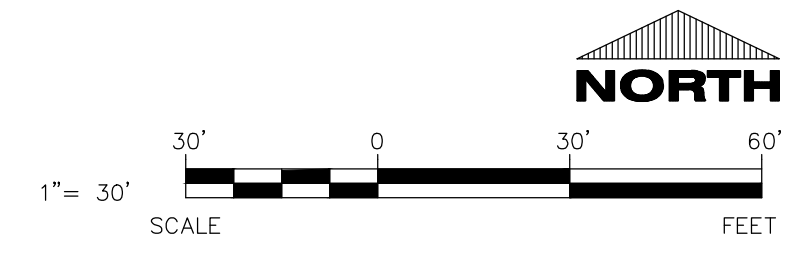
IRRIGATION NOTE:
 CONTRACTOR TO COORDINATE WITH IRRIGATION DESIGNER. SEE SHEET CO.1 FOR SPECIFICATIONS AND REQUIREMENTS.



SHRUB PLANTING DETAIL
 NO SCALE



TREE PLANTING DETAIL
 NO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
 SOMERS • WI, 53171

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE NOV. 11, 2024

REVISIONS

NO.	DESCRIPTION

JOB NUMBER

230477100

SHEET NUMBER

C1.4



DUAL BRAND PROTOTYPE
 DESIGN GUIDELINE DRAWINGS
 June 21, 2021

IHG®

HOTELS & RESORTS

THREE RAVINIA DRIVE
 SUITE 100
 ATLANTA, GA 30346

PROTOTYPE SET
 NOT FOR CONSTRUCTION



AN IHG® HOTEL



CANDLEWOOD
 SUITES

AN IHG® HOTEL

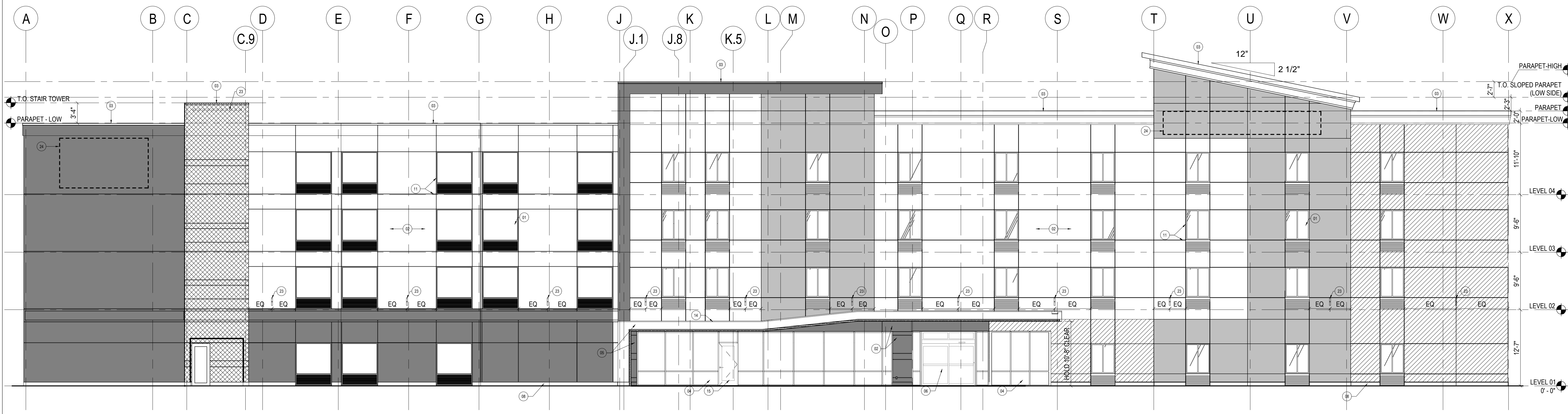
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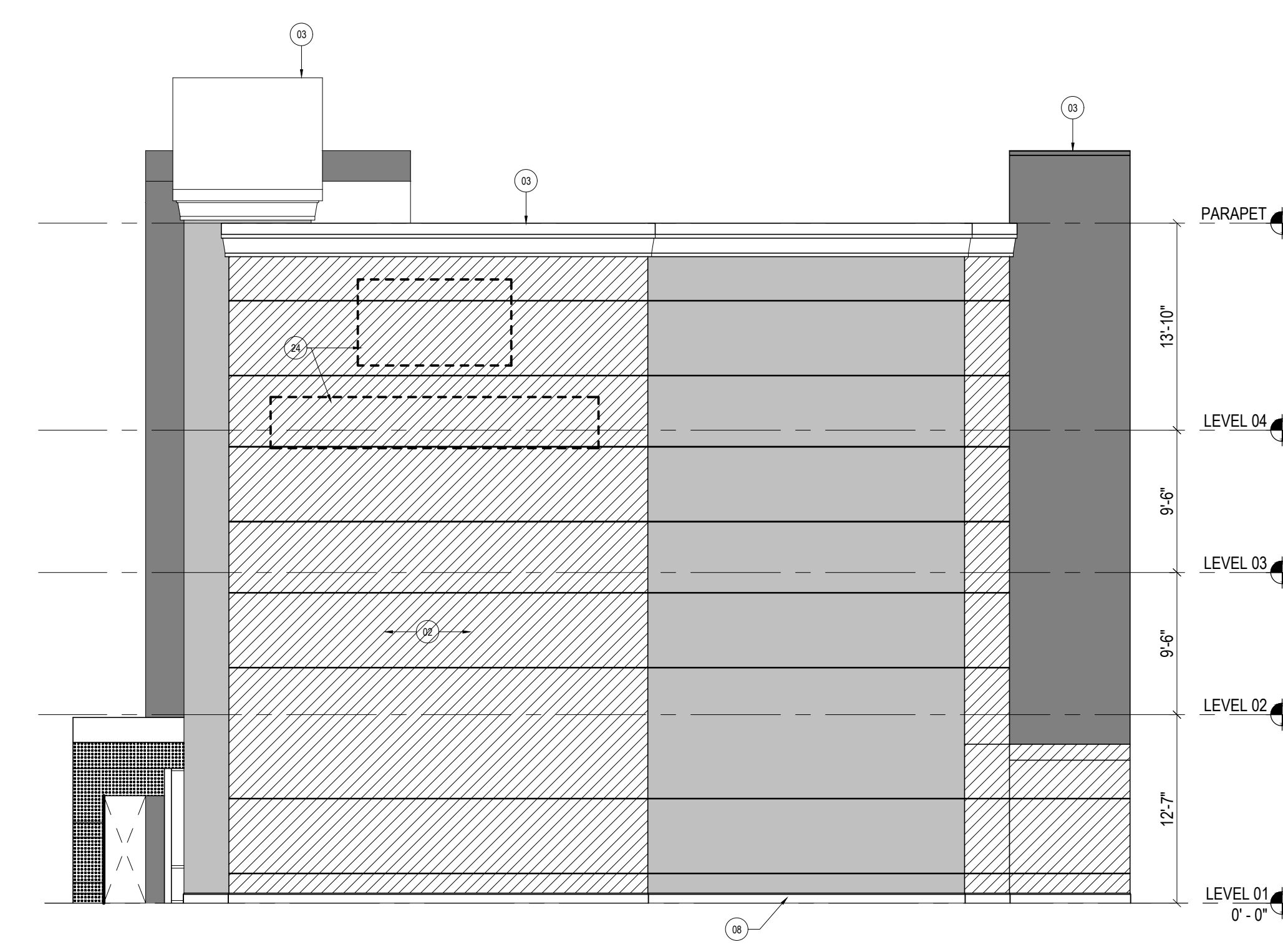
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THESE DRAWINGS ARE THE PROPERTY OF INTERCONTINENTAL HOTELS GROUP AND ARE PROVIDED FOR INFORMATION ONLY AND SHALL NOT BE USED FOR CONSTRUCTION, REPRODUCTION OR ANY OTHER UNAUTHORIZED USE. INTERCONTINENTAL HOTELS GROUP HEREBY DISCLAIMS ANY RESPONSIBILITY FROM RESULTS OBTAINED IN THE USE OR MODIFICATION OF THESE DOCUMENTS AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION HEREIN. RECIPIENT AGREES TO ASSUME ALL RISK ASSOCIATED HEREWITH, AND TO THE FULLEST EXTENT PERMITTED BY LAW TO HOLD HARMLESS AND INDEMNIFY INTERCONTINENTAL HOTELS GROUP FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, LOSSES, DAMAGE AND COST INCLUDING ATTORNEY'S FEES.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

02



EAST ELEVATION
SCALE: 1/8" = 1'-0"

01

SHEET NOTES

- 01 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
- 02 EXTERIOR CLADDING WITH WATERPROOFING SYSTEM
- 03 METAL COPING - COLOR TO MATCH ADJACENT WALL FINISH
- 04 EXTERIOR STOREFRONT WINDOWS
- 05 EXTERIOR CLADDING SYSTEM BENEATH CANOPY AND ADJACENT WING WALLS
- 06 SINGLE SLIDING GLASS DOOR
- 07 ELEVATOR OVERRUN BEYOND STOREFRONT DOOR
- 08 8" CAST STONE BASE
- 09 EXTERIOR ALUMINUM WINDOW, TYP.
- 10 PAINT DOOR AND FRAME TO MATCH ADJACENT FINISH
- 11 3/4" CONTROL JOINT
- 12 3/4" REVEAL (TYP.)
- 14 ENTRANCE CANOPY WITH TPO ROOF
- 15 STOREFRONT DOOR
- 17 3'-0"x3'-0" HOT WATER TANK INTAKE EXHAUST
- 18 LAUNDRY EXHAUST, COORDINATE WITH MANUFACTURER FOR LOUVER SIZES AND LOCATIONS - ALIGN EDGES OF LOUVER WITH WINDOW ABOVE IF FEASIBLE
- 20 PREFABRICATED CANOPY
- 21 SCUPPER, PAINTED TO MATCH ADJACENT WALL FINISH
- 23 EXTERIOR LIGHT FIXTURE, REF. ELECT. AND LIGHTING DWGS.
- 24 LOCATION FOR BUILDING SIGNAGE, PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED. REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION.

GENERAL NOTES

- A. SEE IHG SUPPLEMENTAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
- B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
- C. COORDINATE PLACEMENT OF ALL LOUVERS, VENTS, AND OTHER EXTERIOR ELEMENTS WITH LOCATIONS OF SCORE JOINTS (TYP.).
- D. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE WITH FEDERAL & STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES, AND ACCESSIBILITY CODES.
- E. AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE REVIEWED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- F. FIRE ALARM SYSTEM IS REQUIRED. SYSTEM MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.
- G. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH MANUFACTURER ON FIXTURES, EQUIPMENT SUPPLIED, PRIOR TO CONSTRUCTION.

CONSULTANT DISCLAIMER
This is a Prototype design only. The drawings include plans, sections, elevations, typical construction details, diagrammatic layouts of the building systems and related information to convey the design intent for architectural, structural, mechanical, electrical, plumbing and technology systems. The design set forth with these documents may not be suitable for a particular site or certain local conditions. InterContinental Hotels Group and its retained consultants that prepared these documents are not responsible for adaptation of the design to a particular site, compliance of the design with applicable laws, regulations, ordinances and codes, or final design reviews required to prepare construction documents. The Franchisee and its retained architect and engineering consultants shall be exclusively responsible for all construction documents prepared for each hotel derived from this prototype documentation.

MATERIAL LEGEND

- EXTERIOR CLADDING SYSTEM - B1
- EXTERIOR CLADDING SYSTEM - B2
- EXTERIOR CLADDING SYSTEM - B3
- EXTERIOR CLADDING SYSTEM - EC-02
- EXTERIOR CLADDING SYSTEM - EC-03
- EXTERIOR CLADDING SYSTEM - EC-04

NOT FOR CONSTRUCTION

Project Name
DUAL BRAND PROTOTYPE

Project Number

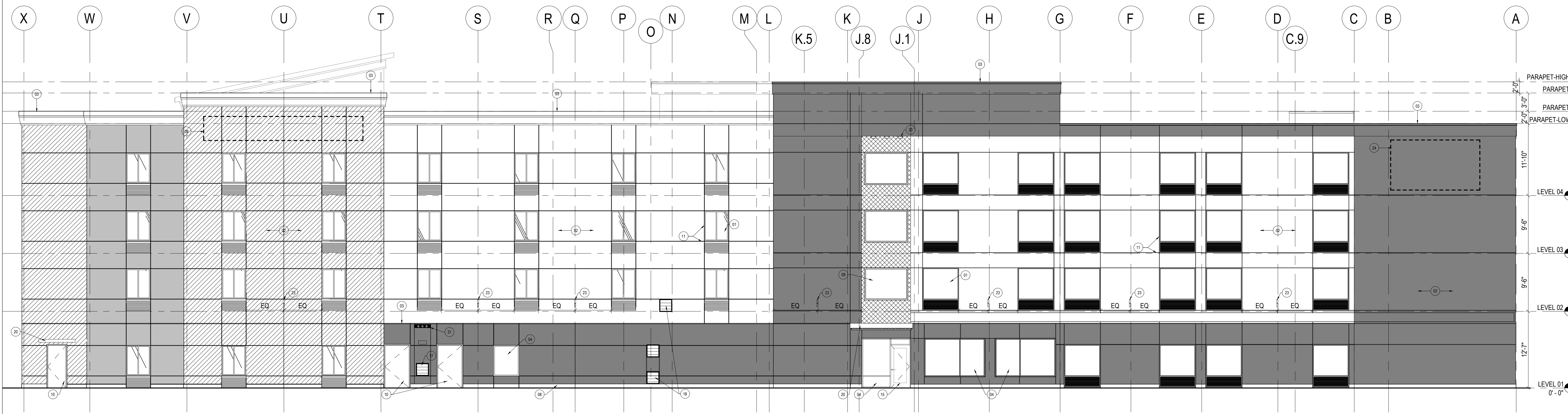
Description
BUILDING ELEVATIONS - EAST & SOUTH

Scale
AS INDICATED

A4.00

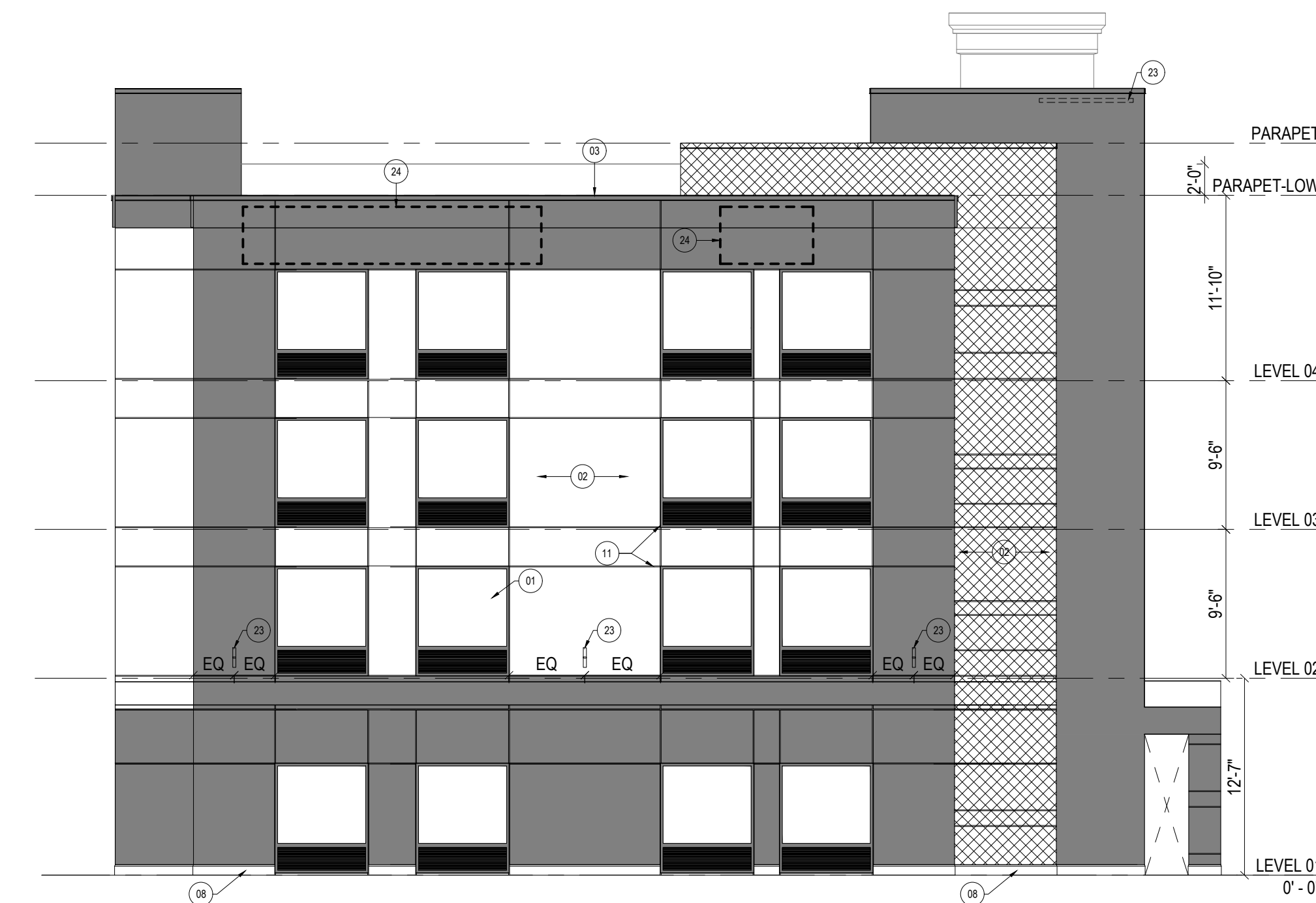


Issue Date	Description
2021/07/11	DESIGN GUIDELINE DRAWINGS



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

02



WEST ELEVATION
SCALE: 1/8" = 1'-0"

01

SHEET NOTES

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- 24 LOCATION FOR BUILDING SIGNAGE, PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED, REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION.
- 31 GAS WATER HEATER - CONCENTRIC VENTS

GENERAL NOTES

- A. SEE IHG SUPPLEMENTAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
- B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
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- EXTERIOR CLADDING SYSTEM - EC-03
- EXTERIOR CLADDING SYSTEM - EC-04

NOT FOR CONSTRUCTION

Project Name
DUAL BRAND PROTOTYPE

Project Number

Description
BUILDING ELEVATIONS - WEST & NORTH

Scale
AS INDICATED

A4.01



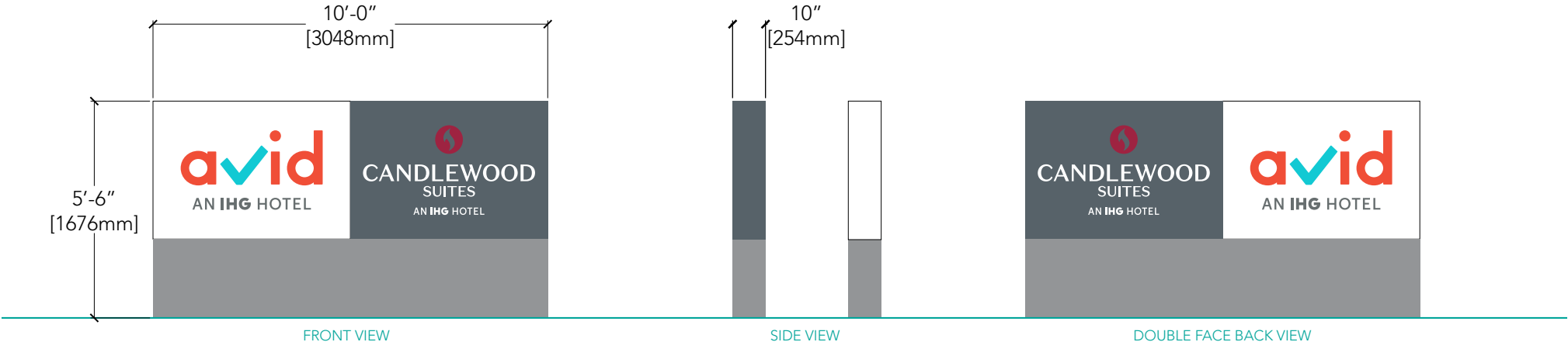


Dual Brand Preliminary Designs

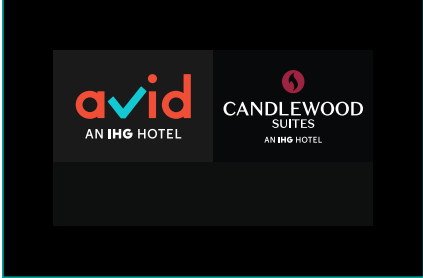
This document contains guidelines set by Colite to standardize signage throughout all locations. It is a design intent document ONLY and is not to be used for final construction.

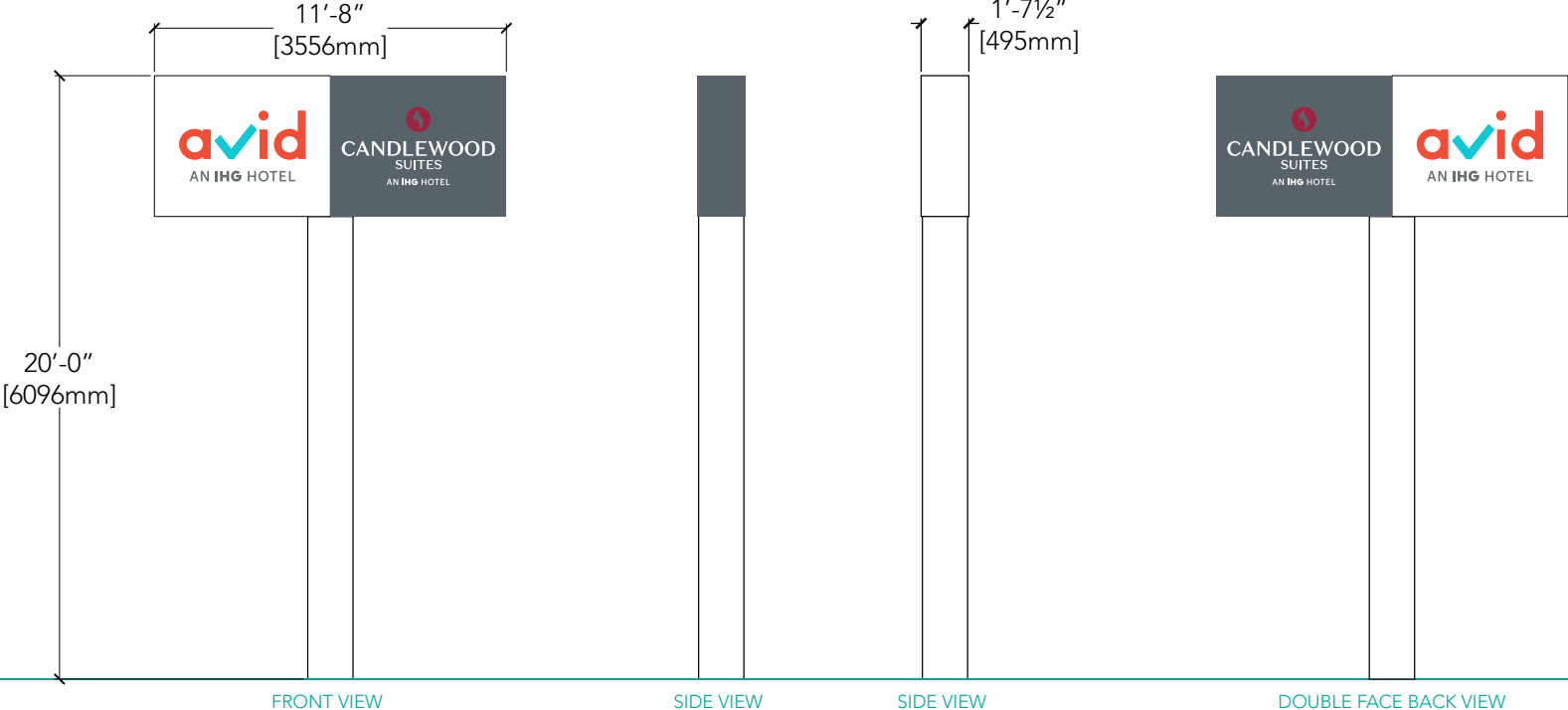
June 15, 2021

PRELIMINARY



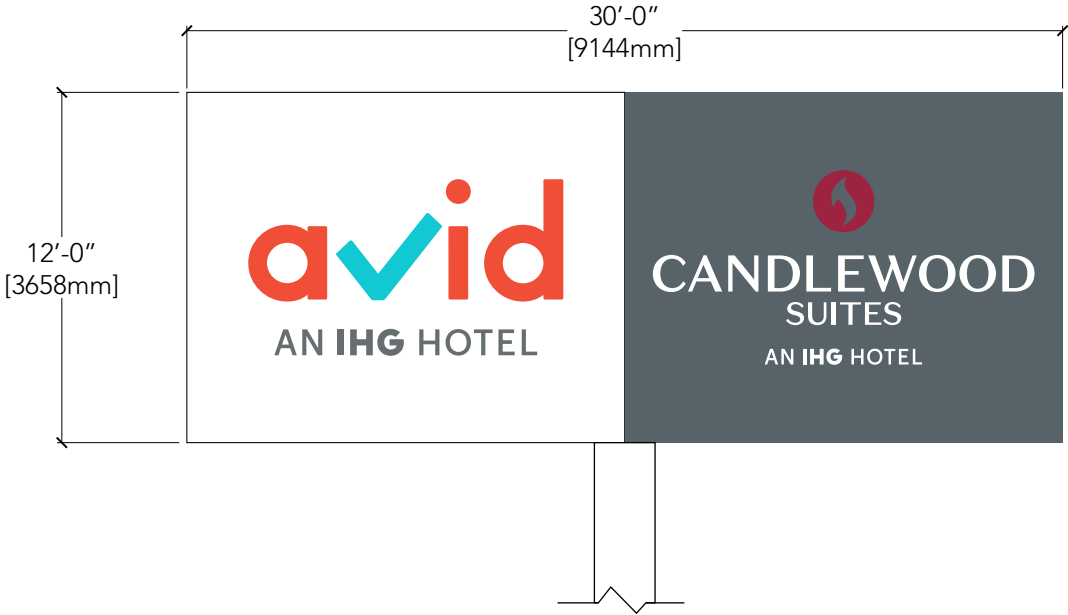
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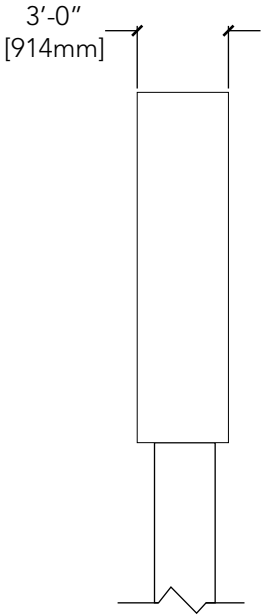


NIGHT VIEW:





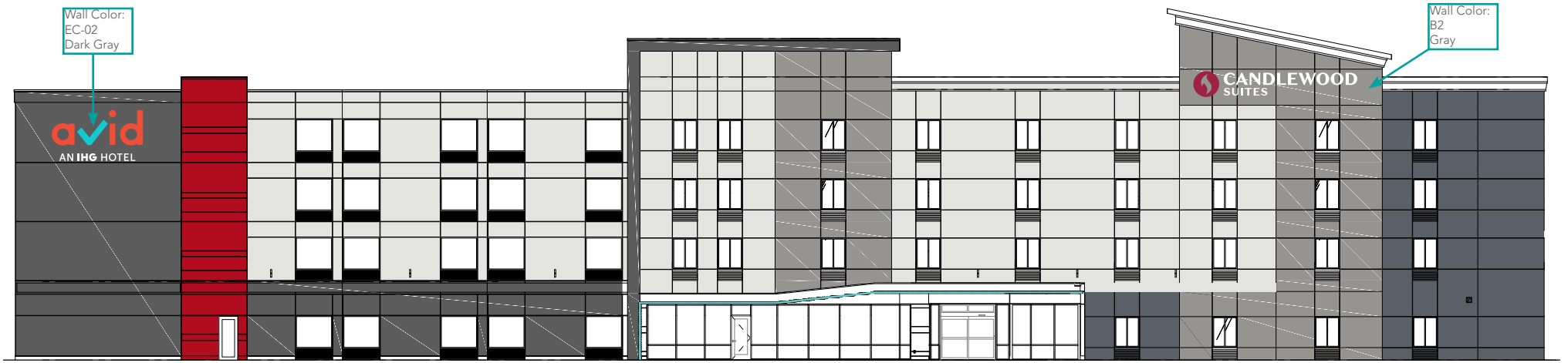
FRONT VIEW



SIDE VIEW

NIGHT VIEW:

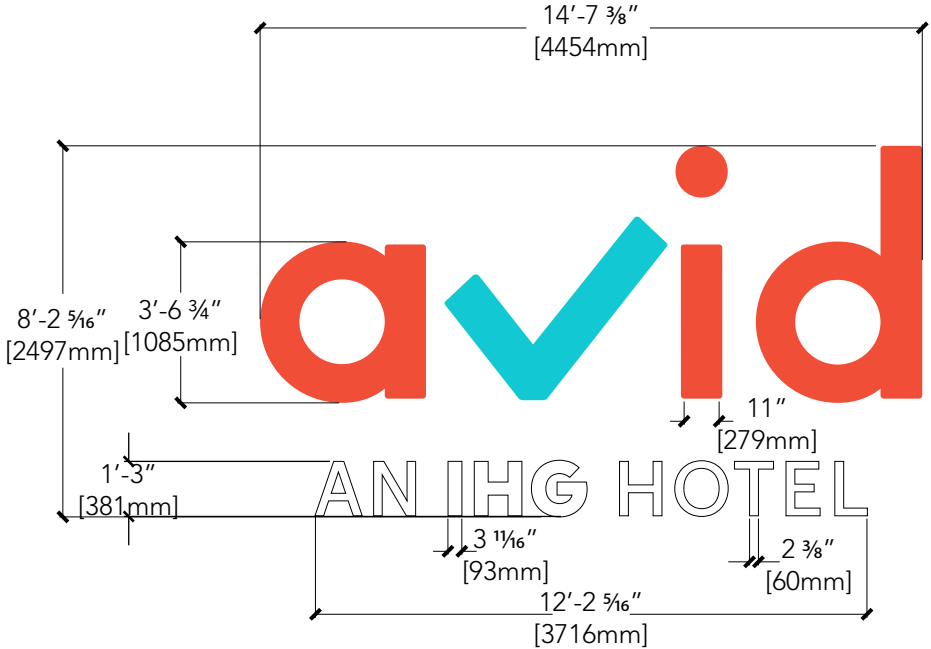




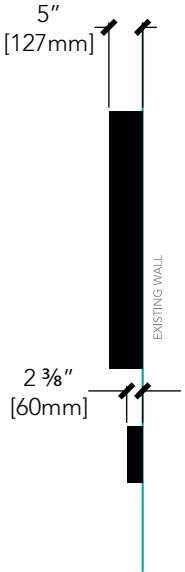
SOUTH ELEVATION



NORTH ELEVATION



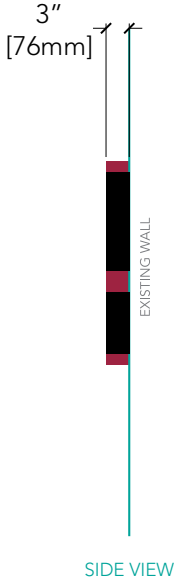
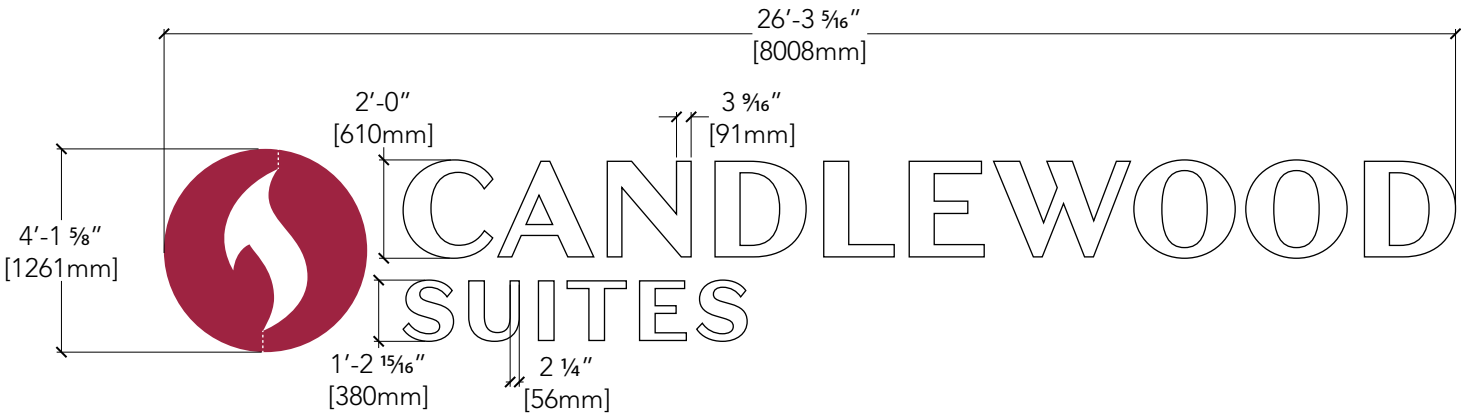
FRONT VIEW



SIDE VIEW

NIGHT VIEW:





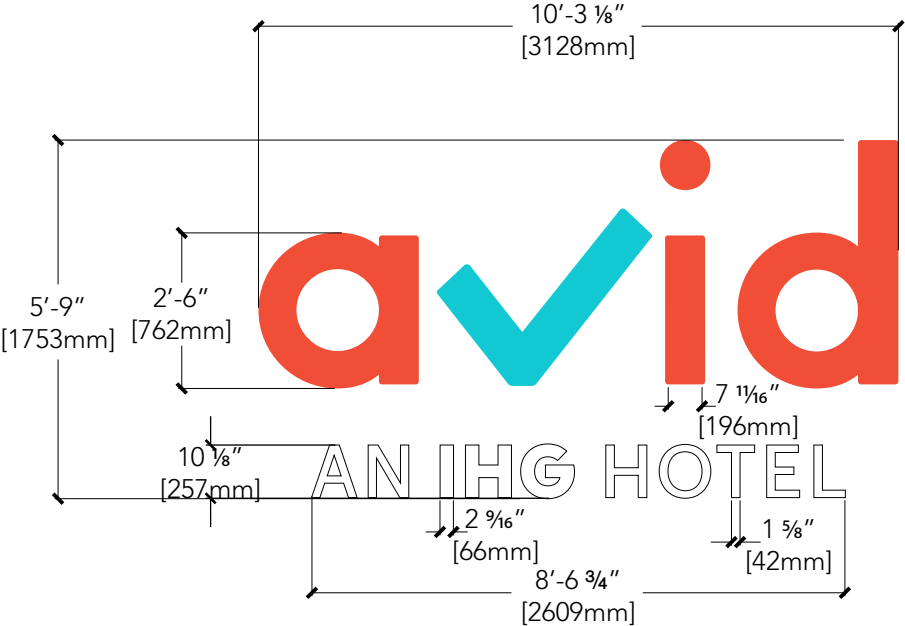
NIGHT VIEW:



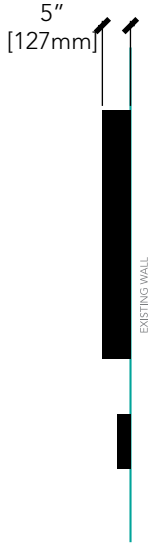


East Elevation LTRs

52/76 AVID-LTR-028-IL-EX-069H-X, CS-20-CL-L-W



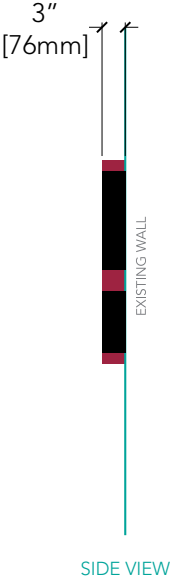
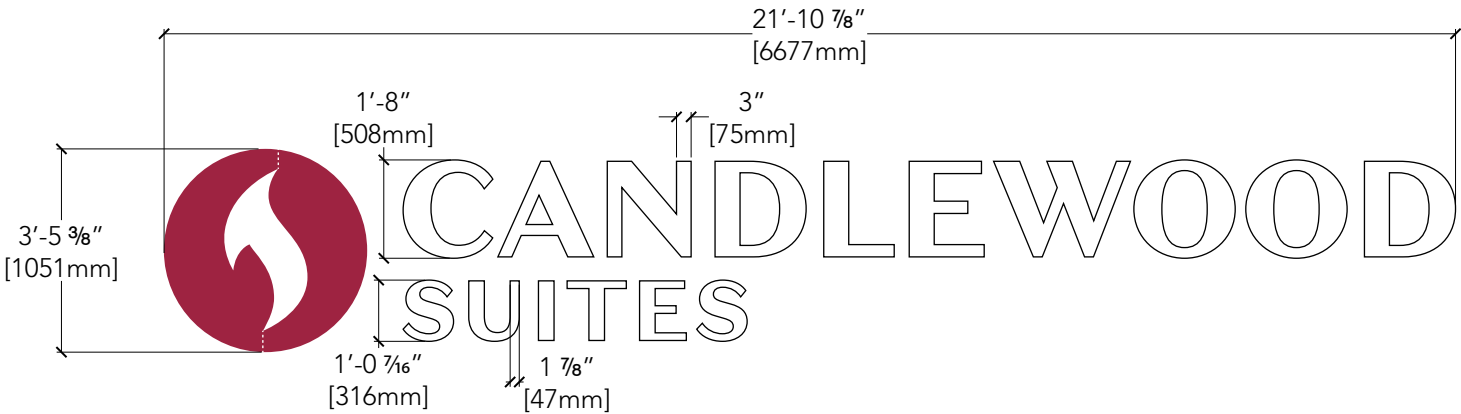
FRONT VIEW



SIDE VIEW

NIGHT VIEW:





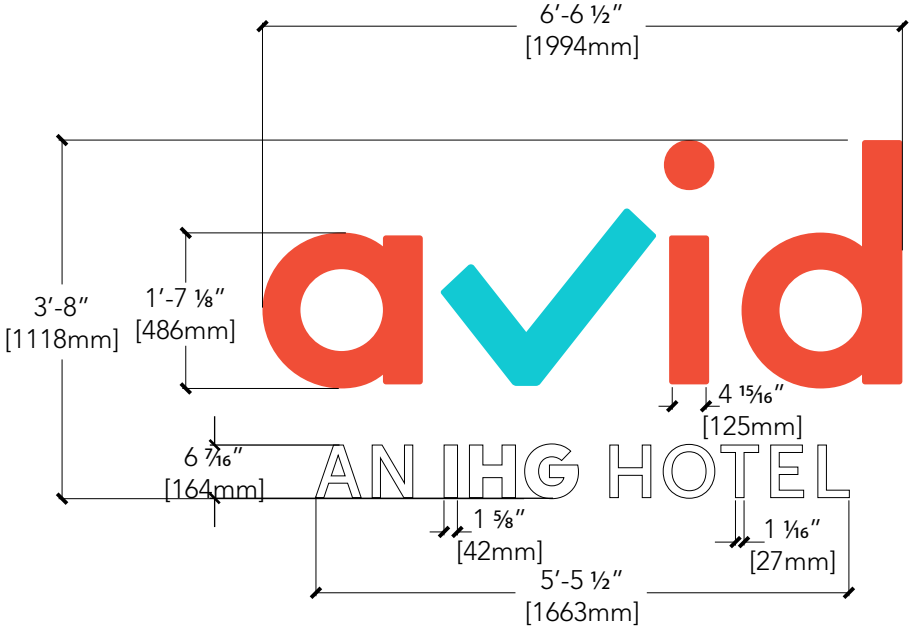
NIGHT VIEW:





West Elevation LTRs

55/76 AVID-LTR-026-IL-EX-044H-X, CS-18-CL-L-W



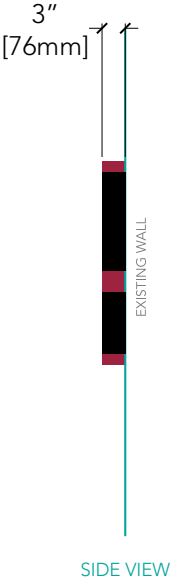
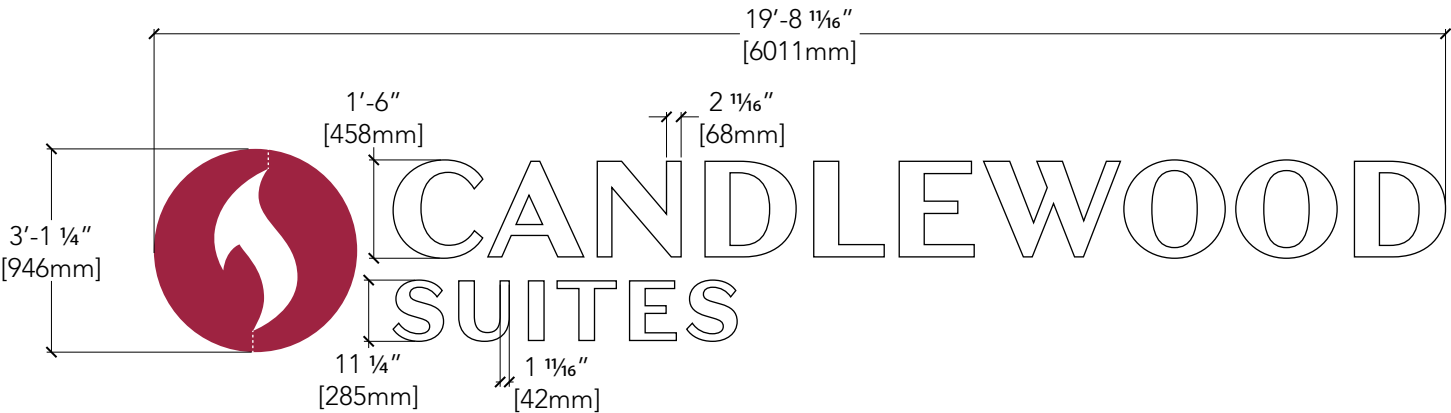
FRONT VIEW



SIDE VIEW

NIGHT VIEW:





NIGHT VIEW:





VERTICAL DATUM CONVERSION
 1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
 2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:
 1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
 2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

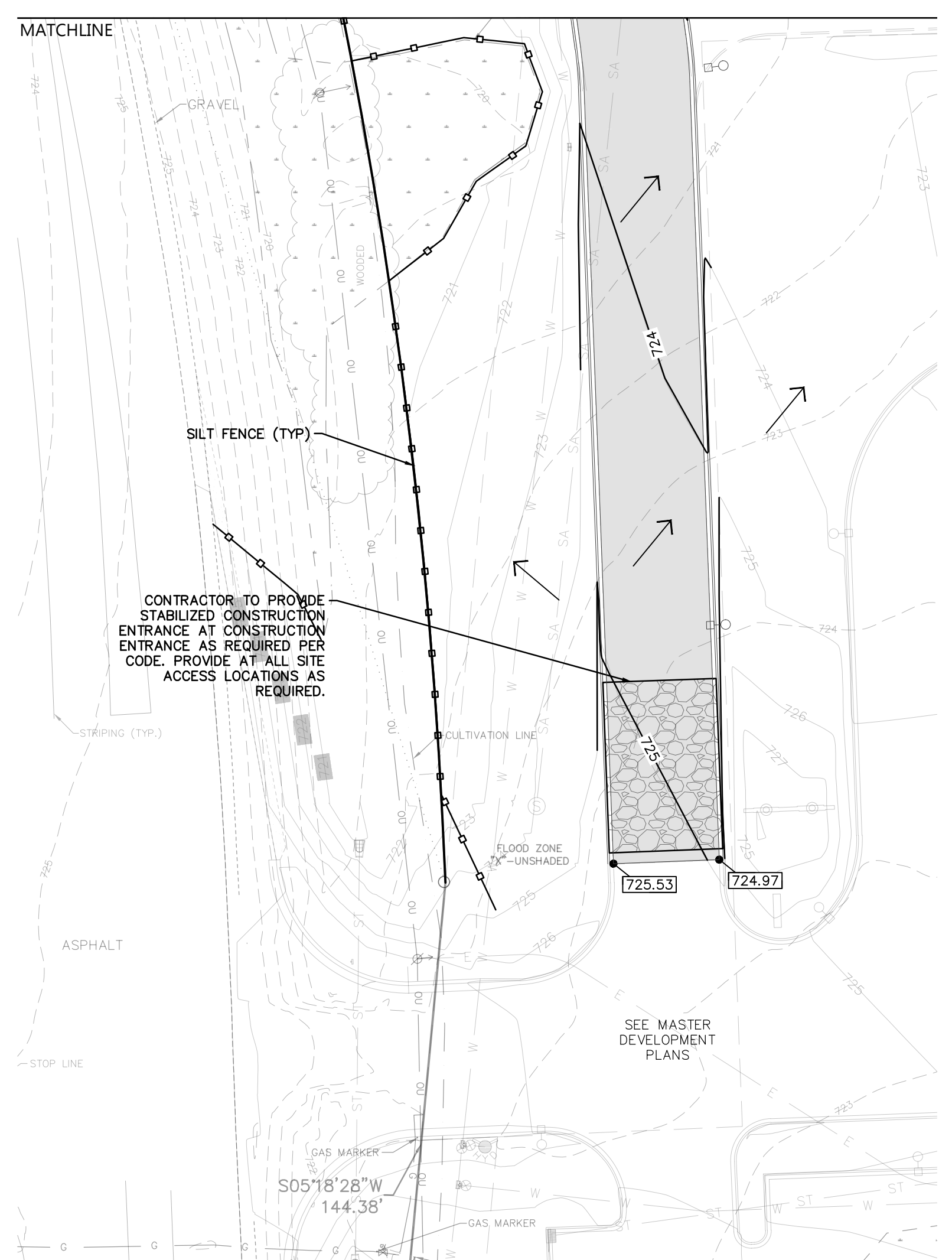
STABILIZED CONSTRUCTION ENTRANCE NOTE:
 CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:
 CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
 SOMERS • WI, 53171



PROFESSIONAL SEAL

SHEET DATES
 SHEET ISSUE NOV. 11, 2024

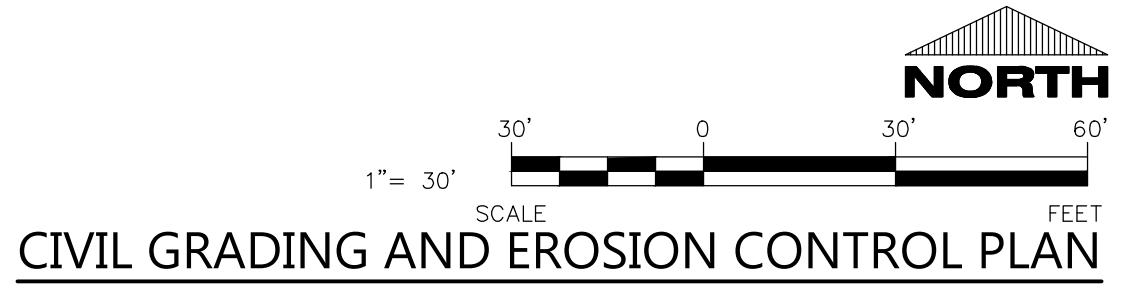
REVISIONS

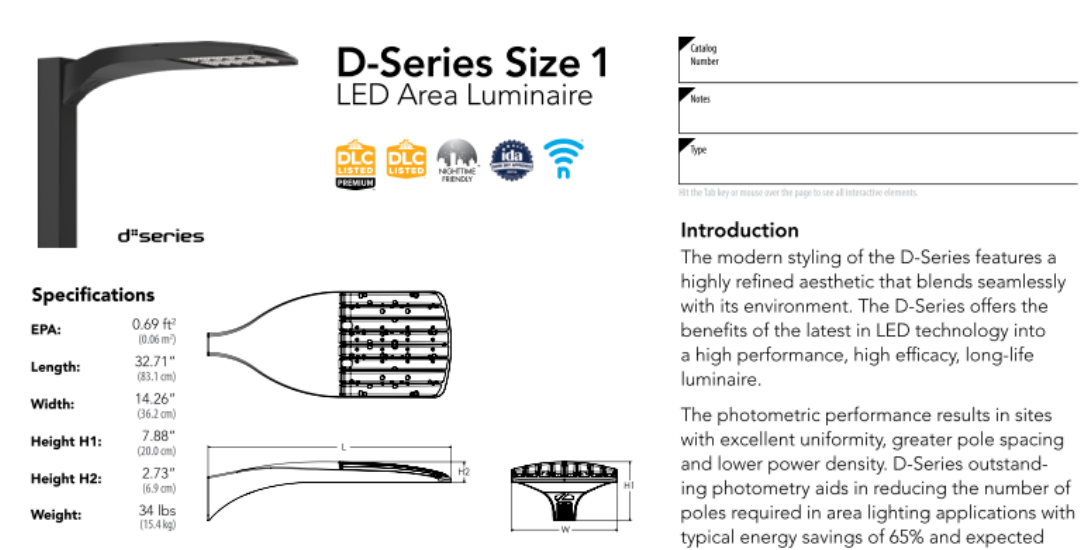
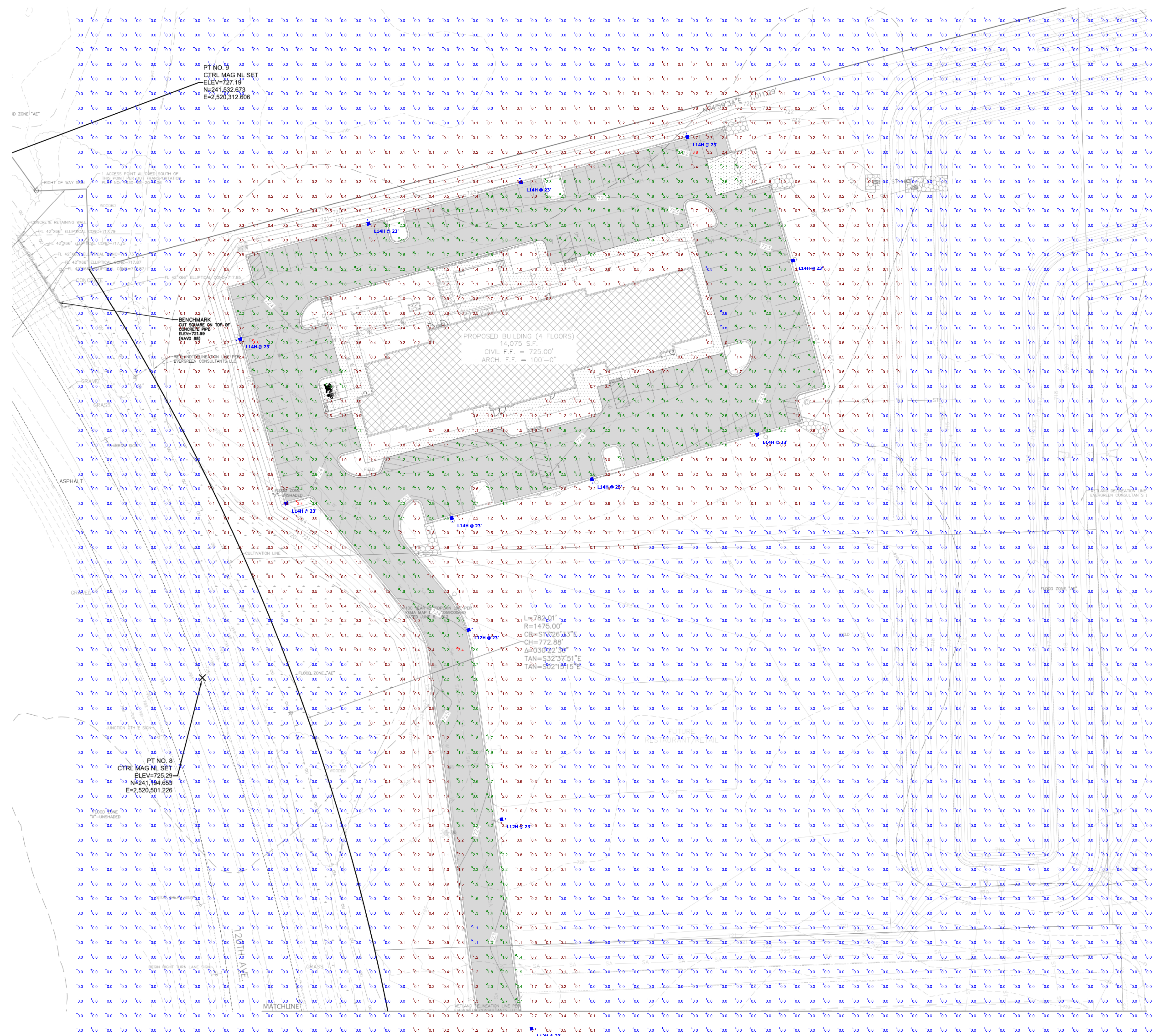
NO.	DESCRIPTION

JOB NUMBER
 230477100

SHEET NUMBER

C1.2





Specifications

Length: 12.00" (305 mm)
 Width: 12.00" (305 mm)
 Height: 2.25" (57 mm)
 Weight: 1.50 lbs (0.68 kg)

Ordering Information

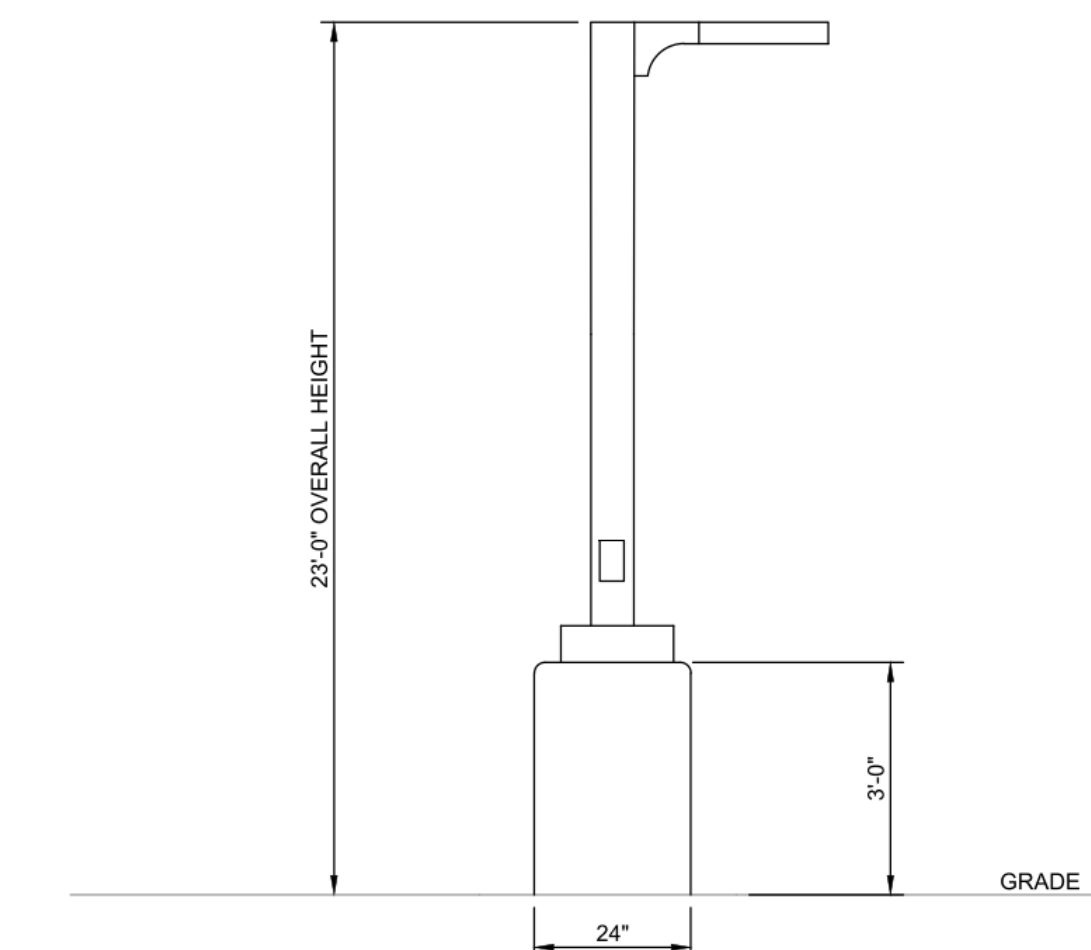
EXAMPLE: DSX1 LED P7 40K 700R 12M MVOLT SPA INWARD PIRN DIBXD

Code	Label	Color Temperature	Beam Spread	Mounting	Finish	Rating
DSX1	DSX1	4000K	70°	12M	SPR	IP65
P7	P7	4000K	70°	12M	SPR	IP65
40K	40K	4000K	70°	12M	SPR	IP65
700R	700R	4000K	70°	12M	SPR	IP65
12M	12M	4000K	70°	12M	SPR	IP65
SPR	SPR	4000K	70°	12M	SPR	IP65
IP65	IP65	4000K	70°	12M	SPR	IP65

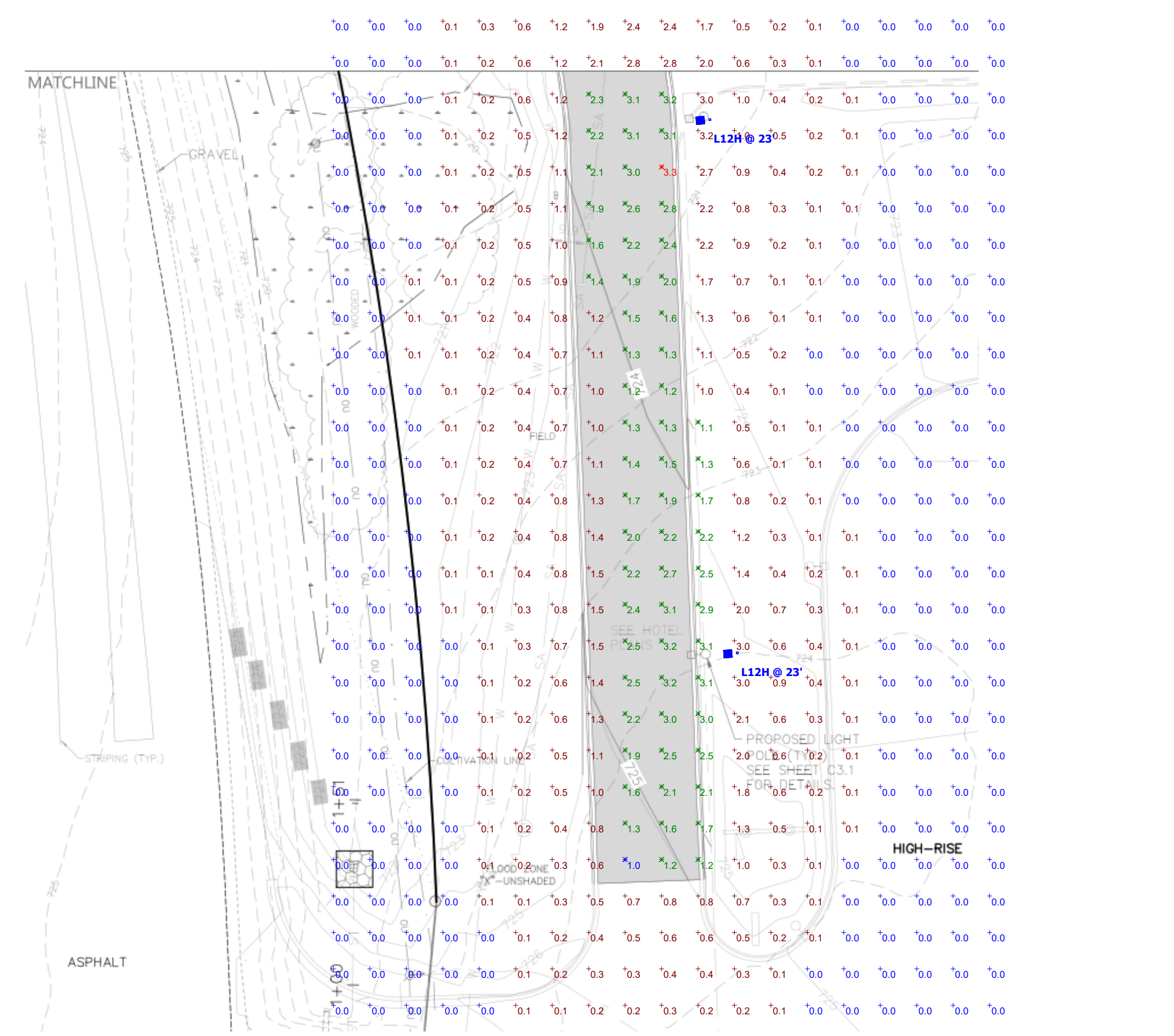
Ordering Information

EXAMPLE: DSX1 LED P7 40K 700R 12M MVOLT SPA INWARD PIRN DIBXD

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DSX1	DSX1	4000K	70°	12M	SPR	IP65
P7	P7	4000K	70°	12M	SPR	IP65
40K	40K	4000K	70°	12M	SPR	IP65
700R	700R	4000K	70°	12M	SPR	IP65
12M	12M	4000K	70°	12M	SPR	IP65
SPR	SPR	4000K	70°	12M	SPR	IP65
IP65	IP65	4000K	70°	12M	SPR	IP65



LIGHT POLE DETAIL
NO SCALE

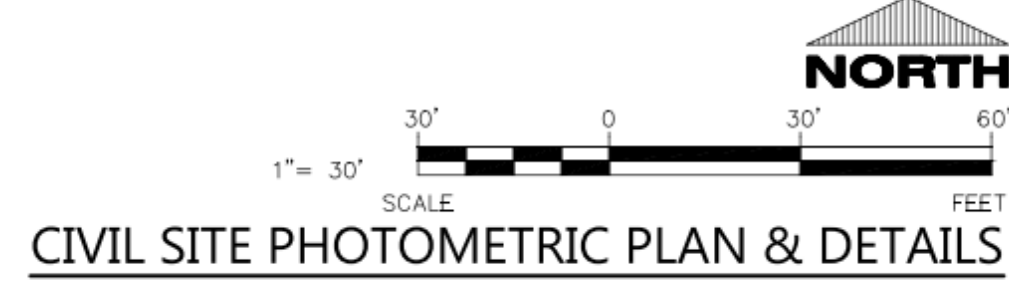


Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
□	L14H	9	Lithonia Lighting	DSX1 LED P6 40K 80CRI T4H HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium HouseSide Shield	1	16453	1	165,249W	
□	L12H	5	Lithonia Lighting	DSX1 LED P6 40K 80CRI T2M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 2 Medium HouseSide Shield	1	16164	1	165,249W	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.5 FC	3.3 FC	0.0 FC	N/A	N/A
DRIVE	+	2.2 FC	3.4 FC	1.1 FC	3.1:1	2.0:1
DRIVE CONT.	+	2.1 FC	3.3 FC	1.0 FC	3.3:1	2.1:1
PARKING LOT	+	2.0 FC	3.8 FC	0.8 FC	4.8:1	2.5:1
Calc Zone #1	+	0.4 FC	3.8 FC	0.0 FC	N/A	N/A



CIVIL SITE PHOTOMETRIC PLAN & DETAILS



PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
 SOMERS • WI, 53171

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE: NOV. 11, 2024

REVISIONS

NO.	DESCRIPTION

JOB NUMBER
230477100

SHEET NUMBER
C3.1

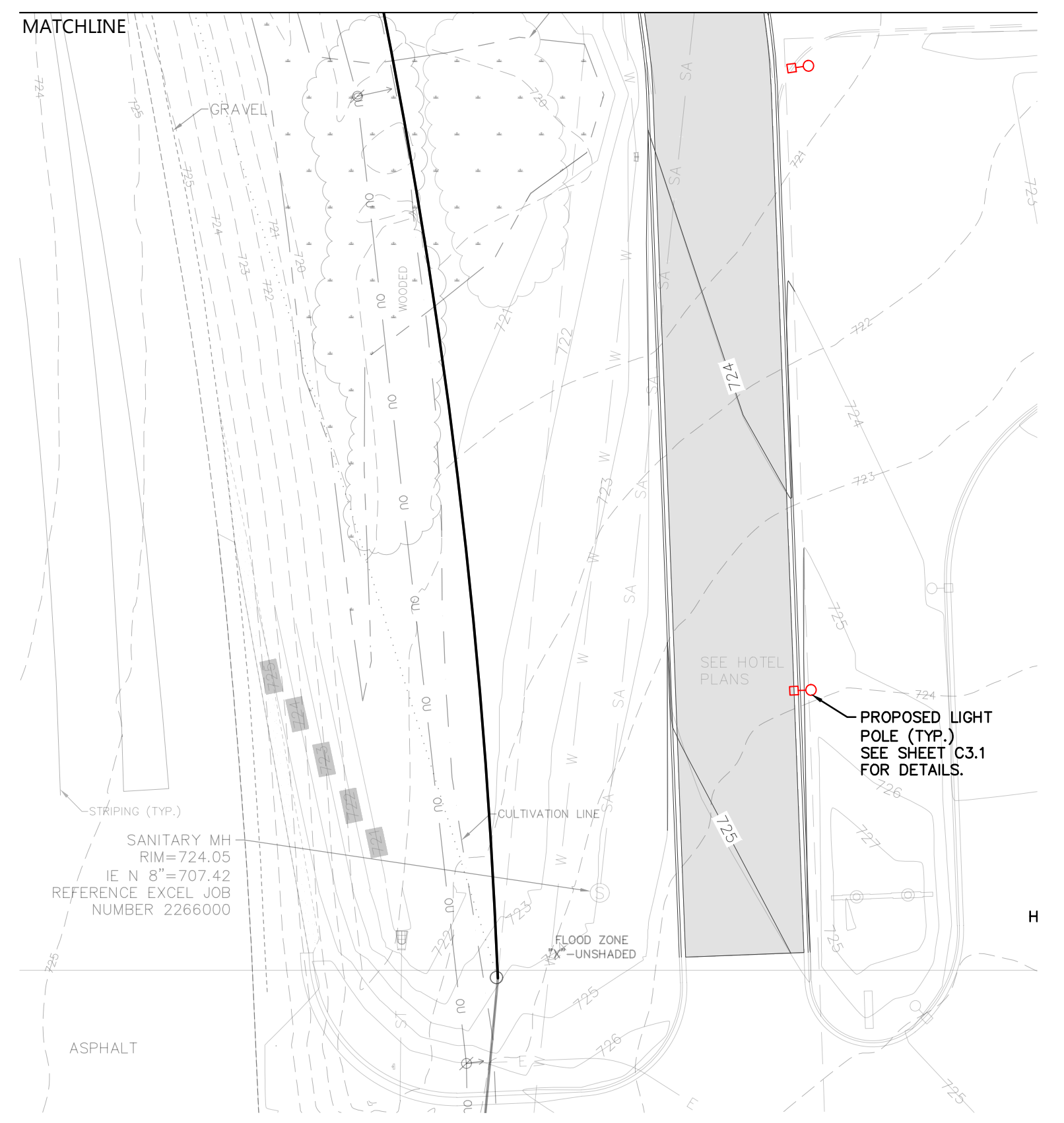


VERTICAL DATUM CONVERSION
1. SURVEY OF THE PROPOSED PROJECT WAS COMPLETED ON NAVD88
2. NGVD29 = NAVD88 + 0.17 FT

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:
[DS] = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:
[CO] = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS. SEE C0.1 FOR SPECIFICATION.



EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

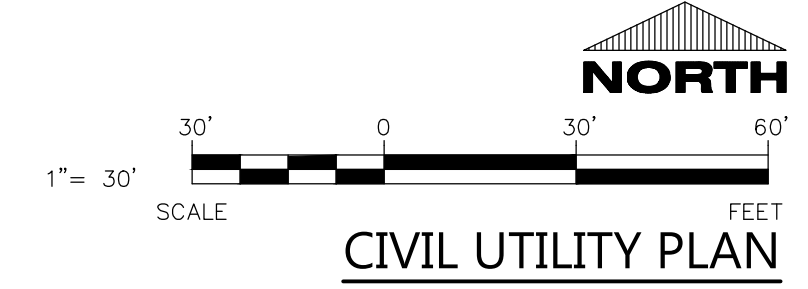
PROFESSIONAL SEAL

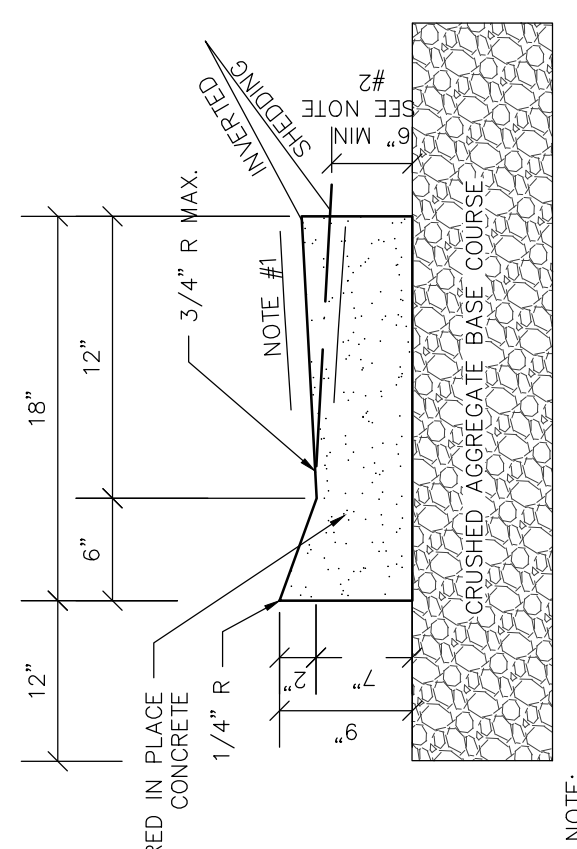
SHEET DATES

SHEET ISSUE	NOV. 11, 2024
REVISIONS	
AD1	APR. 9, 2025

JOB NUMBER
230477100

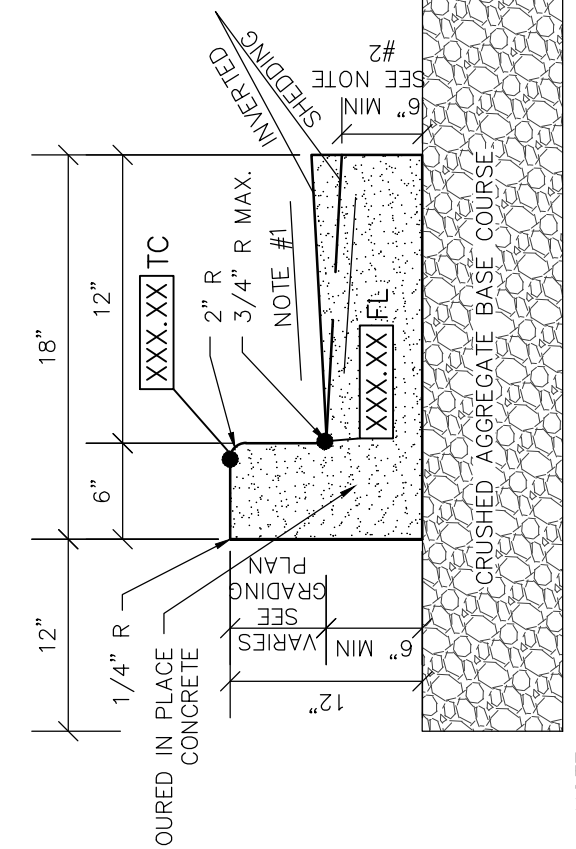
SHEET NUMBER
C1.3





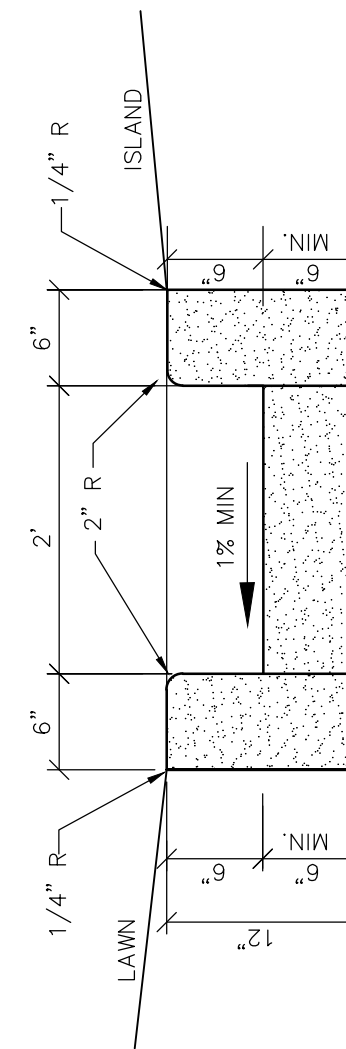
- NOTE:
- USE 4X GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - PAVING SHALL BE TO THE CURB AND TO THE SIDEWALK OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS.

16" MOUNTABLE CURB & GUTTER DETAIL
NO SCALE

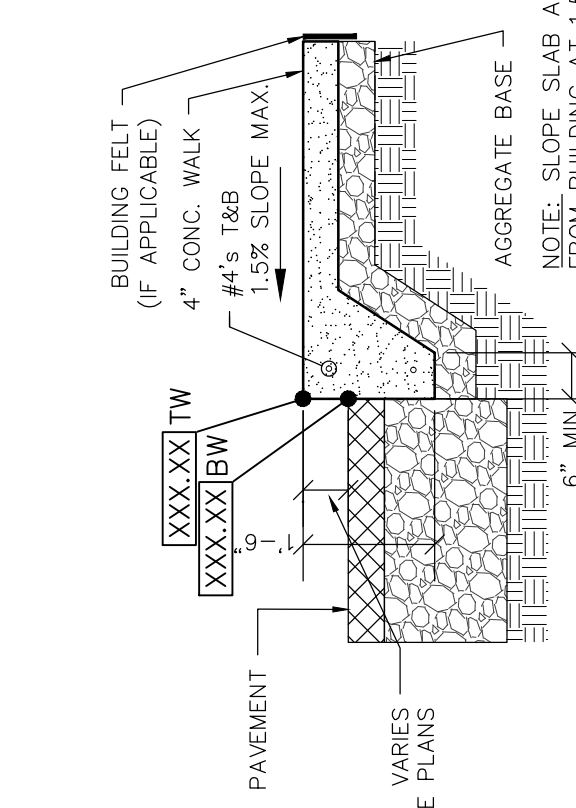


- NOTE:
- USE 4X GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS.

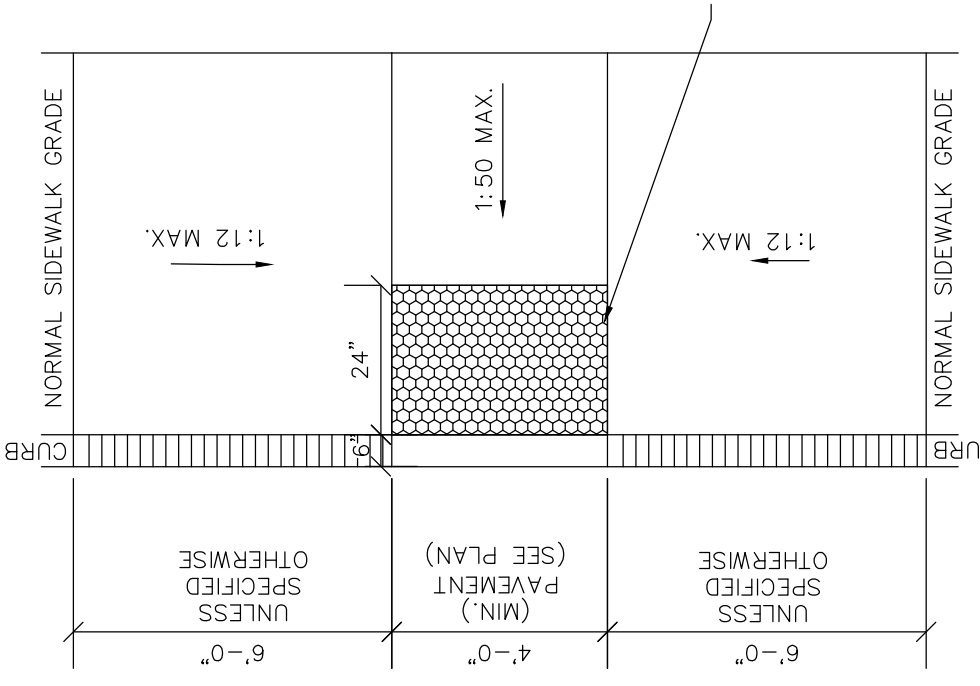
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



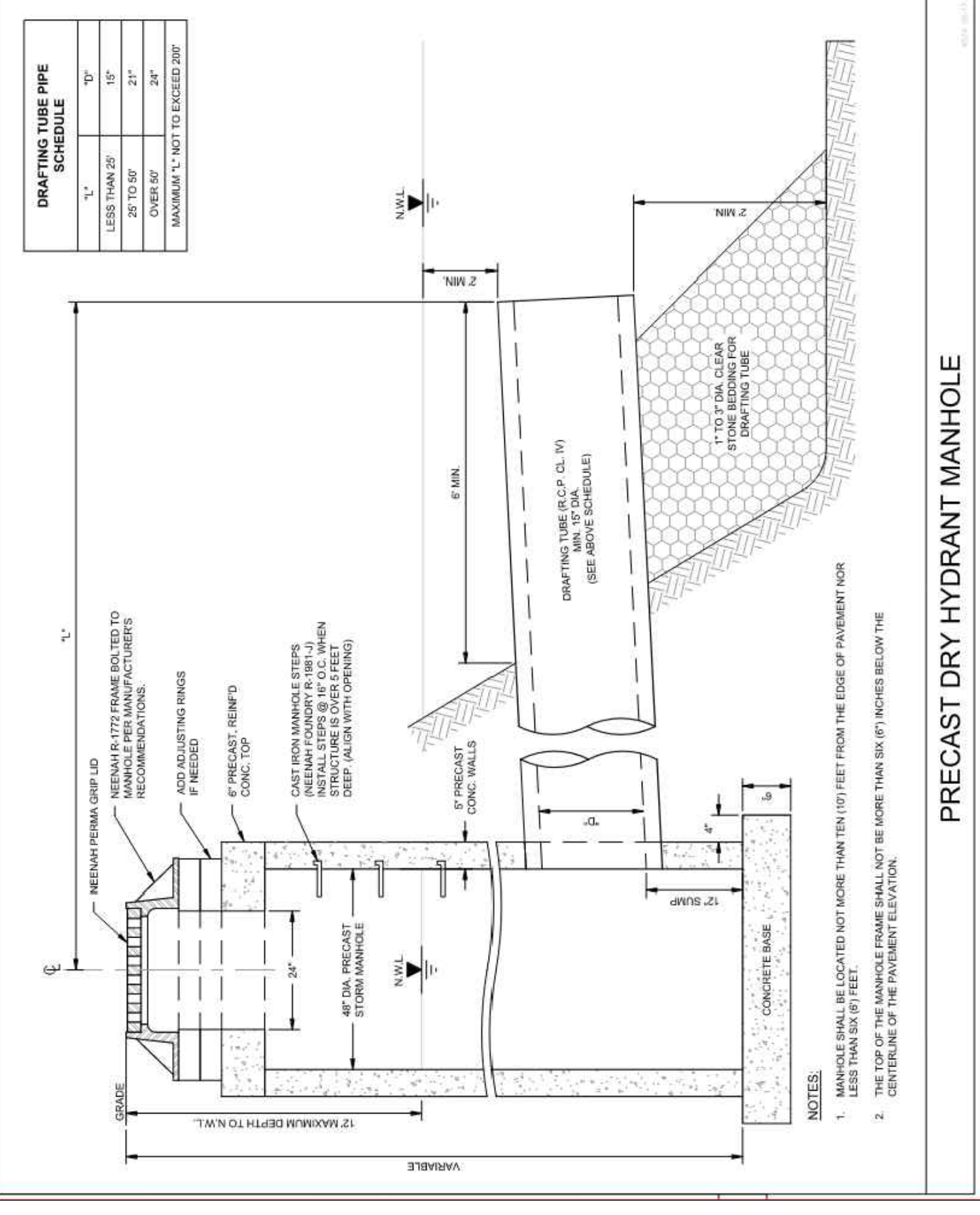
FLOW THROUGH CURB DETAIL
NO SCALE



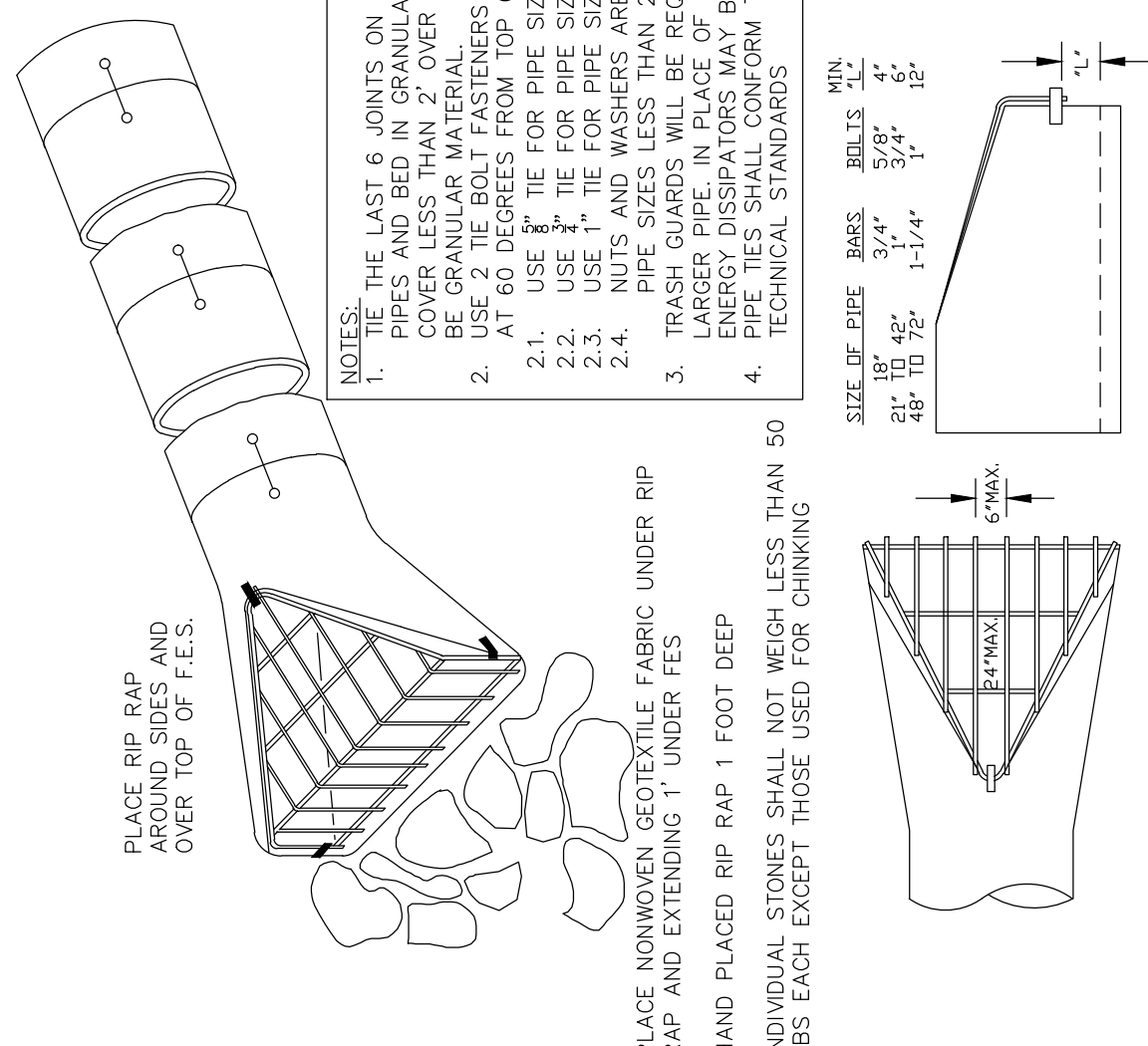
RAISED WALK DETAIL
NO SCALE



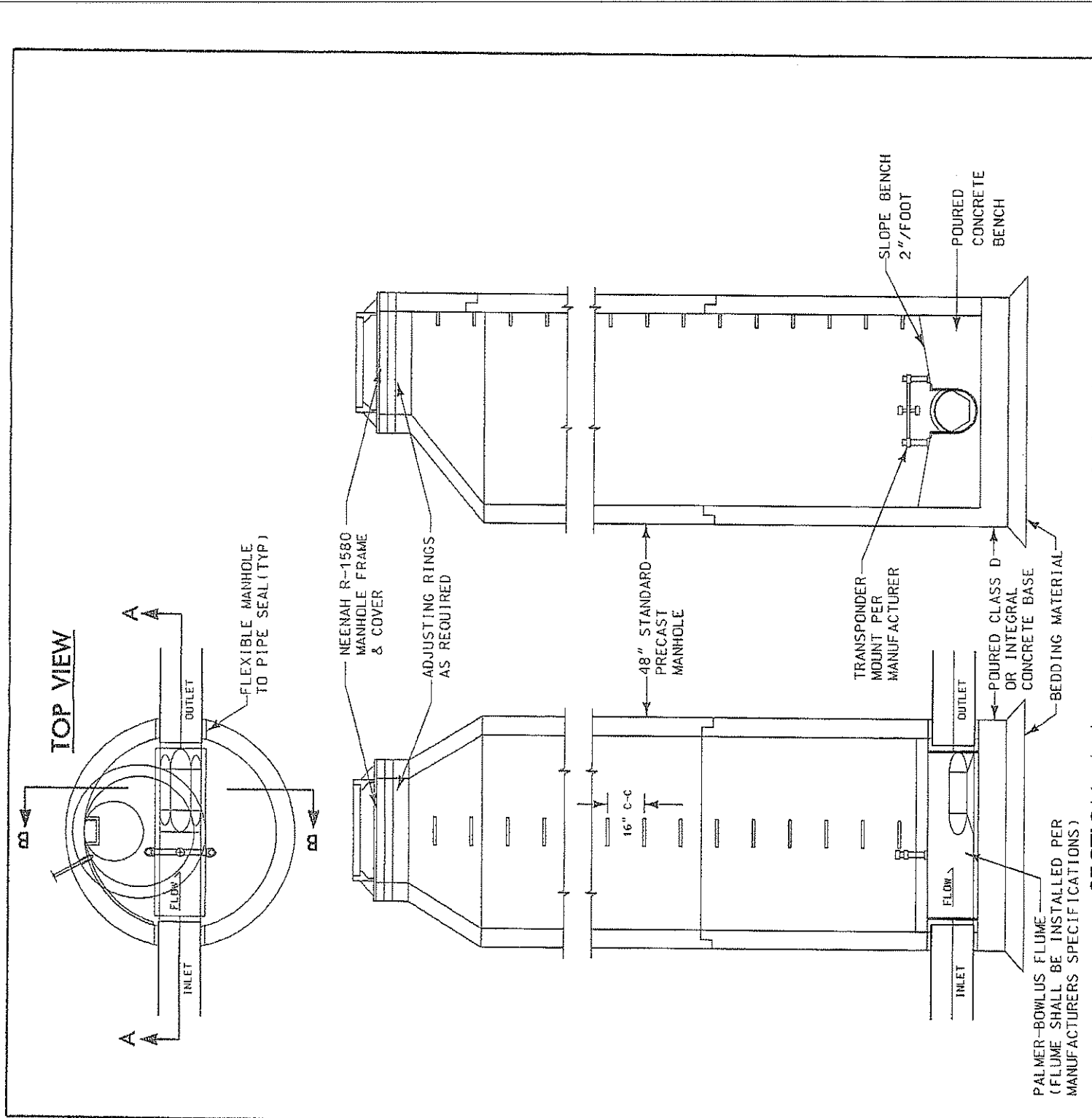
CURB RAMP 2 DETAIL
NO SCALE



PRECAST DRY HYDRANT MANHOLE



CONCRETE END SECTION DETAIL
NO SCALE

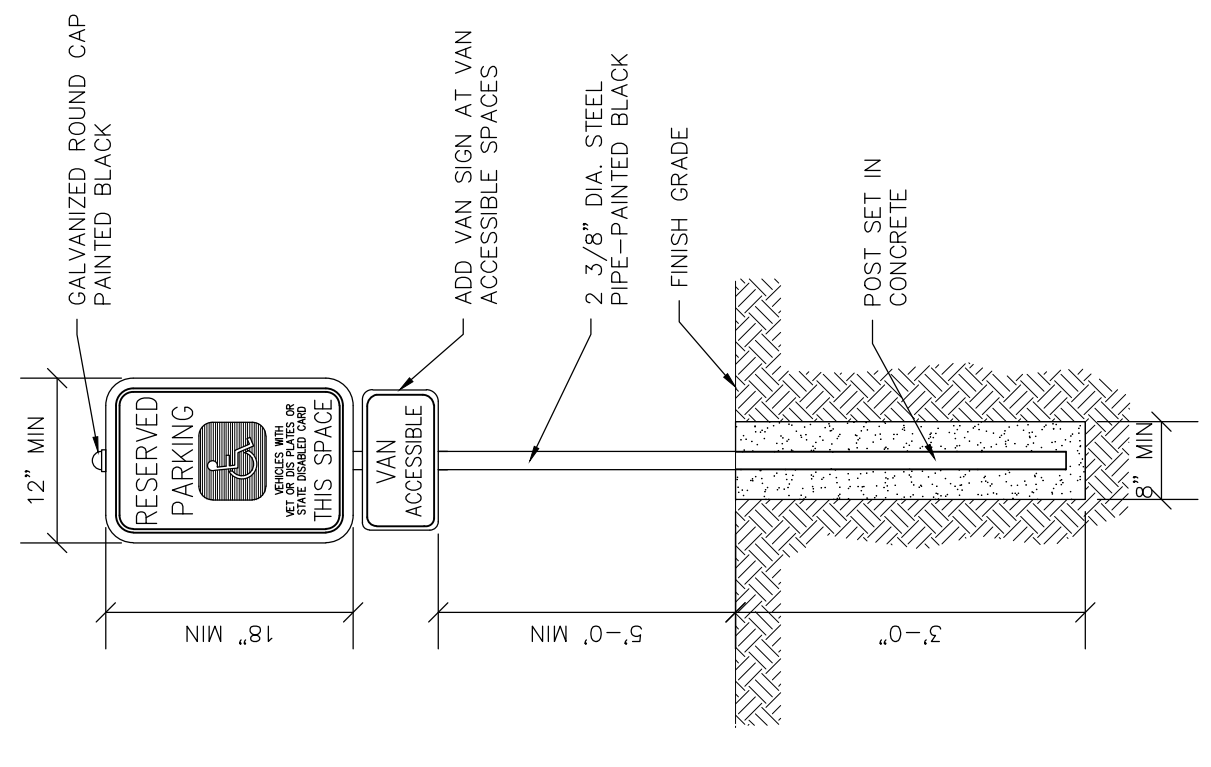


STANDARD 4" x 8" LATERAL METERING/SAMPLING MANHOLE WITH PALMER-BOWLUS FLUME

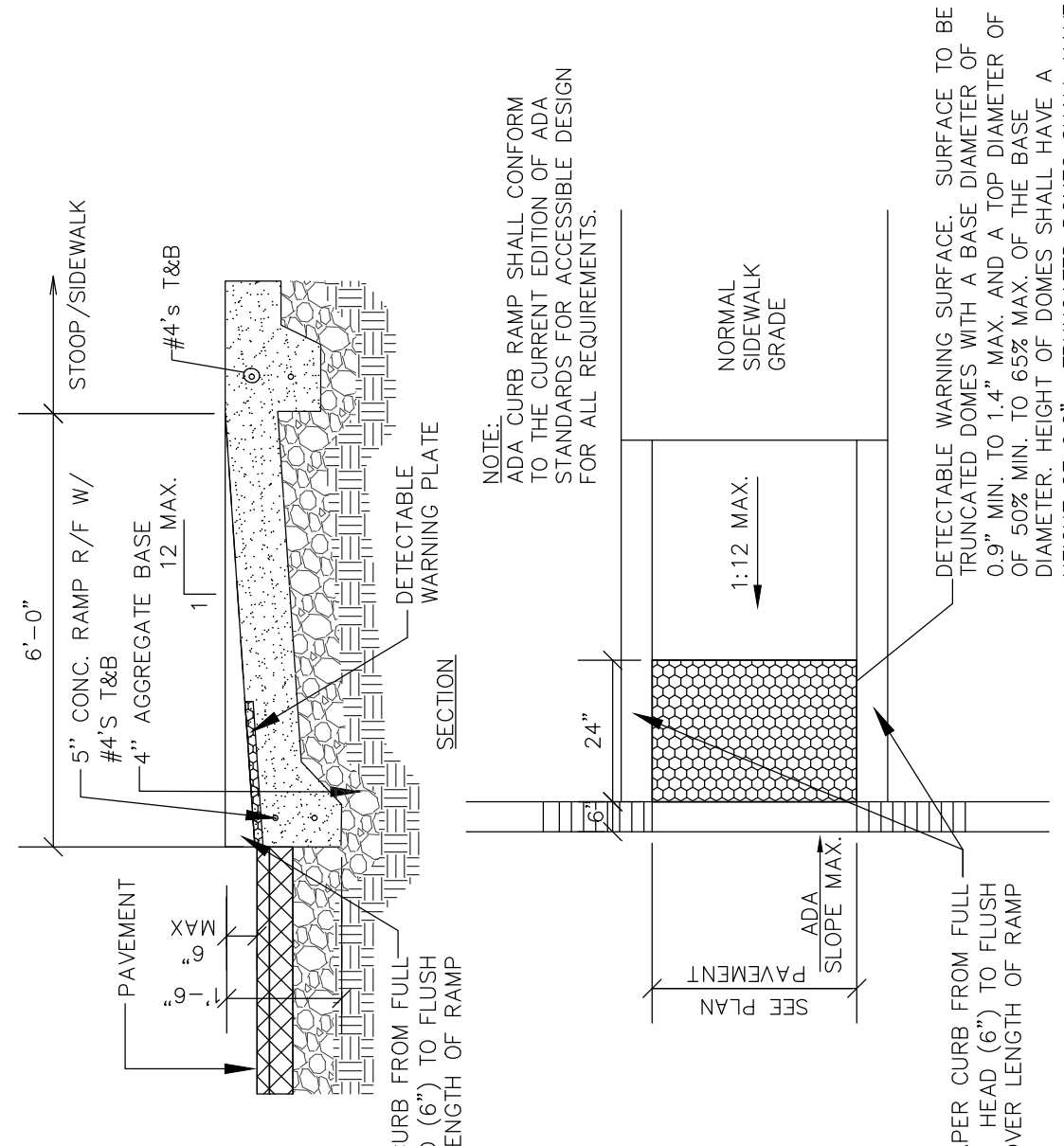
CRISPPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS
KENOSHA COUNTY, WISCONSIN

PROJECT NAME: TOWN OF SOMERS
LOCATION: TOWN OF SOMERS, KENOSHA COUNTY, WISCONSIN
SCALE: NO SCALE DATE: MARCH 2009
DRAWN BY: B. FOLLENBEE

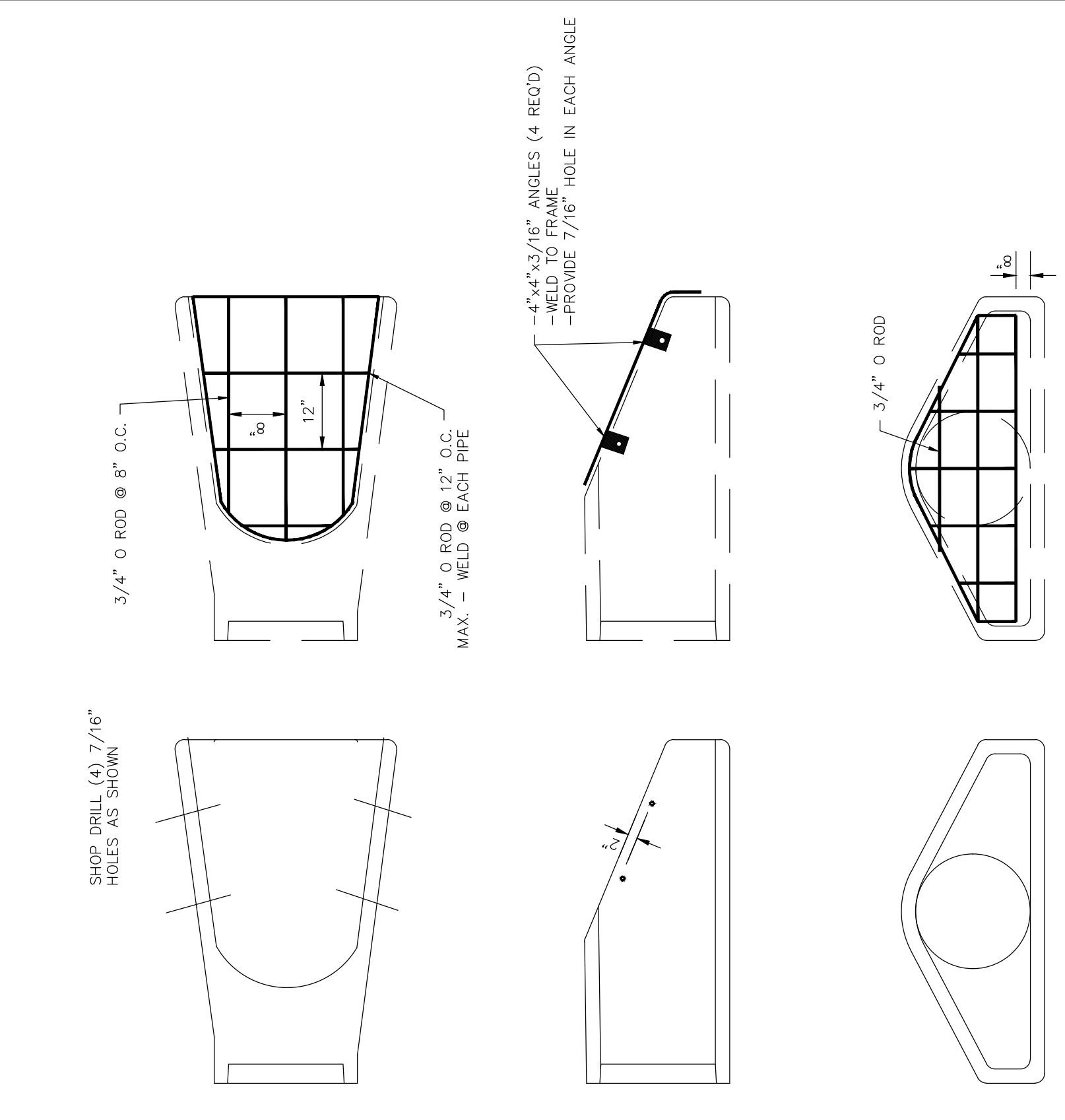
SEE GENERAL NOTE, SHEET C2.0 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



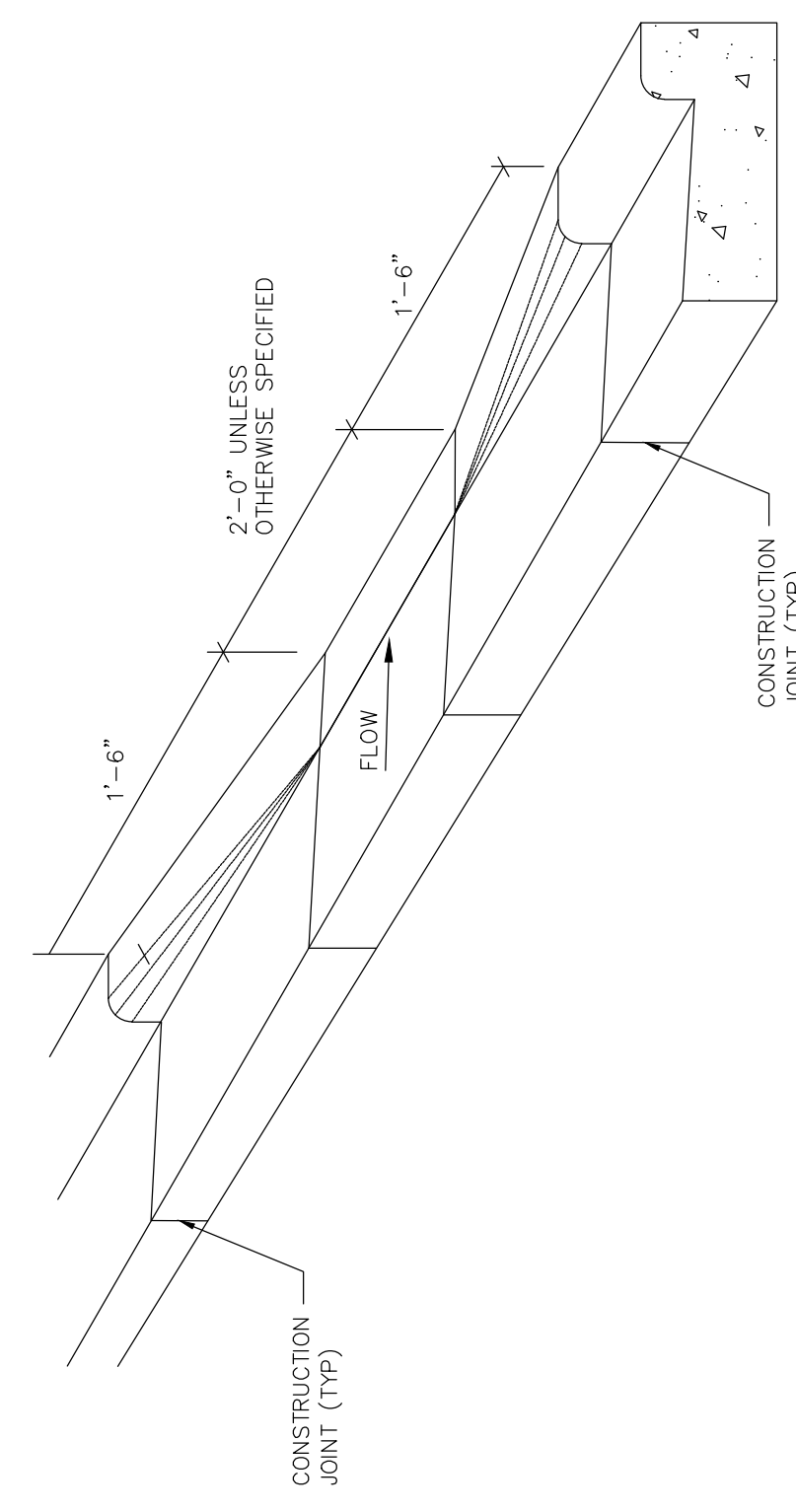
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NO SCALE



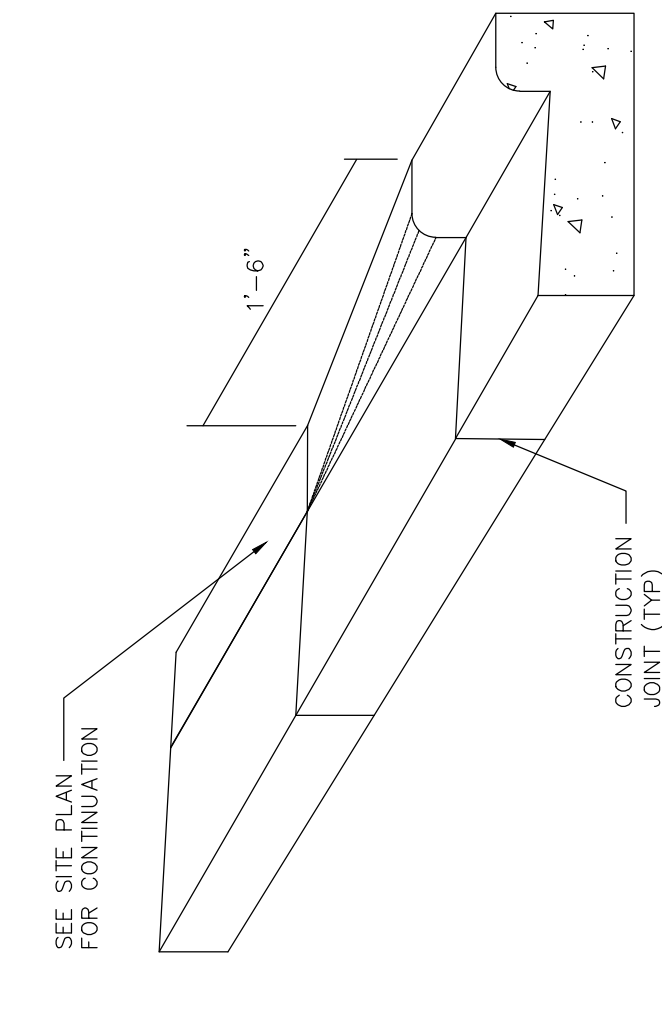
CURB RAMP 1 DETAIL
NO SCALE



GRATE INSTALLATION DETAIL
NO SCALE



CURB CUT DETAIL
NO SCALE



CURB TAPER DETAIL
NO SCALE

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excel@engineer.com

PROJECT INFORMATION

SOMERS HOTEL
PROPOSED DEVELOPMENT FOR:
SOMERS • WI, 53171

PROFESSIONAL SEAL

SHEET DATES

SHEET NO.	NOV. 11, 2024
REVISIONS	
AD1	APRIL 9, 2025

JOB NUMBER

230477100

SHEET NUMBER

C2.0

CIVIL DETAILS

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
SOMERS HOTEL
SOMERS • WI, 53171

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE NOV. 11, 2024

REVISIONS

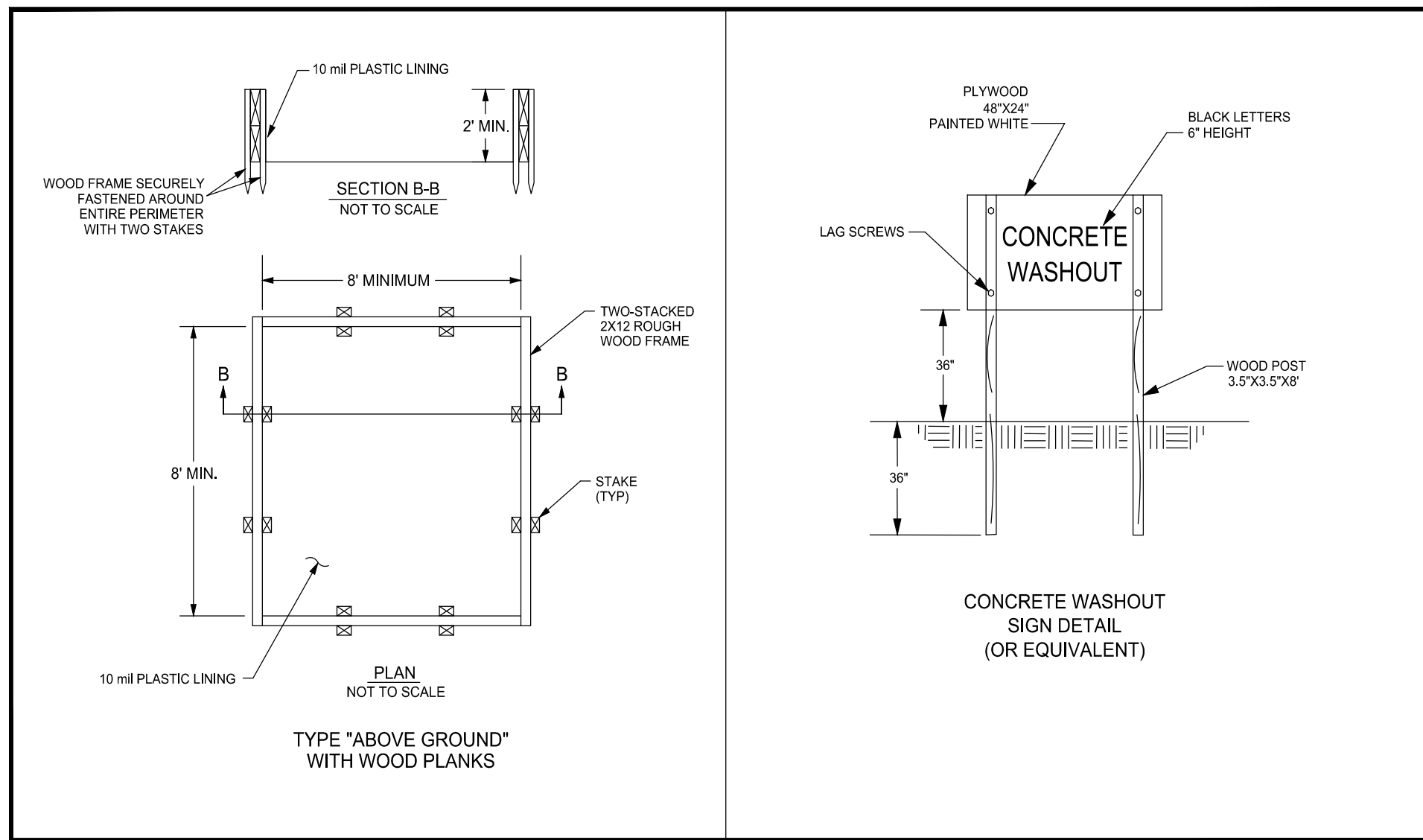
NO.	DATE	DESCRIPTION

JOB NUMBER

230477100

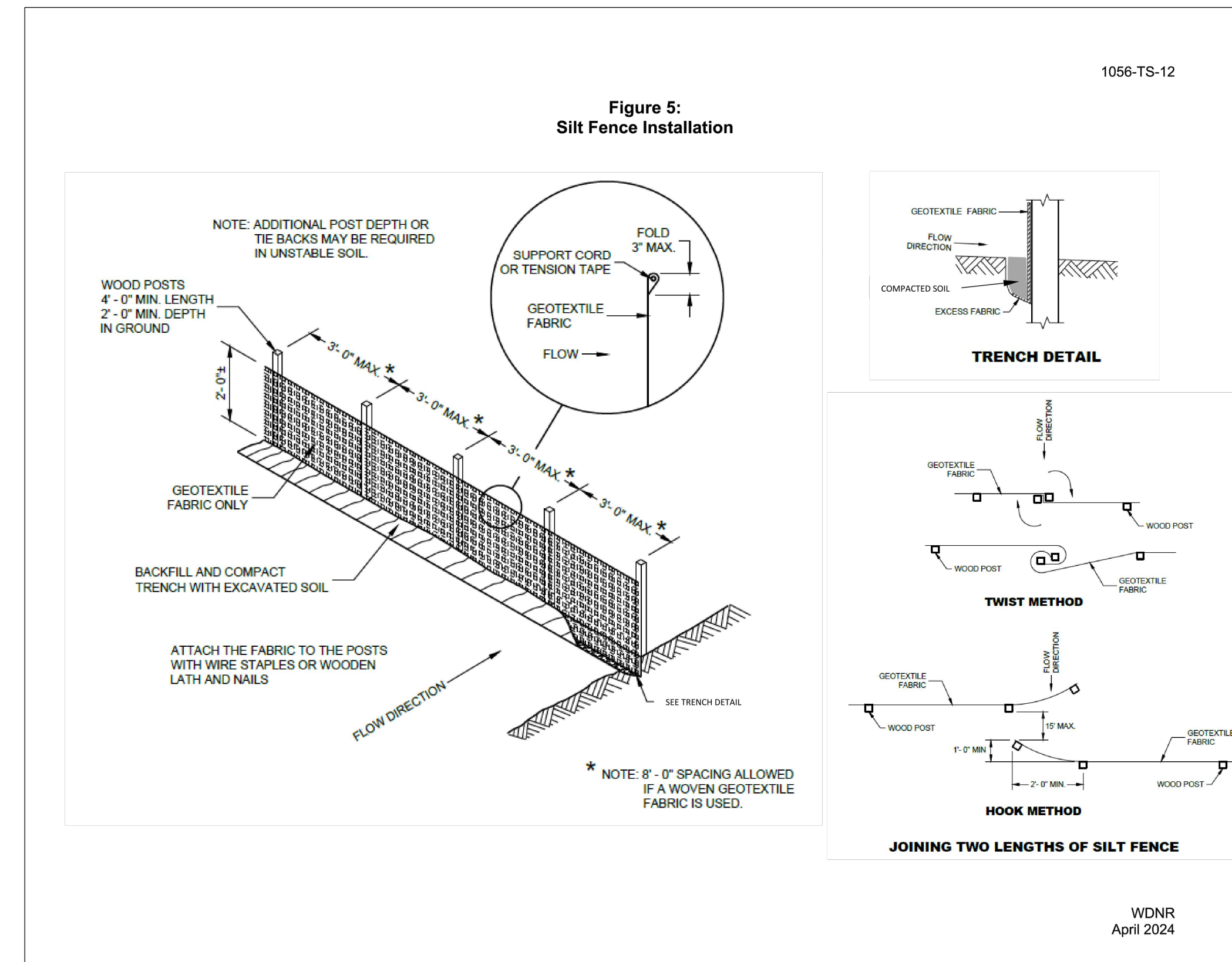
SHEET NUMBER

C2.1

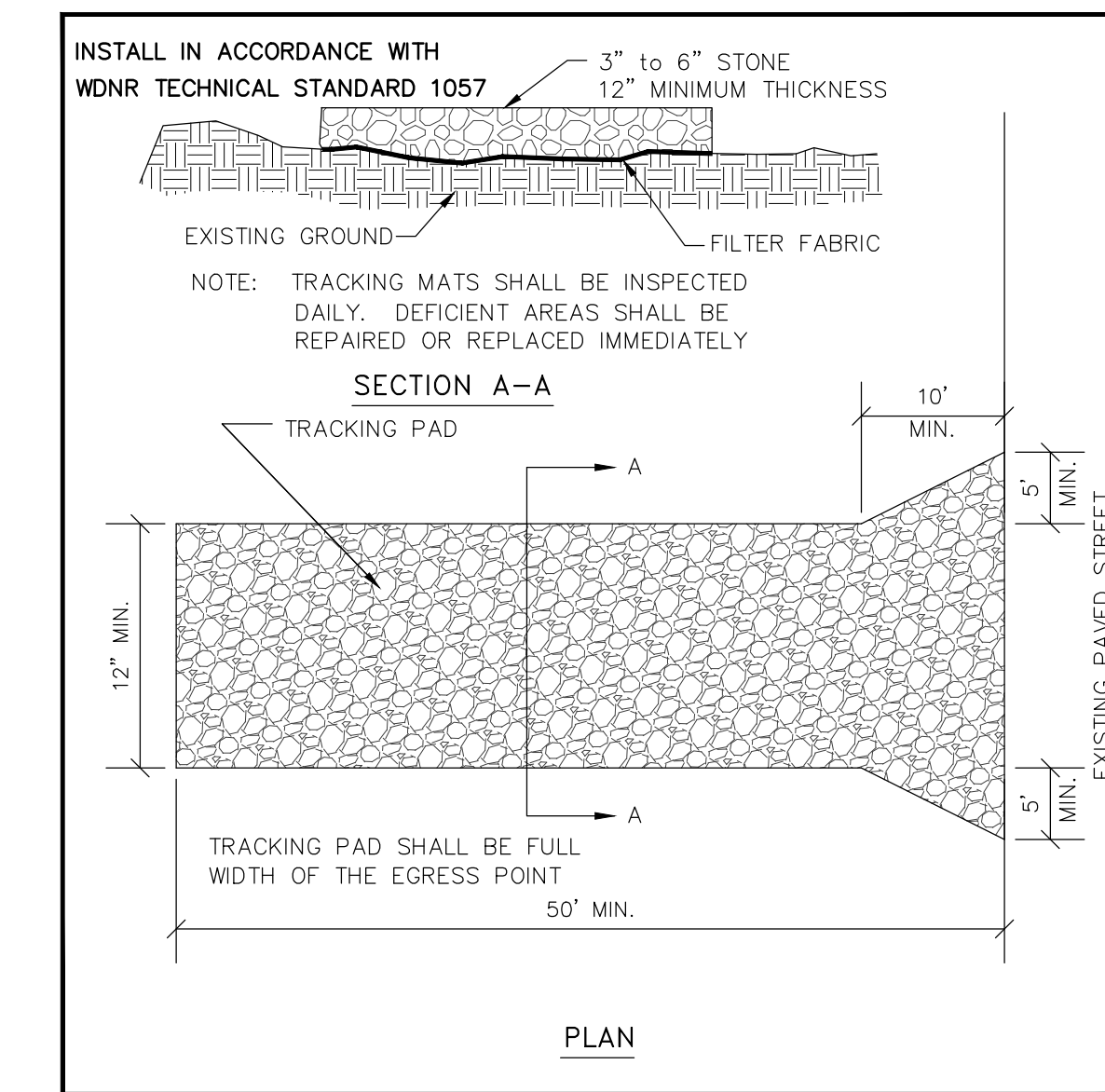


CONTRACTOR TO ADHERE TO WI DNR STANDARDS

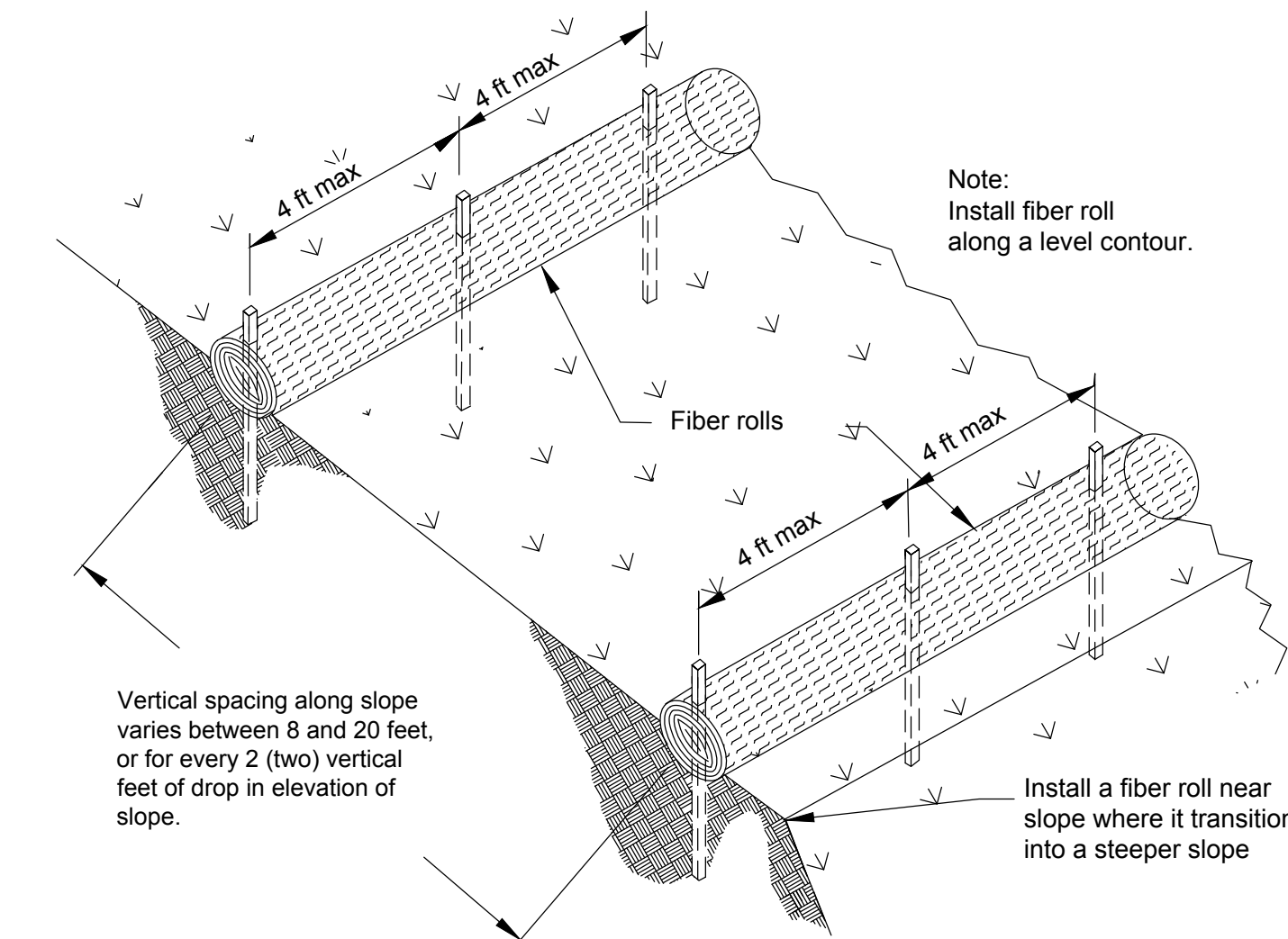
CONCRETE WASHOUT DETAIL
NO SCALE



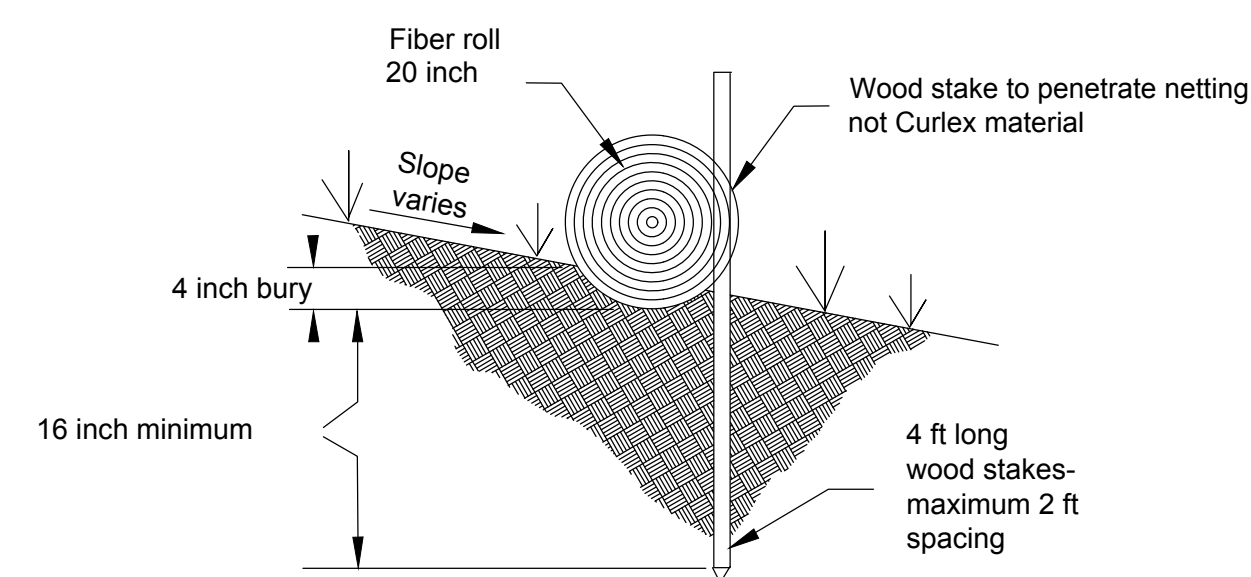
SILT FENCE - INSTALLATION DETAIL
NO SCALE



TRACKPAD DETAILS
NO SCALE



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



SEDIMENT LOG INSTALLATION
NOT TO SCALE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD NO. 1053 (CHANNEL EROSION MAT).

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

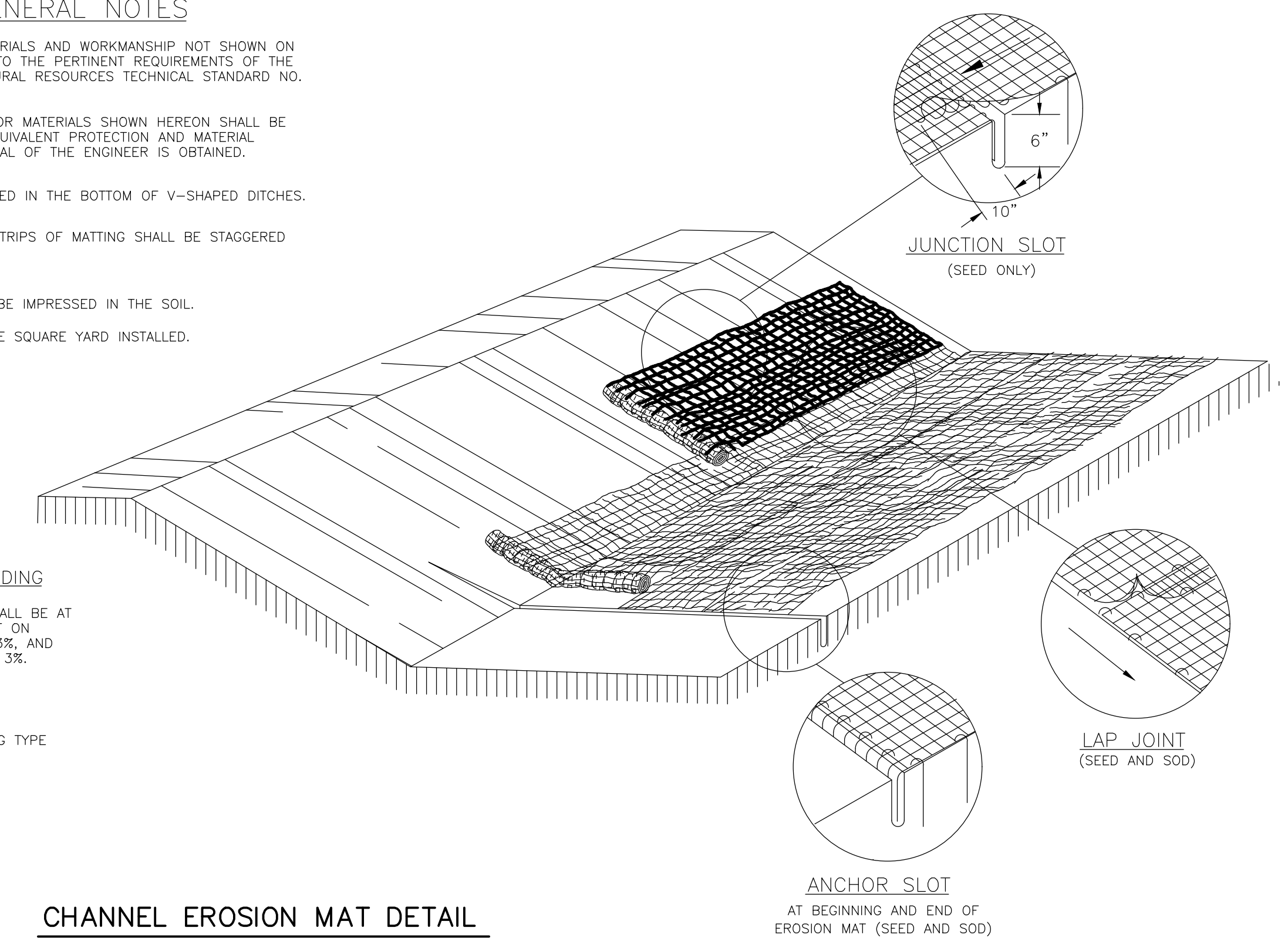
JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

EDGES OF EROSION MAT SHALL BE IMPRESSED IN THE SOIL.
EROSION MAT SHALL PAID BY THE SQUARE YARD INSTALLED.

EROSION MAT OVER SEEDING

JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.

NOTE: SEE SPECIFICATIONS FOR MATTING TYPE



CHANNEL EROSION MAT DETAIL
NOT TO SCALE



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: April 22nd, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Tanya Ealy, Accounting Manager/Deputy Clerk-Treasurer

AGENDA ITEM: #9 Discussion and Possible action on proposed Resolution No. 2025-006, a Resolution to Amend the 2024 Village of Somers Adopted General Fund Budget

BACKGROUND:

As the fiscal year goes on, actual numbers come in, and adjustments help reflect reality more accurately. The proposed 2024 General Fund budget amendment resulted in Revenues, General Government, Public Safety, Public Works and Solid Waste expense to be greater or less than budgeted. The Village would like to reallocate these funds to better align with the Village's priorities. Below are some of the variances that resulted in this budget amendment.

1. Revenues are greater by \$1,413,622.04 than budgeted. Requesting the Board to amend original budget amounts to include the excess revenues.
2. General Government appropriation unit is greater by \$119,369.37 than budgeted. Below are some of the departments that contributed to this increase.
 - a. Village/Town Office will be \$18,047 more than budgeted because of the year-end bonuses.
 - b. Assessor expenses will be \$6,886.65 more than budgeted. In 2024 the Board approved the contract with Associated Appraisal to conduct revaluations for the Village and Town. These revaluations were completed in 2024. The additional expense is Postage.
 - c. Other General Government is over \$101,431 than budgeted. This is due to Consulting and Financial, Engineering, and Inspection fees being over. The Consulting and Financial expense increase is due to the Fire Department's Needs Analysis. The Engineering and Inspection fees will be covered by the Developer Fees of \$91,322. Requesting the Board approve balancing out accounts.

- d. Payments for Municipal Services are \$2,911 more than budget. This is due to the Municipal Services coming in more than expected resulting in the expense being over budget. Requesting the Board approve balancing out accounts.
3. Public Safety appropriation unit is greater by \$23,462 than budgeted. This is due to Law Enforcement's overtime. Requesting the Board to cover the overage.
4. Public Works appropriation unit is \$18,964.26 under budget. This is due to employment changes and health benefits not being taken. Requesting the Board adjust to the actual cost.
5. Solid Waste appropriation unit is \$97,597.51 under budget. We budgeted for a 4,729-unit pickup at 10.40 per unit for garbage. We budgeted for 4,729-unit pickup at 5.40 per unit for recycling. We were charged for 4,126 units. Requesting the Board to adjust to actual spending.

In 2024 the Village has overall, in General Fund, done very well with net revenues of \$1,413,622.04 that will increase the General Fund balance by \$851,718. 2024 General Fund balance unaudited is expected to be \$6.3 million compared to \$5.8 million in 2023.

PRIOR ACTION TAKEN:

Our 4th quarter financials were reviewed at our April 15th Work Session. The exhibits for the proposed budget amendment were also reviewed at our April 15th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval of Resolution No. 2023-020. 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 No. 2025-006, a Resolution to Amend the 2024 Village of Somers Adopted General Fund Budget.”

ATTACHMENTS:

Resolution 2025-006

Budget Amendment Exhibit A

General Fund Variance by Categories Exhibit B

Village of Somers

RESOLUTION NO. 2025-006

**A RESOLUTION TO AMEND THE 2024 VILLAGE OF SOMERS
ADOPTED GENERAL FUND BUDGET**

WHEREAS, the Village Board adopted its 2024 General Fund Budget on November 26th, 2024; and

WHEREAS, the Village has received revenues and incurred expenditures which were not anticipated at the time the 2024 General Fund Budget was adopted;

WHEREAS, there is an additional amendment required;

WHEREAS, the Village Board finds it necessary to amend its 2024 General Fund Budget:

NOW THEREFORE, the Village Board of the Village of Somers, Kenosha County, Wisconsin does hereby resolve:

1. That the following individual accounts in the 2024 General Fund Budget – Revenue and Expenditures are amended to read as listed in “Exhibit A” under the revenue and expenditures categories required by law.
2. That the following General Fund Categories in the 2024 General Fund Budget – Revenue and Expenditures are amended to read as listed in “Exhibit B” under the revenue and expenditures required by law.
3. The Clerk/Treasurer is hereby directed to post a notice of the changes on the Village website as provided in Section 65.90(5)(a) Wisconsin State Statutes.

Dated this 22nd day of April, 2025

George Stoner, President

Wendy Burnette, Clerk-Treasurer

2/3 vote required

GENERAL JOURNAL ENTRY

EXHIBIT A

Post Date:	12/31/2024		
Journal Type:	GJ		
Explanation:	BUDGET MODIFICATIONS		
L i n e #	<u>Account Name</u>	<u>Account Number</u>	<u>Increase/(Decrease)</u> <u>Amount - Increase/(Decrease)</u>
	101-41000-41111	VILLAGE PROPERTY TAXES	Decrease 0.35
	101-41000-41112	TOWN PROPERTY TAXES	Increase 66.53
	101-41000-41140	MOBILE HOME TAXES	Decrease 3,858.07
	101-41000-41320	TAXES FROM OTHER TAX EXEMPT ENTITIES	Increase 9,512.41
	101-41000-41920	AG-USE PENALTY	Increase 16,951.72
	101-42000-42180	VOLUNTARY DONATION	Decrease 75,410.00
	101-43000-43410	STATE SHARED REVENUE	Decrease 9,722.45
	101-43000-43411	PERSONAL PROPERTY AID	Increase 0.22
	101-43000-43420	FIRE INSURANCE DUES	Increase 6,599.43
	101-43000-43431	EXEMPT COMPUTER AID	Increase 0.45
	101-43000-43433	VIDEO SERVICE PROVIDER AID	Decrease 0.20
	101-43000-43529	AMBULANCE FUNDING	Increase 656.28
	101-43000-43531	TRANSPORTATION AID	Increase 2.55
	101-43000-43545	RECYCLING GRANT	Increase 44.01
	101-43000-43691	PAYMENT FOR MUNICIPAL SERVICES	Increase 3,235.20
	101-43000-43692	ENVIRONMENTAL IMPROVEMENT FUND	Increase 87,096.23
	101-43000-43694	DNR GRANT - PS	Increase 1,712.50
	101-44000-44110	CLASS A LIQUOR LICENSES	Decrease 600.00
	101-44000-44111	CLASS B LIQUOR LICENSES	Increase 263.26
	101-44000-44112	OPERATORS LICENSES	Decrease 315.00
	101-44000-44113	BUSINESS AND OCCUPATIONAL LICENSES	Increase 650.00
	101-44000-44116	CIGARETTE LICENSES	Decrease 300.00
	101-44000-44121	CABLE FRANCHISE FEES	Decrease 2,990.85
	101-44000-44122	MOBILE HOME PARK LICENSES	Decrease 500.00
	101-44000-44130	DOG PARK LICENSES	Increase 603.00
	101-44000-44131	DOG LICENSES	Decrease 1,557.02
	101-44000-44300	BUILDING PERMITS	Increase 616.44
	101-44000-44900	OTHER LICENSES AND PERMITS	Decrease 2,463.50
	101-45000-45100	COURT PENALTIES	Increase 79,316.23
	101-45000-45105	DOG PENALTIES	Decrease 45.00
	101-46000-46100	LICENSE PUBLICATION FEES	Increase 10.00
	101-46000-46103	PREQUALIFICATION BID FEES	Increase 2,475.00
	101-46000-46105	CHARGES FOR SERVICES	Decrease 1.02
	101-46000-46106	COURT SERVICE FEES	Decrease 150.00
	101-46000-46220	FIRE AND RESCUE SERVICE FEES	Increase 89,152.85
	101-46000-46221	FIRE INSPECTION FEES	Increase 3,354.60
	101-46000-46222	BURN PERMITS	Increase 765.00
	101-46000-46290	FIRE AND RESCUE ALLOWANCE	Increase 7,222.25
	101-46000-46310	PUBLIC WORKS SERVICE FEES	Increase 5,897.19
	101-46000-46431	LANDFILL PERMITS	Decrease 45.00
	101-46000-46440	WEED CUTTING FEES	Increase 4,266.89
	101-46000-46445	POND MAINTENANCE FEES	Decrease 60.00
	101-46000-46742	AUDITORIUM RENTAL	Decrease 425.00
	101-46000-46743	FIELD RENTAL	Decrease 2,300.00
	101-46000-46851	DEVELOPER FILING FEES	Decrease 1,600.00
	101-46000-46852	DEVELOPER FEES	Increase 91,321.69
	101-48000-48110	INTEREST INCOME	Increase 242,249.56
	101-48000-48111	UNREALIZED GAIN/LOSS IN INVESTMENTS	Increase 43,710.55
	101-48000-48115	PENALTIES AND INTEREST INCOME	Increase 714.96
	101-48000-48200	RENTAL INCOME	Decrease 17,514.35
	101-48000-48306	SELL OF VILLAGE PROPERTY	Increase 496,634.00
	101-48000-48307	SALE OF RECYCLABLES	Increase 12,697.00
	101-48000-48500	DONATIONS - OTHER	Increase 8,300.00
	101-48000-48510	DONATIONS - PARADE	Decrease 900.00
	101-48000-48900	MISCELLANEOUS REVENUE	Increase 18,199.63
	101-51110-50101	SALARIES	Increase 365.20
	101-51110-50201	FICA	Increase 27.93
	101-51110-50301	OFFICE SUPPLIES	Increase 41.12
	101-51110-50701	CONFERENCES & TRAINING	Decrease 390.00
	101-51110-50702	TRAVEL	Increase 61.64
	101-51120-50101	SALARIES	Increase 182.60
	101-51120-50201	FICA	Increase 13.97
	101-51210-50101	SALARIES	Increase 148.13
	101-51210-50201	FICA	Increase 7.29
	101-51210-50202	RETIREMENT	Increase 27.41
	101-51210-50203	HEALTH INSURANCE	Increase 75.81
	101-51210-50204	DENTAL INSURANCE	Decrease 0.40
	101-51210-50205	LIFE INSURANCE	Decrease 33.92
	101-51210-50301	OFFICE SUPPLIES	Increase 16.00
	101-51210-50309	OTHER SUPPLIES AND EXPENSE	Increase 1,261.85
	101-51210-50701	CONFERENCES & TRAINING	Decrease 745.87
	101-51210-50702	TRAVEL	Decrease 250.00
	101-51410-50101	SALARIES	Increase 32,511.09
	101-51410-50102	WAGES	Increase 683.33
	101-51410-50104	OVERTIME	Decrease 1,500.00

EXHIBIT A

101-51410-50201	FICA	Increase	2,274.04
101-51410-50202	RETIREMENT	Increase	3,324.72
101-51410-50203	HEALTH INSURANCE	Decrease	21,283.93
101-51410-50204	DENTAL INSURANCE	Decrease	1,413.86
101-51410-50205	LIFE INSURANCE	Decrease	156.11
101-51410-50206	POST RETIREMENT BENEFITS	Decrease	88.66
101-51410-50301	OFFICE SUPPLIES	Decrease	1,165.50
101-51410-50302	COPIER	Decrease	149.51
101-51410-50303	POSTAGE	Increase	702.28
101-51410-50309	OTHER SUPPLIES AND EXPENSE	Increase	4,127.36
101-51410-50404	LEGAL	Decrease	5,461.30
101-51410-50405	COMPUTER AND WEBSITE	Decrease	11,985.36
101-51410-50503	EQUIPMENT LEASE AND RENTAL	Increase	11,415.14
101-51410-50701	CONFERENCES & TRAINING	Increase	3,307.47
101-51410-50805	ADMINISTRATIVE CHARGE	Increase	2,906.11
101-51420-50101	SALARIES	Increase	406.27
101-51420-50201	FICA	Increase	19.99
101-51420-50202	RETIREMENT	Decrease	2.94
101-51420-50203	HEALTH INSURANCE	Decrease	7,680.48
101-51420-50204	DENTAL INSURANCE	Decrease	544.46
101-51420-50205	LIFE INSURANCE	Increase	85.54
101-51420-50206	POST RETIREMENT BENEFITS	Decrease	193.25
101-51420-50309	OTHER SUPPLIES AND EXPENSE	Increase	4.70
101-51420-50701	CONFERENCES & TRAINING	Decrease	591.42
101-51420-50702	TRAVEL	Decrease	42.40
101-51421-50305	PRINTING AND PUBLISHING	Decrease	409.29
101-51430-50101	SALARIES	Increase	2,764.95
101-51430-50201	FICA	Increase	211.60
101-51430-50303	POSTAGE	Decrease	384.22
101-51430-50309	OTHER SUPPLIES AND EXPENSE	Increase	1,757.45
101-51430-50902	EQUIPMENT CAPITAL OUTLAY	Increase	4.25
101-51510-50301	OFFICE SUPPLIES	Increase	6,886.65
101-51520-50101	SALARIES	Decrease	400.00
101-51520-50201	FICA	Decrease	31.00
101-51520-50309	OTHER SUPPLIES AND EXPENSE	Increase	1.00
101-51520-50404	LEGAL	Decrease	500.00
101-51520-50701	CONFERENCES & TRAINING	Increase	5.58
101-51610-50309	OTHER SUPPLIES AND EXPENSE	Decrease	2,498.58
101-51610-50409	OTHER CONTRACTED SERVICES	Increase	500.00
101-51610-50501	BUILDINGS AND GROUNDS	Decrease	4,843.01
101-51610-50602	ELECTRICITY	Increase	4.45
101-51610-50603	GAS	Decrease	958.87
101-51610-50604	TELEPHONE	Increase	381.78
101-51610-50606	WATER AND SEWER	Increase	536.62
101-51910-50304	MEMBERSHIPS	Increase	1,139.19
101-51910-50305	PRINTING AND PUBLISHING	Decrease	180.62
101-51910-50401	AUDITING AND ACCOUNTING	Decrease	505.49
101-51910-50402	CONSULTING AND FINANCIAL ADVISOR	Increase	43,132.16
101-51910-50403	ENGINEERING AND INSPECTION	Increase	49,494.20
101-51910-50404	LEGAL	Increase	24,843.27
101-51910-50409	OTHER CONTRACTED SERVICES	Increase	293.75
101-51910-50802	ILLEGAL AND UNCOLLECTIBLE TAXES	Decrease	5,000.00
101-51910-50803	COLLECTION EXPENSE	Decrease	13,810.17
101-51910-50808	PRIOR YEAR EXPENSES	Increase	10,535.78
101-51910-50809	OTHER MISCELLANEOUS EXPENSES	Decrease	7,966.76
101-51910-50811	LIABILITY INSURANCE	Decrease	17,253.86
101-51911-50404	LEGAL	Decrease	500.00
101-51913-50809	OTHER MISCELLANEOUS EXPENSES	Increase	2,911.68
101-52100-50406	LAW ENFORCEMENT	Increase	23,461.95
101-52210-50101	SALARIES	Decrease	53,350.21
101-52210-50103	PART-TIME	Decrease	18,757.35
101-52210-50104	OVERTIME	Increase	51,814.54
101-52210-50107	OFFICERS	Decrease	602.60
101-52210-50108	PAID ON CALL	Increase	1,400.74
101-52210-50109	PAID ON PREMISES	Increase	1,818.82
101-52210-50201	FICA	Decrease	2,091.07
101-52210-50202	RETIREMENT	Decrease	1,970.87
101-52210-50203	HEALTH INSURANCE	Decrease	27,611.06
101-52210-50204	DENTAL INSURANCE	Decrease	2,003.60
101-52210-50205	LIFE INSURANCE	Decrease	712.06
101-52210-50206	POST RETIREMENT BENEFITS	Increase	2,313.25
101-52210-50302	COPIER	Decrease	441.31
101-52210-50303	POSTAGE	Decrease	5.72
101-52210-50306	MEDICAL SUPPLIES	Decrease	1,884.45
101-52210-50307	GEAR AND CLOTHING	Decrease	975.75
101-52210-50309	OTHER SUPPLIES AND EXPENSE	Increase	1,855.16
101-52210-50405	COMPUTER AND WEBSITE	Decrease	3,238.08
101-52210-50502	EQUIPMENT MAINTENANCE	Decrease	333.34
101-52210-50503	EQUIPMENT LEASE AND RENTAL	Increase	0.12
101-52210-50504	VEHICLE MAINTENANCE	Increase	2,769.97
101-52210-50601	FUEL - GASOLINE AND DIESEL	Decrease	351.38
101-52210-50602	ELECTRICITY	Decrease	94.46
101-52210-50603	GAS	Decrease	3,796.96
101-52210-50604	TELEPHONE	Decrease	5,419.83
101-52210-50606	WATER AND SEWER	Increase	665.17

GENERAL FUND CATEGORIES WITH DEPARTMENT NUMBERS AND NAME

<u>General fund categories</u>	<u>Department number</u>	<u>Department name</u>	<u>BS&A Budgeted before budget amendment</u>	<u>ACTIVITY</u>	<u>Over/(Under) Budget</u>
REVENUE					
	41000	TAXES	3,943,925.00	\$ 3,966,597.24	\$ 22,672.24
	43000	INTERGOVERNMENTAL	1,079,356.00	\$ 1,168,980.22	\$ 89,624.22
	44000	LICENSES & PERMITS	379,440.00	\$ 372,846.33	\$ (6,593.67)
	45000	FINES & FORFEITURES	110,050.00	\$ 189,321.23	\$ 79,271.23
	46000	PUBLIC CHARGES FOR SERVICES	673,415.00	\$ 1,173,299.45	\$ 499,884.45
	47000	INTERGOVERNMENTAL CHARGES FOR SERVIC	0.00	\$ -	\$ -
	48000 + 4200	MISCELLANEOUS REVENUES + SPECIAL ASSES	160,510.00	\$ 646,941.83	\$ 486,431.83
	48000-48110	INVESTMENT INCOME	400,000.00	\$ 642,249.56	\$ 242,249.56
	49000	FINANCING SOURCES	\$ 5,000.00	\$ (4,917.82)	\$ 82.18
			\$ 6,751,696.00	\$ 8,155,318.04	\$ 1,403,622.04
EXPENSES					
<u>GENERAL GOVERNMENT</u>					
	51110	VILLAGE BOARD	\$ 54,572.00	\$ 54,677.89	\$ (105.89)
	51120	TOWN BOARD	\$ 25,836.00	\$ 26,032.57	\$ (196.57)
	51130	CIVIC COMMITTEE	\$ 7,000.00	\$ 9,609.91	\$ (2,609.91)
	51210	MUNICIPAL COURT	\$ 88,719.00	\$ 89,225.30	\$ (506.30)
	51410	VILLAGE/TOWN OFFICE	\$ 317,777.00	\$ 335,824.31	\$ (18,047.31)
	51420	CLERK/TREASURER	\$ 77,134.00	\$ 68,595.55	\$ 8,538.45
	51421	LICENSE PUBLICATION FEES	\$ 1,000.00	\$ 590.71	\$ 409.29
	51430	ELECTIONS	\$ 30,920.00	\$ 35,274.03	\$ (4,354.03)
	51510	ASSESSOR	\$ 60,500.00	\$ 67,386.65	\$ (6,886.65)
	51520	BOARD OF REVIEW	\$ 1,081.00	\$ 156.58	\$ 924.42
	51610	VILLAGE/TOWN HALL	\$ 65,823.00	\$ 58,945.39	\$ 6,877.61
	51910	OTHER GENERAL GOVERNMENT	\$ 452,247.00	\$ 553,678.80	\$ (101,431.80)
	51911	UNION	\$ 500.00	\$ -	\$ 500.00
	51912	INTERGOVERNMENTAL AGREEMENTS	\$ -	\$ -	\$ -
	51913	PAYMENTS FOR MUNICIPAL SERVICES	\$ 180,000.00	\$ 182,911.68	\$ (2,911.68)
	51999	CONTINGENCY	\$ -	\$ -	\$ -
	56920	BOARD OF APPEALS	\$ 431.00	\$ -	\$ 431.00
			\$ 1,363,540.00	\$ 1,482,909.37	\$ (119,369.37)
<u>PUBLIC SAFETY</u>					
	52100	LAW ENFORCEMENT	\$ 778,000.00	\$ 801,461.95	\$ (23,461.95)
	52210	FIRE DEPARTMENT	\$ 2,684,952.00	\$ 2,625,214.86	\$ 59,737.14
	52220	FIRE COMMISSION	\$ 500.00	\$ 160.00	\$ 340.00
	52230	PUBLIC FIRE PROTECTION	\$ 217,000.00	\$ 217,077.00	\$ (77.00)
	52300	AMBULANCE	\$ -	\$ -	\$ -
	52400	BUILDING INSPECTION	\$ 138,312.00	\$ 112,096.12	\$ 26,215.88
	54100	ANIMAL CONTROL	\$ 10,733.00	\$ 11,756.35	\$ (1,023.35)
			\$ 3,829,497.00	\$ 3,767,766.28	\$ 61,730.72
<u>PUBLIC WORKS</u>					
	53100	PUBLIC WORKS	\$ 564,489.00	\$ 545,524.74	\$ 18,964.26
<u>SOLID WASTE</u>					
	53620	SOLID WASTE	\$ 912,237.00	\$ 814,639.49	\$ 97,597.51
<u>LEISURE/RECREATION</u>					
	55200	PARKS	\$ 7,738.00	\$ 7,719.89	\$ 18.11
	55300	RECREATION	\$ 9,409.00	\$ 7,009.33	\$ 2,399.67
			\$ 17,147.00	\$ 14,729.22	\$ 2,417.78
<u>PLANNING AND DEVELOPMENT</u>					
	56910	PLAN COMMISSION	\$ 64,786.00	\$ 61,885.12	\$ 2,900.88
<u>TRANSFERS OUT</u>					
	59100	TRANSFER OUT	\$ -	\$ 616,145.93	\$ (616,145.93)
			\$ 6,751,696.00	\$ 7,303,600.15	\$ (551,904.15)
		Grand total Revenue/Expenses	\$ -	\$ 851,717.89	\$ 851,717.89

**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: April 22nd, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #10 Action on Request from Public Works Superintendent Sullivan and Fire Chief Andersen to sell assorted equipment at the Wisconsin Surplus Auction.

BACKGROUND:

Public Works Superintendent Sullivan and Fire Chief Andersen have requested authorization to sell various equipment that is no longer in use at the Wisconsin Surplus Auction.

Public Works Superintendent Sullivan identified the items below as no longer being needed by the Village and seeks authorization to sell them at auction:

- 2008 Freightliner M2 5-Yard Dump Truck
- Alkota 4355E Pressure Washer
- 2018 Ford 450 Front Bumper
- X2 Front Semi Bumpers from Peterbilt Trucks (2)
- Monroe Salter Pan
- Western 8.6 MVP Plus V Plow

Somers Fire & Rescue Chief Andersen identified the items below:

- Old Training Room Chairs
- Old Refrigerator from Fire Department kitchen
- Old Plymovent exhaust removal system parts that don't work with our system anymore
- Obsolete equipment that is out of service and can't be repaired (fire helmets, turnout gear, fire hoses and assorted obsolete EMS equipment)

PRIOR ACTION TAKEN:

This matter was reviewed at our April 15th 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 Sullivan and Fire Chief Andersen to sell assorted equipment at the Wisconsin Surplus Auction.”

ATTACHMENTS:

NONE

**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: April 22nd, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #11 Action on appointment of David Barnes to the Board of Appeals for 3-year term expiring 04/22/2028

BACKGROUND:

Board of Appeals members serve a 3-year term. David Barnes appoint has expired and he is willing to serve another 3-year term. The re-appointed term would be until as follows:

David Barnes	04/22/2028
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PRIOR ACTION TAKEN:

This matter was reviewed and discussed at our April 15th Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff would recommend approval of the re-appointment. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

“Motion to re-appoint David Barnes to the Board of Appeals for 3-year term expiring 04/22/2028.”

ATTACHMENTS:

None



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: April 22nd, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Jason J. Peters, Administrator

AGENDA ITEM: #12 Discussion and possible action on hiring an Interim Administrator

BACKGROUND:

Administrator Peters last day with the Village and Town will April 29th. At our April 2nd Joint Village and Town Board Meeting the body directed Administration to contract with Public Administration Associates, LLC to conduct the search for a new administrator. Administration was also directed to work with Public Administration Associates on finding a possible interim administrator while the search is being conducted. On April 11th, Administration, President Stoner, Trustee Ostby and Trustee Harbach met with PAA to hold a kickoff meeting for the search. At this meeting, we also interviewed a candidate provided by PAA. M. Chris Swartz is a former partner in PAA and has over 30 years' experience as an administrator.

The Board will discuss the possible hiring of Mr. Swartz as an interim administrator in closed work session preceding our Board meeting on April 22nd.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

If the Board wishes to move forward with naming an interim administrator a motion will need to be brought forth to do so.

ATTACHMENTS:

M. Chris Swartz Resume.

M. Chris Swartz

1299 E Green Lake Drive | 414-788-7028
West Bend, WI 53090 | mcswartz57@gmail.com

COMPETENCIES

- Organizational Leadership
- Strategic Planning
- Finance
- Personnel Administration/Negotiation
- Project Management
- Land Use Planning
- Inter-Governmental Relations
- Construction Administration
- Development and Redevelopment Strategies

EDUCATION

Master’s Degree
University of Wisconsin, Milwaukee
Master of Science in Urban Affairs, 1983

Bachelor’s Degree
University of Wisconsin, Stevens Point
Bachelor of Science in Sociology
Minor: Public Administration

EXPERIENCE

Public Administration Associates, LLC (PAA) 2019-January 2025
Provide assistance to communities regarding organizational studies and financial analysis as well as assist with management recruitment. Became a partner with PAA as of January 2020 and served as Corporate Treasurer. Served as interim Administrator/Manager for Johnson Creek, Brown Deer, and Columbus since 2021.

Village Manager 2004-May 2017 **Village of Shorewood**
Demonstrated proven leadership abilities and technical skills required to serve a diverse, urbanized, dense and dynamic community. Achievements in redevelopment, long-range visioning and financial planning, re-organization.

Village Administrator 1990- 2004 **Village of Sussex, WI**
Demonstrated proven leadership abilities and technical skills required to serve the dynamic needs of the residents, governing body, and staff, as well as the region. Achievements in municipal finance, development administration, land-use planning, public private partnerships, construction management, infrastructure expansion, grant development and technology.

Clerk-Treasurer/Personnel Officer 1986 - 1990 **Village of East Troy, WI**
Responsible for major administrative and management operations, including personnel director, Chief Financial Officer, and Economic Development Coordinator / Planner for this full-service community with a \$3 million budget and 35 full-time employees. Implemented a management evaluation program, reorganized budget procedures and documents to increase accountability, developed Village computer system, established long-term capital planning procedures, expanded airport facilities via grants and new programs, established a municipally owned corporate park, and upgraded organizational systems.

Research Coordinator 1985 - 1986
Villages of Shorewood, Fox Point, Whitefish Bay & City of Glendale
Coordinated and wrote a plan for public safety communications (partially implemented) and a plan for consolidation of fire services (implemented after further study).

Governmental Research Bureau/Public Policy Forum 1982 - 1985
Organized, researched, and wrote numerous published studies on municipal operations with recommendations for improvements.

PROFESSIONAL ASSOCIATIONS

International City / County Management Association (ICMA)

Wisconsin City Management Association (Past President) (WCMA)

Wisconsin Economic Development Association (WEDA)

Wisconsin Public Policy Forum (Finance Committee)

UWM MPA Alumni Board

AWARDS/RECOGNITIONS

Frederick C. Pearce Award for Lifelong Achievement in Economic Development, Wisconsin Economic Development Association.

Meritorious Service Award, Wisconsin City/County Management Association

2017 James R. Ryan Lifetime Achievement Award by the Public Policy Forum of Southeastern Wisconsin

UWM MPA Alumni of the Year 2017

REFERENCES

Ann McCullough McCaig
Village President
Village of Shorewood
Trustee (2012-2018)
414-758-0148
annmcculloughhmckaig@gmail.com

Wanda Montgomery
Village President
Village of Brown Deer
262-502-1460
wmontgomery@browndeerwi.org

Guy Johnson
Former Village President (2006-2018)
Village of Shorewood
414-514-1840
gwj2423@gmail.com

Joe Hammer
Mayor
City of Columbus
920-350-2745
jhammer@columbuswi.gov

Michael O'Brian
Village Trustee (2002-2008)
BID Chair (2010-2019)
Village of Shorewood
414-791-5050
myob3737@gmail.com



**VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM**

MEETING DATE: April 22, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette-Clerk/Treasurer

AGENDA ITEM: #13 Action on Operator's Licenses: Hailey Selph

BACKGROUND:

Hailey Selph has applied for operator's licenses for the Village of Somers.

No discrepancies with her application.

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 Hailey Selph."

ATTACHMENTS:

None