Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Agenda
Monday, May 12, 2025
5:30 P.M.

1. Call to order

2. Pledge of Allegiance

3. Approve Minutes of March 10, 2025 Meeting

4. Correspondence

5. Citizen Comments

6. Discussion and Action on changing the mode of delivery documents to Plan Commissioners to e-delivery only and recommending to that the Village Board update Ordinances accordingly.

7. **FEMA Maps**

   Public Hearing and Action on proposed Village Resolution regarding FEMA's recent Letter of Map Revision and proposed Ordinance to Repeal and Recreate Section ZN 4.08(1)(a) 5b of the Code of Ordinance of the Village of Somers Relating to the Official Maps and Revisions.

8. **Rezoning:**

   Public Hearing and Action on Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a **rezoning** from R-9 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and A-2 General Agricultural Dist. to R-5 Urban Single-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist., on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only the property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).*

9. **Preliminary Plat (land division):**

   Public Hearing and Action on Request by Berwick Properties Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a **preliminary plat** (dated March 20, 2025 and prepared by John P. Konopacki of Pinnacle Engineering Group), on Tax Parcel #s 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only the property fronts Highway E (12th Street) and wraps south along the creek behind the Pike Creek Lift Station).*

10. **Comprehensive Plan Amendment:**

Public Hearing and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Park and Recreational", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" to "Medium-Density Residential", "High-Density Residential", "Nonfarmed Wetland" and "Other Conservancy Land to be Preserved" on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue)and L (18th Street))*

11. **Rezone:**

Public Hearing and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests a rezoning from PR-1 Park-Recreational Dist. to R-5 Urban Single-Family Residential Dist., R-11 Multiple-Family Residential Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue)and L (18th Street))*

12. **Certified Survey Map:**

Public Hearing and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requests approval of a Certified Survey Map (dated 2/28/25 and prepared by James D. Baker of Manhard Consulting) to create one (1) 34.874-acre Lot, one (1) 7.421-acre Lot, one (1) 3.574-acre Lot, and one (1) 71.199-acre Lot, along with public right-of-way dedication, on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue)and L (18th Street))*

13. **Site Plan Review & Exterior Fenestration:**

Discussion and Action on Request by Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting site plan review and exterior fenestration review on Tax Parcel # 82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. *(For information use only, the property is the site of the former Maplecrest Golf Course on the southwest corner of Highway H 88th (Avenue)and L (18th Street))*

14. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the May 12, 2025 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

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

Village of Somers
Proceeding from the Village Plan Commission Meeting
March 10, 2025

1. **Call to Order**

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

Present:

- Chairman George **Stoner**
- Commissioner Troy **Steege**
- Commissioner Vinnie **Chambers**
- Commissioner Don **Boxx**
- Commissioner Michael **DeLuca**
- Commissioner Jerry **Romanowski**

Absent:

- Commissioner Gregg **Thompson**
- Alternate Pat Juliana

Staff present in person: Administrator Jason Peters, Deputy Clerk Treasure Eugenia Lara
Village Trustees: Ben Harbach, Jackie Nelson
Kenosha County Planners: Andy Buehler
Others: Gregg Sinnen

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of Oct. 14, 2024 Meeting**

   Commissioner Michael DeLuca moved to approve to the minutes.
   Seconded by Commissioner Troy Steege.
   Motion carried. 6-0 vote.

4. **Correspondence**

   None

5. **Citizen Comments**

Allen Bishop
2920 88th Avenue
He states he looked over the plan and does not have any problem with anything they do with Maplecrest. They are just property to the South. He looked it over and unlike the other the proposal it does not have a lot of details on it. He noticed it was the same engineering company, and has the other proposal. If you match it up and look at the arrows, they want all the water to go towards this retention area. Retention is not a permanent pond. Neither here nor there. Jenny is at 690 ft or 680 ft. and the west end of the retention pond is over 700ft and so if you're going to make a retention pond that is going to take the water to keep the water from collecting on Jenny side of the road. Keep it from over running. It you are going to have to dig 25 ft down on the west end to create that retention area. So, 25ft down an also using scale about 300 ft wide and if you're going to dig 25ft down and put 50 ft grade which is nearly a sheer cliff and reduce area in the bottom. No detail on how much that Is going to hold. 25 ft assumes going to go 4 ft below Jenny's property and that is going to create a holding basin 4 ft deep for whatever area that covers. He did some calculations in that existing area over there and with a 4 ft scrape you can hold 655,000 gallons on the bottom and 390,000 gallons on the top that is from the first developer. This one I can't see how it is going to hold as many. He talked first to the developer who was very interested in that. The last developer stonewalled them, and Jason said that he was not going to allow that. He doesn't know why.
He knows their land development cost skyrocketed for them. It's pretty hard to estimate the cost will be for digging all that dirt out. What you will find after you dig out the dirt. Also, create the retention basin is going to end up about 15 ft lower than retention basins on I-94 property. If you hit a sand bar what is going to happen to the water. If it is going to run from that basin over and across then you're going to have to bring hard clay to line, the bottom of it. So, water doesn't come up from the bottom. There are a lot of details that are not on that plan. So, it seems to him that there is a much cheaper way for the developers to do it. He doesn't know if all those water plans going on right now. It's all kind of private. He doesn't know what's going on with it. So, maybe the Village has a plan to somehow pay developers to dig that out. In short, there might be a much more economical way for the developer to deal with the water issue there. It's a relatively small watershed in addition to Maplecrest that drains part of his farm and a couple farms over most of the area past 100th street drains to the Kilbourn Ditch. So, there is not a whole lot of capacity needed and his calculations the 100-year storm will approximately need 300,000 gallons to hold the water and if there was a 200-year storms it would more than hold more than 650,000 gallons than hold the water presently and when you pave this. They want to put houses out west. So that is going to increase if there is a 100-year storm or 50- or 10-year storm that is going to increase the way the water flows and without knowing what the future holds. I don't know if those figures are correct or what is needed.

6. **Plan Commission Conceptual Review:**

Discussion on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ken Frank, Home Path Financial, LP, 5116 N 126th St., Butler, WI 53007 (Agent), requesting conceptual approval of a residential development on Tax Parcel #82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

Public comments: None

Chairman George Stoner states that this is just a conceptional meeting tonight and there is no approval. There is a lot that must happen to this.

My name is Ken Frank, the director acquisition and developer for Home Path Financial. As, you mentioned were here to present a conceptual plan for Maplecrest golf course. Obviously, you guys have seen this project come through multiple iterations multiply times. We are hoping ours is the best one. First, I would like to run through a quick summary of who Home Path Financial is. I'll have Erick jump in and walk through the current land plan. Maria can go through the product. We have some sample in there if you want to look at. We do have some hard samples if someone would like to look at exterior samples.

We are a privately held company. Jeff has been in business for 30 years. We have multiple divisions both in the Wisconsin areas as far north as Appleton, Arizona and we were in Texas for a while as well. Some of the companies that Jeff also has is Stepping Stone Homes, Inc, Stepping Stone Builder, 600 rentals vertical builder and New construction company Mark Winter Homes is more of Semi customs type builder out of Appleton area.
Home Path land management is the division I am in charge of. A remodeling division and they also have a property management division. So, he has roughly around 600 rental units with a portfolio. They do door and windows. They do well Home Path investments is his investors crew. So, the company started in around 2000-2004. They took on a larger group of investors. Expanded into Texas in 2007. 2017 started home building new construction division and 2024 has expanded into Arizona. Think they are 6-7 projects out in Arizona as we speak. Currently, Home Path Financial has to this. Here their time line. Currently, have 24 communities around the Wisconsin area. Primarily in well all in family detached condos some Bill to Rent products. Some multifamily 4-8 units we don't really get into much larger than 8 unit buildings. If we get into stuff like that than generally just sell the piece to multi family builders. So, an 8 unit building is pretty much our cap. As I mention he has around 600 units in Wisconsin. Some of the current communities we are currently in. Im not going to run through entire list, but Sussex, Union Grove, Muskego, Germantown. Germantown we have a large project we are working through in Germantown. Franklin another one in Germantown, Menomonee Falls, Pleasant Prairie so, we are pretty much Southeast of Wisconsin area. As I mentioned Mark Winter is his division is his he does stuff further South. I'm sorry further

North. Some of the actual developments that we have done recently, again Kenosha, Muskego, Germantown, Jackson multiple ones. Menomonee Falls, Pleasant Prairie these are ones we've done on site development work on. Some of the other ones we have bought finished lots of things of that nature. So, these are some aerials of some projects that we do. A couple in Menomonee falls. Jackson mostly single families. We have a multifamily in Pleasant Prairie. We are currently working on another piece across the street from this. It's part of the same project that will be 8-unit buildings and duplexes and some 4-unit buildings. Strictly, all multi-family. That's one is in entitlements right now. Muskego was a duplex project that we did. The proposed site plan for this site is somewhat similar to what you saw. I can let Erik go through the details of it but the couple highlighted points that I wanted to make was. We are currently proposing 50 more single entry units than what you saw on the last go around with this. Which I believe it was with Three Leaf. But we are reducing. We are proposing to reduce the apartment count by 200. From our prospective its too many apartments for this market. So, we are asking for a few more single entry units. But we are making a large reduction in the apartment complex. Do you want to run through the site plans for them? And once he's done, we will have Maria run through the product. Think there's some pictures in there and some pictures in here. Then I would like to open up for questions and get some feedback from you guys what you like and don't like. Then go back to the drawing board.

My name is Eric Issacs. I work for Manhart consultants as a project manager for this site. I wanted to point out the plan that you have before you that we've presented. This is the same plan that is hard on the screen just added a little bit more detail for this presentation. That's why there are some color differences that you noticed to help distribute and distinguish the differences that we are presenting for you. The site itself is going to be broken down to a multifamily portion in the Northwest corner. The goal was to transition the density from south. Excuse me from the Northwest to Southeast. So, you start off with your highest density multifamily and the duplex along the northern side. Transitions down to the four plex style unit on the south side of the multi-family area. The central portion of the site, which is shown in different shades of yellow, are all the same product that one of their pathways series homes it's just a mirrored differential 2 car option vs 3rd car option lots.
This is a general make-up of what we have thus far. The furthest south products are the flagship series. It is their larger home products they have to offer. Those are the ones that are backed up to the open space. Being for the detention and storm water management purposes the southeast corner. The whole flow of the site was to keep in mind the grading transition that happens from North to South. So, we are stepping down the building across the long side of the lots to minimize stepping down across the short side. This plan also takes into account the right of way dedication that is going to occur along the east side by County Road H and as I said it breaks up the multifamily development on the Northwest corner. Ken might have highlighted some of this. The overall objective that we are proposing is to rezone the property from its current zoning classification PR-1 to R5 for the single-family duplex portion and R11 on the multifamily and 4-Plex. So, I will go back to site plans. Everything shaded in white and pink on the Northwest side will be R11. The remainder of this site will be zoned R5, and we will be seeking PUD overlay to

seek out some off the list from the next page. Departures from the code that we would be seeking. This table here list out the departures from the R5 ordinance. That we will be seeking. That would be the minimum lot area. The minimum lot width. The front corner side yard and the interior side yards. Shown on this slide is also a kind of breakdown of a typical lot based on setbacks within each lot marked by little squares. Those are just buildable areas essentially left over on these lots with our proposed setbacks.

Hi, my name is Maria Harding. I am the purchasing manager for Steppingstone Homes. I want to walk you through some of the products that we are offering here. We are going to start off with 46 single family homes. From our Flagship series this is our higher end product. It is more of our luxury line that what people are looking for a little more higher end finishes. Another plans we are offering is the 234 Pathway Plans which is a more entry level second time buyer more so, some of the same finishes and pallets and colors and plans that go with these. And then we are going to do our ranches. 22 ranches are villas which are paired. And as discussed, the 4-Plexes. So, we will have those 2-3 bedrooms 4-Plex condos that we will be building as well. So, this Flagship series, a couple of pictures of some of the designs and exterior pallets as well as interior. These are assuming selling prices starting around 575. Our Pathway is assume selling prices of 425 up into 550. 550 depending on what options are selected. Again, some of our pallets, I think that we have here, and I have some samples in the back. If you want to touch it or look at it. These are our villas. These are our attached to 2 units that we built in Pleasant Prairie that Ken was talking about. And lastly this is our multifamily 4 Plex, the 44-building complex that would have 2-3 bedrooms. Really fun products have beautiful balconies and views from the back outdoor living spaces even though it's 4-Plex. Here are some of our pallets. I'm sorry the one I have here is the top right. That I have sitting back here is the actual physical one that I brought here with me for you all to see. Very contemporary and modern in my opinion and really stunning exteriors.

Ken Frank, I think that's pretty much wraps things up for us. We do have answers to any questions you may have. If you want to see sample boards, we can pass them around. You know get some feedback. Like to really know what your thoughts are on it as we move forward.
Ken Frank we also have civil as well if you have any questions regarding stormwater, things of that nature. We are happy to address them as much as we can as it is early. You know so were still working through engineering but we do have a lot of information. So, we can answer those questions as well.

Commissioner Jerry Romanowski I'm fine. I like everything I see so far.

Commissioner Boxx on the updated presentation the minimum lot width for R-5 in our handout says 100 ft and the presentation says 75ft. Where did 100ft come from?

Eric Issacs in my head is an error.

Commissioner Boxx in a different project I heard that was approved several years ago. I heard a lot of negative comments regarding the density. So, I see the request for 9,000

instead of 10,000 64 minimum lot width of 64ft vs. 75ft. apparently it drops 36% variances ask to a 15% ask variances ask front. Front yard, side yard 30-20 that's a 33% reduction. I'm all for development but hearing my friends and neighbors who live in the Village talk about the Savannahs on L. Just hearing the negative comments on the density and the look of that. I think our five requirements should be adhered to. Outside of that I like everything. What is the siding? What is the material? I see the names of it.

Maria Harding Vinyl.

Commissioner Boxx its Vinyl okay.

Ken Frank its 0.044 it's not the thin vinyl. It's thicker. A lot of productions guys will see

Commissioner Michael Deluca I only have a question you're civil engineer. What would be his comments be on what the neighbor was talking about as far as the density of the water and the pond.

Joe, Civil engineer with Manhart consulting as Ken mentioned it's still pretty early in the design process. We are anticipating to put quite a bit into stormwater management on the property. I know he was mentioning gallons worth. We are hoping to be way more than what he was talking about. So, there is going to be a lot of storage over 30 acres set aside. There should be plenty of room for it.

Commissioner Vinnie Chambers: any plans for any green space. It's a beautiful space. Any plans for walkways. Obviously, you can't compare past projects to present and any plans for anything to accommodate recreation on this beautiful 160 acres. I love it and the area has so much beauty in it. I am not against development. But any plans for anything in that nature

Ken Frank states we are looking into some green. Maybe trying to establish a green corridor through there as we are working on stormwater as it makes more sense. To help deal with some of that stormwater. Deal with it via corridors. So, we are looking through that right now to see what type of impact on that overall site. We did leave some outlot spaces in there as you can see. We would be open to some amenities. I think any of the probably larger amenities would come with the multifamily. We would be open to maybe a Todd lot or something like that nature. We try to stay away from full blown active park equipment just because. Unless the Village wants to take that part as the Park District. We tend to not like those liabilities on our homeowner's association.

Commissioner Vinnie states for the younger people they want walking paths, jogging paths.

Ken Frank the path system for sure.

Commissioner Vinnie said this piece of property is gold. It is a gorgeous piece of property. It would be a lure for any developer you know to incorporate some recreational.

Commissioner Boxx have you done that in any of that in your other developments that we saw.

Ken Frank yes, up in Jackson we have a dog park with a trail system through phase 2 and 3 I believe. One is a little early. It's a trail system were looking at. Homeowners don't really want mulch. So it runs back along the back side adjacent to a nice creek. You can call it a small river frankly. Yeah, with a dog park things like that. The Pleasant Prairie one that we are proposing will have the same things walking trails and dog park amenity. That one is in entitlement right now. So that one is not built. Another one that is built is a duplex and that is only 18 units. So, there is not a lot of opportunities to create amenities with an 18 unit. A duplex project but were certainly looking at that. Theres a great opportunity for that it's a beautiful site.

Commissioner Vinnie yes, that is all I am looking at. Just the opportunity in the lure of a great recreational facility.

Ken Frank, we really want to try and hit multiple product lines here. It's a sizeable site and to make all the products. You know larger single lots just doesn't work because of the time it would take to bill through it. We must be able to hit multiple product lines to expand the market so we can offer a broader variety of products.

Commissioner Vinnie so, in a perfect world which I know we don't live in. What would be the look to start. What would be the duration?

Ken Frank, I would like to be pushing 3rd this year. I would like to begin developing work late this year. I would like to put underground work over the winter. Pave in phases in the spring. Probably maybe 4 phases.
Ken Frank is trying to pull in multiple products with each phase.

Commissioner Vinnie, would you look at developing the flagship and the parameters first or how. What's your you know.

Ken Frank were kind of evaluating that right now. The sewer is on one side and water is on the other. We don't want to put in a ton of infrastructure then let it sit for 2 years so. The idea is maybe put in an arterial road there with a core infrastructure then phase things out from the center there, but we are working through that right now. This site has some challenges I would think probably have 3-4 years build out. We are talking to some multifamily guys. We are talking to a couple that have looked at this site before that have interest in it. So, what we are going to be bringing to you guys for approval. Will be the R5 zoning with the multifamily shown with the PUD overlay and the multi-family would come in subsequent to that once we find a user we are comfortable with we can start laying it out. How they want it laid out. The 4 Plex would go with the multifamily piece

but again we are not apartment or multi-family builders. We don't want to box ourselves in that piece of it. Then find out that the market says it needs to be something different. We are trying to leave that open for now. As much as we can.

Commissioner Vinnie, I appreciate the thoughts on single-family development. I know as we looked at earlier proposals the phasing of that was a concern. Multifamily proceeding with that and us not being sure. I know we are looking to encourage more single-family development. Thank you, thank you for that and I appreciate knowing where this is going. I do share some concerns regarding density. I think about a lot of the things that we see in Somers and with some of the neighboring areas. The density is what is more appealing right now. I would be reluctant to support some of the compromises that are being requested in terms of setbacks. Because it is not only density it's the perception of density. And I know that we are interested in preserving more of that green field. That we have we have a beautiful area and if we over build, we are locked into a president that we are going to find it very difficult to back away from. So, I think you will be better served if you can reduce the density or increase the perception that things are not as fancy as the landscaping with help if there is more green space that is interspersed. That is positive that tis not only recreational, but it is also how we perceive space both of those things. Not only stepping back from the density but increasing the greenspace or the landscaping there adding to those parcels would be of value. I think materiality is something I had question about. I appreciate the question on that. I know recently we have evaluated the increased density of the vinyl siding. It is something that would entertain but it hasn't traditionally been something that the board has looked on favorably. So, if it is vinyl we want to make sure it's a good vinyl product.

Ken Frank what our preferences are resold units we intend to at this point to build the whole project out. That depends on market conditions that may change. We may sell finished developed lots. But the intent is for us to build it out we generally do pre-sales. We will make some spec homes where marketing people will pick materials but the model, we are moving to is heavily pre-sales based. They will make their own selections we generally have pallets they select from.

Maria Harding yes, correct what you saw. The pallets that are on the back of this are here. We put pallets exterior and pallets interior. We put pallets together to encourage our presales to pick off the pallet we don't allow too far to go off our book and we confined to so many colors. It can't be everything for everybody. It must be something for somebody.

Commissioner Vinnie I get that. It makes sense and I think you did a nice job answering or suggest there should be some variety too this. It's not going to be completely bland with single pallet we've got diversity in the materials and the colors I think that

Maria Harding, this is just four of our pallets. We have 15, maybe 20 so there will be variety.

Commissioner Vinnie Okay, thank you. The only thing I had comment I had dealt with the 4-Plex but which you suggested might be in with the multifamily when that's developed. Just a caution there I think one rendering that you shared. There is a risk with that being very storage unit like because you have 44 garage doors on a street. And that is all we are going to see. So, I think once this starts to develop, we are going to want to see more sensitive development of that.

Ken Frank what is not really shown well in these pictures, is the place where those came from in Germantown. The units can be turned so it's almost like a courtyard and the side elevation becomes your front elevations. Again, we are trying to work through a little bit of this. So, we talk to multifamily developers and see how their product will work and how amenities might work and how the site will develop but I think there is plenty of opportunity to turn those buildings so you're seeing more of the side elevation than the garage doors. Just on your point of side yard setbacks. I will say we are requesting that 7ft. We only have one product that when set side by side. It would require that 7ft setback. We have an exhibit of the different variations but there will only be and we can even look at restricting this. There will only be one restriction if you only had 3 of those units in a row. Which we typically wouldn't do anyway because we want to break up our product. Where you would need that 7ft side setback on each side. I think what you are going to want to see is. You're not going to have a condition less than 17ft or 15ft. when it is all said and done. Again, we can maybe work through it a little bit with staff and how we can mitigate or tie that down a bit. But yeah, I think it will live a lot better than it sounds.

Chairman George Stoner My turn. So, I went over this and spent hours looking over this project. I would like to see all the lots sizes labeled. I don't what size lots these are or how you are going to do this, that is number one. Number 2 all the utilities have to be in the back yard. We are not going to allow those ugly looking cable boxes and electrical boxes out front. Now you will have a lot of blowback from WE Energies, no problem I have been on that road many of times and it's not going to happen.

Ken Frank, I'd prefer all the utilities in the back.

Chairman George Stoner will allow the gas because the go through the sniffer truck probably once a month. All the neighborhoods and that to make sure there are no leaks and that. None of those I went up to Mount Pleasant and looked at that place and oh my God. I love Mount Pleasant.
Chairman George as far as the siding I was strictly against any vinyl siding in the Village of Somers. Now knowing that I have to compromise. I went over the majestic quite good. Their number on is .046 that is what I would accept with a 20-year sealant part and so we went over the siding. And the aluminum fasciae that goes over the gutters has to be ribbed so we don't get the tin canning that has always been like that in Somers. I have always required that way back.

Ken Frank that shouldn't be an issue.

Chairman George Stoner That shouldn't be. In your elevations and that. I went over all your elevations and that. I think the best elevation is elevation B. That is the nicest one and that is the one I require that it is my compromise on the vinyl and not making the whole house brick. So, if you can, put that down and show that to us. What is your performa? Like what do you feel is your cost? Maybe your engineer will know this. The cost of your sewer to put in of your water to put in. The road to put in and the storms to put in.

Ken Frank Yeah, we are very early. But I wouldn't be surprised that you're pushing 27 million somewhere around there.

Chairman George Stoner 27 million so what was you're. I don't know if this is all top secret to developers or not.

Ken Frank Id prefer not to get into land pricing or anything

Chairman George Stoner what is your average lot size cost going to be to sell?

Ken Frank um we really don't sell lots.

Chairman George Stoner I sit with architects and that. And they are telling me right now to build a home its about $300 sq ft that is without bells and whistles. Maybe you guys can do it cheaper I don't know. That is the number that I have been getting. So, you would tack on maybe $305 dollars or $310 to tack on the lot.

Ken Frank it seems to me that our sales prices would be around $300 per square foot.

Ken Frank I think generally speaking our sales price is typically around the 300 square foot number. Again The number can change quite a bit. Depending on land and construction. Our brick and mortar is pretty tied down and we know what that is.

Chairman George Stoner will your subdivision have houses for rent? Because we really don't want that.

Ken Frank Yeah.

Chairman George Stoner in areas where I have done research and that developers have done houses for rent it turns the subdivision into a real mess.

Ken Frank I would say typically on some of the large. I'll use Germantown for example the number they are looking at is 12-15% maybe in various stages. So not a dramatic number. He will want to be able to rent some of the units. A lot of the time what we are finding he does decent on some the corporate rentals. Where you have people coming in for long stays. Their rent prices on the stuff he is doing up North is quite high.
It's geared towards a more higher income renter. I don't have all those numbers in front of me, but I can certainly give them to you.

Chairman Goerge Stoner you will have them the next time for us, right?

Ken Frank absolutely we can. We did the exercise for Germantown. The date is available. But I will say that the prices that he does rent at are pretty high.

Chairman George Stoner Let's just say 15% is rental you will have a maintenance crew that going to maintain the yard and all that. It's not going to be up to the person that is renting.

Maria Harding Yeah, we do have landscaping maintenance that is included in every rental. We will put that package together. To be sure, and it won't degrade the look of the neighborhood because it is a rental. Also, the rentals all go through the same credit check and background check that you go through as if you were purchasing the house. So, you have qualified people who rent you must meet certain standards. They just don't rent to anybody.

Ken Frank The Multifamily Piece I'm sure that it is going to have a rental.

Chairman George Stoner yeah, you're going to have to have a maintenance.

Ken Frank, I would expect to have amenities with that you know similar to what you seen come through before. Although I will say the two guys that I did speak to neither one of them like the big boxes. The long I think the last plan you saw had had long corridor buildings they didn't like either on those products. So, the two groups that I talked to are looking for more prefer single entry to the extent we can. But again, part of the density equations is that apartment components. To be able to keep those up. Now we have reduced it quite a bit. But I think it's still it's a necessity to make this thing work.

Chairman George Stoner I like the duplexes. I really like the look of the duplexes. Those 4-plexes you got to do something with those. There is no way that is going to get approved.

Ken Frank we will work on those.

Chairman George Stoner on the stormwater whoever designs your stormwater pond. I know it's this gentleman right there. You have to design it in a way that we don't take out Highway H. that floods the last 2 years it hasn't flood because we haven't had any rain. But whenever we get good rain it over runs the road and it closes the road for a week or two. Now is the time to fix that. It may be a challenge but the last company that came in with the storm water plan they had these walking trails through there. You know I have lived here for over 30 years the end of June July and August you aint walking through there. You have any kind of water that is going to be mosquito haven. So, you don't have to waste all your money. I call wasting I wouldn't do it. On all these walking trails and all that stuff. I know somebody, a couple of our board members, are going to ask for a dog park. So, you can put it over there. But as far as going through and making it winding trails all the way through your water detention area and that. I wouldn't waste my time on

that. I would rather see you expand that to hold more water. I have always asked for 15% more of what our ordinance requires because know is the time to clean up the storm water situation. Our engineer is here today. He is extremely good with that and we have worked hand and hand together on that. I've known Dougie for 25-30 years almost. If you can keep that in mind. Because that is a huge concern over there.

Ken Frank it is our preference to adjust the whole issue right. Trying to come up with a win win for everybody. But obviously there are other players involved.

Chairman George Stoner and when I was looking at you plan here kind of thinking how are you going to take the water from the furthest part where they are going to put the apartments and all that. How are they going to take that water because its all going to flow down to the big stormwater pond down there. Then you have another one that is in your subdivision to the West a smaller one. I'm just wondering how you are going to propose that water down to the major stormwater pond before it goes east.

Joe I know there are a lot great changes in this property the ponds are going to be stuck in elevation between 8-12 ft a piece

Joe Overland flooding route? Networks? Together A B and C and all the way down.

Chairman George Stoner The only thing I want you to keep in mind above the subdivision That Im assuming and I hope I am right about this. They are all going to have basements.

Ken Frank the 4-Plexes are the only ones that won't.

Chairman George Stoner I can understand that but the single family and duplexes we have areas where people come in and complain because their sump pumps never shut off and you know in the rainy season and all that. I totally understand that but that is the way life is. Mine doesn't shut off either at times. So, if you try to run that water above grade that the sump pumps. All these people you run by they will have a problem try to keep that in mind when you are engineering this thing. I'm sure you do not want to have a headache with people calling. because the first thing we are going to do is say is call the developer. The first thing they are going to do is you're the Village president and you're the board. We are talking to you. So, we want to keep that from happening. That has been a problem so If you can keep that in mind when you are designing this, I would appreciate that.

Engineer In my opinion there is no need for tile there is going to be enough elevation throughout standard structure from pond to pond to pond.

Ken Frank it could be piped but if we can make it work. Personally prefer overland because of some water quality things that it helps with right. You get filtration and also helps with the flow. It slows the flow down. With some big events you get that inundation if you will. You know. If it has to go into piping than that Is where it has to

go. We are pretty confident that we can make it work. Make some significant improvements out there. Based on what we have seen so far. Ultimately, I would like to come up with a nice solution for regional things. But again, that is going to take some help to.

Chairman George Stoner Sure. I'm a big propionate on what you just said about surface water flowing through the ditches really nice and all that and it keeps the water clean. And if we don't get an earache from the DNR. We put in a subdivision where it was all stormed and we made them tie all the houses to the storm system and that. The DNR was not to happy about that. They just said we would prefer. I said well the neighbors don't prefer water in their front yards and backyards when it rains either. So, I think that is all I have right now. If you can, take care of these concerns and then ask Jason. Let Jason know when you are going to be ready. We will accommodate that. I know time is money. Now is the time people want to build not in July. I mean January and February. Any others. Now that I just got done beating him up a little bit.

Ken Frank thank you for your time. Any questions come up. Jason has all my information. Again thank you.

Chairman George I am excited about this I really appreciate you taking the time to bring the product to the Village of Somers. Thers is a huge need for this. And every time we. The one subdivision we had there was no lots.

Jason I was going to mention that, President Stoner you were reading my mind. So, the Plan commission knows Stepping Stone is the one that finished off Golf Glenn. We have had a great relationship with them, building out those homes. So, they didn't mention that product on their list but they have done a good job here.

Chairman George Stoner I did check you out with my building inspector. He is ecstatic about the quality of work you do. He is familiar with your work. He was very very happy with that also. Of course he will have to live with it. He is the one that is doing the inspections and all that. He said it's a quality company.

Ken Frank Great, that is what we want to hear.

7. Adjourn

Chairman George moved to adjourn at 6:25 p.m.
Seconded by Commissioner Boxx.
Motion carried 6-0 vote.

Drafted March 27, 2025.
These minutes are not official until approved by the Plan Commission. Submitted by Deputy Clerk/Treasurer Eugenia Lara.

Federal Emergency Management Agency

Washington, D.C. 20472

March 7, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

George Stoner
President, Village of Somers
P. O. Box 197
Somers, WI 53171

IN REPLY REFER TO:
Case No.: 23-05-0545P
Community Name: Village of Somers, WI
Community No.: 550406
Effective Date of
This Revision: July 25, 2025

Dear George Stoner:

The Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Chicago, Illinois, at (312) 408-5500, or the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: The Honorable David Bogdala
Mayor, City of Kenosha

The Honorable John P. Steinbrink
President, Village of Pleasant Prairie

The Honorable Samantha Kerkman
Kenosha County Executive

Jason J. Peters, JD/MPA
Administrator, Village of Somers

Rich Schroeder
Deputy Director of City Development
City of Kenosha

Rob Hanson
Community Development Director
Village of Pleasant Prairie

Andy M. Buehler
Director of Planning and Development
Kenosha County

Zijia Li
Southeastern Wisconsin Regional Planning Commission

Laura K. Herrick, P.E., CFM
Chief Environmental Engineer
Southeastern Wisconsin Regional Planning Commission

Sarah Rafajko, CFM
State NFIP Coordinator
Wisconsin Department of Natural Resources

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Village of Somers Kenosha County Wisconsin	CULVERT	1D HYDRAULIC ANALYSIS BASE MAP CHANGES FLOODWAY HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 550406		
IDENTIFIER	2022 South Branch Pike River Watershed PMR	APPROXIMATE LATITUDE AND LONGITUDE: 42.616, -87.893 SOURCE: Other DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES
TYPE: FIRM*	NO.: 55059C0066D	DATE: June 19, 2012	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024
TYPE: FIRM	NO.: 55059C0067D	DATE: June 19, 2012	PROFILES: 58P-61P, 71P-73P, 73P(a), 75P-76P, 76P(a), 79P, 82P-83P, 126P
TYPE: FIRM	NO.: 55059C0068D	DATE: June 19, 2012	SUMMARY OF DISCHARGES TABLE: 9
TYPE: FIRM	NO.: 55059C0069D	DATE: June 19, 2012	FLOODWAY DATA TABLE: 23
TYPE: FIRM	NO.: 55059C0088D	DATE: June 19, 2012	
TYPE: FIRM	NO.: 55059C0181D	DATE: June 19, 2012	
TYPE: FIRM	NO.: 55059C0182D	DATE: June 19, 2012	

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCES AND REVISED REACHES See Page 2 for Additional Flooding Sources

South Branch Pike River - from the confluence with the Pike River to approximately 1.550 feet upstream of Highway 50

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
South Branch Pike River	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	BFEs*	BFEs	NONE	YES
	No Floodway	Floodway	YES	NONE

* BFEs - Base (1-percent-annual-chance) Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCES AND REVISED REACHES

School Tributary - from the confluence with South Branch Pike River to just downstream of 88th Avenue
School Tributary North Branch – from the confluence with School Tributary to approximately 3,090 upstream of the confluence with School Tributary
Somers Branch - from the confluence with South Branch Pike River to just downstream of 12th Street
Tributary to Somers Branch - from the confluence with Somers Branch to approximately 2,530 feet upstream of the Railroad
Unnamed Tributary to South Branch Pike River - from the confluence with South Branch Pike River to approximately 2,200 feet upstream of 88th Avenue

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
School Tributary	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	No BFEs	BFEs	YES	NONE
School Tributary North Branch	No BFEs	BFEs	YES	NONE
	No Floodway	Floodway	YES	NONE
	Zone A	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
Somers Branch	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	no BFEs	BFEs	YES	NONE
Tributary to Somers Branch	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	No BFEs	BFEs	YES	NONE
Unnamed Tributary to South Branch Pike River	BFEs	BFEs	YES	YES
	No Floodway	Floodway	YES	NONE
	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Zone X (unshaded)	Zone X (shaded)	YES	NONE
	Zone A	Zone AE	YES	YES
	No BFEs	BFEs	YES	NONE

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

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Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 550209 **Name:** City of Kenosha, Wisconsin

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM NO.: 55059C0181D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0182D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0183D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0184E DATE: March 7, 2017	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILES: 58P-61P, 01P SUMMARY OF DISCHARGES TABLE: 9 FLOODWAY DATA TABLE: 23

CID Number: 550523 **Name:** Kenosha County (Unincorporated Areas), Wisconsin

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM NO.: 55059C0181D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0182D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0184E DATE: March 7, 2017	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILES: 58P-61P, 01P SUMMARY OF DISCHARGES TABLE: 9 FLOODWAY DATA TABLE: 23

CID Number: 550613 **Name:** Village of Pleasant Prairie, Wisconsin

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM NO.: 55059C0183D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0184E DATE: March 7, 2017 TYPE: FIRM NO.: 55059C0192E DATE: March 7, 2017	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 11, 2024 PROFILES: 58P-61P SUMMARY OF DISCHARGES TABLE: 9 FLOODWAY DATA TABLE: 23

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance (base) flood discharges computed in the submitted hydrologic model without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mary Beth Caruso
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

The corporate limits for your community have changed because of annexations. A portion of the revision area that is shown to be within Unincorporated Areas of Kenosha County on the effective FIRM panels is now within the Village of Somers. We have not reflected these corporate limits changes in this LOMR.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Kenosha News*

Dates: March 20, 2025 and March 27, 2025

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at https://www.fema.gov/flood-insurance.

Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Analysis, Planning, and Information Directorate | Resilience

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Kilbourn Road Ditch	At confluence with Des Plaines River	23.7	944	*	1,430	1,670	*
Kilbourn Road Ditch	At 75th Street / State Highway 50	22.3	883	*	1,340	1,550	*
Kilbourn Road Ditch	Downstream of County Highway S	17.1	656	*	1,110	1,370	*
Kilbourn Road Ditch	Upstream of County Highway A	9.0	406	*	634	772	*
Mud Lake Outlet	At confluence with Dutch Gap Canal	2.4	90	*	117	128	*
Nelson Creek	At confluence with Sorenson Creek	0.7	119	*	208	236	*
Nelson Creek	At County Hwy KR	0.4	140	*	225	255	*
New Munster Creek	At State Highway 83	7.8	431	638	839	1,181	2,088
New Munster Creek	At County Highway KD	7.0	433	639	841	1,191	2,043
New Munster Creek	At confluence approximately 900 feet upstream of 368th Avenue	5.3	423	598	917	1,280	2,026
New Munster Creek	At 376th Avenue	1.2	86	132	176	230	364
New Munster Creek	Approximately 5,000 feet upstream of 376th Avenue	0.6	25	49	73	103	182
Peterson Creek	At County Highway W (Fox River Road)	12.6	405	*	630	730	1,000
South Branch Pike River	At confluence with Pike River	18.9	804	973	1,101	1,231	1,546
South Branch Pike River	Upstream of Confluence of School Tributary	16.2	689	849	975	1,107	1,438

*Data not available

Revised Data

REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

25/292

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
South Branch Pike River	Upstream of Confluence of Somers Branch	14.3	597	756	885	1,024	1,388
South Branch Pike River	Upstream of Confluence of Unnamed Tributary to South Branch Pike River	12.5	584	752	892	1,044	1,467
South Branch Pike River	Upstream of Confluence of Airport Branch	11.2	320	368	404	441	584
Pike River	At confluence with Lake Michigan	50.8	2,430	*	3,560	4,130	*
Pike River	Approximately 3,200 Feet upstream of confluence With Lake Michigan (RM 0.61)	50.1	2,431	*	3,560	4,130	*
Pike River	At County Highway Y	39.4	2,260	*	3,510	4,170	*
Pleasant Prairie Tributary	At confluence with Des Plaines River	*	385	*	509	562	*
Powers Lake Tributary	At Powers Lake Outlet (Powers Lake Road)	2.9	21	27	31	35	51
Powers Lake Tributary	At County Highway P	1.4	54	58	60	61	67
Powers Lake Tributary	Approximately 600 feet upstream of County Highway P	0.6	44	56	66	76	103
Salem Branch Brighton Creek	At confluence with Brighton Creek	7.0	286	*	456	543	*
School Tributary	At confluence with South Branch Pike River	2.7	279	377	455	536	736
School Tributary North Branch	At confluence with School Tributary	1.2	83	126	172	218	338
Silver Lake Outlet	At County Highway B	6.4	105	*	150	170	220
Silver Lake Outlet	At County Highway F	6.0	55	*	75	85	110

Revised Data

Revised Data

*Data not available

REVISED TO
REFLECT LOMR
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Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)				
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	0.2% Annual Chance
Somers Branch	At confluence with South Branch Pike River	1.97	211	247	273	299	358
Somers Branch	Upstream of confluence of Tributary to Somers Branch	0.9	197	264	321	384	560
Sorenson Creek	At confluence with Pike River	3.2	630	*	1,010	1,080	*
Sorenson Creek	At County Highway KR	2.0	720	*	1,150	1,240	*
Tributary to Somers Branch	At confluence with Somers Branch	0.6	148	184	211	243	320
Union Grove Industrial Tributary	At confluence with Des Plaines River	2.6	163	*	456	557	*
Unnamed Tributary to Center Lake	At outlet	0.9	200	*	369	453	673
Unnamed Tributary to South Branch Pike River	At confluence with South Branch Pike River	2.0	125	180	228	283	438
Unnamed Tributary No. 1 to Center Creek	At confluence with Center Creek	*	168	*	308	383	*
Unnamed Tributary No. 1 to Des Plaines River	At Wisconsin State Boundary	4.3	270	*	500	629	*
Unnamed Tributary No. 1 to Hooker Lake	At confluence with Hooker Lake	0.7	104	*	192	241	*
Unnamed Tributary No. 1 to Kilbourn Road Ditch	At confluence with Kilbourn Road Ditch	0.2	30	*	45	55	*
Unnamed Tributary No. 1 to Salem Branch Brighton Creek	At confluence with Salem Branch Brighton Creek	2.4	155	*	269	329	*

*Data not available

Revised Data

Revised Data

Revised Data

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REVISED DATA

Table 23: Floodway Data *(continued)*

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
PETERSON CREEK A-F	*	*	*	*	*	*	*	*
SOUTH BRANCH PIKE RIVER								
A	465	89	303	4.1	645.5	641.4[2]	641.4	0.0
B	3,242	332	527	2.1	647.2	647.2	647.2	0.0
C	5,498	129	382	2.9	650.9	650.9	650.9	0.0
D	7,673	238	555	2.0	654.1	654.1	654.1	0.0
E	9,220	193	445	2.5	656.5	656.5	656.5	0.0
F	10,462	44	192	5.3	658.9	658.9	658.9	0.0
G	11,478	58	285	3.6	661.6	661.6	661.6	0.0
H	13,506	54	315	3.3	664.8	664.8	664.8	0.0
I	15.335	54	236	4.4	666.4	666.4	666.4	0.0
J	16,221	43	237	4.4	667.6	667.6	667.6	0.0
K	16,908	98	323	3.2	668.7	668.7	668.7	0.0
L	17,362	56	285	3.7	669.3	669.3	669.3	0.0
M	18,079	139	263	4.0	670.2	670.2	670.2	0.0
N	19,154	95	344	3.0	671.2	671.2	671.2	0.0
O	21,197	318	542	0.8	671.9	671.9	671.9	0.0
P	22,490	84	268	1.6	672.1	672.1	672.1	0.0
Q	23,442	80	341	1.3	672.3	672.3	672.3	0.0
R	24,650	98	291	1.5	672.6	672.6	672.6	0.0
S	25,948	451	1991	0.1	673.4	673.4	673.4	0.0
T	27,200	184	465	0.5	673.4	673.4	673.4	0.0

[1]Feet above confluence with Pike River *Data not available

[2]Elevation computed without consideration of backwater effects from Pike River

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI

AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

FLOODING SOURCE: PETERSON CREEK - SOUTH BRANCH PIKE RIVER

Table 23: Floodway Data *(continued)*

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
U	29,360	38	140	1.7	673.8	673.8	673.8	0.0
V	29,991	30	114	1.3	674.0	674.0	674.0	0.0
W	31,106	28	100	1.7	674.8	674.8	674.8	0.0
X	33,415	24	60	2.8	677.5	677.5	677.5	0.0
Y	34,620	235	320	0.2	679.4	679.4	679.4	0.0
Z	35,793	137	171	0.5	679.7	679.7	679.7	0.0
AA	36,444	270	403	0.0	679.8	679.8	679.8	0.0
AB	37,791	25	10	1.3	680.6	680.6	680.6	0.0
AC	38,777	28	28	0.1	681.9	681.9	681.9	0.0

[1]Feet above confluence with Pike River *Data not available

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI

AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

FLOODING SOURCE: SOUTH BRANCH PIKE CREEK

Table 23: Floodway Data *(continued)*

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
SOMERS BRANCH								
A	910[1]	43	90	3.3	658.5	658.5	658.5	0.0
B	2,520[1]	60	77	3.9	663.8	663.8	663.8	0.0
C	3,350[1]	198	169	1.8	667.2	667.2	667.2	0.0
D	3,742[1]	82	140	2.1	668.8	668.8	668.8	0.0
E	4,390[1]	56	99	3.0	671.4	671.4	671.4	0.0
F	5,970[1]	32	81	3.7	674.9	674.9	674.9	0.0
G	6,425[1]	39	69	1.8	676.4	676.4	676.4	0.0
H	7,355[1]	22	32	3.9	680.9	680.9	680.9	0.0
I	8,301[1]	69	62	2.0	685.9	685.9	685.9	0.0
J	9,577[1]	21	42	3.0	690.0	690.0	690.0	0.0
K	10,110[1]	20	47	2.7	691.2	691.2	691.2	0.0
L	10,605[1]	9	44	1.8	692.2	692.2	692.2	0.0
M	10,870[1]	250	888	0.1	693.3	693.3	693.3	0.0
N	11,470[1]	26	28	2.9	693.8	693.8	693.8	0.0
O	12,477[1]	235	190	2.0	698.6	698.6	698.6	0.0
P	13,253[1]	89	104	3.7	703.5	703.5	703.5	0.0
TRIBUTARY TO SOMERS BRANCH								
A	71[2]	24	53	4.6	676.1	676.1	676.1	0.0
B	790[2]	130	116	2.1	680.7	680.7	680.7	0.0
C	1,780[2]	47	62	3.9	683.8	683.8	683.8	0.0
D	3,050[2]	31	50	4.8	689.7	689.7	689.7	0.0

[1]Feet above confluence with South Branch Pike River

[2]Feet above confluence with Somers Branch

Table 23: Floodway Data *(continued)*

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
SORENSON CREEK								
A	1954[1]	*	*	*	600.0[2]	*	*	*
B	3274[1]	*	*	*	600.3	*	*	*
C	4488[1]	*	*	*	603.0	*	*	*
D	6072[1]	*	*	*	605.3	*	*	*
E	7762[1]	*	*	*	610.4	*	*	*
F	8131[1]	*	*	*	611.4	*	*	*
~~TRIBUTARY TO SOMERS BRANCH A-B~~								
UNION GROVE INDUSTRIAL TRIBUTARY						REVISED DATA		
A	729[3]	*	*	*	707.6	*	*	*
B	950[3]	*	*	*	708.1	*	*	*
C	1,505[3]	*	*	*	710.0	*	*	*
D	2,276[3]	*	*	*	713.3	*	*	*
E	4,166[3]	*	*	*	721.0	*	*	*
F	5,428[3]	*	*	*	728.9	*	*	*
G	6,046[3]	*	*	*	735.2	*	*	*
H	6,574[3]	*	*	*	739.0	*	*	*

[1]Feet above confluence with Pike River
[2]Includes backwater effects from Pike River
[3]Feet above confluence with Des Plaines River
*Data not available

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI

AND INCORPORATED AREAS

FLOODWAY DATA REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

FLOODING SOURCE: SORENSON CREEK - UNION GROVE INDUSTRIAL TRIBUTARY

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
SCHOOL TRIBUTARY								
A	980[1]	165	258	2.1	646.7	646.7	646.7	0.0
B	1,730[1]	127	295	1.8	650.5	650.5	650.5	0.0
C	2,440[1]	73	180	3.0	652.4	652.4	652.4	0.0
D	3,435[1]	88	150	3.6	656.9	656.9	656.9	0.0
E	4,720[1]	58	109	4.9	662.7	662.7	662.7	0.0
F	6,320[1]	114	98	5.5	668.5	668.5	668.5	0.0
G	6,570[1]	72	434	1.2	673.3	673.3	673.3	0.0
H	8,828[1]	89	93	4.1	677.8	677.8	677.8	0.0
I	9,810[1]	21	65	5.8	683.1	683.1	683.1	0.0
J	10,850[1]	24	66	5.1	686.6	686.6	686.6	0.0
K	12,395[1]	28	70	4.8	692.0	692.0	692.0	0.0
L	13,330[1]	77	29	1.5	698.3	698.3	698.3	0.0
M	14,400[1]	44	48	3.5	706.5	706.5	706.5	0.0
N	16,380[1]	33	35	4.0	713.3	713.3	713.3	0.0
SCHOOL TRIBUTARY NORTH BRANCH								
A	60[2]	25	45	4.9	692.7	692.7	692.7	0.0
B	524[2]	29	153	1.4	698.9	698.9	698.9	0.0
C	2,410[2]	117	76	2.2	703.0	703.0	703.0	0.0

[1]Feet above confluence with South Branch Pike River
[2]Feet above confluence with School Tributary

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY
KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

FLOODING SOURCE: SCHOOL TRIBUTARY - SCHOOL TRIBUTARY NORTH BRANCH

Table 23: Floodway Data *(continued)*

LOCATION		FLOODWAY			1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION (FEET NAVD88)			
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQ. FEET)	MEAN VELOCITY (FEET/ SEC)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
UNNAMED TRIBUTARY TO CENTER LAKE								
A	356[1]	570	287	1.8	744.3	742.8[2]	742.8	0.0
B	993[1]	87	99	5.1	747.6	747.6	747.6	0.0
C	1,365[1]	78	163	3.1	749.9	749.9	749.9	0.0
D	2,137[1]	17	97	9.6	754.3	754.3	754.3	0.0
E	2,595[1]	288	511	0.7	758.6	758.6	758.6	0.0
F	3,539[1]	51	62	5.8	759.6	759.6	759.6	0.0
UNNAMED TRIBUTARY TO SOUTH BRANCH PIKE RIVER								
A	835[3]	345	971	0.3	673.9	673.9	673.9	0.0
B	5,035[3]	41	109	2.6	676.4	676.4	676.4	0.0
C	5,177[3]	23	118	1.3	680.2	680.2	680.2	0.0
D	5,440[3]	205	335	0.5	680.3	680.3	680.3	0.0
E	8,050[3]	265	1446	0.1	686.1	686.1	686.1	0.0
							REVISED DATA	

[1]Feet above mouth at Center Lake Inlet

[2]Elevation computed without consideration of backwater effects from Center Lake [3]Feet above confluence with South Branch Pike River

TABLE 23

FEDERAL EMERGENCY MANAGEMENT AGENCY

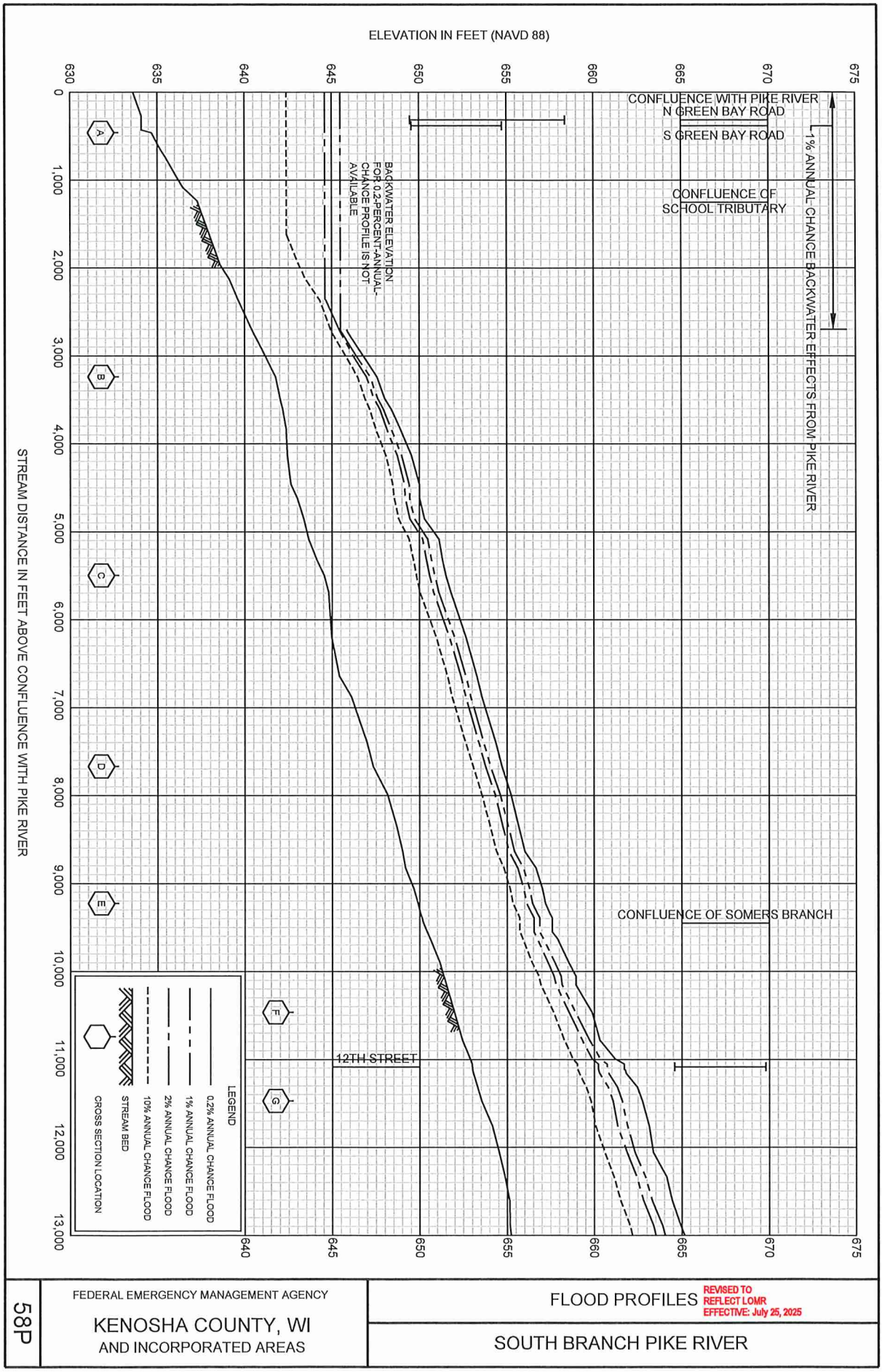
KENOSHA COUNTY, WI

AND INCORPORATED AREAS

FLOODWAY DATA

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

FLOODING SOURCE: UNNAMED TRIBUTARY TO CENTER LAKE - UNNAMED TRIBUTARY TO SOUTH BRANCH PIKE RIVER



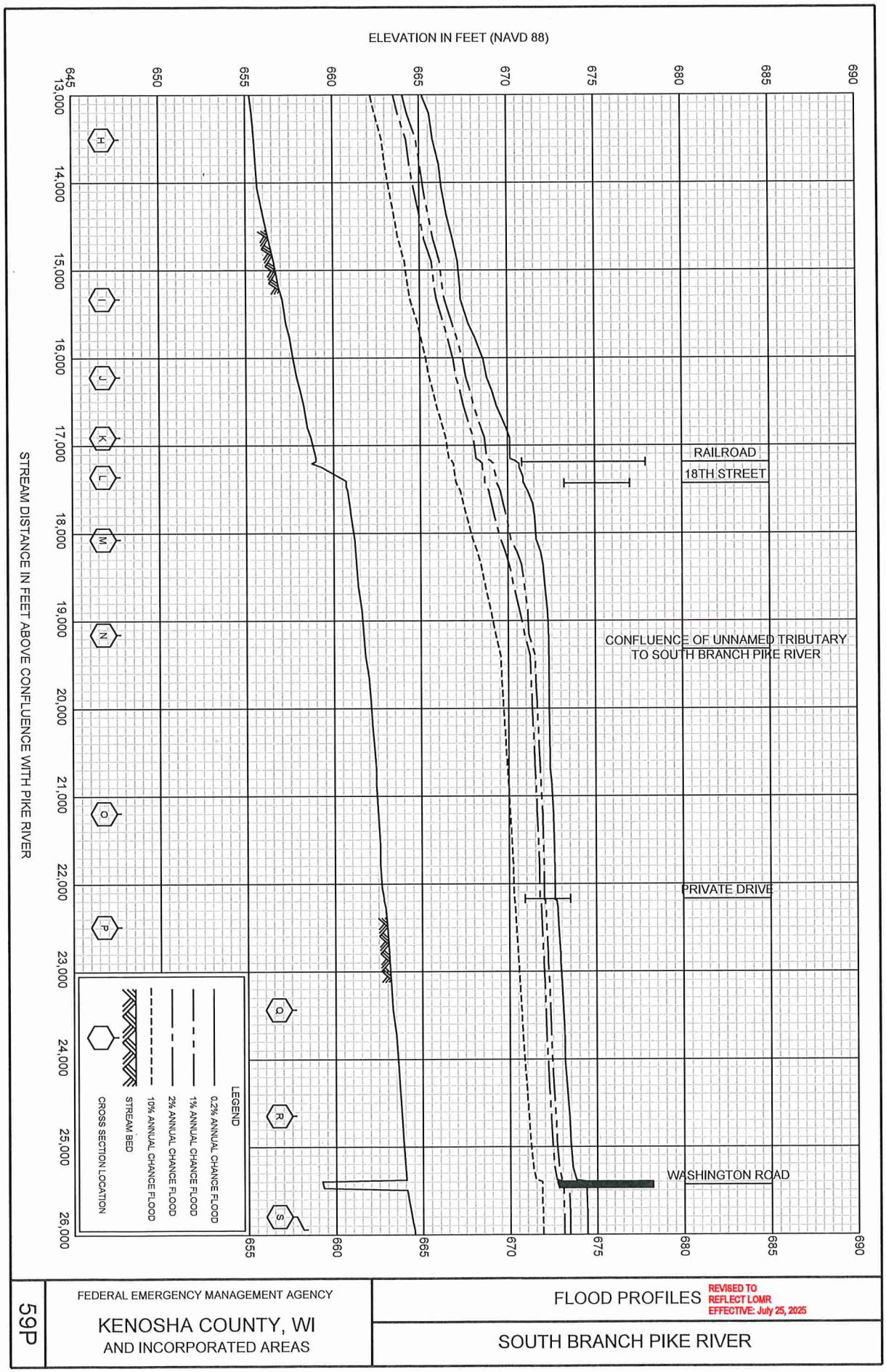
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FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SOUTH BRANCH PIKE RIVER



59P

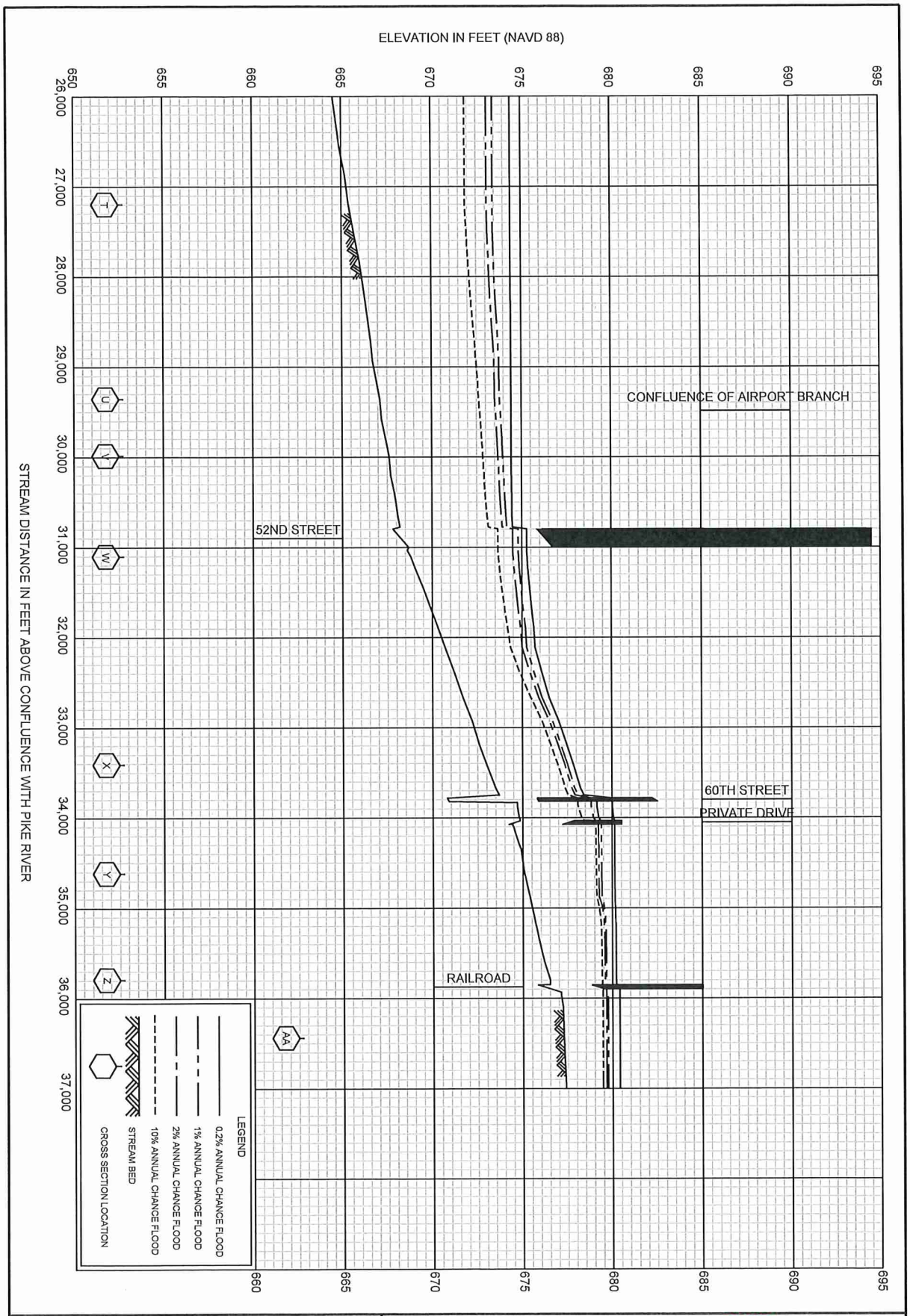
FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

SOUTH BRANCH PIKE RIVER



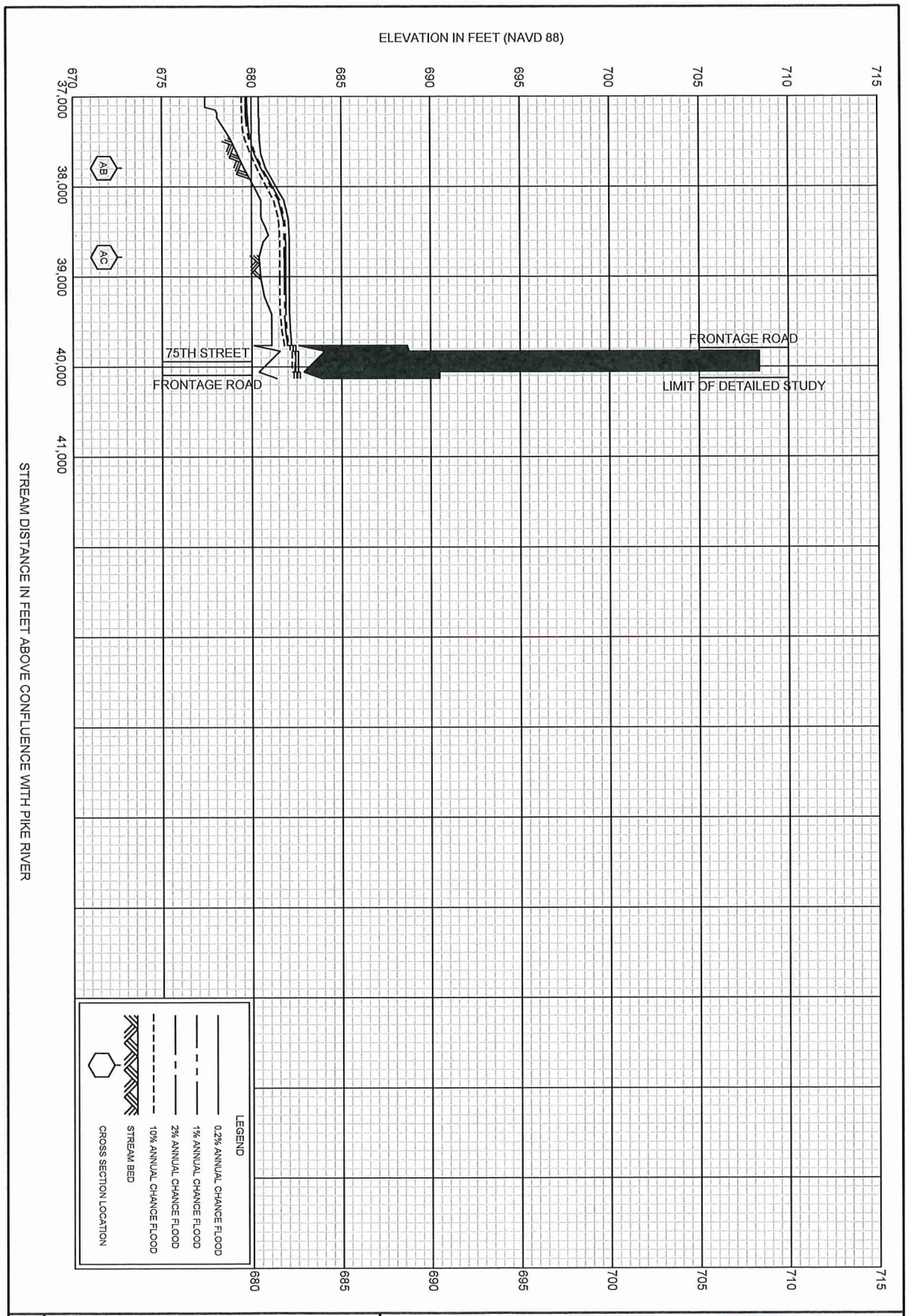
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FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SOUTH BRANCH PIKE RIVER



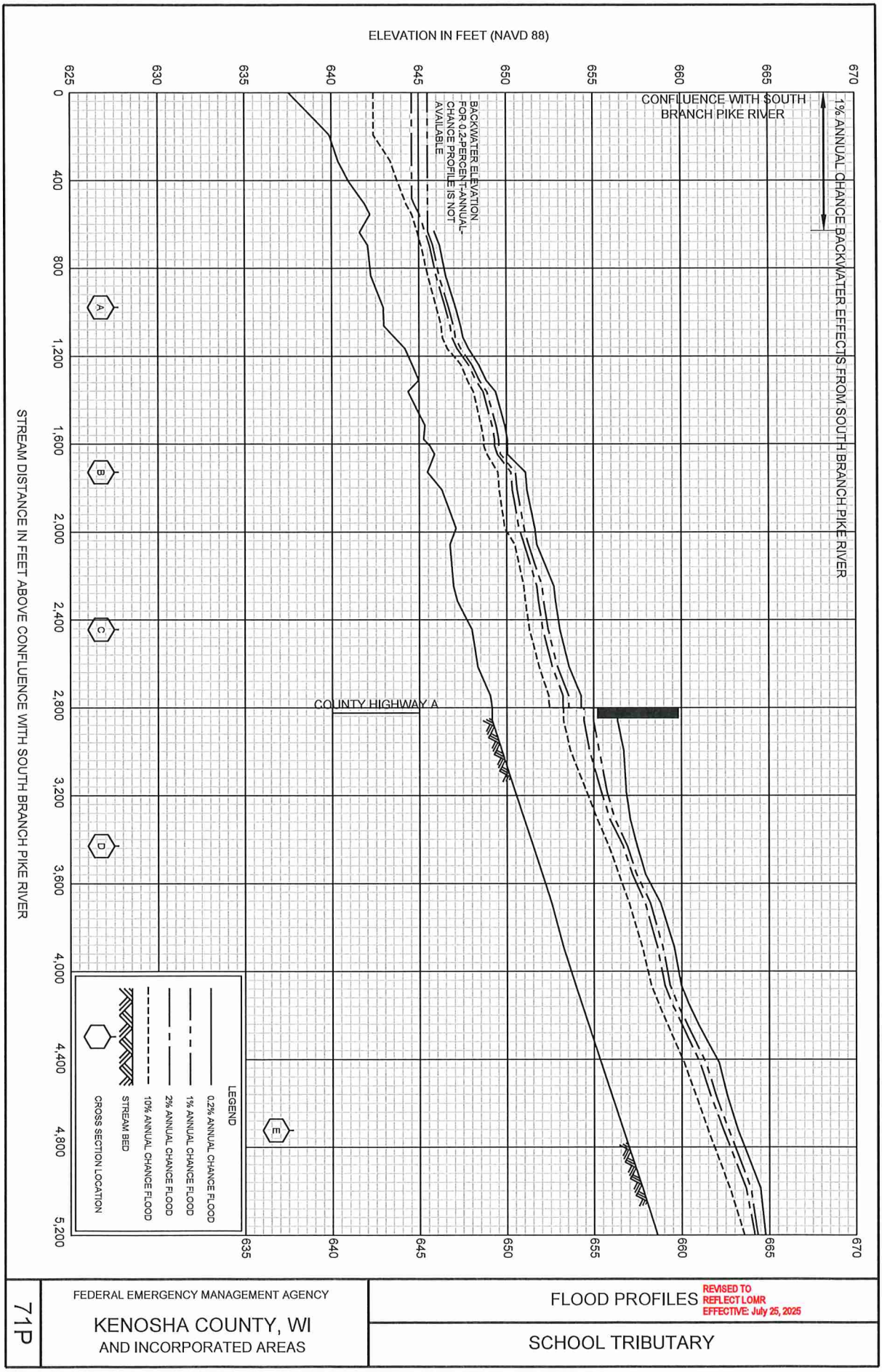
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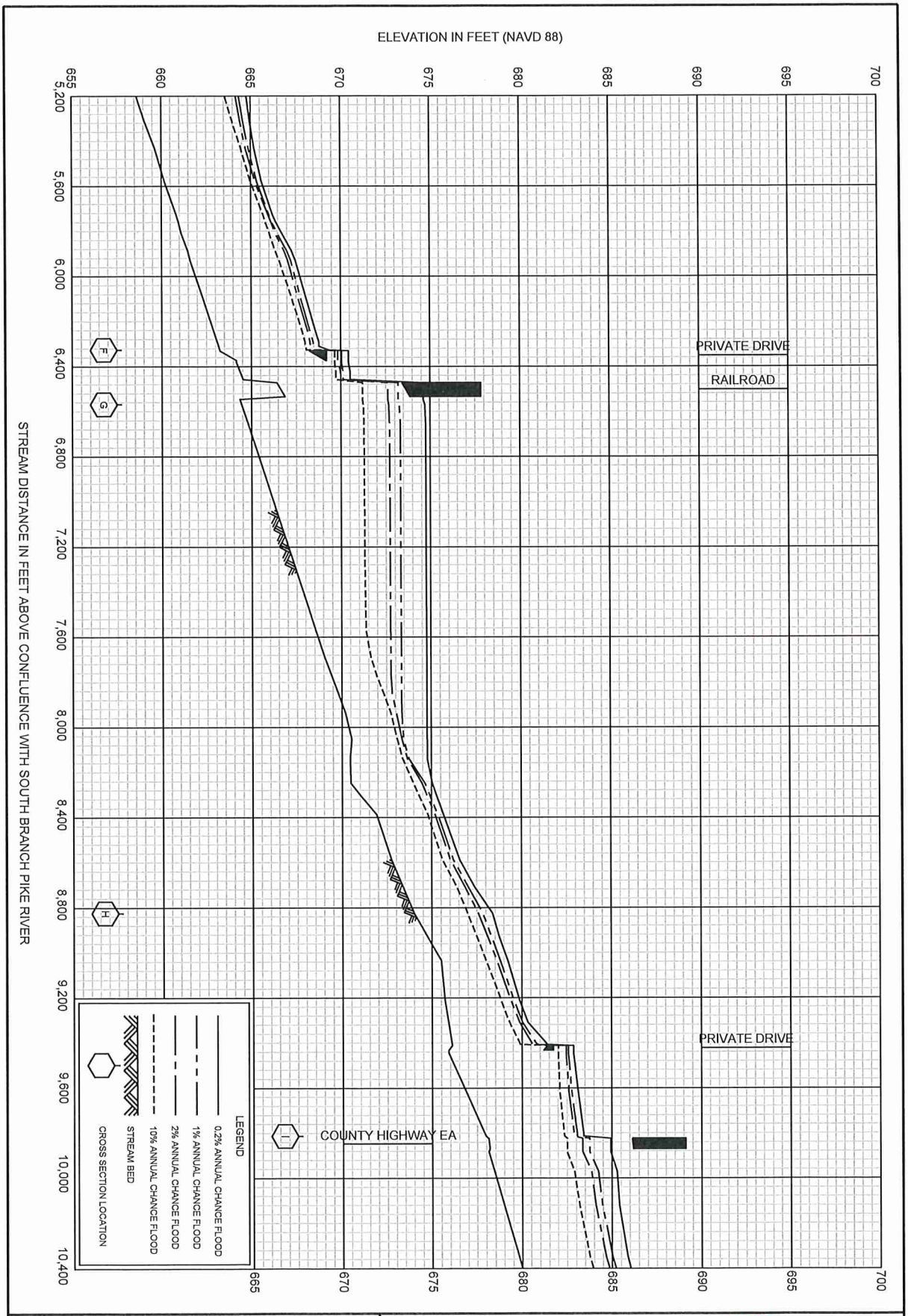
KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SOUTH BRANCH PIKE RIVER



71P	FEDERAL EMERGENCY MANAGEMENT AGENCY KENOSHA COUNTY, WI AND INCORPORATED AREAS	FLOOD PROFILES REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025 SCHOOL TRIBUTARY



72P

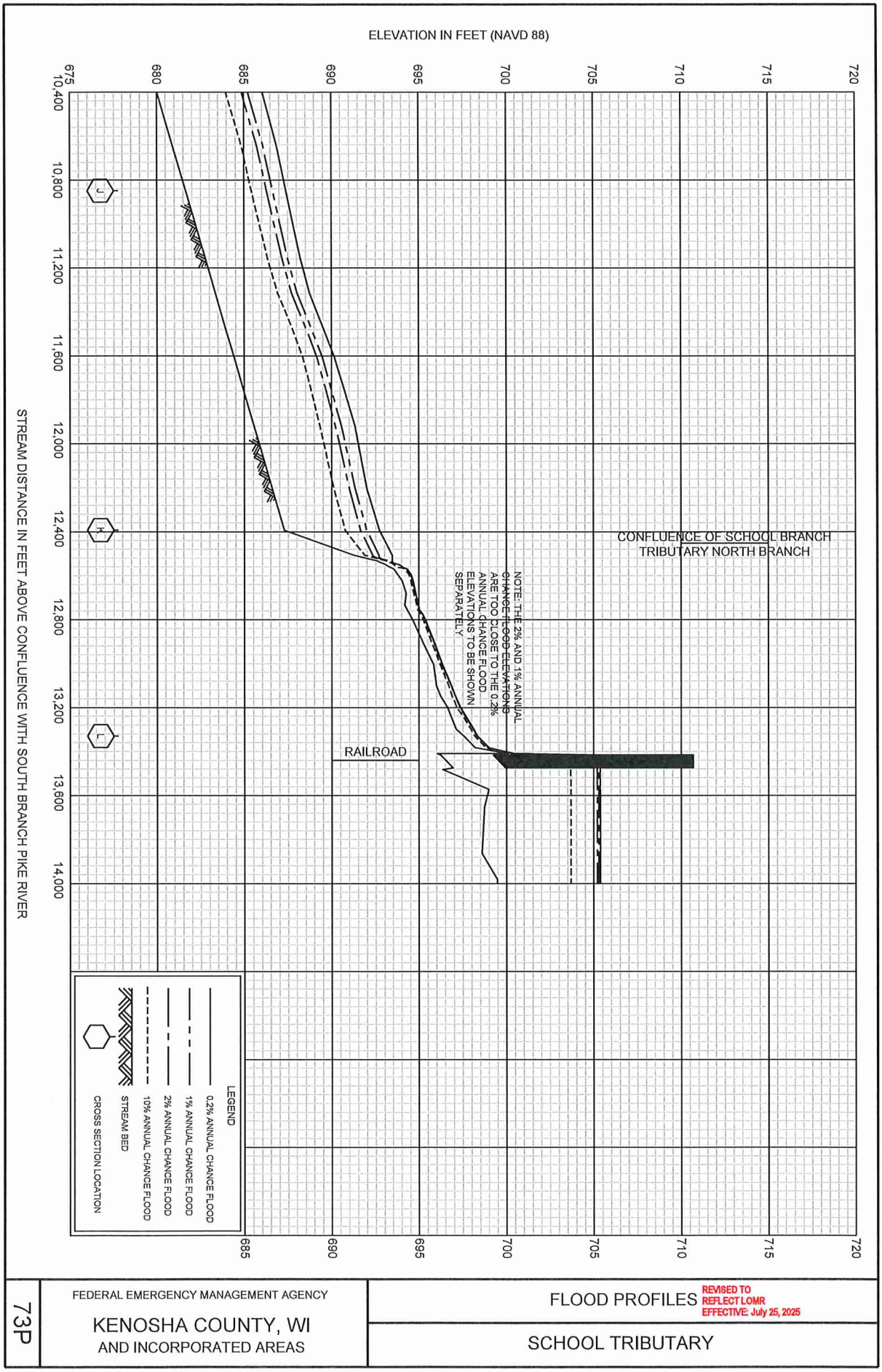
FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SCHOOL TRIBUTARY



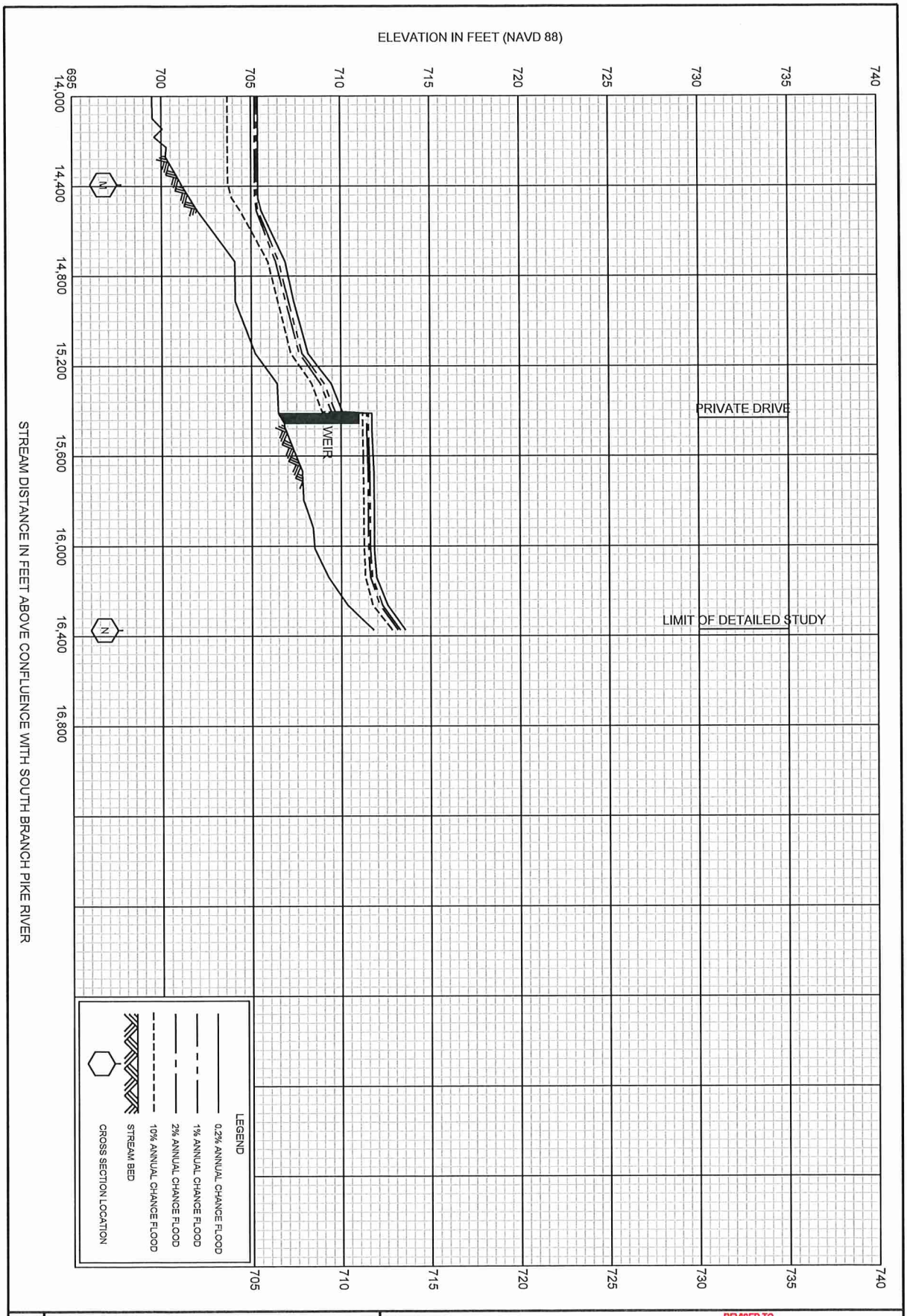
73P

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SCHOOL TRIBUTARY



73P(a)

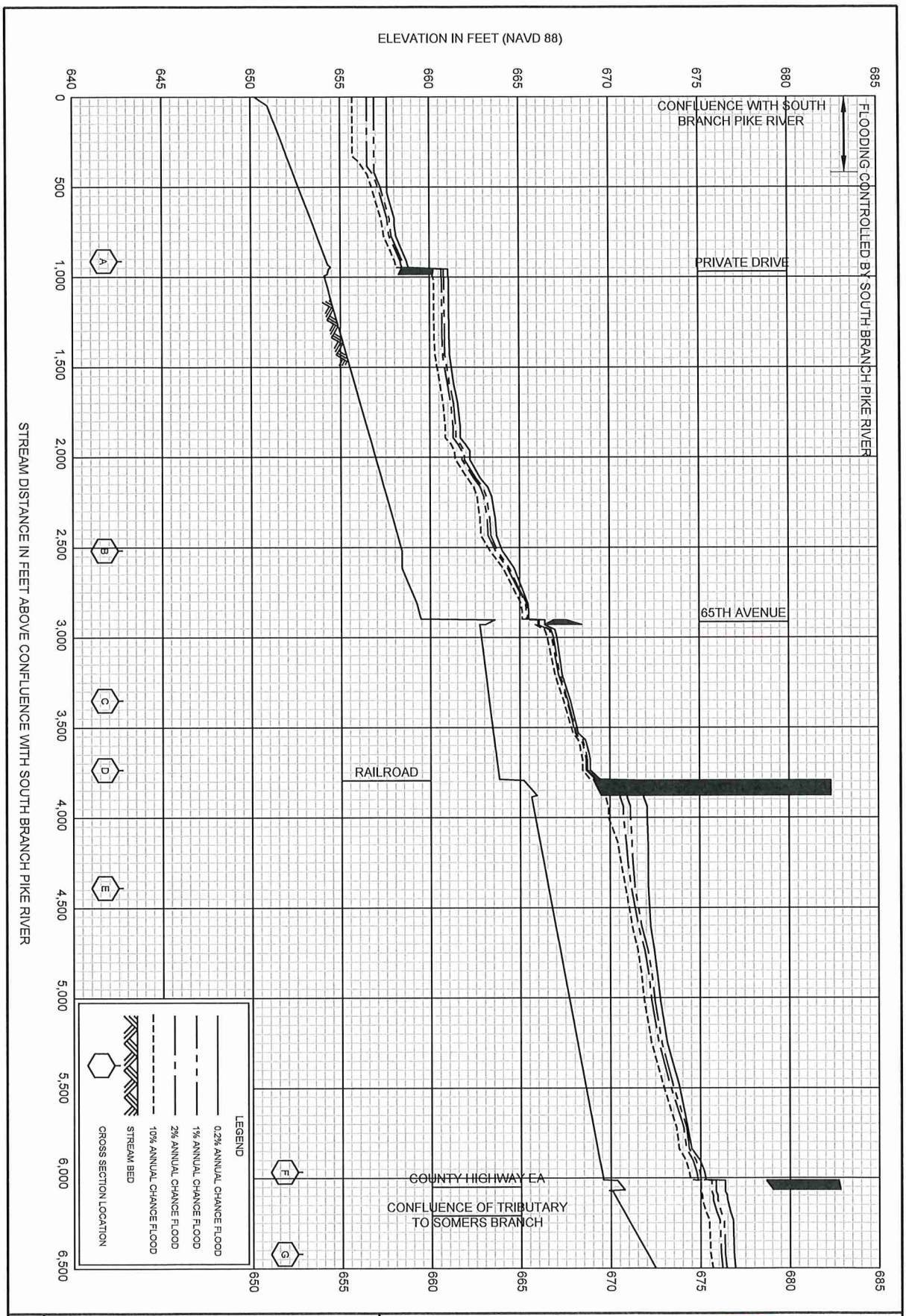
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KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SCHOOL TRIBUTARY



75P

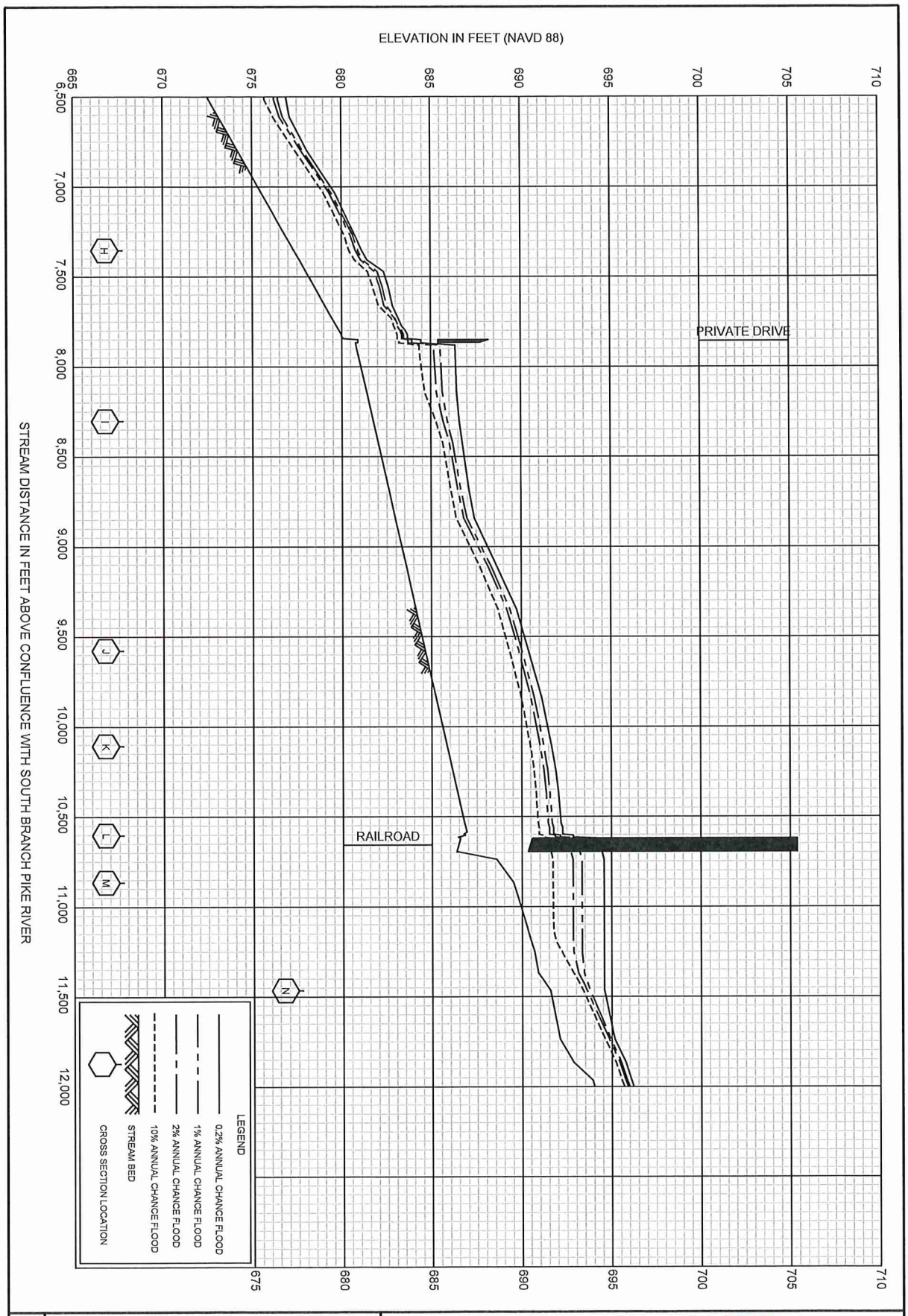
FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SOMERS BRANCH



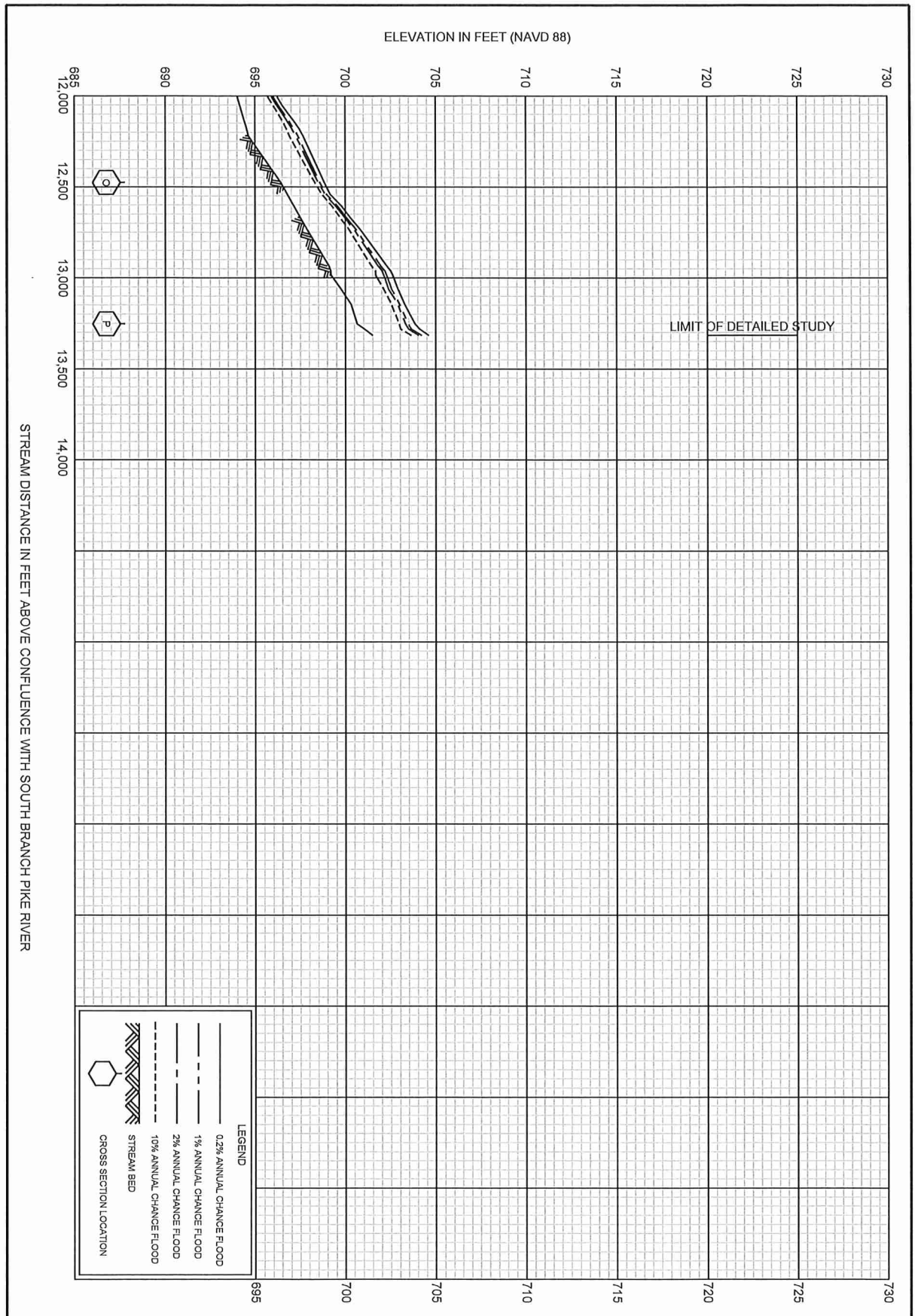
76P

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SOMERS BRANCH



76P(a)

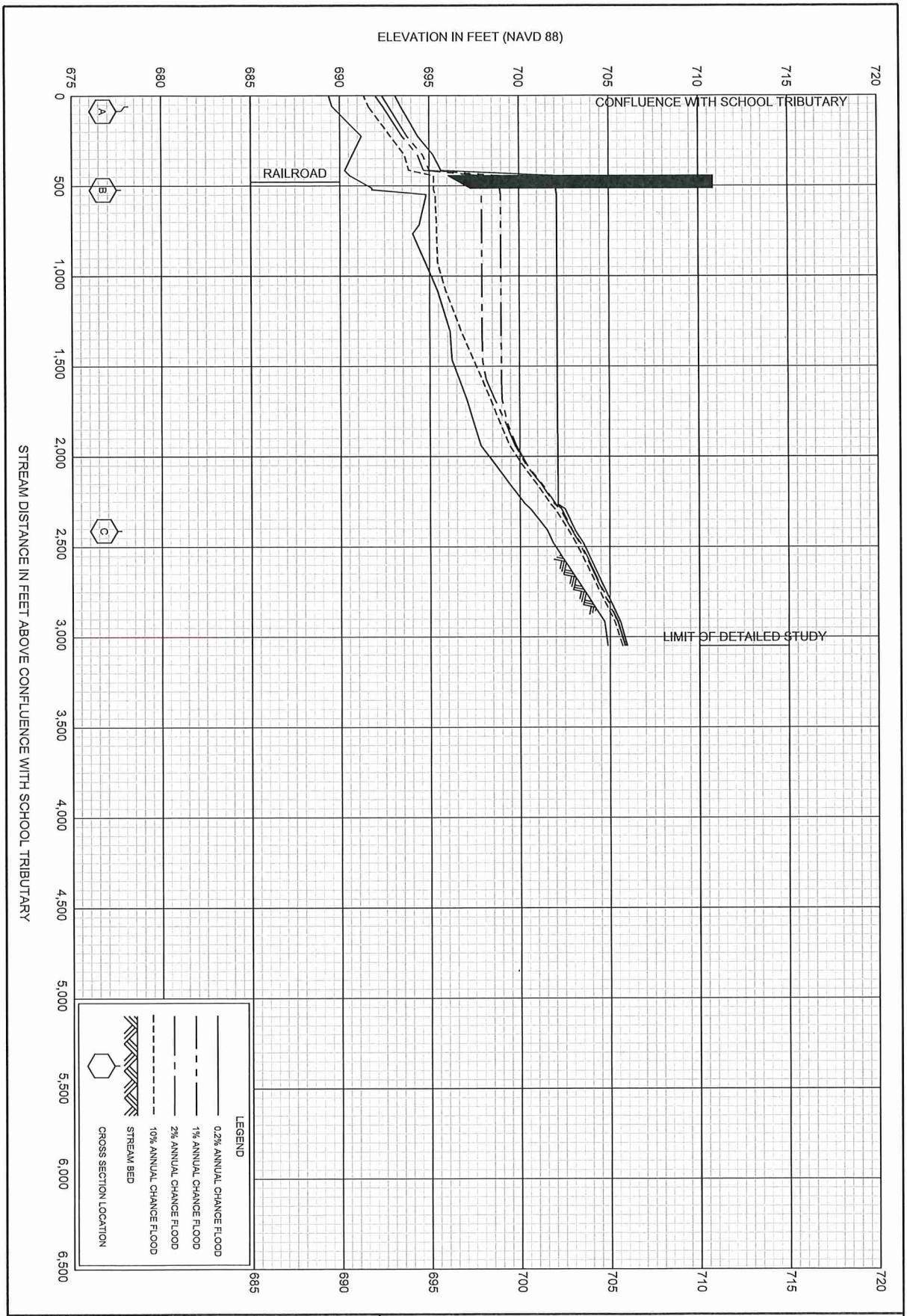
FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

SOMERS BRANCH



79P

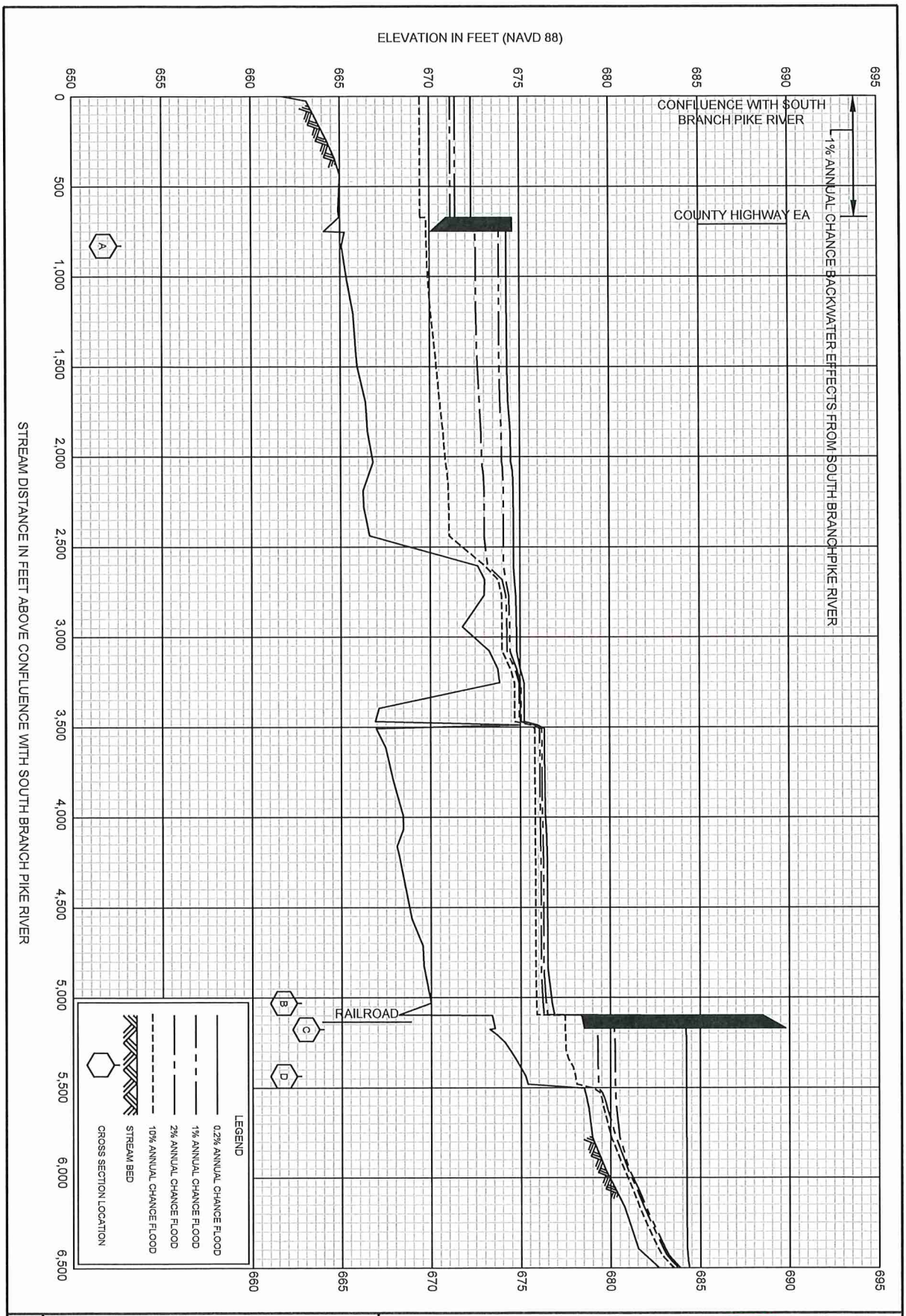
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KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO REFLECT LOMR
EFFECTIVE: July 25, 2025

SCHOOL TRIBUTARY NORTH BRANCH



82P

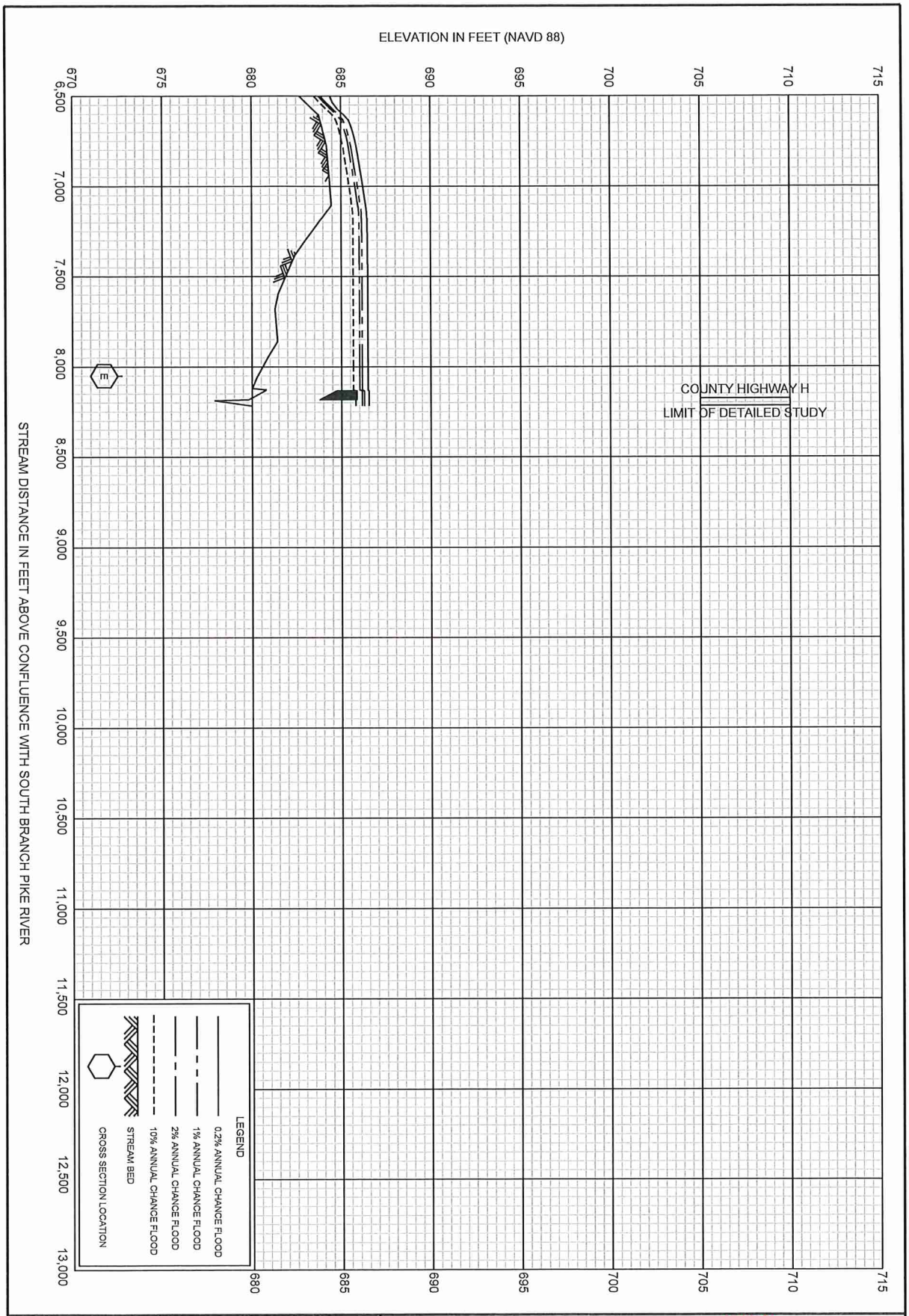
FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

UNNAMED TRIBUTARY TO SOUTH BRANCH PIKE RIVER



83P

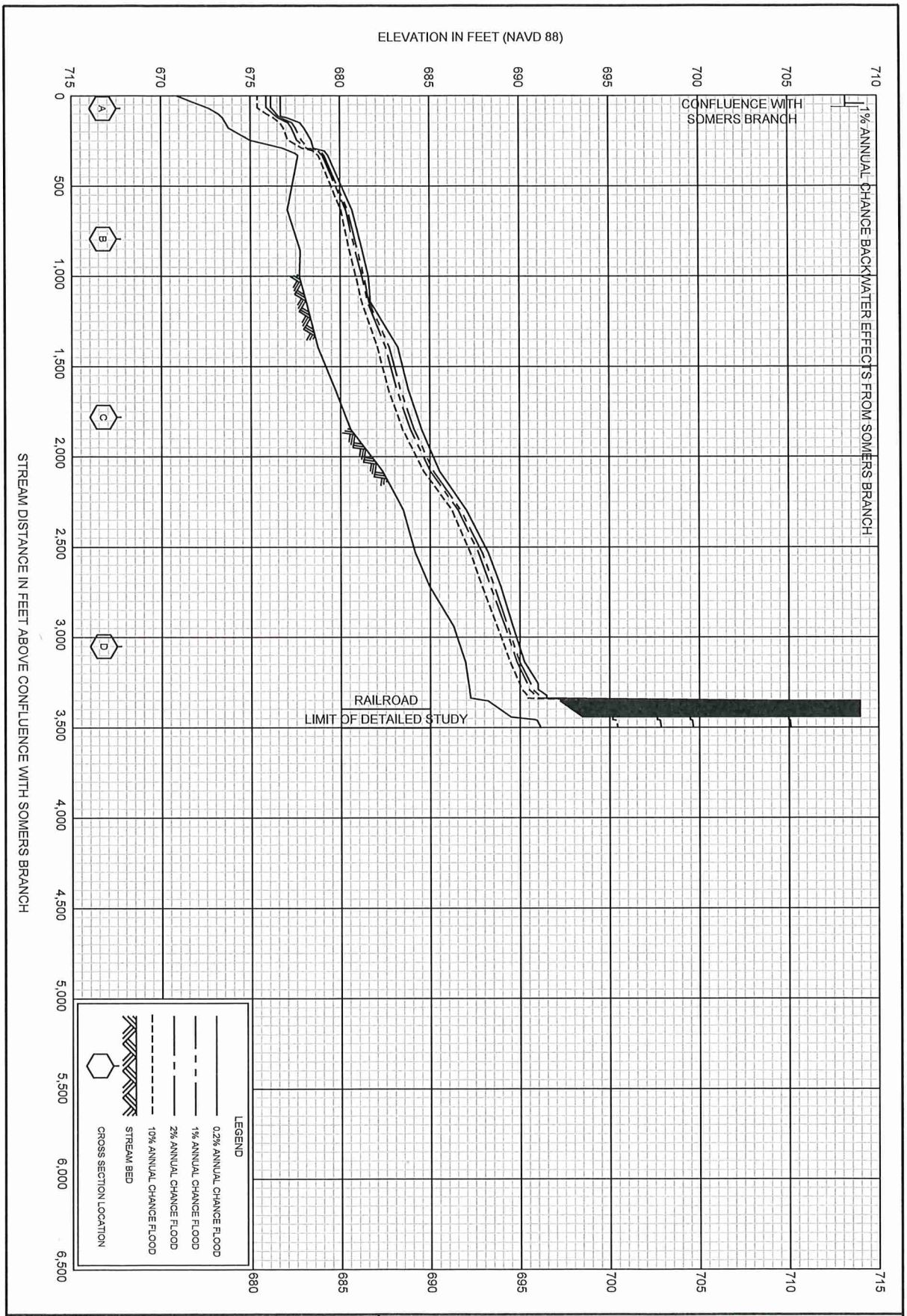
FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES

REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

UNNAMED TRIBUTARY TO SOUTH BRANCH PIKE RIVER



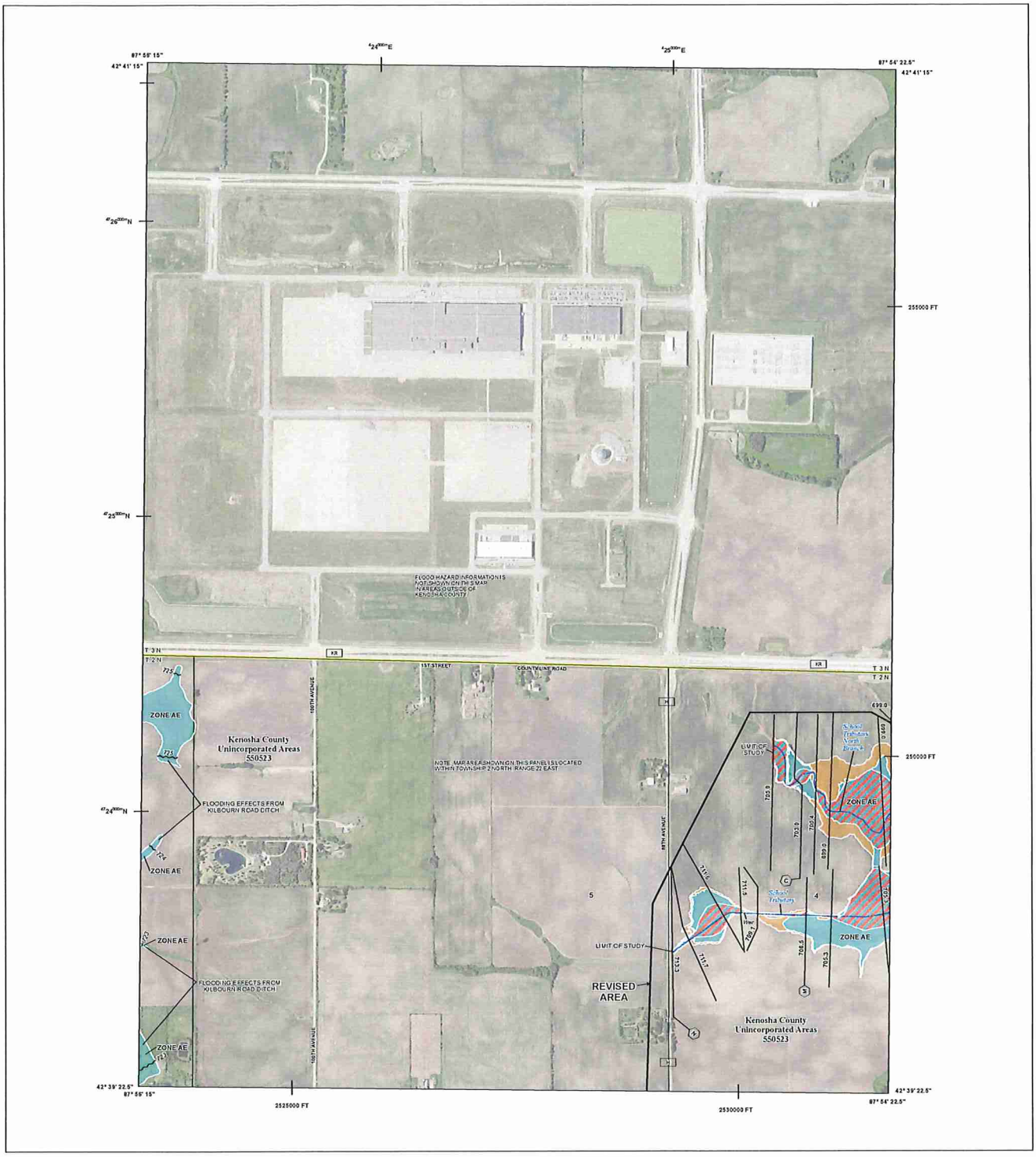
126P

FEDERAL EMERGENCY MANAGEMENT AGENCY

KENOSHA COUNTY, WI
AND INCORPORATED AREAS

FLOOD PROFILES REVISED TO REFLECT LOMR EFFECTIVE: July 25, 2025

TRIBUTARY TO SOMERS BRANCH



FLOOD HAZARD INFORMATION

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

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

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SCALE

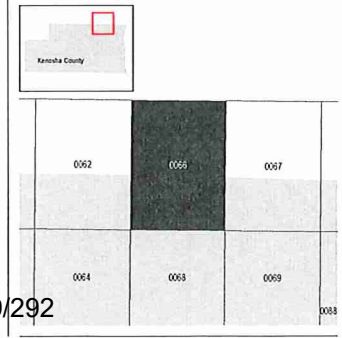
Map Projection:
NAD 1983 UTM Zone 16N. North American Datum 1983.
Western Hemisphere. Vertical Datum. NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 150 300 600 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 66 OF 331

Panel Contains

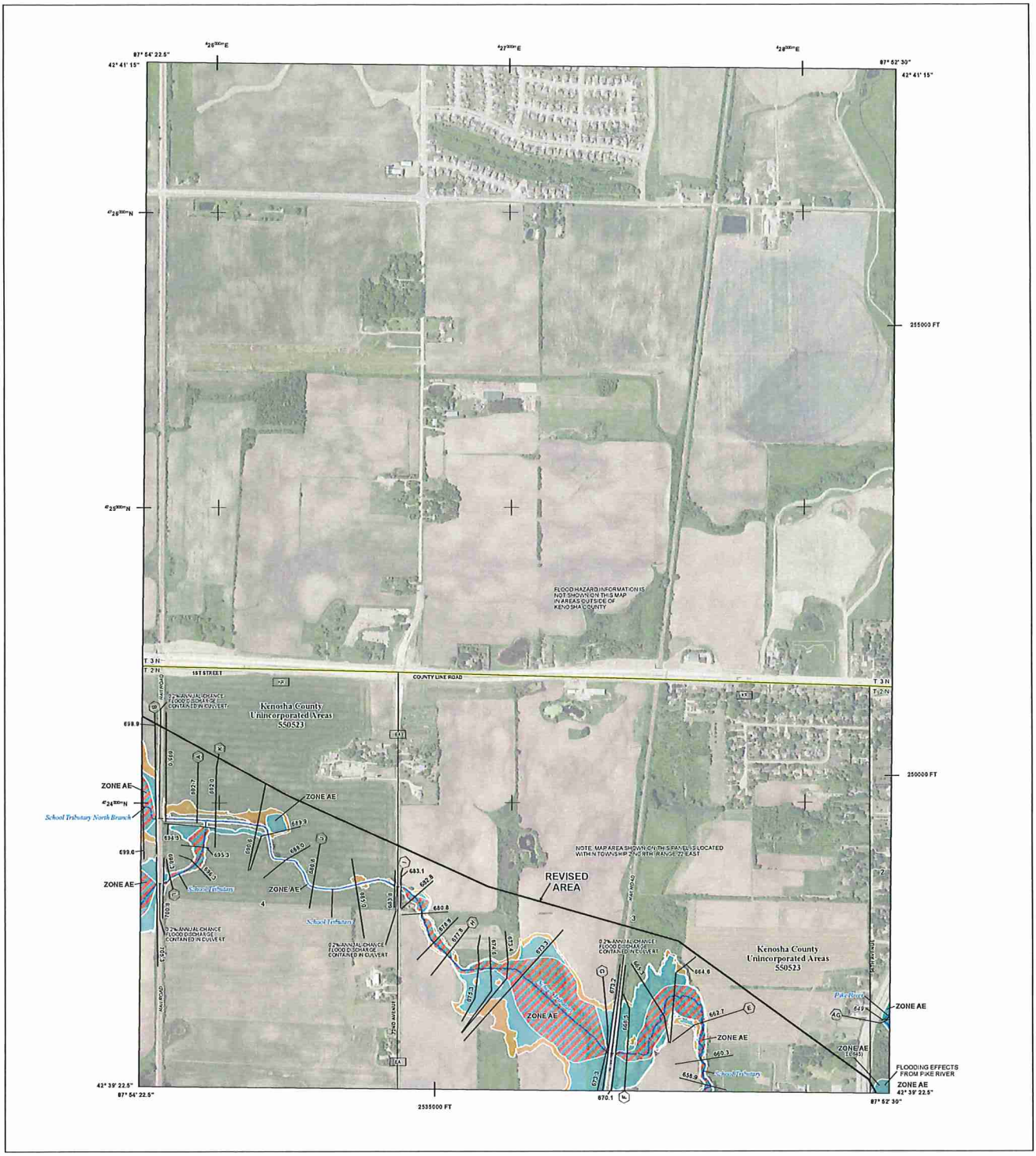
COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA COUNTY	550523	0066	D

REVISED TO REFLECT LOMR EFFECTIVE: July 26, 2022

VERSION NUMBER
2.1.3.0

MAP NUMBER
55059C0066D

EFFECTIVE DATE
JUNE 19, 2012



FLOOD HAZARD INFORMATION

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

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SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS OF FLOOD HAZARD	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Coastal Transect Baseline Profile Baseline Hydrographic Feature 513 Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary

NOTES TO USERS

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SCALE

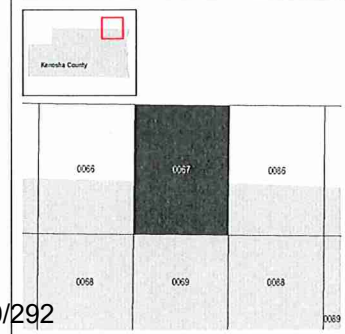
Map Projection:
NAD 1983 UTM Zone 16N. North American Datum 1983.
Western Hemisphere. Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 150 300 600 meters

PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 67 OF 331

Panel Contains

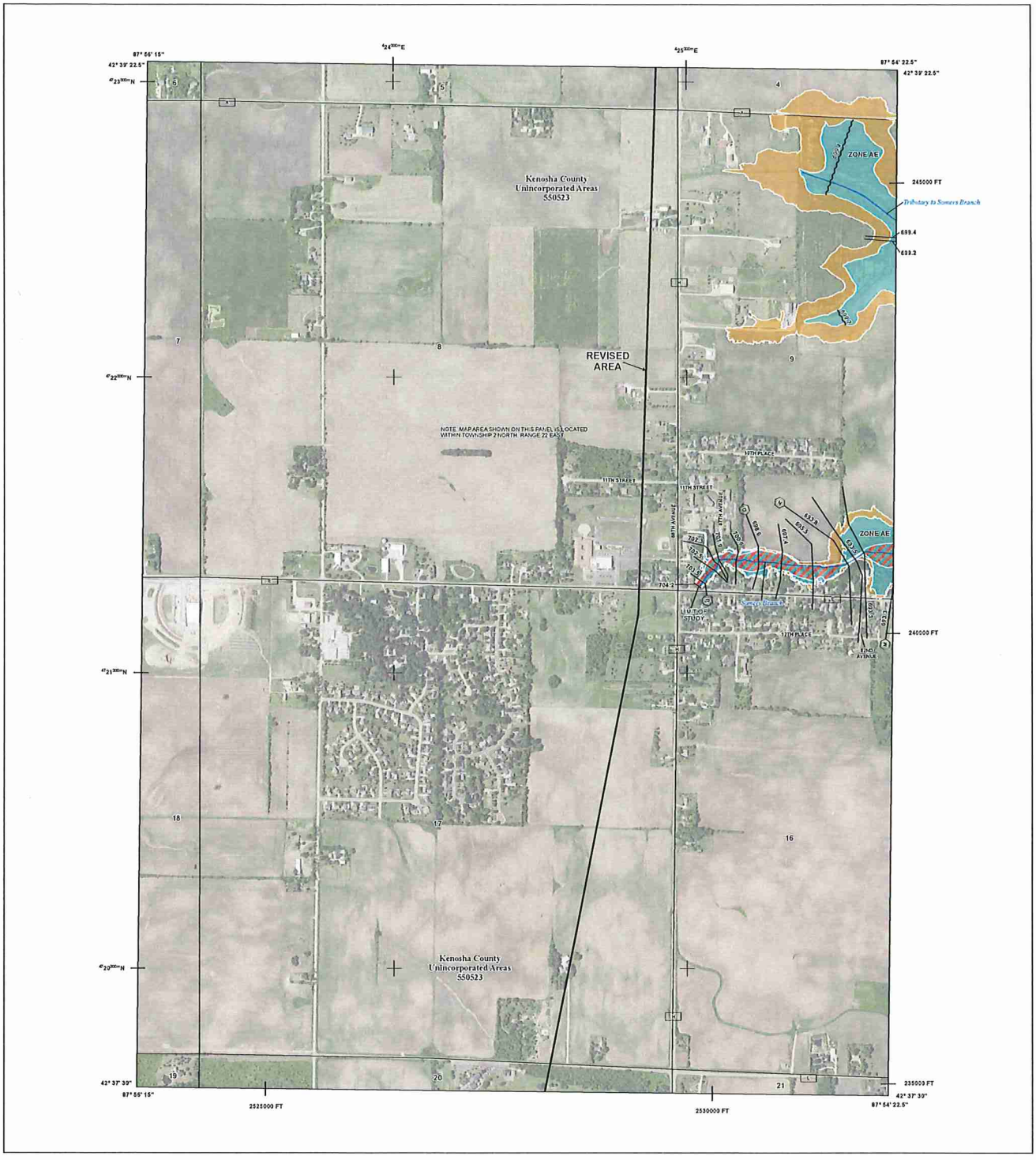
COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA COUNTY	550523	0067	D

REVISED TO REFLECT LOMR EFFECTIVE: July 26, 2022

VERSION NUMBER
2.1.3.0

MAP NUMBER
55059C0067D

EFFECTIVE DATE
JUNE 19, 2012



FLOOD HAZARD INFORMATION

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HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS

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

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)

OTHER FEATURES

- Limit of Study
- Jurisdiction Boundary

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SCALE

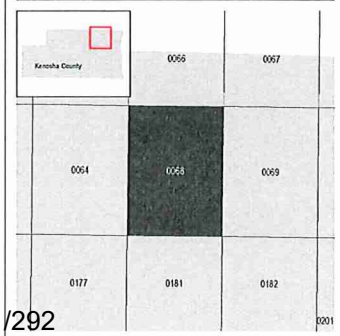
Map Projection:
NAD 1983 UTM Zone 16N, North American Datum 1983.
Western Hemisphere. Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 150 300 600 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 68 OF 331

FEMA

Panel Contains

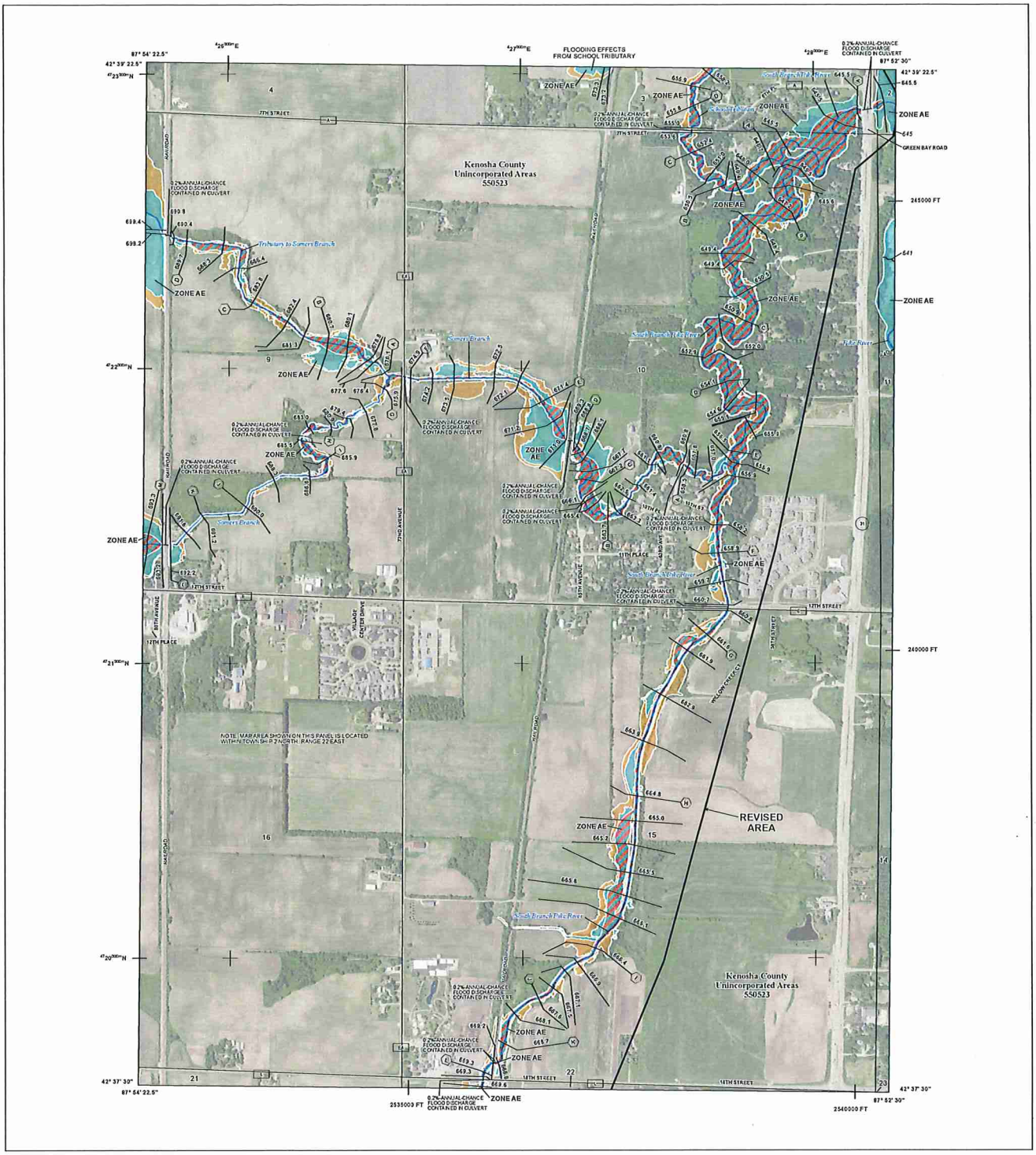
COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA COUNTY	550523	0068	D

REVISED TO REFLECT LOMR EFFECTIVE: July 26, 2016

VERSION NUMBER
2.1.3.0

MAP NUMBER
55059C0068D

EFFECTIVE DATE
JUNE 19, 2012



FLOOD HAZARD INFORMATION

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

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SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

OTHER AREAS OF FLOOD HAZARD

- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

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

OTHER FEATURES

- 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

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SCALE

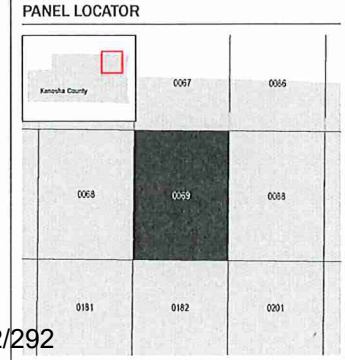
Map Projection: NAD 1983 UTM Zone 16N. North American Datum 1983. Western Hemisphere, Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 150 300 600 meters

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 69 OF 331

FEMA

Panel Contains

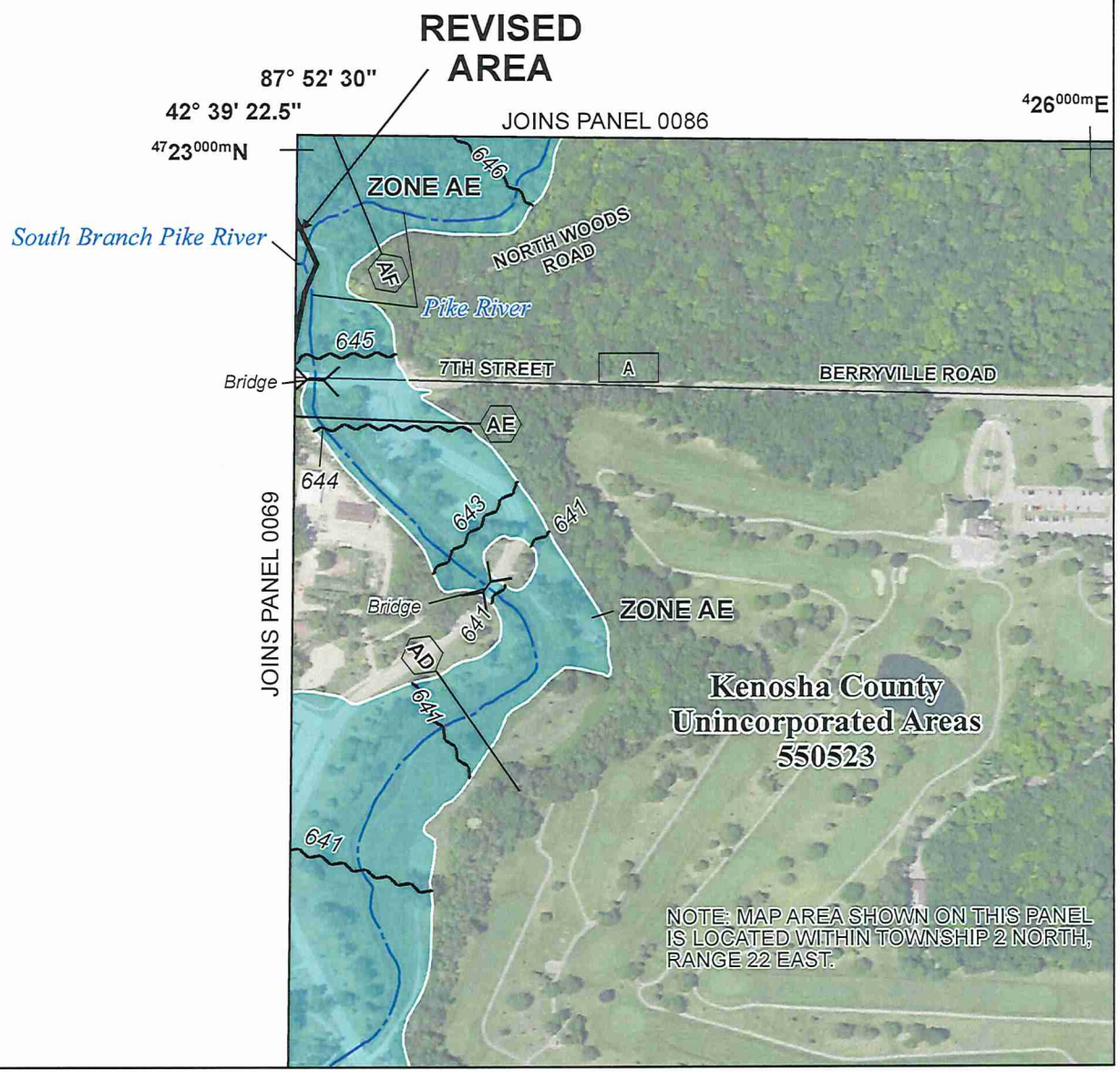
COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA COUNTY	550523	0069	D

REVISED TO REFLECT LOMR EFFECTIVE July 26, 2016

VERSION NUMBER
2.1.3.0

MAP NUMBER
55059C0069D

EFFECTIVE DATE
JUNE 19, 2012



SPECIAL FLOOD HAZARD AREAS

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

OTHER AREAS OF FLOOD HAZARD

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

SCALE

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2022.

Map Projection:
NAD 1983 UTM Zone 16N;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 88 OF 331

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA, CITY OF	550209	0088	D
KENOSHA COUNTY	550523	0088	D

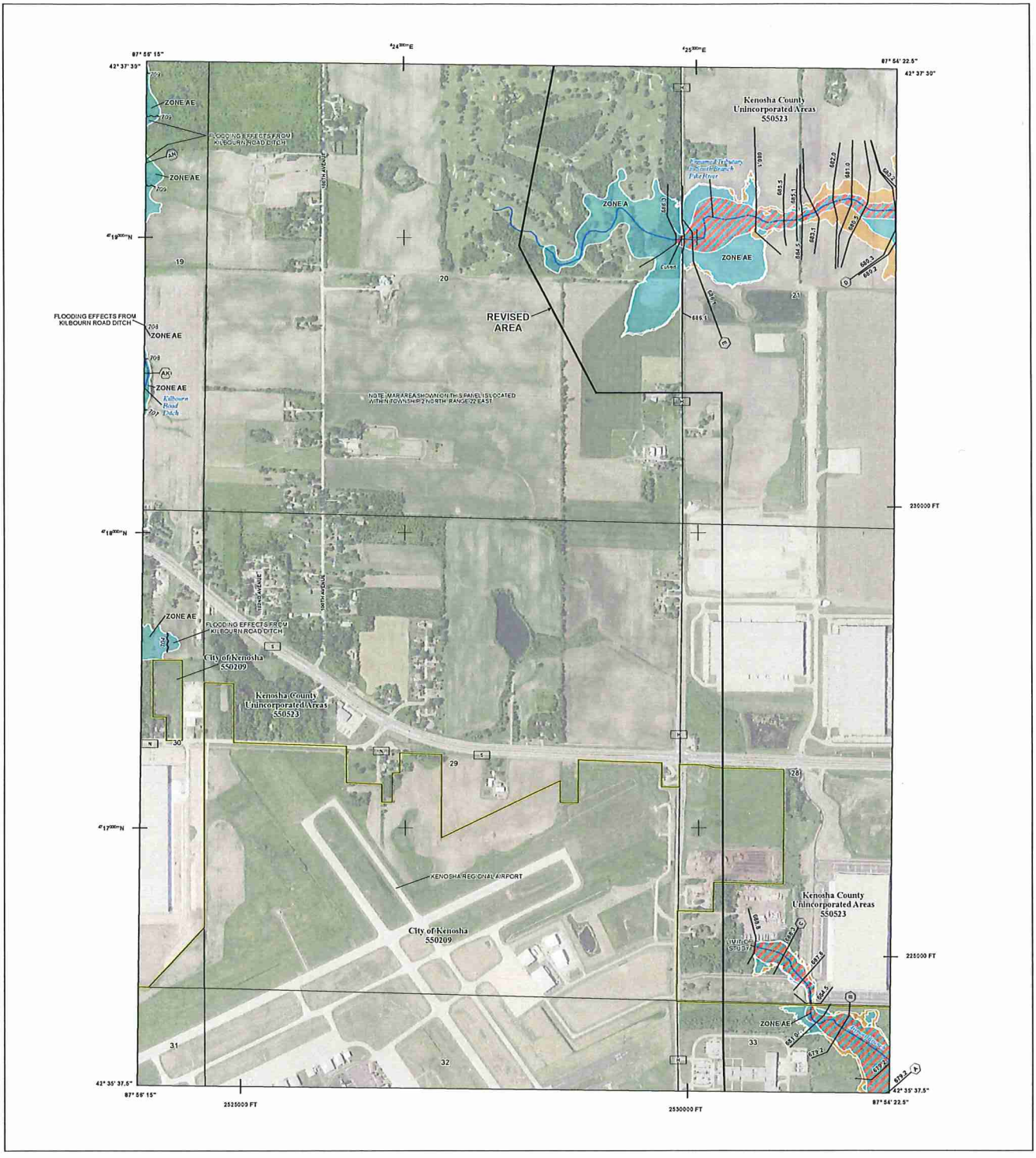
REVISED TO
REFLECT LOMR
EFFECTIVE: July 25, 2025

VERSION NUMBER
2.1.3.0

MAP NUMBER
55059C0088D

EFFECTIVE DATE
JUNE 19, 2012

53292



FLOOD HAZARD INFORMATION

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

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SPECIAL FLOOD HAZARD AREAS
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- Future Conditions 1% Annual Chance Flood Hazard Zone X

OTHER AREAS OF FLOOD HAZARD
- Area with Reduced Flood Risk due to Levee See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

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

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)

OTHER FEATURES
- Limit of Study
- Jurisdiction Boundary

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SCALE

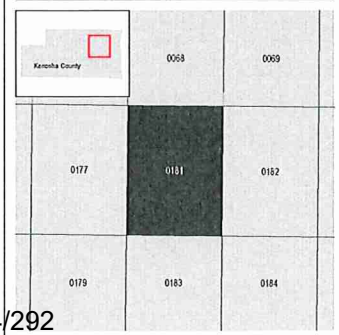
Map Projection:
NAD 1983 UTM Zone 16N, North American Datum 1983.
Western Hemisphere, Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 150 300 600 meters

PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 181 OF 331

FEMA

Panel Contains:

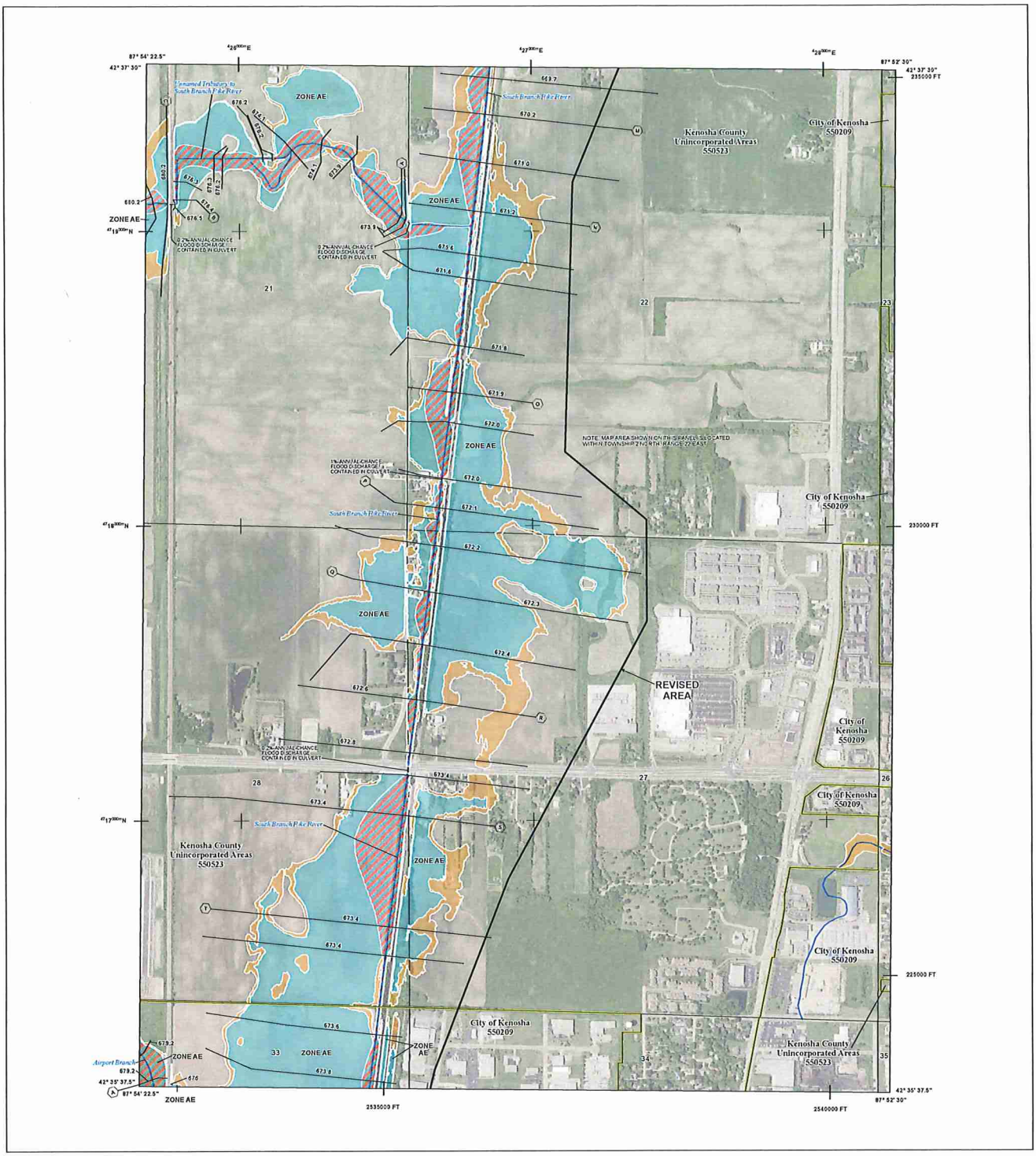
COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA, CITY OF	550209	0181	D
KENOSHA COUNTY	550523	0181	D

REVISED TO REFLECT LOMR EFFECTIVE: July 16, 2015

VERSION NUMBER
2.1.3.0

MAP NUMBER
55059C0181D

EFFECTIVE DATE
JUNE 19, 2012



FLOOD HAZARD INFORMATION

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- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

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

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

OTHER FEATURES
- 18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

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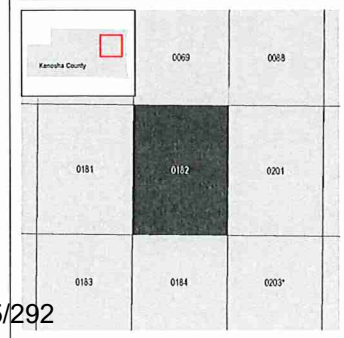
Map Projection:
NAD 1983 UTM Zone 16N. North American Datum 1983.
Western Hemisphere. Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 150 300 600 meters

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

KENOSHA COUNTY, WISCONSIN
and Incorporated Areas

PANEL 182 OF 331

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA, CITY OF	550209	0182	D
KENOSHA COUNTY	550523	0182	D

REVISED TO REFLECT LOMR EFFECTIVE: July 26, 2016

VERSION NUMBER
2.1.3.0

MAP NUMBER
55059C0182D

EFFECTIVE DATE
JUNE 19, 2012

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Berwick Properties, Inc.

Print Name: _____ Signature: _____

Mailing Address: 4011 80th Street

City: Kenosha State: WI Zip: 53142

Phone Number: (262) 949-3788 E-mail (optional): dan@beardevelopment.com

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

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

Print Name: Daniel Szczap Signature: _____

Business Name: Bear Development, LLC

Mailing Address: 4011 80th Street

City: Kenosha State: WI Zip: 53142

Phone Number: (262) 949-3788 E-mail (optional): dan@beardevelopment.com

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

82-4-222-151-0563

82-4-222-151-0560

82-4-222-151-0561

Property Address of property to be rezoned:
Vacant Property-No assigned address

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

~~The applicant is proposing a mixed residential neighborhood consisting of 33 Traditional Single Family Lots and 64 "split lots" to accomodate 32 duplex buildings (64 dwelling units). To facilitate this plan we are requesting rezoning to the R-5 Residential District and teh R-9 Residential District with a Planned Unit Development Overlay.~~

The applicant is requesting R5 Residential zoning to facilitate a single family residential neighborhood.

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: 15 County Board Supervisor: David Geertsen

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

March 31,2025

Mr. Luke Godshall
Kenosha County
19600 75th Street
Bristol, WI 53104

Re: Village of Somers Zoning Amendment-Willow Creek

Dear Mr. Godshall:

Bear Development, LLC is pleased to submit this amended letter and the enclosed submittal materials as formal application for a Zoning Amendment in the Village of Somers. Bear Development is acting on behalf of the record owner, Berwick Properties, Inc.

Subject Property
Berwick Properties, Inc. is the owner of record of approximately 43.31 acres of vacant land in the Village of Somers. The land is located on the east side of CTH E, approximately 900 feet west of STH 31.

Tax Key Numbers: 82-4-222-151-0563, 82-4-222-151-0560 and 82-4-222-151-0561

Current Land Use
The subject property is unimproved and is actively farmed for row crops.

Proposed Use
Bear Development, LLC is seeking approval for mixed residential neighborhood consisting of single-family homes and open space.

Existing Zoning Classifications
A-2 General Agriculture District
C-1 Lowland Resource Conservancy District
R-9 Multiple-Family Residential District

Proposed Zoning Classifications
C-1 Lowland Resource Conservancy District
R-5 Urban Single-Family Residential District

We feel the request for Zoning Amendment is compatible with existing and planned land use in the general area. Further, the proposed development has been planned so that the natural resources on the site, including wetlands, Floodplain and Primary Environmental Corridor are not impacted.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

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- Election Boundaries
- Zoning
  - County Zoning
  - Bristol Zoning
  - City Zoning
  - Paddock Lake Zoning
  - Pleasant Prairie Zoning
  - Salem Lakes Zoning
  - Somers Zoning
  - Twin Lakes Zoning
- TID Districts

1" = 280.81 ft

60 m
300 ft

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EXISTING ZONING
A-2, R-9 & C-1

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Interactive Mapping

Kenosha County

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  - City Zoning
  - Paddock Lake Zoning
  - Pleasant Prairie Zoning
  - Salem Lakes Zoning
  - Somers Zoning
  - Twin Lakes Zoning
- TID Districts

PROPOSED ZONING
R-5 : C-1

1" = 280.81 ft
60 m
300 ft

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ATTACH TO-SCALE MAP OF PROPERTY SHOWING EXISTING ZONING CLASSIFICATIONS HERE

ATTACH TO-SCALE MAP OF PROPERTY SHOWING PROPOSED ZONING CLASSIFICATIONS HERE

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works
& Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **03-28-25**
RPT DATE: **04-28-25**
MTG DATE: **05-12-25**
RE: **Willow Creek Rezoning & Preliminary Plat**

PROJECT/SITE INFO:

1. Petitioner/Agent: Daniel Szczap, Bear Development, LLC
2. Property Owner: Berwick Properties Inc
3. Location/Address: Vacant land south of CTH E, adjacent to the east side of Pike Creek
4. Tax key Number(s): 82-4-222-151-0560, 82-4-222-151-0561, 82-4-222-151-0563
5. Area: 43.31 acres
6. Existing Zoning: R-9 Multiple-Family Residential Dist., A-2 General Agricultural Dist., C-1 Lowland Resource Conservancy Dist.
7. Proposed Zoning: R-5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist.
8. Existing Land Use: High-Density Residential, Nonfarmed Wetland, SEC, Other Conservancy Land to be Preserved
9. Proposed Land Use: Medium-Density Residential, Nonfarmed Wetland, SEC, Other Conservancy Land to be Preserved

PROJECT OVERVIEW:
The Petitioner is proposing to amend the zoning designations on the subject parcels, to allow for a proposed 69-Lot single-family residential subdivision development known as Willow Creek.

This project was previously presented to the Plan Commission in October 2024 as a subdivision containing a mixture of single-family Lots and duplex Lots.

PLANNER COMMENTS:
The land use plan amendment application, which was filed by the Petitioner in August 2024 and approved by the Plan Commission in October 2024, to change the land use category from “High-Density Residential” to “Medium-Density Residential” across the project site remains the same, as “Medium-Density Residential” correlates with the requested R-5 Urban Single-Family Residential District zoning designation. Areas containing wetlands and/or environmental corridors would retain the corresponding existing land use categories of “Nonfarmed Wetland”, “SEC (Secondary Environmental Corridor)”, and “Other Conservancy Land to be Preserved”.

The rezoning application proposes R-5 zoning for the development site to accommodate the proposed single-family Lots. Wetland areas located adjacent to Pike Creek will retain the C-1 Lowland Resource Conservancy designation.

The rezoning request does not include a PUD request for ordinance deviations. The proposed Lots shown on the preliminary plat have been designed to meet the minimum lot area, frontage/width, and building setback requirements of the R-5 zoning district. The submitted project narrative from the Petitioner indicates the average Lot size will be 13,520 square feet (0.31 acre).

The submitted preliminary plat, dated March 20, 2025 and prepared by John P. Konopacki of Pinnacle Engineering Group, generally conforms to the requirements found in the Village of Somers Land Division and Platting Control ordinance (Chapter 18). Several items that will need to be added to and revised on the preliminary plat have been indicated in the staff recommendation below. These items, and any other items determined by the Plan Commission and Board, will need to be incorporated into a revised plat for eventual Final Plat approval.

The proposed subdivision will be accessed from CTH "E" (12th Street) via public Village road 58th Avenue, of which only its western 40' is dedicated as public right-of-way, with the eastern half being owned by the Village of Somers as tax parcel #82-4-222-151-0302. This parcel would need to be dedicated as public right-of-way in order to create a conforming public road right-of-way width of at least 66'.

Kenosha County Highways has reviewed the proposed preliminary plat and has indicated that CTH "E" (12th Street) is planned to be a 120-foot right-of-way. With the south half of the CTH "E" right-of-way currently being 50 feet in width, the plat will need to dedicate an additional 10 feet for right-of-way to achieve 60 feet of right-of-way for the south half of CTH "E". Highways has also indicated that the existing gravel construction drive is to be removed as part of development improvements.

Lots within the subdivision will be accessed via two new public streets, labelled on the preliminary plat as "Road A" and "Road B". The County Land Information Office has reviewed the street layout shown on preliminary plat and has indicated that "Road A" shall be called "Willow Creek Court", and "Road B" shall be called "61st Avenue". The previously-dedicated right-of-way of "Willow Creek Court" is indicated in the preliminary plat notes to be vacated via separate document.

The submitted Site Plan from Pinnacle Engineering Group dated 3/28/25, indicates that wetlands were delineated by Heartland Ecological Group, Inc. on March 25, 2025. The site plan indicates wetlands were identified upon portions of proposed Lots 16, 42, 43, 44 and 45. The Petitioner will need to be confirm with the Wisconsin Department of Natural Resources if these wetlands can be filled or mitigated so as to not place any wetlands upon the buildable portion of Lots of the subdivision.

It should be known that the proposed subdivision is within an area that the Comprehensive Bike Plan for Kenosha County had recommended a shared-use path to be known as the "Pike River Trail" running alongside the Pike River. The plan states:

> "The proposed shared use path will connect with the planned segment in Mt. Pleasant in Racine County. The Kenosha portion of this trail will travel south from CTH KR to CTH K. This almost 6.5 mile segment will run alongside the Pike River, providing an excellent off-street alternative within the County. The trail will also provide a connection to Petrifying Springs Park, located in the northeast portion of the county. This county park is home to numerous internal trails, streams and rivers, the Carlisle Family Dog Park and winter

recreation opportunities. The trail system in Petrifying Springs Park hooks into the existing trail located on CTH JR."

If desired, the Village could choose to require that the Petitioner construct the shared-use path or require that the plat identify an area to be set aside for the future construction of the shared-use path.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of the proposed rezoning and preliminary plat, staff would recommend the following:

1. The preliminary plat shall be subject to addressing any comments/conditions provided by Wisconsin Department of Administration – Plat Review.

2. The following items shall be added to the face of the preliminary plat:
    a. Add Lot dimensions to Lots 25, 26, 27, 40, 41, 42, 43, 49, 50, 51, 52, 53, 54 to confirm conformance with R-5 zoning standards, specifically in regard to required minimum lot width of 75' (or at least 75' of width at the required building setback line if located on a cul-de-sac or curve).
    b. Per Kenosha County Highways, label an additional 10 feet of right-of-way to be dedicated for public road purposes on the south half of the CTH "E"/12th Street right-of-way, for a total south half right-of-way of 60 feet.
    c. Add a 15'x15' vision corner easement to the southeast corner of Lot 3.
    d. Add a 15'x15' vision corner easement to the southeast corner of Lot 54.
    e. Per Section 18.27(D)(3) of the Village ordinance, the southeast corner of Lot 3 and the northeast corner of Lot 54 shall be rounded with a minimum radius of 15 feet or of a greater radius when required by the Village Plan Commission.
    f. Per Section 18.27(C)(2) of the Village ordinance, add a temporary cul-de-sac or temporary "T" 25 feet wide extending to each adjacent right-of-way to the southern end of proposed "ROAD B".
    g. On Sheet 2, duplicate the note from Sheet 1 indicating the adjacent unplatted tax key #82-4-222-151-0501.
    h. On Sheets 1 and 2, add a note identifying what the green dashed & dotted line represents.
    i. If applicable, identify proposed phases of the proposed subdivision.
    j. If applicable, locate and identify any proposed development sign easements on the face of the preliminary plat.

3. The following items shall be revised on the face of the preliminary plat:
    a. In the legal descriptions on Sheets 1 and 2, revise "Town of Somers" to read "Village of Somers".
    b. On Sheets 1 and 2, relabel "Road A" as "Willow Creek Court", and relabel "Road B" as "61st Avenue".
    c. On Sheets 1 and 2, revise the Existing Zoning note to read "A-2 General Agricultural District, R-9 Multiple-Family Residential District, C-1 Lowland Resource Conservancy District, Airport Overlay Zoning Districts AIR-4 & AIR-5".
    d. On Sheets 1 and 2, revise the Proposed Zoning note to read "R-5 Urban Single-Family Residential District & C-1 Lowland Resource Conservancy District".
    e. On Sheets 1 and 2, revise "Proposed Zoning Requirements" to read "R-5 Urban Single-Family Residential District Requirements".
    f. On Sheets 1 and 2 under the Zoning Requirements section, revise "Front" to read "Street Yard" and revise "Front Street" to read "Street Yard".

g. On Sheets 1 and 2, revise notations of “Racine County Shoreland Zoning Jurisdiction” to read “Kenosha County Shoreland Zoning Jurisdiction”.
h. On Sheets 1 and 2, revise the note for the zoning of adjacent parcel 82-4-222-151-0401 to read “Zoned: B-4 Planned Business District, PUD Planned Unit Development Overlay District & A-2 General Agricultural District”.
i. On Sheet 1, revise the note for the zoning of adjacent parcel 82-4-222-151-0501 to read “Zoned: A-2 General Agricultural District & C-1 Lowland Resource Conservancy District”.
j. On Sheet 2, relocate the text “ZONED: C-1” so that it does not overlap the text referring to the Sec. 15 monument.
k. In Note 13 on Sheet 2, confirm the date of the wetland delineation by Heartland Ecological Group, Inc. (Note 13 indicates wetlands were delineated September 2024, but the submitted Site Plan from Pinnacle Engineering Group dated 3/28/25 indicates the wetlands were delineated March 25, 2025).
l. On Sheet 2, in the third (3rd) bullet point under the WETLAND PRESERVATION AND PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTION note, replace “Kenosha County” with “the Village of Somers”.
m. On Sheet 2, revise the surveyor’s certification to include language certifying that the preliminary plat is a correct representation of all existing land divisions and features and that the plat complies with the provisions of Chapter 18, the Village of Somers Land Division and Platting Control ordinance.

4. Subject to submitting for review a draft of protective covenants whereby the developer intends to regulate land use in the proposed subdivision and otherwise protect the proposed development.

5. Subject to receiving final approval for a stormwater management plan from the Village engineer.

Review Comments and Request for Additional Information

Willow Creek Developement

Plans and Calculations Dated March 28, 2025

Village of Somers

April 28, 2025

We reviewed the engineering documents prepared by Pinnacle Engineering, for the Willow Creek project. Attached are marked-up plans reflecting a portion of the comments below. Please provide or change the following items:

General Comments:

1. Provide a traffic impact analysis or verification from Kenosha County that it is not required.
2. Provide estimates of settlement and construction considerations for public utilities and roads constructed in fill areas from a mutually acceptable geotechnical firm.
3. There are likely farm drain tiles within the proposed development. We recommend a pre-construction tile survey to confirm the presence and location of tiles on the property. All existing surface and subsurface drainage pathways must be maintained or properly rerouted.
4. Provide accomodations for a pedestrian path along the west boundary of the site.
5. Provide copies of all permits when received.
6. Provide a vertical datum conversion from NAVD 88 to NGVD 29.

CSM Comments:

1. Show proposed easements and easements to be abandoned.
2. Provide a vertical datum conversion from NAVD 88 to NGVD 29.

Plan Comments:

1. Sheet 3: Provide an emergency pond overland flow route.
2. Sheet 4:
   a. Provide a 24-inch water main on the entrance road (58th Ave.).
   b. The east pond discharge conflicts with an existing sanitary manhole.
   c. The sanitary sewer tie-in manhole has an existing outside drop. As-builts have been provided.
   d. Provide permit for wetland disturbance.
   e. Provide an 8-inch sanitary sewer stub and easement to serve property to the east.
   f. Coordinate future water main and sanitary sewer extensions to the south with the gas pipeline utility.

Storm Water Management Plan Comments:

1. Provide a stormwater model simulating build out of the property to the east with a 10-year storm entering the east pond.
2. Account for the wet pond areas in the "Proposed East" and "Proposed West" area CN calculations.
3. Provide plans and details corresponding to the HydroCAD and WinSLAMM calculations.
4. Provide a storm sewer design and calculations, including gutter spread.

Status of Engineer's Approval: Not Approved

Brett D. Biwer

Brett D. Biwer, PE

BAXTER & WOODMAN Consulting Engineers

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PRELIMINARY ENGINEERING IMPROVEMENT PLANS

FOR

WILLOW CREEK

SOMERS, WISCONSIN

PLANS PREPARED
FOR

BEAR DEVELOPMENT, LLC

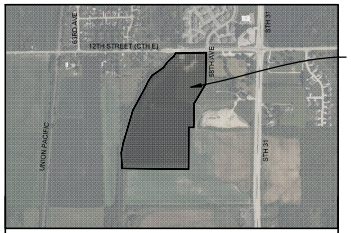
4011 80TH STREET
KENOSHA, WI 53142

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		
CAUTION EXISTING UTILITTES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
FYG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	Δ	INTERSECTION ANGLE
L	LENGTH OF CURVE		



PROJECT LOCATION

LOCATION MAP
1" = 1000'

INDEX OF SHEETS

1	COVER SHEET
2	SITE PLAN
3	OVERALL GRADING & EROSION CONTROL PLAN
4	OVERALL UTILITY PLAN

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
AARON KOCH
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: 262-754-8888
E-MAIL: aekoch@pinnacle-engr.com

SURVEYOR:
JOHN KONOPACKI
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: 262-754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

APPLICANT:
DAN SZCZAP
BEAR DEVELOPMENT, LLC
4011 80TH STREET
KENOSHA, WI 53142

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GESTRA ENGINEERING, INC DATED OCTOBER 11, 2018 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN. BEYOND A REASONABLE DILIGENCE, IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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COVER SHEET

REVISIONS

PEG JOB No. 1617.00 | PEG PM ABK | START DATE 3/28/19 | SCALE

SHEET 1 OF

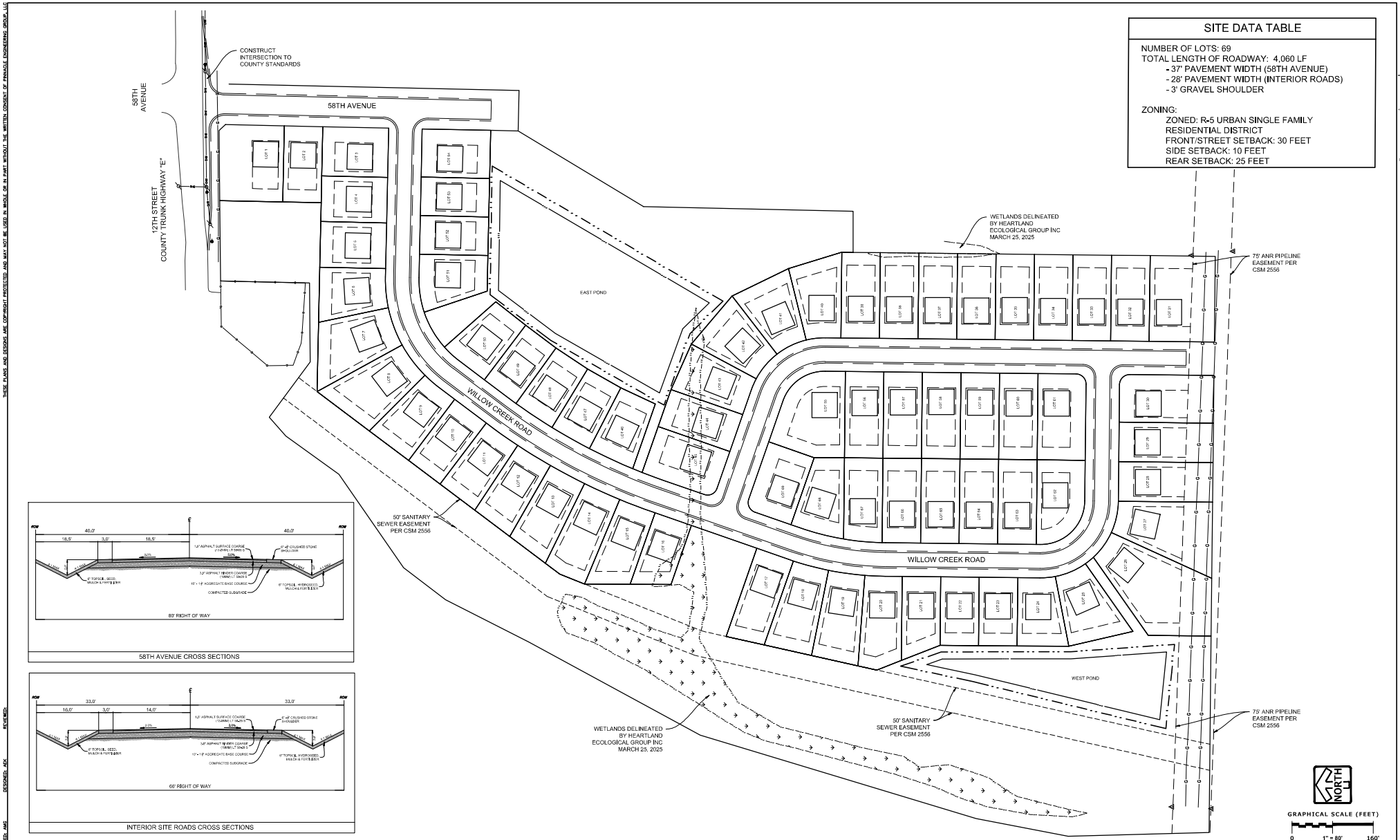
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DESIGNED: ABK
DRAFTED: AMS

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SOMERS, WI

SITE PLAN

REVISIONS

PEG JOB No.: 1617.00
PEG PM: AEK
START DATE: 3/28/25
SCALE: 1" = 80'

SHEET 2

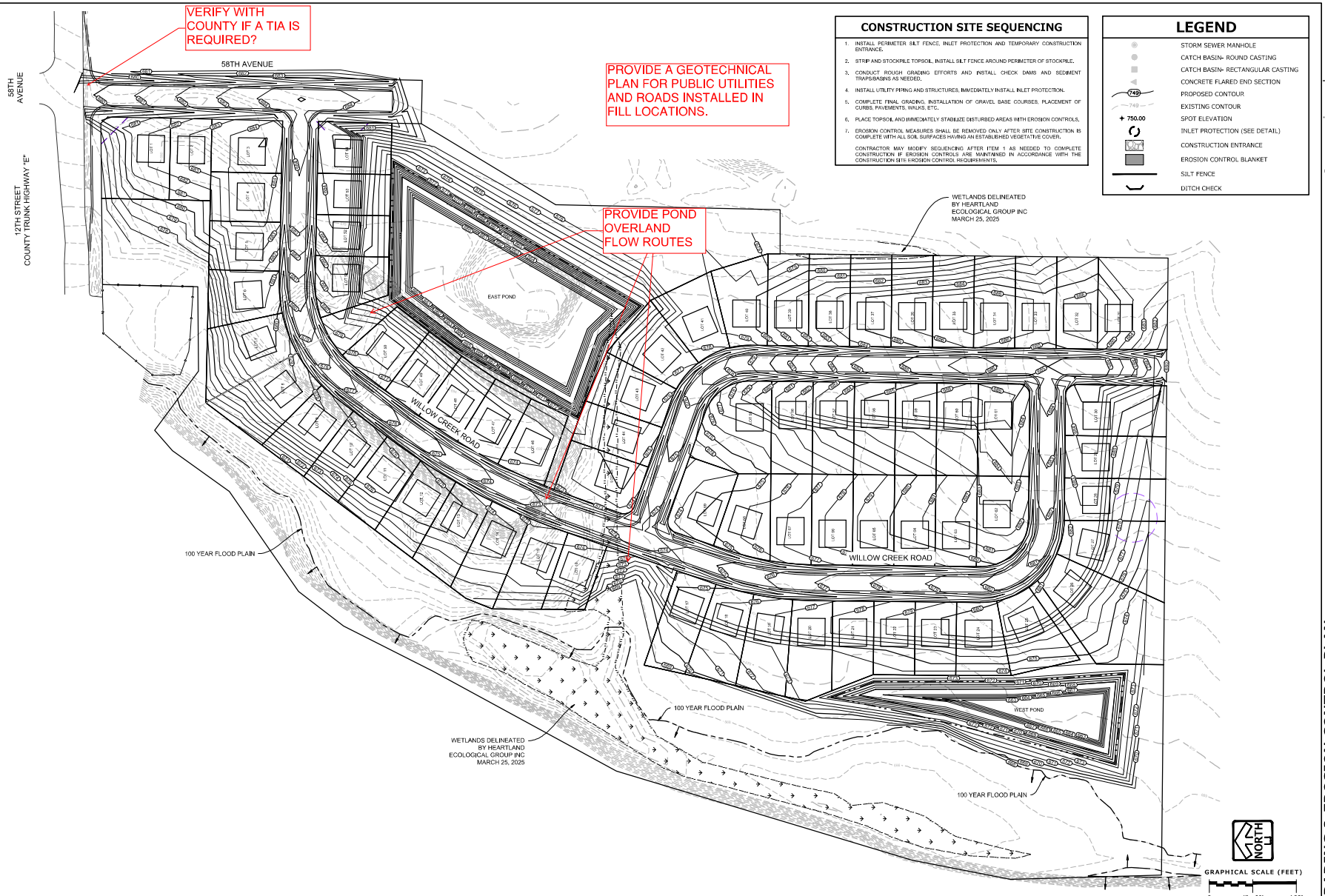
SITE PLAN

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CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- CATCH BASIN- ROUND CASTING
- CATCH BASIN- RECTANGULAR CASTING
- CONCRETE FLARED END SECTION
- 740 PROPOSED CONTOUR
- 740 EXISTING CONTOUR
- + 750.00 SPOT ELEVATION
- INLET PROTECTION (SEE DETAIL)
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SILT FENCE
- DITCH CHECK

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OVERALL GRADING & EROSION CONTROL PLAN

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OVERALL GRADING & EROSION CONTROL PLAN

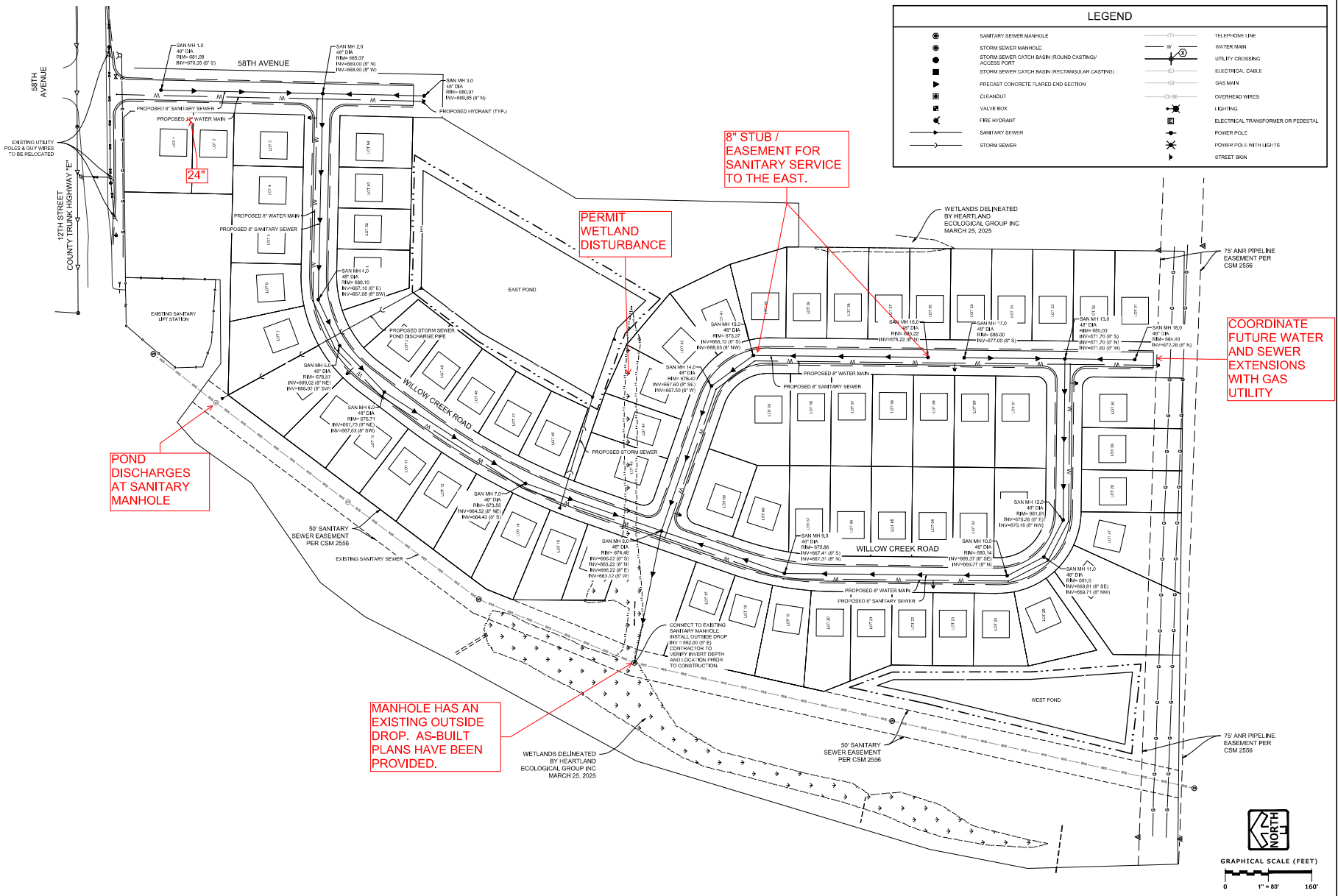
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SHEET 3

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OVERALL UTILITY PLAN

REVISIONS

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START DATE 3/28/25
SCALE 1" = 80'

SHEET 4

OVERALL UTILITY PLAN

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March 31,2025

Mr. Luke Godshall
Kenosha County
19600 75th Street
Bristol, WI 53104

Re: Village of Somers Zoning Amendment-Willow Creek

Dear Mr. Godshall:

Bear Development, LLC is pleased to submit this amended letter and the enclosed submittal materials as formal application for a Zoning Amendment in the Village of Somers. Bear Development is acting on behalf of the record owner, Berwick Properties, Inc.

Subject Property
Berwick Properties, Inc. is the owner of record of approximately 43.31 acres of vacant land in the Village of Somers. The land is located on the east side of CTH E, approximately 900 feet west of STH 31.

Tax Key Numbers: 82-4-222-151-0563, 82-4-222-151-0560 and 82-4-222-151-0561

Current Land Use
The subject property is unimproved and is actively farmed for row crops.

Proposed Use
Bear Development, LLC is seeking approval for mixed residential neighborhood consisting of single-family homes and open space.

Existing Zoning Classifications
A-2 General Agriculture District
C-1 Lowland Resource Conservancy District
R-9 Multiple-Family Residential District

Proposed Zoning Classifications
C-1 Lowland Resource Conservancy District
R-5 Urban Single-Family Residential District

We feel the request for Zoning Amendment is compatible with existing and planned land use in the general area. Further, the proposed development has been planned so that the natural resources on the site, including wetlands, Floodplain and Primary Environmental Corridor are not impacted.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Berwick Properties, Inc.

Print Name: _____ Signature: _____

Mailing Address: 4011 80th Street

City: Kenosha State: WI Zip: 53142

Phone Number: (262) 949-3788 E-mail (optional): dan@beardevelopment.com

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

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

Print Name: Daniel Szczap Signature: _____

Business Name: Bear Development, LLC

Mailing Address: 4011 80th Street

City: Kenosha State: WI Zip: 53142

Phone Number: (262) 949-3788 E-mail (optional): dan@beardevelopment.com

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

82-4-222-151-0563

82-4-222-151-0560

82-4-222-151-0561

Property Address of property to be rezoned:
Vacant Property-No assigned address

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

~~The applicant is proposing a mixed residential neighborhood consisting of 33 Traditional Single Family Lots and 64 "split lots" to accomodate 32 duplex buildings (64 dwelling units). To facilitate this plan we are requesting rezoning to the R-5 Residential District and teh R-9 Residential District with a Planned Unit Development Overlay.~~

The applicant is requesting R5 Residential zoning to facilitate a single family residential neighborhood.

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

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

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

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
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☑ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☑ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	RC Rural Cluster Development Overlay District

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

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

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

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

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

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

Supervisory District Number: 15 County Board Supervisor: David Geertsen

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

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Kenosha County

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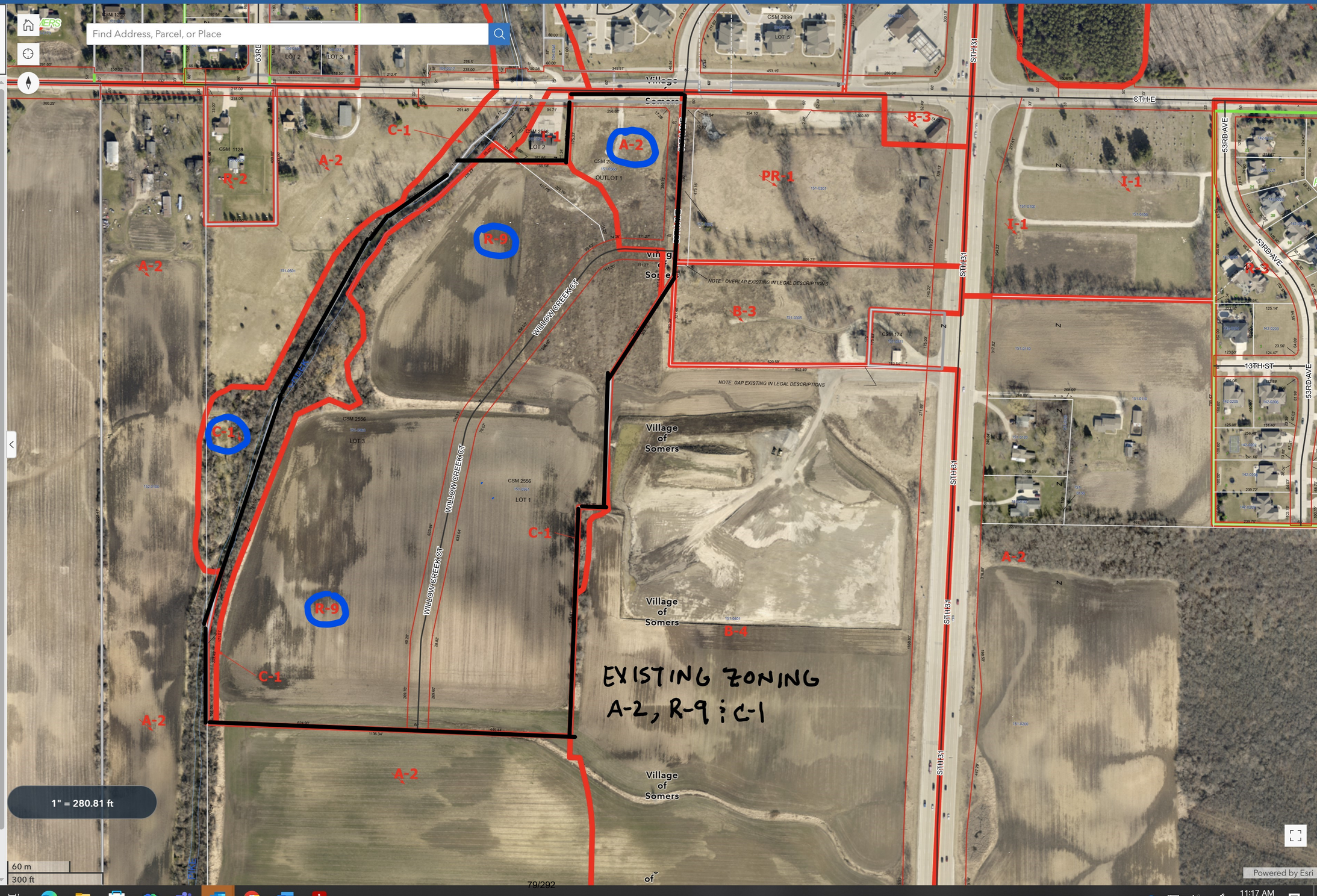
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- Election Boundaries
- Zoning
  - County Zoning
  - Bristol Zoning
  - City Zoning
  - Paddock Lake Zoning
  - Pleasant Prairie Zoning
  - Salem Lakes Zoning
  - Somers Zoning
  - Twin Lakes Zoning
- TID Districts



1" = 280.81 ft

60 m
300 ft

79/292

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  - Somers Zoning
  - Twin Lakes Zoning
- TID Districts

PROPOSED ZONING
R-5 : C-1

1" = 280.81 ft
60 m
300 ft

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ATTACH TO-SCALE MAP OF PROPERTY SHOWING EXISTING ZONING CLASSIFICATIONS HERE

ATTACH TO-SCALE MAP OF PROPERTY SHOWING PROPOSED ZONING CLASSIFICATIONS HERE

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EXISTING ZONING
A-2, R-9 & C-1

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- Ortho1990
- Ortho1985
- Ortho1980
- Ortho1975
- Ortho1970
- Ortho1967
- Ortho1963
- Ortho1937

Select Layers:

- Address_Points
- Places
- PLSS
- Water Features
- Recreational Trails
- Streets
- Cadastral
- Buildings
- Contours
- Floodplain
- Environmental
- School Districts
- Election Boundaries
- Zoning
  - County Zoning
  - Bristol Zoning
  - City Zoning
  - Paddock Lake Zoning
  - Pleasant Prairie Zoning
  - Salem Lakes Zoning
  - Somers Zoning
  - Twin Lakes Zoning
- TID Districts

PROPOSED ZONING
R-5 : C-1

1" = 280.81 ft

60 m
300 ft

Powered by Esri

Type here to search

11:17 AM
3/31/2025

BEAR DEVELOPMENT

Providing Creative Real Estate Solutions to Build Better Communities

RECEIVED
MAR 2 8 2025
Kenosha County
Planning & Development

March 27, 2025

Mr. Jason Peters
Village of Somers
7511 12th Street
Somers, WI 53171

Re: Willow Creek – Preliminary Plat

Dear Mr. Peters:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as formal application for Preliminary Plat review and approval. Bear Development is acting on behalf of the owner of record, Berwick Properties, Inc.

Project Summary
Berwick Properties, Inc. is the owner of record of approximately 43.31 acres of vacant land in the Village of Somers. The land is located on the east side of CTH E, approximately 900 feet west of STH 31.

Current Land Use
The subject property is unimproved and is actively farmed for row crops. The property includes delineated wetlands and woods that border the Pike River. These natural resources are designated as Primary Environmental Corridor.

Village Comprehensive Land Use Map
The subject property is designated Medium Density Residential and Natural Area on the Village Comprehensive Land Use Map.

Proposed Use
Bear Development, LLC is seeking approval for a single-family residential neighborhood consisting of sixty-nine (69) homesites and two (2) outlots.

Existing Zoning
The subject property is zoned A-2 Agricultural District, R-9 Multiple Family Residential District and C-1 Conservancy District.

Proposed Zoning
Bear Development, LLC, under separate application, has applied for a zoning reclassification to the R-5 Urban Single-Family Residential District.

Phone: 262.694.2327 www.beardevelopment.com 4011 80th Street, Kenosha, WI 53142

Proposed Preliminary Plat

Bear Development, LLC, respectfully requests Village of Somers review and approval of the enclosed Preliminary Plat. The Preliminary Plat includes:

- Gross Land Area of 43.31 acres
- A total of 69 Lots and 2 Outlots
- Lots 1-69 are Single Family lots with bulk requirements meeting the R-5 Urban Single-Family Residential zoning standards.
- The average lot size is 13,520 Square Feet (0.31 acre).
- The Gross Residential Density is .62 Dwelling Units per Acre
- Outlot 1 is designated for Stormwater Retention and Open Space.
- Outlot 2 is designated for Stormwater Retention and Open Space.
- All Lots are to be serviced by public water and sanitary sewer service.

We feel the Preliminary Plat offers an opportunity to create a residential neighborhood that meets the goals of the Comprehensive Plan while preserving the unique natural resources on the site.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

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

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

- ☐ Certified Survey Map
- ☑ Subdivision Preliminary Plat
- ☐ Subdivision Final Plat
- ☐ Condominium Plat

Applicant is: ☑ Property Owner ☐ Subdivider ☐ Other _____

Applicant Name: Bear Development, LLC (Daniel Szczap) Date 3/25/2025

Mailing Address: 4011 80th Street, Kenosha, WI 53142 Phone # (262) 949-3788

_____ Phone # _____

Tax Parcel Number(s): 82-4-222-151-0560, 82-4-222-151-0563 and 82-4-222-151-0561

_____ Acreage of Project: 43.31

Location of Property (including legal description):

The subject property is located on teh south side of CTH E, west of STH 31

Being a part of Outlot 1 and all of Lot 1 & 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek

Court adjacent thereto, in the Northwest 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of

Section 15, Township 2 North, Range 22 East, Town of Somers, Kenosha County, Wisconsin.

Subdivision/Development Name (if applicable): Willow Creek

Existing Zoning: A-2, C-1 and R-9 Proposed Zoning: R-5 and C-1

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

Present Medium Denisty Residential and Natural Area

Proposed Medium Density Resdential and Natural Area

Present Use(s) of Property: Agriculture and Vacant

Proposed Use(s) of Property: Single Family Residential

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

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

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

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

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

Property Owner's Signature — Date: 03.25.2025

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature — Date: March 25, 2025

Developer's Signature — Date

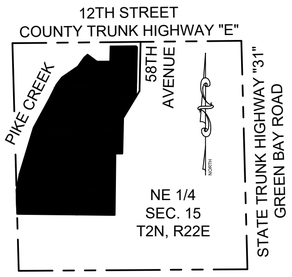
PRELIMINARY PLAT OF
WILLOW CREEK

Being a part of Outlot 1 and all of Lots 1 & 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Town of Somers, Kenosha County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

MARCH 20, 2025

VICINITY MAP
SCALE 1":1000'



PREPARED FOR:
BERWICK PROPERTIES INC.
4011 80th Street
Kenosha, WI 53142

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
- Village of Somers
- Department of Administration

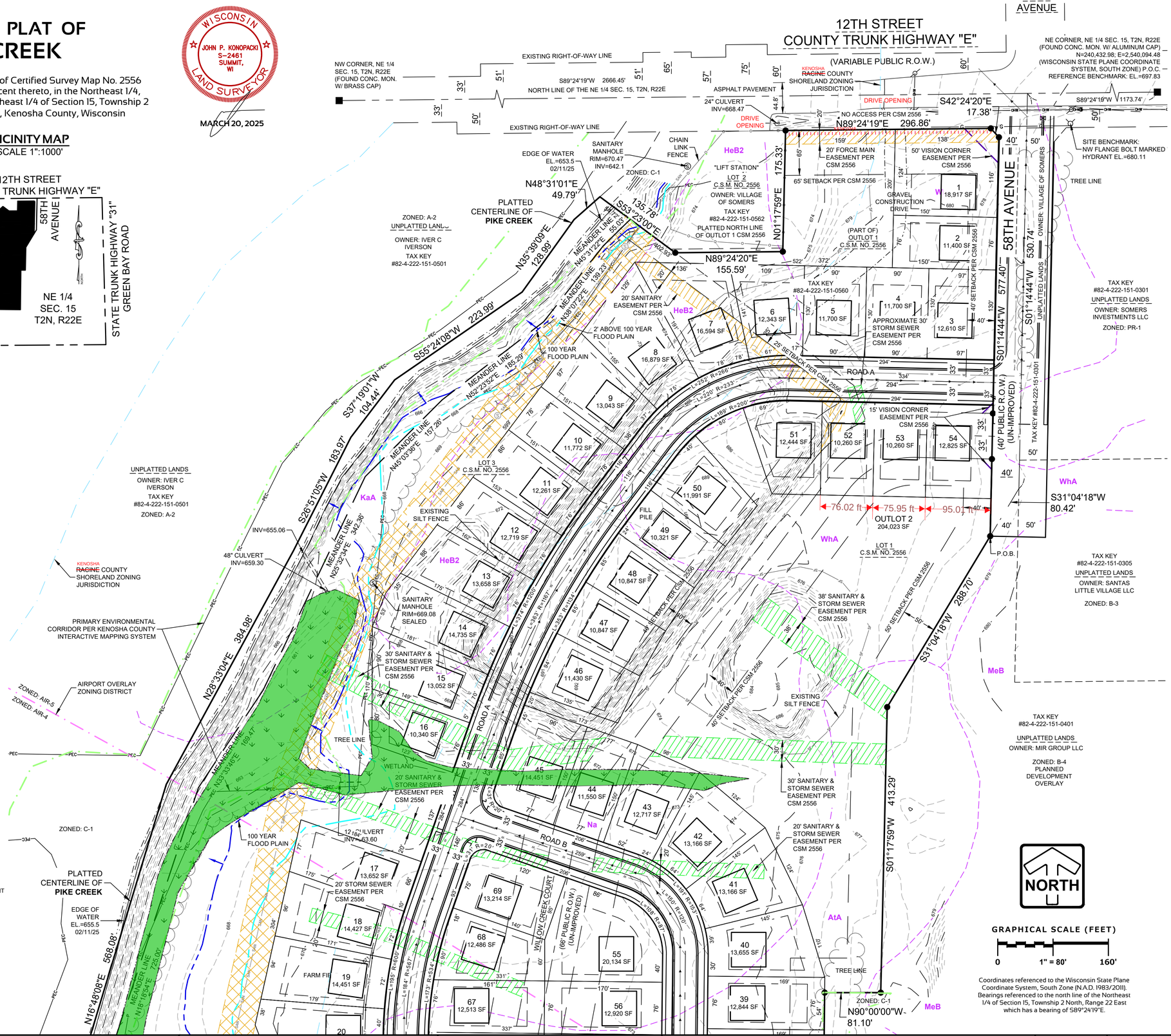
EXISTING ZONING:
A-2 ~~AGRICULTURAL LAND HOLDING~~, R-9 MULTIPLE FAMILY RESIDENTIAL DISTRICT, C-1 ~~UPLAND~~ CONSERVANCY, ~~KENOSHA COUNTY SHORE LAND~~, AIRPORT OVERLAY ZONING DISTRICTS AIR - 4 & AIR-5

PROPOSED ZONING:
R-5 URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
C-1 LOWLAND RESOURCE CONSERVANCY DISTRICT

R-5 ~~PROPOSED~~ ZONING REQUIREMENTS:
MIN. ~~FRONT~~ SETBACK FROM COUNTY TRUNK HIGHWAY "E" = 65 FEET
MIN. ~~FRONT STREET~~ SETBACK = 30 FEET
MIN. SIDEYARD = 10 FEET
MIN. REARYARD = 25 FEET
MIN. SHORE YARD = 75 FEET
MIN. LOT AREA = 10,000 SF
MIN. LOT WIDTH = 75 FEET AT SETBACK LINE

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	FOUND IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	SET 3/4" X 18" IRON REBAR	
HYDRANT	CABLE TV RISER/BOX CABLE	MAG NAIL	
WATER VALVE	TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	FOUND 1" IRON ROD	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL. =CENTERLINE	
LIGHT POLE	DUMPSTER	CONC. =CONCRETE	
TRAFFIC SIGNAL POLE	HANDICAP STALL	EL. =ELEVATION	
UTILITY POLE	SPOT ELEVATION	EXT. =EXISTING	
GUY WIRE		INV. =INVERT	
SANITARY SEWER		MON. =MONUMENT	
STORM SEWER		P.O.B. =POINT OF BEGINNING	
W WATER MAIN		P.O.C. =POINT OF COMMENCEMENT	
FO FIBER OPTIC LINE		R.O.W =RIGHT OF WAY	
T TELEPHONE LINE		SEC. =SECTION	
E ELECTRIC LINE		SQ. FT. =SQUARE FEET	
OHW OVERHEAD WIRES		W/ =WITH	
CATV CABLE TELEVISION		(R) =RECORDED AS	
G GAS MAIN		(D) =DEEDED AS	
WET WETLANDS			
TREE LINE			
NO ACCESS			



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"E.

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WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
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CHICAGO I MILWAUKEE : NATIONWIDE

WILLOW CREEK
VILLAGE OF SOMERS

PRELIMINARY PLAT

REVISIONS

PEG JOB No. 1617.00
PEG PM
DATE 03/20/2025
SCALE 1" = 80'
DRAFTED BY: ST

SHEET 1 OF 2

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PRELIMINARY PLAT

Z:\PROJECTS\2019\1617.00-WI\SURVEY\CAD\1617.00 PRE PLAT.DWG

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PRELIMINARY PLAT OF
WILLOW CREEK

Being a part of Outlot 1 and all of Lots 1 & 3 of Certified Survey Map No. 2556 and all of vacated Willow Creek Court adjacent thereto, in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East, Town of Somers, Kenosha County, Wisconsin

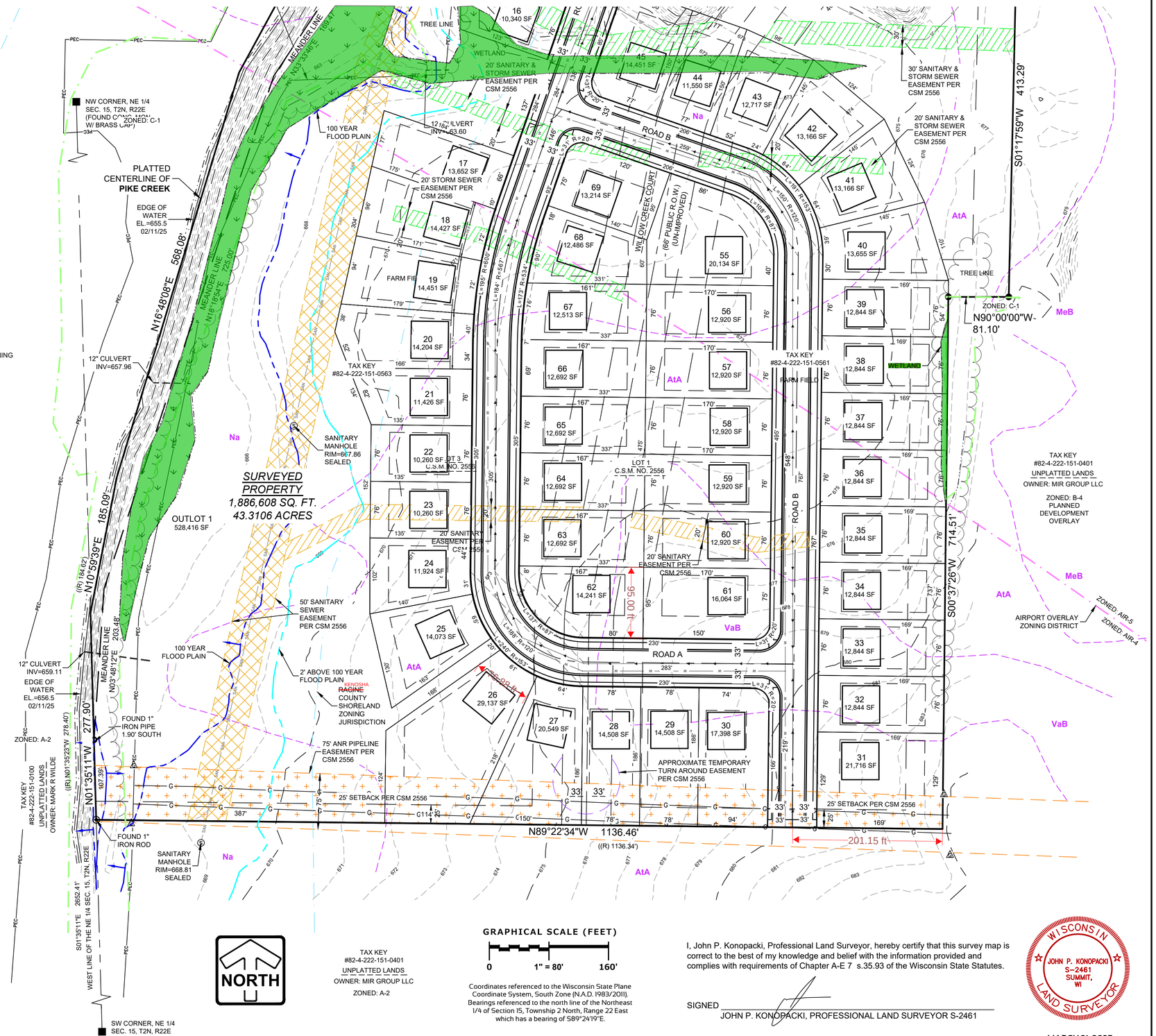
NOTES:

1. Tax Parcel Numbers: 82-4-222-151-0560, 82-4-222-151-0563, 82-4-222-151-0561.
2. Gross land area of the subject property is 1,886,608 square feet (43.3106 acres). Net land area is 1,665,356 square feet (38.2313 acres).
3. Subdivision contains 69 Lots and 2 Outlots.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Survey data was obtained through a combination of ground based survey practices and un-manned aerial systems. Contours are shown at a 1' interval of the current ground terrain. Reference Benchmark: Concrete monument with aluminum cap at the northeast corner of the Northeast 1/4 Section 15, Town 2 North, Range 22 East, Elevation = 697.83.
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with concrete curb and gutter and asphalt pavement.
7. No direct vehicular access shall be allowed on to 12th Street - County Trunk Highway "E".
7. Flood Zone Classification: The property lies with in Zone "X" and Zone "AE" of the Flood Insurance Rate Map Community Panel No. 55059C0069D with an effective date of JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" areas are Special Flood Hazard Areas with Base Flood Elevations determined.
8. Drainage and Utility Easements to be determined during site engineering and will be shown on the final plat.
9. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20250502586 with a clear date of FEBRUARY 07, 2025. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
11. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
12. Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The centerline of the Pike Creek shown hereon is based on Certified Survey Map No. 2556 recorded December 6, 2006. The edge of water of the Pike Creek was located on February 11, 2025.
13. Wetlands delineated by Heartland Ecological Group, Inc. September 2024.
14. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 and Outlot 2 of the plat of WILLOW CREEK shall be maintained by the WILLOW CREEK Homeowners Association for storm water retention purposes and open space and each individual lot owner shall have an undividable fractional ownership of the outlots and that Kenosha County and the Village of Somers shall not be liable for any fees or special assessments in the event Kenosha County or the Village of Somers should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the Village of Somers. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of WILLOW CREEK an undividable one-sixty ninth (1/69th) interest in Outlot 1 and Outlot 2. The developer and all subsequent owners warrant and represent that said outlots for assessment purposes will have no value per se, and the 1/69th interest in said outlots would be assessed with each of the buildable lots. In the event that said outlots are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/69th per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Kenosha County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
15. WETLAND PRESERVATION AND PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTION
    - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - The removal of topsoil or other earthen materials shall be prohibited.
    - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Kenosha County.
    - Grazing by domesticated animals, ie., horses, cows, etc.., shall be prohibited.
    - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
    - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
    - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Kenosha County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - Construction of buildings within the wetland boundary is prohibited.
16. BASEMENT RESTRICTION: Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots may contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.
17. Soil Types: AtA - Ashkum silty clay loam, 0-2% slopes; EtB - Elliott silty clay loam, 2 - 6% slopes; HeB2 - Hebron loam, 2-6% slopes, eroded; KaA - Kane loam, 1-3% slopes; MeB - Markham silt loam, 2-6% slopes; Na - Navan silt loam; VaB - Varna silt loam, 2-6% slopes; WhA - Warsaw silt loam, 0-2% slopes; WhB - Warsaw silt loam, 2-6% slopes.
18. At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
19. Temporary Turn-Around Easement, 15' Vision Corner Easements and 20'/30'/38' Sanitary and Storm Sewer Easements as recorded on Certified Survey Map No. 2556 to be modified, amended and/or vacated by separate documents.
20. 66' Willow Creek Court, dedicated to the Town of Somers for Public Street purposes, to be vacated via separate document.
21. VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots.

EXISTING ZONING:
A-2 AGRICULTURAL LAND HOLDING, R-9 MULTIPLE FAMILY RESIDENTIAL DISTRICT, C-1 UPLAND CONSERVANCY, KENOSHA COUNTY SHORE LAND, AIRPORT OVERLAY ZONING DISTRICTS AIR - 4 & AIR-5

PROPOSED ZONING:
R-5 URBAN SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED ZONING REQUIREMENTS:
MIN. FRONT SETBACK FROM COUNTY TRUNK HIGHWAY "E" = 65 FEET
MIN. FRONT STREET SETBACK = 30 FEET
MIN. SIDEYARD = 10 FEET
MIN. REARYARD = 25 FEET
MIN. SHORE YARD = 75 FEET
MIN. LOT AREA = 10,000 SF
MIN. LOT WIDTH = 75 FEET AT SETBACK LINE



I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED _____
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

MARCH 21, 2025

PRELIMINARY PLAT

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

WILLOW CREEK
VILLAGE OF SOMERS

PRELIMINARY PLAT

REVISIONS

PEG JOB No. 1617.00
PEG PM
DATE 03/20/2025
SCALE 1" = 80'
DRAFTED BY: ST

SHEET 2 OF 2

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Z:\PROJECTS\2019\1617.00-WI\SURVEY\CAD\1617.00 PRE PLAT.DWG

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PRELIMINARY ENGINEERING IMPROVEMENT PLANS

FOR

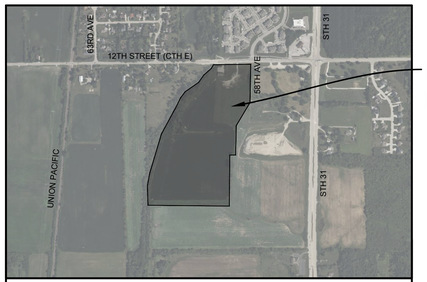
WILLOW CREEK

SOMERS, WISCONSIN

PLANS PREPARED
FOR

BEAR DEVELOPMENT, LLC

4011 80TH STREET
KENOSHA, WI 53142



PROJECT LOCATION

LOCATION MAP
1" = 1000'

INDEX OF SHEETS

1	COVER SHEET
2	SITE PLAN
3	OVERALL GRADING & EROSION CONTROL PLAN
4	OVERALL UTILITY PLAN

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
AARON KOCH
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: 262-754-8888
E-MAIL: aekoch@pinnacle-engr.com

SURVEYOR:
JOHN KONOPACKI
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: 262-754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

APPLICANT:
DAN SZCZAP
BEAR DEVELOPMENT, LLC
4011 80TH STREET
KENOSHA, WI 53142

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE	ST	
STORM SEWER CATCH BASIN (ROUND CASTING)	D	
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRASS / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" / 6"	
SOIL BORING	B-0	B-1
TOPSOIL PROBE	T-0	T-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
FYG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	△	INTERSECTION ANGLE
L	LENGTH OF CURVE		

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GESTRA ENGINEERING, INC DATED OCTOBER 11, 2018 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVIEWED:
DESIGNED: ASK
DRAFTED: AMG

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WILLOW CREEK
SOMERS, WI

COVER SHEET

REVISIONS

PEG JOB No. 1617.00
PEG PM ASK
START DATE 3/28/25
SCALE

SHEET 1 OF

COVER SHEET

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SITE DATA TABLE

NUMBER OF LOTS: 69
TOTAL LENGTH OF ROADWAY: 4,060 LF
- 37' PAVEMENT WIDTH (58TH AVENUE)
- 28' PAVEMENT WIDTH (INTERIOR ROADS)
- 3' GRAVEL SHOULDER

ZONING:
ZONED: R-5 URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT/STREET SETBACK: 30 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

CONSTRUCT INTERSECTION TO COUNTY STANDARDS

58TH AVENUE

EAST POND

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

75' ANR PIPELINE EASEMENT PER CSM 2556

WILLOW CREEK ROAD

50' SANITARY SEWER EASEMENT PER CSM 2556

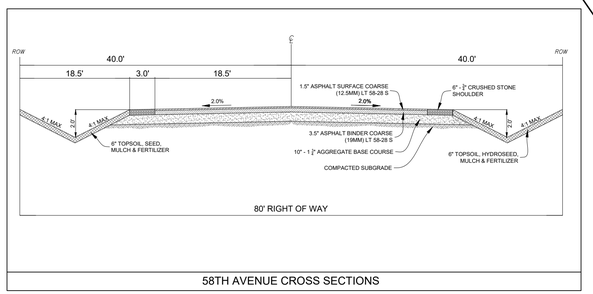
WILLOW CREEK ROAD

WEST POND

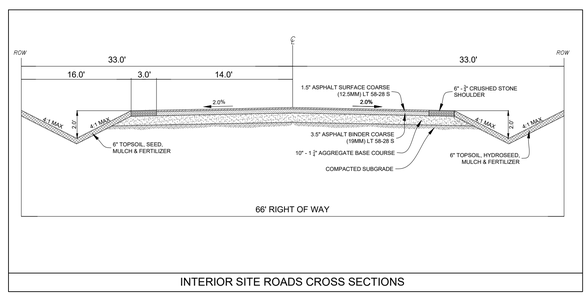
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

50' SANITARY SEWER EASEMENT PER CSM 2556

75' ANR PIPELINE EASEMENT PER CSM 2556



58TH AVENUE CROSS SECTIONS



INTERIOR SITE ROADS CROSS SECTIONS

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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SITE PLAN

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SHEET 2

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SITE PLAN

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CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- CATCH BASIN- ROUND CASTING
- CATCH BASIN- RECTANGULAR CASTING
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- INLET PROTECTION (SEE DETAIL)
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SILT FENCE
- DITCH CHECK

58TH AVENUE

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

EAST POND

WILLOW CREEK ROAD

WETLANDS DELINEATED
BY HEARTLAND
ECOLOGICAL GROUP INC
MARCH 25, 2025

100 YEAR FLOOD PLAIN

WILLOW CREEK ROAD

WEST POND

100 YEAR FLOOD PLAIN

WETLANDS DELINEATED
BY HEARTLAND
ECOLOGICAL GROUP INC
MARCH 25, 2025

100 YEAR FLOOD PLAIN

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

OVERALL GRADING & EROSION CONTROL PLAN

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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SOMERS, WI

OVERALL GRADING & EROSION CONTROL PLAN

REVISIONS

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PEG PM AEK
START DATE 3/28/25
SCALE 1" = 80'

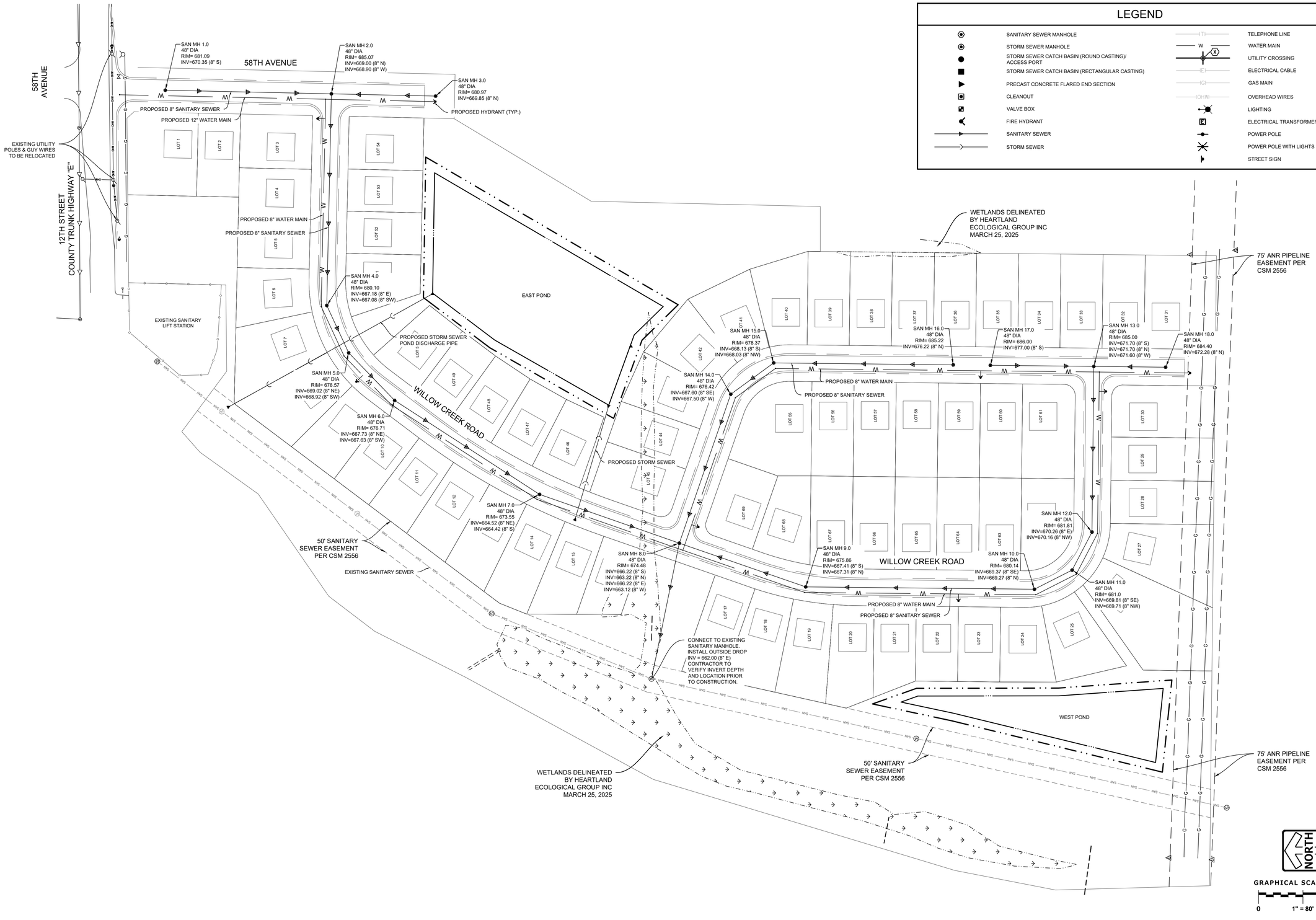
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LEGEND

SANITARY SEWER MANHOLE	TELEPHONE LINE
STORM SEWER MANHOLE	WATER MAIN
STORM SEWER CATCH BASIN (ROUND CASTING)/ ACCESS PORT	UTILITY CROSSING
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	ELECTRICAL CABLE
PRECAST CONCRETE FLARED END SECTION	GAS MAIN
CLEANOUT	OVERHEAD WIRES
VALVE BOX	LIGHTING
FIRE HYDRANT	ELECTRICAL TRANSFORMER OR PEDESTAL
SANITARY SEWER	POWER POLE
STORM SEWER	POWER POLE WITH LIGHTS
	STREET SIGN

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OVERALL UTILITY PLAN

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PRELIMINARY STORMWATER MANAGEMENT PLAN

WILLOW CREEK

Village of Somers, Wisconsin

PEG Project Number: 1617.00-WI

March 28, 2025

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POST-DEVELOPMENT CONDITIONS 3
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SUMMARY OF RESULTS 4
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Stormwater Infiltration 5
Protective Areas 5
CONCLUSION 5

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- USDA SCS Soils Map
- National Flood Hazard Layer FIRMette

APPENDIX 2 – PRE-DEVELOPMENT CONDITIONS INFORMATION
- Hydrology Exhibit – Existing Conditions
- Hydrographs

APPENDIX 3 – POST-DEVELOPMENT CONDITIONS (RATE ATTENUATION)
- Hydrology Exhibit – Proposed Conditions
- Hydrographs

APPENDIX 4 – POST-DEVELOPMENT CONDITIONS (WATER QUALITY & INFILTRATION)
- WinSLAMM Modeling Input Data & Output Computations

APPENDIX 5 – GEOTECHNICAL REPORT

Questions and comments can be directed to:

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Principal
Phone: 262.754.8888 | Fax: 262.754.8850
aekoch@pinnacle-engr.com

PINNACLE ENGINEERING GROUP
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Brookfield, WI 53186
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INTRODUCTION

The proposed project consists of a -lot subdivision and is located northeast of the intersection of 12th Street (CTH "E") and 58th Avenue in the Village of Somers, Wisconsin. A location map that illustrates the tract of land is included in **Appendix 1**. The improvements will disturb more than 1 acre and thus will require stormwater management. The Village of Somers and the Wisconsin DNR have jurisdiction on the site with regards to stormwater goals. Pinnacle Engineering Group has prepared a plan which will meet these goals.

DESIGN CRITERIA

*Village of Somers **(Village)**: .....Chapter 17, Municipal Code of Ordinances*

*Wisconsin Department of Natural Resources **(WDNR)**:*..... NR 216 & NR 151

Water Quantity: The Village of Somers requires reduction in stormwater runoff such that the 100-year post-development runoff rate be less than or equal to the 10-year pre-development runoff rate, the 10-year post-development runoff rate be less than or equal to the 10-year pre-development runoff rate, the 2-year post-development runoff rate be less than or equal to the 2-year pre-development runoff rate, and the 1-year post-development runoff rate be less than or equal to the 1-year pre-development runoff rate.

Water Quality: The Village and DNR requirements are to remove 80% of the total suspended solids (TSS) load on an average annual basis from the runoff from the site.

Infiltration: The Village requires developments with more than 40 percent and up to 80 percent connected imperviousness, design practices to infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume, based on an average annual rainfall. Infiltration is not required where the infiltration rate of the soil measured is less than 0.6 inches per hour. Sites where infiltration rates are less than 0.6 inches per hour are exempt from infiltration requirements.

Protective Areas: The Village and DNR require protective areas where impervious areas are adjacent to and drain into wetlands.

EXISTING CONDITIONS

The site is currently an open farm field. The site currently slopes from east to west and to the Pike Creek, which is immediately to the west. The site is comprised of two drainage areas, an onsite area that slopes and drains into the creek and an offsite area to the east that slopes and drains onto the site. The onsite area is comprised of open farm field and the offsite area is a mix of farm fields and a portion of existing Green Bay Road. A Pre-Development Hydrology Exhibit can be found in **Appendix 2**.

A preliminary geotechnical report has been conducted by GESTRA (See **Appendix 5**) and found soils on site to be comprised mostly of sandy lean clay or clayey sand at the top lay with deeper soils found to be primarily silt, sandy silt, and silty sand. The USDA Web Soil Survey Map (**Appendix 1**) indicates a mixture of Hydrologic Soil Groups C, C/D, B, and B/D present on site with much of the site falling into the C/D classification. To account for this range of hydrologic

soil groups, soil group C was used for curve number analysis. A runoff curve number of 78 was used when analyzing the predevelopment conditions per the Village of Somers ordinance for cropland on Hydrologic Soil Group C.

POST-DEVELOPMENT CONDITIONS

The proposed development is a 69-lot subdivision with an associated road, Willow Creek Court, and utilities that also include the extension of 58th Avenue. All runoff will be conveyed to one of two ponds, the West Pond or the East Pond via the proposed storm sewer system. The proposed site is divided into four drainage areas: an Onsite West area that drains to the West Pond, and Onsite East are that drains to the East Pond, the Offsite area the drains onto the site and is passed through the East Pond, and an undetained area that drains directly to the creek. A Post-Development Hydrology Exhibit and Modeling can be found in **Appendix 3** and **Appendix 4**. Both the East and West Pond discharge directly to the Pike Creek.

The stormwater facilities and associated outlet structures have been designed to comply with the requirements for the Village of Somers and the Wisconsin DNR.

ANALYSIS METHODS

HydroCAD® (Version 10.20) software has been used to analyze stormwater characteristics for this stormwater management plan. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Rainfall depths for the 1-year, 2-year, 10-year, and 100-year storm events are 2.39, 2.72, 3.83, and 5.95 inches in accordance with SEWRPC rainfall depths. MSE 3 24-hour rainfall distributions are used.

TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.4.1) Source Loading and Management Model.

SUMMARY OF RESULTS

Since there is an offsite flow into the East Pond that is not required to be detained, the allowable discharge rates are a combination of the onsite 10-year storm combined with the Offsite 100-year storm. This is done so that when looking at the proposed model, there is no detention being provided for the offsite area.

Existing Flows

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
EXISTING ONSITE	34.9	78	30.2	20.8	27.8	54.0	109.7
OFFSITE AREA	55.3	80	24.2	43.6	57.0	106.2	208.4
ALLOWABLE EXISTING DISCHARGE	---	---	---	**63.0**	**83.0**	**262.4**	**---**

***Allowable 1-yr = 63.0 cfs*
Allowable 2-yr = 83.0 cfs
Allowable 10-yr = 10-yr Ex Onsite (54.0) + 100-yr Offsite (208.4 cfs) = 262.4 cfs

Proposed Flows

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Peak Flows 10-year (cfs)	Peak Flows 100-year (cfs)
PROPOSED EAST	17.2	82	6.0*	28.3	35.9	63.2	118.1
OFFSITE AREA	55.3	80	24.2	43.6	57.0	106.2	208.4
EAST POND	---	---	---	3.7	4.4	18.1	57.0
PROPOSED WEST	14.0	81	6.0*	21.6	27.7	49.6	94.0
WEST POND	---	---	---	0.6	0.8	1.2	6.2
UNDETAINED AREA	3.7	77	6.0*	4.3	5.8	11.2	22.6
Proposed Discharge	**---**	**---**	**---**	**4.7**	**6.7**	**20.0**	**64.9**

**A Tc of 6.0 min is used as it is the minimum allowed for TR55.*

Release Rate Summary Table

	1-year (cfs)	2-year (cfs)	100-year (cfs)
ALLOWABLE DISCHARGE	63.0	83.0	262.4
PROPOSED DISCHARGE	4.7	6.7	64.9

Basin Data

Pond	Bottom Elev.	Peak W.S. Elev. 1-year	Peak W.S. Elev. 2-year	Peak W.S. Elev. 10-year	Peak W.S. Elev. 100-year	Spillway Elev.	Top of Berm Elev.
EAST POND	665.0	666.6	667.1	668.4	670.7	671.0	672.0
WEST POND	668.0	668.9	669.2	670.1	671.4	672.0	673.0

Runoff Water Quality

Post-development water quality will be obtained in the onsite ponds. The ponds have been designed to provide a minimum of 80% TSS removal.

Water Quality Summary

Area/Pond	Pounds of TSS Incoming	Pounds of TSS Remaining	Percent Removal
EAST POND	3698	560	84.9%
WEST POND	2583	282	89.1%
UNDETAINED AREA	335	335	0%
Total	6616	1176	**82.22%**

The WinSLAMM modeling indicates a TSS removal of approximately 82.22% (**Appendix 4**). The stormwater devices will exceed the minimum TSS removal requirements for the Village and DNR.

Infiltration

The site is partially silty clay soils and partially silty sandy soils; however, the portions of the site that are comprised of silty sand have shallow groundwater levels. Due to the presence of clay soils on site and high groundwater levels, we believe the site is exempt from having to provide infiltration and thus it has not been incorporated into this stormwater management plan.

Protective Areas

Protective areas are required along all wetlands in order to minimize the impacts of pollutants from untreated impervious sources. No impervious surfaces will drain directly to the wetlands; therefore, protective areas do not apply to this design.

CONCLUSION

The stormwater management features for the development have been designed to comply with the requirements of the Village of Somers and the WDNR. This includes peak flow reduction, water quality, infiltration, and protective areas. The ponds will serve to meet all these goals. Maintenance is expected to occur on a regular basis. A maintenance agreement will be carried out to ensure this occurs.

APPENDIX 1
MAPS

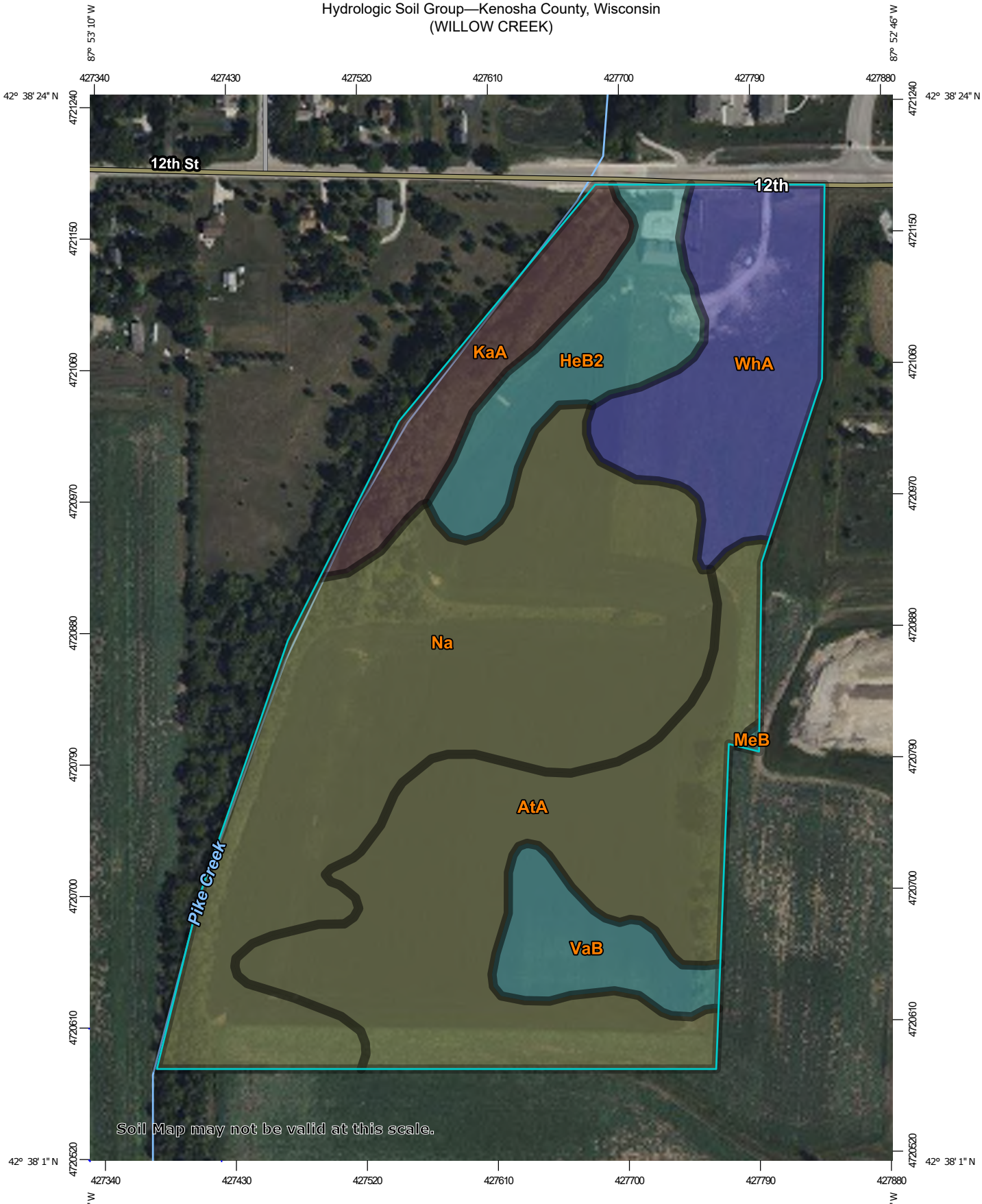
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KENOSHA COUNTY WISCONSIN
Established 1850

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'.6&/$.0(57KLV PDS LV QHLWKHU D OHJDOO\ UHFRUGHG PDS QRU D VXUYH\ DQG LV QRW LQWHQGHG WR EH XVHG DV RQH 7KLV GUDZLQJ LV D FRPSLODWLRQ RI UHFRUGV GDWD DQG LQIRUPDWLRQ ORFDWH
DQG RWKHU VRXUFHV DIIHFWLQJ WKH DUHD VKRZQ DQG LV WR EH XVHG IRU UHIHUHQFH SXUSRVHV RQO\ .HQRVKD &RXQW\ LV QRW UHVSRQVLEOH IRU DQ\ LQDFFXUDFLHV KHUHLQ RU
DQ\ GDPDJHV

Hydrologic Soil Group—Kenosha County, Wisconsin
(WILLOW CREEK)



Map Scale: 1:3,550 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kenosha County, Wisconsin
Survey Area Data: Version 3, Dec 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2022—Aug 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	12.9	28.1%
HeB2	Hebron loam, 2 to 6 percent slopes, eroded	C	3.8	8.4%
KaA	Kane loam, 1 to 3 percent slopes	B/D	3.1	6.7%
MeB	Markham silt loam, 2 to 6 percent slopes	C	0.0	0.1%
Na	Navan silt loam	C/D	17.5	38.3%
VaB	Varna silt loam, 2 to 6 percent slopes	C	2.3	5.1%
WhA	Warsaw silt loam, 0 to 2 percent slopes	B	6.1	13.3%
Totals for Area of Interest			**45.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

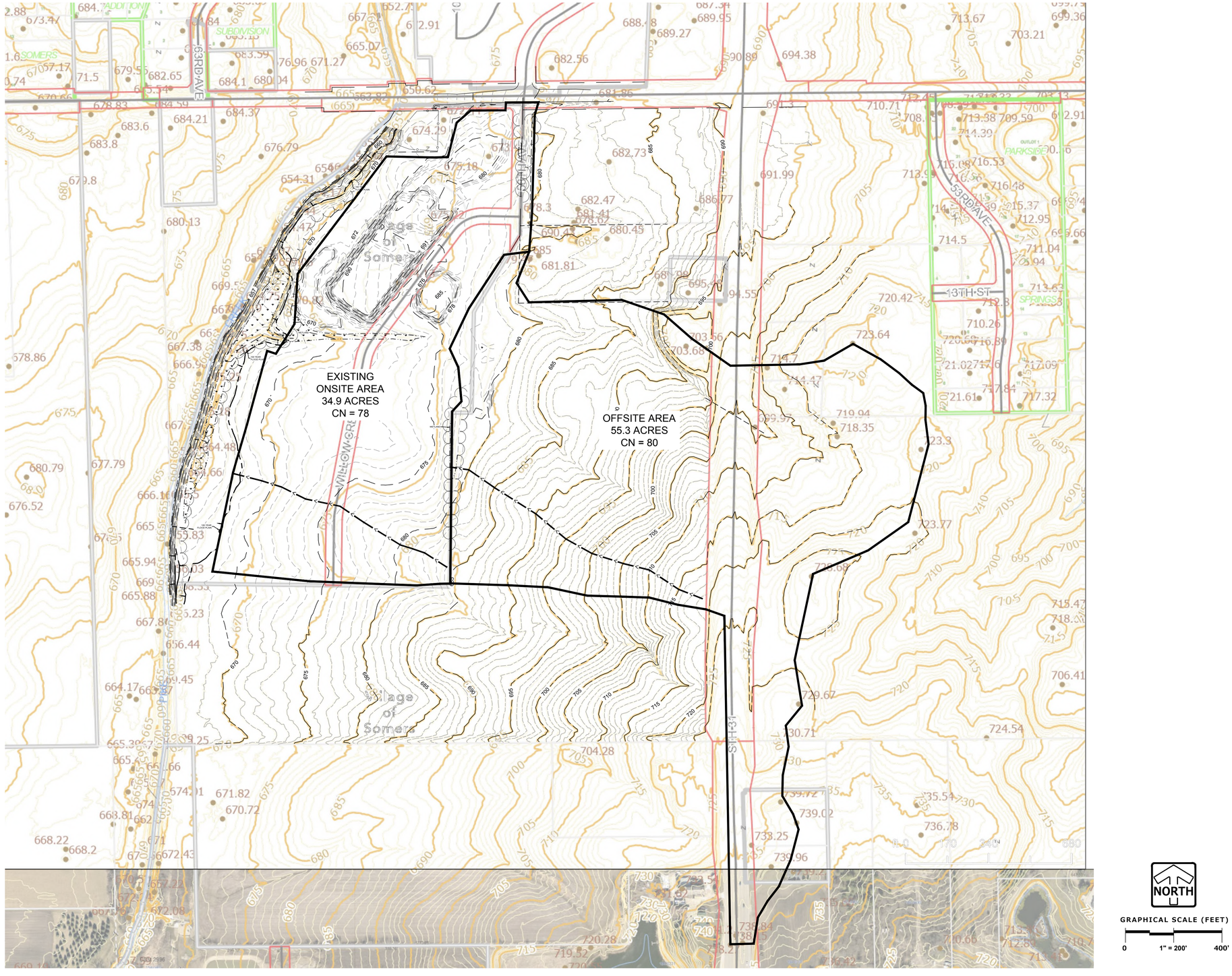
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX 2
PRE DEVELOPMENT CONDITIONS



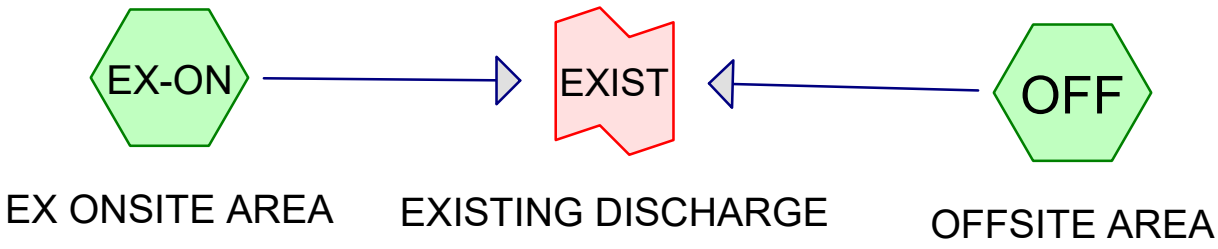
WILLOW CREEK HYDROLOGY EXHIBIT - PRE-DEVELOPMENT

03/28/2025

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEGJOB#** 1617.00



Subcat Reach Pond Link

Routing Diagram for 1617 WILLOW CREEK
Prepared by Pinnacle Engineering Group, Printed 3/26/2025
HydroCAD® 10.20-6a s/n 07894 © 2024 HydroCAD Software Solutions LLC

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-ON: EX ONSITE AREA Runoff Area=34.900 ac 0.00% Impervious Runoff Depth>0.67"
Flow Length=980' Tc=30.2 min CN=78 Runoff=20.80 cfs 1.952 af

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>0.77"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=43.64 cfs 3.529 af

Link EXIST: EXISTING DISCHARGE Inflow=63.03 cfs 5.481 af
Primary=63.03 cfs 5.481 af

Total Runoff Area = 90.200 ac Runoff Volume = 5.481 af Average Runoff Depth = 0.73"
92.57% Pervious = 83.500 ac 7.43% Impervious = 6.700 ac

Summary for Subcatchment EX-ON: EX ONSITE AREA

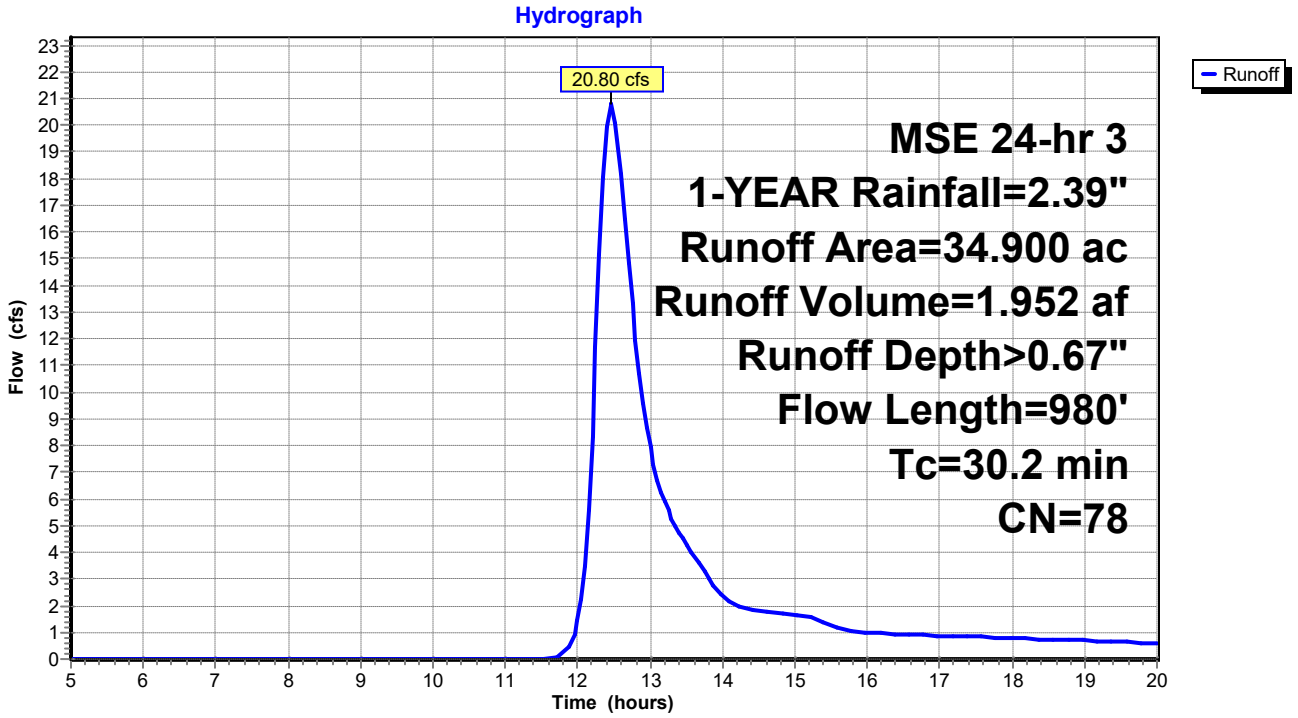
Runoff = 20.80 cfs @ 12.47 hrs, Volume= 1.952 af, Depth> 0.67"
Routed to Link EXIST : EXISTING DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-YEAR Rainfall=2.39"

	Area (ac)	CN	Description
*	34.900	78	PER VILLAGE CODE
	34.900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.5	300	0.0167	0.20		**Sheet Flow, SHEET** Range n= 0.130 P2= 2.72"
5.7	680	0.0176	1.99		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
30.2	980	Total			

Subcatchment EX-ON: EX ONSITE AREA



Summary for Subcatchment OFF: OFFSITE AREA

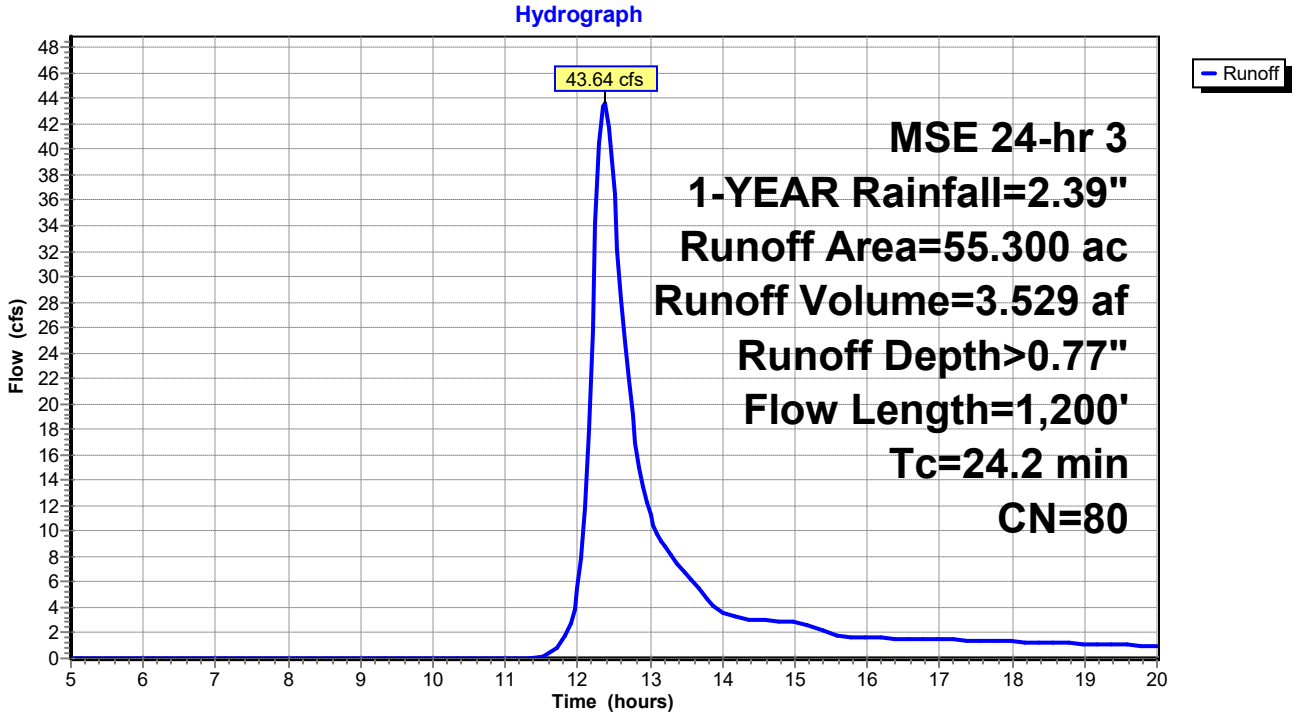
Runoff = 43.64 cfs @ 12.37 hrs, Volume= 3.529 af, Depth> 0.77"
Routed to Link EXIST : EXISTING DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-YEAR Rainfall=2.39"

	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA

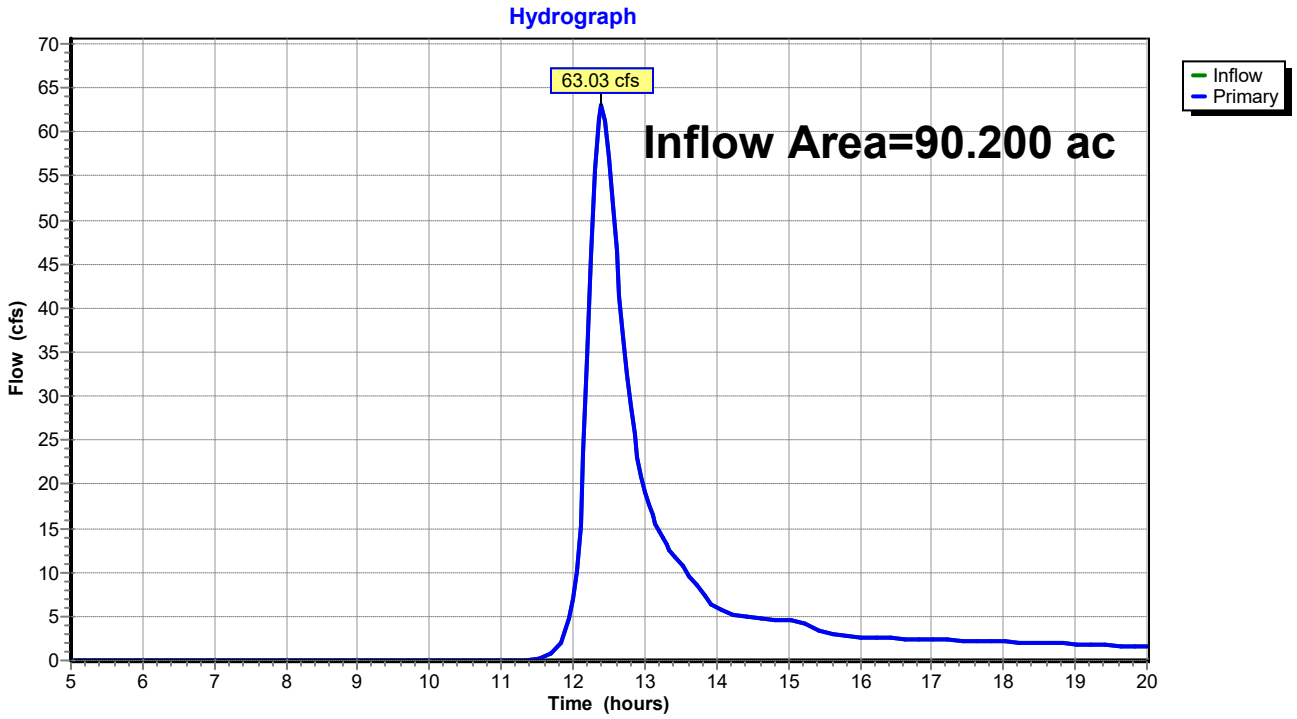


Summary for Link EXIST: EXISTING DISCHARGE

Inflow Area = 90.200 ac, 7.43% Impervious, Inflow Depth > 0.73" for 1-YEAR event
Inflow = 63.03 cfs @ 12.40 hrs, Volume= 5.481 af
Primary = 63.03 cfs @ 12.40 hrs, Volume= 5.481 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EXIST: EXISTING DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-ON: EX ONSITE AREA Runoff Area=34.900 ac 0.00% Impervious Runoff Depth>0.88"
Flow Length=980' Tc=30.2 min CN=78 Runoff=27.78 cfs 2.552 af

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>0.99"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=57.00 cfs 4.544 af

Link EXIST: EXISTING DISCHARGE Inflow=83.00 cfs 7.096 af
Primary=83.00 cfs 7.096 af

Total Runoff Area = 90.200 ac Runoff Volume = 7.096 af Average Runoff Depth = 0.94"
92.57% Pervious = 83.500 ac 7.43% Impervious = 6.700 ac

Summary for Subcatchment EX-ON: EX ONSITE AREA

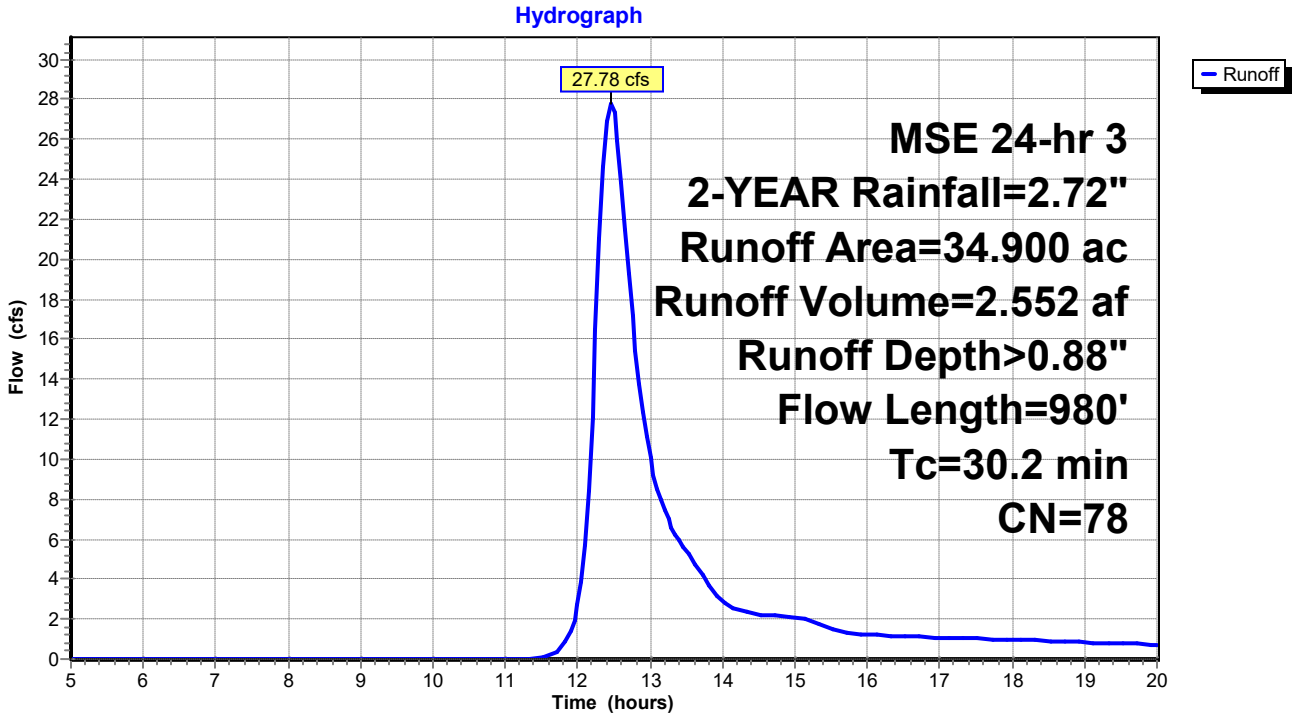
Runoff = 27.78 cfs @ 12.46 hrs, Volume= 2.552 af, Depth> 0.88"
Routed to Link EXIST : EXISTING DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YEAR Rainfall=2.72"

	Area (ac)	CN	Description
*	34.900	78	PER VILLAGE CODE
	34.900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.5	300	0.0167	0.20		**Sheet Flow, SHEET** Range n= 0.130 P2= 2.72"
5.7	680	0.0176	1.99		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
30.2	980	Total			

Subcatchment EX-ON: EX ONSITE AREA



Summary for Subcatchment OFF: OFFSITE AREA

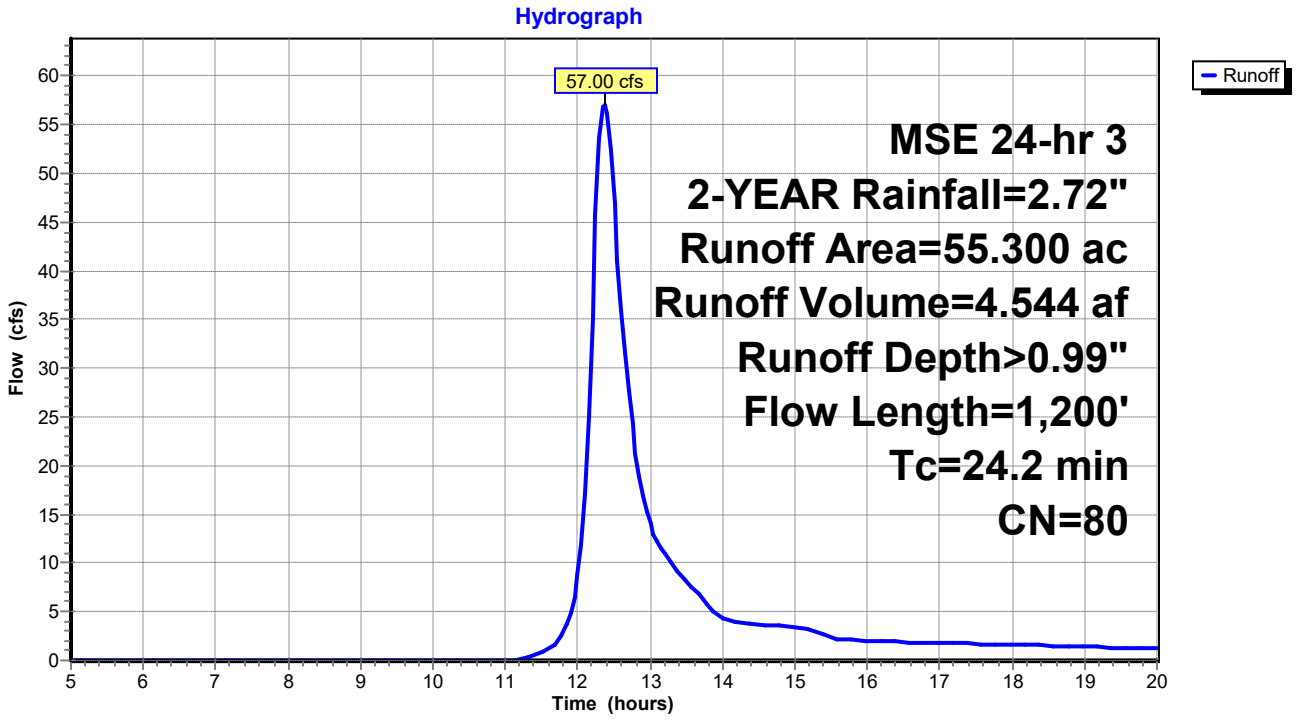
Runoff = 57.00 cfs @ 12.37 hrs, Volume= 4.544 af, Depth> 0.99"
Routed to Link EXIST : EXISTING DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YEAR Rainfall=2.72"

	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA

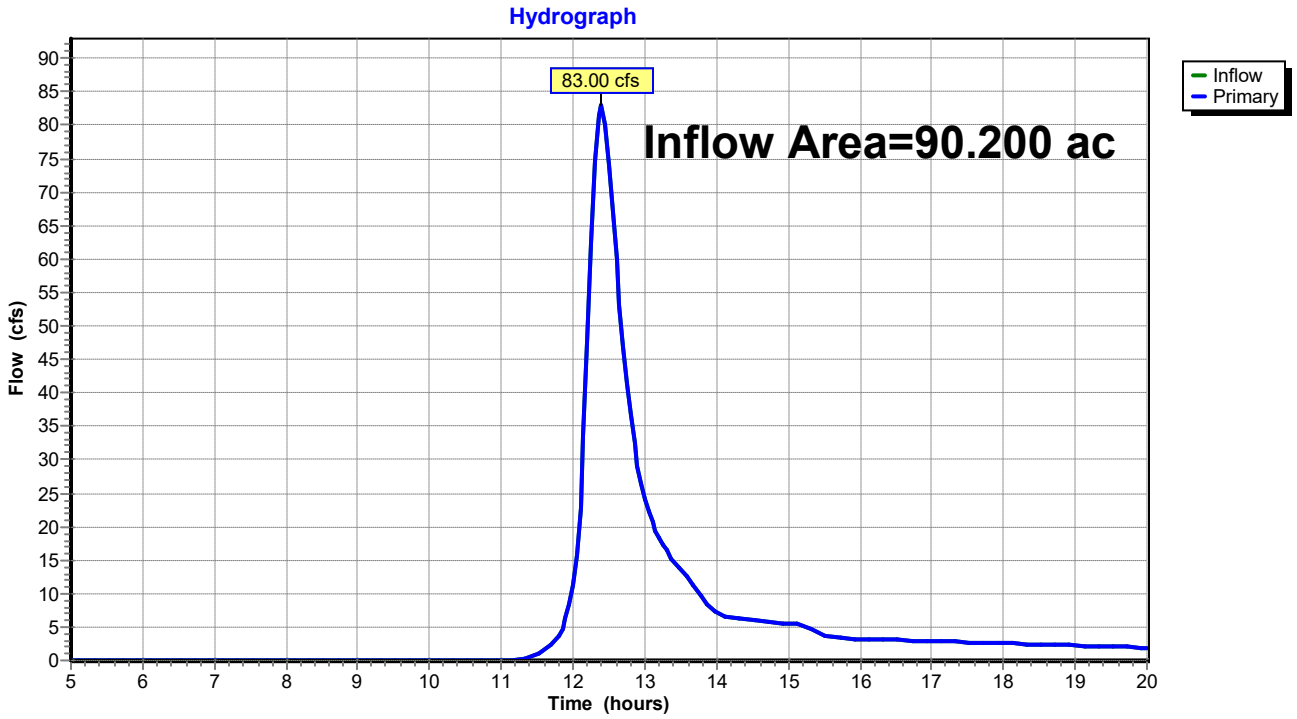


Summary for Link EXIST: EXISTING DISCHARGE

Inflow Area = 90.200 ac, 7.43% Impervious, Inflow Depth > 0.94" for 2-YEAR event
Inflow = 83.00 cfs @ 12.39 hrs, Volume= 7.096 af
Primary = 83.00 cfs @ 12.39 hrs, Volume= 7.096 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EXIST: EXISTING DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-ON: EX ONSITE AREA Runoff Area=34.900 ac 0.00% Impervious Runoff Depth>1.66"
Flow Length=980' Tc=30.2 min CN=78 Runoff=53.95 cfs 4.827 af

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>1.81"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=106.16 cfs 8.337 af

Link EXIST: EXISTING DISCHARGE Inflow=157.03 cfs 13.164 af
Primary=157.03 cfs 13.164 af

Total Runoff Area = 90.200 ac Runoff Volume = 13.164 af Average Runoff Depth = 1.75"
92.57% Pervious = 83.500 ac 7.43% Impervious = 6.700 ac

Summary for Subcatchment EX-ON: EX ONSITE AREA

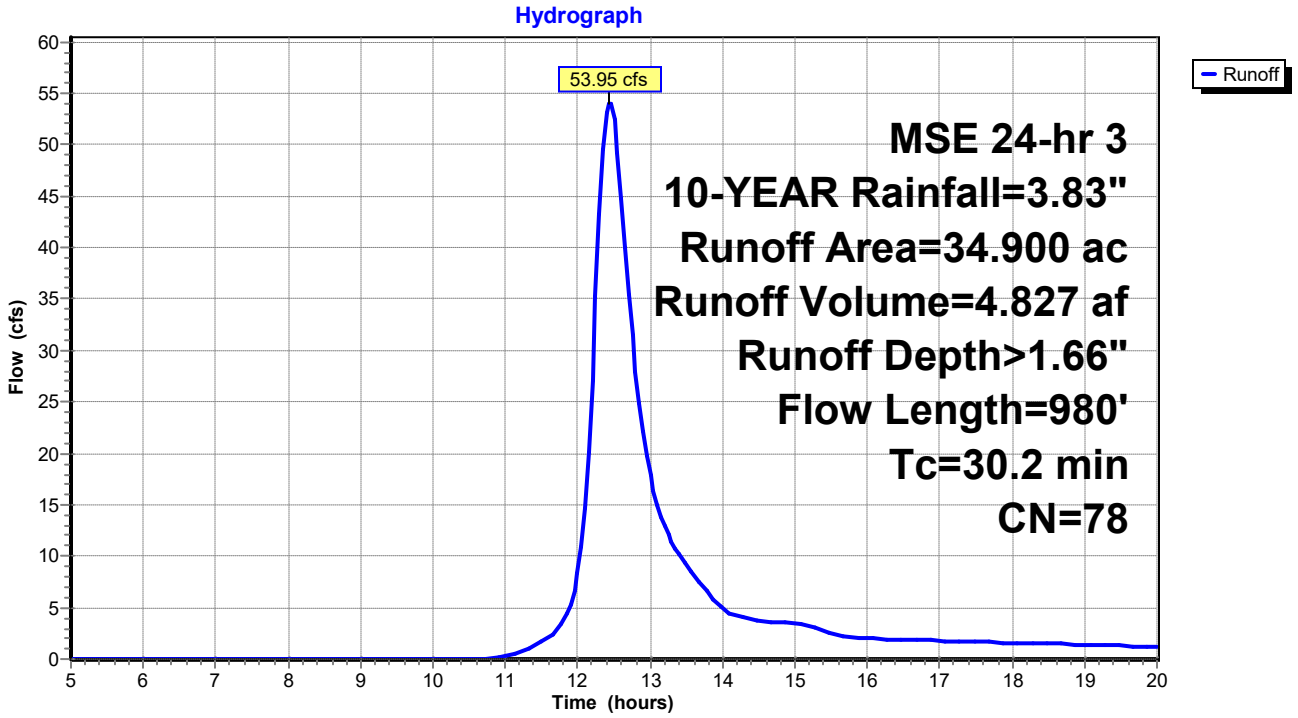
Runoff = 53.95 cfs @ 12.44 hrs, Volume= 4.827 af, Depth> 1.66"
Routed to Link EXIST : EXISTING DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YEAR Rainfall=3.83"

	Area (ac)	CN	Description
*	34.900	78	PER VILLAGE CODE
	34.900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.5	300	0.0167	0.20		**Sheet Flow, SHEET** Range n= 0.130 P2= 2.72"
5.7	680	0.0176	1.99		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
30.2	980	Total			

Subcatchment EX-ON: EX ONSITE AREA



Summary for Subcatchment OFF: OFFSITE AREA

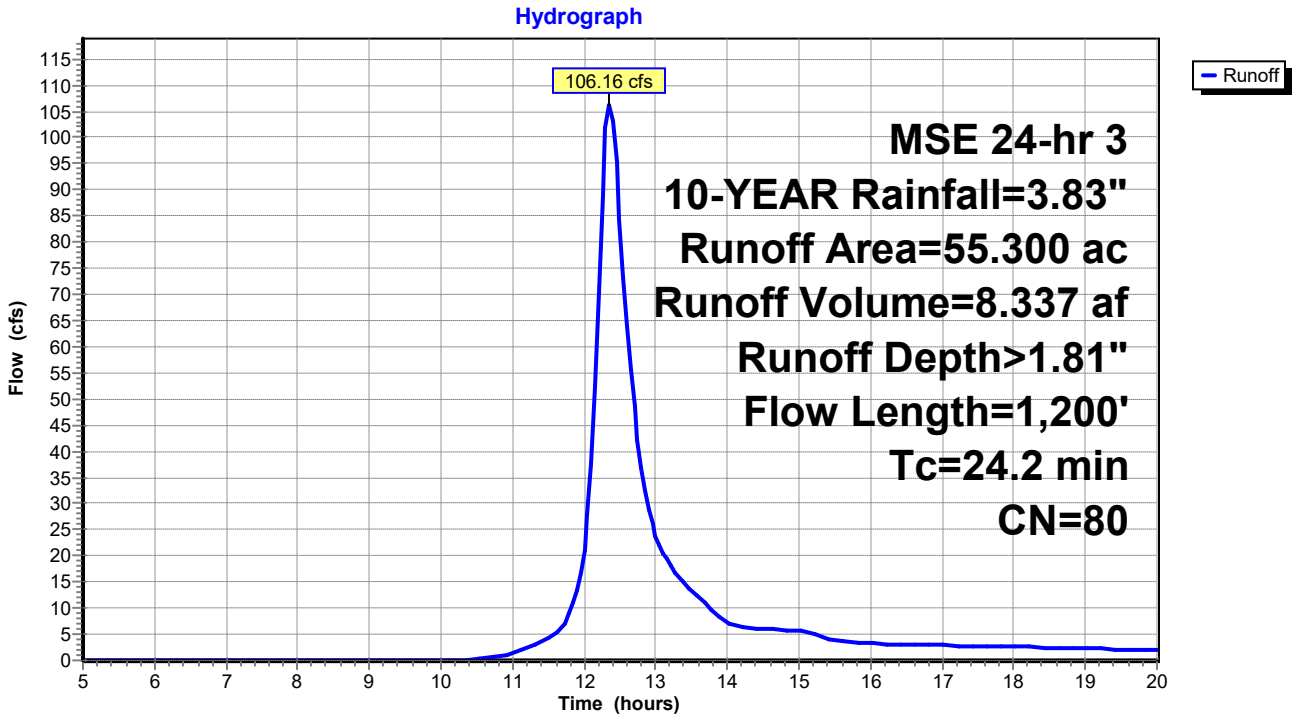
Runoff = 106.16 cfs @ 12.36 hrs, Volume= 8.337 af, Depth> 1.81"
Routed to Link EXIST : EXISTING DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YEAR Rainfall=3.83"

	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA

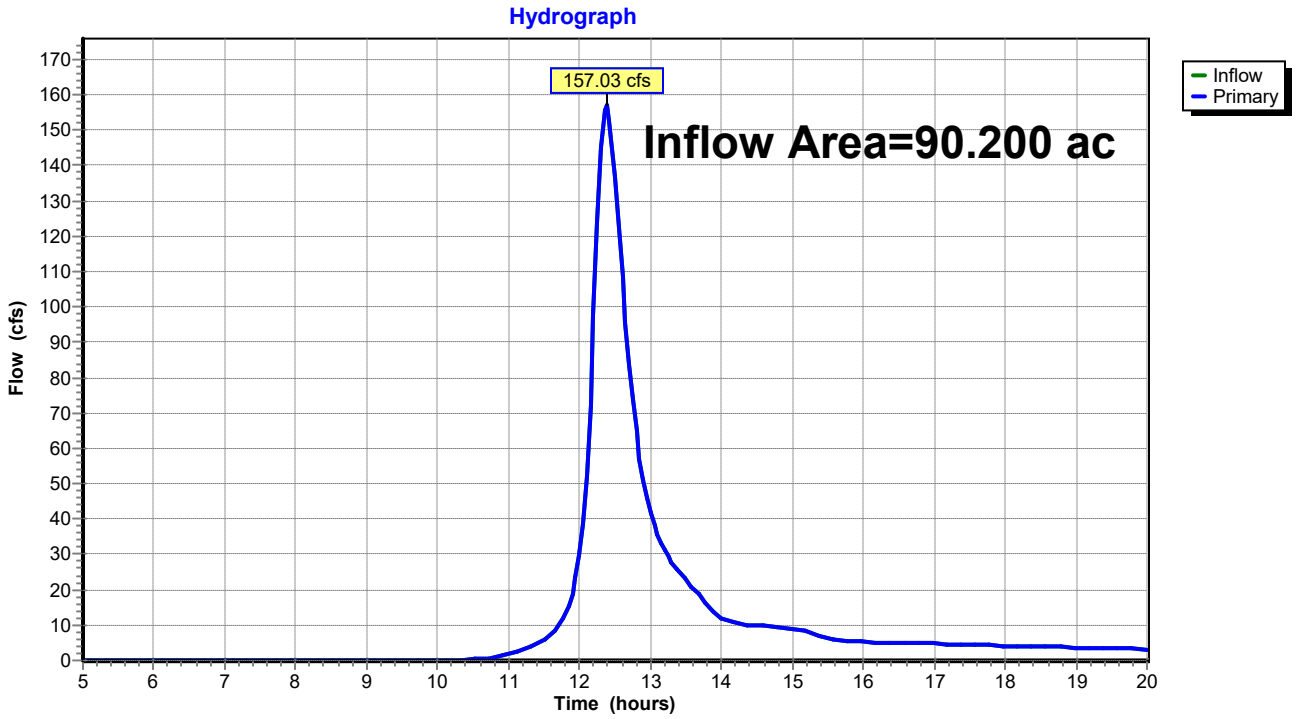


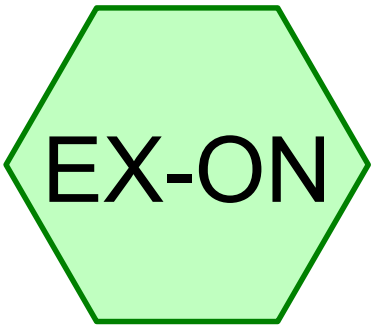
Summary for Link EXIST: EXISTING DISCHARGE

Inflow Area = 90.200 ac, 7.43% Impervious, Inflow Depth > 1.75" for 10-YEAR event
Inflow = 157.03 cfs @ 12.38 hrs, Volume= 13.164 af
Primary = 157.03 cfs @ 12.38 hrs, Volume= 13.164 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EXIST: EXISTING DISCHARGE





EX ONSITE AREA



OFFSITE AREA

Subcat Reach Pond Link

Routing Diagram for 1617 WILLOW CREEK
Prepared by Pinnacle Engineering Group, Printed 3/26/2025
HydroCAD® 10.20-6a s/n 07894 © 2024 HydroCAD Software Solutions LLC

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-ON: EX ONSITE AREA Runoff Area=34.900 ac 0.00% Impervious Runoff Depth>3.37"
Flow Length=980' Tc=30.2 min CN=78 Runoff=109.70 cfs 9.810 af

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>3.58"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=208.44 cfs 16.481 af

Total Runoff Area = 90.200 ac Runoff Volume = 26.290 af Average Runoff Depth = 3.50"
92.57% Pervious = 83.500 ac 7.43% Impervious = 6.700 ac

Summary for Subcatchment EX-ON: EX ONSITE AREA

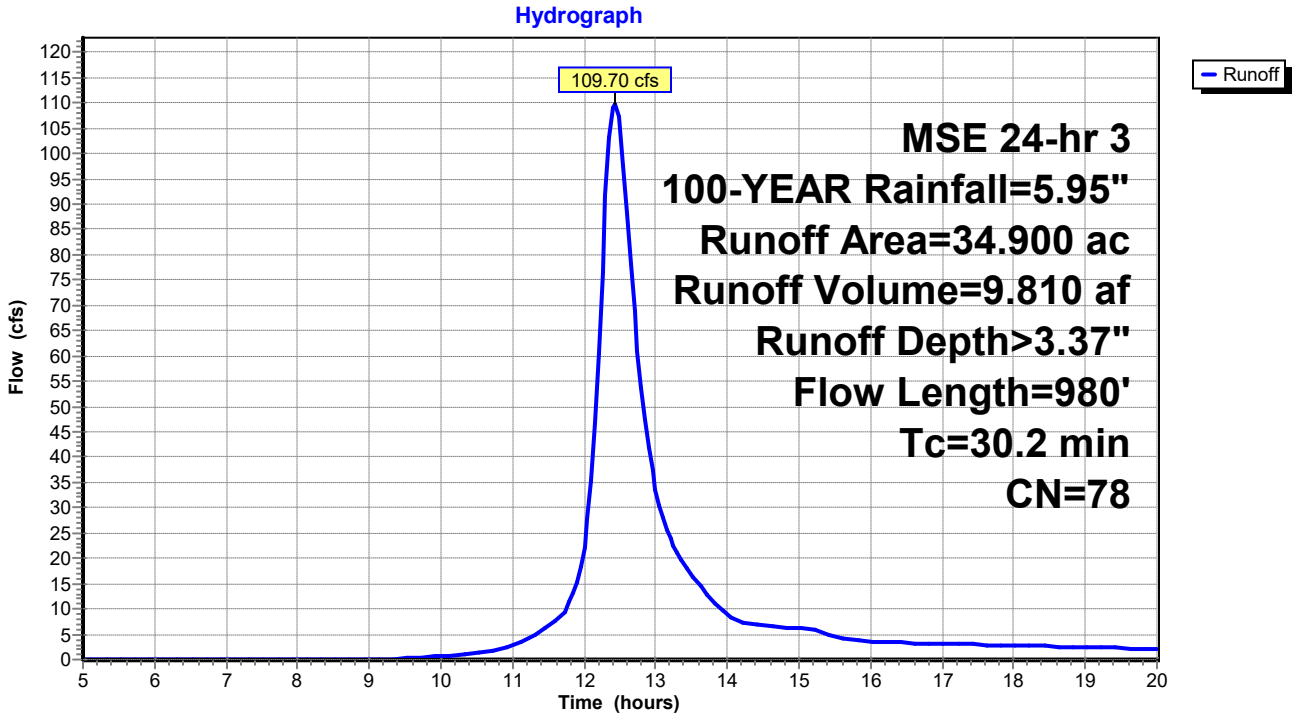
Runoff = 109.70 cfs @ 12.43 hrs, Volume= 9.810 af, Depth> 3.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YEAR Rainfall=5.95"

	Area (ac)	CN	Description
*	34.900	78	PER VILLAGE CODE
	34.900		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.5	300	0.0167	0.20		**Sheet Flow, SHEET** Range n= 0.130 P2= 2.72"
5.7	680	0.0176	1.99		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
30.2	980	Total			

Subcatchment EX-ON: EX ONSITE AREA



Summary for Subcatchment OFF: OFFSITE AREA

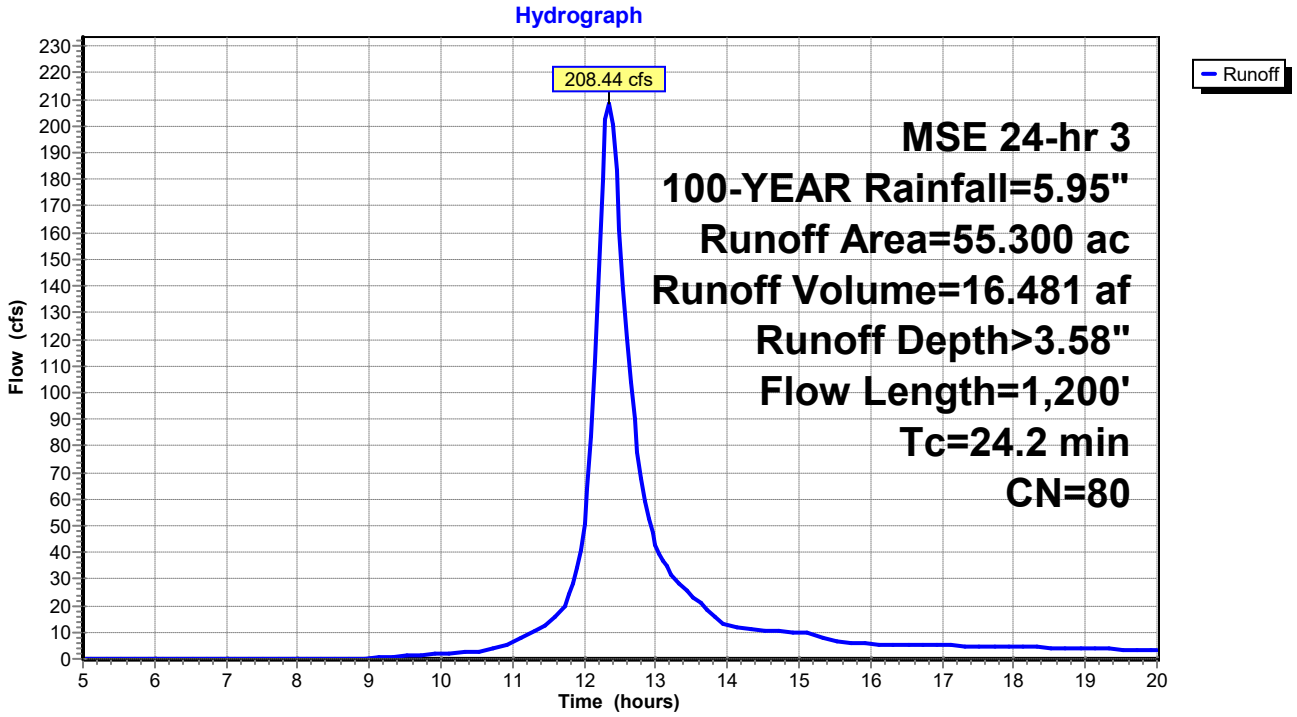
Runoff = 208.44 cfs @ 12.35 hrs, Volume= 16.481 af, Depth> 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YEAR Rainfall=5.95"

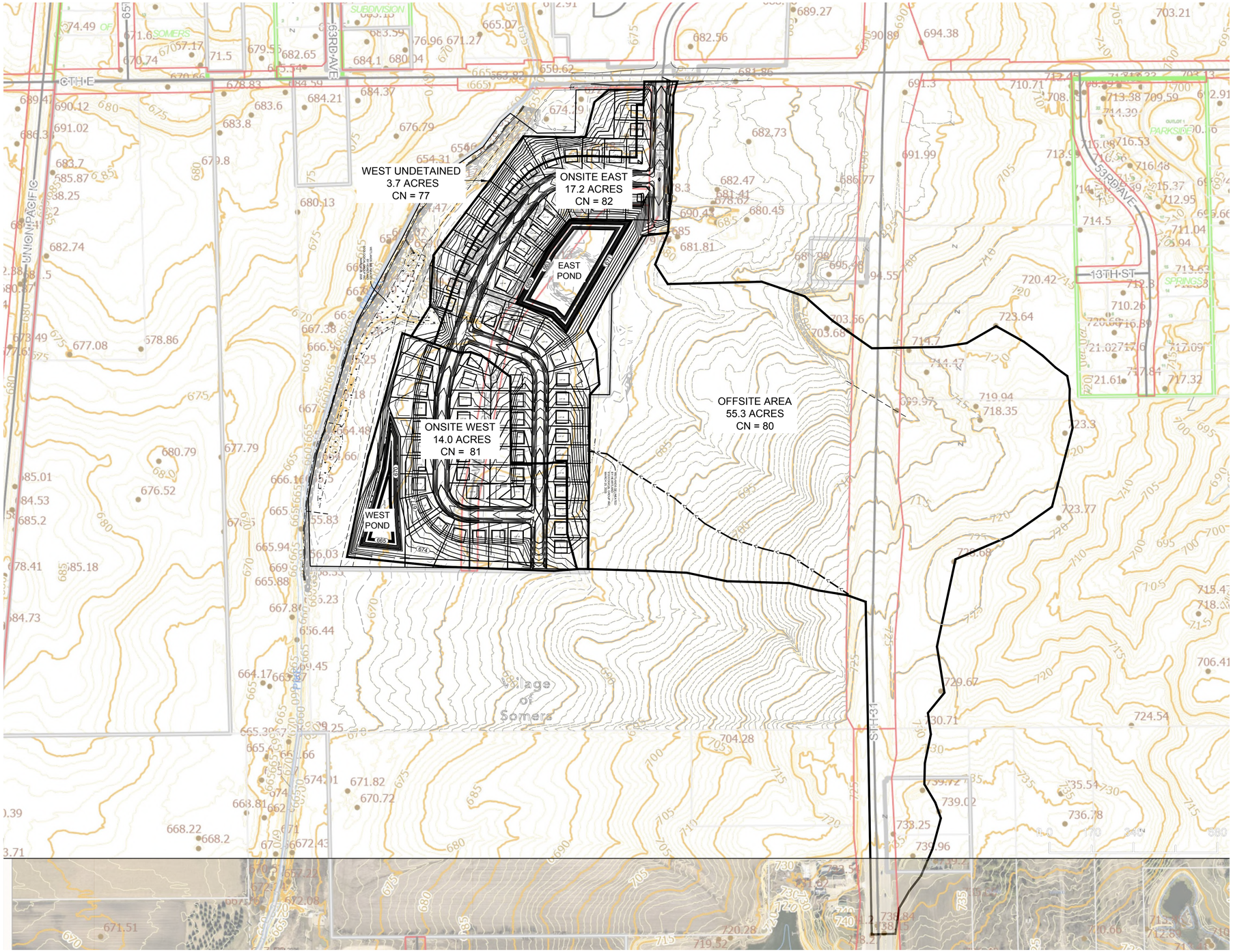
	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA



APPENDIX 3
POST DEVELOPMENT CONDITIONS RATE ATTENUATION



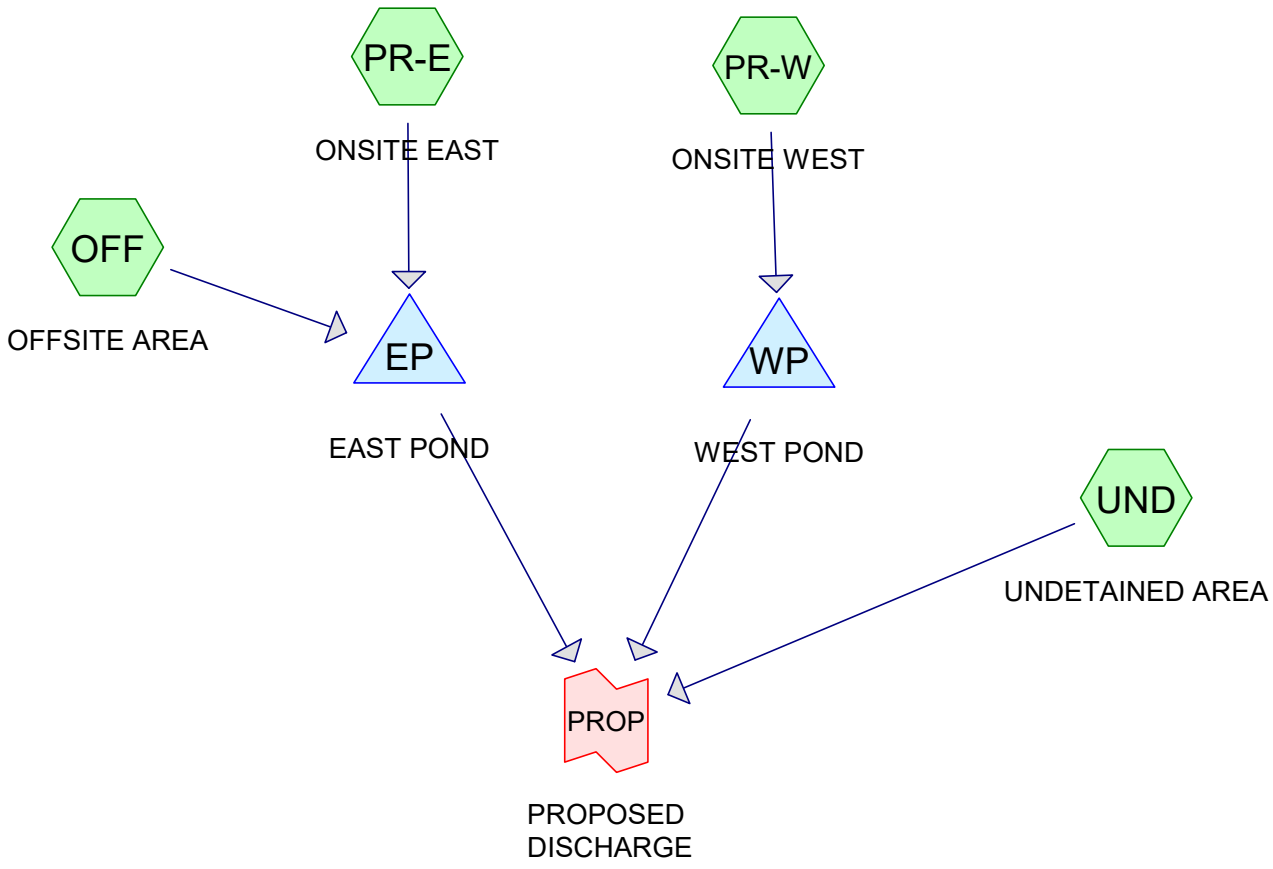
WILLOW CREEK HYDROLOGY EXHIBIT - POST-DEVELOPMENT

03/28/2025

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 1617.00



Subcat Reach Pond Link

Routing Diagram for 1617 WILLOW CREEK
Prepared by Pinnacle Engineering Group, Printed 3/26/2025
HydroCAD® 10.20-6a s/n 07894 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-YEAR	MSE 24-hr	3	Default	24.00	1	2.39	2
2	2-YEAR	MSE 24-hr	3	Default	24.00	1	2.72	2
3	10-YEAR	MSE 24-hr	3	Default	24.00	1	3.83	2
4	100-YEAR	MSE 24-hr	3	Default	24.00	1	5.95	2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>0.77"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=43.64 cfs 3.529 af

Subcatchment PR-E: ONSITE EAST Runoff Area=17.200 ac 32.56% Impervious Runoff Depth>0.87"
Tc=6.0 min CN=82 Runoff=28.30 cfs 1.250 af

Subcatchment PR-W: ONSITE WEST Runoff Area=14.000 ac 27.86% Impervious Runoff Depth>0.82"
Tc=6.0 min CN=81 Runoff=21.63 cfs 0.957 af

Subcatchment UND: UNDETAINED AREA Runoff Area=3.700 ac 10.81% Impervious Runoff Depth>0.63"
Tc=6.0 min CN=77 Runoff=4.33 cfs 0.195 af

Pond EP: EAST POND Peak Elev=666.61' Storage=3.195 af Inflow=51.78 cfs 4.779 af
Outflow=3.72 cfs 2.259 af

Pond WP: WEST POND Peak Elev=668.91' Storage=0.682 af Inflow=21.63 cfs 0.957 af
Outflow=0.61 cfs 0.363 af

Link PROP: PROPOSED DISCHARGE Inflow=4.73 cfs 2.818 af
Primary=4.73 cfs 2.818 af

Total Runoff Area = 90.200 ac Runoff Volume = 5.932 af Average Runoff Depth = 0.79"
81.60% Pervious = 73.600 ac 18.40% Impervious = 16.600 ac

Summary for Subcatchment OFF: OFFSITE AREA

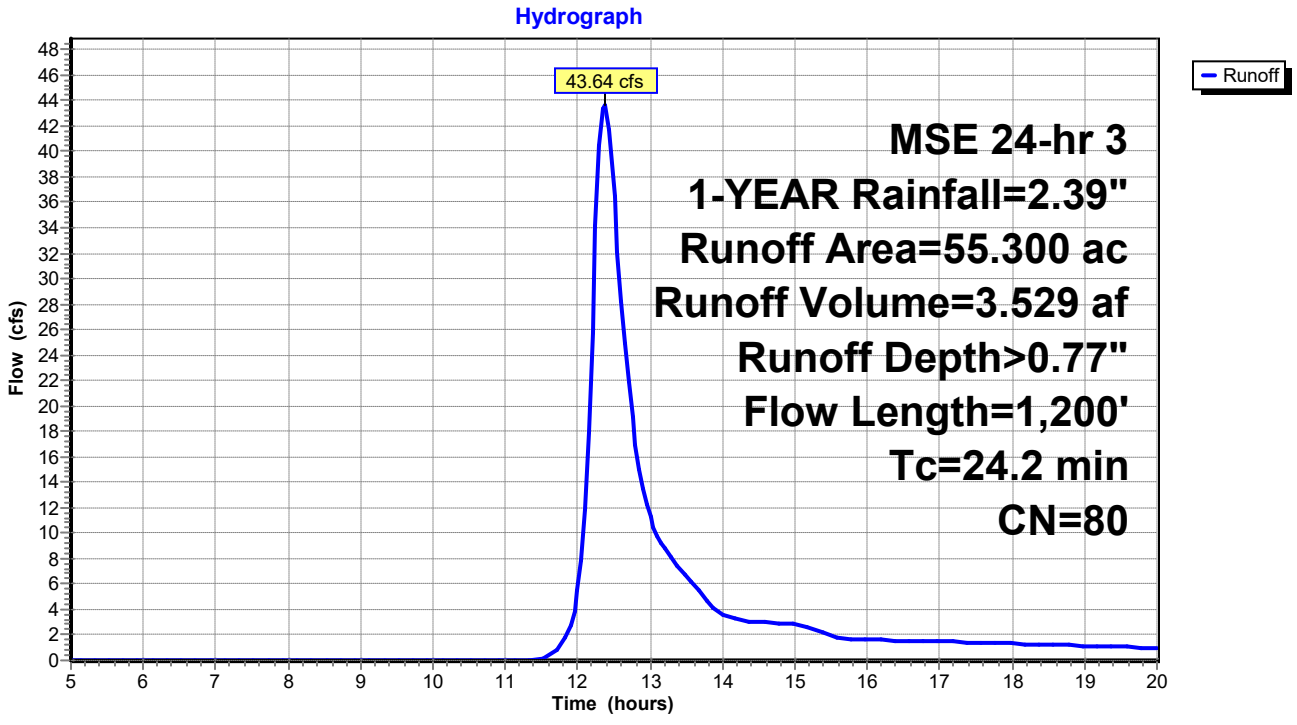
Runoff = 43.64 cfs @ 12.37 hrs, Volume= 3.529 af, Depth> 0.77"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-YEAR Rainfall=2.39"

	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA



Summary for Subcatchment PR-E: ONSITE EAST

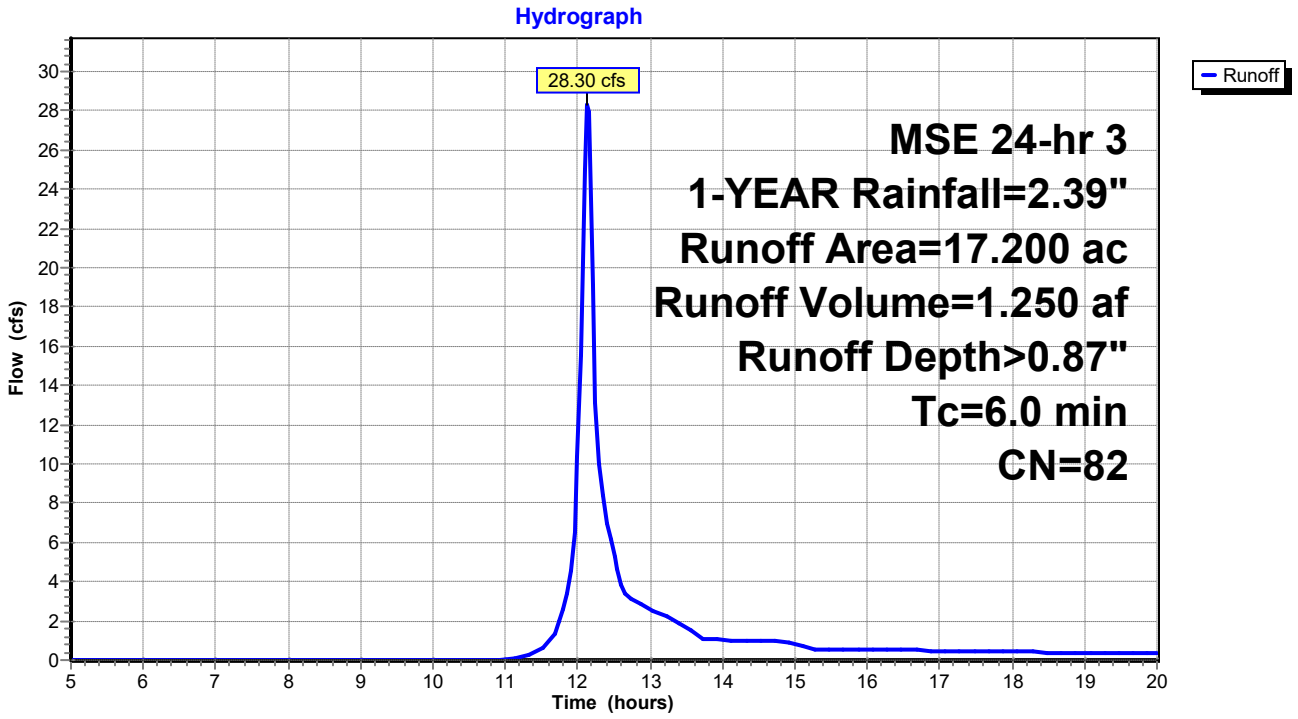
Runoff = 28.30 cfs @ 12.14 hrs, Volume= 1.250 af, Depth> 0.87"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-YEAR Rainfall=2.39"

	Area (ac)	CN	Description
*	11.600	74	GRASS
*	2.800	98	PAVEMENT
*	0.900	98	DRIVEWAY
*	1.900	98	ROOF
	17.200	82	Weighted Average
	11.600		67.44% Pervious Area
	5.600		32.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-E: ONSITE EAST



Summary for Subcatchment PR-W: ONSITE WEST

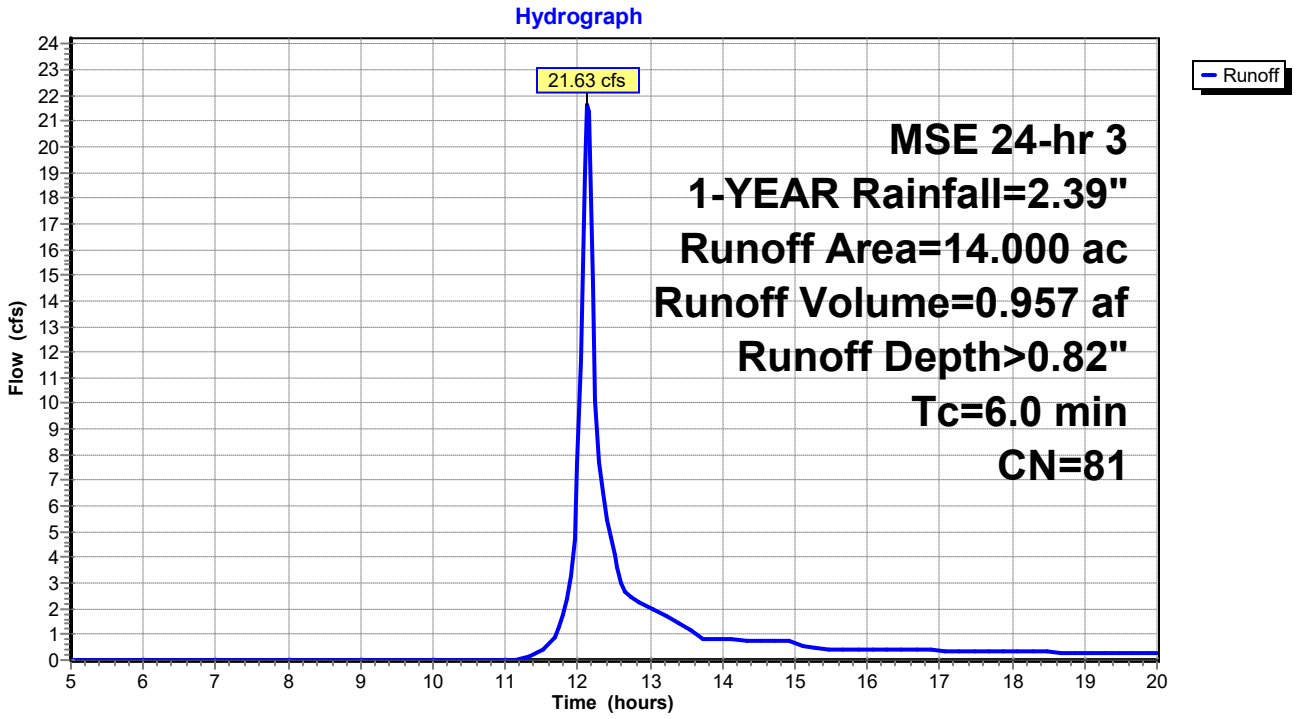
Runoff = 21.63 cfs @ 12.14 hrs, Volume= 0.957 af, Depth> 0.82"
Routed to Pond WP : WEST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-YEAR Rainfall=2.39"

	Area (ac)	CN	Description
	10.100	74	>75% Grass cover, Good, HSG C
*	1.500	98	PAVEMENT
*	0.700	98	DRIVEWAY
*	1.700	98	ROOF
	14.000	81	Weighted Average
	10.100		72.14% Pervious Area
	3.900		27.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-W: ONSITE WEST



Summary for Subcatchment UND: UNDETAINED AREA

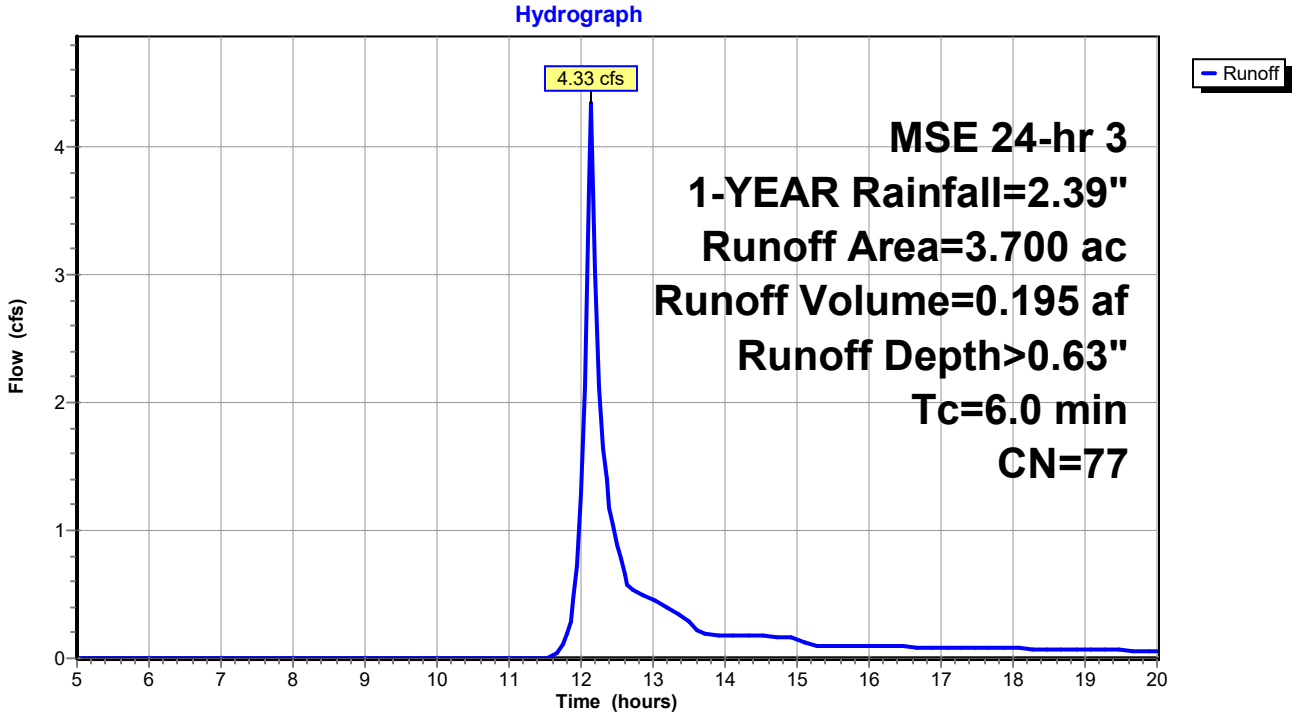
Runoff = 4.33 cfs @ 12.14 hrs, Volume= 0.195 af, Depth> 0.63"
Routed to Link PROP : PROPOSED DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-YEAR Rainfall=2.39"

	Area (ac)	CN	Description
	3.300	74	>75% Grass cover, Good, HSG C
*	0.400	98	ROOF
	3.700	77	Weighted Average
	3.300		89.19% Pervious Area
	0.400		10.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment UND: UNDETAINED AREA



Summary for Pond EP: EAST POND

Inflow Area = 72.500 ac, 16.97% Impervious, Inflow Depth > 0.79" for 1-YEAR event
Inflow = 51.78 cfs @ 12.35 hrs, Volume= 4.779 af
Outflow = 3.72 cfs @ 15.03 hrs, Volume= 2.259 af, Atten= 93%, Lag= 160.9 min
Primary = 3.72 cfs @ 15.03 hrs, Volume= 2.259 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 666.61' @ 15.03 hrs Surf.Area= 2.061 ac Storage= 3.195 af

Plug-Flow detention time= 233.1 min calculated for 2.259 af (47% of inflow)
Center-of-Mass det. time= 160.4 min (969.6 - 809.2)

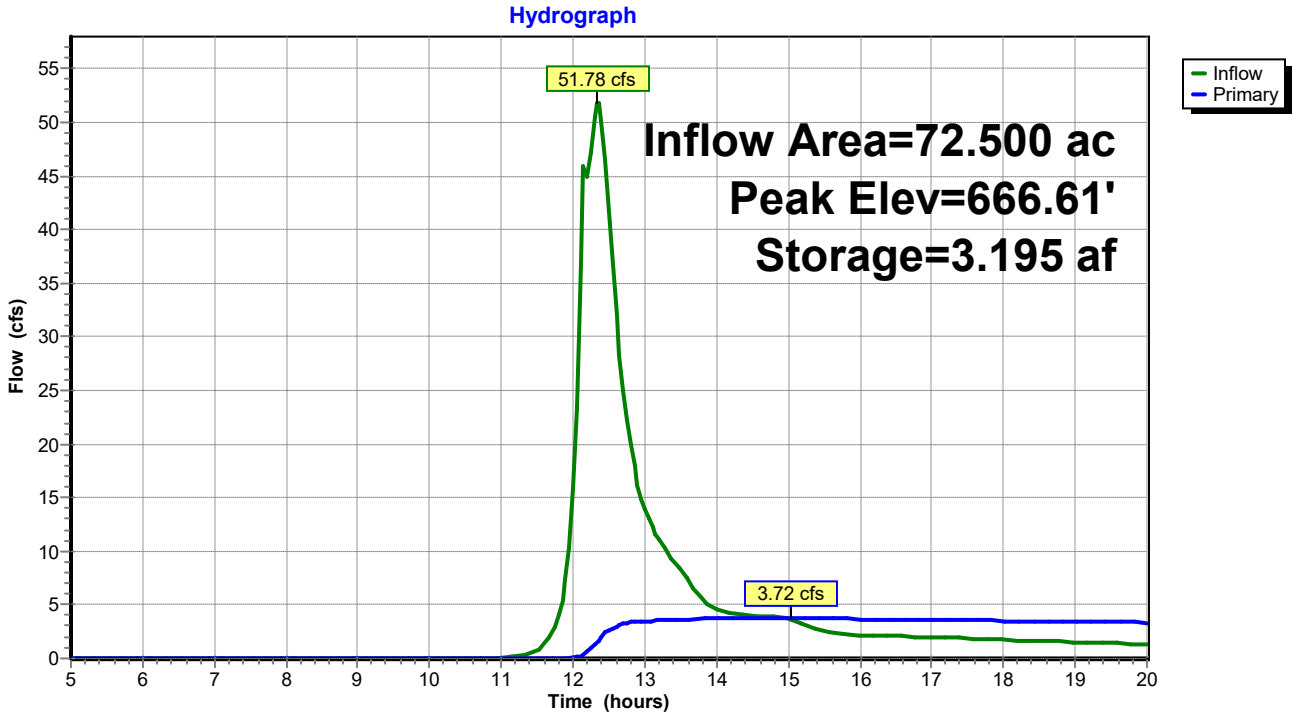
Volume	Invert	Avail.Storage	Storage Description
#1	665.00'	15.750 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
665.00	1.900	0.000	0.000
666.00	2.000	1.950	1.950
667.00	2.100	2.050	4.000
668.00	2.200	2.150	6.150
669.00	2.300	2.250	8.400
670.00	2.400	2.350	10.750
671.00	2.500	2.450	13.200
672.00	2.600	2.550	15.750

Device	Routing	Invert	Outlet Devices
#1	Primary	665.00'	**12.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 665.00' / 664.00' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Primary	667.00'	**36.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 667.00' / 664.00' S= 0.0300 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf

Primary OutFlow Max=3.72 cfs @ 15.03 hrs HW=666.61' (Free Discharge)
1=Culvert (Barrel Controls 3.72 cfs @ 4.73 fps)
2=Culvert (Controls 0.00 cfs)

Pond EP: EAST POND



Summary for Pond WP: WEST POND

Inflow Area = 14.000 ac, 27.86% Impervious, Inflow Depth > 0.82" for 1-YEAR event
Inflow = 21.63 cfs @ 12.14 hrs, Volume= 0.957 af
Outflow = 0.61 cfs @ 15.08 hrs, Volume= 0.363 af, Atten= 97%, Lag= 176.3 min
Primary = 0.61 cfs @ 15.08 hrs, Volume= 0.363 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 668.91' @ 15.08 hrs Surf.Area= 0.791 ac Storage= 0.682 af

Plug-Flow detention time= 245.4 min calculated for 0.363 af (38% of inflow)
Center-of-Mass det. time= 171.0 min (968.6 - 797.6)

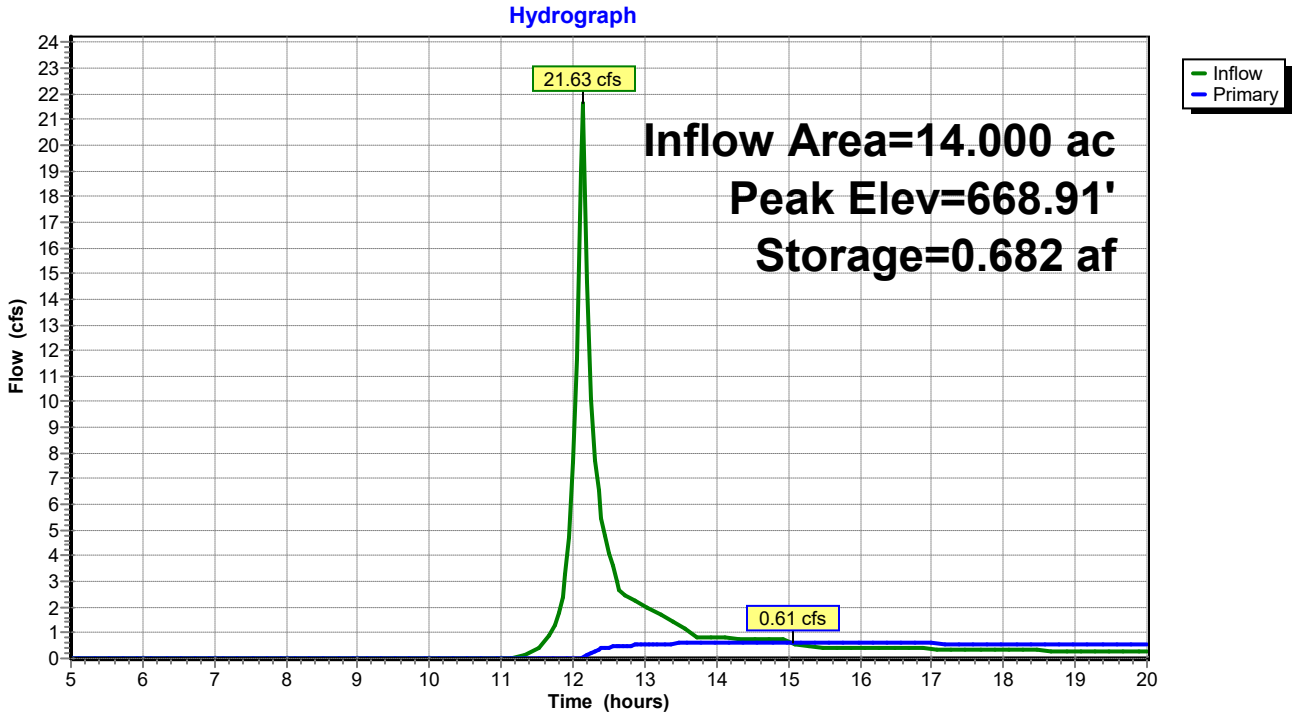
Volume	Invert	Avail.Storage	Storage Description
#1	668.00'	4.900 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
668.00	0.700	0.000	0.000
669.00	0.800	0.750	0.750
670.00	0.900	0.850	1.600
671.00	1.000	0.950	2.550
672.00	1.200	1.100	3.650
673.00	1.300	1.250	4.900

Device	Routing	Invert	Outlet Devices
#1	Primary	668.00'	**12.0" Round Culvert** L= 250.0' Ke= 0.500 Inlet / Outlet Invert= 668.00' / 660.00' S= 0.0320 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	668.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	671.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.61 cfs @ 15.08 hrs HW=668.91' (Free Discharge)
└**1=Culvert** (Passes 0.61 cfs of 2.45 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.61 cfs @ 3.10 fps)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Pond WP: WEST POND

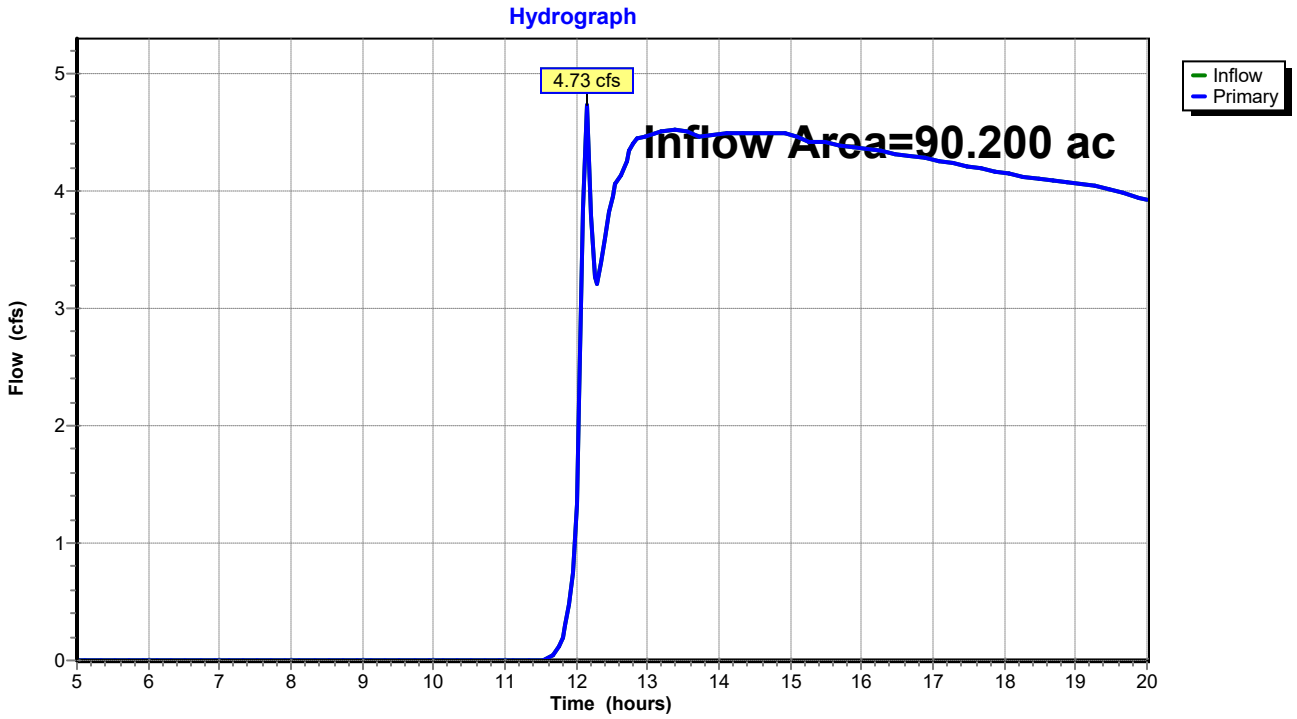


Summary for Link PROP: PROPOSED DISCHARGE

Inflow Area = 90.200 ac, 18.40% Impervious, Inflow Depth > 0.37" for 1-YEAR event
Inflow = 4.73 cfs @ 12.15 hrs, Volume= 2.818 af
Primary = 4.73 cfs @ 12.15 hrs, Volume= 2.818 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PROP: PROPOSED DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>0.99"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=57.00 cfs 4.544 af

Subcatchment PR-E: ONSITE EAST Runoff Area=17.200 ac 32.56% Impervious Runoff Depth>1.11"
Tc=6.0 min CN=82 Runoff=35.93 cfs 1.587 af

Subcatchment PR-W: ONSITE WEST Runoff Area=14.000 ac 27.86% Impervious Runoff Depth>1.05"
Tc=6.0 min CN=81 Runoff=27.70 cfs 1.223 af

Subcatchment UND: UNDETAINED AREA Runoff Area=3.700 ac 10.81% Impervious Runoff Depth>0.83"
Tc=6.0 min CN=77 Runoff=5.78 cfs 0.257 af

Pond EP: EAST POND Peak Elev=667.11' Storage=4.234 af Inflow=67.26 cfs 6.131 af
Outflow=4.35 cfs 2.633 af

Pond WP: WEST POND Peak Elev=669.16' Storage=0.877 af Inflow=27.70 cfs 1.223 af
Outflow=0.77 cfs 0.468 af

Link PROP: PROPOSED DISCHARGE Inflow=6.66 cfs 3.358 af
Primary=6.66 cfs 3.358 af

Total Runoff Area = 90.200 ac Runoff Volume = 7.612 af Average Runoff Depth = 1.01"
81.60% Pervious = 73.600 ac 18.40% Impervious = 16.600 ac

Summary for Subcatchment OFF: OFFSITE AREA

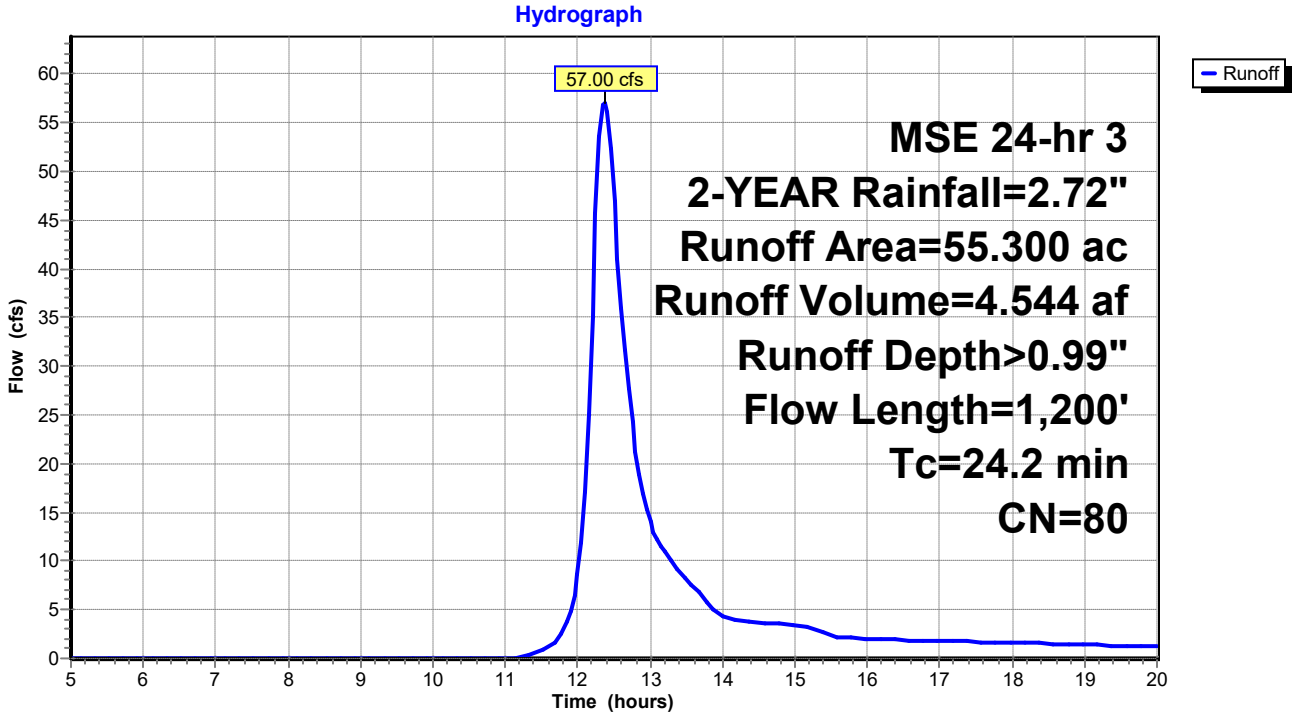
Runoff = 57.00 cfs @ 12.37 hrs, Volume= 4.544 af, Depth> 0.99"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YEAR Rainfall=2.72"

	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA



Summary for Subcatchment PR-E: ONSITE EAST

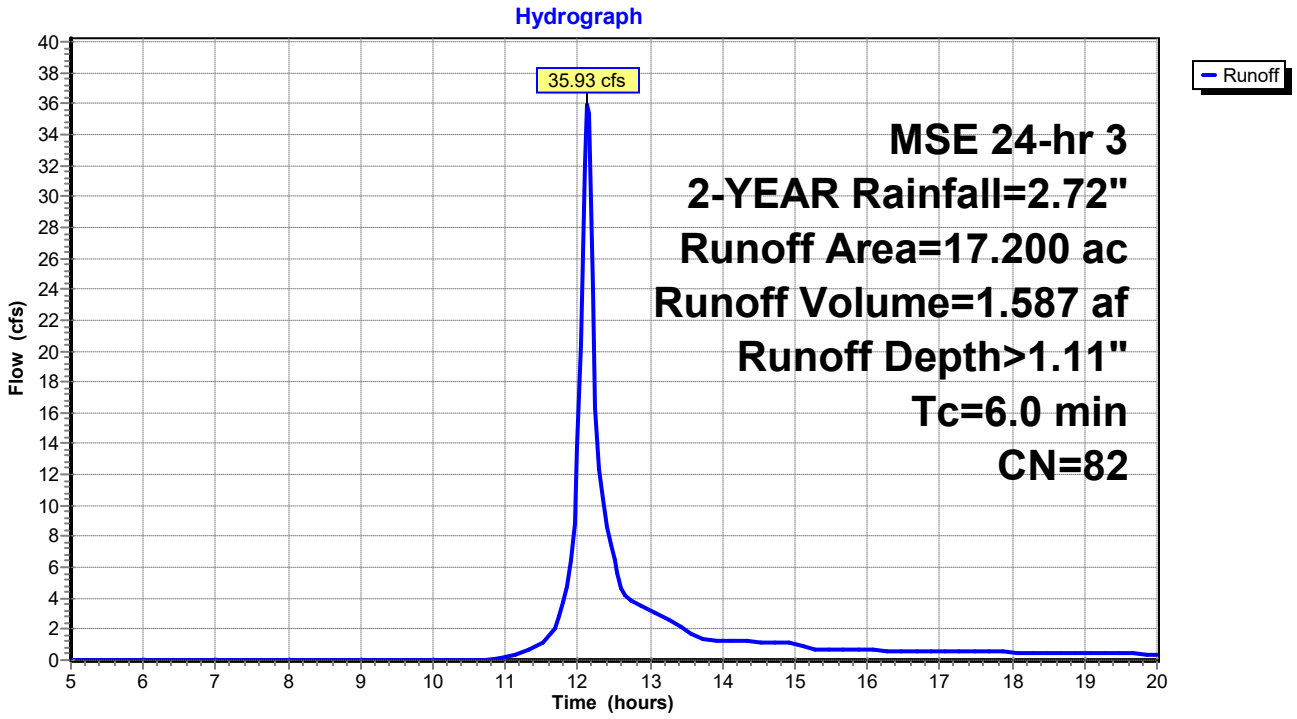
Runoff = 35.93 cfs @ 12.14 hrs, Volume= 1.587 af, Depth> 1.11"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YEAR Rainfall=2.72"

	Area (ac)	CN	Description
*	11.600	74	GRASS
*	2.800	98	PAVEMENT
*	0.900	98	DRIVEWAY
*	1.900	98	ROOF
	17.200	82	Weighted Average
	11.600		67.44% Pervious Area
	5.600		32.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-E: ONSITE EAST



Summary for Subcatchment PR-W: ONSITE WEST

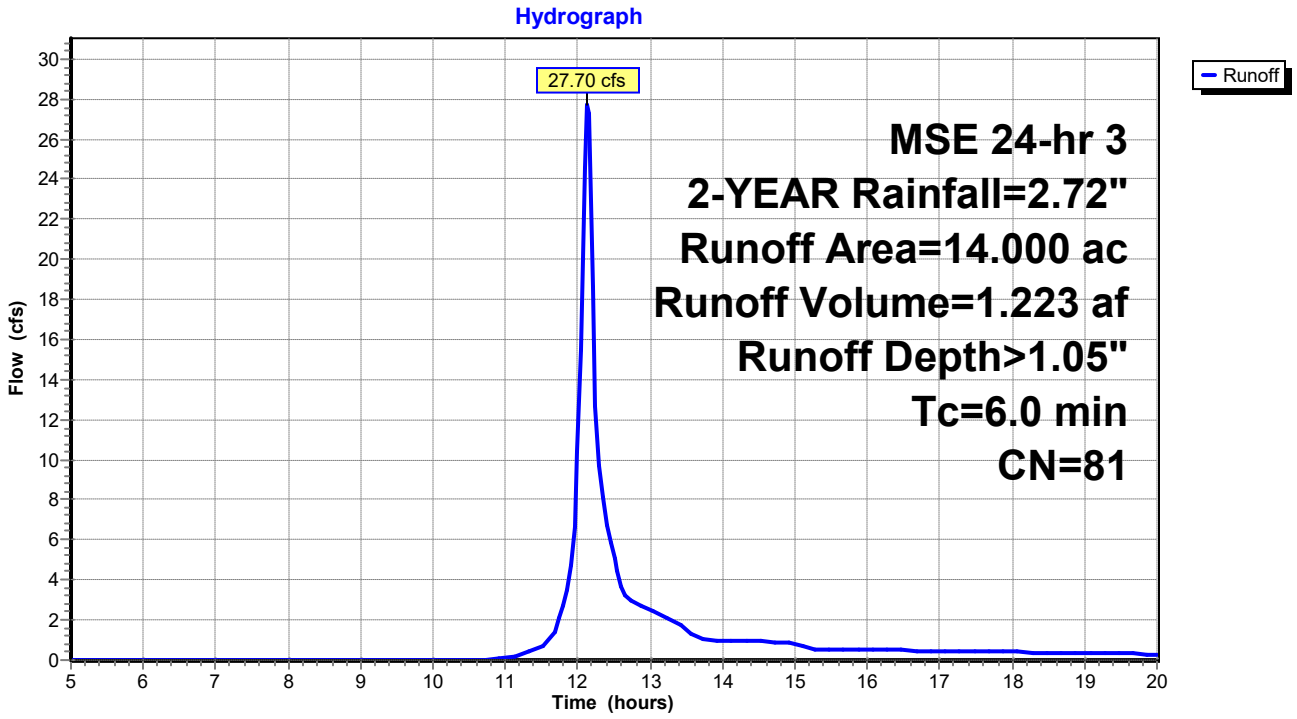
Runoff = 27.70 cfs @ 12.14 hrs, Volume= 1.223 af, Depth> 1.05"
Routed to Pond WP : WEST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YEAR Rainfall=2.72"

	Area (ac)	CN	Description
	10.100	74	>75% Grass cover, Good, HSG C
*	1.500	98	PAVEMENT
*	0.700	98	DRIVEWAY
*	1.700	98	ROOF
	14.000	81	Weighted Average
	10.100		72.14% Pervious Area
	3.900		27.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-W: ONSITE WEST



Summary for Subcatchment UND: UNDETAINED AREA

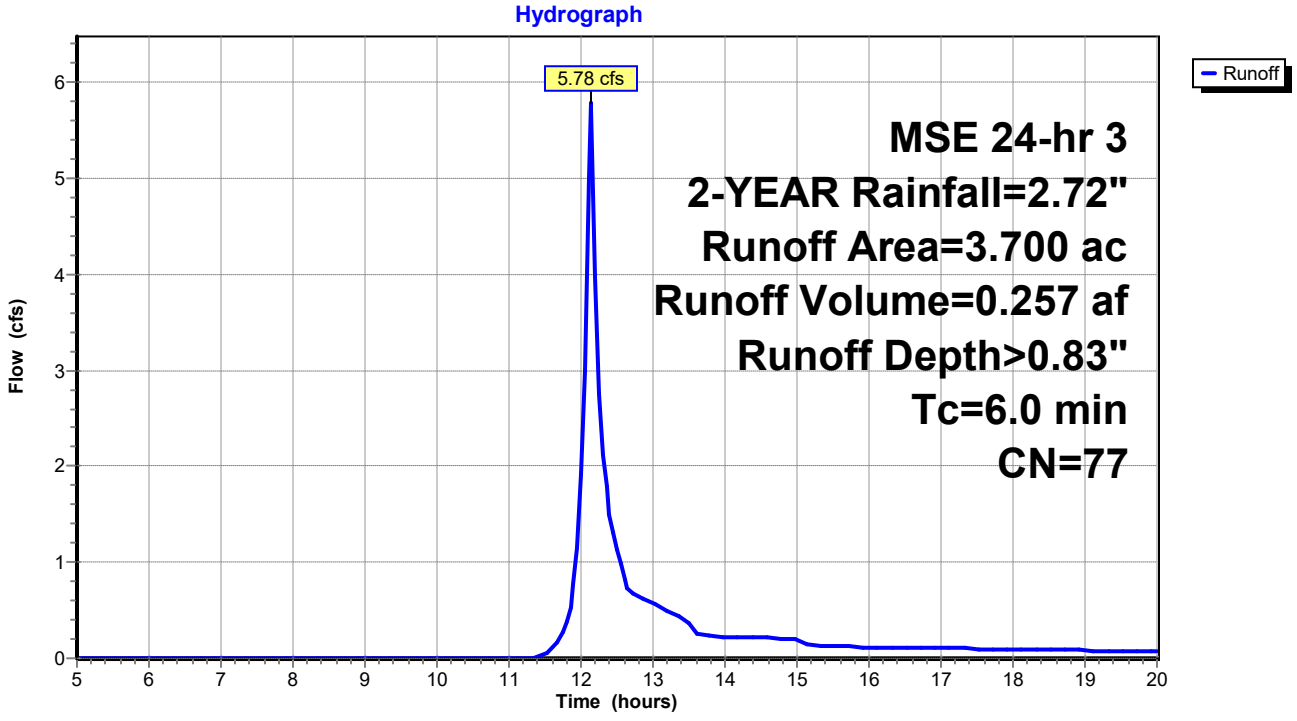
Runoff = 5.78 cfs @ 12.14 hrs, Volume= 0.257 af, Depth> 0.83"
Routed to Link PROP : PROPOSED DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-YEAR Rainfall=2.72"

	Area (ac)	CN	Description
	3.300	74	>75% Grass cover, Good, HSG C
*	0.400	98	ROOF
	3.700	77	Weighted Average
	3.300		89.19% Pervious Area
	0.400		10.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment UND: UNDETAINED AREA



Summary for Pond EP: EAST POND

Inflow Area = 72.500 ac, 16.97% Impervious, Inflow Depth > 1.01" for 2-YEAR event
Inflow = 67.26 cfs @ 12.34 hrs, Volume= 6.131 af
Outflow = 4.35 cfs @ 15.08 hrs, Volume= 2.633 af, Atten= 94%, Lag= 164.5 min
Primary = 4.35 cfs @ 15.08 hrs, Volume= 2.633 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 667.11' @ 15.08 hrs Surf.Area= 2.111 ac Storage= 4.234 af

Plug-Flow detention time= 234.5 min calculated for 2.625 af (43% of inflow)
Center-of-Mass det. time= 162.9 min (968.0 - 805.1)

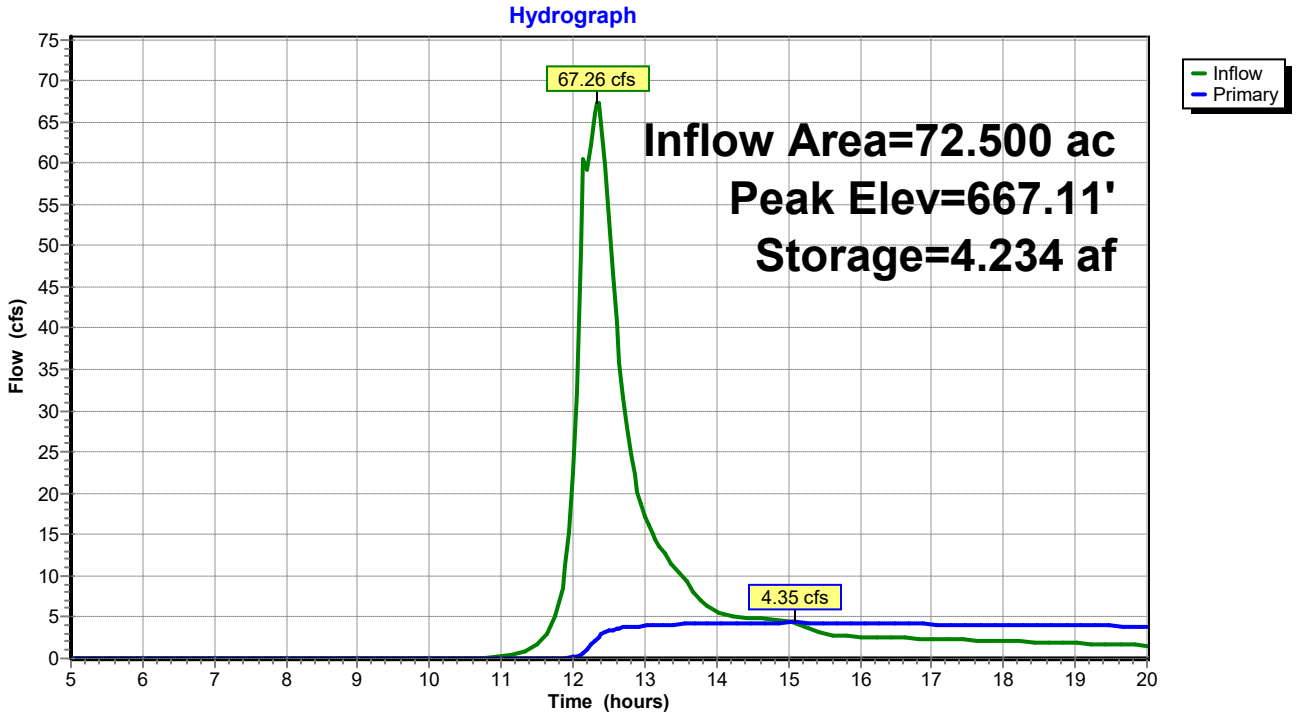
Volume	Invert	Avail.Storage	Storage Description
#1	665.00'	15.750 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
665.00	1.900	0.000	0.000
666.00	2.000	1.950	1.950
667.00	2.100	2.050	4.000
668.00	2.200	2.150	6.150
669.00	2.300	2.250	8.400
670.00	2.400	2.350	10.750
671.00	2.500	2.450	13.200
672.00	2.600	2.550	15.750

Device	Routing	Invert	Outlet Devices
#1	Primary	665.00'	**12.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 665.00' / 664.00' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Primary	667.00'	**36.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 667.00' / 664.00' S= 0.0300 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf

Primary OutFlow Max=4.35 cfs @ 15.08 hrs HW=667.11' (Free Discharge)
1=Culvert (Barrel Controls 4.25 cfs @ 5.41 fps)
2=Culvert (Inlet Controls 0.10 cfs @ 1.13 fps)

Pond EP: EAST POND



Summary for Pond WP: WEST POND

Inflow Area = 14.000 ac, 27.86% Impervious, Inflow Depth > 1.05" for 2-YEAR event
Inflow = 27.70 cfs @ 12.14 hrs, Volume= 1.223 af
Outflow = 0.77 cfs @ 15.06 hrs, Volume= 0.468 af, Atten= 97%, Lag= 175.7 min
Primary = 0.77 cfs @ 15.06 hrs, Volume= 0.468 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 669.16' @ 15.06 hrs Surf.Area= 0.816 ac Storage= 0.877 af

Plug-Flow detention time= 244.3 min calculated for 0.466 af (38% of inflow)
Center-of-Mass det. time= 172.8 min (966.3 - 793.5)

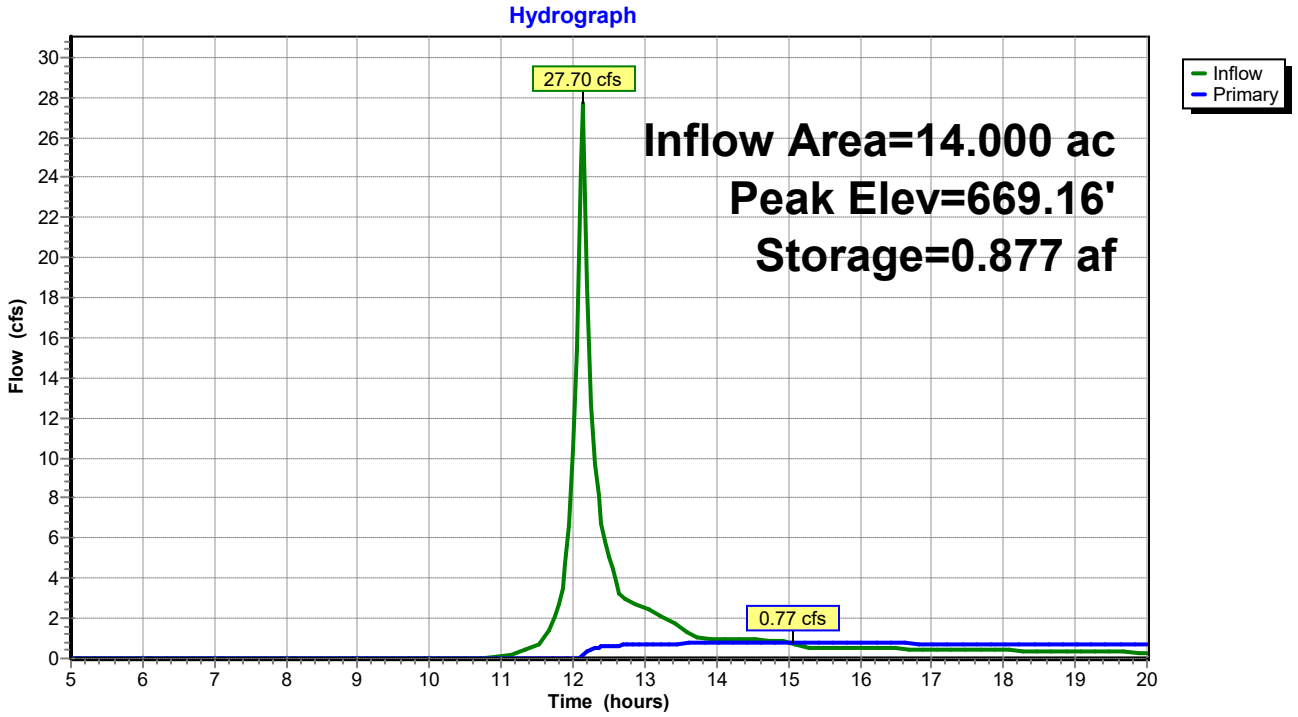
Volume	Invert	Avail.Storage	Storage Description
#1	668.00'	4.900 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
668.00	0.700	0.000	0.000
669.00	0.800	0.750	0.750
670.00	0.900	0.850	1.600
671.00	1.000	0.950	2.550
672.00	1.200	1.100	3.650
673.00	1.300	1.250	4.900

Device	Routing	Invert	Outlet Devices
#1	Primary	668.00'	**12.0" Round Culvert** L= 250.0' Ke= 0.500 Inlet / Outlet Invert= 668.00' / 660.00' S= 0.0320 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	668.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	671.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.77 cfs @ 15.06 hrs HW=669.16' (Free Discharge)
└**1=Culvert** (Passes 0.77 cfs of 3.07 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 0.77 cfs @ 3.90 fps)
└**3=Orifice/Grate** (Controls 0.00 cfs)

Pond WP: WEST POND

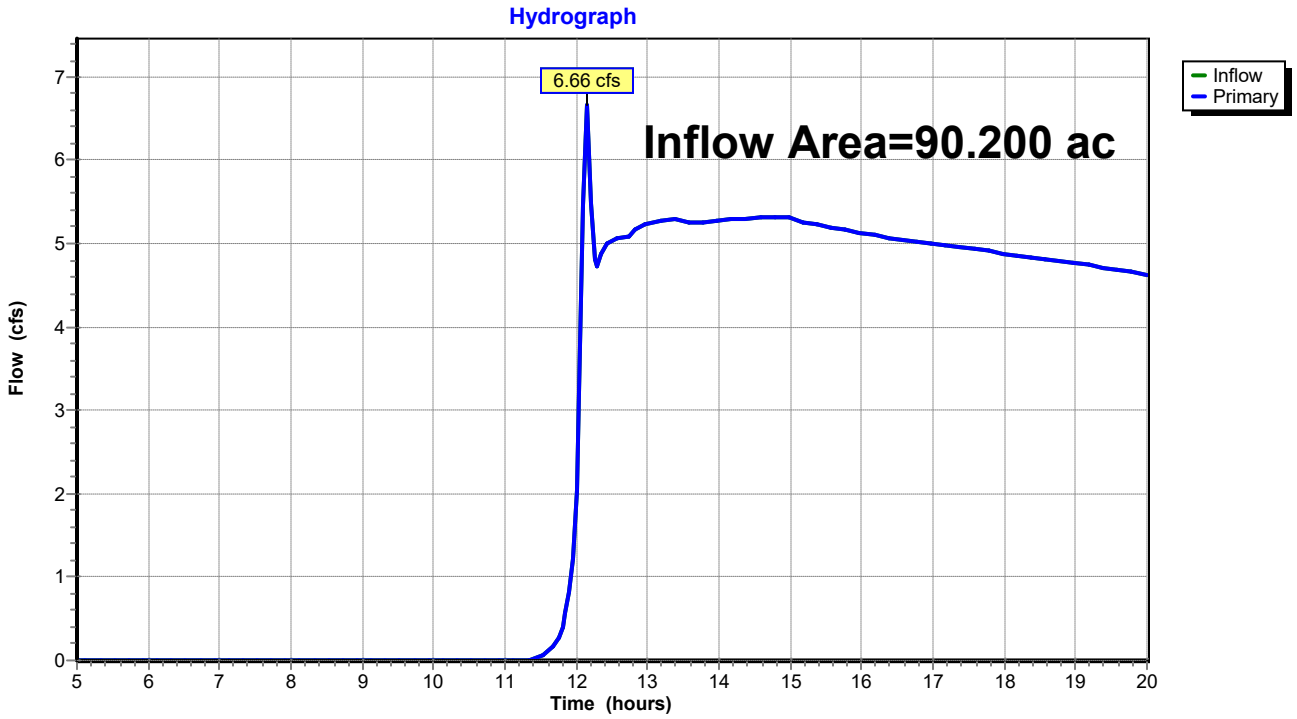


Summary for Link PROP: PROPOSED DISCHARGE

Inflow Area = 90.200 ac, 18.40% Impervious, Inflow Depth > 0.45" for 2-YEAR event
Inflow = 6.66 cfs @ 12.15 hrs, Volume= 3.358 af
Primary = 6.66 cfs @ 12.15 hrs, Volume= 3.358 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PROP: PROPOSED DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>1.81"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=106.16 cfs 8.337 af

Subcatchment PR-E: ONSITE EAST Runoff Area=17.200 ac 32.56% Impervious Runoff Depth>1.97"
Tc=6.0 min CN=82 Runoff=63.22 cfs 2.826 af

Subcatchment PR-W: ONSITE WEST Runoff Area=14.000 ac 27.86% Impervious Runoff Depth>1.89"
Tc=6.0 min CN=81 Runoff=49.60 cfs 2.210 af

Subcatchment UND: UNDETAINED AREA Runoff Area=3.700 ac 10.81% Impervious Runoff Depth>1.60"
Tc=6.0 min CN=77 Runoff=11.17 cfs 0.494 af

Pond EP: EAST POND Peak Elev=668.38' Storage=7.000 af Inflow=123.89 cfs 11.163 af
Outflow=18.13 cfs 6.547 af

Pond WP: WEST POND Peak Elev=670.06' Storage=1.652 af Inflow=49.60 cfs 2.210 af
Outflow=1.18 cfs 0.746 af

Link PROP: PROPOSED DISCHARGE Inflow=19.99 cfs 7.787 af
Primary=19.99 cfs 7.787 af

Total Runoff Area = 90.200 ac Runoff Volume = 13.867 af Average Runoff Depth = 1.84"
81.60% Pervious = 73.600 ac 18.40% Impervious = 16.600 ac

Summary for Subcatchment OFF: OFFSITE AREA

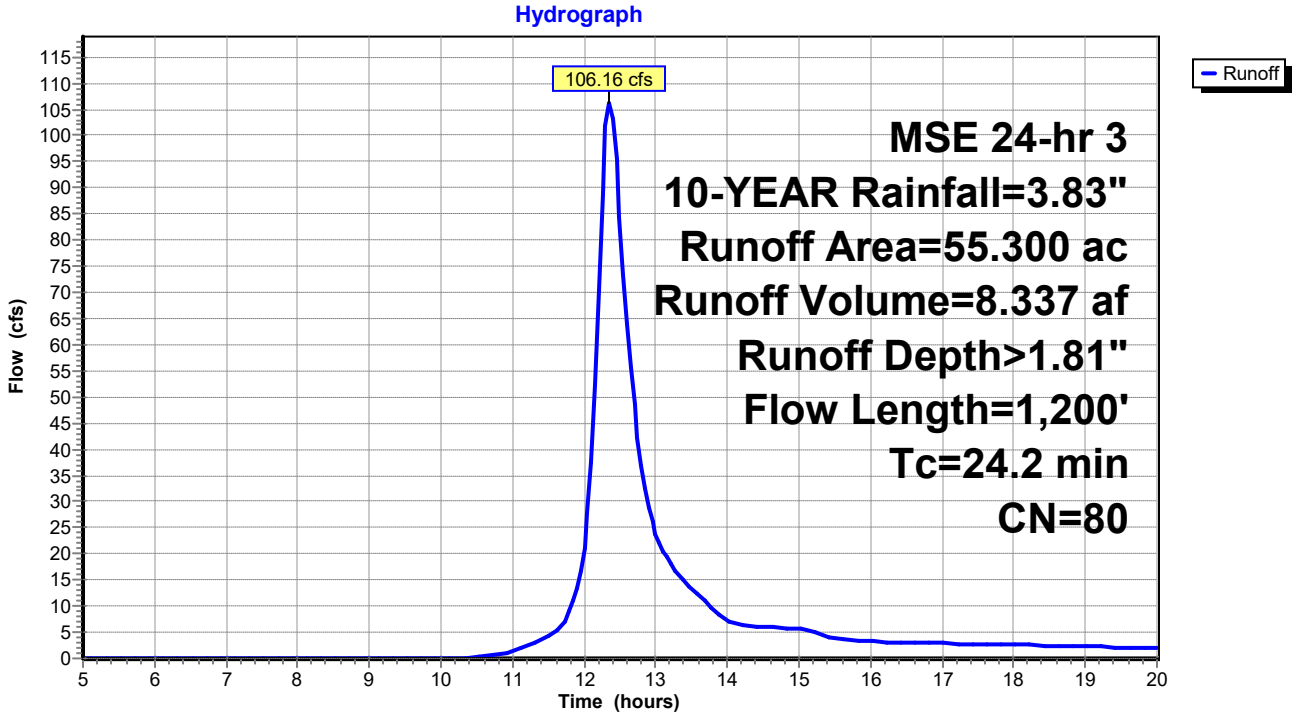
Runoff = 106.16 cfs @ 12.36 hrs, Volume= 8.337 af, Depth> 1.81"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YEAR Rainfall=3.83"

	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA



Summary for Subcatchment PR-E: ONSITE EAST

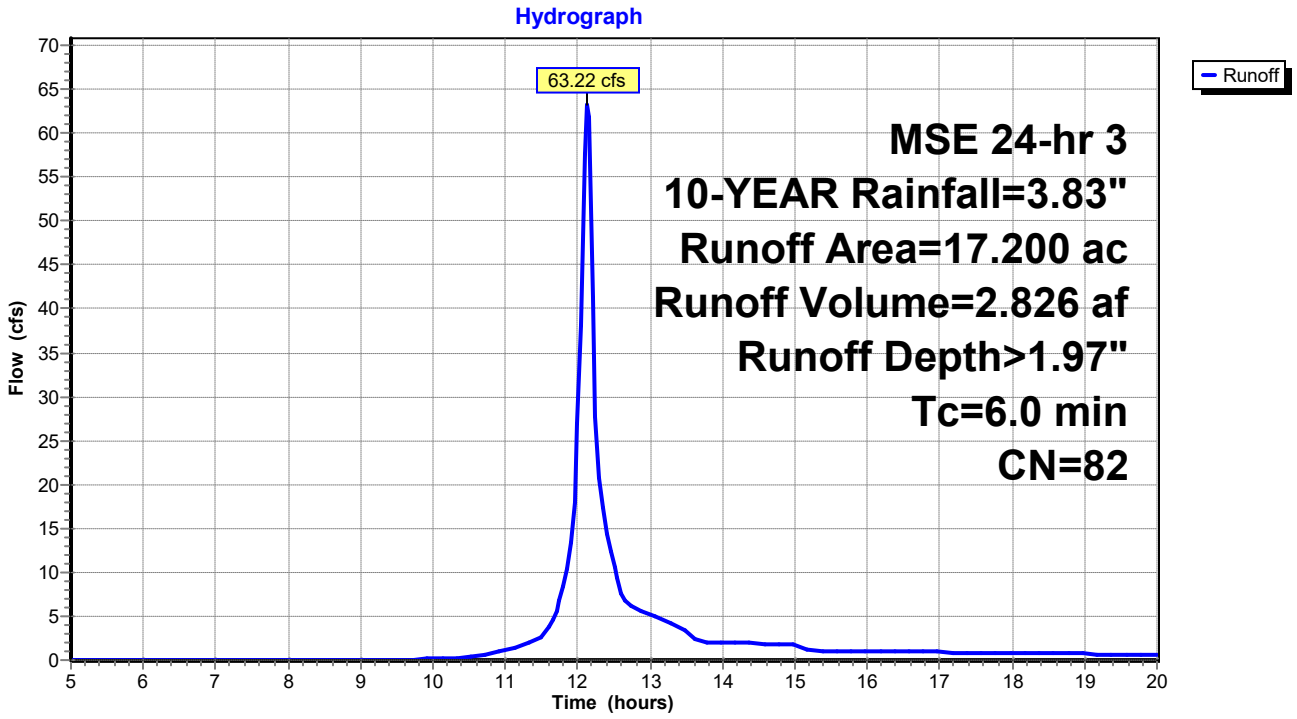
Runoff = 63.22 cfs @ 12.13 hrs, Volume= 2.826 af, Depth> 1.97"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YEAR Rainfall=3.83"

	Area (ac)	CN	Description
*	11.600	74	GRASS
*	2.800	98	PAVEMENT
*	0.900	98	DRIVEWAY
*	1.900	98	ROOF
	17.200	82	Weighted Average
	11.600		67.44% Pervious Area
	5.600		32.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-E: ONSITE EAST



Summary for Subcatchment PR-W: ONSITE WEST

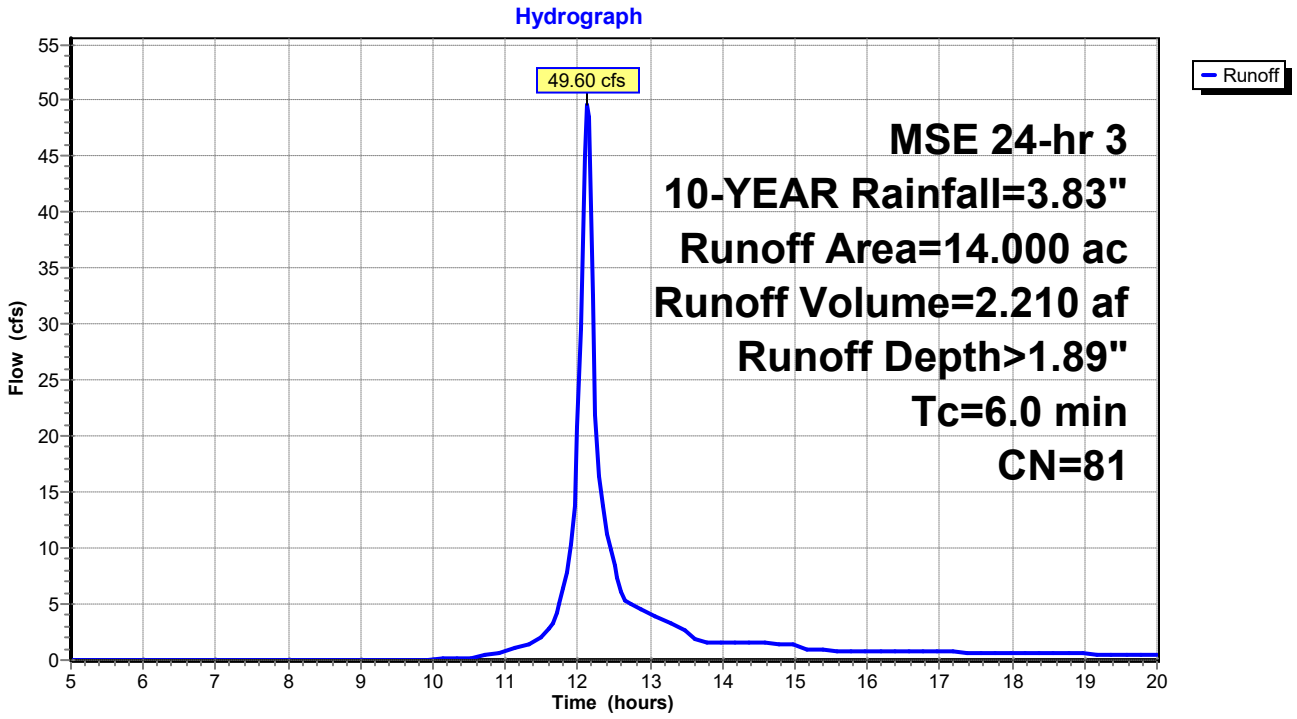
Runoff = 49.60 cfs @ 12.13 hrs, Volume= 2.210 af, Depth> 1.89"
Routed to Pond WP : WEST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YEAR Rainfall=3.83"

	Area (ac)	CN	Description
	10.100	74	>75% Grass cover, Good, HSG C
*	1.500	98	PAVEMENT
*	0.700	98	DRIVEWAY
*	1.700	98	ROOF
	14.000	81	Weighted Average
	10.100		72.14% Pervious Area
	3.900		27.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-W: ONSITE WEST



Summary for Subcatchment UND: UNDETAINED AREA

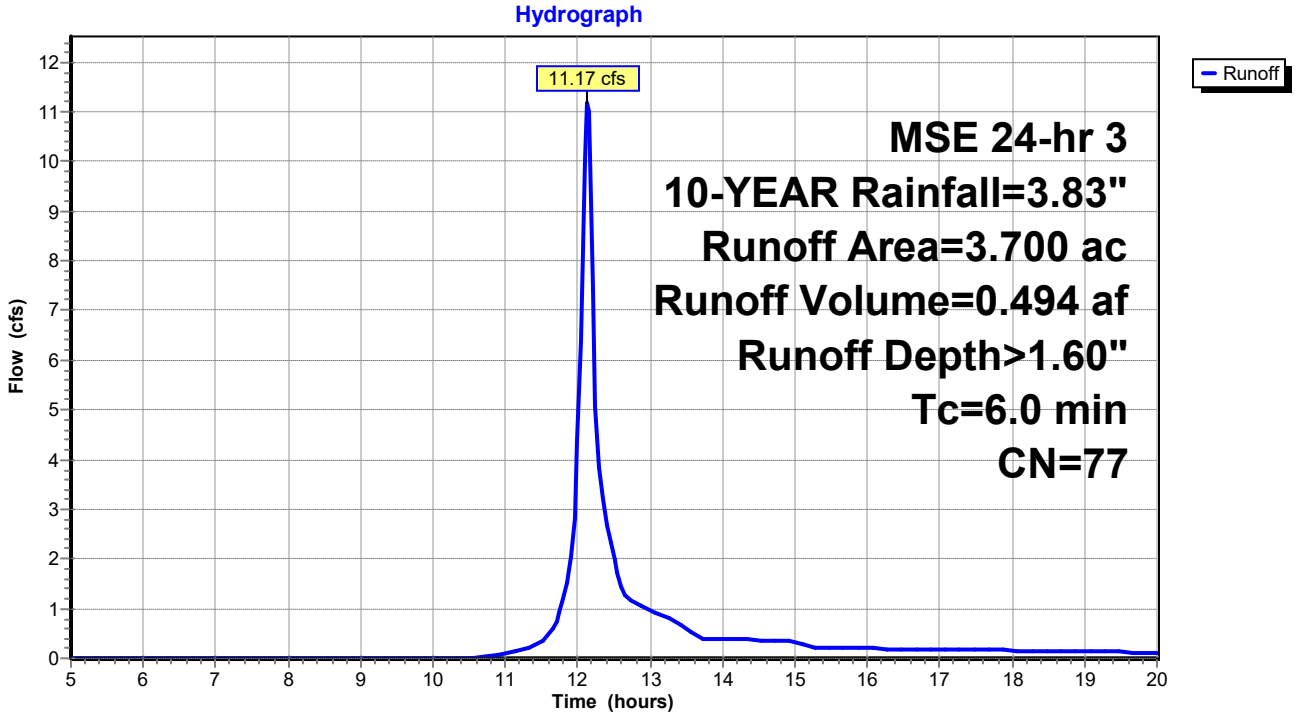
Runoff = 11.17 cfs @ 12.14 hrs, Volume= 0.494 af, Depth> 1.60"
Routed to Link PROP : PROPOSED DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-YEAR Rainfall=3.83"

	Area (ac)	CN	Description
	3.300	74	>75% Grass cover, Good, HSG C
*	0.400	98	ROOF
	3.700	77	Weighted Average
	3.300		89.19% Pervious Area
	0.400		10.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment UND: UNDETAINED AREA



Summary for Pond EP: EAST POND

Inflow Area = 72.500 ac, 16.97% Impervious, Inflow Depth > 1.85" for 10-YEAR event
Inflow = 123.89 cfs @ 12.33 hrs, Volume= 11.163 af
Outflow = 18.13 cfs @ 13.42 hrs, Volume= 6.547 af, Atten= 85%, Lag= 65.3 min
Primary = 18.13 cfs @ 13.42 hrs, Volume= 6.547 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 668.38' @ 13.42 hrs Surf.Area= 2.238 ac Storage= 7.000 af

Plug-Flow detention time= 186.7 min calculated for 6.526 af (58% of inflow)
Center-of-Mass det. time= 126.0 min (921.6 - 795.6)

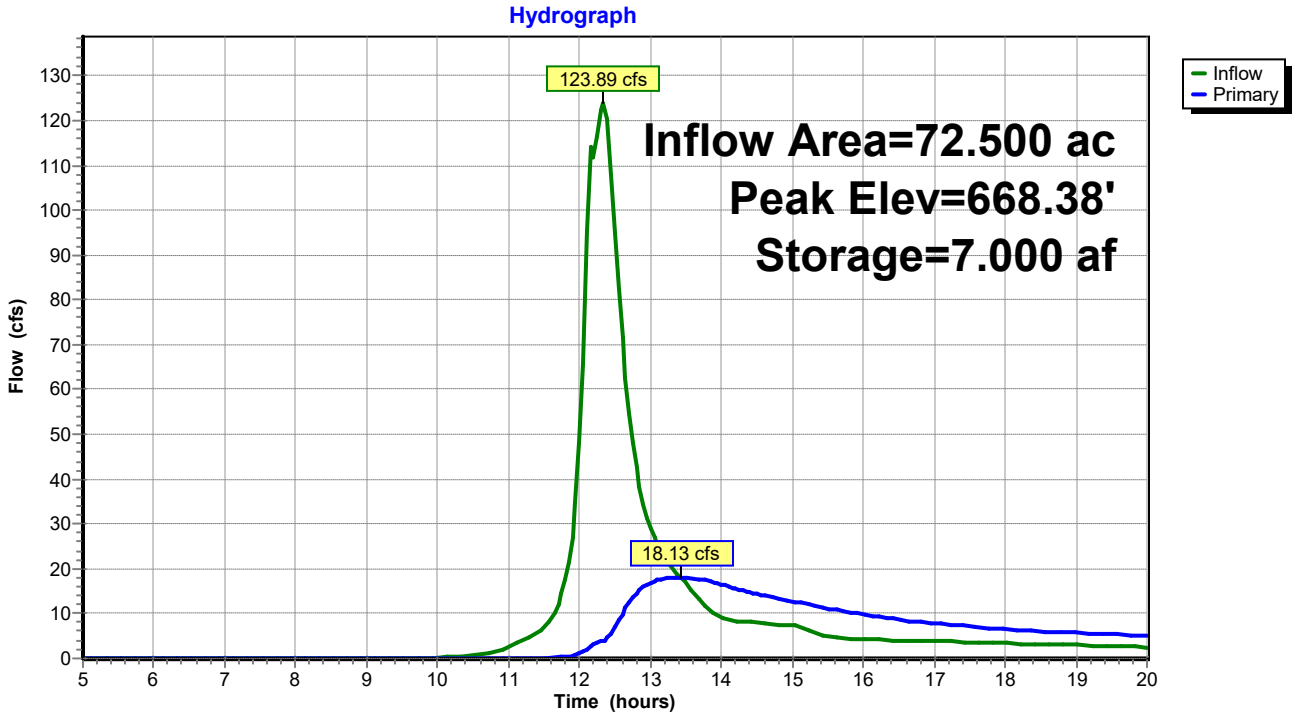
Volume	Invert	Avail.Storage	Storage Description
#1	665.00'	15.750 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
665.00	1.900	0.000	0.000
666.00	2.000	1.950	1.950
667.00	2.100	2.050	4.000
668.00	2.200	2.150	6.150
669.00	2.300	2.250	8.400
670.00	2.400	2.350	10.750
671.00	2.500	2.450	13.200
672.00	2.600	2.550	15.750

Device	Routing	Invert	Outlet Devices
#1	Primary	665.00'	**12.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 665.00' / 664.00' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Primary	667.00'	**36.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 667.00' / 664.00' S= 0.0300 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf

Primary OutFlow Max=18.13 cfs @ 13.42 hrs HW=668.38' (Free Discharge)
1=Culvert (Barrel Controls 5.38 cfs @ 6.85 fps)
2=Culvert (Inlet Controls 12.74 cfs @ 4.00 fps)

Pond EP: EAST POND



Summary for Pond WP: WEST POND

Inflow Area = 14.000 ac, 27.86% Impervious, Inflow Depth > 1.89" for 10-YEAR event
Inflow = 49.60 cfs @ 12.13 hrs, Volume= 2.210 af
Outflow = 1.18 cfs @ 15.08 hrs, Volume= 0.746 af, Atten= 98%, Lag= 176.7 min
Primary = 1.18 cfs @ 15.08 hrs, Volume= 0.746 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 670.06' @ 15.08 hrs Surf.Area= 0.906 ac Storage= 1.652 af

Plug-Flow detention time= 250.4 min calculated for 0.743 af (34% of inflow)
Center-of-Mass det. time= 180.6 min (964.3 - 783.8)

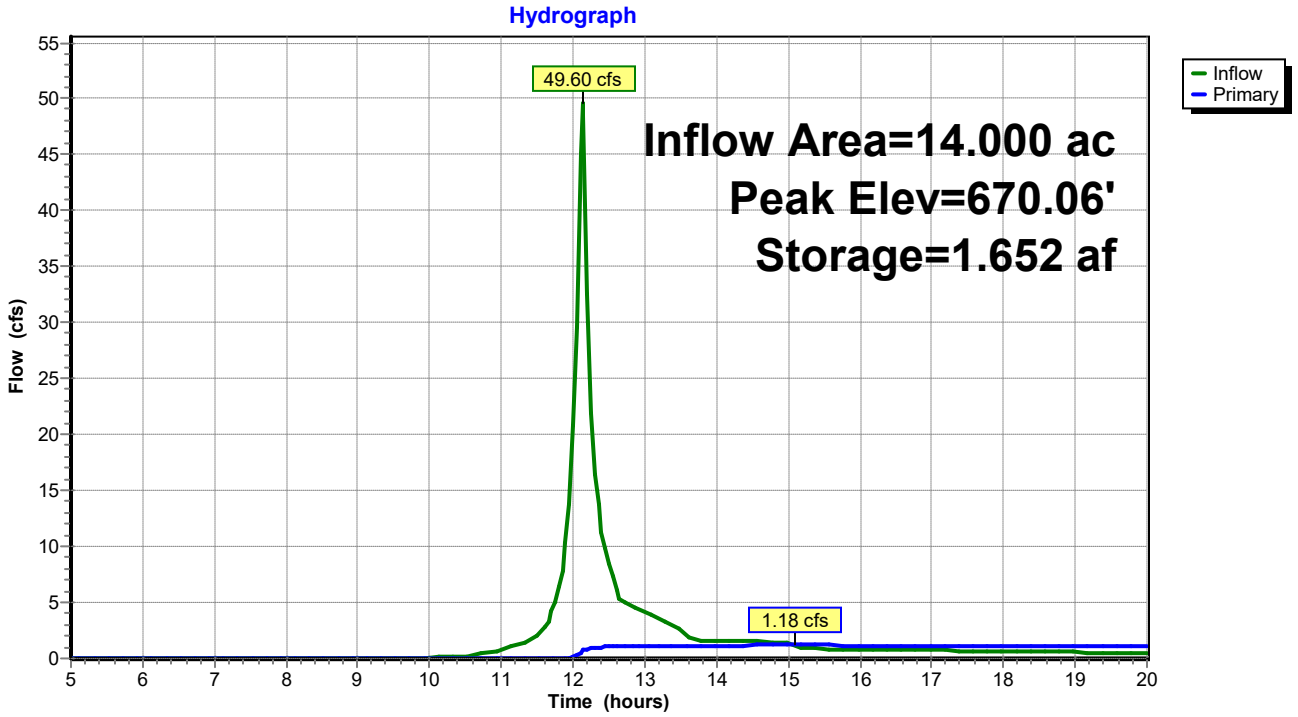
Volume	Invert	Avail.Storage	Storage Description
#1	668.00'	4.900 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
668.00	0.700	0.000	0.000
669.00	0.800	0.750	0.750
670.00	0.900	0.850	1.600
671.00	1.000	0.950	2.550
672.00	1.200	1.100	3.650
673.00	1.300	1.250	4.900

Device	Routing	Invert	Outlet Devices
#1	Primary	668.00'	**12.0" Round Culvert** L= 250.0' Ke= 0.500 Inlet / Outlet Invert= 668.00' / 660.00' S= 0.0320 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	668.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	671.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.18 cfs @ 15.08 hrs HW=670.06' (Free Discharge)
└**1=Culvert** (Passes 1.18 cfs of 4.72 cfs potential flow)
  ├**2=Orifice/Grate** (Orifice Controls 1.18 cfs @ 6.01 fps)
  └**3=Orifice/Grate** (Controls 0.00 cfs)

Pond WP: WEST POND

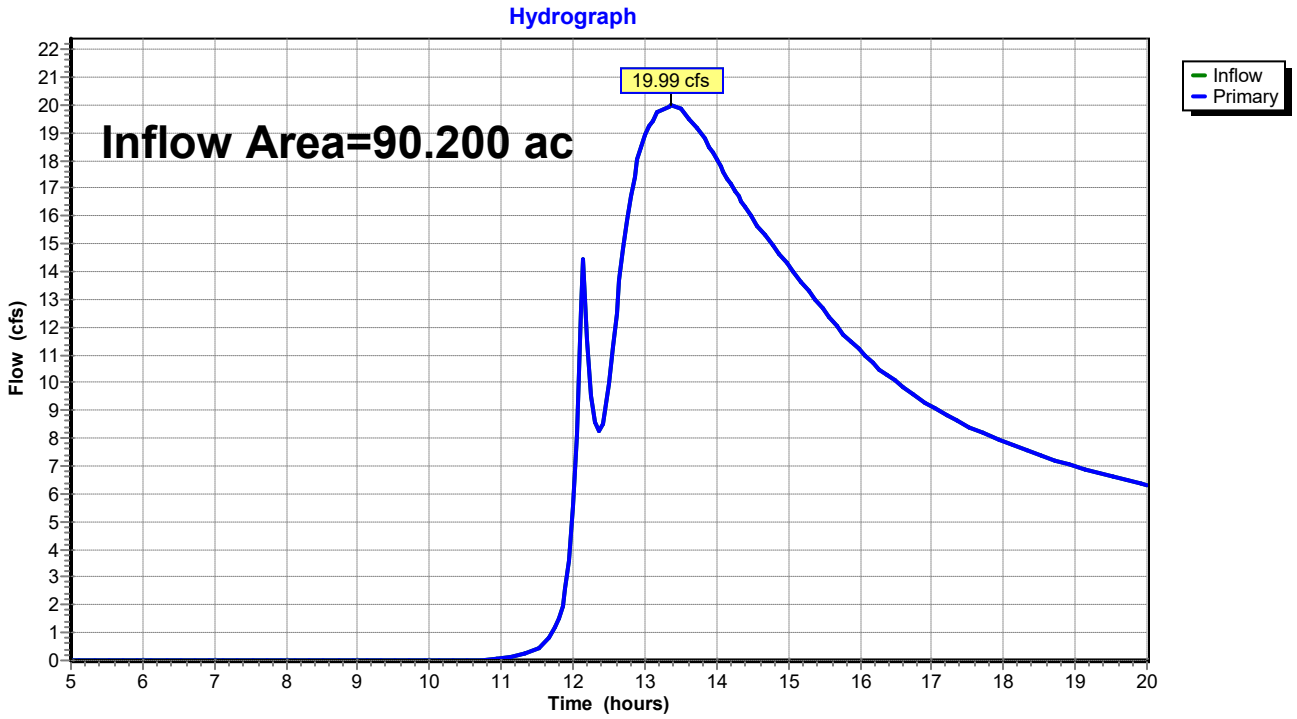


Summary for Link PROP: PROPOSED DISCHARGE

Inflow Area = 90.200 ac, 18.40% Impervious, Inflow Depth > 1.04" for 10-YEAR event
Inflow = 19.99 cfs @ 13.36 hrs, Volume= 7.787 af
Primary = 19.99 cfs @ 13.36 hrs, Volume= 7.787 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PROP: PROPOSED DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment OFF: OFFSITE AREA Runoff Area=55.300 ac 12.12% Impervious Runoff Depth>3.58"
Flow Length=1,200' Tc=24.2 min CN=80 Runoff=208.44 cfs 16.481 af

Subcatchment PR-E: ONSITE EAST Runoff Area=17.200 ac 32.56% Impervious Runoff Depth>3.79"
Tc=6.0 min CN=82 Runoff=118.11 cfs 5.439 af

Subcatchment PR-W: ONSITE WEST Runoff Area=14.000 ac 27.86% Impervious Runoff Depth>3.69"
Tc=6.0 min CN=81 Runoff=94.04 cfs 4.309 af

Subcatchment UND: UNDETAINED AREA Runoff Area=3.700 ac 10.81% Impervious Runoff Depth>3.30"
Tc=6.0 min CN=77 Runoff=22.56 cfs 1.017 af

Pond EP: EAST POND Peak Elev=670.66' Storage=12.359 af Inflow=240.78 cfs 21.920 af
Outflow=57.00 cfs 16.630 af

Pond WP: WEST POND Peak Elev=671.38' Storage=2.939 af Inflow=94.04 cfs 4.309 af
Outflow=6.15 cfs 1.837 af

Link PROP: PROPOSED DISCHARGE Inflow=64.85 cfs 19.483 af
Primary=64.85 cfs 19.483 af

Total Runoff Area = 90.200 ac Runoff Volume = 27.246 af Average Runoff Depth = 3.62"
81.60% Pervious = 73.600 ac 18.40% Impervious = 16.600 ac

Summary for Subcatchment OFF: OFFSITE AREA

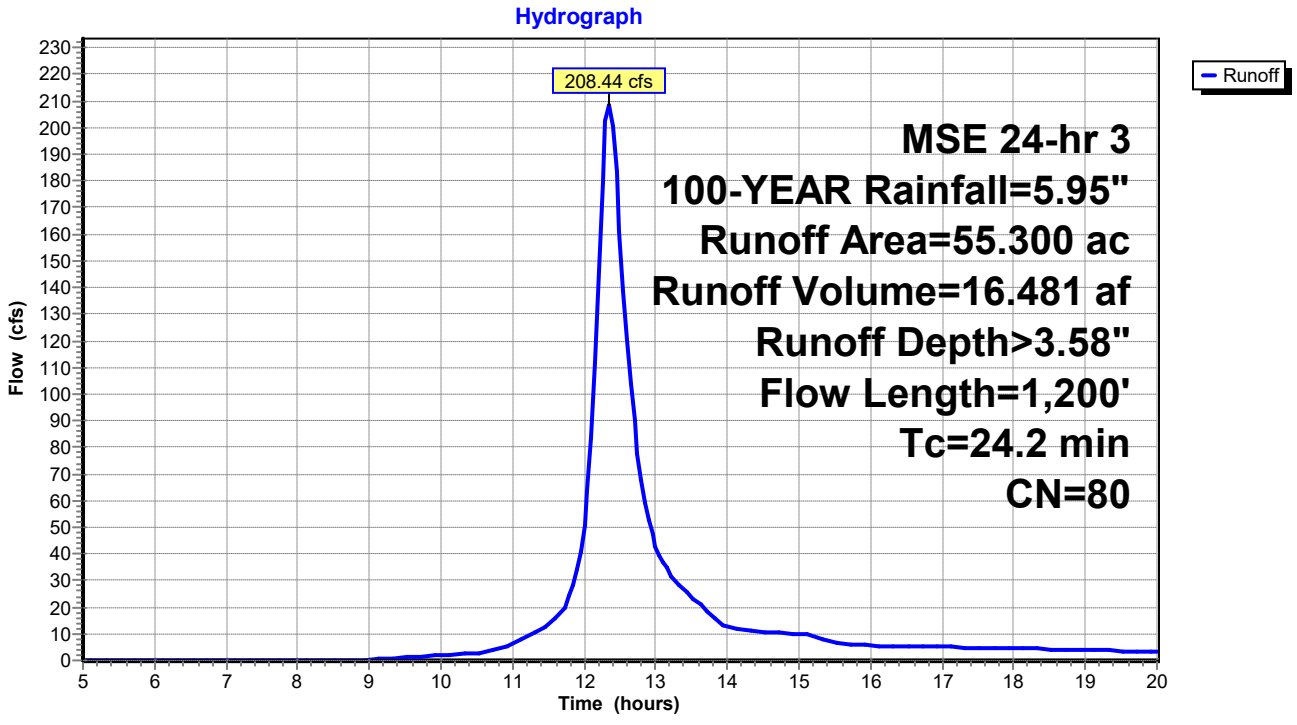
Runoff = 208.44 cfs @ 12.35 hrs, Volume= 16.481 af, Depth> 3.58"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YEAR Rainfall=5.95"

	Area (ac)	CN	Description
*	48.600	78	PER VILLAGE CODE
*	6.700	98	EX ROAD
	55.300	80	Weighted Average
	48.600		87.88% Pervious Area
	6.700		12.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.7	300	0.0330	0.27		**Sheet Flow, sheet** Range n= 0.130 P2= 2.72"
5.5	900	0.0333	2.74		**Shallow Concentrated Flow, SHALLOW** Grassed Waterway Kv= 15.0 fps
24.2	1,200	Total			

Subcatchment OFF: OFFSITE AREA



Summary for Subcatchment PR-E: ONSITE EAST

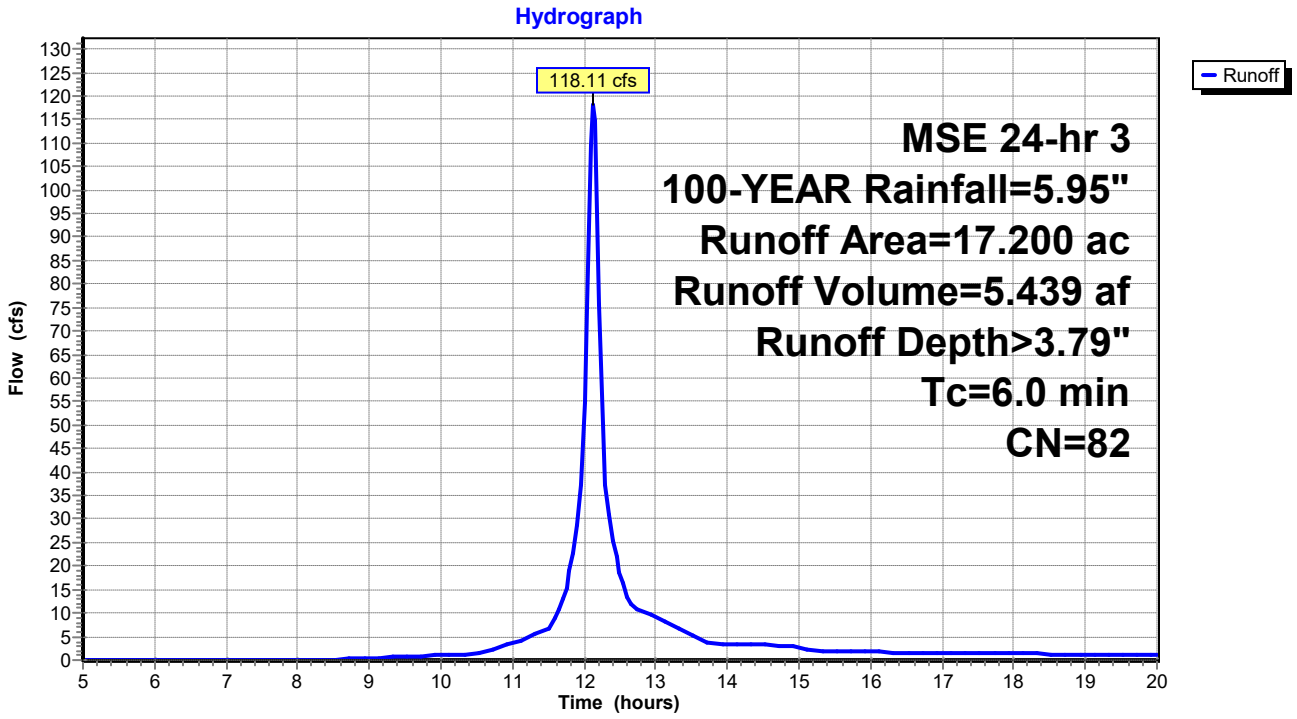
Runoff = 118.11 cfs @ 12.13 hrs, Volume= 5.439 af, Depth> 3.79"
Routed to Pond EP : EAST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YEAR Rainfall=5.95"

	Area (ac)	CN	Description
*	11.600	74	GRASS
*	2.800	98	PAVEMENT
*	0.900	98	DRIVEWAY
*	1.900	98	ROOF
	17.200	82	Weighted Average
	11.600		67.44% Pervious Area
	5.600		32.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-E: ONSITE EAST



Summary for Subcatchment PR-W: ONSITE WEST

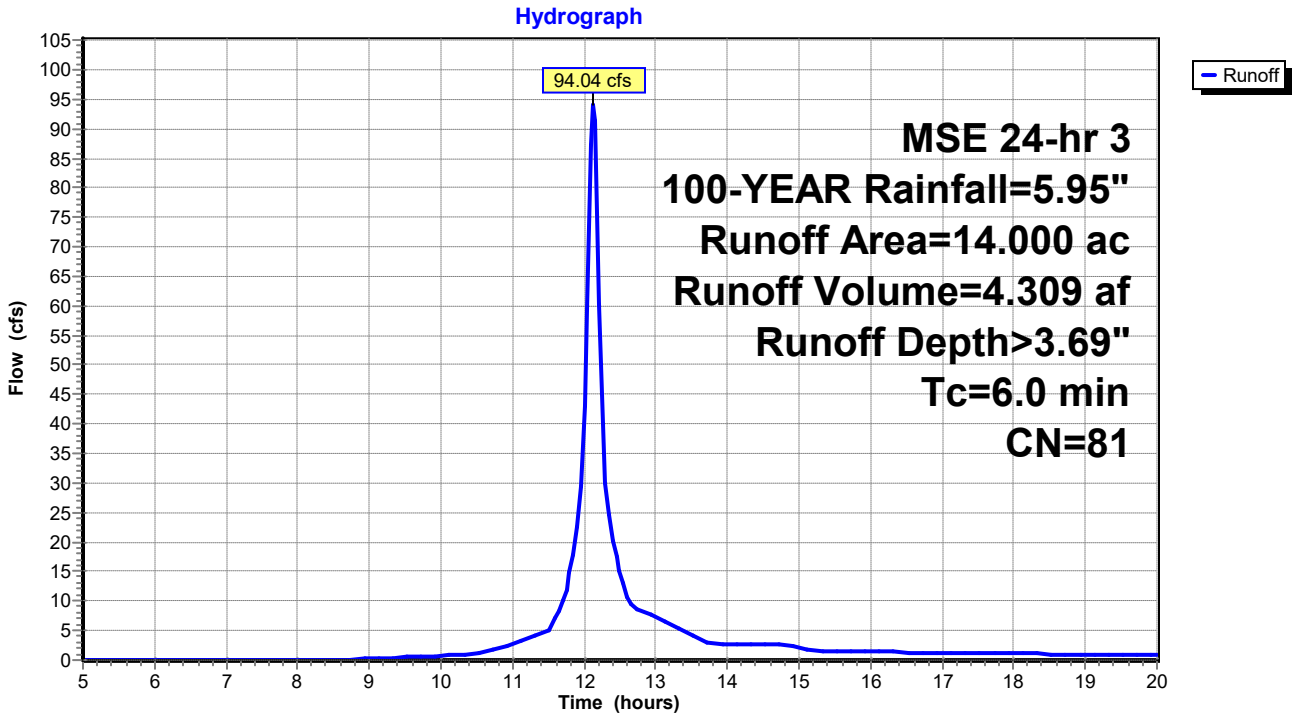
Runoff = 94.04 cfs @ 12.13 hrs, Volume= 4.309 af, Depth> 3.69"
Routed to Pond WP : WEST POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YEAR Rainfall=5.95"

	Area (ac)	CN	Description
	10.100	74	>75% Grass cover, Good, HSG C
*	1.500	98	PAVEMENT
*	0.700	98	DRIVEWAY
*	1.700	98	ROOF
	14.000	81	Weighted Average
	10.100		72.14% Pervious Area
	3.900		27.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment PR-W: ONSITE WEST



Summary for Subcatchment UND: UNDETAINED AREA

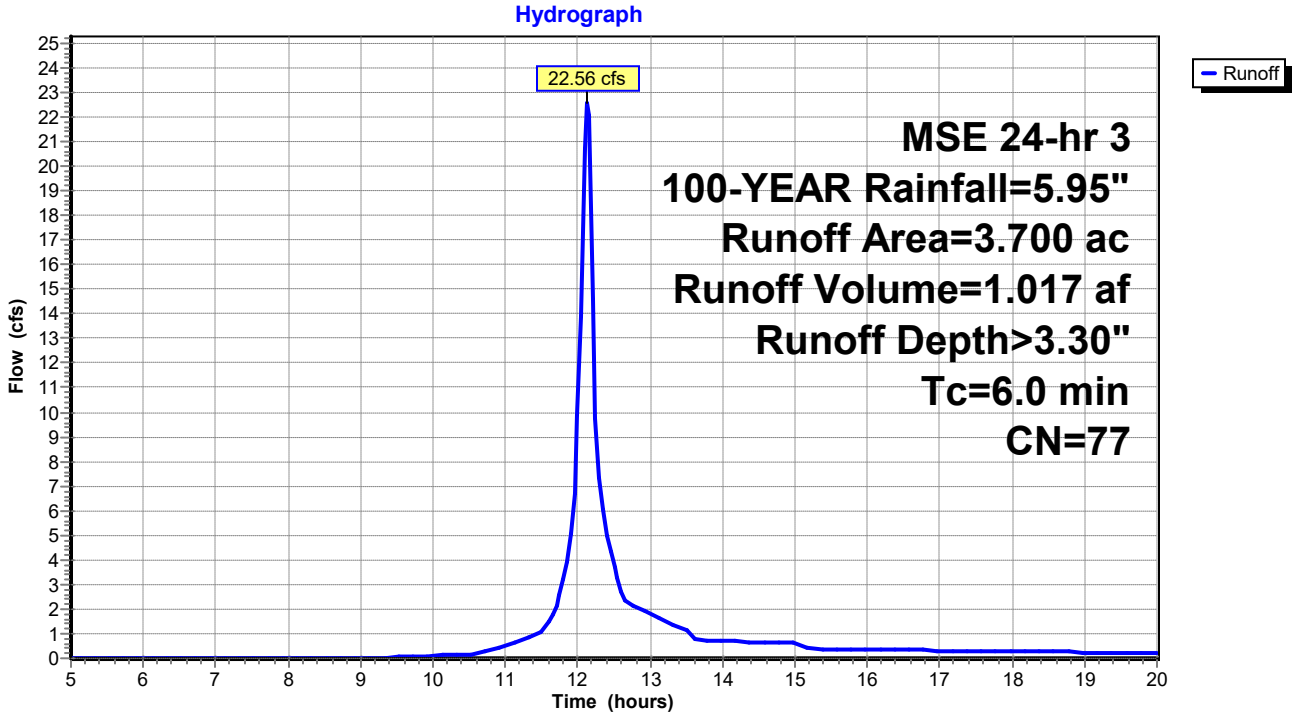
Runoff = 22.56 cfs @ 12.13 hrs, Volume= 1.017 af, Depth> 3.30"
Routed to Link PROP : PROPOSED DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-YEAR Rainfall=5.95"

	Area (ac)	CN	Description
	3.300	74	>75% Grass cover, Good, HSG C
*	0.400	98	ROOF
	3.700	77	Weighted Average
	3.300		89.19% Pervious Area
	0.400		10.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, DIRECT**

Subcatchment UND: UNDETAINED AREA



Summary for Pond EP: EAST POND

Inflow Area = 72.500 ac, 16.97% Impervious, Inflow Depth > 3.63" for 100-YEAR event
Inflow = 240.78 cfs @ 12.32 hrs, Volume= 21.920 af
Outflow = 57.00 cfs @ 12.95 hrs, Volume= 16.630 af, Atten= 76%, Lag= 37.6 min
Primary = 57.00 cfs @ 12.95 hrs, Volume= 16.630 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 670.66' @ 12.95 hrs Surf.Area= 2.466 ac Storage= 12.359 af

Plug-Flow detention time= 145.5 min calculated for 16.574 af (76% of inflow)
Center-of-Mass det. time= 98.2 min (882.9 - 784.7)

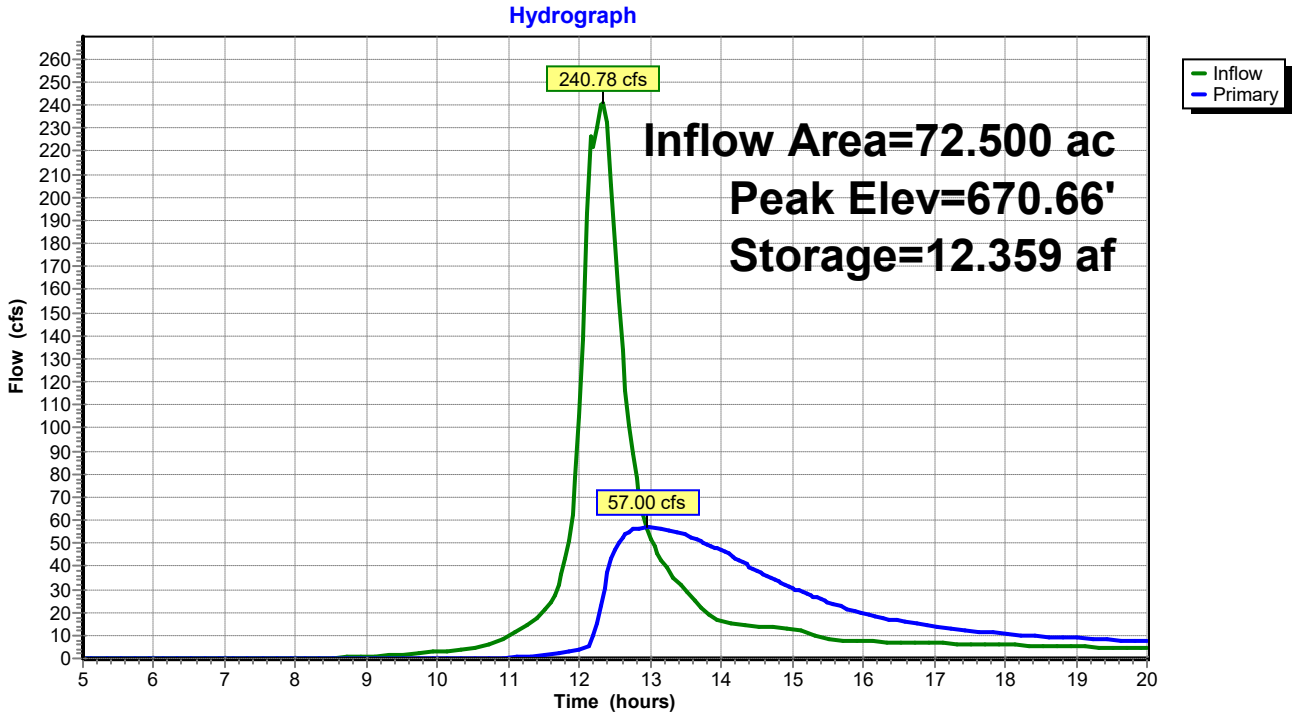
Volume	Invert	Avail.Storage	Storage Description
#1	665.00'	15.750 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
665.00	1.900	0.000	0.000
666.00	2.000	1.950	1.950
667.00	2.100	2.050	4.000
668.00	2.200	2.150	6.150
669.00	2.300	2.250	8.400
670.00	2.400	2.350	10.750
671.00	2.500	2.450	13.200
672.00	2.600	2.550	15.750

Device	Routing	Invert	Outlet Devices
#1	Primary	665.00'	**12.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 665.00' / 664.00' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Primary	667.00'	**36.0" Round Culvert** L= 100.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 667.00' / 664.00' S= 0.0300 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf

Primary OutFlow Max=57.00 cfs @ 12.95 hrs HW=670.66' (Free Discharge)
1=Culvert (Barrel Controls 6.96 cfs @ 8.86 fps)
2=Culvert (Inlet Controls 50.03 cfs @ 7.08 fps)

Pond EP: EAST POND



Summary for Pond WP: WEST POND

Inflow Area = 14.000 ac, 27.86% Impervious, Inflow Depth > 3.69" for 100-YEAR event
Inflow = 94.04 cfs @ 12.13 hrs, Volume= 4.309 af
Outflow = 6.15 cfs @ 13.20 hrs, Volume= 1.837 af, Atten= 93%, Lag= 64.4 min
Primary = 6.15 cfs @ 13.20 hrs, Volume= 1.837 af
Routed to Link PROP : PROPOSED DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 671.38' @ 13.20 hrs Surf.Area= 1.075 ac Storage= 2.939 af

Plug-Flow detention time= 195.0 min calculated for 1.831 af (42% of inflow)
Center-of-Mass det. time= 130.1 min (902.8 - 772.7)

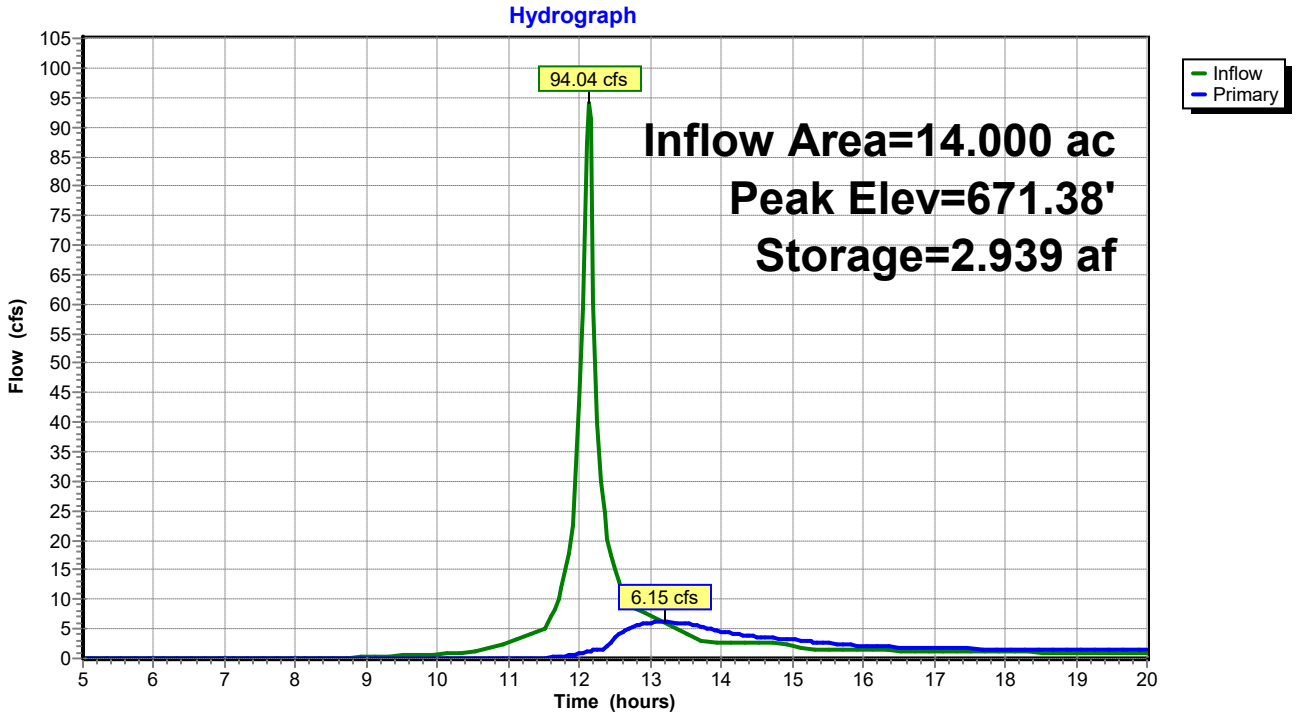
Volume	Invert	Avail.Storage	Storage Description
#1	668.00'	4.900 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
668.00	0.700	0.000	0.000
669.00	0.800	0.750	0.750
670.00	0.900	0.850	1.600
671.00	1.000	0.950	2.550
672.00	1.200	1.100	3.650
673.00	1.300	1.250	4.900

Device	Routing	Invert	Outlet Devices
#1	Primary	668.00'	**12.0" Round Culvert** L= 250.0' Ke= 0.500 Inlet / Outlet Invert= 668.00' / 660.00' S= 0.0320 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	668.25'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	671.00'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=6.32 cfs @ 13.20 hrs HW=671.38' (Free Discharge)
└**1=Culvert** (Passes 6.32 cfs of 6.41 cfs potential flow)
├**2=Orifice/Grate** (Orifice Controls 1.60 cfs @ 8.16 fps)
└**3=Orifice/Grate** (Weir Controls 4.72 cfs @ 2.00 fps)

Pond WP: WEST POND

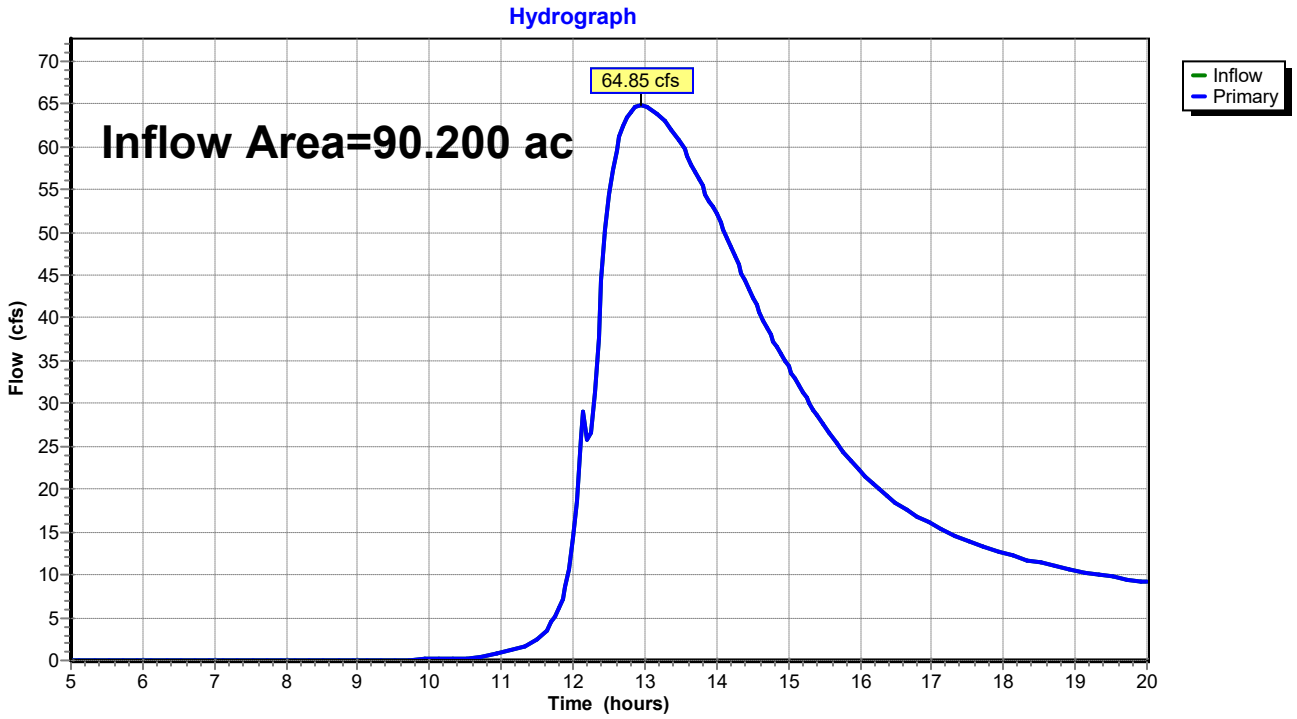


Summary for Link PROP: PROPOSED DISCHARGE

Inflow Area = 90.200 ac, 18.40% Impervious, Inflow Depth > 2.59" for 100-YEAR event
Inflow = 64.85 cfs @ 12.95 hrs, Volume= 19.483 af
Primary = 64.85 cfs @ 12.95 hrs, Volume= 19.483 af, Atten= 0%, Lag= 0.0 min

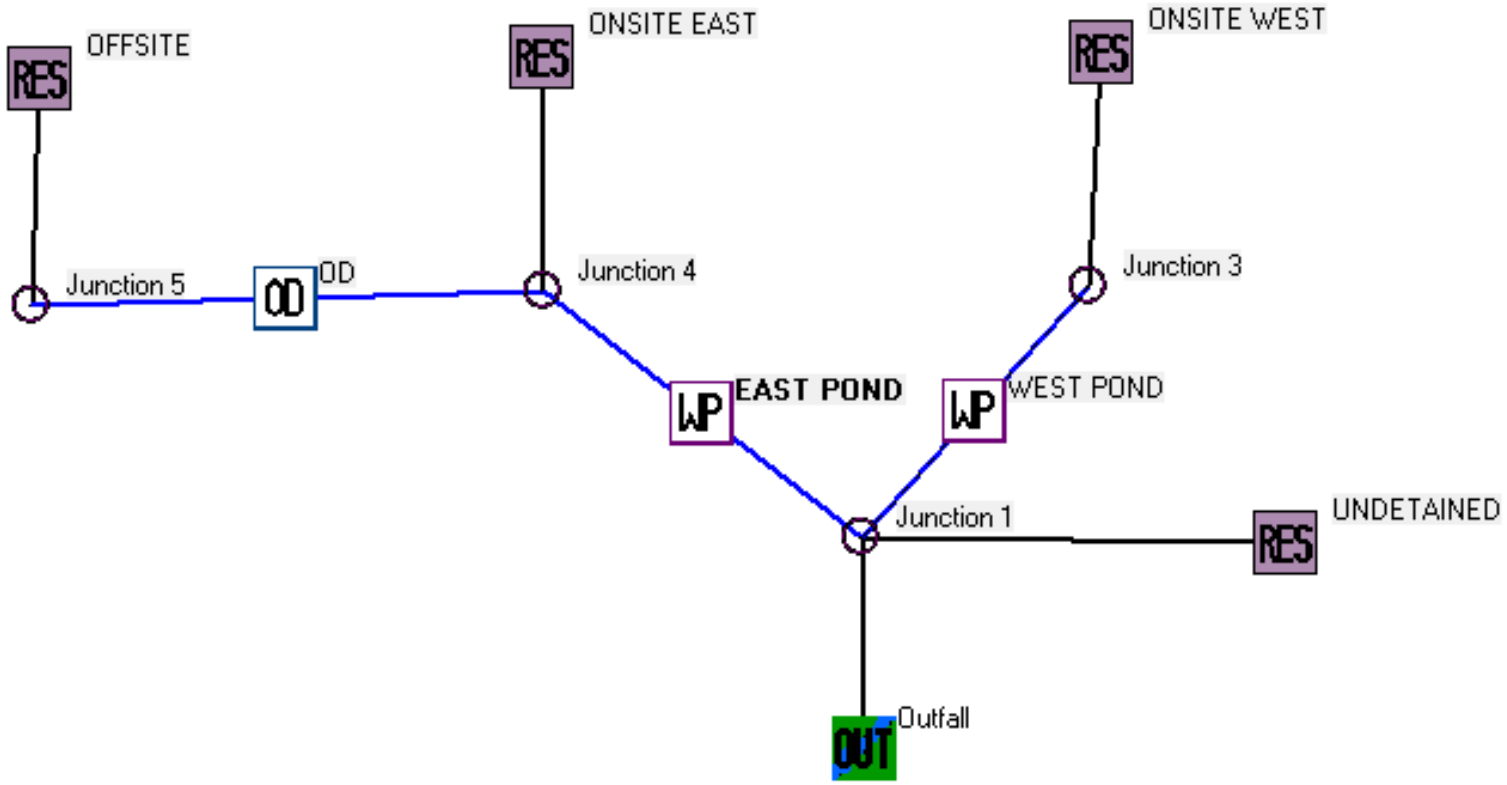
Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PROP: PROPOSED DISCHARGE



APPENDIX 4
POST DEVELOPMENT CONDITIONS WATER QUALITY

WinSLAMM Post-Development Water Quality Model



Data file name: Z:\Projects\2019\1617.00-WI\DESIGN\SWMP\SLAMM\1617 WILLOW CREEK.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 03-26-2025 Time: 16:55:05
Site information:

LU# 1 - Residential: ONSITE WEST Total area (ac): 14.000
1 - Roofs 1: 1.700 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 1.500 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.700 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 10.100 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Residential: UNDETAINED Total area (ac): 3.700
1 - Roofs 1: 0.400 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 3.300 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Residential: ONSITE EAST Total area (ac): 17.200
1 - Roofs 1: 1.900 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 2.800 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 0.900 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 11.600 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Residential: OFFSITE Total area (ac): 55.300
13 - Paved Parking 1: 6.700 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 48.600 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - EAST POND
Particle Size Distribution file name: Not needed - calculated by program
Initial stage elevation (ft): 5
Peak to Average Flow Ratio: 3.8
Maximum flow allowed into pond (cfs): No maximum value entered
Outlet Characteristics:
Outlet type: Orifice 1
1. Orifice diameter (ft): 1
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5
Outlet type: Orifice 2
1. Orifice diameter (ft): 3
2. Number of orifices: 1
3. Invert elevation above datum (ft): 7
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 11.5
Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	1.3200	0.00	0.00
2	1.00	1.3900	0.00	0.00
3	2.00	1.4700	0.00	0.00
4	3.00	1.5500	0.00	0.00
5	4.00	1.6300	0.00	0.00
6	5.00	1.9000	0.00	0.00
7	6.00	2.0000	0.00	0.00
8	7.00	2.1000	0.00	0.00
9	8.00	2.2000	0.00	0.00
10	9.00	2.3000	0.00	0.00
11	10.00	2.4000	0.00	0.00
12	11.00	2.5000	0.00	0.00
13	12.00	2.6000	0.00	0.00

Control Practice 2: Wet Detention Pond CP# 2 (DS) - WEST POND

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 5

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.5
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5.25

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 9.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 8

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.3000	0.00	0.00
2	1.00	0.3400	0.00	0.00
3	2.00	0.3800	0.00	0.00
4	3.00	0.4300	0.00	0.00
5	4.00	0.4900	0.00	0.00
6	5.00	0.7000	0.00	0.00
7	6.00	0.8000	0.00	0.00
8	7.00	0.9000	0.00	0.00
9	8.00	1.0000	0.00	0.00
10	9.00	1.2000	0.00	0.00
11	10.00	1.3000	0.00	0.00

Control Practice 3: Other Device CP# 1 (DS) - OD

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

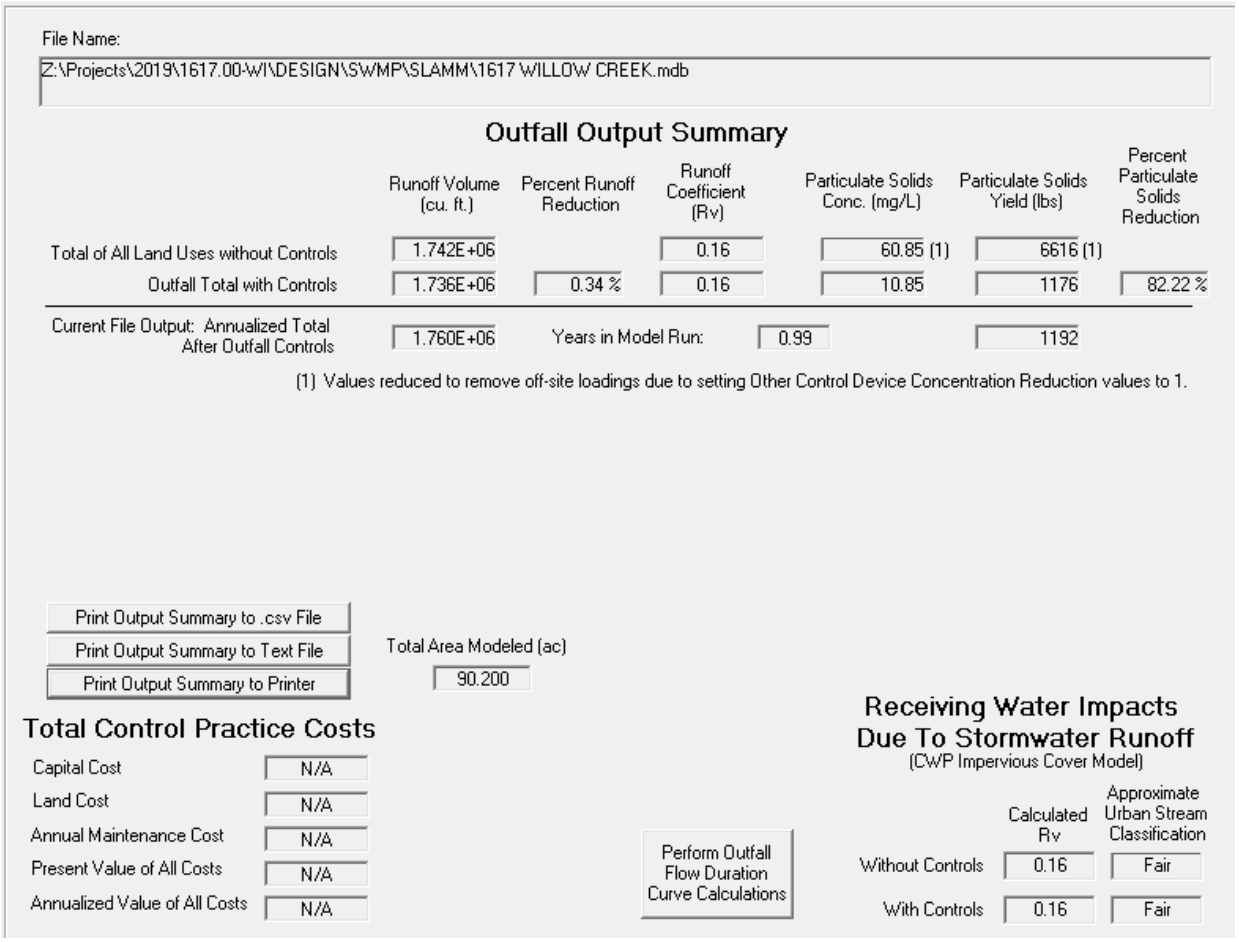
Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

SLAMM for Windows Version 10.4.1
(c) Copyright Robert Pitt and John Voorhees 2019, All Rights Reserved

Data file name: Z:\Projects\2019\1617.00-WI\DESIGN\SWMP\SLAMM\1617 WILLOW CREEK.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 03-26-2025 Time of run: 16:52:23
Total Area Modeled (acres): 90.200
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	1.742E+06	-	60.85	6616	-
Outfall Total with Controls:	1.736E+06	0.34%	10.85	1176	82.22%
Annualized Total After Outfall Controls:	1.760E+06			1192	



APPENDIX 5
EXCERPT FROM GEOTECHNICAL REPORT

PRELIMINARY GEOTECHNICAL ENGINEERING REPORT

Proposed Willow Creek Residential Development
Somers, Wisconsin

GESTRA Project No.: 18282-10
October 11, 2018

Prepared For:
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

GESTRA

Preliminary Geotechnical Engineering Report

Proposed Willow Creek Residential Development
Somers, Wisconsin

GESTRA Project No. 18282-10
October 11, 2018

Prepared For:

Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

Prepared By:

GESTRA Engineering, Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
(414) 933-7444

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APPENDIX II LABORATORY TEST RESULTS

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Preliminary Geotechnical Engineering Report

Proposed Willow Creek Residential Development
Somers, Wisconsin

1.0 INTRODUCTION

GESTRA Engineering, Inc. (GESTRA) was authorized by Bear Development, LLC (Bear) to complete a subsurface exploration and preliminary geotechnical report for the Proposed Willow Creek Residential project located in Somers, Wisconsin. This report presents the results from the subsurface soil exploration and describes the field exploration, laboratory test results, and provides preliminary recommendations pertaining to the design and construction of future development.

The engineering recommendations and analysis contained within this report should be considered preliminary and is intended to be used for site assessment purposes. As the project plans develop, we recommend GESTRA should be contacted so that we can review our recommendations in light of any new information.

1.1 PROJECT INFORMATION

The project is a new residential development south of County Highway E and east of the Pike River. Currently, the property is an undeveloped field with a sanitary easement along the west side of the site and gas line along the south end of the property. The conceptual plans for the development include:

- Eleven, 3-story, slab on grade, multi-family apartment buildings
- Eighteen, 1 to 2-story, slab on grade, duplex apartment buildings
- Twenty-two single family residential lots
- Six storm water management features
- Two primary roads, two cul-de-sacs and pavement/parking in the multi-family portion of the development

2.0 SCOPE OF WORK

GESTRA has performed the following services for the project:

- Contacted Diggers Hotline to locate the public utilities at the site prior to drilling.
- Provided layout of the boring locations and recorded ground surface elevations using GPS survey equipment. The layout and elevations were not be performed by a licensed surveyor.
- Completed twelve (12) standard penetration test (SPT) soil borings, each to a depth of 20 feet. Borings B-1 through B-7 were evaluated for site development and storm water management and were sampled at continuous 2-foot intervals. Borings B-8 through B-12 were considered structure/pavement borings and were sampled at 2 ½ foot intervals to 15 feet and 5-foot intervals thereafter. Our site work included abandonment of the boreholes per WDNR requirements.

- Performed laboratory soil testing to assign classification and engineering properties to the soils encountered. The laboratory testing included hand penetrometer, moisture contents, Atterberg limits and mechanical analysis.
- Prepared this preliminary geotechnical engineering report presenting the results of the field testing as well as providing general recommendations pertaining to proposed development including site preparation, earthwork concerns and consideration, suitability for spread foundations; discussion of stormwater infiltration, and presence of groundwater.

3.0 EXPLORATION RESULTS

3.1 SITE CONDITIONS

The proposed development site is an undeveloped field that was planted in soybeans at the time of our drilling with a sanitary easement along the west side of the site and gas line along the south end of the property. The site generally slopes downward from the east to the west with localized changes in elevations and lower elevation swales. Along the western side, near the Pike River, the downward slope is more significant and wetlands have been mapped adjacent to the river. Ground surface elevations at our borings ranged from 679.1 feet (B-12) near the southeast corner to 666.9 feet (B-3) along the west side of the site.

3.2 SUBSURFACE SOIL PROFILE

Based on field exploration, the subsurface profile generally consists of 8 inches to 24 inches of topsoil underlain by native soils to the termination depth of the borings. The native soils primarily consisted of cohesive soils below the topsoil that extended to the depth of the borings and were characterized with interbedded granular soil layers. The exception was boring B-12, where possible fill or disturbed soils were encountered to a depth of 6 feet. The following is an additional description of the soils encountered at the boring locations below the topsoil.

Native soils: At the majority of the boring locations, a layer of lower strength sandy lean clay or clayey sand was encountered below the topsoil which extended to typical depths of 2 feet to 4 feet. However, the predominate deeper soil was stiff to hard lean clay that included seams and layers of silt, silty sand, clayey sand. Moisture contents of samples of the native cohesive soils tested ranged from approximately 12% to 34%. Soil borings were terminated in granular soil layers in boring B-1, B-2, B-3, B-8 and B-9. These granular soil layers were primarily silt, sandy silt and silty sand.

Results of the field and laboratory tests and observations are depicted on the individual boring logs included in the Appendix I this report. Soils were grouped together based on similar observed properties. The stratification lines were estimated by the reviewing engineer based on the available data and experience. The actual in-situ changes between layers may differ slightly and may be more gradual than depicted on the boring logs. Subsurface and groundwater conditions can vary between borehole locations and in areas not explored.

It is important to note that the soil observations, topsoil and strata thickness estimates were made in small diameter boreholes. Therefore, it should be understood that thicker or thinner deposits of the individual strata are likely to be encountered within other portions of the project. Furthermore, the estimation of strata thickness at a particular location can differ from person to person due to a sometimes indistinct transition between the soils encountered. Additionally, it must be recognized

that in the absence of foreign substances and/or debris within the soil samples obtained, it is sometimes difficult to distinguish between natural soils and clean soil fill.

3.3 GROUNDWATER OBSERVATIONS

Groundwater observations were typically made during and at the completion of drilling operations. In addition, some borings were left open for extended water level readings. Groundwater depths and elevations observed at the borehole locations are provided in Table 3-1.

Table 3-1 - Groundwater Measurements [a]

Boring Number	Ground Surface Elevation (ft)	Groundwater depths (ft)					
		During Drilling	Elevation	After Drilling	Elevation	Day After Drilling	Elevation
B-1	673.5	NE	-	NE [a]	-	NMR	NMR
B-2	671.3	17.5	653.8	NE [a]	-	NMR	NMR
B-3	666.9	17.5	649.4	NE [a]	-	NMR	NMR
B-4	669.7	NE	-	NE [a]	-	10	659.7
B-5	665	8	657	NE [a]	-	5	660
B-6	668.1	NE	-	NE [a]	-	6	662.1
B-7	667	13	654	NE [a]	-	9	658.0
B-8	675.7	19.5	656.2	NMR	-	1	674.7
B-9	675.1	19.5	655.6	NMR	-	NE [a]	-
B-10	675.6	NMR	-	NMR	-	2	673.6
B-11	674.5	9	665.5	9	665.5	0	674.5
B-12	679.1	NE	-	12	667.1	4	675.1

a Groundwater readings may have been obscured by bore hole cave in.

NE: Not encountered

NMR: No measurement recorded.

The water levels encountered are representative of the conditions at the time of drilling. The depth of groundwater significantly varied between the boring locations. The sloping terrain combined with the variation in soil conditions may result in a fluctuation of the depth to groundwater in other parts of the site not explored by GESTRA. Installation and monitoring of observation wells would be required to assess true groundwater elevations across the site.

Groundwater level fluctuations may occur with time and seasonal changes due to variations in precipitation, evaporation, surface water runoff and local dewatering. Perched water pockets and a higher water table may also be encountered during wet weather periods, particularly in more permeable clayey sand, silt and sand seams or granular fill material overlying less permeable clays.

4.0 ANALYSIS AND RECOMMENDATIONS

4.1 Discussion

The recommendations provided in the following sections are preliminary and are not intended for use in final design or construction. The information collected and presented herein should be used

to help develop future geotechnical services and re-evaluated when additional design information is available.

Based on conditions encountered at the site, a primary geotechnical concern identified in the borings is the presence of higher moisture content, lower strength (Qp of 1 tsf or less) clay and clayey sand generally located immediately below the topsoil. The higher moisture/lower strength material was variable but generally extended to depths of 2 feet to 4 feet below ground surface (bgs). Typically, this type of material will show instability during topsoil removal, especially during times of higher precipitation and spring thaw, and will likely require additional earthwork effort to provide a stable base for additional fill placement.

Boring B-12 encountered possible fill and trace organics at a depth of 5 to 6 feet. This may be an indication of previous fill placement or could be disturbed as a result of farming practices or drain tile. Additional exploration is recommended in this area when detailed design information is available.

Several borings were left open for extended water level readings and water levels measured were higher than during drilling operations. This included 3 boring locations, (B-8, B-10 and B-11), where water was measured within 2 feet of the existing ground surface. At the time of drilling, significant rains had occurred in the area. The typical soil profile encountered consisted of a layer of lower strength sandy lean clay or clayey sand over stiff to hard lean clay. Based on the soil conditions encountered in the borings, the extended water levels are likely the result of perched water above the stiff to hard lean clay that migrated to the borehole when it was left open and is probably not an indication of the long-term groundwater table. Further subsurface exploration is recommended when additional design information is available which may include test pits and groundwater monitoring wells especially in areas of deeper excavation or below grade structures. However, the water encountered is an indication that wet soils or isolated areas of wet or saturated soils may be present.

4.2 General Site Preparation

Site preparation should start with removal of any trees/bushes and vegetation, organic soils and topsoil. Any additional unsuitable soil/materials exposed such as buried topsoil, excessive vegetation, roots, deleterious material, soil that contains significant amounts of organics, or other unsuitable material should be removed entirely from the footprint of future buildings and pavement areas. In addition, all unused utilities (if present) should be properly removed or abandoned. Field drain tile (if present) should be properly removed or abandoned or redesigned/reconnected. Material removed from the project site should be disposed in accordance with all applicable federal, state, and local regulations. Soil should not be stockpiled near or adjacent to the excavations.

In the building slab on grade area and pavement areas, after the initial site preparation described above, we recommend a proof roll with a minimum 20-ton tri-axle dump truck, or like machinery imparting similar static loading on the soil and moving at no more than walking speed. Any areas of significant deflection during re-compaction may be disked, dried, and re-compacted if weather permits, or removed and replaced with engineered fill. A geotechnical engineer or their designated representative should be present during the proof roll in order to identify soft or unstable areas, if any, and subsequently recommend remediation procedures.

The native clay and clayey sand soils encountered below the topsoil is generally a higher moisture content, lower strength material. If the conditions observed in our borings are present throughout the site, unstable subgrade conditions may be encountered in a large portion of the project site area. Assuming conditions are similar across the site, the unstable layer exposed after topsoil removal could be between 12 inches to 24 inches thick. Difficulty may be encountered in trying to stabilize these soils, especially during wet and cold times of the year. If the project construction schedule does not allow for adequate time to rework site subgrade soils, excavation and replacement will likely be required or alternate site preparations could be considered such as chemical stabilization or utilizing geotextile fabric or geogrid and granular fill to provide a stable pavement subgrade. It should be noted that final design elevations will also impact the amount of soil correction as deeper excavations or cuts necessary for plan grades may result in removal of soft or unstable soils.

Chemical stabilization with fly ash or cement can be an effective method of creating a stable subgrade for large areas of soft unstable areas. The stabilization could be considered prior to the initial lift of fill if the native soils cannot be effectively dried or drained of water. Alternatively, the project could consider a reduced compaction requirement and include chemical stabilization at subgrade elevation.

As a general rule for new fill placement, the lift thickness should not exceed 12 inches for granular soils and 9 inches for cohesive soil and the maximum particle size should be limited to 25% of the lift thickness. New structural engineered fill should be compacted to a minimum of 95% of the modified Proctor maximum dry density value. Alternate compaction requirements, such as reduced compaction levels for lightly loaded structures, could be considered as the design elevations and structure loading is determined.

Structural soil fill should be placed a minimum of five feet beyond the edges of the new building and pavement areas, and an additional foot horizontally for each vertical foot of new fill to be placed to provide adequate lateral confinement. The inorganic site soils free of any deleterious material and debris that would be removed from excavations could be reused as structural fill; however, moisture conditioning of the material may be necessary and sorting of unsuitable soils from existing material may be required before it is placed as engineered fill.

4.3 Foundation Discussion

For preliminary planning purposes, the foundations for the proposed buildings can be supported on a typical shallow spread/strip footing system designed for a maximum net allowable soil bearing pressure of 3,000 pounds per square foot (psf) provided the recommendations in this report are followed. Spread foundations designed for a maximum net allowable soil bearing capacity of 3,000 psf should be supported by the native lean clay with a minimum Qp of 1.5 tsf or new engineered fill placed over suitable material. This recommended allowable bearing capacity is for preliminary planning purposes and alternate bearing pressures could be considered when additional design and subsurface information is available. Table 4-1 provides the depths at each of the test boring locations to the soil recommended for an allowable bearing capacity of 3,000 psf.

Table 4-1: Depth to Recommended Bearing Capacity

Boring Location	Existing Surface Ground Elevation	Estimated Depth to 3,000 psf Allowable Bearing Capacity	
		Depth (ft)	Elevation (ft)
B-1	673.5	2	671.5
B-2	671.3	2	669.3
B-3	666.9	2	664.9
B-4	669.7	2	667.7
B-5	665	2	663
B-6	668.1	2	666.1
B-7	667	1.5	665.5
B-8	675.7	4 [a]	671.7
B-9	675.1	2	673.1
B-10	675.6	1.5 [a]	674.1
B-11	674.5	6.5 [a]	668
B-12	679.1	6 [a]	673.1

a Excavation depth is below extended water level reading.

The estimated depths in the above Table provide a general idea of the depth to suitable foundation soil. The boring locations did not explore the entire property and variations from the conditions encountered in the borings should be expected. The site grading may significantly change elevations and may impact the final foundation recommendations. The final foundation recommendations should also consider the groundwater levels encountered and ability to excavate below grade.

4.4 Floor Slab Recommendations

The subgrade material evaluated and prepared according to the recommendations in this report should be suitable to support slab on grade concrete. For preliminary planning purposes, we recommend that a subgrade reaction modulus of 125 pounds per square inch per inch of deflection (pci) be used in the design of the floor slab at grade. The modulus value assumes the subgrade conditions are prepared according to the recommendations of this report and also assumes a 1-foot plate is used to determine the modulus and should be adjusted for the size of the foundation and confinement effect. We recommend that the floor slabs be suitably reinforced and designed to be separate from the foundation system in order to allow for separate movements.

We recommend the installation of a capillary moisture break directly below the slab. It should consist of at least 6 inches of clean sand or gravel with a maximum particle size of 1 inch containing no more than 10% passing the number 200 sieve (fines) and follow the recommendations of ACI 302.1, Section 4.1. If the floor slab is to include floor coverings, we recommend that the manufacturer be consulted to verify the proper incorporation of a vapor retarder. If a vapor retarder is used, we recommend it be placed in accordance with ACI 302.1 Section 3.2 and should meet the requirements of ASTM E1745. The vapor retarder should include proper sealing at

penetrations, overlap at joints, and sealing at the interface of the wall and slab and may require an adequate cushion material to prevent damage.

4.5 Storm Water Basins

We understand the project will include storm water basins, likely located along the west side for the site. However, detailed design information is not available at this time. The soil for borings B-1 through B-7 was evaluated in accordance with WDNR Conservation Practice Standard 1002 (WDNR CPS 1002), "Site Evaluation for Storm Water Infiltration". Infiltration rates for the observed soil textures were estimated based on the information provided in WDNR CPS 1002, Table 2 (dated September 2017), and are presented in the Soil-Evaluation Storm form included in Appendix I. Based on our interpretation of WDNR NR 151.12(5)(c)6.a and WDNR CPS 1002, if sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, or clay or soil with a measured infiltration rate less than 0.6 inches per hour is located within 5 feet of the native soil interface, the site is exempt from infiltration requirements. Based on the predominate soil types encountered in the borings, we anticipate the site would be classified as being exempt from infiltration. The information presented should be reviewed when final storm water basin locations and elevations are determined. Final design may require additional exploration and should also consider groundwater elevations.

4.6 Seismic Site Classification

Section 1613 of the International Building Code 2015 (IBC) was used to assign a soil site classification. Based on the native soil conditions observed and assuming these are consistent or better to a depth of 100 feet, the soil site classification **D** (stiff soil) should be used in the structural design of the proposed building. Based on site class C, and mapped spectral response acceleration S_s and S_1 for Somers, Wisconsin, the site coefficient Fa and Fv are 1.6 and 2.4, respectively.

4.7 Construction Considerations

The detailed means and method of excavation and construction should be decided by the contractor and approved by the project design team. Based on the specific site information, geotechnical exploration results and requirements for the proposed structure, the following issues should be taken in consideration during construction.

Dewatering

Water from other sources such as surface runoff from rain events should be controlled and prevented from entering site excavations. The contractor should be prepared to control the water and prevent it from accumulating in excavations or otherwise affecting construction.

During mass grading, shallow perched or trapped water should be anticipated, which can affect the grading work and the contractor should have means and methods for correcting and working with soft and/or wet subgrade soils. The contractors should also have construction dewatering plans for below grade excavations.

Excavation Stability

Caving is a common issue for excavation side walls during construction, especially if fill material, granular soils, and/or water seepage are observed. An excavation plan should be developed and the length of excavation left open should be limited to prevent caving soil from covering the suitable bearing soils.

A temporary soil retention system may also be necessary in order to prevent caving or provide support of surrounding structures or utilities during construction. Providing recommendations or designing the retention system is out of the scope for GESTRA. The contractor must comply with the federal, state, local and updated OSHA regulations during excavation and in retention system design to ensure excavation safety.

Occupational Safety and Health Act (OSHA) has instituted strict standards for temporary construction excavations. These standards are outlined in 29 CFR Part 1926 Subpart P. Excavations within unstable soil conditions or extending five feet or more in depth should be adequately sloped or braced according to these standards. Excavation safety is the responsibility of the contractor. Material stockpiles or heavy equipment should not be placed near the edge of the excavation slopes. The actual stable slope angle should be determined during construction and will depend upon the loading, soil, and groundwater conditions encountered.

Weather Implications

The subgrade soil or the soil at foundation level might become unstable with exposure to adverse weather such as rain, snow and freezing temperatures. The unstable areas due to weather exposure may require an additional undercut or stabilization and the representative geotechnical engineer should assist with the determination of the depth of additional undercut or stabilization procedure based on observation of the field condition.

Soil Sensitivity

Soil at the construction site will be exposed to moisture and disturbance from construction traffic, construction equipment and human factors. Due to the disturbance, soil may become sensitive with contact of water. Contractor should try to lessen the exposure the soil at the construction site may encounter to moisture and disturbances. Therefore, the foundations, floor slabs and pavements should be constructed immediately after the review of the representative geotechnical engineer.

5.0 EXPLORATION AND TESTING PROCEDURES

5.1 Layout and Elevation Procedures

A total of twelve (12) soil borings were completed at the locations shown on the attached Borehole Location Plan in Appendix I. GESTRA selected the boring locations, reviewed the locations with our client, and located the borings in the field. Ground surface elevations and locations were recorded by GESTRA using GPS survey equipment and referenced to NAVD83 and WISCORS Kenosha County Coordinates, respectively.

5.2 Field Testing Procedures

The boreholes were drilled using an ATV Diedrich D50 drill rig. The boreholes were initiated and advanced by using hollow stem augers. A 24-inch split spoon sample was typically collected at the surface. Borings B-1 through B-7 were sampled at continuous 2-foot intervals to depth and borings B-8 through B-12 were sampled at 2 ½ foot intervals to 15 feet and 5-foot intervals thereafter.

All representative soil samples were taken in general accordance with the “Standard Method for Penetration Test and Split-Barrel Sampling of Soils” (ASTM D1586) or “Standard Practice for Thin-Walled Tube Sampling of Soils for Geotechnical Purposes” (ASTM D1587). After each

sampling, a soil sample was retained and placed in a jar and recorded for type, color, consistency, and moisture, sealed and then transported to the laboratory for further review and testing, if required. The specific drilling method used including the depths, rig type, crew chief, are included on each of the individual boring logs as it may change for each borehole.

5.3 Laboratory Testing Procedures

After completion of drilling operations, all of the retained soil samples were transported to GESTRA's laboratory and classified by a geotechnical engineer using the Unified Soil Classification System (USCS). A chart describing the classification system used is included in Appendix I of this report. The engineer assigned laboratory testing suited to extract important index properties of the soil layers. These tests included hand penetrometer, moisture contents, Atterberg limits and mechanical analysis.

STANDARD OF CARE

Our exploration was limited to evaluating subsurface soil and groundwater conditions pertaining to the proposed project. GESTRA did not perform any environmental, chemical, or hydrogeologic testing as these were not part of our work scope.

This report should be made available in its entirety to bidding contractors for information purposes. The soil borings and site sketch should not be detached from this report. Our report is not valid if used for purposes other than what is described in the report.

All OSHA regulations such as those regarding proper sloping and temporary shoring of excavations should be followed during the entire construction process.

GESTRA has presented our professional opinions in this report in the form of recommendations. Our opinions are based on our understanding of current project information and related accepted engineering practices at the time of this report. Other than this, no warranty is implied or intended.

Sincerely,

GESTRA Engineering, Inc.

Report Prepared By:

Douglas Dettmers, P.E.
Senior Engineer

Report Reviewed By:

Md. Masud Alam, P.E.
Principal Engineer

APPENDIX I

SITE LOCATION MAP, BOREHOLE LAYOUT PLAN, TEST BORING LOGS, SOIL AND SITE EVALUATION-STORM FORMS, GENERAL NOTES AND SOILS CLASSIFICATION



Map obtained from Kenosha County GIS

= Project Site Location

GESTRA Engineering, Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: (414) 933-7444
Fax: (414) 933-7844

Project Name & Location:
Proposed Willow Creek Residential Development
Somers, WI

Drawing Title:
Site Location Map

Project No.: 18282-10

Scale: Not to Scale

Drawing No.: 1 of 1

Prepared by: CA

Checked by: MA

Date: October 3rd, 2018



191/292

GESTRA Engineering, Inc.
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Phone: (414) 933-7444
Fax: (414) 933-7844

Project Name & Location:
Proposed Willow Creek Residential Development
Somers, WI

Drawing Title:
Borehole Location Plan

Project No.: 18282-10

Scale: 1" = 150'

Drawing No.: 1 of 1

Prepared by: CA

Checked by: DD

Date: October 3rd, 2018

SOIL BORING LOG

Gestra Engineering Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: 414-933-7444, Fax: 414-933-7844

PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/20/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/20/2018	BORING NUMBER: B-1
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: A. Mughal	NORTHING: 153785	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 613416	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 673.5 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft)	Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	24	2 2 4 6	6			TOPSOIL (8"), LEAN CLAY, black, moist 0.7 (672.8) SANDY LEAN CLAY, brown, moist, medium stiff 2 (671.5)	CL						21.7	P200 = 82%
SS - 2	24	4 7 7 9	14		670.0	LEAN CLAY, brown gray mottled to brown, moist, hard, trace sand				4.5+			16.5	
SS - 3	24	4 6 9 9	15	5			CL			4.5+			16.6	
SS - 4	24	8 12 10 20	22			8 (665.5)				4.5			17.1	
SS - 5	24	4 8 9 13	17		665.0	LEAN CLAY, gray, moist, stiff to very stiff				2.5			17.6	
SS - 6	24	4 5 7 8	12	10			CL			1.5			20.7	
SS - 7	24	4 6 8 12	14		660.0	With sand at 12ft. 14 (659.5)				1.0			11.9	
SS - 8	24	7 13 16 10	29	15		LEAN CLAY, gray, moist. hard, trace sand 16 (657.5)	CL			4.5+			11	
SS - 9		8 12 20 10	32			SANDY SILT, gray, moist to very moist, medium dense to dense	ML							
SS - 10		8 13 16 12	29	20	655.0	20 (653.5) End of Boring at 20.0 ft.								
					650.0									
				25										
					645.0									
				30										

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: NE ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NE	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: NMR		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

Gestra Engineering Inc.
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PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/20/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/20/2018	BORING NUMBER: B-2
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: A. Mughal	NORTHING: 153631	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 613099	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 671.3 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	24	2 3 4 6	7	670.6	TOPSOIL (8") 0.7 (670.6) SANDY LEAN CLAY, brown, moist, medium stiff to stiff, trace to with gravel							14.3	
SS - 2	24	6 6 10 8	16			CL						13.6	
SS - 3	24	4 6 6 6	12	5	wet silt seam at 4 ft. 6 (665.3)							13.8	
SS - 4	24	5 8 10 13	18	665.6	LEAN CLAY, brown, moist, hard 8 (663.3)	CL			4.0			21.1	
SS - 5	24	5 8 8 8	16		SANDY LEAN CLAY, brown, very moist, very stiff, silt seams 10 (661.3)	CL			2.0			16	P200 = 73%
SS - 6	24	3 4 5 9	9	10 660.6	LEAN CLAY, gray, moist, hard 12 (659.3)	CL			4.0			11.8	
SS - 7	24	7 16 25 23	41		SILT WITH SAND, gray, moist, dense 14 (657.3)	ML							
SS - 8	24	7 12 16 23	28	15	SILTY SAND, gray, moist to wet, medium dense to dense								
SS - 9	24	8 12 14 16	26	655.6 ▽		SM							
SS - 10	24	4 4 8 12	12	20	20 (651.3) End of Boring at 20.0 ft.								
				650.6									
				25									
				645.6									
				30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: 17.5 ft.		CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NE		CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: NMR			

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

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PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/20/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/20/2018	BORING NUMBER: B-3
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: A. Mughal	NORTHING: 153164	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 612758	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 666.9 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	12	0 1 3 4	7		TOPSOIL (8"), LEAN CLAY, dark brown, moist 0.7 (666.2)								
				665.0	CLAYEY SAND, brown, moist, loose 2 (664.9)	SC						22.8	
SS - 2	24	5 7 8 10	15		LEAN CLAY, brown with gray mottled to brown, hard, trace sand				4.5			16.3	
SS - 3	24	3 6 13 15	19	5		CL			4.5+			16.2	
SS - 4	24	10 11 15 17	26	660.0	7.5 (659.4)				4.5			16.2	
					LEAN CLAY, gray, moist, stiff to very stiff, trace sand								
SS - 5	24	6 8 8 9	16	10					3.5			17.9	
SS - 6	24	2 3 5 6	8	655.0		CL			1.0			14.2	
SH - 7	15				Sand seams 5" silty clay layer				0.5			14.4	
SS - 8	24	4 7 10 8	17	15	15.5 (651.4)				2.75			12.7	
					SILTY SAND, gray, moist	SM							
SS - 9	24	12 12 12 12	24	650.0	16 (650.9) SILT, gray, moist to wet, medium dense	ML							
SS - 10	24	12 10 10 11	20	20	20 (646.9)								
					End of Boring at 20.0 ft.								
				645.0									
				25									
				640.0									
				30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: 17.5 ft.		CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NE		CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: NMR			

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

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PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/19/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/19/2018	BORING NUMBER: B-4
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: J. Martinez; LAB LOG / QC: D. Dettmers	NORTHING: 152915; EASTING: 612802	PROJECT NUMBER: 18282-10; DRILLING RIG: Diedrich D50 ATV; DRILLING METHOD: 3¼" HSA; SURFACE ELEVATION: 669.7 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft)	Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	12	1 2 4 6	6			TOPSOIL (10"), LEAN CLAY, black, moist								
						0.8 (668.9)								
						SANDY LEAN CLAY, brown, light brown, moist, stiff, with gravel	CL			1.0			21.1	
						2 (667.7)								
SS - 2	12	4 6 8 11	14			LEAN CLAY, brown, moist, very stiff to hard				4.5+			17.2	
SS - 3	24	5 6 11 14	17	5	665.0	Silt seams at 4ft.	CL			3.5			14.2	
SS - 4	24	7 7 7 13	14			7 (662.7)								
						LEAN CLAY, gray, moist, very stiff to hard				4.0			16.6	
SS - 5	24	13 13 12 9	25	10	660.0		CL			2.5			21.8	
SS - 6	24	4 4 6 10	10							2.5			21.8	
						12 (657.7)								
SS - 7	24	6 8 11 8	19			CLAYEY SAND, gray, very moist, medium dense	SC						10.7	
						14 (655.7)								
SS - 8	24	2 3 4 4	7	15	655.0	SANDY LEAN CLAY, gray, very moist, stiff	CL			1.0			13.5	
						CLAYEY SAND layer at 16 ft.								
						16.8 (652.9)								
SS - 9	24	5 5 4 4	9			LEAN CLAY, gray, moist, very stiff to hard, with sand and gravel				2.5			18.3	
SS - 10	24	5 5 8 15	13	20	650.0		CL			4.5+			10.4	
						20 (649.7)								
						End of Boring at 20.0 ft.								
				25	645.0									
				30	640.0									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: NE ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NE	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 10 ft.		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

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PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/19/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/19/2018	BORING NUMBER: B-5
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: J. Martinez	NORTHING: 152803	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 612576	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 665 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft)	Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	12	2 3 4 5	7			TOPSOIL (12"), LEAN CLAY, black, moist								
						1 (664)								
SS - 2	12	3 3 4 6	7			LEAN CLAY, brown with gray mottled, moist, stiff to very stiff	CL			1.0			20.8	
						4 (661)				2.5			22.3	
SS - 3	18	3 4 6 9	10	5	660.0	LEAN CLAY, brown, moist, hard	CL			4.0			20.2	
						6 (659)								
SS - 4	24	8 8 12 13	20			LEAN CLAY, gray, moist, very stiff, trace gravel ribboning in sample SS-5	CL			3.0			20	Ribboning in sample SS-5
SS - 5	24	3 4 6 8	10							1.0			18.7	P200 = 47%
						9 (656)								
				10	655.0	SILTY SAND, gray, wet, medium dense, clay seams (SS-5B)	SM							
						10 (655)								
SS - 6	24	3 4 8 5	12			SILTY CLAY, gray, very moist, stiff to very stiff, wet sandy clay layers	CL-ML			1.0	19	7	14	
SS - 7	18	3 7 10 9	17			8 inches of silty sandy clay at 12 ft. (SS-7A)				2.0			14.1	P200 = 55% (SS-7A)
						13.5 (651.5)								
SS - 8	24	4 6 7 7	13	15	650.0	LEAN CLAY, gray, moist, stiff to hard, trace sand	CL			4.5+			12.9	
SS - 9	18	3 5 8 8	13							1.0			20.1	
SS - 10	18	5 7 8 10	15							3.5-4.5			13.8	
				20	645.0	20 (645)								
						End of Boring at 20.0 ft.								
				25	640.0									
				30	635.0									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: 8 ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NE	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 5 ft.		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

Gestra Engineering Inc.
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Milwaukee, WI 53207
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PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/19/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/19/2018	BORING NUMBER: B-6
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: J. Martinez	NORTHING: 152378	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 612622	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 668.1 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	9	1 4 4 4	8		TOPSOIL (24"), LEAN CLAY, black, moist							18.7	
					2 (666.1)								
SS - 2	18	2 3 3 4	6	665.0	LEAN CLAY, brown with gray mottled, moist, very stiff, with sand	CL			3.0			20	
					4 (664.1)								
SS - 3	24	3 7 9 11	16	5	LEAN CLAY, brown, moist, hard	CL			4.5			17.6	
					6 (662.1)								
SS - 4	24	5 7 7 10	14	660.0	LEAN CLAY, gray, moist, medium stiff to very stiff				3.0			18.3	
SS - 5	24	3 3 4 5	7	10					2.5			20.1	
SS - 6	18	4 5 7 6	12		With gravel at 10-12 ft.				1.0			33.6	
SS - 7	18	1 2 5 7	7	655.0	Sandy clay layer at 12-14 ft.	CL			0.5			13.5	P200 = 65 %
SS - 8	18	4 5 6 6	11	15					1.0			12.5	
SS - 9	18	4 5 6 7	11	650.0					2.0			15.3	
SS - 10	24	2 2 4 5	6	20								17.5	
					20 (648.1)								
					End of Boring at 20.0 ft.								
				645.0									
				25									
				640.0									
				30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: NE ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NE	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 6 ft.		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

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PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/19/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/19/2018	BORING NUMBER: B-7
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: J. Martinez; LAB LOG / QC: D. Dettmers	NORTHING: 152300; EASTING: 612484	PROJECT NUMBER: 18282-10; DRILLING RIG: Diedrich D50 ATV; DRILLING METHOD: 3¼" HSA; SURFACE ELEVATION: 667 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	20	1 4 3 5	8		TOPSOIL (16"), LEAN CLAY, black, moist								Boring offset 20 ft. north from staked location due to gas line
					1.3 (665.7)								
				665.0	LEAN CLAY, brown with gray mottled, moist, very stiff with sand	CL			2.5			17.9	
SS - 2	24	4 5 7 10	17						4.5+			18.6	
					4 (663)								
SS - 3	24	2 6 8 11	18	5	LEAN CLAY, brown, moist, hard, trace sand	CL			4.5+			21.8	
SS - 4	24	9 15 17 20	32	660.0					4.5+			18.7	
					8.5 (658.5)								
SS - 5	24	13 10 13 13	26		LEAN CLAY, gray, moist, hard				4.5			18.4	
				10									
SS - 6		8 11 9 11	20		Sampler drove stone SS-6	CL						18	
				655.0									
					12 (655)								
SS - 7	24	7 10 11 12	23		CLAYEY SAND, gray, moist, medium dense	SC						11.1	
					13 (654)								
					SILTY SAND, gray, wet, medium dense	SM							
					14 (653)								
SS - 8	10	1 2 5 7	12	15	SANDY LEAN CLAY, gray, moist, stiff	CL						15.6	
SS - 9	24	3 3 4 7	11	650.0					2.0			13.8	
					17 (650)								
SS - 10	24	5 5 11 9	20		LEAN CLAY, gray, moist, very stiff, trace sand 5 inch layer of red silt	CL			3.5			14.9	
				20	20 (647)								
					End of Boring at 20.0 ft.								
				645.0									
				25									
				640.0									
				30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: 13 ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NE	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 9 ft.		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

Gestra Engineering Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: 414-933-7444, Fax: 414-933-7844

PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/17/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/17/2018	BORING NUMBER: B-8
BORING DRILLED BY: FIRM: Gestra CREW CHIEF: S. Gonyer	FIELD LOG: S. Gonyer LAB LOG / QC: D. Dettmers	NORTHING: 153834 EASTING: 613685	PROJECT NUMBER: 18282-10 DRILLING RIG: Diedrich D50 ATV DRILLING METHOD: 3¼" HSA SURFACE ELEVATION: 675.7 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	14	1 2 3 4	5	675.0	TOPSOIL (13")								
					1.1 (674.6) LEAN CLAY WITH SAND, brown with gray mottled, moist, stiff	CL			1.5			19.9	
SS - 2	14	2 3 6	9		2 (673.7) CLAYEY SAND WITH GRAVEL, brown, moist, loose	SC							
					4 (671.7) LEAN CLAY, brown, moist, hard, gravel piece in sample								
SS - 3	18	8 10 17	27	5 670.0		CL			4.5+			15.4	
					6.5 (669.2) LEAN CLAY, gray, moist, very stiff to hard								
SS - 4	18	11 12 15	27						4.5+			15.2	
SS - 5	18	2 7 8	15	10 665.0					3.5			17.9	
						CL							
SS - 6	18	2 4 4	8	15 660.0	Sandy clay and sand layers							8.8	
					18 (657.7) SILTY SAND, gray, wet, dense to very dense								
SS - 7	18	12 30 42	72	20 655.0	9 inch silty clay layer in SS-7	SM							
					21 (654.7) End of Boring at 21.0 ft.								
				25 650.0									
				30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: 19.5 ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NMR	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 1 ft.		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

Gestra Engineering Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: 414-933-7444, Fax: 414-933-7844

PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/17/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/17/2018	BORING NUMBER: B-9
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: S. Gonyer	FIELD LOG: S. Gonyer	NORTHING: 153620	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 613591	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 675.1 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft)	Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	18	2 4 4 4	8			TOPSOIL (12")								
						1 (674.1)								
						SILTY CLAY, brown with gray mottled, moist	CL-ML			1.0			19.6	
						2 (673.1)								
SS - 2	18	2 7 12	19			CLAYEY SAND, brown, moist, medium dense, trace gravel, clay seams	SC						17.6	
						4 (671.1)								
						LEAN CLAY, brown, moist, hard, trace sand								
SS - 3	8	5 6 11	17	5	670.0		CL			4.5+			15.7	
						6.5 (668.6)								
						LEAN CLAY, gray, moist, very stiff, trace to with sand								
SS - 4	18	8 8 14	22							3.0			15.7	
SS - 5	18	5 6 9	15	10	665.0					3.0			16.4	
							CL							
SS - 6	18	5 6 7	13	15	660.0					2.5			12.2	
						18 (657.1)								
						SILTY SAND, gray, moist to wet, dense, clay seams	SM							
SS - 7	18	11 14 23	37	20	655.0									
						21 (654.1)								
						End of Boring at 21.0 ft.								
				25	650.0									
				30										

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: 19.5 ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NMR	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: NE		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

Gestra Engineering Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: 414-933-7444, Fax: 414-933-7844

PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/17/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/17/2018	BORING NUMBER: B-10
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: S. Gonyer	FIELD LOG: S. Gonyer	NORTHING: 153240	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 613591	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 675.6 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	18	3 4 5 6	9	675.0	TOPSOIL (12")								
					1 (674.6)								
					LEAN CLAY, gray with brown mottled, moist, very stiff				2.0			27.5	
SS - 2	18	2 3 3	6			CL			2.0	49	33	27.3	
					4 (671.6)								
SS - 3	18	2 3 3	6	5 / 670.0	CLAYEY SAND, gray, very moist, loose, silty sand layers	SC							
					6.5 (669.1)								
SS - 4	18	6 8 11	19		LEAN CLAY, gray, moist, stiff to hard				1.5			17.1	
					Sand seams in SS-4, SS-5								
SS - 5	18	3 5 8	13	10 / 665.0					4.0			17.3	
						CL							
SS - 6	18	3 5 7	12	15 / 660.0					4.5			15.9	
SS - 7	18	3 3 6	9	20 / 655.0					2.0			18.6	
					21 (654.6)								
					End of Boring at 21.0 ft.								
				25 / 650.0									
				30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: NMR ft.		CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: NMR		CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 2 ft.			

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

Gestra Engineering Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: 414-933-7444, Fax: 414-933-7844

PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/17/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/17/2018	BORING NUMBER: B-11
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: S. Gonyer	FIELD LOG: S. Gonyer	NORTHING: 152809	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 613512	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 674.5 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	18	3 4 4 4	8		TOPSOIL (12")								
					1 (673.5)								
					SANDY CLAY, brown with gray mottled, moist, stiff, trace gravel	CL			1.0			29.5	
SS - 2	18	2 4 5	9		2 (672.5)								P200 = 60%
					SANDY LEAN CLAY, gray, very moist, medium stiff, trace gravel	CL						14	
					4 (670.5)								
SS - 3	18	2 2 5	7	670.0 / 5	SILTY SAND, gray, very moist, loose	SM							
					6.5 (668)								
SS - 4	18	1 4 6	10		LEAN CLAY, gray, moist, stiff to very stiff				3.0			15	
				665.0 / 10									
SS - 5	18	3 5 8	13						3.5			16.3	
						CL							
				660.0 / 15									
SS - 6	18	2 5 6	11						2.0			19.3	
				655.0 / 20									
SS - 7	18	2 5 6	11						1.5			22.4	
					21 (653.5)								
					End of Boring at 21.0 ft.								
				650.0 / 25									
				645.0 / 30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: 9 ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: 9 ft.	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 0		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

SOIL BORING LOG

Gestra Engineering Inc.
191 W. Edgerton Avenue
Milwaukee, WI 53207
Phone: 414-933-7444, Fax: 414-933-7844

PROJECT NAME: Willow Creek Residential		DATE DRILLING STARTED: 9/19/2018	PAGE NUMBER: 1 of 1
PROJECT LOCATION: Somers, WI		DATE DRILLING ENDED: 9/19/2018	BORING NUMBER: B-12
BORING DRILLED BY: FIRM: Gestra; CREW CHIEF: M. Rhodes	FIELD LOG: J. Martinez	NORTHING: 152283	PROJECT NUMBER: 18282-10
	LAB LOG / QC: D. Dettmers	EASTING: 613305	DRILLING RIG: Diedrich D50 ATV
			DRILLING METHOD: 3¼" HSA
			SURFACE ELEVATION: 679.1 ft

Number and Type	Recovery (in)	Blow Counts	N - Value	Depth (ft) / Elevation	Soil Description and Geological Origin for Each Major Unit	USCS Classification	Graphic	Well Diagram	Unconfined Comp. Strength (Q_u or Q_p) (tsf)	Liquid Limit	Plasticity Index	Moisture Content (%)	Comments
SS - 1	8	2 4 4	8		TOPSOIL (12"), Lean clay, black, moist								Boring offset 20ft. north of staked location due to gas line
					1 (678.1)								
					CLAYEY SAND, brown, moist, loose, trace gravel, medium stiff (Possible FILL)								
SS - 2	18	5 5 5	10									16.2	
				675.0									
SS - 3	5	5 7 11	18	5	Possible rock at 4.5 ft. , trace to with black lean clay in SS-3							18.7	
					6 (673.1)								
					LEAN CLAY, gray, moist, stiff to very stiff, trace sand								
SS - 4	18	3 7 11	18						2.5-3.5			16.5	
				670.0									
SS - 5	18	4 5 7	12	10					2.5			18	
SS - 6	18	5 9 13	22						3.0			17.5	
				665.0		CL							
SS - 7	18	4 5 7	12	15					3.0			18.5	
				660.0									
SS - 8	18	4 6 11	17	20	With gravel in SS-8				1.0-2.0			19.3	
					21 (658.1)								
					End of Boring at 21.0 ft.								
				655.0									
				25									
				650.0									
				30									

WATER & CAVE-IN OBSERVATION DATA

▽	WATER ENCOUNTERED DURING DRILLING: NE ft.	CAVE DEPTH AT COMPLETION: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AT COMPLETION: 12 ft.	CAVE DEPTH AFTER 0 HOURS: NMR	WET ☐ DRY ☐
▼	WATER LEVEL AFTER 24 HOURS: 4 ft.		

NOTE: Stratification lines between soil types represent the approximate boundary; gradual transition between in-situ soil layers should be expected.

1002-CPS-23
Division of Industry Services
P. O. Box 2658
Madison, Wisconsin 53701
Scott Walker, Governor
Laura Gutierrez, Secretary

SOIL AND SITE EVALUATION – STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road

Please print all information

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

County: Kenosha

Parcel I.D.: Multiple

Reviewed by: DD

Date: 9/27/18

Property Owner: Bear Development

Property Location: Govt. Lot ¼ ¼ S 15 T 2 N R 22 ☑ E (or) ☐ W

Property Owner' Mail Address: 4011 80th Street

Lot # | Block # | Subd. Name or CSM #

City: Kenosha | State: WI | Zip Code: 53142 | Phone Number

☐ City ■ Village ☐ Town | Nearest Road: Sommers | County Highway E

Drainage area _____ ☐ sq .ft ☐ acres

Test site suitable for (check all that apply): ☐ Site not suitable;

☐ Bioretention; ☐ Subsurface Dispersal System;

☐ Reuse; ☐ Irrigation; ☐ Other _____

Hydraulic Application Test Method

■ Morphological Evaluation
☐ Double Ring Infiltrometer
☐ Other: (specify) _____

Soil Moisture
Date of soil borings: 9/19/18-9/20/18

USDA-NRCS WETS Value:
☐ Dry =1;
■ Normal = 2;
☐ Wet = 3.

B-1 #OBS. ☐ Pit ■ Boring Ground surface elevation. 673.5 ft. Elevation of limiting factor 657.5 ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
	0.7	10YR2/1	-	SiCL	1, F, GR	mFR	-	0-10	-	0.04
	2	10YR3/4	-	C	0, M	mFR	-	0-15	-	0.07
C	8	10YR4/3	-	C	0, M	mVFI	-	0-10	-	0.07
C	16	10YR4/1	-	C	0, M	mFI	-	0-10	-	0.07
C	20	10YR4/1	-	LS	0, SG	mFR	-	0-10	-	3.60

Comments:

B-2 #OBS. ☐ Pit ■ Boring Ground surface elevation. 671.3 ft. Elevation of limiting factor Exempt ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
	6	10YR4/4	-	SL	1, F, SBK	mFR	-	5-20	-	0.50
B	8	10YR4/3	-	C	2, M, ABK	mFI	-	0-10	-	0.07
C	10	10YR5/3	-	CL	0, M	mFR	-	0-10	-	0.03
C	12	10YR4/1	-	SC	0, M	mFI	-	0-15	-	0.04
C	20	10YR4/1	-	SL	0, M	mFR	-	0-10	-	0.50

Comments:
Wet at 17.5'

Name (Please Print): Jeffrey Bruesewitz | Signature | Credential Number: PG-1333

Address: 191 W. Edgerton Ave, Milwaukee, WI 53207 | Date Evaluation Conducted: 9/25/18 | Telephone Number: 414-933-7444

SBD-10793 (R01/17)

WDNR
September 2017

B-3 #OBS. ☐ Pit ■ Boring Ground surface elevation. 666.9 ft. Elevation of limiting factor 659.4 ft. Page 2 of 3

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
	0.7	10YR2/1	-	CL	0, M	mFR	-	0-10	-	0.03
	2	10YR4/6	-	L	0, M	mFR	-	5-20	-	0.24
C	7.5	10YR4/3	-	C	0, M	mVFI	-	0-10	-	0.07
C	12.8	10YR4/1	-	C	0, M	mFI	-	0-10	-	0.07
C	15.5	10YR4/1	-	SiL	0, M	mFR	-	0-10	-	0.13
C	20	10YR4/1	-	SL	0, M	mFR	-	0-10	-	0.50

Comments:
Wet at 17.5', with sand lenses from 15.5' to 16'

B-4 #OBS. ☐ Pit ■ Boring Ground surface elevation. 669.7 ft. Elevation of limiting factor Exempt ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
	0.8	10YR2/1	-	CL	1, F, GR	mFR	-	0-10	-	0.03
	2	10YR3/4	-	C	0, M	mFR	-	5-20	-	0.07
C	7	10YR4/3	-	C	0, M	mVFI	-	0-10	-	0.07
C	12	10YR4/1	-	C	0, M	mFI	-	0-10	-	0.07
C	14	10YR4/1	-	GRSL	1, F, SBK	mL	-	15-25	-	0.50
C	16.8	10YR4/1	-	C	0, M	mFR	-	0-10	-	0.07
C	20	10YR4/1	-	C	0, M	mFI	-	0-15	-	0.07

Comments:

B-5 #OBS. ☐ Pit ■ Boring Ground surface elevation. 665.0 ft. Elevation of limiting factor 664.0 ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
A	1	10YR2/1	-	SiCL	1, F, GR	mFR	-	0-10	-	0.04
B	4	2.5YR6/2	C, 3, P, 10YR5/6	C	1, F, ABK	mFR	-	0-15	-	0.07
C	9	10YR4/2	-	C	0, M	mVFI	-	0-10	-	0.07
C	10	10YR4/1	-	SL	0, M	mL	-	0-10	-	0.50
C	13.5	10YR4/1	-	SCL	0, M	mFR	-	0-15	-	0.11
C	20	10YR4/1	-	C	0, M	mFI	-	0-10	-	0.07

Comments:
Water at 8'

B-6 #OBS. ☐ Pit ■ Boring Ground surface elevation. 668.1 ft. Elevation of limiting factor Exempt ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
A	2	10YR2/1	-	CL	1, F, GR	mFR	-	0-15	-	0.03
B	4	10YR4/3	-	CL	0, M	mFI	-	0-15	-	0.03
B	6	10YR4/2	-	C	0, M	mVFI	-	0-10	-	0.07
C	10	10YR4/1	-	C	0, M	mFI	-	0-10	-	0.07
C	14	10YR4/1	-	SC	0, M	mFR	-	5-15	-	0.04
C	20	10YR4/1	-	C	0, M	mFR	-	0-10	-	0.07

Comments:
With sand seams from 10' to 14'

SBD-10793 (R 7/17)

Overall Site Comments:

B-7 #OBS. ☐ Pit ■ Boring Ground surface elevation. 667.0 ft. Elevation of limiting factor 658.5 ft. Page 3 of 3

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
	1.3	10YR2/1	-	CL	1, F, GR	mFR	-	0-15	-	0.03
	2	2.5YR4/6	-	GRSCL	1, M, ABK	mFI	-	15-25	-	0.11
B	8.5	10YR5/3	C, 2, F, 10YR5/6	C	1, M, ABK	mVFI	-	0-10	-	0.07
C	12	10YR4/1	-	C	0, M	mFI	-	0-10	-	0.07
C	14	10YR4/1	-	SL	0, M	mFR	-	0-10	-	0.50
C	20	10YR4/1	-	C	0, M	mFR	-	0-15	-	0.07

Comments:
Wet at 13'

☐ #OBS. ☐ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr

Comments:

☐ #OBS. ☐ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr

Comments:

☐ #OBS. ☐ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth ft.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr

Comments:

SBD-10793 (R 7/17)

Overall Site Comments: _____

GENERAL NOTES

DRILLING AND SAMPLING SYMBOLS

SYMBOL	DEFINITION
HSA	Hollow Stem Auger
RWB	Rotary Wash Boring (Mud Drilling)
_FA	4", 6" or 10" Diameter Flight Auger
_HA	2", 4" or 6" Hand Auger
_DC	2 1/2" , 4" , 5" or 6" Steel Drive Casing
_RC	Size A, B, or N Rotary Casing
PD	Pipe Drill or Cleanout Tube
CS	Continuous Split Spoon Sampling
DM	Drill Mud
JW	Jetting Water
SS	2" O.D. Split Spoon Sample
_L	2 1/2" or 3 1/2" O.D. SB Liner Sample
ST	3" Thin Walled Tube Sample (Shelby Tube)
3TP	3" Thin Walled Tube (Pitcher Sampler)
_TO	2" or 3" Thin Walled Tube (Osterberg Sampler)
W	Wash Sample
B	Bag Sample
P	Test Pit Sample
_Q	BQ, NQ, or PQ Wireline System
_X	AX, BX, or NX Double Tube Barrel
CR	Core Recovery – Percent
NSR	No Sample Recovered, classification based on action of drilling, equipment and/or material noted in drilling fluid or on sampling bit.
NMR	No Measurement Recorded, primarily due to presence of drilling or coring fluid.
▽	Water Level Symbol

TEST SYMBOLS

SYMBOL	DEFINITION
MC	Moisture Content - % of Dry Wt. – ASTM D 2216
OC	Organic Content - % of Dry Wt. – ASTM D 2974
DD	Dry Density – Pounds Per Cubic Foot
LL, PL	Liquid and Plastic Limit – ASTM D 4318
	Additional Insertions
Qu	Unconfined Comp. Strength-psf – ASTM D 2166
Qp	Penetrometer Reading – Tons/Square Foot
Ts	Torvane Reading – Tons/Square Foot
G	Specific Gravity – ASTM D 854
SL	Shrinkage Limits – ASTM D 427
OC	Organic Content – Combustion Method
SP	Swell Pressure - Tons/Square Foot
PS	Percent Swell
FS	Free Swell – Percent
pH	Hydrogen Ion Content. Meter Method
SC	Sulfate Content – Parts/ Million, same as mg/L
CC	Chloride Content - Parts/ Million, same as mg/L
C*	One Dimensional Consolidation – ASTM D 2453
Qc*	Triaxial Compression
D.S.*	Direct Shear – ASTM D 3080
K*	Coefficient of Permeability – cm/sec
D*	Dispersion test
DH*	Double Hydrometer – ASTM D 4221
MA*	Particle Size Analysis – ASTM D 422
R	Laboratory Receptivity, in ohm – cm – ASTM G 57
E*	Pressuremeter Deformation Modulus – TSF
PM*	Pressuremeter Test
VS*	Field Vane Shear – ASTM D 2573
IR*	Infiltrometer Test – ASTM D 3385
RQD	Rock Quality Designation – Percent

*See attached data sheet or graph

WATER LEVEL

Water levels shown on the boring logs are the levels measured in the borings at the time and under the conditions indicated. In sand, the indicated levels may be considered reliable ground water levels. In clay soil, it may not be possible to determine the ground water level within the normal time required for test borings, except where lenses or layers of more pervious waterbearing soil are present. Even then, an extended period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed texture soils may not indicate the true level of the ground water table. Perched water refers to water above an impervious layer, thus impeded in reaching the water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

DENSITY TERM	"N" VALUE
Very Loose	0-4
Loose	4-10
Medium Dense	10-30
Dense	30-50
Very Dense	Over 50

CONSISTENCY TERM	Unconfined Compressive Strength, (tsf)	"N" VALUE
Very Soft	<0.25	0-2
Soft	0.25 - 0.49	2-4
Medium Stiff	0.5 - 0.99	4-8
Stiff	1.0 - 1.99	8-16
Very Stiff	2.0 - 3.99	16-30
Hard	4.0+	Over 30

Standard "N" Penetration: Blows per Foot of a 140 Pound Hammer Falling 30 inches on a 2 inch OD Split Barrel Sampler

Lamination	Up to 1/2" thick stratum
Layer	1/2" to 6" thick stratum
Lens	1/2" to 6" discontinuous stratum
Varved	Alternating laminations
Dry	Powdery, no noticeable water
Moist	Below saturation
Wet	Saturated, above liquid limit
Water bearing	Pervious soil below water

RELATIVE GRAVEL PROPORTIONS

CONDITION	TERM	RANGE
Coarse Grained Soils	trace of gravel	2-14%
	with gravel	15-49%
Fine Grained Soils		
15-29% + No. 200	trace of gravel	2-14%
15-29% + No. 200	with gravel	15-29%
30% + No. 200	trace of gravel	2-14%
30% + No. 200	with gravel	15-24%
30% + No. 200	gravelly	25-49%

RELATIVE SIZES

Boulder	Over 12"
Cobble	3" - 12"
Gravel	
Coarse	3/4" - 3"
Fine	#4 – 3/4"
Sand	
Coarse	#4 - #10
Medium	#10 - #40
Fine	#40- #200
Silt & Clay	- # 200, Based on Plasticity

SOILS CLASSIFICATION FOR ENGINEERING PURPOSES

ASTM Designation: D 2487 - 83

(Based on Unified Soil Classification System)

SOIL ENGINEERING

		Criteria for Assigning GroupSymbols and Group Names Using Laboratory Tests [A]		Soil Classification[B] Group Symble	Group Name
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% coarse fraction retained on No. 4 sieve	Clean Gravels Less Than 5% fines [C]	Cu≥ 4 and 1≤ Cc ≤3[E]	GW	Well graded gravel [F]
			Cu< 4 and/or 1> Cc >3[E]	GP	Poorly graded gravel [F]
		Gravels with Fines more than 12% fines [C]	Fines Classify as ML or MH	GM	Silty gravel [F.G.H.]
			Fines classify as CL or CH	GC	Clayey gravel [F.G.H.]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean sands Less than 5% fines [D]	Cu≥ 6 and 1≤ Cc ≤3[E]	SW	Well graded sand [I]
			Cu< 6 and/or 1> Cc >3[E]	SP	Poorly graded sand [I]
		Sands with Fines more than 12% fines [D]	Fines Classify as ML or MH	SM	Silty sand [G.H.I]
			Fines classify as CL or CH	SC	Clayey sand [G.H.I]
Fine-Grained Soils 50% or more passes the No. 200 sieve	Silts and Clays Liquid Limit less than 50	inorganic	PI >7 and plots on or above " A" line	CL	Lean clay [K.L.M]
			PI<4 or plots below " A " line	ML	Silt [K.L.M]
		organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OL	Organic clay [K.L.M.N] Organic Silt [K.L.M.O]
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above " A " line	CH	Fat clay [K.L.M]
			PI plots below " A " line	MH	Elastic silt [K.L.M]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OH	Organic clay [K.L.M.P] Organic Silt [K.L.M.Q]
Highly organic Soils		Primarily organic matter, dark in color, and organic odor		PT	Peat
Fibric Peat > 67% Fibers		Hemic Peat 33 % - 67 % Fibers		sapric	Peat < 33% Fibers

[A] Based on the material passing the 3-in (75- mm)sieve

[B] If field sample contained cobbles or boulders, or both. add with cobbles or boulders, or both to group name

[C] Gravels with 5 to 12 % fines require dual symbols:
GW - GM well-graded gravel with silt
GW - GC well-graded gravel with clay
GP - GM poorly-graded gravel with Silt
GP - GC poorly-graded gravel with clay

[D] Sands with 5 to 12 % fines require dual symbols:
SW -SM well-graded sand with silt
SW - SC well-graded sand with clay
SP - SM poorly-graded sand with Silt
SP - SC poorly-graded sand with clay

[E] $Cu = \frac{D_{60}}{D_{10}}$ $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F] If soil contains ≥ 15% sand, add "with sand" to group name

[G] If fines classify as CL-ML, use dual symbol GC-GM. or SC-SM

[H] If fines are organic, add "with organic fines" to group name.

[I] If soil contains ≥15% gravel, add "with gravel" to group name.

[J] If Atterberg limits plot in hatched area, soil is a CL_ML silty clay
If soil contains 15 to 29% plus No. 200, add, "with sand" or " with gravel", whichever is predominent

[L] If soil contains ≥ 30% plus No.200, predominantly sand, add "sandy" to the group name

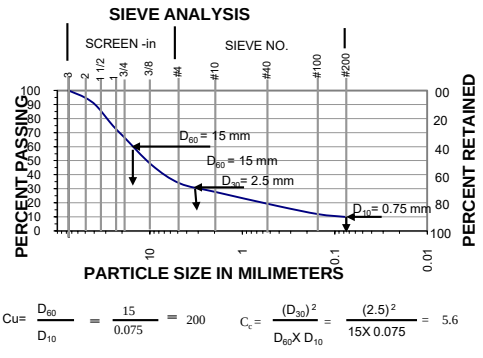
[M] If soil contains ≥ 30% plus No.200, predominantly gravel add "gravelly" to the group name

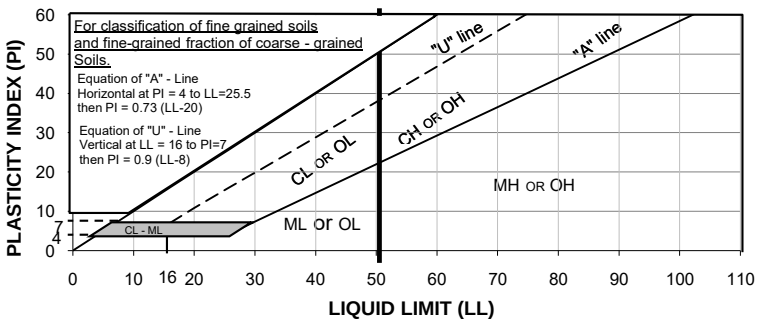
[N] PI ≥4 and plots on or above "A" Line

[O] PI < 4 or plots below "A" Line

[P] PI plots on or above "A" Line

[Q] PI plots below "A" Line





SOILS CLASSIFICATION FOR ENGINEERING PURPOSES

(Based on U.S. Dept. of Agriculture & Natural Resources Conservation Service)

SOIL ENGINEERING

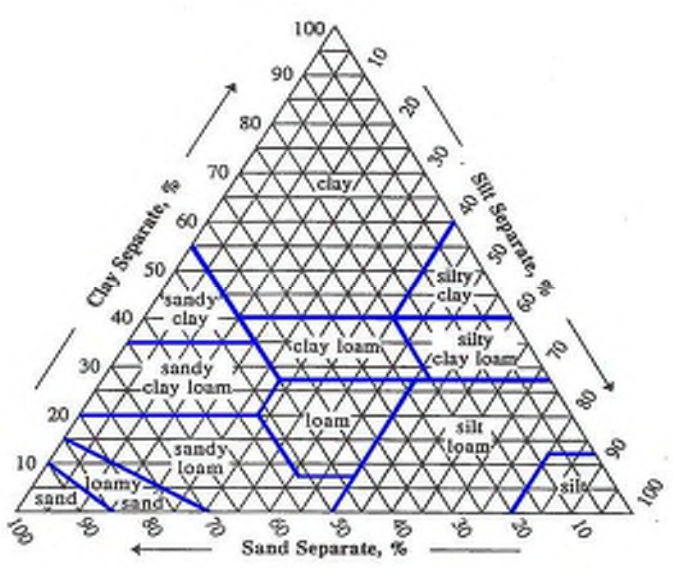
		Criteria for Assigning GroupSymbols and Group Names Using Laboratory Tests		Soil Classification Group Symble	Soil Classification Group Name
Coarse-Grained Soils More than 15% retained on No. 10 sieve	Rock Fragments	≥ 15% but < 35% rock fragments	> 25"	BY	Boulders
			10" < 25"	ST	Stones
			3" < 10"	CB	Cobbles
	Gravels	≥ 15% but < 35% gravel	3/4" < 3"	CGR	Coarse Gravel
			# 4 < 3/4"	MGR	Medium Gravel
			# 10 < # 4	FGR	Fine Gravel
Sands	Texture class based on Texture Triangle	Use rock fragment modifiers if > 15% retained on # 10	# 18 < # 10	VCOS	Very Coarse Sand
			# 35 < # 18	COS	Coarse Sand
			# 60 < # 35	S	Sand
			# 140 < # 60	FS	Fine Sand
			# 300 < # 140	VFS	Very Fine Sand
Fine-Grained Soils 50% or more passes the No. 300 sieve	Silts and Clays Texture class based on Texture Triangle	Use rock fragment modifiers if > 15% retained on # 10	.02 mm < .05 mm		Coarse Silt
			.002 mm < .02 mm		Fine Silt
			.0002 mm < .002 mm		Coarse Clay
			< .0002 mm		Fine Clay

[F] Use Field Book for Describing and Sampling Soils V 2.0

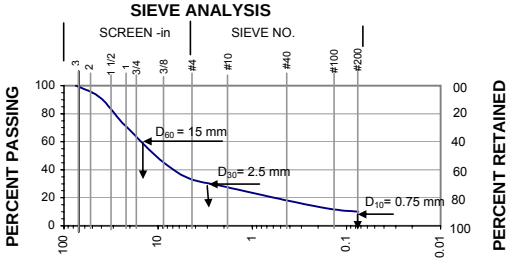
Texture Classes [F]	Code
Loamy Coarse Sand	LCOS
Loamy Sand	LS
Loamy Fine Sand	LFS
Loamy Very Fine Sand	LVFS
Coarse Sandy Loam	COSL
Sandy Loam	SL
Fine Sandy Loam	FSL
Very Fine Sandy Loam	VFSL
Loam	L
Silt Loam	SIL
Silt	SI
Sandy Clay Loam	SCL
Clay Loam	CL
Silty Clay Loam	SICL
Sandy Clay	SC
Silty Clay	SIC
Clay	C

15 < 35 %	size adjective
35 < 60 %	Very (size adj.)
60 < 90 %	Extremely (size adj.)

Texture Triangle



SIEVE ANALYSIS



APPENDIX II

LABORATORY TEST RESULTS

GESTRA Engineering, Inc
191 W. Edgerton Ave
Milwaukee, WI 53207
Phone: (414) 933-7444; Fax: (414) 933-7844

Laboratory Test Results of Atterberg Limits of Soil

Project Name:	Willow Creek	Date:	October 9, 2018
Project Number:	18282-10	Client:	Bear Development
Project Location:	Somers, WI		
ASTM Designation:	**D4318**		

Sample Information

Type of Sample	Split Spoon
Boring Number	B-5
Sample Number	6
Depth of Sample	10'-12'

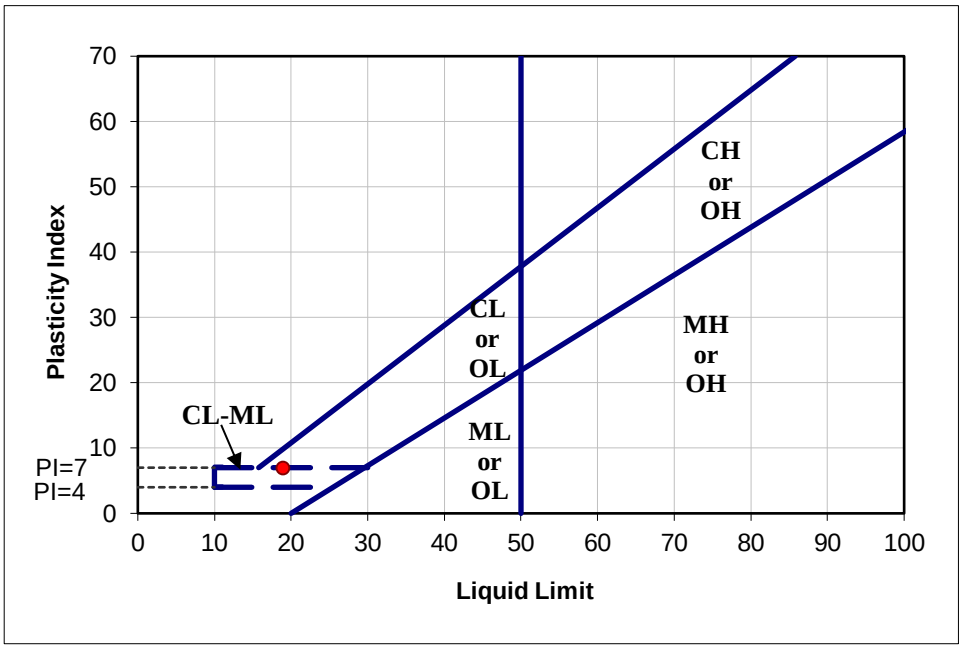
Determination of Liquid Limit

Cup Number	D17	D21	D16
Weight of Cup (g)	14.72	14.55	14.72
Weight of Wet Soil and Cup (g)	33.76	39.88	38.06
Weight of Dry Soil and Cup (g)	30.83	35.80	34.19
Moisture Content (%)	18.2	19.2	19.9
Blow Counts	31	23	17

Determination of Plastic Limit

Cup Number	D28	D8
Weight of Cup (g)	7.45	7.21
Weight of Wet Soil and Cup (g)	14.17	13.42
Weight of Dry Soil and Cup (g)	13.47	12.77
Moisture Content (%)	11.6	11.7

Compilation of Test Results



Liquid Limit	19
Plastic Limit	12
Plasticity Index	7
USCS Symbol	**CL-ML**

Performed by: B. Bills

Reviewed By: D. Dettmers

GESTRA Engineering, Inc
191 W. Edgerton Ave
Milwaukee, WI 53207
Phone: (414) 933-7444; Fax: (414) 933-7844

Laboratory Test Results of Atterberg Limits of Soil

Project Name:	Willow Creek	Date:	September 28, 2018
Project Number:	18282-10	Client:	Bear Development
Project Location:	Somers, WI		
ASTM Designation:	**D4318**		

Sample Information

Type of Sample	Split Spoon
Boring Number	B-10
Sample Number	2
Depth of Sample	2'-3.5'

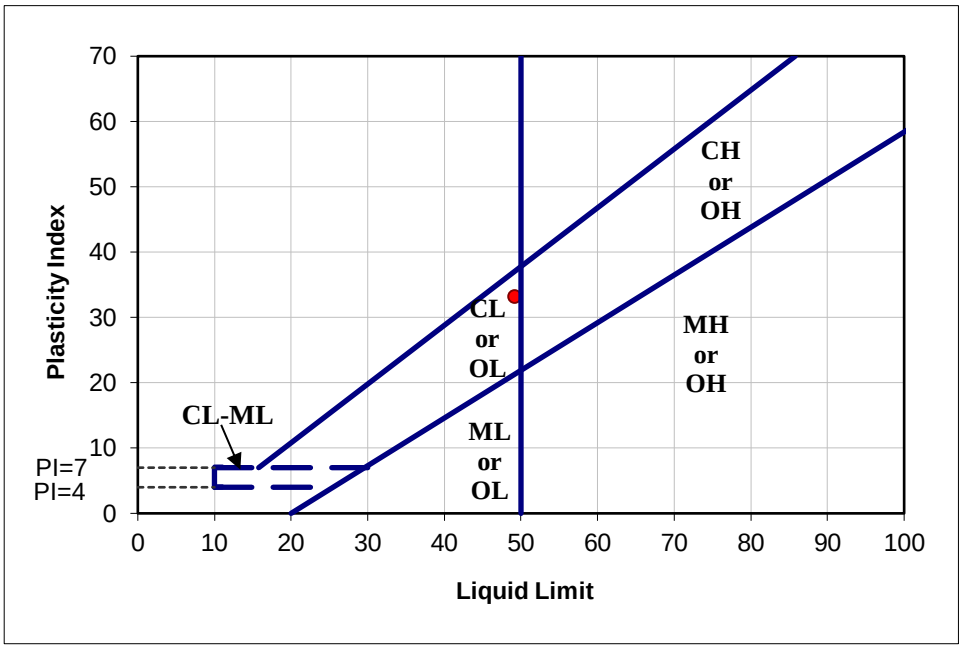
Determination of Liquid Limit

Cup Number	D11	D15	B11
Weight of Cup (g)	14.82	14.57	14.37
Weight of Wet Soil and Cup (g)	35.05	35.55	37.14
Weight of Dry Soil and Cup (g)	28.53	28.63	29.46
Moisture Content (%)	47.6	49.2	50.9
Blow Counts	35	24	15

Determination of Plastic Limit

Cup Number	D28	D13
Weight of Cup (g)	7.44	7.18
Weight of Wet Soil and Cup (g)	13.49	13.49
Weight of Dry Soil and Cup (g)	12.67	12.61
Moisture Content (%)	15.7	16.2

Compilation of Test Results



Liquid Limit	49
Plastic Limit	16
Plasticity Index	33
USCS Symbol	**CL**

Performed by: B. Bills

Reviewed By: D. Dettmers

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **02-28-25**
RPT DATE: **04-28-25**
MTG DATE: **05-12-25**
RE: **Maplecrest Golf Course Residential Development**

BACKGROUND:

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

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OVERVIEW:

The Petitioner proposes to redevelop the existing Maplecrest Country Club golf course into a multi-phased residential development to be known as “The Streets of Maplecrest”, consisting of single-family Lots, duplexes, and eventually multi-family dwellings. This development concept was previously presented to the Plan Commission at a conceptual hearing on March 10, 2025. After having received feedback at that conceptual hearing, the Petitioner is now formally requesting review and approval of a comprehensive land use plan amendment, rezoning with a Planned Unit Development (PUD) overlay, a Certified Survey Map (CSM) land division, and overall site plan approval.

PLANNER COMMENTS:

The proposed development is shown by the submitted site plan (dated 4-8-2025) to initially consist of 293 dwelling units – 271 single-family Lots and 22 units – for a density of 2.34 dwelling units/acre, which is well below the maximum 4.4 dwelling units/acre allowed under the R-5 zoning district.

In a future phase of development, the northwestern portion of the site is proposed to be rezoned to R-11 to accommodate multi-family dwelling units. The submitted site plan indicates this area would consist of 44 fourplex units, and up to a maximum of 363 apartment units. These figures

would create a density that falls below the allowable 12.4 dwelling units/acre in the R-11 zoning district.

Proposed Zoning:
The Petitioner is requesting a rezoning from PR-1 to R-5 & PUD overlay for the single-family portion of the site, and a rezoning to R-11 Multiple-Family Residential District for the eventual multi-family component of the development at the northwestern portion of the site. The requested PUD overlay within the R-5 zoning area would allow for several Village ordinance deviations, discussed below.

The project site also contains several areas that are indicated as wetlands on the Wisconsin Department of Natural Resources (DNR) Wisconsin Wetland Inventory map. It is unclear from the submitted project materials if all or some of these wetland areas are intended to be filled/mitigated through DNR approval. For any wetland areas not intended to be filled/mitigated, the site plan and CSM shall be revised to indicate these areas as being zoned C-1 Lowland Resource Conservancy District.

PUD Request:
As mentioned above, the Petitioner is requesting a PUD overlay as part of their rezone request in order to provide flexibility from certain Village ordinance standards. Based on the submitted application materials and PUD petition (dated 2/28/2025 and amended 4/25/2025), the Petitioner is requesting the following four (4) deviations from Village ordinance standards within the proposed R-5 zoning area of the site:

- Section ZN 4.03(6)(e)1 – Lot area – Lots shall have a minimum of 10,000 square feet.
    - Petitioner requests a minimum lot area of **9,000 square feet**.
- Section ZN 4.03(6)(e)1 – Lot width – All lots shall be not less than 75 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 40 feet of frontage provided there is at least 75 feet of width at the required building setback line.
    - Petitioner requests that All lots shall be not less than **64 feet** in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 40 feet of frontage provided there is at least **64 feet** of width at the required building setback line.
- Section ZN 4.03(6)(g)1 – Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk or Village Trunk highways; and not less than **30 feet** from the right-of-way of all other roads.
    - Petitioner requests a minimum street (front) yard setback of not less than **20 feet** from the right-of-way of all other roads.
- Section ZN 4.03(6)(g)3 – Side yard – not less than 10 feet in width on each side of all structures.
    - Petitioner requests a minimum side yard setback of not less than **7 feet** from the right-of-way of all other roads.

Certified Survey Map (CSM):
The Petitioner intends to initially subdivide the existing parcel with a 4-Lot CSM (dated February 25, 2025). Lot 1 of the CSM would eventually contain the multi-family portion of the development

and is proposed to be zoned R-11. Lots 2, 3 and 4 of the CSM, which would need to be further subdivided through the subdivision platting process, would contain the single-family Lots and additional public roadways.

The proposed CSM would create initial street right-of-way areas to be dedicated to the Village. The remaining rights-of-way shown the site plan would be dedicated to the Village at a future date in conjunction with the subdivision platting process. The public street rights-of-way shown on the CSM are all shown to be 66' in width to meet Village standards.

Street naming will be determined by the Kenosha County Land Information Office and will be provided to the Petitioner as soon as available (street names not yet determined at the time of this report).

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

Preliminary & Final Plat:
In order to create the individual Lots depicted on the submitted site plan, the Petitioner will eventually need to file a preliminary plat and a final plat for review and approval by the Village Plan Commission and Village Board.

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

1. Subject to the following requested ordinance deviations being approved as part of the R-5 PUD:
   a. Section ZN 4.03(6)(e)1 – Lot area – Lots shall have a minimum of 10,000 square feet.
      - Petitioner requests a minimum lot area of **9,000 square feet**.
   b. Section ZN 4.03(6)(e)1 – Lot width – All lots shall be not less than 75 feet in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 40 feet of frontage provided there is at least 75 feet of width at the required building setback line.
      - Petitioner requests that All lots shall be not less than **64 feet** in width unless located on a cul-de-sac or curve in which case the lot frontage may be reduced to 40 feet of frontage provided there is at least **64 feet** of width at the required building setback line.
   c. Section ZN 4.03(6)(g)1 – Street yard - not less than 65 feet from the right-of-way of all Federal, State Trunk or Village Trunk highways; and not less than 30 feet from the right-of-way of all other roads.
      - Petitioner requests a minimum street (front) yard setback of not less than **20 feet** from the right-of-way of all other roads.
   d. Section ZN 4.03(6)(g)3 – Side yard – not less than 10 feet in width on each side of all structures.
      - Petitioner requests a minimum side yard setback of not less than **7 feet** from the right-of-way of all other roads.

2. The CSM shall be subject to the following:

    a. Subject to revising the CSM to address forthcoming review comments from the Wisconsin Department of Administration (note: DOA review comments anticipated to be received by May 9, 2025).

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

        a. New public street rights-of-way depicted on the CSM shall be labelled per the direction of the Kenosha County Land Information office (note: Land Information's comments not yet received at the time of this report.)
        b. Add & label the shoreland boundary to the face of the CSM.
        c. Add boundaries of existing mapped wetlands as depicted on the WI DNR Wetland Inventory Map.
        d. In the first paragraph of the Surveyor's Certificate on Sheet 9, the land being described is in the City of Milwaukee, Milwaukee County. Revise the CSM to include the correct description.
        e. In the Surveyor's Certificate on Sheet 9, it indicates the survey, land division, and map were made by the direction of "Old Dominion Freight Line". This appears to be an error which shall be corrected.
        f. In the last paragraph of the Surveyor's Certificate on Sheet 9, revise "Chapter 119 of the Milwaukee Code of Ordinances" to read "Chapter 18, the Village of Somers Land Division and Platting Control Ordinance".
        g. On Sheet 10, change "Brandi Baker, Village Clerk" to read "Wendy Burnette, Village Clerk-Treasurer".

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

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

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

3. Subject to Petitioner submitting a preliminary plat, follow by final plat, for review/approval by the Village of Somers Plan Commission and Village Board.

4. Subject to the site plan being revised to show any wetland areas not intended to be filled/mitigated.

5. Subject to receiving FEMA approval for any potential floodplain fill or alteration. No Lots shall be created which have portions of floodplain upon them.

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

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

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

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

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

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

Village of Somers
Multi-Family
Recommended Plan Commission and Village Board Standards

Introduction

The intent of this list is to streamline the approval process by addressing frequently discussed issues that impact:

1. Long-term economic prosperity of our neighborhoods.
2. Sustained desirability through quality materials, workmanship, curb appeal, and green space.
3. Stability by accommodating quality-seeking lifestyle renters that want and request modern amenities.

Review Process – Minimum

1. Plan Commission Meeting #1 – Concept
    a. Kenosha County Planning & Development Report
        i. Background
        ii. Certified Survey Map and Comments, if required
        iii. Comp Plan
        iv. Conditional Uses
        v. List of Requests that deviate from Zoning and Ordinances and/or PUD Request
        vi. Overview
        vii. Planner Comments
        viii. Proposed Zoning
        ix. Staff Recommendation
    b. Site Plan
    c. Drawings of structures, if new. If existing, drawings and details of changes.
    d. TIF District Eligibility
    e. Summary comments and conditions report from
        i. Building Inspection
        ii. Engineering
        iii. Fire and Rescue
        iv. Public Works and Utilities
        v. Traffic, if appropriate
        vi. Village Attorney

2. Plan Commission Meeting #2 – Follow Up Meeting
    a. Review issues of meeting #1
    b. List required changes.
    c. Review of Exhibits

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3. Village Board Work Session Meeting #1
    a. Review issues.
    b. List required changes.

4. Village Board Work Session Meeting #2
    a. Review changes from Meeting #1
    b. Determine if ready to place on the Agenda of Village Board for approval.

Amenities for Units

Below are the high-quality amenities that are offered in the most recent developments in Somers. We recommend similar quality-rich amenities to those listed below:

- 9-foot ceilings, recommended
- High efficiency heat – gas/electric. Suggest hot water/furnace location in garage closet for easy servicing.
- In-unit full size washer & dryer
- Large windows with natural light
- Wood-style flooring throughout kitchen and living areas.
- Smart wi-fi thermostats
- Large closets and storage space (holiday decorations, sports equipment, children's toys, off-season items, luggage)
- Window coverings

Amenities of Clubhouse and Site (if provided by developer).

Larger developments include a clubhouse as a key site amenity. Clubhouses serve as a social hub of the neighborhood, improve social connection between tenants, and provide leisure space, both indoor and outdoor. Below are the high-quality Clubhouse amenities that are provided in the most recent developments in Somers. We recommend similar amenities to those listed below:

- Amazon and/or package delivery hub
- Co-working office or study "quiet" space
- Entertainment, social lounge, game tables
- Firepits/outdoor, gas
- Fitness area
- Grilling stations
- High-speed internet
- Outdoor benches and eating tables.
- Outdoor or indoor sport courts not included in the clubhouse.
- Paved walkways and benches/seating with shade trees in common areas

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- Pergola or pavilions, covered, with electricity and seating for group activity.
- Playground area
- Pool
- Sundeck
- Paved walking/bike pathways.

Architectural Control

- Submit physical samples of exterior color schemes of siding, trim, roof, brick, or stone.
- Specifications of all materials must be indicated on plans.
- Facades require a portion of stone and/or brick.
- Cementitious siding is required on all rentals. No vinyl or aluminum permitted.
- Accent siding such as scalloped, shingle-style, vertical board and batten and other panelized options along with a variety of colors are encouraged.
- Building architecture should be articulated to reduce the appearance of mass.
- Any façade that can be seen by the public or neighbors should be designed to be attractive, regardless of which way it is faced.

Builders/Contractors

- Identify the builders and contact information for all phases.

Building Size

- Buildings should provide residents with maximum light, sense of personal space, abundant windows on exterior walls, and privacy. It also breaks up parking and street views, allows for private entrances, and garages, which may reallocate green space more evenly between phases of development.
- Private entry doors and minimum of one car attached garage preferred.
- A mixture of building sizes may be acceptable. It is preferred that 8-unit buildings are maximum.

Dead-End Streets

- Dead-end streets with turn around space must accommodate Somers Fire & Rescue specifications.
- Turn around space cannot include aprons in front of garages, resident or visitor assigned parking, or private driveways.
- Require dead-end signage.

Direct Access Attached Garages

- Minimum one car for one unit. Highly recommend garage depth to accommodate a large family van such as a Honda Odyssey or Toyota Sienna.
- Garage pad minimum of 24’ required to accommodate pick u p trucks and full size vans.
- Must accommodate interior storage of garbage and recycling containers if site dumpsters are not used.
- Storage of items within a garage that precludes the use of vehicle parking is prohibited.

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Village of Somers
Multi-Family
Recommended Plan Commission and Village Board Standards

Fire & Rescue Concerns

- Regarding underground parking, it is preferred that electrical vehicle charging be located nearest to the garage door as possible.
- Minimum of 10' door for underground garage recommended to accommodate tow truck.
- Standpipes for fire hose must be compliant with NFPA specifications.
- Compliance required of turning radius for tower ladder truck.
- Review plan for street trees and how close they are to the intersection. Tree overhang must be high enough for fire and snowplow trucks to drive under them.
- Bucket or tower ladder truck overhangs curbs on turns. Trees should be kept 25 feet from a corner or significant turn.
- Street parking narrows especially in the winter with snow build up at curb. Fire Department requests no street parking or parking on one side of the street only. Allow a minimum of three car lengths from the intersection to navigate turns with fire apparatus.
- Utilize medians selectively. They can narrow the pathway for large vehicles and limit direct access to driveways and other emergency vehicles.
- Water main connections points and hydrant locations shall be reviewed by Somers Fire & Rescue.

Floor Plans

- This information is requested as a "for information only" to better understand living conditions within the units. Include as an Exhibit floor plans indicating square footage of each unit and each room within unit, placement of furniture, windows, appliances, hallways, and stairs for efficiency, 1 BR, 2 BR, and 3 BR's.

Garbage and Recycling Collection

- Document how developer calculates how many are needed. Accessibility locations. Appearance.
- Development is required to privately contract services for garbage and recycling with a waste management company.
- Areas shall be screened from view from public rights-of-way or adjacent properties.
- Screening shall consist of a solid metal fence enclosure constructed of masonry/stone and shall be a minimum of 6 feet and maximum of 8 feet tall.
- Shrubs and other landscaping plantings shall be planted along such screens to help soften the appearance.
- Waste receptacles shall be enclosed on the fourth side with a metal gate to contain trash or other debris.
- The gate must be constructed of metal.
- The gate side of the receptacle shall be oriented toward the interior of the site.
- The gate is required to be always closed except for serving by the waste management contractor and site users.
- All waste must be contained in the receptacle. Waste outside of receptacle for any reason is prohibited and considered a health hazard.

Hydrants

- All hydrants are Village owned and maintained.

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Village of Somers
Multi-Family
Recommended Plan Commission and Village Board Standards

Inspection for Quality Materials and Workmanship

- Building Inspector will be authorized to inspect and confirm specified interior and exterior materials, quality workmanship, and that manufacturer installation requirements have been met for warranties to be valid. All issues reported to developer/builder must be addressed for occupancy permit to be issued.

Landscaping Bordering Street and Highways

- Berms and plantings in a combination of salt-resistant evergreens, deciduous trees, shrubs, ornamental grasses, and perennials for privacy and sound control are encouraged.
- Berms shall be curvilinear and undulating.
- Berms shall separate incompatible land uses (residential next to commercial) and eliminate adverse impact of noise, dust, vehicle headlights, light intrusion and other activities that will likely cause resident structures to be less desirable and a cause of complaints.

Lease

- Include sample as Exhibit to confirm terms and conditions.

Management- Accessory Building

- An accessory building is required if development offers on-site management. Detail the location on site plan, building specifications, and use, i.e. storage of repair tools, inventory of maintenance items for units, exterior, landscaping, etc.

Management- Maintenance Equipment, Inventory, and Vehicles

- All must be stored indoors in an accessory building.

Management- Contact Information

- Village Administration and Fire & Rescue Department require current contact information be on file for the purposes of public safety and emergency circumstances.

Parking for Tenants, and Guests

- Include detail in Exhibit.
- Parking locations shall be as convenient as possible to the entrance of each unit.
- Parking on interior non-Village streets, particularly the distance to an intersection, must meet specifications of Somers Fire & Rescue.
- Parking lots shall be screened for the purpose of minimizing views of parked cars from public right-of-way, adjoining property, and nearby buildings.
- The end of every parking aisle shall have a landscaped island.
- Smaller parking “clusters” are recommended to avoid a “shopping center” parking lot scene.

Patios and Balconies

- Verify with Somers Fire & Rescue distance requirement from structure regarding grills.
- Each unit is required to include a private open outdoor space of a ground level patio or upper-level balcony.
- Balconies and patios shall be large enough to accommodate a comfortable space for seating and a table.

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- Covered ground and upper-level patios are desired to provide a high quality of living with summer shade, outdoor privacy, outdoor seating and dining and a natural landscape view from the unit.

Pets, Off-Leash Area

- If development allows pets, a fenced and secured off-leash pet area is required.
- Large enough to keep the area well-controlled.
- Good drainage, preventing muddy conditions.
- Access for people with mobility issues.
- 5'-6' sturdy fencing with gate.
- Benches.
- Display rules.
- Waste station and trash receptacles.
- Lighting.
- Accessible paved path from parking area.

Security System

- Village Administration shall review security surveillance camera systems that may include public areas such as general common outdoor areas, building entrances, parking lots, parking garages, pools, courtyards, and hallways.

Signage

- Incorporating "Somers, Wisconsin" on the development entrance is requested and very much appreciated.
- Interior navigations signs are required for large developments.
- Visible signage/address markers are required on all buildings for public safety identification and location.

Site Layout and Issues

- Non-uniform, unvaried building placement and grid "look alike" street patterns should be avoided.
- A curvilinear design feature is encouraged, in all or part of the overall site layout to break up the site line of concrete and buildings.
- Obvious service corridors, or alleys are prohibited.
- Parking areas should be separated by a landscaping island, median, or landscaping walkway.
- A generous buffer between buildings is encouraged as it screens views of neighbors, creates shaded outdoor space, and provides pleasant interior site walkways.
- A generous buffer is recommended between buildings and any highway or street.

Snow Storage

- Detail designated areas on site plan.

Sound Attenuation

- All buildings shall be constructed so that there is a soundproofing barrier between walls, ceilings, and floors of each unit with minimum STC rating of no less than STC 60. All wastewater and storm water piping, within, adjacent to, or passing through a residential unit shall be enclosed within walls that have a

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minimum STC 60 rating, and/or the piping must be independently wrapped with an insulation that provides a minimum STC 60 rating. This must be noted on plans. Somers Building Inspection will obtain certification for compliance.

Streets – Village

- Curb and gutter vs. ditch

Streets – Internal Private

- Detail and identify on site plan.
- Design requires approval from Somers Fire & Rescue.

Storage- Tenant

- It is recommended that additional secured storage spaces be available for common family storage needs: holiday decorating, sports equipment, luggage, off-season clothing, excess household items so tenants use the garage for its intended purpose.

Unit Entrances

- Private entrances are preferred and common in the Village of Somers. Entrances should be visibly emphasized, architecturally embellished, and accessible from a street and sidewalk.
- Interior hallway construction is strongly discouraged.
- Entrances that cannot face a public street and sidewalk should face an internal pedestrian path that directly connects a street, sidewalk, or courtyard.
- Private entrances should be accompanied by a covered porch, stoop, veranda, or other feature that highlights the entry point, offer rain protection, and encourages leisure seating for outdoor enjoyment.

Unit Sizes

- Unit or dwelling sizes in all residential zoning districts that fall below our current ordinance are prohibited.

Utility Placement

- Village Administration shall review utility box placement location, preferably in the rear lot easement and not the street front.

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HOME PATH FINANCIAL
Opening a path to success

April 16, 2025

Re: Comment/Questions
Maplecrest Project

Trustee Nelson,

In response to your written questions submitted as a result of the March 10th Plan Commission meeting, we offer the following responses;

- 'developer to provide a list of what the covenants will allow and prohibit' in general we will be looking at covenant restrictions such as those in our Woodfield Trail project, which can be found at the following link Sample CCR's for Detached Single Family. This sample is for our single family detached product. Since this project is proposed as a multi-use PUD, the CCR's will be modified accordingly to address the different nuances specific to each product line. There would likely be one master association and multiple sub-associations.
- 'Off-Street Walkways'; we intend to have a walking path amenity within the project, and should have a preliminary landscape plan detailing that for the upcoming PC meeting showing that, and other potential amenities. I would expect most of the specifics of that would be worked out in workshops prior to village board.
- 'Off-Leash Dog Park'; we are not opposed to this amenity, however it would be driven largely by the minimum lot size. The current 9,000sf min. allows for additional shared green space to utilize as common areas. We intend to have a concept landscape plan to share with the PC prior to this upcoming meeting.
- 'minimum of one egress window'; for flagship product one egress window is standard with non-exposure foundations. We can agree to making that one egress window standard for the pathway product as well, if the village is going to require it.
- 'Patios'; we appreciate the concern over potential grill locations on patios, but have no way of practically regulating something like this. As far as sizes, we do not have patios as a standard feature in pathway or our flagship series, but the lots are very deep and should allow for large patios and decks.
- 'front edge of garage building to the end of slab'; typical parking spaces in non-commercial application are 20' in length. The plan as submitted provides for a 20' minimum building setback from ROW. Assuming a sidewalk will be installed at 1' off of the property line, we will have 21' of exterior driveway parking at a minimum.
- 'collection containers'; we would consider requiring containers to be kept within an enclosure. Our current product offerings allow for that. We have built our within the village in the past and we are not aware of any concerns or issues in this regard.
- 'Rental'; not including the +/-32 acre MF site, we would anticipate and average of

5116 N 126th St
Butler, WI 53007
www.myhomepath.com
Facebook.com/HomePathFinancial

approximately 15% owned by Home Path Property Management or other "corporate" ownership for the purpose of rental. The units would be scattered throughout the site.

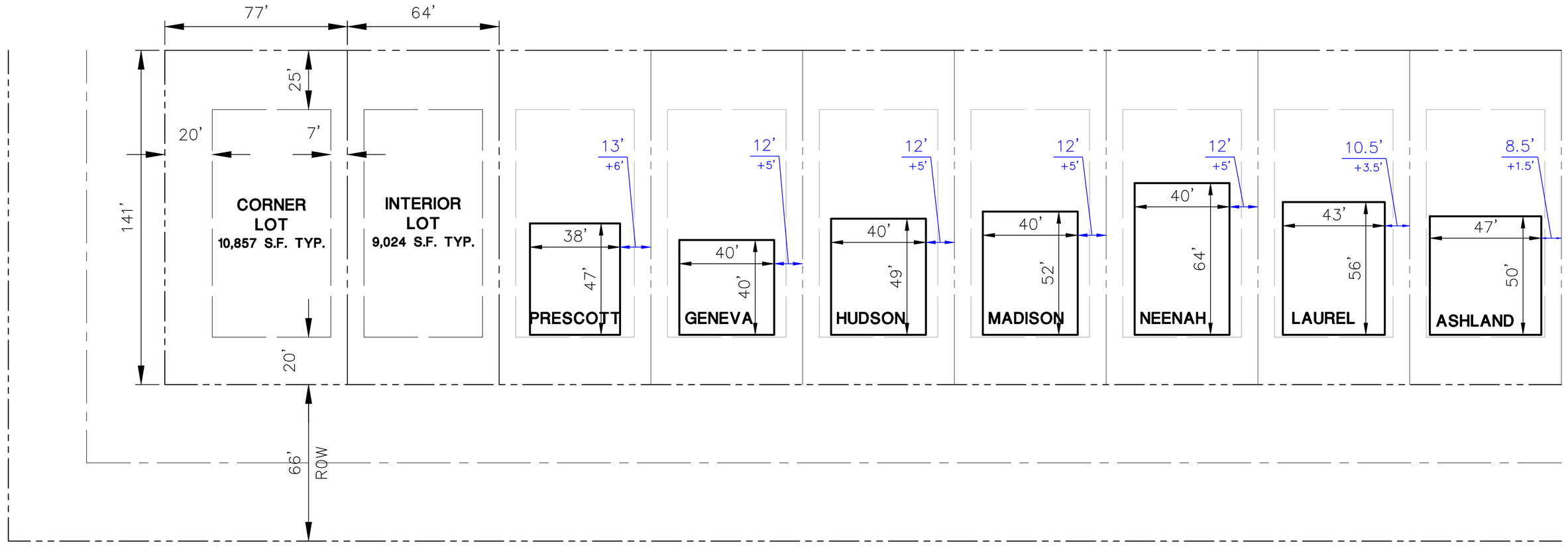
You had voiced some general concern over the side yard setback deviation that we are requesting as part of this PUD. As I understood it, there were concerns that it would result in a "barracks" type look to the streetscape. At the meeting I mentioned that the potential 14' separation between buildings was only to allow us the flexibility to incorporate our widest product on the site, and unless we built 3 of those buildings in a row (which we would not do) that minimum 14' condition would almost never occur. I addition, we have designed the site and lot count to accommodate a 1' fluff factor on each lot, as well as. Attached with this reply is an exhibit that demonstrates that reality and the actual conditions that would occur with our product lines. Hopefully that illustrates better my comments with regard to that concern.

Please feel free to reach out to me with any additional comments and concerns.

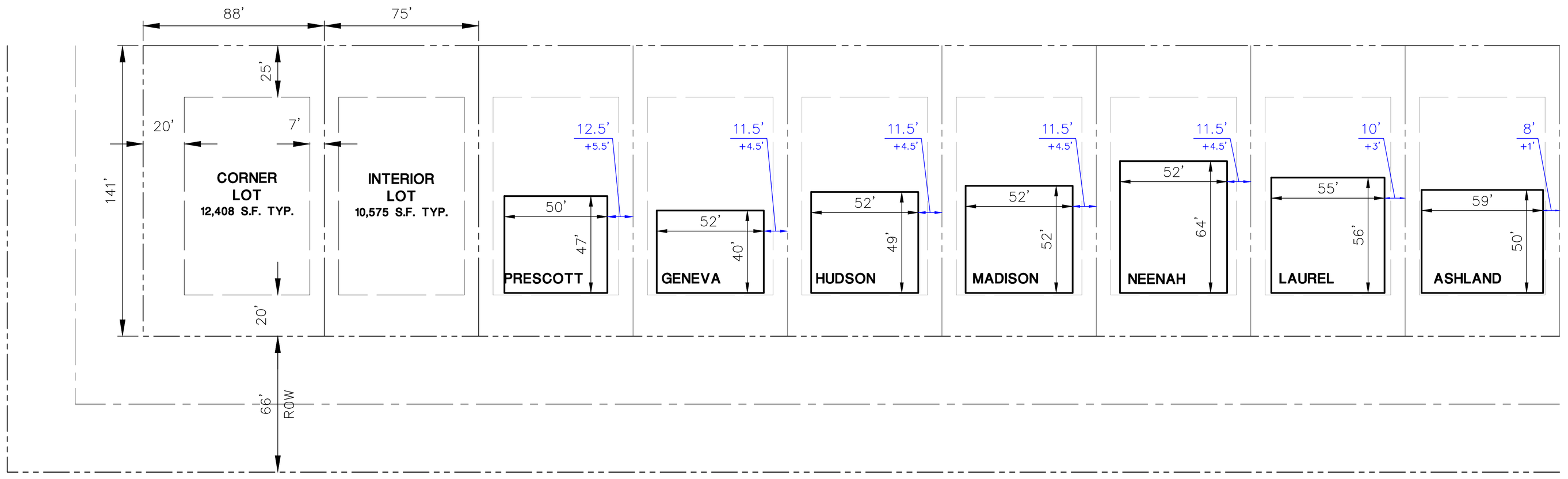
Home Path Financial, LP
Ken Frank
Director of Land and Development

https://myhomepathcom.sharepoint.com/sites/msteams_3010e2-Developments/Shared Documents/Developments/.docx

PATHWAY SERIES - 2 CAR GARAGE



PATHWAY SERIES - 3 CAR GARAGE



0 15 30 60

SCALE: 1"=30'

2277292

March 4, 2025 - 14:07 Dwg Name: P:\Hpf\sow101\dwg\Landplan\01-Preliminary\01-Site Plan.dwg Updated By: DChow

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8000 fx:630.691.8585 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers • Surveyors
Construction Managers • Environmental Scientists • Landscape Architects • Planners

STREETS OF MAPLECREST

VILLAGE OF SOMERS, WISCONSIN

SINGLE FAMILY PRODUCTS LOTTING EXHIBIT - PATHWAY SERIES

PROJ. MGR.:	JMI
PROJ. ASSOC.:	ERI
DRAWN BY:	DC
DATE:	03/04/2025
SCALE:	1"=30'

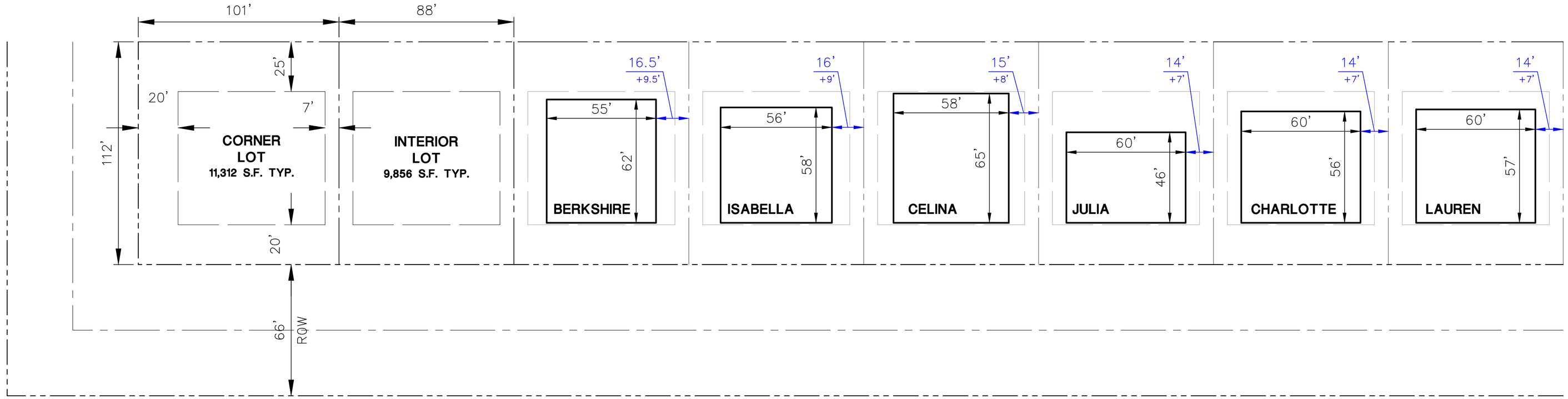
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1-2

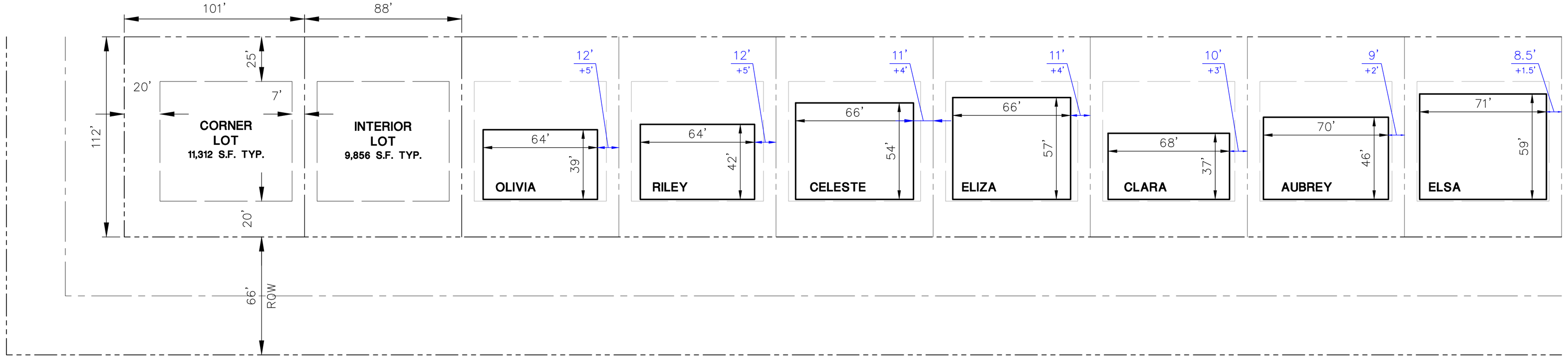
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FLAGSHIP SERIES



FLAGSHIP SERIES (CONTINUED)



0 15 30 60

SCALE: 1"=30'

228232

March 4, 2025 - 14:07 Dwg. Name: P:\Workflow\01\dwg\Lotdivision\01 - Preliminary\01 - Site Plan.dwg Updated By: DChow

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REVISIONS

DATE

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333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

STREETS OF MAPLECREST

VILLAGE OF SOMERS, WISCONSIN

SINGLE FAMILY PRODUCTS LOTTING EXHIBIT - FLAGSHIP SERIES

PROJ. MGR.:	JMI
PROJ. ASSOC.:	ERI
DRAWN BY:	DC
DATE:	03/04/2025
SCALE:	1"=30'

SHEET

2-2

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Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Daniel Plebanek x DocuSigned by: Daniel Plebanek 4898D31C9D264FB...
Signature

Mailing Address:

9401 18th Street

City: Butler State: WI Zip: 53144

Phone Number: 262-412-0601 E-mail (optional): danypleb@msn.com

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

Applicant's Name (if applicable):

Ken Frank x
Signature

Mailing Address:

5116 N. 126th Street

City: Butler State: WI Zip: 53007

Phone Number: 262-328-4939 E-mail (optional): kfrank@myhomepath.com

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

Park and Recreational

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

Medium-Density and High-Density Residential

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

Home Path Financial is proposing to redevelop the Maplecrest Golf Course into a residential community. This development will provide a variety of housing types including traditional single family detached, and duplex units. Additionally, approximately 34.9 acres in the northwest corner of the subject property will be subdivided for a future multifamily development. Fourplex units are proposed at the southern end of this multifamily area and will be a part of the overall development Home Path Financial is proposing. We are proposing to rezone the subject property (approximately 125.2 acres), excluding the multifamily portion and CTH-H R.O.W. dedication, from PR-1 to R-5 and will be requesting a PUD overlay district. The multifamily portion of the subject property is being requested to be rezoned from PR-1 to R-11.

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

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

The proposed amendment would allow for the development and implementation of a viable use that will be a benefit to both the village and the county. The proposed residential use would be consistent with the goals, objectives, policies, and programs of the comprehensive plan.

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

The village's future land use map designates the majority of the area surrounding the subject property as medium-density residential use. Additionally, the governmental and institutional land use is identified to the east of the subject property and commercial land use is identified on property south and east of of the subject property. The proposed amendment to designate the subject property as medium and high-density residential is compatible with with surrounding uses and supports the general intent and objectives of the comprehensive plan for this area.

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

The improvements will include multiple proposed stormwater management facilities to meet state and local requirements. In addition, each stormwater management facility will incorporate BMPs to address water quality measures.

The subject property conveys significant offsite flows from upstream drainage areas, and the existing drainage patterns will be maintained. As discussed with Village staff, a well documented regional drainage issue exists at the southeast corner of the property. The improvements include a conceptual plan to help address the existing drainage concerns, but it should be known this is subject to approval from third party property owners and dependent upon support/contributions from both the village and county.

In our opinion, the proposed development will meet and exceed all local and state stormwater management requirements, and potentially help alleviate existing flooding near County Highway H.

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

The proposed plan amendment would allow for the development of a variety of quality housing products to serve both existing and future housing needs in the village and the region as a whole. Current growth trends warrant additional housing options and at various price points, this proposed amendment would help to meet this need for housing options. Additionally, the proposed plan amendment would benefit the public by providing a development that would improve existing, regional drainage issues.

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

Yes, public roads, services, and utilities are currently available. The property is currently utilized as a golf course, which is accessed by the local road network and served by adjacent public intfrastructure. Improvements will be made as neccessary to serve the proposed residential use/ development.

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

The resulting development associated with the proposed amendment will require improvements will be made to existing facilities to adequately serve the proposed residential use/development. The planned facitlity improvements/enhancements will not enhance the local infrastructure.

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

N/A

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

Legal Description Attached
Property Tax Key Number: 82-4-222-201-0100

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

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

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

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

IMPORTANT TELEPHONE NUMBERS

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

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

Public Works Division of Highways 857-1870

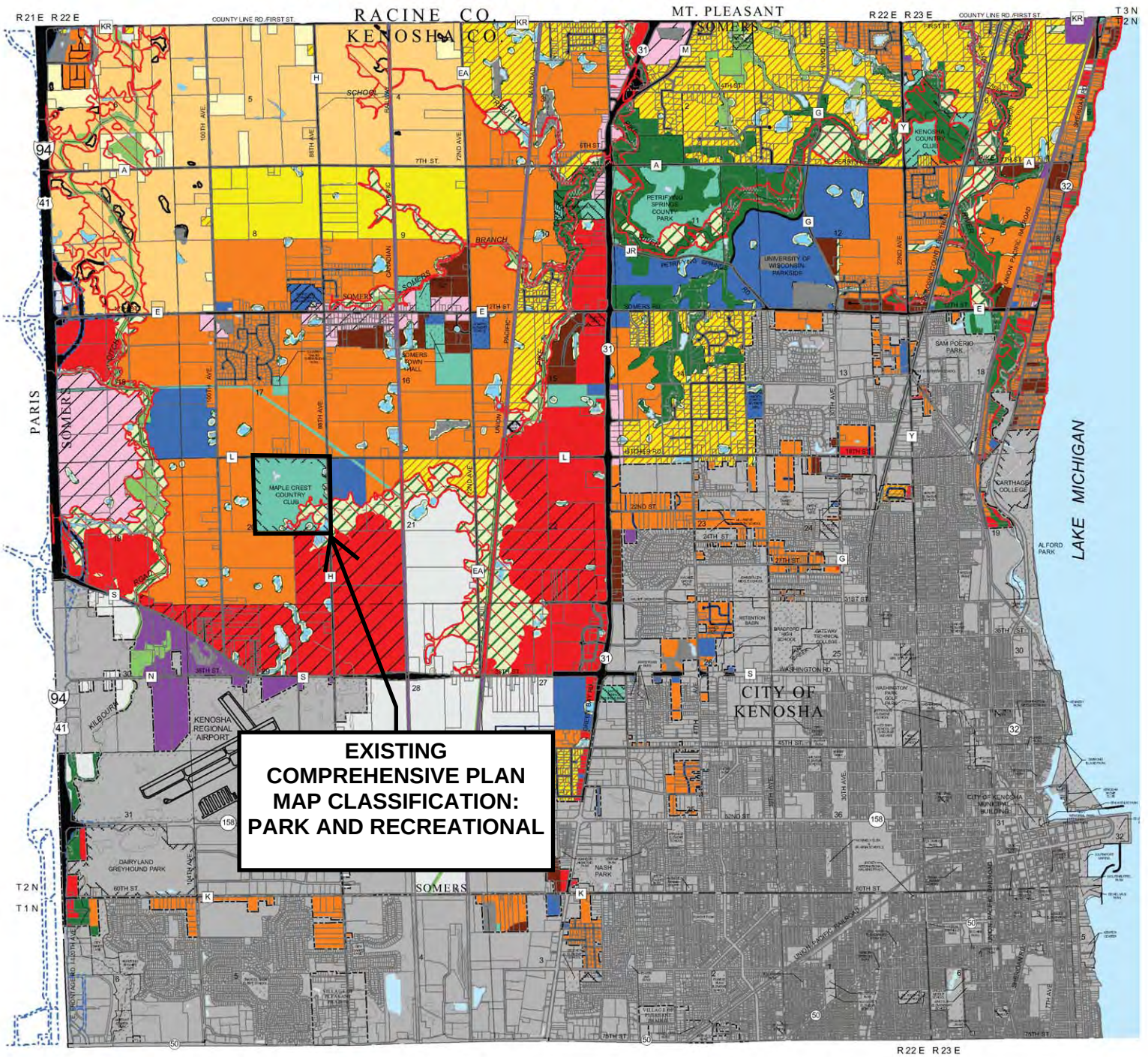
Administration Building
Division of Land Information 653-2622

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

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

Map 80

ADOPTED LAND USE PLAN MAP FOR THE TOWN OF SOMERS: POST 2035



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

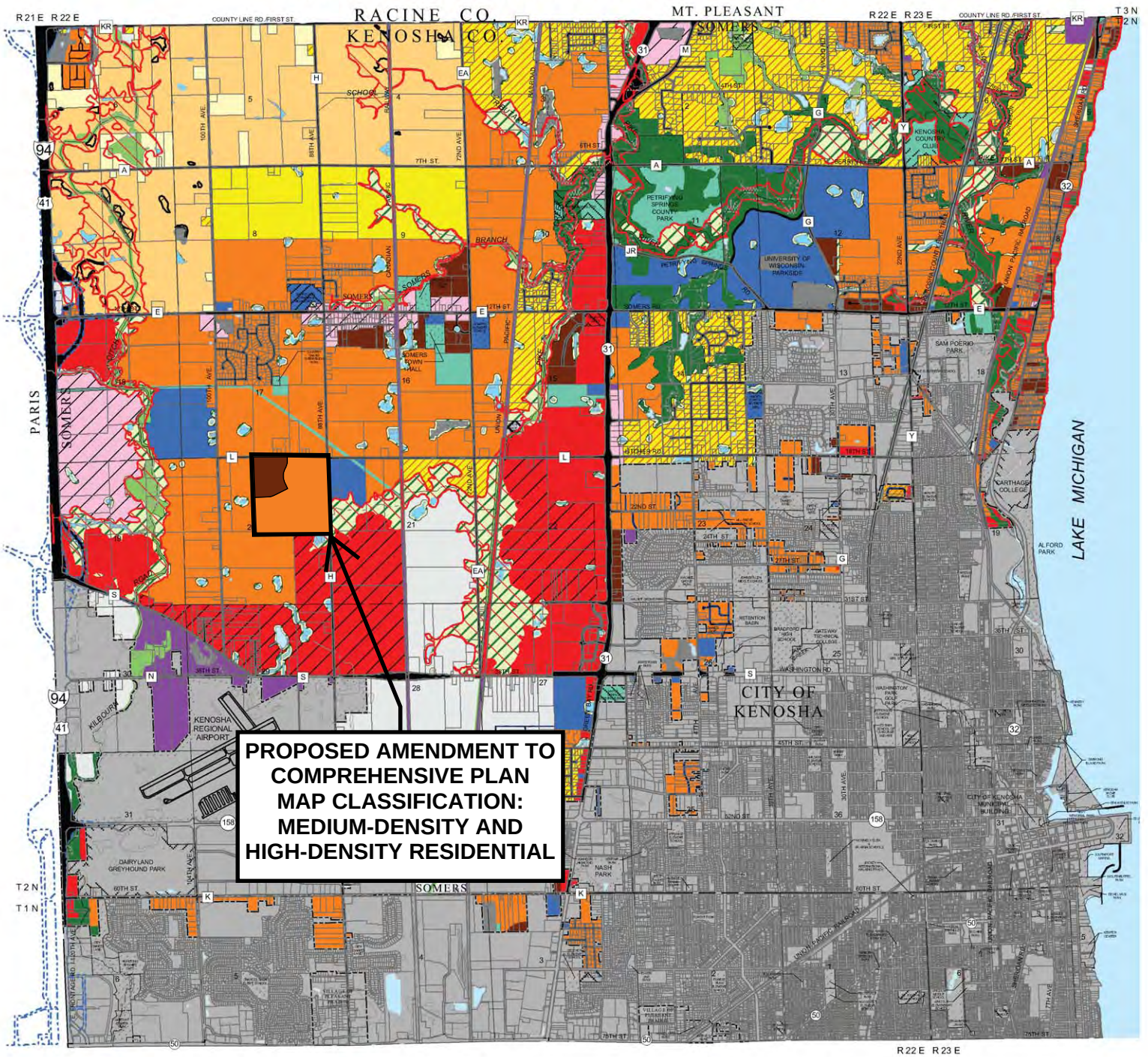
Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Town of Somers, Kenosha County, and SEWRPC.

0 2,500 5,000 Feet

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

Map 80

ADOPTED LAND USE PLAN MAP FOR THE TOWN OF SOMERS: POST 2035



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

N

0 2,500 5,000 Feet

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

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

THE STREETS OF MAPLECREST, VILLAGE OF SOMMERS, WISCONSIN

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,043,447 SQUARE FEET, (161.695 ACRES) MORE OR LESS.

PREPARED BY:
MANHARD CONSULTING, LTD.
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS, 60069
PHONE: 847.634.5550
WWW.MANHARD.COM

FEBRUARY 26, 2025

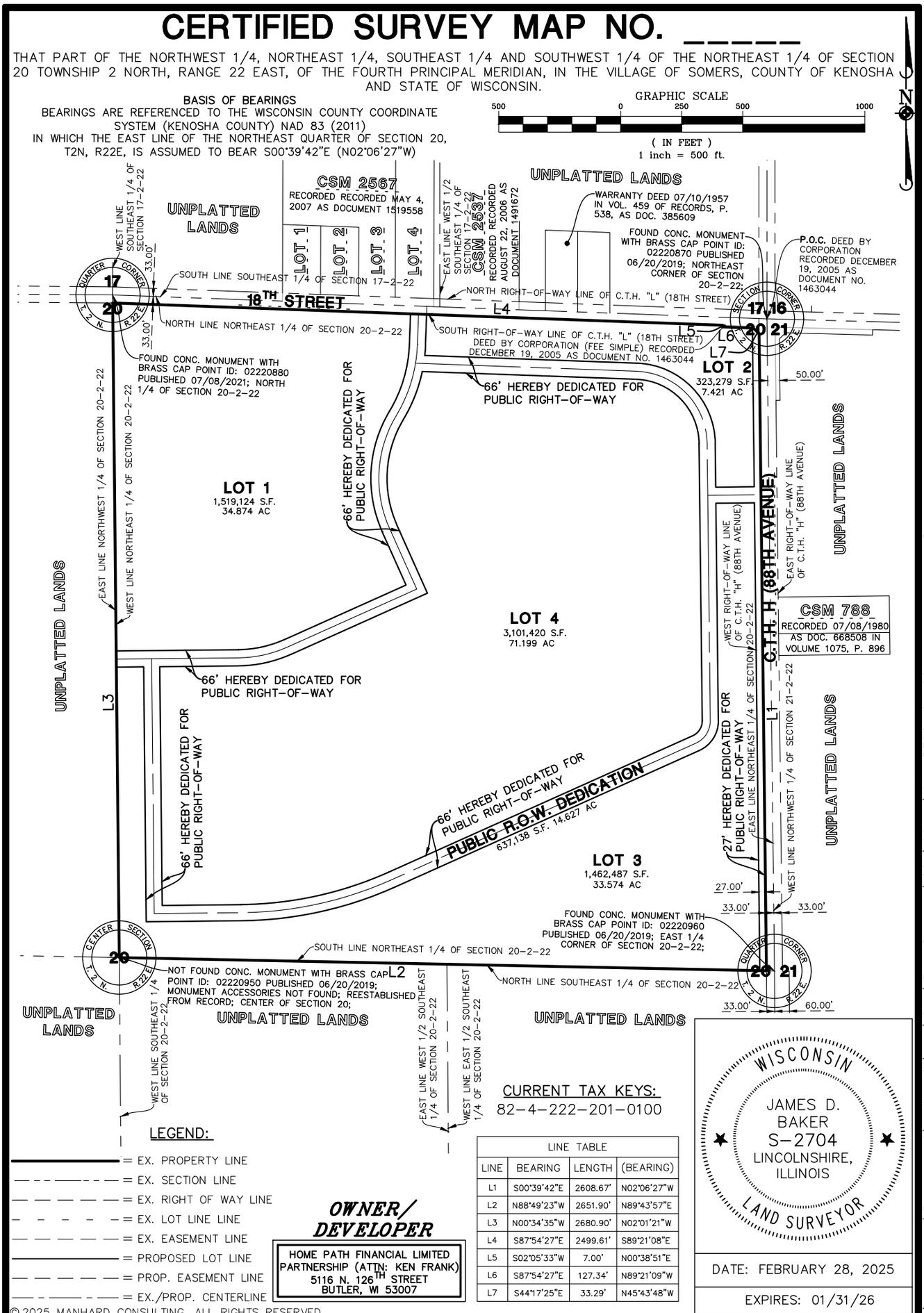
Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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



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

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

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

OWNER/ DEVELOPER
HOME PATH FINANCIAL LIMITED PARTNERSHIP (ATTN: KEN FRANK)
5116 N. 126TH STREET
BUTLER, WI 53007

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

DATE: FEBRUARY 28, 2025
EXPIRES: 01/31/26

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=500'

SHEET 1 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\01-HPFSOWI01-CSM_1.dwg Updated By: LMoryl 15:57

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

N

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

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

WARRANTY DEED 07/10/1957 IN VOL. 459 OF RECORDS, P. 538, AS DOC. 385609
DEED BY CORPORATION (FEE SIMPLE) PER NO. 1463044
SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22
18TH STREET
L11 (S89°21'08"E 2682.64')
1394.06'
L4 (S89°21'08"E)
1212.61'
L5
L6
NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22
50' LANDSCAPE BUFFER HEREBY GRANTED
L7
FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22;
P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
SECTION CORNER
17 16
20 21
T2N R22E
L15
L14
50'X50' VISION CORNER EASEMENT HEREBY GRANTED
MATCHLINE - SEE SHEET 7
L18
L34
LOT 2
323,279 S.F.
7.421 AC
33.00'
50.00'
27.00'
C2
C8
40' LANDSCAPE BUFFER HEREBY GRANTED
649.84'
L1 (N02°06'27"W)
L8 (N02°06'27"W 2671.22')
C.T.H. H (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
UNPLATTED LANDS
L19
L13
L20
LOT 4
3,101,420 S.F.
71.199 AC
50'X50' VISION CORNER EASEMENT HEREBY GRANTED
L21
L22
PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC
L35
46' LANDSCAPE BUFFER HEREBY GRANTED
HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY
1916.25'
33.00'
66.00'
L23
CSM 788
RECORDED 07/08/1980 AS DOC. 668508 IN VOLUME 1075, P. 896

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
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L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"E	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
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L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

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

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

DATE: FEBRUARY 28, 2025
EXPIRES: 01/31/26

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MATCHLINE - SEE SHEET 3

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB	SHEET	
DRAWN BY:	LSM	2	OF 10
DATE:	02/28/25		
SCALE:	1"=200'	HPF.SOWI01	

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

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

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

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

LOT 4
3,101,420 S.F.
71.199 AC

LOT 3
1,462,487 S.F.
33.574 AC

ZONE X

ZONE A

ZONE X

WATER'S EDGE

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

PUBLIC R.O.W. DEDICATION
70,797 S.F. 1.625 AC

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

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

46' LANDSCAPE BUFFER HEREBY GRANTED

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

1916.25'

L1 (N02°06'27"W)

L8 (N02°06'27"W 2671.22')

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

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

UNPLATTED LANDS

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

33.00'

66.00'

27.00'

33.00'

33.00'

60.00'

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

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

2624.89' L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

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

QUARTER CORNER

20 21

T 2 N R 22 E

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
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LINE TABLE		
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WISCONSIN
JAMES D. BAKER
S-2704
LINCOLNSHIRE, ILLINOIS
LAND SURVEYOR

DATE: FEBRUARY 28, 2025

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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 3 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

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THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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(IN FEET)
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LEGEND:
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- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

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

DATE: FEBRUARY 28, 2025
EXPIRES: 01/31/26

LOT 1

MATCHLINE - SEE SHEET 7

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
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L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

LOT 4
3,101,420 S.F.
71.199 AC

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	3°52'14"	637.00'	43.03'	S04°01'40"W	43.02'	N2°05'33"E	N5°57'47"E
C2	87°14'45"	333.00'	507.07'	S44°17'04"E	459.48'	N87°54'27"W	N0°39'42"W
C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
C4	23°35'07"	1577.00'	649.16'	S77°37'52"W	644.59'	N65°50'18"E	N89°25'25"E
C5	23°35'07"	467.00'	192.24'	N77°37'52"E	190.88'	N89°25'25"E	N65°50'18"E
C6	55°14'58"	533.00'	513.96'	N03°27'47"E	494.28'	S24°09'42"E	S31°05'16"W
C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
C9	66°30'00"	67.00'	77.76'	S32°35'18"W	73.47'	N0°39'42"W	N65°50'18"E
C10	23°35'07"	1511.00'	621.99'	S77°37'52"W	617.61'	N65°50'18"E	N89°25'25"E
C11	23°35'07"	533.00'	219.40'	N77°37'52"E	217.86'	N89°25'25"E	N65°50'18"E
C12	55°14'58"	467.00'	450.32'	N03°27'47"E	433.08'	S24°09'42"E	S31°05'16"W
C13	19°08'33"	637.00'	212.82'	N21°30'59"E	211.83'	N31°05'16"E	N11°56'43"E
C14	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C15	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C16	23°35'07"	500.00'	205.82'	S77°37'52"W	204.37'	S89°25'25"W	S65°50'18"W
C17	23°35'07"	1544.00'	635.57'	N77°37'52"E	631.10'	N89°25'25"E	N65°50'18"E
C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

ZONE X
WATER'S EDGE
ZONE A
ZONE A
ZONE X
ZONE X
ZONE A

LOT 3
1,462,487 S.F.
33.574 AC

PUBLIC R.O.W. DEDICATION
637,138 S.F.
14.627 AC

33.00'
66.00'
33.00'
20.00'
30.00'

20' TEMPORARY CONSTRUCTION EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655
30' PERMANENT UTILITY EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655
SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22
L9 (N89°43'57"E 2684.95')
2624.89'
L2 (N89°43'57"E)
NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22
EAST LINE WEST 1/2 SOUTHEAST 1/4 OF SECTION 20-2-22
WEST LINE EAST 1/2 SOUTHEAST 1/4 OF SECTION 20-2-22
UNPLATTED LANDS
UNPLATTED LANDS

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB	SHEET	
DRAWN BY:	LSM	4	OF 10
DATE:	02/28/25		
SCALE:	1"=200'	HPF.SOWI01	

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

LEGEND:

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

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

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
L40	N65°50'18"E	613.79'
L41	N24°09'42"W	305.32'
L42	S00°39'42"E	63.04'
L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
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L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

MATCHLINE - SEE SHEET 6

LOT 1

1425.44'

L28

L29

33.00'

L27

L39

LOT 3
1,462,487 S.F.
33.574 AC

66.00'

33.00'

66.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

LOT 4
3,101,420 S.F.
71.199 AC

UNPLATTED LANDS

L3 (N02°01'21"W)

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

L10 (N02°01'21"W)

1189.46'

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

TEMPORARY CONSTRUCTION EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655

L26

L38

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

66.00'

L37

MATCHLINE - SEE SHEET 4

L25

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

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

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

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

2624.89'

L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

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

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

UNPLATTED LANDS

UNPLATTED LANDS

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

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 5 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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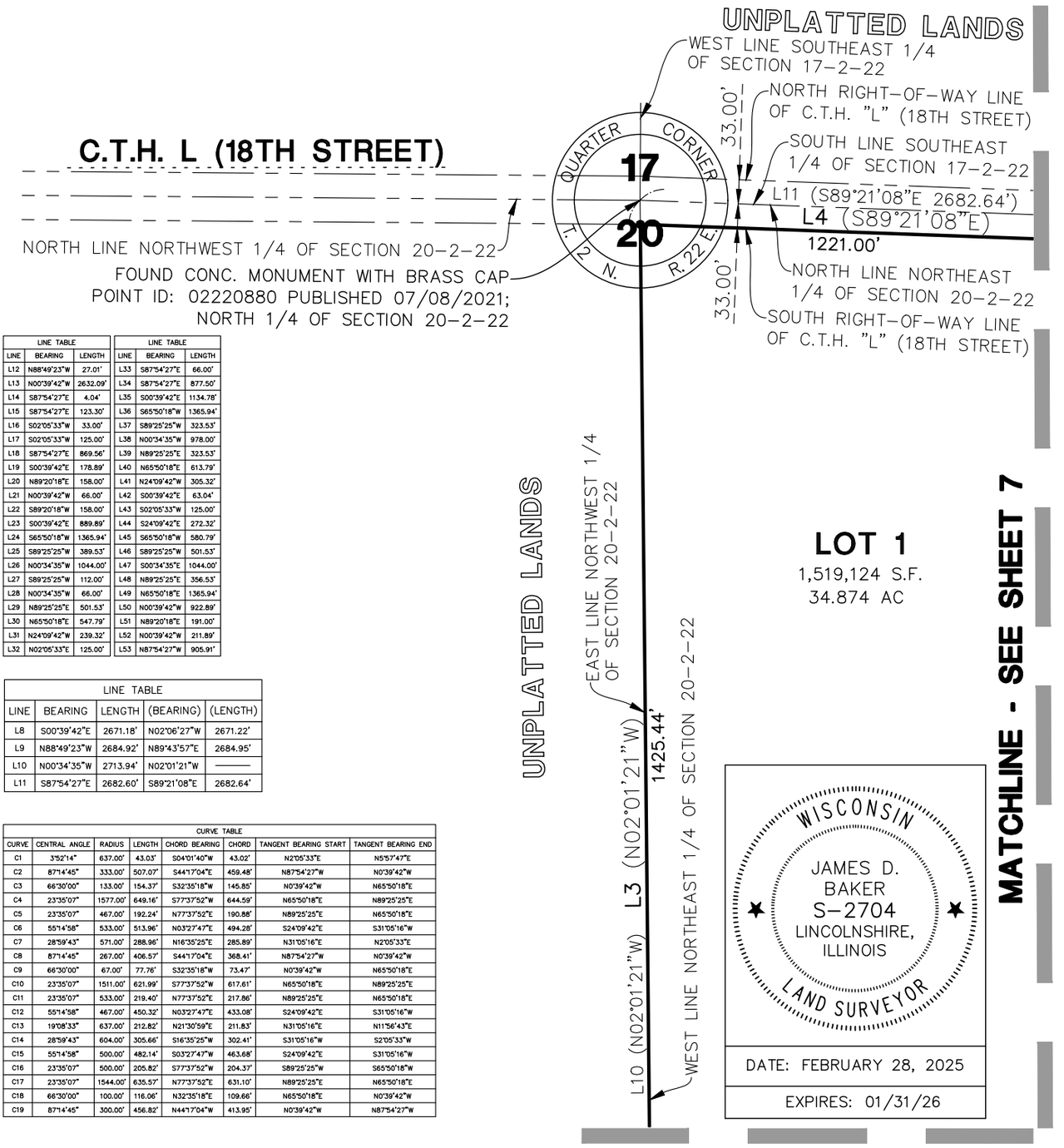
GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:

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

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



LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
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C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 6 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl
15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

N

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

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

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 1 | LOT 2 | LOT 3 | LOT 4

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

18TH STREET

L11 (S89°21'08"E 2682.64')

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

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

UNPLATTED LANDS

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

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

1394.06'

L4 (S89°21'08"E)

1221.00'

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

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

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

1212.61'

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

50' LANDSCAPE BUFFER HEREBY GRANTED

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

66.00'
33.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

LOT 4
3,101,420 S.F.
71.199 AC

LOT 1
1,519,124 S.F.
34.874 AC

WATER'S EDGE

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

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

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L15	S87°54'27"E	123.30'
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L17	S02°05'33"W	125.00'
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L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
L40	N65°50'18"E	613.79'
L41	N24°09'42"W	305.32'
L42	S00°39'42"E	63.04'
L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
L45	S65°50'18"W	580.79'
L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.: JDB
DRAWN BY: LSM
DATE: 02/28/25
SCALE: 1"=200'

SHEET 7 OF 10
HPF.SOWI01

15:44 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

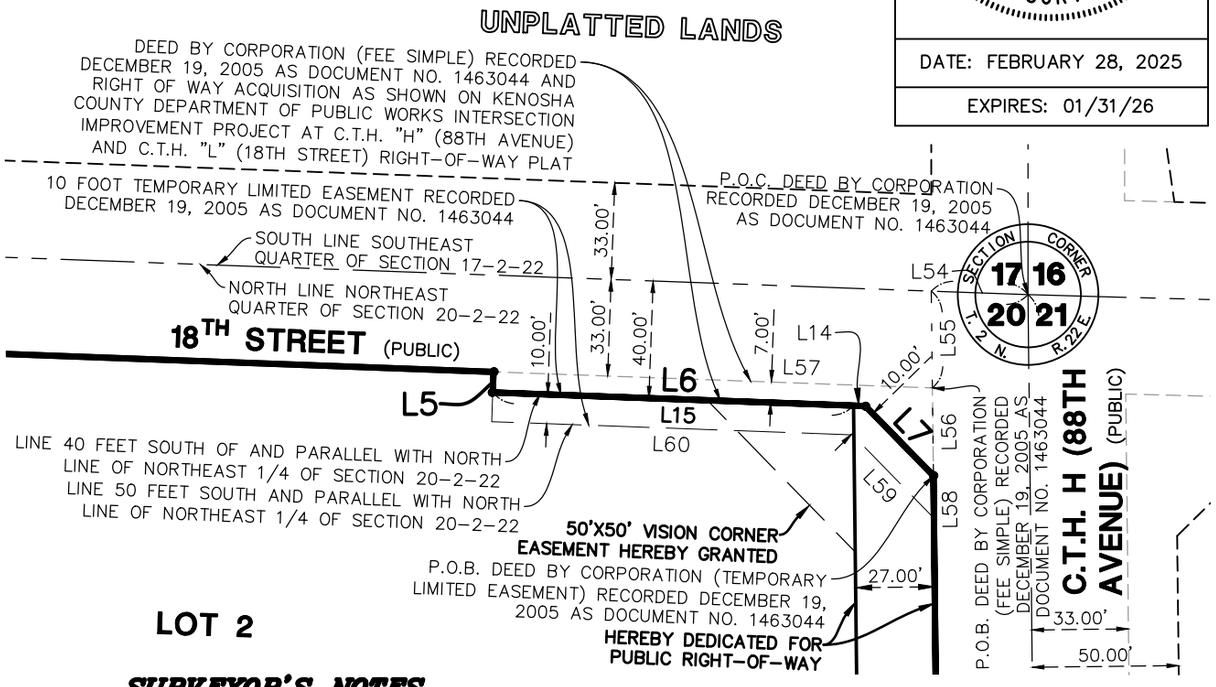
LEGEND:
- = EX. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

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

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26



SURVEYOR'S NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THERE IS NO ORDINARY HIGH WATER MARK ON SURVEYED PROPERTY.
3. APPROXIMATE SEASONAL HIGH WATER ELEVATION HAS NOT BEEN DETERMINED AND SHOWN AND REFERENCED TO A PERMANENTLY ESTABLISHED DATUM PLANE.
4. WETLANDS HAVE NOT BEEN SHOWN HEREON.
5. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
6. PROPOSED LOTS WILL BE SERVED BY MUNICIPAL SEWER.
7. LOT 1 IS ZONED "R11", AND LOTS 2, 3 AND 4 ARE ZONED "R-5 PUD".
8. WATER'S EDGE SHOWN HEREON AS OF AUGUST 25, 2023.
9. FLOODPLAIN HAS BEEN SHOWN HEREON PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012.

Parcel Name	Square Feet	Acres
LOT 1	1,519,124	34.874
LOT 2	323,279	7.421
LOT 3	1,462,487	33.574
LOT 4	3,101,420	71.199
PUBLIC R.O.W. DEDICATION	637,138	14.627
TOTAL AREA	7,043,447	161.695

VISION CORNER EASEMENT NOTE:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, FENCES, PARKING OR VEGETATION SHALL BE PERMITTED IN ANY BUSINESS, MANUFACTURING OR INSTITUTIONAL DISTRICT BETWEEN THE HEIGHTS OF TWO (2) FEET AND TEN (10) FEET ABOVE THE PLANE THROUGH THE CENTERLINE OF THE ROAD WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO (2) EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE ROAD RIGHT-OF-WAY. IN THE CASE OF ANY FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD INTERSECTION WITH ANY OTHER FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD OR RAILWAYS, THE CORNER CUTOFF DISTANCES ESTABLISHING THE TRIANGULAR VISION CLEARANCE SPACE SHALL BE INCREASED TO FIFTY (50) FEET.

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L5	S02°05'33"W	7.00'	S2°05'33"W
L6	S87°54'27"E	127.34'	S87°54'27"E
L7	S44°17'25"E	33.29'	S44°17'25"E
L14	S87°54'27"E	4.04'	S87°54'27"E
L15	S87°54'27"E	123.30'	S87°54'27"E
L54	S87°54'27"E	33.04'	S87°54'27"E
L55	S00°39'42"E	33.04'	S0°39'42"E
L56	S00°39'42"E	30.00'	S0°39'42"E
L57	N87°54'27"W	150.00'	N87°54'27"W
L58	S00°39'42"E	14.49'	S0°39'42"E
L59	S44°17'25"E	39.78'	S44°17'25"E
L60	S87°54'27"E	123.34'	S87°54'27"E

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=60'

SHEET 8 OF 10
HPF.SOWI01

15:44 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\08-HPFSOWI-CSM_1.dwg Updated By: LMory!

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED: A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OLD DOMINION FREIGHT LINE.

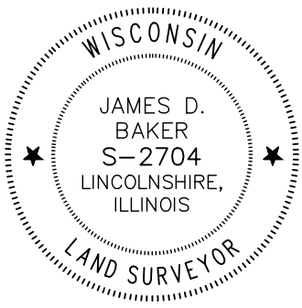
THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS 28TH DAY OF FEBRUARY, 2025

FOR REVIEW ONLY

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



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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	N.T.S.

SHEET 9 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-HPFSOWI-CSM_1.dwg Updated By: LMory 15:45

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE

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

THIS _____ DAY OF _____, 2025.

ON THIS _____ DAY OF _____, 2025.

BY: _____

TITLE: _____

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

NOTARY'S CERTIFICATE

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

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

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2025.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT BRANDI BAKER, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2025 AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

_____ _____
(DATE) TREASURER

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	N.T.S.

SHEET 10 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-HPFSOWI-CSM_1.dwg Updated By: LMory 15:45

THE STREETS OF MAPLECREST, VILLAGE OF SOMMERS, WISCONSIN

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,043,447 SQUARE FEET, (161.695 ACRES) MORE OR LESS.

PREPARED BY:
MANHARD CONSULTING, LTD.
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS, 60069
PHONE: 847.634.5550
WWW.MANHARD.COM

FEBRUARY 26, 2025

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

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

OWNER'S AUTHORIZATION

02/28/2025

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

RE: Property Address(es): 9401 18th Street, Kenosha, WI, 53144

Parcel ID(s): 82-4-222-201-0100

Be advised that the above referenced property is currently owned by Daniel Plebanek [OWNER]. As the owner of the above referenced Property, I give permission for Ken Frank (Home Path Financial Limited Partnership) [AGENT], to submit on my behalf, all necessary applications and related documentation for approval of rezoning, comprehensive plan amendment, and a Certified Survey Map from the Village of Somers, Kenosha, County, Wisconsin. Furthermore, [AGENT], is authorized to act on my behalf, at meetings with Village Staff, Plan Commission, Village Board Work Sessions, and Village Board Meetings.

Thank you,

DocuSigned by:
Daniel Plebanek
4898D31C9D264FB...

Signature

2/28/2025
Date

Daniel Plebanek
Printed Name

Its:

Contact Information:

Name: Daniel Plebanek

Phone: 262-412-0601

Email: danypleb@msn.com

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
Maplecrest Country Club - Daniel Plebanek

Print Name: Daniel Plebanek Signature: DocuSigned by: Daniel Plebanek 4898D31C9D264FB...

Mailing Address: 9401 18th Street

City: Kenosha State: WI Zip: 53144

Phone Number: 262-412-0601 E-mail (optional): danypleb@msn.com

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

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

Print Name: Ken Frank Signature:

Business Name: Home Path Financial Limited Partnership

Mailing Address: 5116 N. 126th Street

City: Butler State: WI Zip: 53007

Phone Number: 262-328-4939 E-mail (optional): kfrank@myhomepath.com

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

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

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

Home Path Financial is proposing to redevelop the Maplecrest Golf Course into a residential community. This development will provide a variety of housing types including traditional single family detached, and duplex units. Additionally, approximately 34.9 acres in the northwest corner of the subject property will be subdivided for a future multifamily development. Fourplex units are proposed at the southern end of this multifamily area and will be a part of the overall development Home Path Financial is proposing. We are proposing to rezone the subject property (approximately 125.2 acres), excluding the multifamily portion and CTH-H R.O.W. dedication, from PR-1 to R-5 and will be requesting a PUD overlay district. The multifamily portion of the subject property is being requested to be rezoned from PR-1 to R-11.

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: 19 County Board Supervisor: Keith Gray

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

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

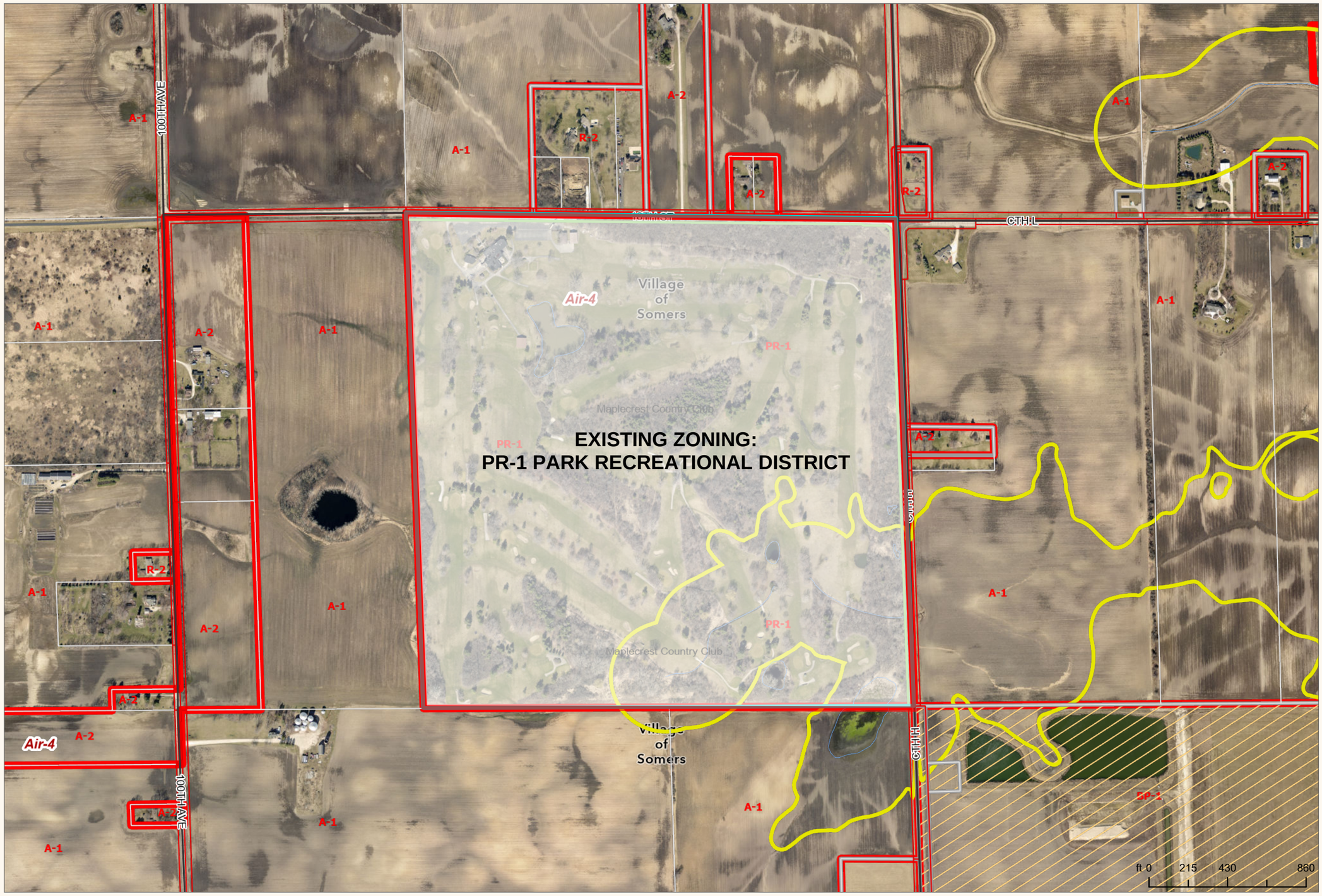
(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

Zoning Map



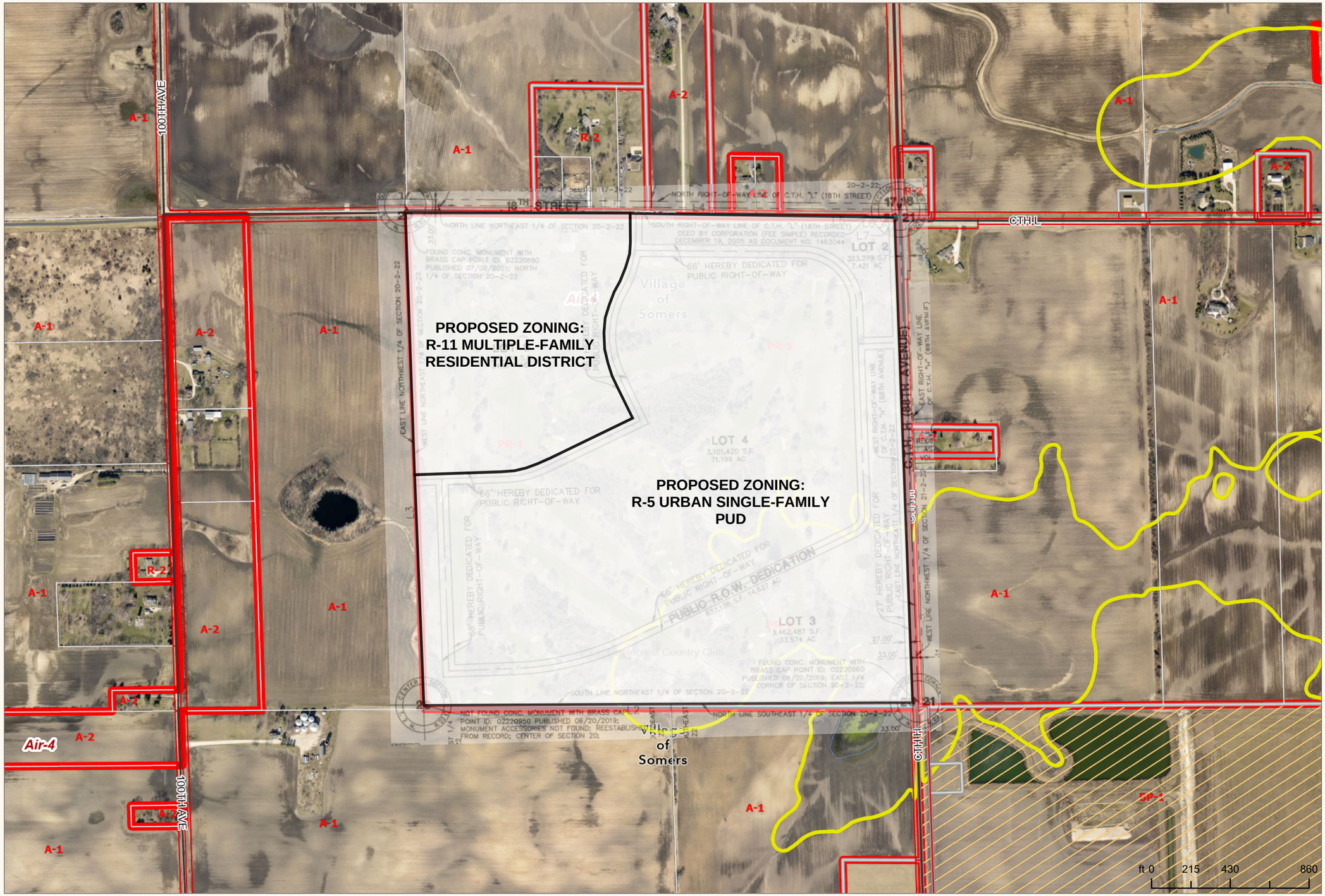
KENOSHA COUNTY
INTERACTIVE MAPPING

1:6,281
1" = 523'

Date Printed: 1/30/2025

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

Zoning Map



KENOSHA COUNTY
INTERACTIVE MAPPING

N
S

1:6,281
1" = 523'

Date Printed: 1/30/2025

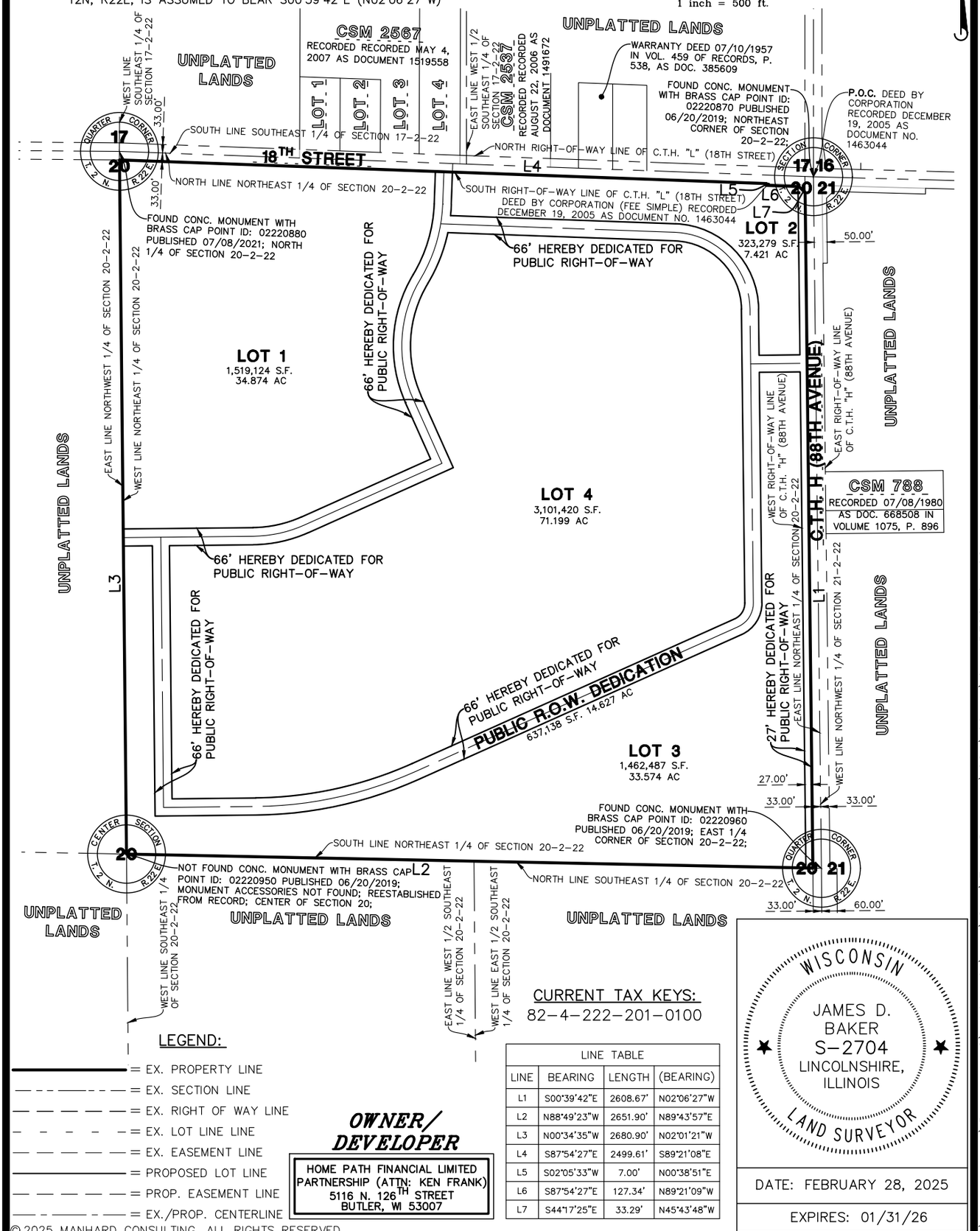
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CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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



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

LINE TABLE

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

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

OWNER/ DEVELOPER
HOME PATH FINANCIAL LIMITED PARTNERSHIP (ATTN: KEN FRANK)
5116 N. 126TH STREET
BUTLER, WI 53007

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

DATE: FEBRUARY 28, 2025
EXPIRES: 01/31/26

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=500'

SHEET 1 OF 10
HPF.SOWI01

15:57 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\01-HPFSOWI01-CSM_1.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

N

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

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

WARRANTY DEED 07/10/1957 IN VOL. 459 OF RECORDS, P. 538, AS DOC. 385609
DEED BY CORPORATION (FEE SIMPLE) PER NO. 1463044
SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22
18TH STREET
L11 (S89°21'08"E 2682.64')
1394.06'
L4 (S89°21'08"E)
1212.61'
L5
L6
NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22
50' LANDSCAPE BUFFER HEREBY GRANTED
L7
FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22;
P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
SECTION CORNER
17 16
20 21
T.2N. R.22E.
L15
L14
50'X50' VISION CORNER EASEMENT HEREBY GRANTED
MATCHLINE - SEE SHEET 7
L18
L34
LOT 2
323,279 S.F.
7.421 AC
33.00'
50.00'
27.00'
C2
C8
40' LANDSCAPE BUFFER HEREBY GRANTED
649.84'
L1 (N02°06'27"W)
L8 (N02°06'27"W 2671.22')
C.T.H. H (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
UNPLATTED LANDS
L19
L13
L20
LOT 4
3,101,420 S.F.
71.199 AC
50'X50' VISION CORNER EASEMENT HEREBY GRANTED
L21
L22
PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC
L35
46' LANDSCAPE BUFFER HEREBY GRANTED
HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY
1916.25'
33.00'
66.00'
L23
CSM 788
RECORDED 07/08/1980 AS DOC. 668508 IN VOLUME 1075, P. 896

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
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L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
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L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
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L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
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L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
L45	S65°50'18"W	580.79'
L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
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L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

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

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

DATE: FEBRUARY 28, 2025
EXPIRES: 01/31/26

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MATCHLINE - SEE SHEET 3

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB	SHEET	
DRAWN BY:	LSM	2	OF 10
DATE:	02/28/25		
SCALE:	1"=200'	HPF.SOWI01	

15:44 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

N

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

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

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

LOT 4
3,101,420 S.F.
71.199 AC

LOT 3
1,462,487 S.F.
33.574 AC

ZONE X

ZONE A

WATER'S EDGE

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

PUBLIC R.O.W. DEDICATION
70,797 S.F. 1.625 AC
HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

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

46' LANDSCAPE BUFFER HEREBY GRANTED

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

1916.25'

L1 (N02°06'27"W)

L8 (N02°06'27"W 2671.22')

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

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

UNPLATTED LANDS

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

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

C3 C9 L23 L35 L36 L24

66.00' 33.00' 33.00'

27.00' 33.00' 33.00'

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

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

2624.89' L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

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

L12

QUARTER CORNER

20 21

T 2 N R 22 E

ZONE X UNPLATTED LANDS ZONE A

33.00' 60.00'

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 3 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1_02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl
15:44

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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- ○ 1" O.D. 18" LONG WEIGHT 1.30 LBS/FT. SET

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

LOT 1

MATCHLINE - SEE SHEET 7

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

LINE TABLE				
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L41	N24°09'42"W	305.32'
L42	S00°39'42"E	63.04'
L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
L45	S65°50'18"W	580.79'
L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

LOT 4
3,101,420 S.F.
71.199 AC

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	3°52'14"	637.00'	43.03'	S04°01'40"W	43.02'	N2°05'33"E	N5°57'47"E
C2	87°14'45"	333.00'	507.07'	S44°17'04"E	459.48'	N87°54'27"W	N0°39'42"W
C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
C4	23°35'07"	1577.00'	649.16'	S77°37'52"W	644.59'	N65°50'18"E	N89°25'25"E
C5	23°35'07"	467.00'	192.24'	N77°37'52"E	190.88'	N89°25'25"E	N65°50'18"E
C6	55°14'58"	533.00'	513.96'	N03°27'47"E	494.28'	S24°09'42"E	S31°05'16"W
C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
C9	66°30'00"	67.00'	77.76'	S32°35'18"W	73.47'	N0°39'42"W	N65°50'18"E
C10	23°35'07"	1511.00'	621.99'	S77°37'52"W	617.61'	N65°50'18"E	N89°25'25"E
C11	23°35'07"	533.00'	219.40'	N77°37'52"E	217.86'	N89°25'25"E	N65°50'18"E
C12	55°14'58"	467.00'	450.32'	N03°27'47"E	433.08'	S24°09'42"E	S31°05'16"W
C13	19°08'33"	637.00'	212.82'	N21°30'59"E	211.83'	N31°05'16"E	N11°56'43"E
C14	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C15	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C16	23°35'07"	500.00'	205.82'	S77°37'52"W	204.37'	S89°25'25"W	S65°50'18"W
C17	23°35'07"	1544.00'	635.57'	N77°37'52"E	631.10'	N89°25'25"E	N65°50'18"E
C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

ZONE X
WATER'S EDGE
ZONE A
ZONE A
ZONE X
ZONE X
ZONE A

LOT 3
1,462,487 S.F.
33.574 AC

PUBLIC R.O.W. DEDICATION
637,138 S.F.
14.627 AC

33.00'
66.00'
33.00'
20.00'
30.00'

20' TEMPORARY CONSTRUCTION EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655
30' PERMANENT UTILITY EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655
SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22

L9 (N89°43'57"E 2684.95')
2624.89'
L2 (N89°43'57"E)

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

UNPLATTED LANDS
UNPLATTED LANDS

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB	SHEET	
DRAWN BY:	LSM	4	OF 10
DATE:	02/28/25		
SCALE:	1"=200'	HPF.SOWI01	

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

LEGEND:

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

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

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'	L33	S87°54'27"E	66.00'
L13	N00°39'42"W	2632.09'	L34	S87°54'27"E	877.50'
L14	S87°54'27"E	4.04'	L35	S00°39'42"E	1134.78'
L15	S87°54'27"E	123.30'	L36	S65°50'18"W	1365.94'
L16	S02°05'33"W	33.00'	L37	S89°25'25"W	323.53'
L17	S02°05'33"W	125.00'	L38	N00°34'35"W	978.00'
L18	S87°54'27"E	869.56'	L39	N89°25'25"E	323.53'
L19	S00°39'42"E	178.89'	L40	N65°50'18"E	613.79'
L20	N89°20'18"E	158.00'	L41	N24°09'42"W	305.32'
L21	N00°39'42"W	66.00'	L42	S00°39'42"E	63.04'
L22	S89°20'18"W	158.00'	L43	S02°05'33"W	125.00'
L23	S00°39'42"E	889.89'	L44	S24°09'42"E	272.32'
L24	S65°50'18"W	1365.94'	L45	S65°50'18"W	580.79'
L25	S89°25'25"W	389.53'	L46	S89°25'25"W	501.53'
L26	N00°34'35"W	1044.00'	L47	S00°34'35"E	1044.00'
L27	S89°25'25"W	112.00'	L48	N89°25'25"E	356.53'
L28	N00°34'35"W	66.00'	L49	N65°50'18"E	1365.94'
L29	N89°25'25"E	501.53'	L50	N00°39'42"W	922.89'
L30	N65°50'18"E	547.79'	L51	N89°20'18"E	191.00'
L31	N24°09'42"W	239.32'	L52	N00°39'42"W	211.89'
L32	N02°05'33"E	125.00'	L53	N87°54'27"W	905.91'

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

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

MATCHLINE - SEE SHEET 6

LOT 1

1425.44'

L28

L29

33.00'

L27

L39

LOT 3
1,462,487 S.F.
33.574 AC

66.00'

33.00'

66.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

LOT 4
3,101,420 S.F.
71.199 AC

UNPLATTED LANDS

L3 (N02°01'21"W)

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

L10 (N02°01'21"W)

1189.46'

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

TEMPORARY CONSTRUCTION EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655

L26

L38

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

66.00'

L37

MATCHLINE - SEE SHEET 4

L25

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

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

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

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

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

2624.89'

L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

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

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

UNPLATTED LANDS

UNPLATTED LANDS

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

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 5 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

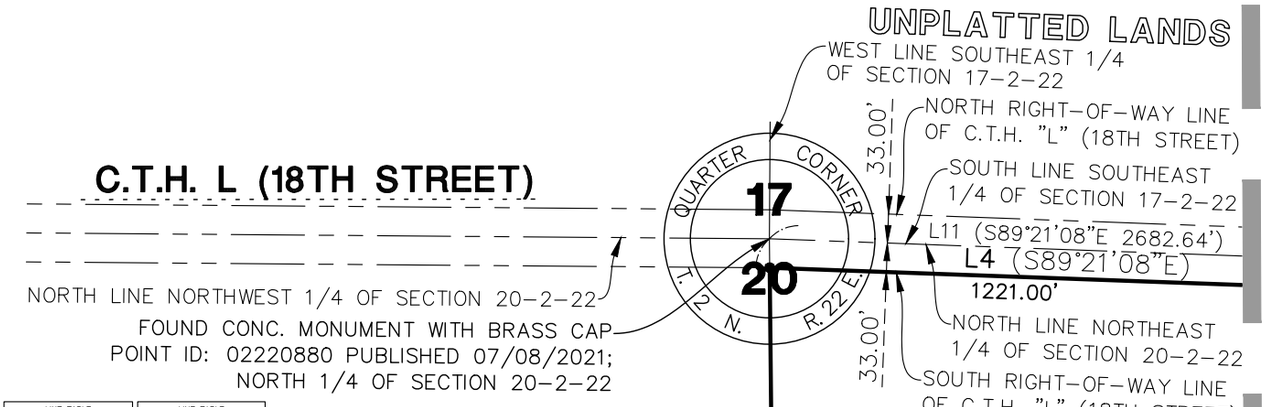
GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

N

LEGEND:

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

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

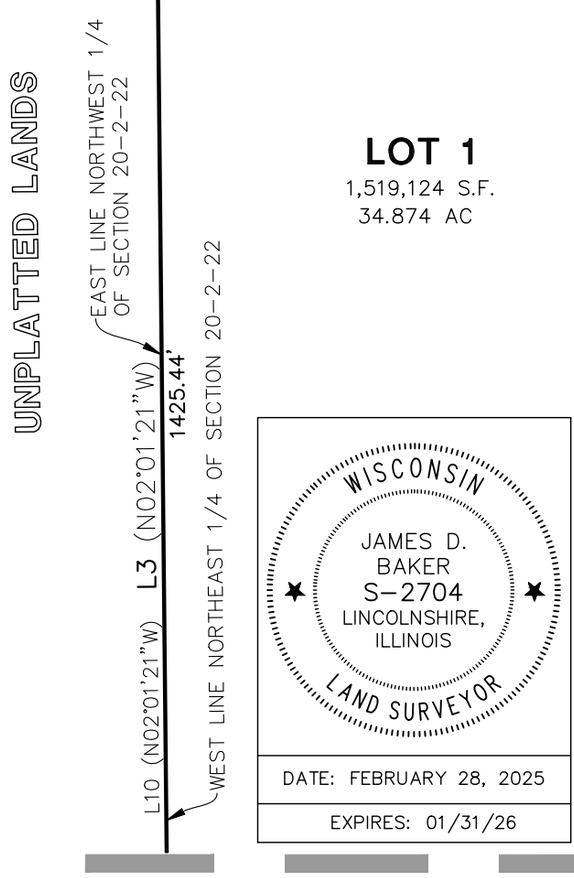


LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
L40	N65°50'18"E	613.79'
L41	N24°09'42"W	305.32'
L42	S00°39'42"E	63.04'
L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
L45	S65°50'18"W	580.79'
L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	3°52'14"	637.00'	43.03'	S04°01'40"W	43.02'	N2°05'33"E	N5°57'47"E
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C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
C4	23°35'07"	1577.00'	649.16'	S77°37'52"W	644.59'	N65°50'18"E	N89°25'25"E
C5	23°35'07"	467.00'	192.24'	N77°37'52"E	190.88'	N89°25'25"E	N65°50'18"E
C6	55°14'58"	533.00'	513.96'	N03°27'47"E	494.28'	S24°09'42"E	S31°05'16"W
C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
C9	66°30'00"	67.00'	77.76'	S32°35'18"W	73.47'	N0°39'42"W	N65°50'18"E
C10	23°35'07"	1511.00'	621.99'	S77°37'52"W	617.61'	N65°50'18"E	N89°25'25"E
C11	23°35'07"	533.00'	219.40'	N77°37'52"E	217.86'	N89°25'25"E	N65°50'18"E
C12	55°14'58"	467.00'	450.32'	N03°27'47"E	433.08'	S24°09'42"E	S31°05'16"W
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C16	23°35'07"	500.00'	205.82'	S77°37'52"W	204.37'	S89°25'25"W	S65°50'18"W
C17	23°35'07"	1544.00'	635.57'	N77°37'52"E	631.10'	N89°25'25"E	N65°50'18"E
C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W



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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

MATCHLINE - SEE SHEET 5

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Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB	SHEET	
DRAWN BY:	LSM	6	OF 10
DATE:	02/28/25		
SCALE:	1"=200'	HPF.SOWI01	

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

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

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

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 1 | LOT 2 | LOT 3 | LOT 4

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

18TH STREET

L11 (S89°21'08"E 2682.64')

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

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

UNPLATTED LANDS

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

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

1394.06'

L4 (S89°21'08"E)

1221.00'

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

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

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

1212.61'

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

50' LANDSCAPE BUFFER HEREBY GRANTED

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

66.00'
33.00'

LOT 4
3,101,420 S.F.
71.199 AC

LOT 1
1,519,124 S.F.
34.874 AC

WATER'S EDGE

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

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

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
L40	N65°50'18"E	613.79'
L41	N24°09'42"W	305.32'
L42	S00°39'42"E	63.04'
L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
L45	S65°50'18"W	580.79'
L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 7 OF 10
HPF.SOWI01

15:44 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

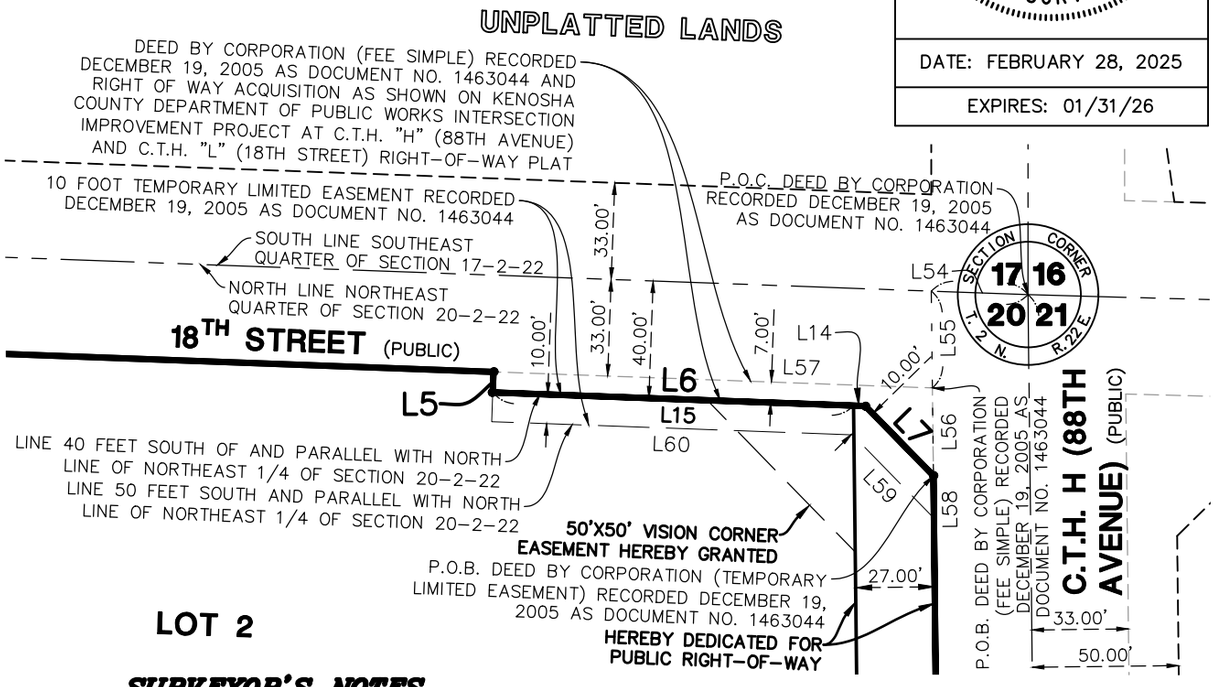
LEGEND:
- = EX. PROPERTY LINE
- = EX. SECTION LINE
- = EX. RIGHT OF WAY LINE
- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

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

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26



SURVEYOR'S NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THERE IS NO ORDINARY HIGH WATER MARK ON SURVEYED PROPERTY.
3. APPROXIMATE SEASONAL HIGH WATER ELEVATION HAS NOT BEEN DETERMINED AND SHOWN AND REFERENCED TO A PERMANENTLY ESTABLISHED DATUM PLANE.
4. WETLANDS HAVE NOT BEEN SHOWN HEREON.
5. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
6. PROPOSED LOTS WILL BE SERVED BY MUNICIPAL SEWER.
7. LOT 1 IS ZONED "R11", AND LOTS 2, 3 AND 4 ARE ZONED "R-5 PUD".
8. WATER'S EDGE SHOWN HEREON AS OF AUGUST 25, 2023.
9. FLOODPLAIN HAS BEEN SHOWN HEREON PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012.

Parcel Name	Square Feet	Acres
LOT 1	1,519,124	34.874
LOT 2	323,279	7.421
LOT 3	1,462,487	33.574
LOT 4	3,101,420	71.199
PUBLIC R.O.W. DEDICATION	637,138	14.627
TOTAL AREA	7,043,447	161.695

VISION CORNER EASEMENT NOTE:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, FENCES, PARKING OR VEGETATION SHALL BE PERMITTED IN ANY BUSINESS, MANUFACTURING OR INSTITUTIONAL DISTRICT BETWEEN THE HEIGHTS OF TWO (2) FEET AND TEN (10) FEET ABOVE THE PLANE THROUGH THE CENTERLINE OF THE ROAD WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO (2) EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE ROAD RIGHT-OF-WAY. IN THE CASE OF ANY FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD INTERSECTION WITH ANY OTHER FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD OR RAILWAYS, THE CORNER CUTOFF DISTANCES ESTABLISHING THE TRIANGULAR VISION CLEARANCE SPACE SHALL BE INCREASED TO FIFTY (50) FEET.

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L5	S02°05'33"W	7.00'	S2°05'33"W
L6	S87°54'27"E	127.34'	S87°54'27"E
L7	S44°17'25"E	33.29'	S44°17'25"E
L14	S87°54'27"E	4.04'	S87°54'27"E
L15	S87°54'27"E	123.30'	S87°54'27"E
L54	S87°54'27"E	33.04'	S87°54'27"E
L55	S00°39'42"E	33.04'	S0°39'42"E
L56	S00°39'42"E	30.00'	S0°39'42"E
L57	N87°54'27"W	150.00'	N87°54'27"W
L58	S00°39'42"E	14.49'	S0°39'42"E
L59	S44°17'25"E	39.78'	S44°17'25"E
L60	S87°54'27"E	123.34'	S87°54'27"E

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=60'

SHEET 8 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\08-HPFSOWI-CSM_1.dwg Updated By: LMory!
15:44

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

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

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED: A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OLD DOMINION FREIGHT LINE.

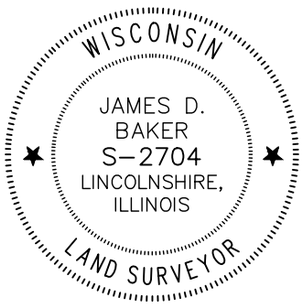
THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS 28TH DAY OF FEBRUARY, 2025

FOR REVIEW ONLY

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



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THE STREETS OF MAPLECREST	
VILLAGE OF SOMERS, WISCONSIN	
CERTIFIED SURVEY MAP	
PROJ. MGR.: JDB	SHEET 9 OF 10
DRAWN BY: LSM	
DATE: 02/28/25	
SCALE: N.T.S.	HPF.SOWI01

15:45 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-HPFSOWI-CSM_1.dwg Updated By: LMory

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

OWNER'S CERTIFICATE

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

THIS _____ DAY OF _____, 2025.

ON THIS _____ DAY OF _____, 2025.

BY: _____

TITLE: _____

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

NOTARY'S CERTIFICATE

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

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

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2025.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT BRANDI BAKER, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2025 AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

_____ _____
(DATE) TREASURER

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THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	N.T.S.

SHEET 10 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\09-10-HPFSOWI-CSM_1.dwg Updated By: LMory
15:45

HOME PATH FINANCIAL
Opening a path to success

2/28/2025, Amended 4/25/2025
The Streets of Maplecrest
Petition for Planned Unit Development Overlay District
Home Path Financial Limited Partnership

To Whom It May Concern:

As a supplement to the rezoning application being submitted by Home Path Financial Limited Partnership (applicant), this petition for a Planned Unit Development Overlay District (PUD) is provided. The subject property is 161.7 acres and is proposed to be divided into two zoning classifications, R-11 and R-5. The PUD is being requested as an overlay of the proposed R-5 zoned portion of the property which is approximately 125.2 acres in size. The remainder of the property includes a ROW dedication for C.T.H. H totaling 1.6 acres and the proposed R-11 zoned portion that totals 34.9 acres.

The proposed development, The Streets of Maplecrest, will be implemented within the R-5 PUD portion of the subject property. This PUD will allow for a mix of single-family detached and two-family (duplex) products. Two different product series will be offered for the single-family detached lots, Pathway and Flagship, both of which offer different models and options. The Pathway series homes are the smallest of the two detached products, but both will provide two and three car options. No proposed lot sizes for these products will be less than 9,000 SF. It should be clarified that a fourplex product type could be offered within the proposed development, but those products will lie withing the extents of the R-11 zoned portion of the subject property. These products have been proposed to serve as a transition from the proposed multifamily area of the subject property to the single-family detached lots.

Here is a breakdown of the products/housing types being proposed to meet the market demands of today's home buyers:

- <u>37 Single-Family Flagship Series Lots</u>
  - 88' x 112' (9,856 SF) typical lot size
  - Located along the southwestern, southern, and southeastern perimeter of the site and colored blue on the proposed site plan.
  - Flagship homes start at 1,900 SF and go as large as 3,000 SF with a mix of ranches and 2 story plans to choose from. These homes include 2 or 3 car garages, full basements with plumbing rough-in, open concept living with spacious kitchens including large islands, separate mud rooms off garage entry and separate primary on suites with spacious walk-in closets.

- 234 Single-Family Pathway Series Lots
  - 164 2-Car Garage Lots
    - 64' x 141' (9,024 SF) typical lot size
  - 70 3-Car Garage Lots
    - 75' x 141' (10,575 SF) typical lot size
  - Located in the central area of the site plan and colored yellow.
  - Priced competitively to appeal to first-time homebuyers or those looking for a more affordable option.
  - Pathway plans start at 1,450 SF and go as large as 2,500 SF with a mix of ranches and 2 story plans all with a large choice of upgrades and options. These homes include a 2-car garage, basement, open concept living with spacious kitchens including islands, separate primary on suites and many other great amenities.
- 11 Two-Family/Duplex Lots (22 units)
  - 105' x 118' (12,390 SF) typical lot size
  - Located in the northeast corner of the site plan and colored purple.
  - Serves as a transition between the single-family lots and the adjacent roadways.
  - These ranch homes come standard with a lot of premium features and include a 2-car garage, basement, primary suite, fireplace and spacious living areas.

Overall, within the proposed PUD's 125.2 acres, 293 residential units are provided. This yields a density of 2.34 DU/AC which is substantially less than the max 4.4 DU/AC allowed per R-5 zoning regulations.

The Streets of Maplecrest will provide over 32 acres, or approximately 26% of the total PUD area, of open space within the R-5 PUD extents. This open space will include areas for site amenities as well as areas functioning for stormwater management purposes. As seen on the proposed site plan, there are numerous offsite flows entering the subject property, but are being accounted for and properly managed. In addition to managing the offsite flows, the improvements include a conceptual plan to address a well-documented existing drainage issue located near the southeast corner of the property. The conceptual plan includes an offsite storm sewer across neighboring properties. While this improvement should address some of the drainage concerns, it is subject to approval from third party property owners and contributions from both the Village and County.

The proposed development will be served by Village water and sanitary sewer. There is an existing 12" watermain located at the north end of the property. This will be looped throughout the proposed subdivision and stubbed out for future development. The sanitary sewer is located at the south end of the property. The current preliminary design will propose one

connection to the existing main with a proposed 10" sewer. Similar to the watermain, sanitary sewer stubs will be extended along the roadways for future development.

The requested PUD overlay district will provide flexibility in site design and allow for a mix of housing types to be provided. This will create a vibrant community that will be marketable to and desired by a broad audience. As stated previously, the R-5 zoning district is being utilized as the underlying zoning district. As part of the PUD overlay district, departures from the bulk regulations for minimum lot size, minimum lot width, front yard/corner side yard setback, and side yard setback will be sought as follows:

R-5 Bulk Regulations	**R-5 Ordinance Requirement**	**Requested Departure**
Minimum Lot Area	10,000 SF	9,000 SF
Minimum Lot Width	75'	64'
Front Yard/Coner Side Yard	30'	20'
Interior Side Yard	10'	7'

The departures being requested match, or are very similar to, the departures that were preliminarily approved with previous development submittals on the subject property.
The requested departure from the 10' side yard setback to 7' allows for maximum flexibility in the variety of proposed units. It is worth noting though, that only one proposed Pathway model and two proposed Flagship models warrant this reduced setback of 7'. Additionally, lot widths, as proposed, include foundation staking tolerance by providing an additional 1' of separation between building foundations and each side yard setback lines. This results in a minimum potential building to building separation of 16'. In an effort to maximize open space between buildings, the applicant is proposing a deeded restriction limiting the placement of the largest units to maintain a to-be-determined minimum separation between detached single-family units that will exceed the 14' that results from the requested interior side yard setback departure.

The applicant is looking forward to working with Village staff, Planning Commissioners, and the Board through the entitlement process to develop an agreed upon strategy and timeline to implement this project. Thank you for your consideration.

Respectfully, on behalf of Ken Frank, Director of Land and Development with Home Path Financial Limited Partnership Team,

Eric Isaacs
Land Planning & Entitlements Project Manager
Manhard Consulting

HOME PATH FINANCIAL
Opening a path to success

2/28/2025
The Streets of Maplecrest
Petition for Planned Unit Development Overlay District
Home Path Financial Limited Partnership

To Whom It May Concern:

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The proposed development, The Streets of Maplecrest, will be implemented within the R-5 PUD portion of the subject property. This PUD will allow for a mix of single-family detached and two-family (duplex) products. Two different product series will be offered for the single-family detached lots, Pathway and Flagship, both of which offer different models and options. The Pathway series homes are the smallest of the two detached products, but both will provide two and three car options. No proposed lot sizes for these products will be less than 9,000 SF. It should be clarified that a fourplex product type will be offered within the proposed development, but those products will lie withing the extents of the R-11 zoned portion of the subject property. These products have been proposed to serve as a transition from the proposed multifamily area of the subject property to the single-family detached lots.

Here is a breakdown of the products/housing types being proposed to meet the market demands of today's home buyers:

- <u>46 Single-Family Flagship Series Lots</u>
  - 88' x 112' (9,856 SF) typical lot size
  - Located along the southwestern, southern, and southeastern perimeter of the site plan and colored blue on the proposed site plan
  - Flagship homes start at 1,900 SF and go as large as 3,000 SF with a mix of ranches and 2 story plans to choose from. These homes include 2 or 3 car garages, full basements with plumbing rough-in, open concept living with spacious kitchens including large islands, separate mud rooms off garage entry and separate primary on suites with spacious walk-in closets

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    - 75' x 141' (10,575 SF) typical lot size
  - Located in the central area of the site plan and colored yellow
  - Priced competitively to appeal to first-time homebuyers or those looking for a more affordable option.
  - Pathway plans start at 1,450 SF and go as large as 2,500 SF with a mix of ranches and 2 story plans all with a large choice of upgrades and options. These homes include a 2-car garage, basement, open concept living with spacious kitchens including islands, separate primary on suites and many other great amenities.
- 11 Two-Family/Duplex Lots (22 units)
  - 105' x 118' (12,390 SF) typical lot size
  - Located in the northeast corner of the site plan and colored purple
  - Serves as a transition between the single-family lots and the adjacent roadways
  - These ranch homes come standard with a lot of premium features and include a 2-car garage, basement, primary suite, fireplace and spacious living areas.

Overall, within the proposed PUD's 125.2 acres, 302 residential units will be provided. This yields a density of 2.41 DU/AC which is substantially less than the max 4.4 DU/AC allowed per R-5 zoning regulations.

The Streets of Maplecrest will provide over 30 acres, nearly 25% of the total PUD area, of open space within the R-5 PUD extents. This open space will include areas for site amenities as well as areas functioning for stormwater management purposes. As seen on the proposed site plan, there are numerous offsite flows entering the subject property, but are being accounted for and properly managed. In addition to managing the offsite flows, the improvements include a conceptual plan to address a well-documented existing drainage issue located near the southeast corner of the property. The conceptual plan includes an offsite storm sewer across neighboring properties. While this improvement should address some of the drainage concerns, it is subject to approval from third party property owners and contributions from both the Village and County.

The proposed development will be served by Village water and sanitary sewer. There is an existing 12" watermain located at the north end of the property. This will be looped

throughout the proposed subdivision and stubbed out for future development. The sanitary sewer is located at the south end of the property. The current preliminary design will propose one connection to the existing main with a proposed 10" sewer. Similar to the watermain, sanitary sewer stubs will be extended along the roadways for future development.

The requested PUD overlay district will provide flexibility in site design and allow for a mix of housing types to be provided. This will create a vibrant community that will be marketable to and desired by a broad audience. As stated previously, the R-5 zoning district is being utilized as the underlying zoning district. As part of the PUD overlay district, departures from the bulk regulations for minimum lot size, minimum lot width, front yard/corner side yard setback, and side yard setback will be sought as follows:

R-5 Bulk Regulations	R-5 Ordinance Requirement	Requested Departure
Minimum Lot Area	10,000 SF	9,000 SF
Minimum Lot Width	100'	64'
Front Yard/Coner Side Yard	30'	20'
Interior Side Yard	10'	7'

The departures being requested match or are very similar to the departures that were preliminarily approved with previous development submittals on the subject property. The requested departure from the 10' side yard setback to 7' allows for maximum flexibility in the variety of proposed units. It is worth noting though, that only one of the proposed models within the Flagship product line would require this reduced setback. In an effort to maximize open space between buildings, the applicant is proposing a deeded restriction limiting the placement of the largest units to maintain a to-be-determined minimum separation between detached single-family units that will exceed the 14' that results from the requested interior side yard setback departure.

The applicant is looking forward to working with Village staff, Planning Commissioners, and the Board through the entitlement process to develop an agreed upon strategy and timeline to implement this project. Thank you for your consideration.

Respectfully, on behalf of Ken Frank, Director of Land and Development with Home Path Financial Limited Partnership Team,

Eric Isaacs

Eric Isaacs
Land Planning & Entitlements Project Manager
Manhard Consulting

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

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

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

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

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

Applicant Name: Ken Frank Date 2/28/2025

Mailing Address: 5116 N. 126th Street, Butler, WI, 53007 Phone # 262-328-4939

Email Address: kfrank@myhomepath.com Phone # _____

Tax Parcel Number(s): 82-4-222-201-0100

_____ Acreage of Project: 161.695

Location of Property (including legal description):

The property's address is 9401 18th Street, Kenosha, WI, 53144 and is generally located at the southwest corner of the 18th Street and C.T.H. H (88th Avenue) intersection.

Legal description is attached.

Subdivision/Development Name (if applicable): The Streets of Maplecrest

Existing Zoning: PR-1 Park-Recreational District Proposed Zoning: R-5 PUD & R-11

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

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

Present Park and Recreational

Proposed Medium-Density and High-Density Residential

Present Use(s) of Property: Golf Course

Proposed Use(s) of Property: Residential Development

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

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

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

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

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

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

REQUIRED SIGNATURE(S) FOR ALL APPLICATIONS:

DocuSigned by: Daniel Plebanek 4898D31C9D264FB...

Daniel Plebanek 2/28/2025

Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

Applicant's Signature Date

Developer's Signature Date

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

THE STREETS OF MAPLECREST, VILLAGE OF SOMMERS, WISCONSIN

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,043,447 SQUARE FEET, (161.695 ACRES) MORE OR LESS.

PREPARED BY:
MANHARD CONSULTING, LTD.
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS, 60069
PHONE: 847.634.5550
WWW.MANHARD.COM

FEBRUARY 26, 2025

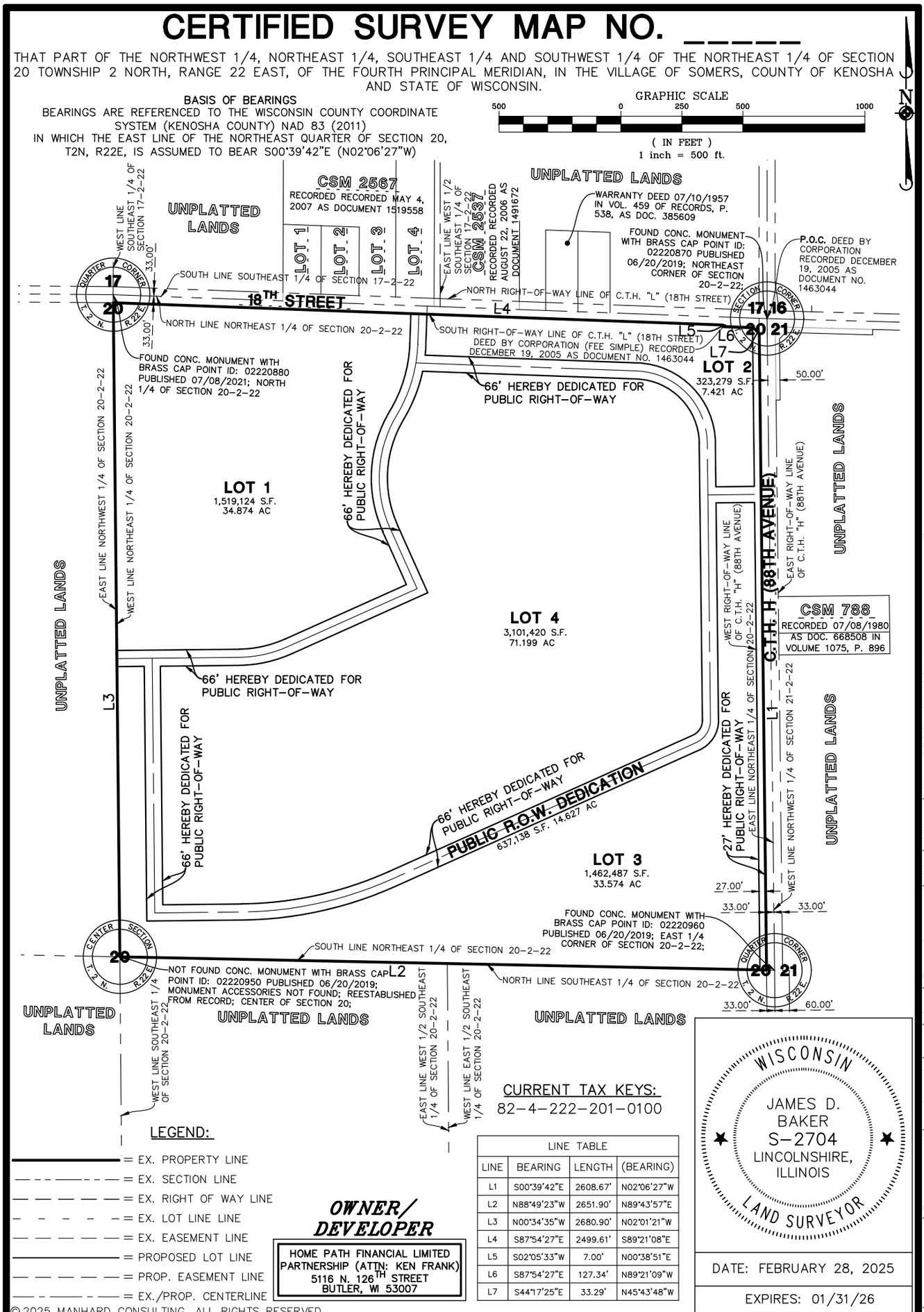
Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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



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

LINE TABLE

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

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

OWNER/ DEVELOPER
HOME PATH FINANCIAL LIMITED PARTNERSHIP (ATTN: KEN FRANK)
5116 N. 126TH STREET
BUTLER, WI 53007

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

DATE: FEBRUARY 28, 2025
EXPIRES: 01/31/26

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=500'

SHEET 1 OF 10
HPF.SOWI01

15:57 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\01-HPFSOWI01-CSM_1.dwg Updated By: LMoryl

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

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

N

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

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

WARRANTY DEED 07/10/1957 IN VOL. 459 OF RECORDS, P. 538, AS DOC. 385609
DEED BY CORPORATION (FEE SIMPLE) PER NO. 1463044
SOUTH LINE SOUTHEAST 1/4 OF SECTION 17-2-22
18TH STREET
L11 (S89°21'08"E 2682.64')
1394.06'
L4 (S89°21'08"E)
1212.61'
L5
NORTH LINE NORTHEAST 1/4 OF SECTION 20-2-22
50' LANDSCAPE BUFFER HEREBY GRANTED

FOUND CONC. MONUMENT WITH BRASS CAP POINT ID: 02220870 PUBLISHED 06/20/2019; NORTHEAST CORNER OF SECTION 20-2-22;
P.O.C. DEED BY CORPORATION RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 1463044
SECTION CORNER
17 16
20 21
T.2 N. R.22 E.
L6
L15
L14
L7
50'X50' VISION CORNER EASEMENT HEREBY GRANTED

MATCHLINE - SEE SHEET 7

LOT 2
323,279 S.F.
7.421 AC

LOT 4
3,101,420 S.F.
71.199 AC

L18
L34
C2
C8
33.00'
27.00'
50.00'
40' LANDSCAPE BUFFER HEREBY GRANTED
649.84'
L19
L20
L13
L21
L1 (N02°06'27"W)
L8 (N02°06'27"W 2671.22')
C.T.H. H (88TH AVENUE)
EAST RIGHT-OF-WAY LINE OF C.T.H. "H" (88TH AVENUE)
UNPLATTED LANDS

50'X50' VISION CORNER EASEMENT HEREBY GRANTED

L22
46' LANDSCAPE BUFFER HEREBY GRANTED
HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY
1916.25'
L23
33.00'
66.00'
PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC
L35

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

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
L40	N65°50'18"E	613.79'
L41	N24°09'42"W	305.32'
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L43	S02°05'33"W	125.00'
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L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

LINE TABLE				
LINE	BEARING	LENGTH	(BEARING)	(LENGTH)
L8	S00°39'42"E	2671.18'	N02°06'27"W	2671.22'
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L10	N00°34'35"W	2713.94'	N02°01'21"W	———
L11	S87°54'27"E	2682.60'	S89°21'08"E	2682.64'

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

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

DATE: FEBRUARY 28, 2025
EXPIRES: 01/31/26

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MATCHLINE - SEE SHEET 3

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 2 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

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THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

N

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

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

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

LOT 4
3,101,420 S.F.
71.199 AC

LOT 3
1,462,487 S.F.
33.574 AC

ZONE X

ZONE A

ZONE X

WATER'S EDGE

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

PUBLIC R.O.W. DEDICATION
70,797 S.F. 1.625 AC

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

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

46' LANDSCAPE BUFFER HEREBY GRANTED

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

1916.25'

L1 (N02°06'27"W)

L8 (N02°06'27"W 2671.22')

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

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

UNPLATTED LANDS

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

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

27.00'
33.00'
33.00'
33.00'
66.00'
C3
C9
L23
L35
L36
L24
L13

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

SOUTH LINE NORTHEAST 1/4 OF SECTION 20-2-22
2624.89' L9 (N89°43'57"E 2684.95')
L2 (N89°43'57"E)
NORTH LINE SOUTHEAST 1/4 OF SECTION 20-2-22

QUARTER CORNER

20 21

T 2 N R 22 E

33.00' 60.00'

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 3 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

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

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

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

LOT 1

MATCHLINE - SEE SHEET 7

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

LOT 4
3,101,420 S.F.
71.199 AC

LOT 3
1,462,487 S.F.
33.574 AC

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

PUBLIC R.O.W. DEDICATION
637,138 S.F.
14.627 AC

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

30' PERMANENT UTILITY EASEMENT RECORDED 07/08/2020 AS DOC. NO. 1871655

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

L9 (N89°43'57"E 2684.95')

2624.89'

L2 (N89°43'57"E)

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

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

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

UNPLATTED LANDS

UNPLATTED LANDS

ZONE X

WATER'S EDGE

ZONE A

ZONE A

ZONE X

ZONE A

ZONE X

66.00'

33.00'

33.00'

20.00'

30.00'

L30 L40 C5 C11 C10 C4 L36 L24

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

CURVE TABLE							
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT BEARING START	TANGENT BEARING END
C1	3°52'14"	637.00'	43.03'	S04°01'40"W	43.02'	N2°05'33"E	N5°57'47"E
C2	87°14'45"	333.00'	507.07'	S44°17'04"E	459.48'	N87°54'27"W	N0°39'42"W
C3	66°30'00"	133.00'	154.37'	S32°35'18"W	145.85'	N0°39'42"W	N65°50'18"E
C4	23°35'07"	1577.00'	649.16'	S77°37'52"W	644.59'	N65°50'18"E	N89°25'25"E
C5	23°35'07"	467.00'	192.24'	N77°37'52"E	190.88'	N89°25'25"E	N65°50'18"E
C6	55°14'58"	533.00'	513.96'	N03°27'47"E	494.28'	S24°09'42"E	S31°05'16"W
C7	28°59'43"	571.00'	288.96'	N16°35'25"E	285.89'	N31°05'16"E	N2°05'33"E
C8	87°14'45"	267.00'	406.57'	S44°17'04"E	368.41'	N87°54'27"W	N0°39'42"W
C9	66°30'00"	67.00'	77.76'	S32°35'18"W	73.47'	N0°39'42"W	N65°50'18"E
C10	23°35'07"	1511.00'	621.99'	S77°37'52"W	617.61'	N65°50'18"E	N89°25'25"E
C11	23°35'07"	533.00'	219.40'	N77°37'52"E	217.86'	N89°25'25"E	N65°50'18"E
C12	55°14'58"	467.00'	450.32'	N03°27'47"E	433.08'	S24°09'42"E	S31°05'16"W
C13	19°08'33"	637.00'	212.82'	N21°30'59"E	211.83'	N31°05'16"E	N11°56'43"E
C14	28°59'43"	604.00'	305.66'	S16°35'25"W	302.41'	S31°05'16"W	S2°05'33"W
C15	55°14'58"	500.00'	482.14'	S03°27'47"W	463.68'	S24°09'42"E	S31°05'16"W
C16	23°35'07"	500.00'	205.82'	S77°37'52"W	204.37'	S89°25'25"W	S65°50'18"W
C17	23°35'07"	1544.00'	635.57'	N77°37'52"E	631.10'	N89°25'25"E	N65°50'18"E
C18	66°30'00"	100.00'	116.06'	N32°35'18"E	109.66'	N65°50'18"E	N0°39'42"W
C19	87°14'45"	300.00'	456.82'	N44°17'04"W	413.95'	N0°39'42"W	N87°54'27"W

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
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L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
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LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
L40	N65°50'18"E	613.79'
L41	N24°09'42"W	305.32'
L42	S00°39'42"E	63.04'
L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
L45	S65°50'18"W	580.79'
L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB	SHEET	
DRAWN BY:	LSM	4	OF 10
DATE:	02/28/25	HPF.SOWI01	
SCALE:	1"=200'		

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl
15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

N

LEGEND:

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

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

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
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L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
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L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

MATCHLINE - SEE SHEET 6

LOT 1

1425.44'

L28

L29

33.00'

L27

L39

LOT 3
1,462,487 S.F.
33.574 AC

L3 (N02°01'21"W)

L10 (N02°01'21"W)
1189.46'

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

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

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

L26

66.00'

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

33.00'
66.00'

LOT 4
3,101,420 S.F.
71.199 AC

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

L38

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

66.00'

L37

L25

MATCHLINE - SEE SHEET 4

UNPLATTED LANDS

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

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

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

2624.89'

L9 (N89°43'57"E 2684.95')

L2 (N89°43'57"E)

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

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

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

UNPLATTED LANDS

UNPLATTED LANDS

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

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Manhard CONSULTING™
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 5 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl 15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

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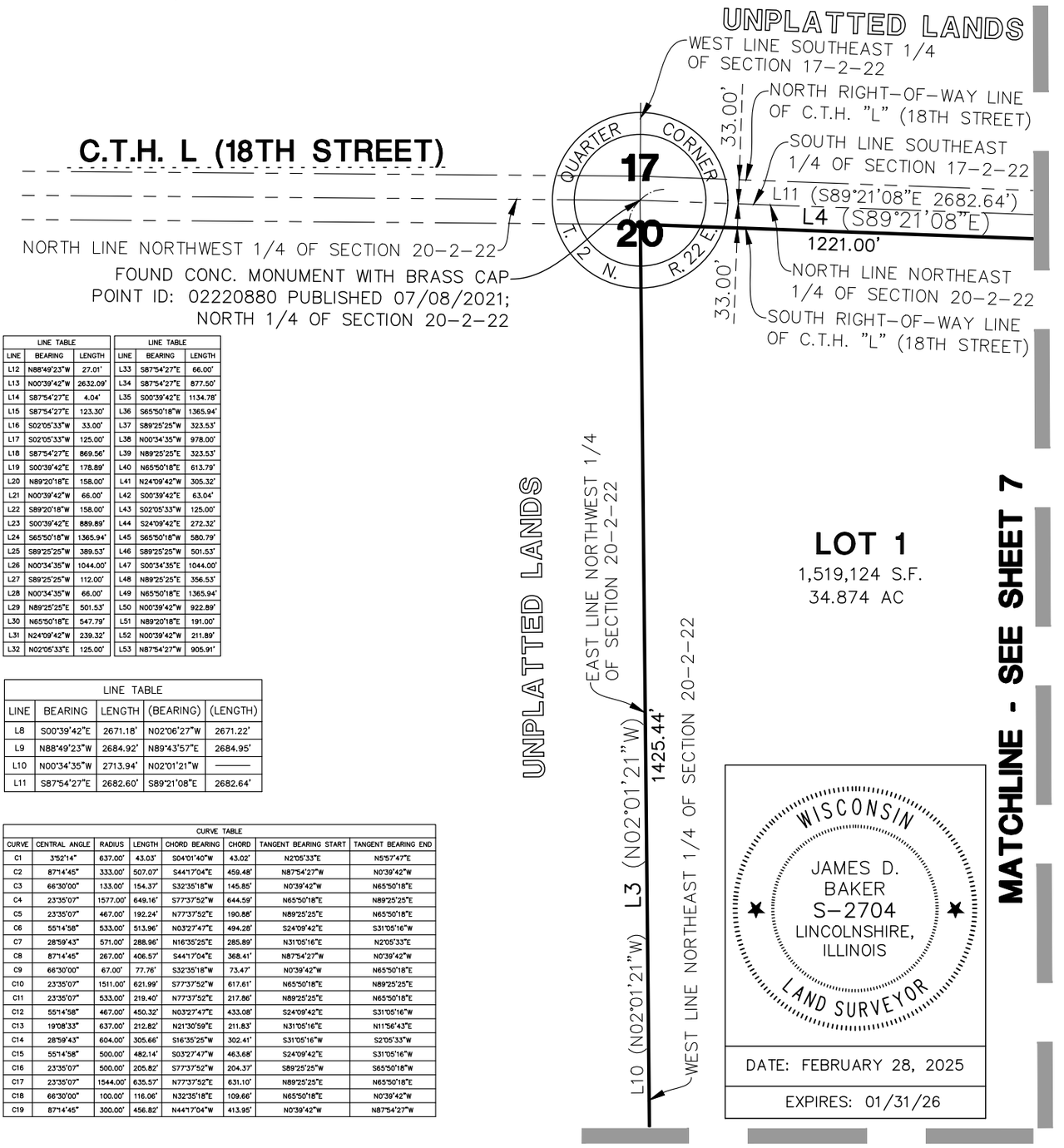
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N

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L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
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JAMES D. BAKER
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LAND SURVEYOR

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
CERTIFIED SURVEY MAP

PROJ. MGR.:	JDB
DRAWN BY:	LSM
DATE:	02/28/25
SCALE:	1"=200'

SHEET 6 OF 10
HPF.SOWI01

Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\02-07-HPFSOWI-CSM_1.dwg Updated By: LMoryl
15:44

Docusign Envelope ID: A7C70F3C-9E1D-4086-B383-9A0B4C952F02

CERTIFIED SURVEY MAP NO. _____

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20 TOWNSHIP 2 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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

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

N

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

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

CSM 2567
RECORDED RECORDED MAY 4, 2007 AS DOCUMENT 1519558

LOT 1 | LOT 2 | LOT 3 | LOT 4

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

18TH STREET

L11 (S89°21'08"E 2682.64')

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

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

UNPLATTED LANDS

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

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

1394.06'

L4 (S89°21'08"E)

1221.00'

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

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

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

PUBLIC R.O.W. DEDICATION
637,138 S.F. 14.627 AC

1212.61'

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

50' LANDSCAPE BUFFER HEREBY GRANTED

HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

66.00'
33.00'

LOT 4
3,101,420 S.F.
71.199 AC

LOT 1
1,519,124 S.F.
34.874 AC

WATER'S EDGE

15'X15' VISION CORNER EASEMENT HEREBY GRANTED

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

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

LINE TABLE		
LINE	BEARING	LENGTH
L12	N88°49'23"W	27.01'
L13	N00°39'42"W	2632.09'
L14	S87°54'27"E	4.04'
L15	S87°54'27"E	123.30'
L16	S02°05'33"W	33.00'
L17	S02°05'33"W	125.00'
L18	S87°54'27"E	869.56'
L19	S00°39'42"E	178.89'
L20	N89°20'18"E	158.00'
L21	N00°39'42"W	66.00'
L22	S89°20'18"W	158.00'
L23	S00°39'42"E	889.89'
L24	S65°50'18"W	1365.94'
L25	S89°25'25"W	389.53'
L26	N00°34'35"W	1044.00'
L27	S89°25'25"W	112.00'
L28	N00°34'35"W	66.00'
L29	N89°25'25"E	501.53'
L30	N65°50'18"E	547.79'
L31	N24°09'42"W	239.32'
L32	N02°05'33"E	125.00'

LINE TABLE		
LINE	BEARING	LENGTH
L33	S87°54'27"E	66.00'
L34	S87°54'27"E	877.50'
L35	S00°39'42"E	1134.78'
L36	S65°50'18"W	1365.94'
L37	S89°25'25"W	323.53'
L38	N00°34'35"W	978.00'
L39	N89°25'25"E	323.53'
L40	N65°50'18"E	613.79'
L41	N24°09'42"W	305.32'
L42	S00°39'42"E	63.04'
L43	S02°05'33"W	125.00'
L44	S24°09'42"E	272.32'
L45	S65°50'18"W	580.79'
L46	S89°25'25"W	501.53'
L47	S00°34'35"E	1044.00'
L48	N89°25'25"E	356.53'
L49	N65°50'18"E	1365.94'
L50	N00°39'42"W	922.89'
L51	N89°20'18"E	191.00'
L52	N00°39'42"W	211.89'
L53	N87°54'27"W	905.91'

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

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

N

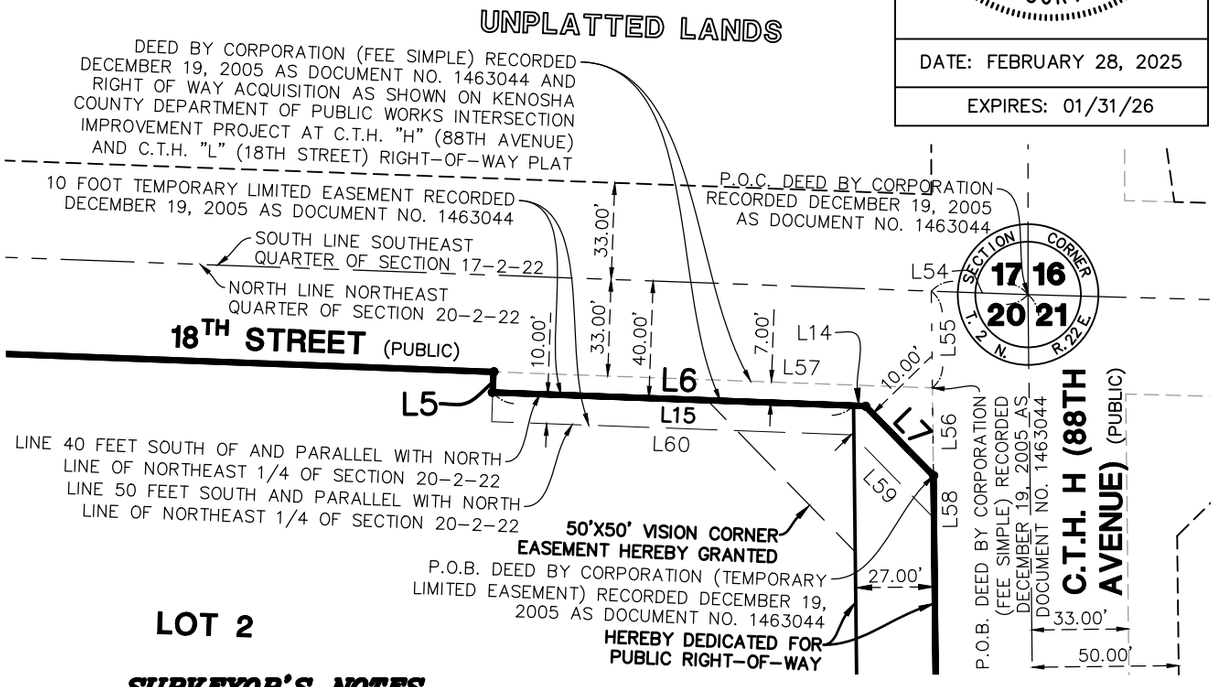
LEGEND:
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- = EX. LOT LINE LINE
- = EX. EASEMENT LINE
- = PROPOSED LOT LINE
- = PROP. EASEMENT LINE
- = EX./PROP. CENTERLINE

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

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

DATE: FEBRUARY 28, 2025

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SURVEYOR'S NOTES

1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
2. THERE IS NO ORDINARY HIGH WATER MARK ON SURVEYED PROPERTY.
3. APPROXIMATE SEASONAL HIGH WATER ELEVATION HAS NOT BEEN DETERMINED AND SHOWN AND REFERENCED TO A PERMANENTLY ESTABLISHED DATUM PLANE.
4. WETLANDS HAVE NOT BEEN SHOWN HEREON.
5. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
6. PROPOSED LOTS WILL BE SERVED BY MUNICIPAL SEWER.
7. LOT 1 IS ZONED "R11", AND LOTS 2, 3 AND 4 ARE ZONED "R-5 PUD".
8. WATER'S EDGE SHOWN HEREON AS OF AUGUST 25, 2023.
9. FLOODPLAIN HAS BEEN SHOWN HEREON PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 55059C0068D AND 55059C0181D WITH AN EFFECTIVE DATE OF JUNE 19, 2012.

Parcel Name	Square Feet	Acres
LOT 1	1,519,124	34.874
LOT 2	323,279	7.421
LOT 3	1,462,487	33.574
LOT 4	3,101,420	71.199
PUBLIC R.O.W. DEDICATION	637,138	14.627
TOTAL AREA	7,043,447	161.695

VISION CORNER EASEMENT NOTE:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, FENCES, PARKING OR VEGETATION SHALL BE PERMITTED IN ANY BUSINESS, MANUFACTURING OR INSTITUTIONAL DISTRICT BETWEEN THE HEIGHTS OF TWO (2) FEET AND TEN (10) FEET ABOVE THE PLANE THROUGH THE CENTERLINE OF THE ROAD WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO (2) EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THE ROAD RIGHT-OF-WAY. IN THE CASE OF ANY FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD INTERSECTION WITH ANY OTHER FEDERAL, STATE OR COUNTY HIGHWAY OR TOWN ROAD OR RAILWAYS, THE CORNER CUTOFF DISTANCES ESTABLISHING THE TRIANGULAR VISION CLEARANCE SPACE SHALL BE INCREASED TO FIFTY (50) FEET.

LINE TABLE			
LINE	BEARING	LENGTH	(BEARING)
L5	S02°05'33"W	7.00'	S2°05'33"W
L6	S87°54'27"E	127.34'	S87°54'27"E
L7	S44°17'25"E	33.29'	S44°17'25"E
L14	S87°54'27"E	4.04'	S87°54'27"E
L15	S87°54'27"E	123.30'	S87°54'27"E
L54	S87°54'27"E	33.04'	S87°54'27"E
L55	S00°39'42"E	33.04'	S0°39'42"E
L56	S00°39'42"E	30.00'	S0°39'42"E
L57	N87°54'27"W	150.00'	N87°54'27"W
L58	S00°39'42"E	14.49'	S0°39'42"E
L59	S44°17'25"E	39.78'	S44°17'25"E
L60	S87°54'27"E	123.34'	S87°54'27"E

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SHEET 8 OF 10
HPF.SOWI01

15:44 Dwg Name: \\mcl-vh-nas\Projects-LO\Hpfsowi01\dwg\Surv\Final Drawings\CSM\CSM_1\08-HPFSOWI-CSM_1.dwg Updated By: LMory!

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SURVEYOR'S CERTIFICATE

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

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED: A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29 TOWNSHIP 6 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA AND STATE OF WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 87 DEGREES 54 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 33.04 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID 1/4, A DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 2608.67 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4, A DISTANCE OF 2651.90 FEET TO THE CENTER OF SAID SECTION 20; THENCE NORTH 00 DEGREES 34 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID 1/4, A DISTANCE OF 2680.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID 1/4, A DISTANCE OF 2499.61 FEET; THENCE SOUTH 02 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A LINE 40.00 SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID 1/4; THENCE SOUTH 87 DEGREES 54 MINUTES 27 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 127.34 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 25 SECONDS EAST, A DISTANCE OF 33.29 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OLD DOMINION FREIGHT LINE.

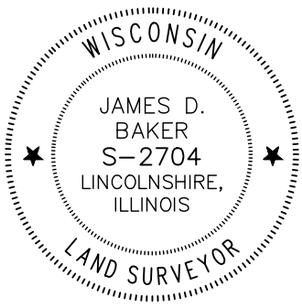
THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING AND MAPPING THE SAME. PER WIS. STAT. 236.21 (1), THIS CERTIFICATE HAS THE SAME FORCE AND EFFECT AS AN AFFIDAVIT.

DATED THIS 28TH DAY OF FEBRUARY, 2025

FOR REVIEW ONLY

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



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OWNER'S CERTIFICATE

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

THIS _____ DAY OF _____, 2025.

ON THIS _____ DAY OF _____, 2025.

BY: _____

TITLE: _____

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

DATE: FEBRUARY 28, 2025

EXPIRES: 01/31/26

NOTARY'S CERTIFICATE

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

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

AFORESAID, DO HEREBY CERTIFY THAT _____ AND

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL, THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC

VILLAGE OF SOMERS BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS AND DEDICATION ACCEPTED ON THIS _____ DAY OF _____, 2025.

_____ _____
GEORGE STONER, VILLAGE PRESIDENT BRANDI BAKER, VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY)SS

I, _____, BEING THE DULY ELECTED (APPOINTED), QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF SOMERS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2025 AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

_____ _____
(DATE) TREASURER

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VILLAGE OF SOMERS
Department of Planning and Development

VILLAGE OF SOMERS SITE PLAN REVIEW PROCEDURES

---

1. Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance.

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

Meeting Date: _____

3. Contact the Village of Somers to determine if your site plan review application requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: _____

4. Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Site Plan Review Application by the filing deadline.

Filing Deadline: _____

5. Upon submission you will be given two copies of the date-stamped application. Submit a copy of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board. Keep the other copy for your records.

7. Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): _____

Village Board meeting date (tentative): _____

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

SITE PLAN REVIEW CHECKLIST

Owner: Daniel Plebanek Date 2/28/2025

Mailing Address: 9401 18th Street Phone # 262-412-0601

Kenosha, WI 53144 Phone #

Agent: Ken Frank Phone # 262-328-4939

Mailing Address: 5116 N. 126th Street Phone #

Butler, WI 53007

Architect/Engineer: Manhard Consulting (Attn:Eric Isaacs) Phone # 630-925-1080

Mailing Address: 333 East Butterfield Road, Suite 600 Phone #

Lombard, IL 60148

Tax Parcel Number(s): 82-4-222-201-0100 Acreage of Project: 161.695

Existing Zoning: PR-1 Park-Recreational District Proposed Zoning: R-5 PUD & R-11

Conditional Use Permit: N/A

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

Description of project: Home Path Financial is proposing to redevelop the Maplecrest Golf Course into a residential community.

This development will provide a variety of housing types including traditional single family detached, duplex, and fourplex units along with multifamily.

Size of existing building(s): +/- 24,400 SF

Size of new building(s) and/or addition(s): Varies depending on product.

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

Number of proposed units: R-5 PUD 302 SF+Duplex
R-11 44 Fourplex + TBD MF Description of units: R-5 PUD mix of SF detached and duplex
R-11 mix of fourplex and MF

Density: +/- 2.7 DU/AC

☐ Plat of Survey Submitted:

☐ Covenants and Restrictions Submitted

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

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

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

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

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

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

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

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

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

B. SITE PLAN SUBMITTED?

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

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

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

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

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

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

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

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

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

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

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

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

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

Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

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

IMPORTANT TELEPHONE NUMBERS

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

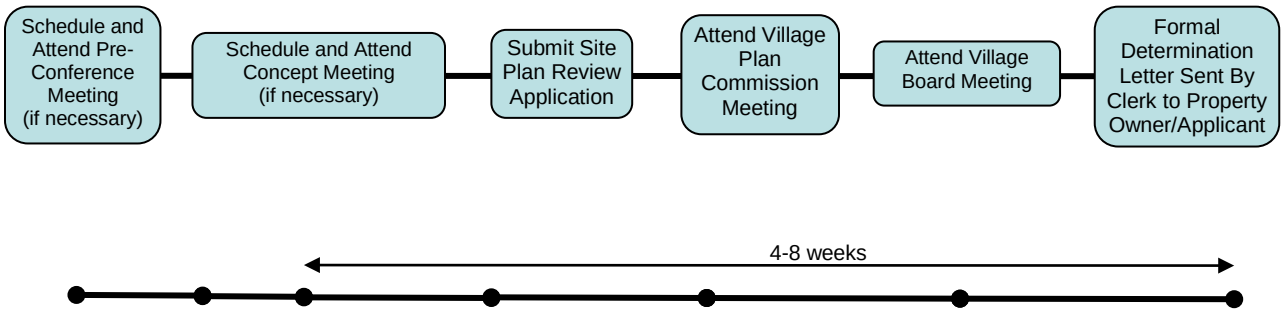
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

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

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

Site Plan Review Procedure Timeline



For Reference Purposes

18TH STREET

EXISTING HYDRANT

EXISTING VALVE BOX

EXISTING VALVE BOX

EXISTING FES

EXISTING STORM SEWER (TYP.)

EXISTING FES

PROPOSED CONNECTION TO EXISTING 16" WM

EXISTING 16" WM

EXISTING 16" WM

PROPOSED CONNECTION TO EXISTING 16" WM

18TH STREET

PROPOSED HYDRANT (TYP.)

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED 8" SAN

PROPOSED 8" WM

PROPOSED 12" WM

PROPOSED 12" WM

PROPOSED VALVE BOX (TYP.)

PROPOSED SANITARY MANHOLE (TYP.)

88TH AVENUE

PROPOSED 8" SAN

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED 8" WM

FUTURE DETENTION POND

PROPOSED VALVE BOX (TYP.)

12"

PROPOSED 12" WM

PROPOSED DETENTION POND
HWL=700.00
NWL=696.00

PROPOSED 12" WM

PROPOSED 8" SAN

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED 8" WM

PROPOSED 8" SAN

PROPOSED 12" WM

PROPOSED SANITARY MANHOLE (TYP.)

EXISTING 36" ST

EXISTING FES

EXISTING FES

PROPOSED 8" WM

PROPOSED HYDRANT (TYP.)

12"

PROPOSED 10" WM

PROPOSED 8" SAN

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED HYDRANT (TYP.)

PROPOSED 10" WM

PROPOSED VALVE BOX (TYP.)

PROPOSED 8" SAN

PROPOSED 8" WM

PROPOSED 8" SAN

PROPOSED VALVE BOX (TYP.)

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED 12" WM

PROPOSED 8" SAN

PROPOSED 8" SAN

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED 8" SAN

PROPOSED 10" SAN

PROPOSED 12" WM

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED 12" WM

PROPOSED HYDRANT (TYP.)

PROPOSED 8" WM

PROPOSED 8" SAN

PROPOSED 10" SAN

PROPOSED 10" WM

PROPOSED VALVE BOX (TYP.)

PROPOSED 8" SAN

PROPOSED VALVE BOX (TYP.)

PROPOSED SANITARY MANHOLE (TYP.)

PROPOSED 8" WM

PROPOSED 8" SAN

PROPOSED 10" SAN

PROPOSED DETENTION POND
HWL=687.00
NWL=682.00

PROPOSED DETENTION POND
HWL=687.00
NWL=682.00

EXISTING FES

EXISTING 36" ST

EXISTING FES

EXISTING FLOODPLAIN

EXISTING SANITARY MANHOLE (TYP.)

EXISTING 18" PVC SAN

EXISTING 21" PVC SAN

EXISTING 21" PVC SAN

EXISTING SANITARY MANHOLE (TYP.)

EXISTING 21" PVC SAN

EXISTING SANITARY MANHOLE (TYP.)

EXISTING 21" PVC SAN

EXISTING 24" PVC SAN

EXISTING SANITARY MANHOLE (TYP.)

EXISTING 24" PVC SAN

EXISTING 24" PVC SAN

N

0 40 80 160

SCALE: 1"=80'

SANITARY SEWER & WATERMAIN LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED VALVE BOXES
- PROPOSED HYDRANTS

DRAWN BY

REVISIONS

DATE

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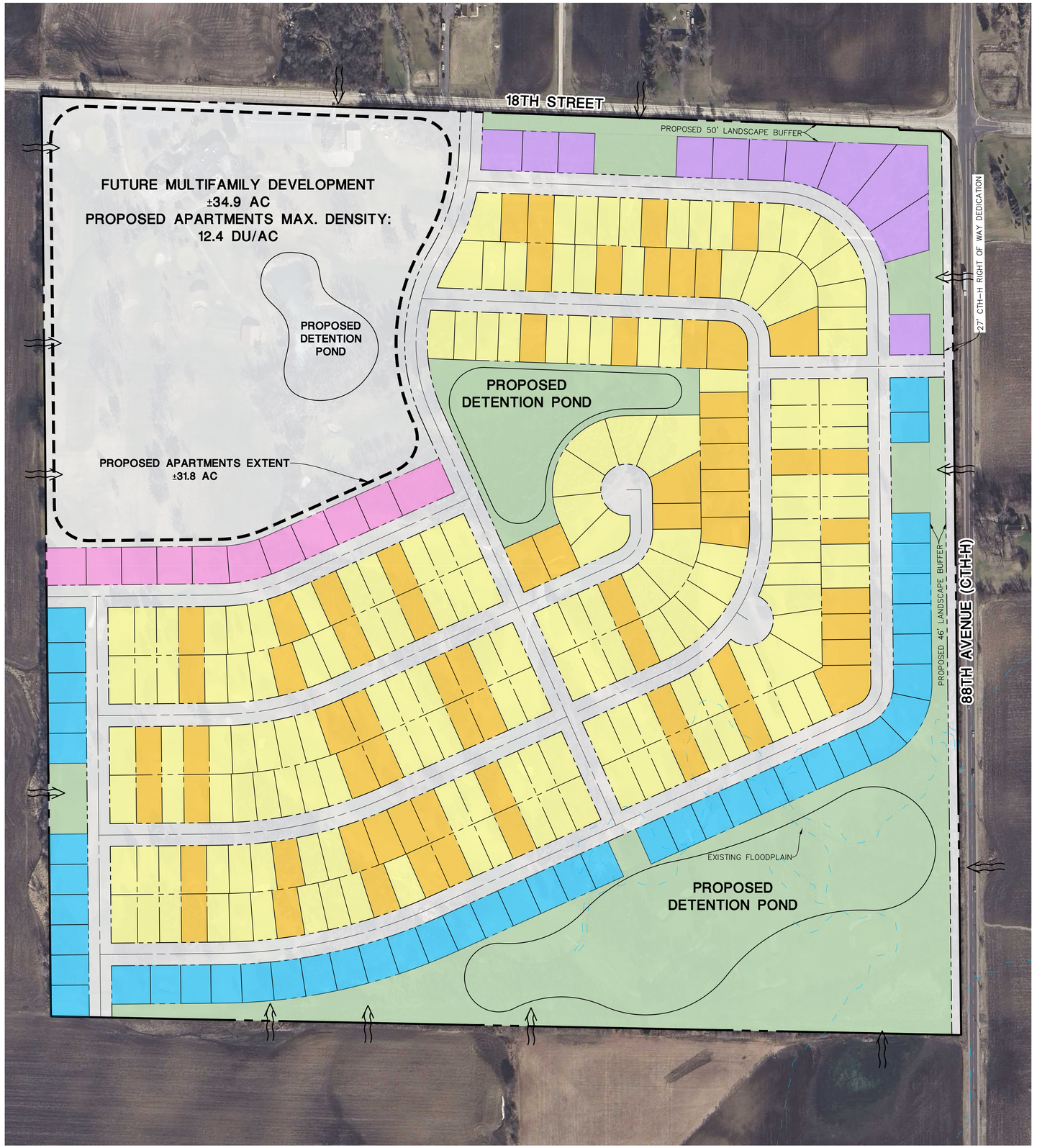
233 East Wisconsin Road, Suite 800, Lombard, IL 60148 p: (630) 268-6000 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

THE STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
PRELIMINARY DEVELOPMENT SITE PLAN

PROJ. MGR.: JMI
PROJ. ASSOC.: ZJW
DRAWN BY: ZJW
DATE: 02/28/2025
SCALE: 1"=80'

SHEET
EX
HPF.SOW01

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N

0 75 150 300

SCALE: 1"=150'

LEGEND

- FOURPLEX LOTS
- DUPLEX LOTS
- PATHWAY SERIES 2-CAR GARAGE LOTS
- PATHWAY SERIES 3-CAR GARAGE LOTS
- FLAGSHIP SERIES LOTS
- OPEN SPACE
- FLOODPLAIN
- OFFSITE FLOWS ENTERING SITE

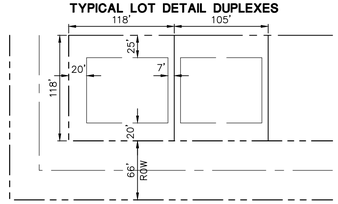
SITE DATA

TOTAL PROJECT SITE	161.7 AC
CTH-H R.O.W. DEDICATION	1.6 AC
SINGLE FAMILY LOTS	70.6 AC
MULTIFAMILY DEVELOPMENT	34.9 AC
OPEN SPACE/STORM	30.7 AC
INTERNAL RIGHT OF WAY	23.9 AC
PROPOSED ZONING CLASSIFICATIONS	
R-5 URBAN SINGLE-FAMILY RESIDENTIAL PUD	
R-11 MULTIPLE-FAMILY RESIDENTIAL DISTRICT	
PREVIOUSLY APPROVED LOT COUNT	296
SINGLE FAMILY	244
DUPLEX	52
R-5 SINGLE-FAMILY PUD	
TOTAL AREA	125.2 AC
TOTAL UNIT COUNT	302
PATHWAY SERIES	234
2-CAR GARAGE 164	
3-CAR GARAGE 70	
FLAGSHIP SERIES	46
DUPLEX	22
DENSITY	2.41 DU/AC
R-11 MULTIPLE-FAMILY (12.4 DU/AC)	
TOTAL AREA	34.9 AC
FOURPLEX	
AREA	3.1 AC
UNIT COUNT	44
FUTURE APARTMENTS	
TOTAL AREA	31.8 AC
BUILDABLE AREA	29.8 AC
MAX. UNITS	363
OVERALL MAX. UNITS AT 12.4 DU/AC	407

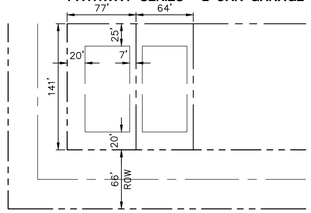
ZONING SUMMARY

	ORD	PROP
ZONING CLASSIFICATION	R-5	R-5 PUD
SETBACKS		
FRONT	30'	20'
REAR	25'	25'
SIDE	10'	7'
CORNER SIDE	30'	20'
MINIMUM LOT AREA	10,000 SF	9,024 SF
MINIMUM LOT WIDTH	75'	64'

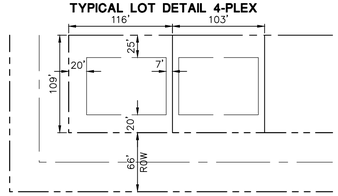
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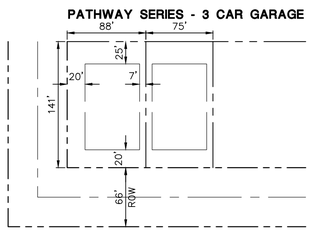
PATHWAY SERIES - 2 CAR GARAGE



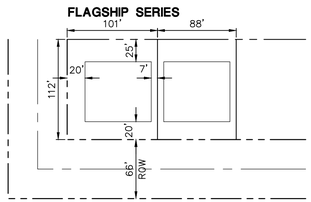
TYPICAL LOT DETAIL 4-PLEX



PATHWAY SERIES - 3 CAR GARAGE



FLAGSHIP SERIES



TYPICAL LOT DETAIL 1"=80'

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333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.591.8000 fx 630.591.8585 manhard.com
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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY | REVISIONS | DATE

STREETS OF MAPLECREST
VILLAGE OF SOMERS, WISCONSIN
PROPOSED SITE PLAN

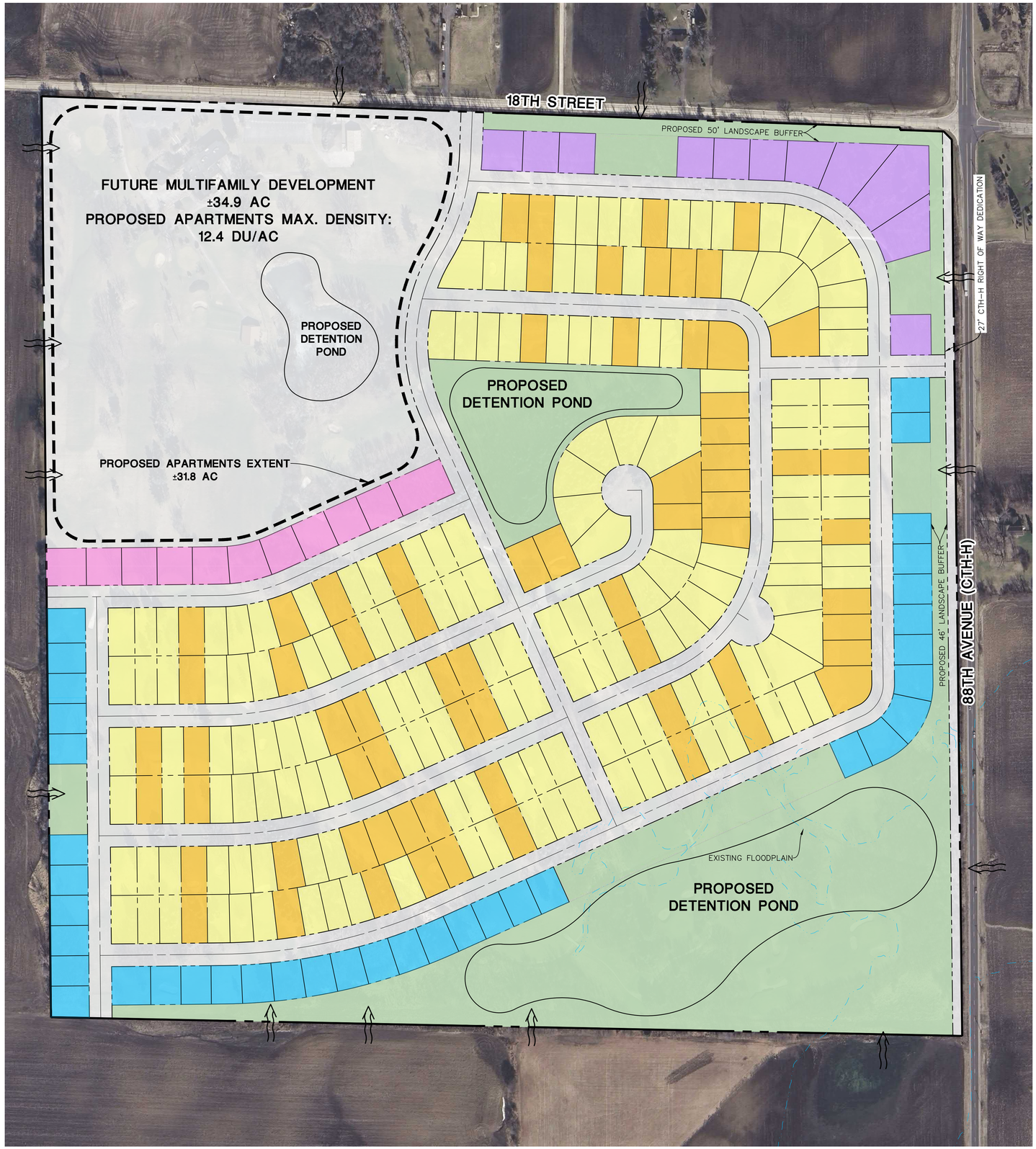
PROJ. MGR.:	JMI
PROJ. ASSOC.:	ERI
DRAWN BY:	DC
DATE:	2/28/2025
SCALE:	1"=150'

SHEET 1

HPF.SOW101

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February 28, 2025 - 10:56 Dwg. Name: P:\Projfiles\01\Civil\Division\01-Preliminary\01-Site Plan.dwg Updated By: DChow



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SCALE: 1"=150'

LEGEND

- FOURPLEX LOTS
- DUPLEX LOTS
- PATHWAY SERIES 2-CAR GARAGE LOTS
- PATHWAY SERIES 3-CAR GARAGE LOTS
- FLAGSHIP SERIES LOTS
- OPEN SPACE
- FLOODPLAIN
- OFFSITE FLOWS ENTERING SITE

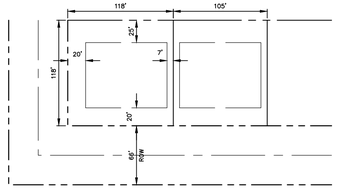
SITE DATA

TOTAL PROJECT SITE	161.7 AC
CTH-H R.O.W. DEDICATION	1.6 AC
SINGLE FAMILY LOTS	68.5 AC
MULTIFAMILY DEVELOPMENT	34.9 AC
OPEN SPACE/STORM	32.8 AC
INTERNAL RIGHT OF WAY	23.9 AC
PROPOSED ZONING CLASSIFICATIONS	
R-5 URBAN SINGLE-FAMILY RESIDENTIAL PUD	
R-11 MULTIPLE-FAMILY RESIDENTIAL DISTRICT	
PREVIOUSLY APPROVED LOT COUNT	296
SINGLE FAMILY	244
DUPLEX	52
R-5 SINGLE-FAMILY PUD	
TOTAL AREA	125.2 AC
TOTAL UNIT COUNT	293
PATHWAY SERIES	234
2-CAR GARAGE 164	
3-CAR GARAGE 70	
FLAGSHIP SERIES	37
DUPLEX	22
DENSITY	2.34 DU/AC
R-11 MULTIPLE-FAMILY (12.4 DU/AC)	
TOTAL AREA	34.9 AC
FOURPLEX	
AREA	3.1 AC
UNIT COUNT	44
FUTURE APARTMENTS	
TOTAL AREA	31.8 AC
BUILDABLE AREA	29.8 AC
MAX. UNITS	363
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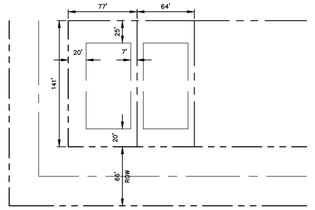
ZONING SUMMARY

	ORD	PROP
ZONING CLASSIFICATION	R-5	R-5 PUD
SETBACKS		
FRONT	30'	20'
REAR	25'	25'
SIDE	10'	7'
CORNER SIDE	30'	20'
MINIMUM LOT AREA	10,000 SF	9,024 SF
MINIMUM LOT WIDTH	75'	64'

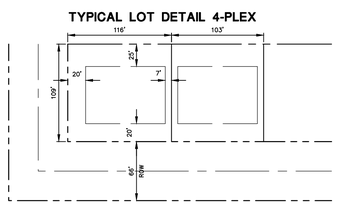
TYPICAL LOT DETAIL DUPLEXES



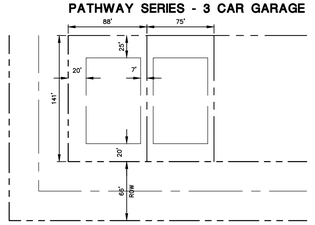
PATHWAY SERIES - 2 CAR GARAGE



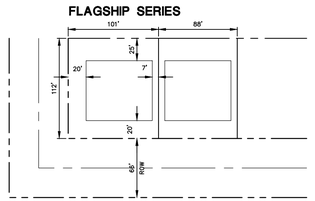
TYPICAL LOT DETAIL 4-PLEX



PATHWAY SERIES - 3 CAR GARAGE



FLAGSHIP SERIES



TYPICAL LOT DETAIL 1"=80'

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

STREETS OF MAPLECREST

VILLAGE OF SOMERS, WISCONSIN

CONCEPT SITE PLAN

PROJ. MGR.:	JMI
PROJ. ASSOC.:	ERI
DRAWN BY:	DC
DATE:	4/8/2025
SCALE:	1"=150'

SHEET 1

HPF.SOW101

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March 7, 2025 - 13:15 Data Name: P:\Highrock01\Data\Condition\01-Preliminal\01-Site Plan.dwg Updated By: DChow