Village of Somers
7511 12th Street
Somers, WI 53171

Village Work Session Meeting
Agenda
Tuesday, January 6, 2026
5:30 p.m.

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	Administrator's Report
3	Engineer's Report
4	President & Trustee Reports
5	Discuss resolution for preliminary special assessments for the 12th Street Water Main Project
6	Review and discuss a proposed public safety referendum to be placed on the April 7, 2026 ballot.
7	Review and discuss proposal by Mueller Communications for a Public Education Campaign in the amount of $50,469.
8	Review and discussion of partial payment request #1 from Payne & Dolan, Inc. for the 2025 Roadway Improvements project in the amount of $517,102.17.
9	Review and discussion of final Payment Request for the 4th Street Culvert Replacement project in the amount of $2,825.00.
10	Review and discuss Plan Commission recommendation to approve request by Richard J Investments LLC, 2402 16th Pl., Kenosha, WI 53140 (Owner); Doug Anderson, 3943 47th Ave., Kenosha, WI (Agent), requests site plan & exterior fenestration review on Tax Parcel # 82-4-222-093-0461, located in the SW 1/4 of Section 9, T2N, R22E, Village of Somers. *(For information only, the property is located on the southern end of 87th Ave. in the Eagle Chateau subdivision).*
11	Review and discuss Plan Commission recommendation to approve the request by Somers Creek Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a final 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 only the property is located east of the Pike Creek Lift Station).*

12	Discuss Somers Creek multi-use paths in the Village of Somers.
13	Review and discuss proposed Ordinance No. 2026-XXX, an ordinance to amend section 12.08(g)(5) and create (x) of the code of ordinances of the Village of Somers relating to regulations of mobile homes and mobile home parks.
14	Discuss resident request to maintain the cul-de-sac in the 1500 block of 48th Court
15	Discuss request for mandating basement in new construction in the Village of Somers
16	Review and discuss proposed Village Building Standards for duplexes
17	Review tentative agenda for Village Board meeting on January 13, 2026
18	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the January 6, 2026 Village Work Session & Agenda in 1 public place & on the Village website.

Dated this 2nd day of January, 2026 Wendy Burnette, Clerk-Treasurer

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

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 6, 2025

TO: Village President Stoner and Village Trustees

FROM: Jim Hurley, Village Administrator
Kevin Poirier, Assistant Administrator

AGENDA ITEM: #2 Administrator's Report

Below please find a bulleted summary of major issues that Administration has worked since our December 2, 2025 Work Session:

Development

- Two open houses were held Dec. 11 to answer residents questions about the proposed Red Oak power plat project that was submitted to the state. The PSC is looking at two sites and will be the one making the decision.



- Met with representatives of Maplecrest to discuss the proposed development agreement. Negotiations continue, and the Village is working with Maplecrest to complete the required exhibits. Also discussed options for the multi-unit portion of the plan. The

Village is working on duplex and condominium standards to be review by the Plan Commission, and the Board for possible action this month. Once completed, the the Village will share with interested developers.

- Met with representatives of the Somers Creek Development. Currently working to finalize MRO terms that are agreeable to both parties and supported by Ehlers. Also, determining maintenance requirements and responsibilities for the bike trail.

- Met with HSA about a prospective company interested in the approximate 1 Million square foot building. Discussed zoning and use requirements.

- Met with WE Energies to discuss utility placements at Somers Creek. WE agreed to locate utility pedestals in the rear yards.

- Attended the Kenosha County Planning Directors meeting to discuss ongoing developments in the region. The Kenosha Area Business Alliance (KABA) is gauging municipal interest in contributing to a regional housing study to encourage in-demand housing developments.

- Met with Mastercraft to discuss possible development options for parcel 82-4-222-171-0043. Mastercraft is considering submitting a preliminary plat to the Plan Commission sometime this year.

Administration

- Met with A&O and another auditing firm to discuss the Village's 2025 audit. The Village would like to improve efficiencies and receive additional guidance to complete more financial requirements in-house. While the prospective firm was helpful, the Village will continue with A&O for the 2025 audit year. The Village may consider another firm for the 2026 audit.

- Spyglass, a technology expense management firm, reviewed the Village's technological communications bills and services, including Charter Spectrum, Microsoft, Verizon, ATT First Net, and BCM One. Spyglass confirmed that the Village has no overcharges and recommends no changes in plans. Spyglass's fee is based on savings, so the Village was not charged.

- Met with Ehlers to review the Village's adopted budget, capital improvement plan, and commence work on the long-term financial management plan. Staff plans to review and discuss options with the Village Board by the end of Q1 2026.

- Coordinated the update of the Village and Town computers to Windows 11. All but one are now on the new software. That one will be upgraded to a new machine shortly. At that time all will be running the new operating system.

- Met with the Town of Paris to discuss revenue sharing between the Village and Town now that there is improved value within the growth area. Paris agreed to delay the Village's payment until the formula is updated by Ehlers. The formula must be approved by the Intergovernmental Commission.

- Conducted performance reviews with department heads. Due to my late start date, we mainly discussed job descriptions and 2026 goals. A performance appraisal form is being developed for 2026.

- Met with the National ZIP Code Coalition to review the Village's efforts for a unique ZIP Code. Eight Bills are currently under consideration by the Senate's Homeland Security and Governmental Affairs Committee. Of those, two: S. 1455 and S. 2961 mention the Village of Somers. The Bills will need to be recommended for a vote. Wisconsin US Senator Ron Johson is on that committee. Feel free to reach out to him and remind him how important this is to several municipalities in the state.

- Met with Moody's to discuss the Village's rating. While the Village's rating is handled by S&P, Moody's still holds ratings on debt issuances going back to approximately 2017. Moody's affirmed the Village's general obligations rating at A1, and water and sewer at A2.

- Assisting the Village's incoming temporary judges Richard Ginkowski and Michael Easton. The judges are reviewing operations and will implement improvements as necessary.

- Administration is working on food truck licensing procedures. This past August, the item was discussed by the Village Board. Staff will submit a recommended ordinance and procedures to the Board no later than the end of Q1 2026.

- Met with Microsystems, a scanning and microfilming conversion services company, to review and quote for digitization of documents currently stored in the basement. The Village received multiple quotes and staff will discuss proposed plan with the Village Board.

- Attended a demo from Catalis, a website service provider. Locally, the City of Beloit has a Catalis website. Staff was pleased with the quality, simplicity, and pricing. Staff is reviewing other components such as its agenda management system. A recommendation will be provided to the Village Board in late Q1 or early Q2 2026.

- Met with residents to discuss the feasibility study for the 12th Street water main project. Engineer Doug Snyder was present to discuss his report and answer questions. The Village is planning to host the required public hearing in February 2026. Impacted residents will receive notices prior to the meeting.

- Village President Stoner was on the front page of the Dec. 30, 2025 Kenosha News reflection on the Village's 2025 achievements and looking forward to 2026.

- The first email newsletter was sent out to residents who signed up. If you want to receive the newsletter, please fill out the form on our website at: https://www.somerswi.gov/stay-connected-with-the-village-of-somers/

VILLAGE OF SOMERS
Engineer's Report
December 29, 2025

2025 Roadway Improvements – Project No. 2500381

- The project includes pulverizing and repaving Petrifying Springs Estates and 96th Avenue at CTH S.
- The road is paved and shouldered. We walked through the project with the Village and the contractor. A punch list has been sent to the contractor.

Somers Creek (Formerly Willow Creek) – Project No. 2401633

- The developer is Bear Development LLC; the design engineer is Pinnacle Engineering. The project is located south of 12th Street on the east side of Pike Creek.
- The developer obtained an early grading permit and recently began utility installation on their own property.

  Somers Creek - Bike / Pedestrian Trail:
  - The developer is constructing a bike trail along the Pike Creek that will connect to 12th Street at the north end. It is shown as a proposed path on the "Kenosha County Comprehensive Bicycle Plan", see attached.
  - The trail will have a gravel surface and serve as a pedestrian path, bicycle path, and Village access to the existing sanitary sewer.
  - It will be located in a 20' wide easement over the existing 50' sanitary sewer easement, a 43' wide easement in Outlot 1, and an easement on the south side of the Pike Creek lift station property.
  - Gravel pads will be located at existing sanitary sewer manholes to provide a level parking area for Village maintenance vehicles.
  - The developer will maintain the trail.

12th Street Water Main – Project No. 2500618

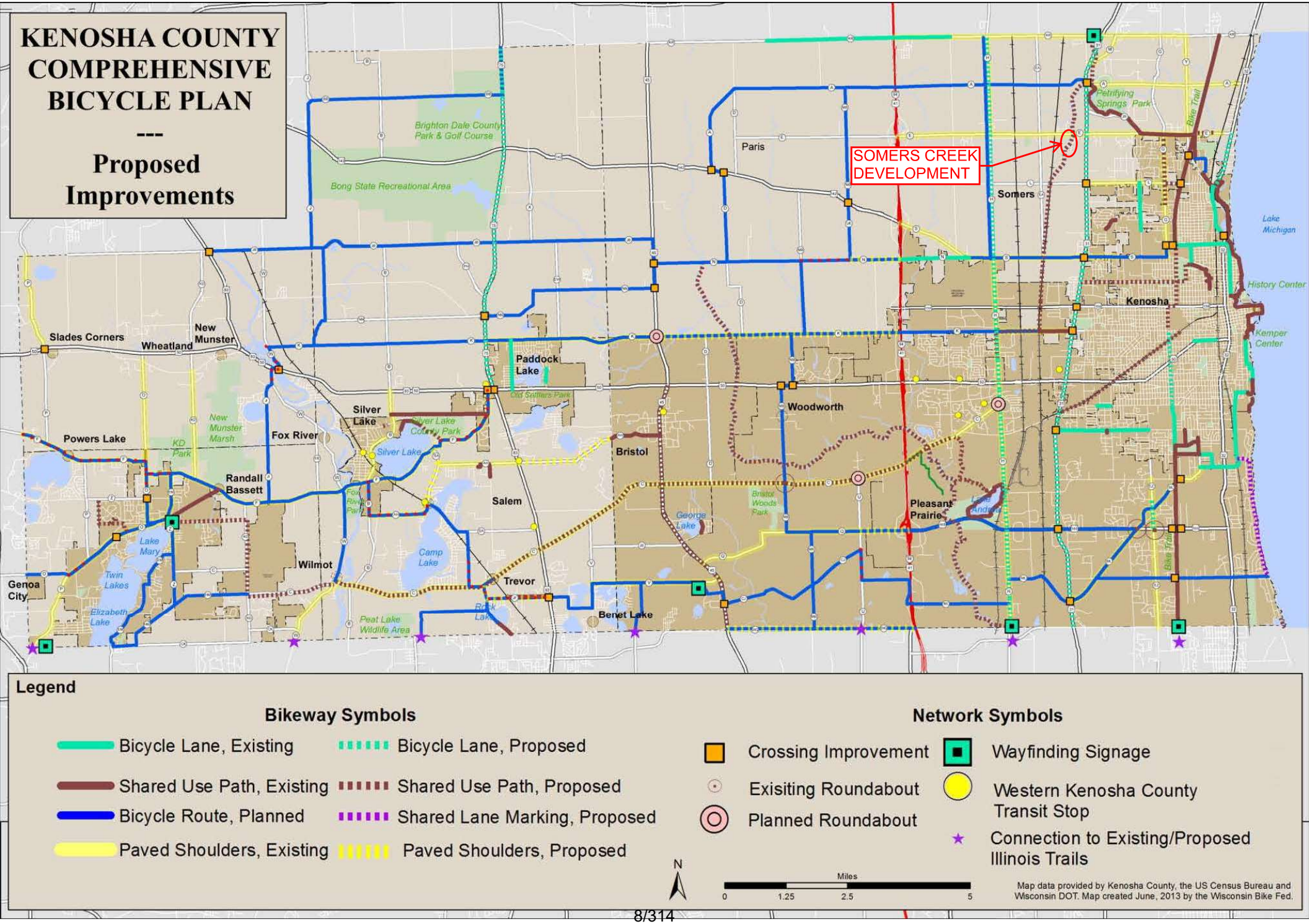
- The Village approved the engineering work associated with extending the water main from 100th Avenue to the post office and the installation of a water transfer station. The decision to award will wait until after the public hearing for the water main special assessment.
- The water main will benefit properties along the route with a good source of domestic water and fire protection. The area west will also benefit from additional fire protection.
- The water transfer station will require Public Service Commission approval.
- The design and permitting is proceeding. There was a meeting with an impacted property owner to clarify engineering questions.
- Project schedule:
  - Advertise: 1/8/25, 1/15/26, 1/22/26
  - Open bids: 1/29/26
  - Special assessment public hearing / Award Bid: 2/24/26

Sanitary Sewer Rehabilitation – Project No. 2500603

- The project includes the rehabilitation or replacement of sanitary sewers, building laterals, and manholes with approximately 35,700 LF of main, 390 laterals, and 150 manholes. The areas are Valley View Area, Country Charms Area, and Parkway Area "Beix.
- Public Works is working with Great Lakes TV Seal on the televising. We are expecting the follow-up engineering work to begin in March of 2026.

Bella Terra Subdivision – Project No. 2501880.00

- Mastercraft met with staff this last week for a kickoff meeting about a development they proposed in 2021; the interest stems from the water main installation from 100th Avenue to Shoreland High School.
- They plan to revisit the entire stormwater management plan and route offsite drainage on the south side of 12th Street rather than through the development; the termination point for this drainage is the same location in the southwest corner of CTH E and H.


KENOSHA COUNTY
COMPREHENSIVE
BICYCLE PLAN

Proposed
Improvements
SOMERS CREEK
DEVELOPMENT
Brighton Dale County
Park & Golf Course
Bong State Recreational Area
Paris
Somers
Petrifying
Springs Park
Bike Trail
Lake
Michigan
History Center
Kenosha
Kemper
Center
Slades Corners
Wheatland
New
Munster
Paddock
Lake
Old Settlers Park
Silver
Lake
Silver Lake
County Park
Silver Lake
Woodworth
Bristol
Powers Lake
KD
Park
New
Munster
Marsh
Fox River
Randall
Bassett
Salem
Fox
River
Park
Bristol
Woods
Park
George
Lake
Pleasant
Prairie
Lake
Andrew
Lake
Mary
Camp
Lake
Wilmot
Twin
Lakes
Genoa
City
Elizabeth
Lake
Trevor
Rock
Lake
Peat Lake
Wildlife Area
Benet Lake
Legend
Bikeway Symbols
Bicycle Lane, Existing
Bicycle Lane, Proposed
Shared Use Path, Existing
Shared Use Path, Proposed
Bicycle Route, Planned
Shared Lane Marking, Proposed
Paved Shoulders, Existing
Paved Shoulders, Proposed
Network Symbols
Crossing Improvement
Wayfinding Signage
Exisiting Roundabout
Western Kenosha County
Transit Stop
Planned Roundabout
Connection to Existing/Proposed
Illinois Trails
N
Miles
0
1.25
2.5
5
Map data provided by Kenosha County, the US Census Bureau and
Wisconsin DOT. Map created June, 2013 by the Wisconsin Bike Fed.

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #5 Preliminary Resolution Regarding Special Assessment for the 12th Street Water Main Project.

BACKGROUND:

In August 2025, the Village Board reviewed a Feasibility Study for the 12th Street Water Main completed by Baxter & Woodman. This study outlined the project cost for the water main between 100th Avenue and Shoreland High School and introduced the opportunity to include the section between Shoreland High School and the Post Office if funding was available from the tax incremental districts (TIDs) west of 100th Avenue.

PRIOR ACTION TAKEN

In October 2025, the Village authorized Baxter & Woodman to design the portion of the project between Shoreland High School and the Post Office and bid the work as an alternate or optional part of the project.

The design work has been completed. Per the December 2025 engineering report, the project will be advertised for bid beginning on January 8th, and bids will be opened on January 29th.

SUMMARY

Legal counsel has reviewed special assessment procedures, notice and public hearing requirements.

To consider to specially assessing properties for the cost of the project, the Village must first adopt a preliminary resolution. The resolution was prepared by legal counsel and reviewed by the Village Engineer for accuracy.

The assessment process is officially initiated upon approval of the Preliminary Resolution. After the Preliminary Resolution is approved, then the Village Engineer will prepare the assessment report, establish the assessment schedule, and schedule a public hearing to discuss the assessments.

After the report has been completed and filed with the clerk, the Village is required to set a hearing date. Baxter & Woodman proposed the hearing date to be on February 24, 2026.

The hearing must commence not less than 10 days nor more than 40 days after publication of the notice in the newspaper. Additionally, notice be mailed to all possibly assessed property owners at least 10 days prior to the hearing date.

Construction of the water main extension is planned for this year. If the portion from Shoreland High School to the Post Office is approved, then the project will be partially funded by TIDs 3 & 6.

ATTACHMENTS

Preliminary Resolution Declaring Intent to Exercise Special Assessment Authority in Connection with the 12th Street Water Main Project

Estimated Impact on Property Owners

RESOLUTION NO. 2026-XXX

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS PURSUANT TO WIS. STATS. §66.0703 IN CONNECTION WITH THE CONSTRUCTION OF PUBLIC WATER MAIN ALONG 12th STREET IN THE VILLAGE OF SOMERS

RESOLVED, by the governing body of the Village of Somers, Kenosha County, Wisconsin:

1. The Governing Body hereby declares its intention to levy special assessments pursuant to Stats. § 66.0703, upon property descripted in Schedule A hereto for special benefits conferred upon such property with the construction of public water main in the Village of Somers. The project generally consists of the following:

    a. Construction of a 12-inch water main and appurtenances along 12th Street between 100th Avenue and Shoreland Lutheran High School, and from Shoreland Lutheran High School to the U.S. Post Office at 7621 12th Street.

2. The Governing Body hereby determines that the construction of such improvements are in the best interest of and for the health and welfare of the Municipality and the property affected by the improvement and constitutes an exercise of police power.

3. The assessment against any parcel may be paid in cash or paid in annual installments as determined at the hearing required under sub. (7).

4. The Clerk shall cause to be prepared a report which shall consist of:

    a. Preliminary plans and specifications for the improvements.

    b. An estimate of the entire cost of the proposed work or improvement.

    c. A schedule of the proposed assessments.

5. When the report is completed, the Clerk shall make a copy of the report available for public inspection.

6. Upon completion of the report, the Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed assessment district, the time and place at which the report may be inspected, and the time and place of the public hearing on the matters contained in the preliminary resolution and report. This notice shall be published as a Class 1 Notice under ch. 985, Stats, and a copy shall be mailed, at least ten days before the hearing, to every interested party.

7. The hearing shall be held at the regular meeting place of the Governing Body at a time set by the Clerk in accordance with §66.0703(7(a)), Wis. Stats.

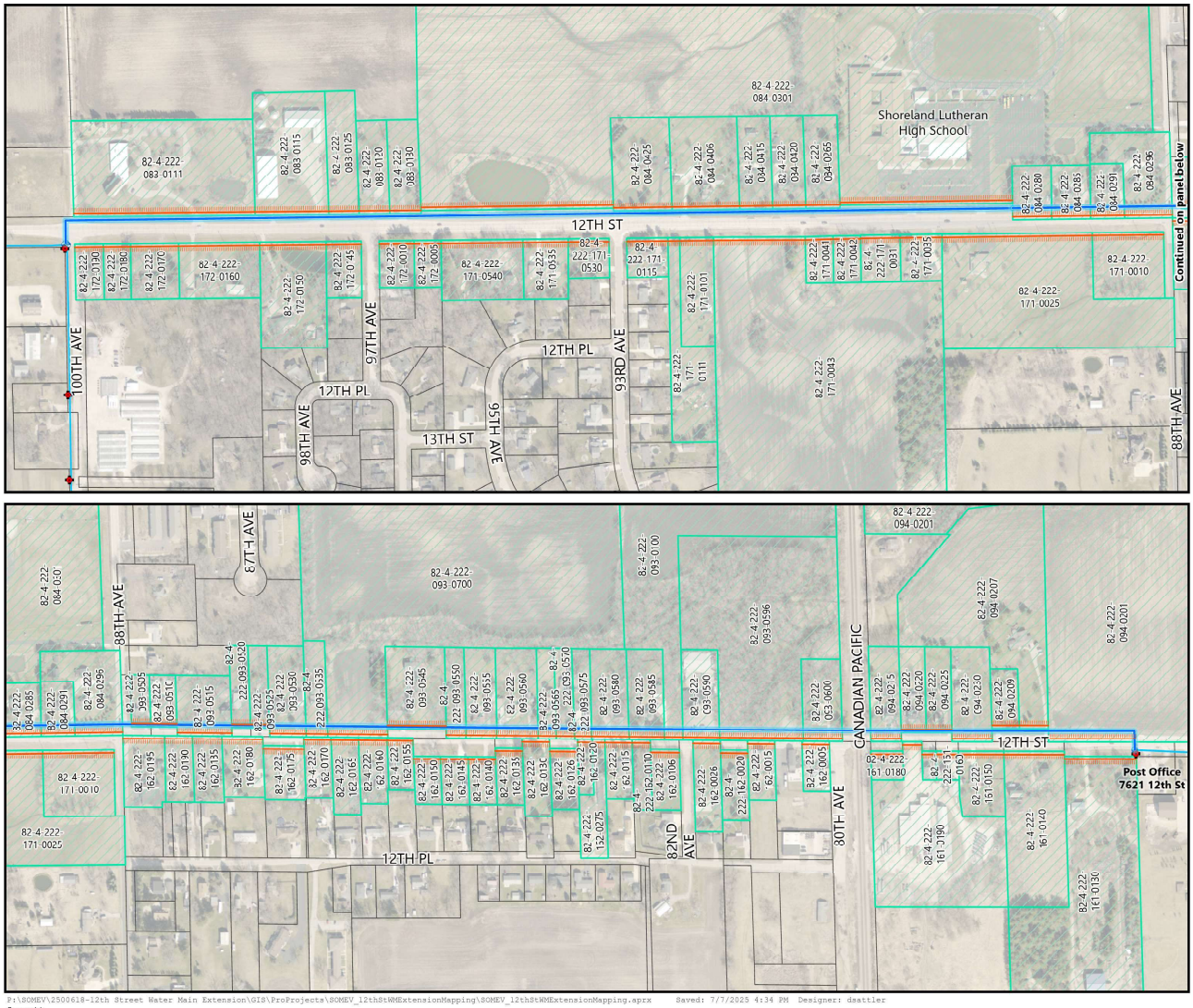
Dated at Somers, Wisconsin, this 13th of January, 2026.

VILLAGE OF SOMERS

BY:_____
George Stoner, President

ATTEST:_____
Wendy Burnette, Clerk/Treasurer

IMPACTED PROPERTY OWNERS



P:\SOMEV\2500618-12th Street Water Main Extension\GIS\ProProjects\SOMEV_12thStWMExtensionMapping\SOMEV_12thStWMExtensionMapping.aprx Saved: 7/7/2025 4:34 PM Designer: dsattler
Source(s):

Parcel Number	Frontage Length (feet)
82-4-222-172-0180	99
82-4-222-172-0170	174
82-4-222-172-0160	294
82-4-222-172-0150	241
82-4-222-172-0005	98
82-4-222-171-0540	297
82-4-222-171-0535	165
82-4-222-171-0530	148
82-4-222-171-0111	43
82 4 222 171 0101	122
82-4-222-171-0043	333
82-4-222-171-0041	101
82-4-222-171-0042	100
82-4-222-171-0031	144
82-4-222-171-0035	152
82-4-222-171-0025	545
82-4-222-083-0115	267
82-4-222-083-0125	110
82-4-222-083-0120	111
82-4-222-083-0130	114
82-4-222-084-0406	245
82-4-222-084-0415	120
82-4-222-084-0420	120
82-4-222-084-0301	1,323

Parcel Number	Frontage Length (feet)
82-4-222-084-0425	212
82-4-222-084-0265	124
82-4-222-083-0111	658
82-4-222-172-0010	126
82-4-222-171-0115	149
82-4-222-172-0190	103
82-4-222-172-0145	127
82-4-222-084-0285	142
82-4-222-084-0291	123
82 4 222 084 0296	173
82-4-222-084-0280	142
82-4-222-171-0010	259
82-4-222-162-0195	151
82-4-222-162-0190	101
82-4-222-093-0510	95
82-4-222-093-0505	70
82-4-222-162-0185	107
82-4-222-162-0180	149
82-4-222-093-0515	198
82-4-222-093-0525	69
82-4-222-093-0520	69
82-4-222-162-0140	100
82-4-222-162-0145	100
82-4-222-161-0130	260

Parcel Number	Frontage Length (feet)
82-4-222-162-0150	97
82-4-222-161-0140	220
82-4-222-161-0150	164
82-4-222-161-0160	82
82-4-222-161-0170	50
82-4-222-161-0180	116
82-4-222-162-0020	99
82-4-222-162-0106	105
82-4-222-162-0126	102
82 4 222 162 0135	99
82-4-222-162-0175	149
82-4-222-161-0190	70
82-4-222-093-0600	142
82-4-222-162-0005	99
82-4-222-093-0596	303
82-4-222-162-0015	99
82-4-222-162-0026	99
82-4-222-093-0590	133
82-4-222-093-0100	67
82-4-222-093-0585	127
82-4-222-162-0110	66
82-4-222-162-0115	99
82-4-222-093-0580	137
82-4-222-162-0275	45

Parcel Number	Frontage Length (feet)
82-4-222-093-0575	61
82-4-222-162-0120	54
82-4-222-093-0570	67
82-4-222-093-0565	66
82-4-222-162-0130	99
82-4-222-093-0560	151
82-4-222-093-0555	111
82-4-222-162-0155	94
82-4-222-162-0160	104
82 4 222 093 0700	218
82-4-222-162-0165	99
82-4-222-162-0170	99
82-4-222-093-0535	78
82-4-222-094-0225	93
82-4-222-094-0215	110
82-4-222-094-0220	91
82-4-222-093-0550	72
82-4-222-094-0207	104
82-4-222-093-0545	213
82-4-222-094-0230	146
82-4-222-094-0209	100
82-4-222-093-0530	132
82-4-222-094-0201	316

Proposed 12-inch Water Main Extension

12th St Proposed Water Main Property Frontage

Parcel along Proposed 12th St Water Main Extension

N

7/7/2025

0 205 410 820 Feet

BAXTER & WOODMAN Consulting Engineers

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: January 6, 2025

TO: Village President Stoner and Village Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator
Jim Hurley, Village Administrator

AGENDA ITEM: #6 Review and discuss a proposed public safety referendum to be placed on the April 7, 2026 ballot.

#7 Review and discuss proposal by Mueller Communications for a Public Education Campaign in the amount of $50,469

BACKGROUND:

The Village of Somers and the surrounding area has experienced tremendous growth over the past decade. The attractiveness of the area has brought both businesses and people to the area.

These changes have resulted in more citations issued by the Sheriff's Office, including speeding and traffic citations. Additionally, the Fire/EMS department is receiving more calls for services.

As you will recall, the Village received MacMahon's Staff Needs Assessment report recommending that long term, the Village add Fire/EMS staffing and increase pay to help with recruitment and retention.

Due to state law limiting our tax levy, this will not be possible without a referendum to exceed the levy limit. Senior Municipal Advisor and Managing Director Jon Cameron provided a Levy Limit Analysis showing the impact of state regulations at the June 17, 2025, Board meeting.

Last year, Village Assistant Administrator Kevin Poirier, Accountant Samone Naylor and President George Stoner attended a referendum presentation at the Ehlers' 2025 Wisconsin Public Finance Seminar. Discussed were successful strategies and why so many communities have gone to referendum to fund public safety. It stressed the need for community outreach and education as a key to success.

On June 24, 2025, the Village Board hired Mueller Communication for Phase I (Option Assessment) and Phase II (Community Survey) for $63,773, funded by reserves.

Another key to a successful referendum is to have both a strong education campaign to inform voters, and support from local elected officials. In your packet is a proposal from Mueller Communications for Referendum Public Education outreach (Phase III).

This past fall, the Village Board accepted the SAFER Grant, which funds a portion of 8 new Firefighters/Paramedic positions for three years.

Should the Board decide to pursue a Public Safety Referendum, staff recommend it be placed on the April 2026 election ballot. Per Mueller, the deadline to file the question is January 27, 2026.

UPDATE:

At the December 9, 2025, Village Board meeting, Mueller Communications and Community Perceptions presented the results of the survey. Out of the 648 respondents, 53% would support the Village pursuing a referendum to pay for additional full-time Fire and Rescue staff, and 46% for additional police dedicated to Somers.

If the Fire/EMS staffing referendum is approved, 76% of respondents supported public safety equipment replacement/upgrades, and 57% apparatus replacement.

Mueller Communications proposal for the Phase III Public Education Campaign includes information sessions, community presentations, online presence, media coordination, and materials. The estimated cost for the 12–16-week campaign is $50,469.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

If the Village Board would like the referendum question to include $1,300,000 for Fire/EMS staffing, then the question must include how the funding covered by the SAFER grant will cover other public safety needs during these years.

If the Village Board would like residents to consider adding both Fire/EMS staffing and $230,000 in Law Enforcement services, then it must be in one referendum question.

If the Village Board would like to pursue a referendum, staff will work with Mueller, Ehlers, and the Department of Revenue to prepare a resolution to be considered at the January 13th Village Board meeting. The resolution must include the estimated tax levy for the upcoming year, including both existing and the expected amount of debt to be levied.

Lastly, staff requests direction if the Village Board would like to consider Mueller's proposal for the Phase III Public Education Campaign in the amount of $50,469.

ATTACHMENTS:

2025 Somers Community Survey Results

Mueller Communications Phase III Proposal



Village of Somers

Final Community Survey Report

December 16, 2025

COMMUNITY PERCEPTIONS

COMMUNITY PERCEPTIONS

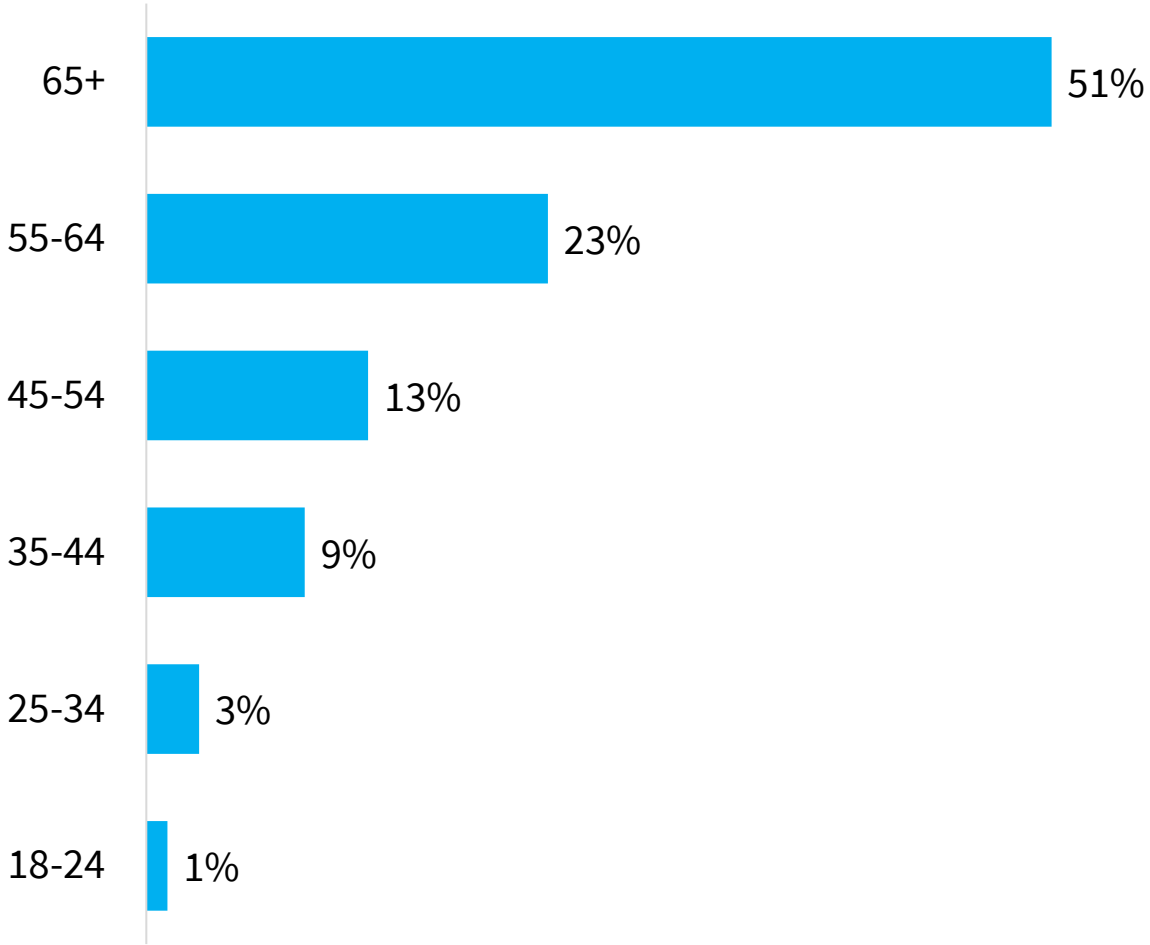
Our mission is to help community leaders gather, organize, and use data to make strategic decisions.

- Founded in **2002** to provide independent research
- Helped more than **1,300** communities navigate the strategic planning and referendum planning process

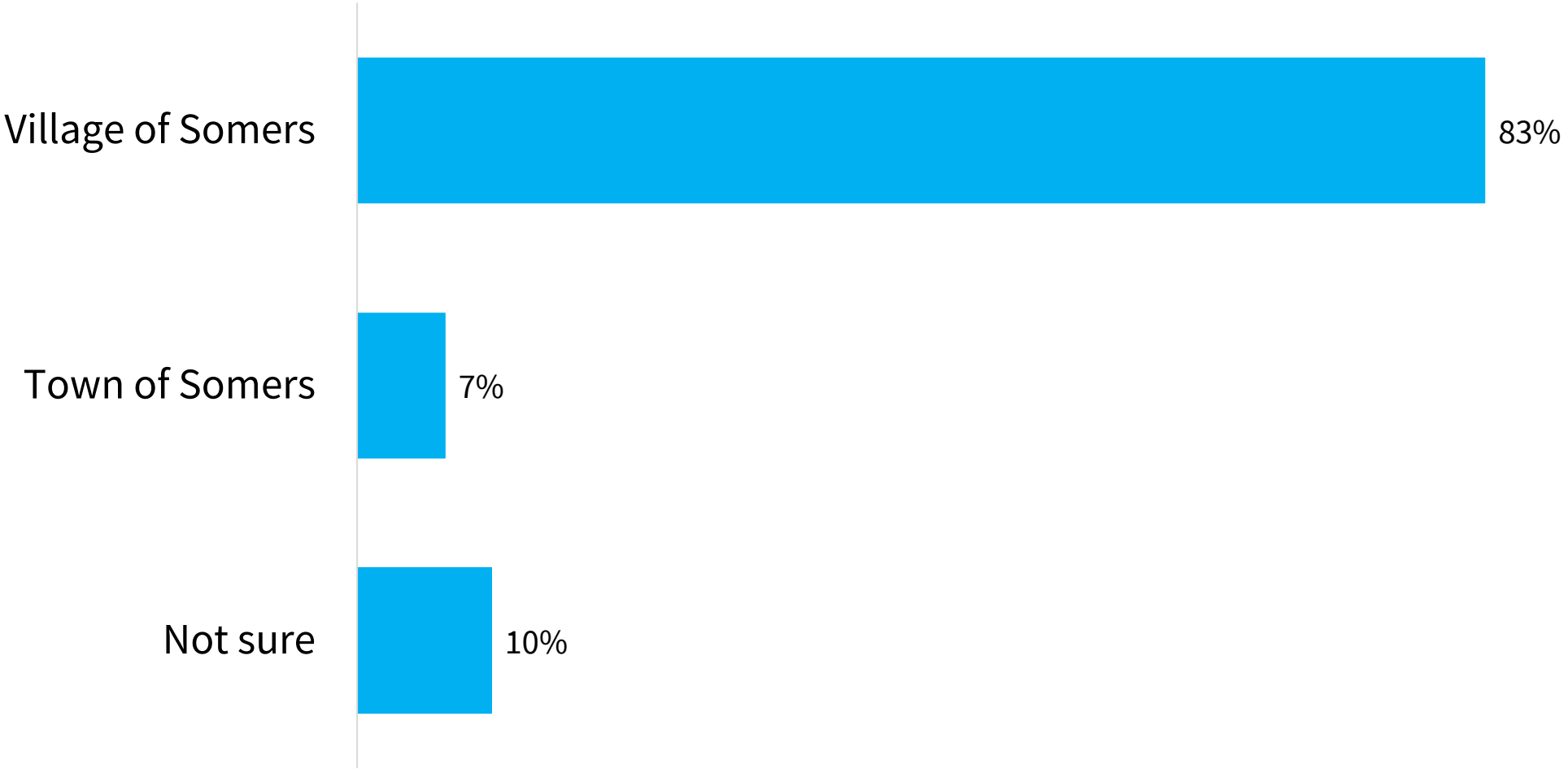
Survey Information

- **November 24, 2025** survey deadline
- **648** respondents
- **16.3%** response rate
- **+/- 3.93%** statistical margin of error

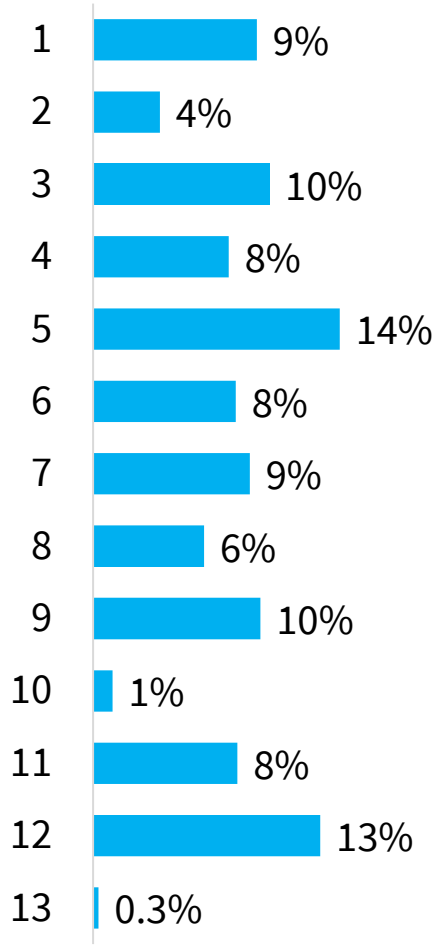
What is your age?

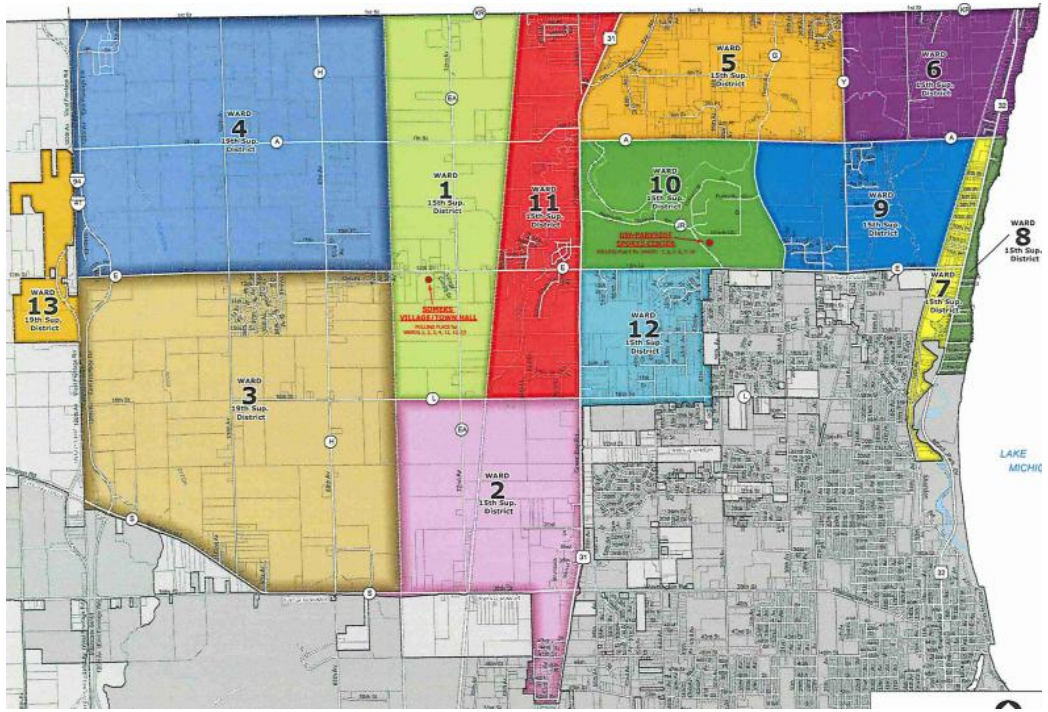


In which municipality do you live?

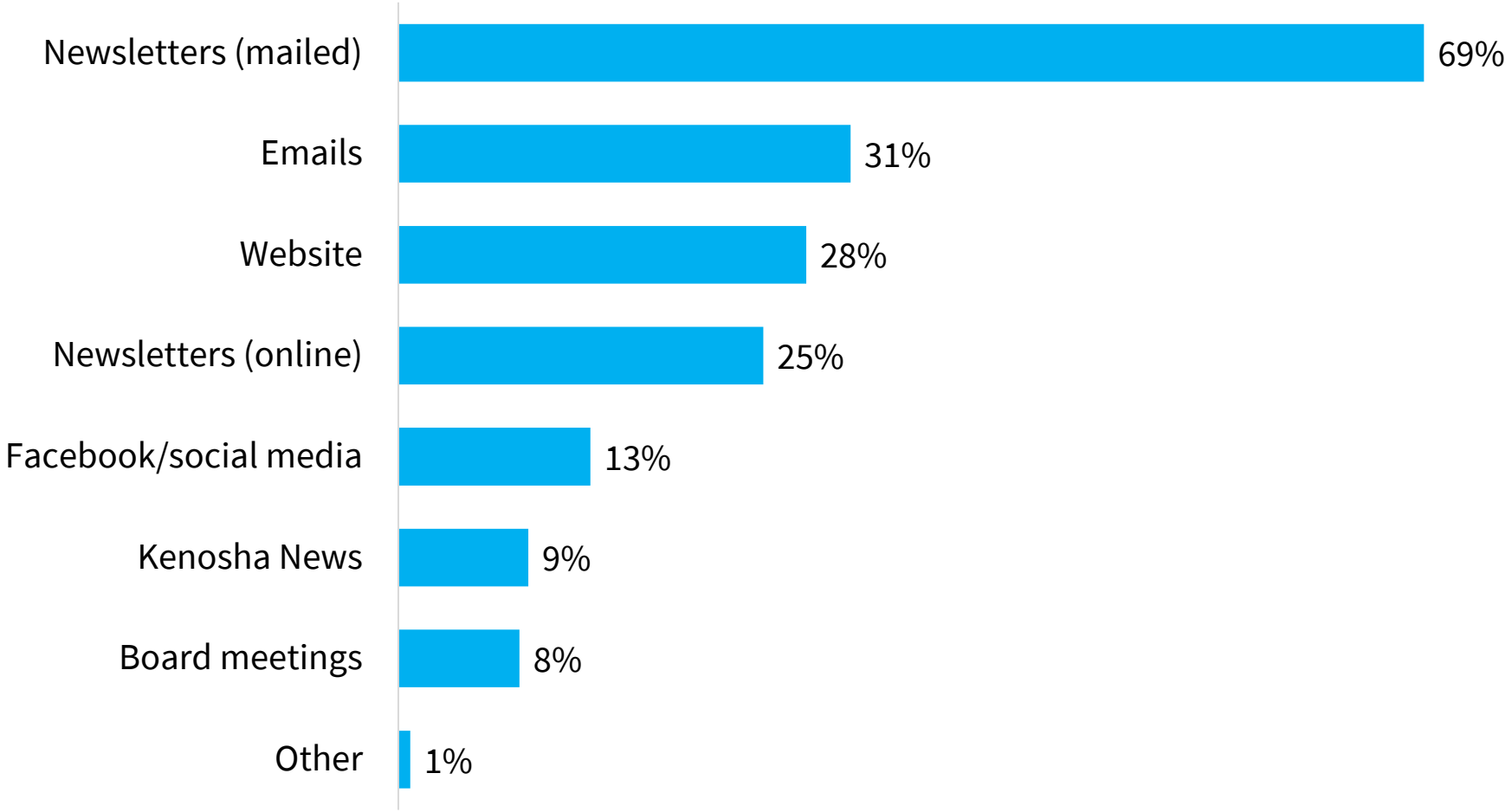


If you live in the Village, which ward do you live in?





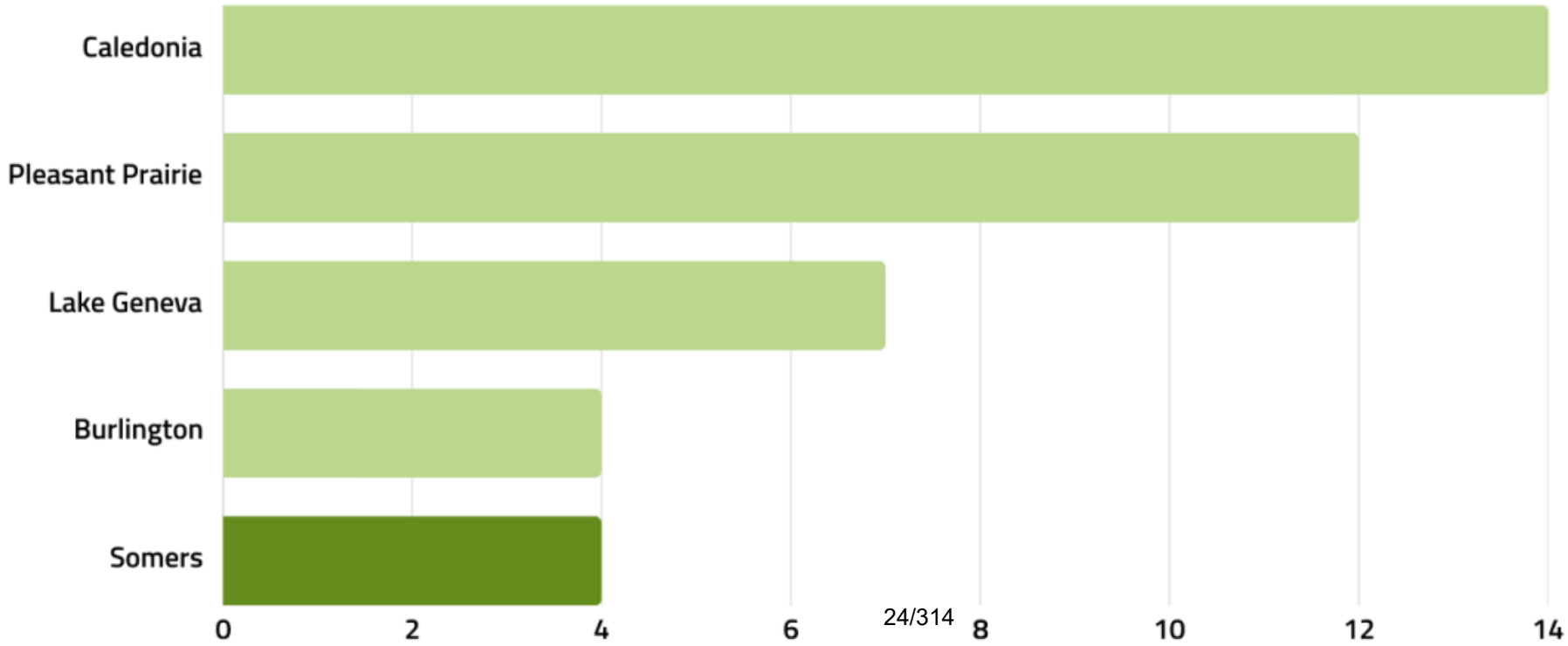
How would you like to receive information from us?



Fire and Rescue Staffing Challenges

The Somers Fire & Rescue Department has 13 full-time firefighter/paramedics and two chief officers operating out of two stations. There are two full-time staff assigned to each station on each shift. This level of staffing puts Somers at the bottom compared to communities in our region.

Daily Full-Time Staff in Comparable Communities' Fire Departments



Fire and Rescue Staffing Challenges

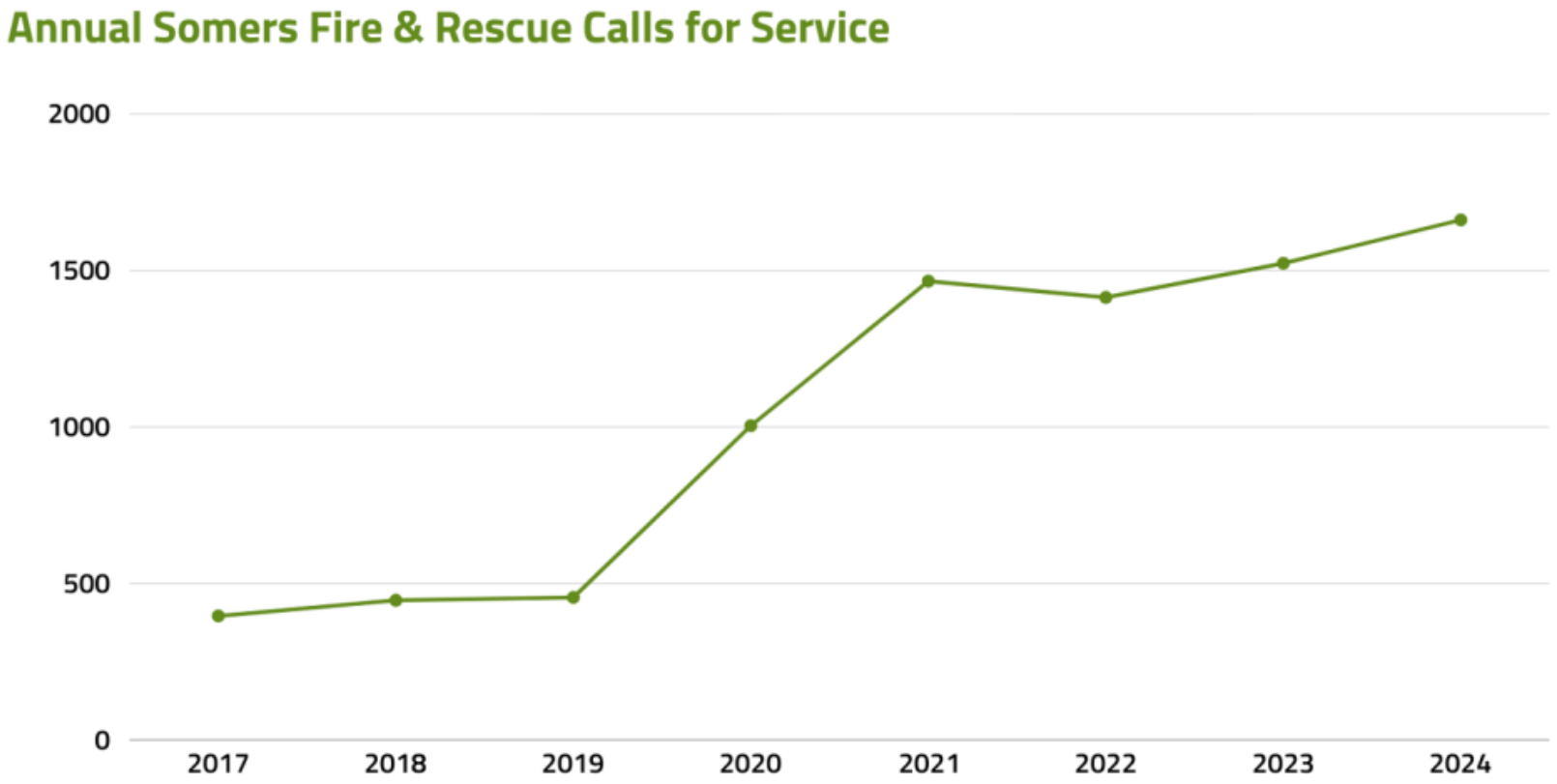
The Department relies on approximately 45 part-time or on-call responders. However, many of these individuals do not have advanced medical certifications, which limits the level of care they can provide during an emergency response.

Unfortunately, since 2016, 216 of our part-time and on-call responders have left the department, a reflection of broader trends across the state and country.

The Department invests in training part-time staff to become fully certified firefighter/paramedics. However, these staff often leave to find full-time positions elsewhere.

Increasing Fire and Rescue Calls

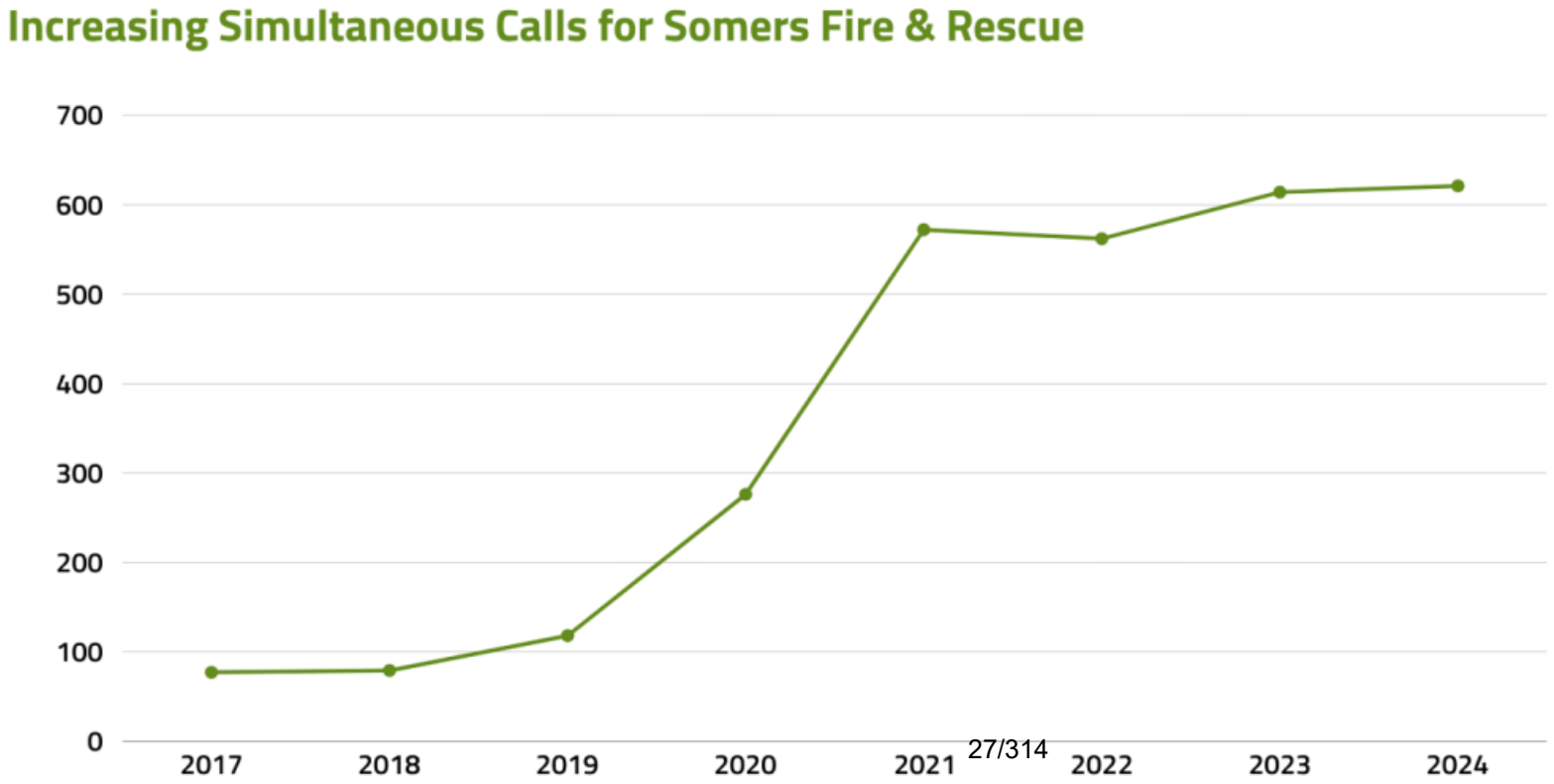
As shown in the chart below, Somers has seen a significant increase in calls for service. Call volume is expected to increase as more housing developments are built in the Village. In 2024, more than 67% of our calls required medical services delivered by certified personnel.



Increasing Fire and Rescue Calls

The Department is increasingly called upon to respond to multiple emergencies at once, further stretching our limited staffing.

In some cases, this means the Department is unable to respond to a call for service, forcing us to rely on neighboring departments. This delays response times when every second counts. If we don't increase the number of staff, these gaps in service will become more common.



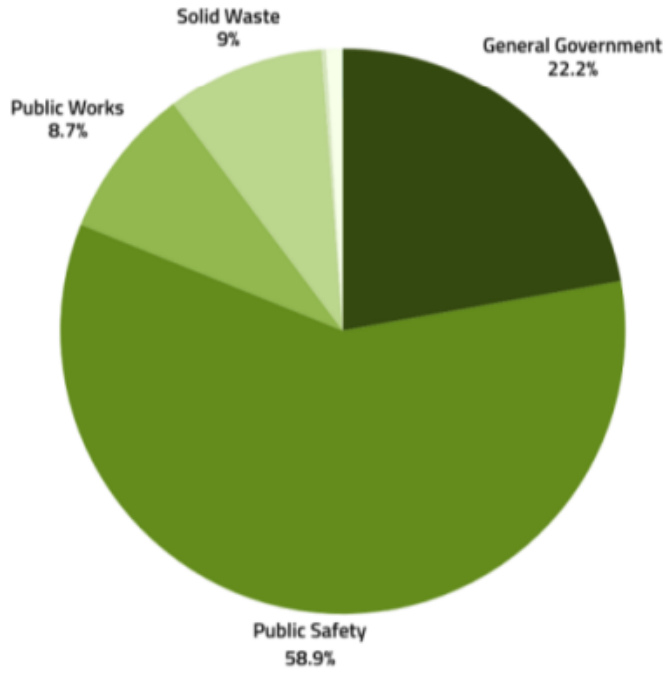
Financial Challenges

The Village has explored multiple options to pay for additional Fire and Rescue staff:

1. **Making cuts in other areas**

Public safety spending already makes up nearly 60% of our budget. Even if we cut all of the following, it would not be enough to pay for the additional positions needed:

- $230,000 for liability insurance
- $125,000 for road maintenance and other public works expenses
- $24,000 for street lights to be on at night
- $11,000 for recreation
- $10,000 for animal control



Financial Challenges

2. **Searching for outside funding**

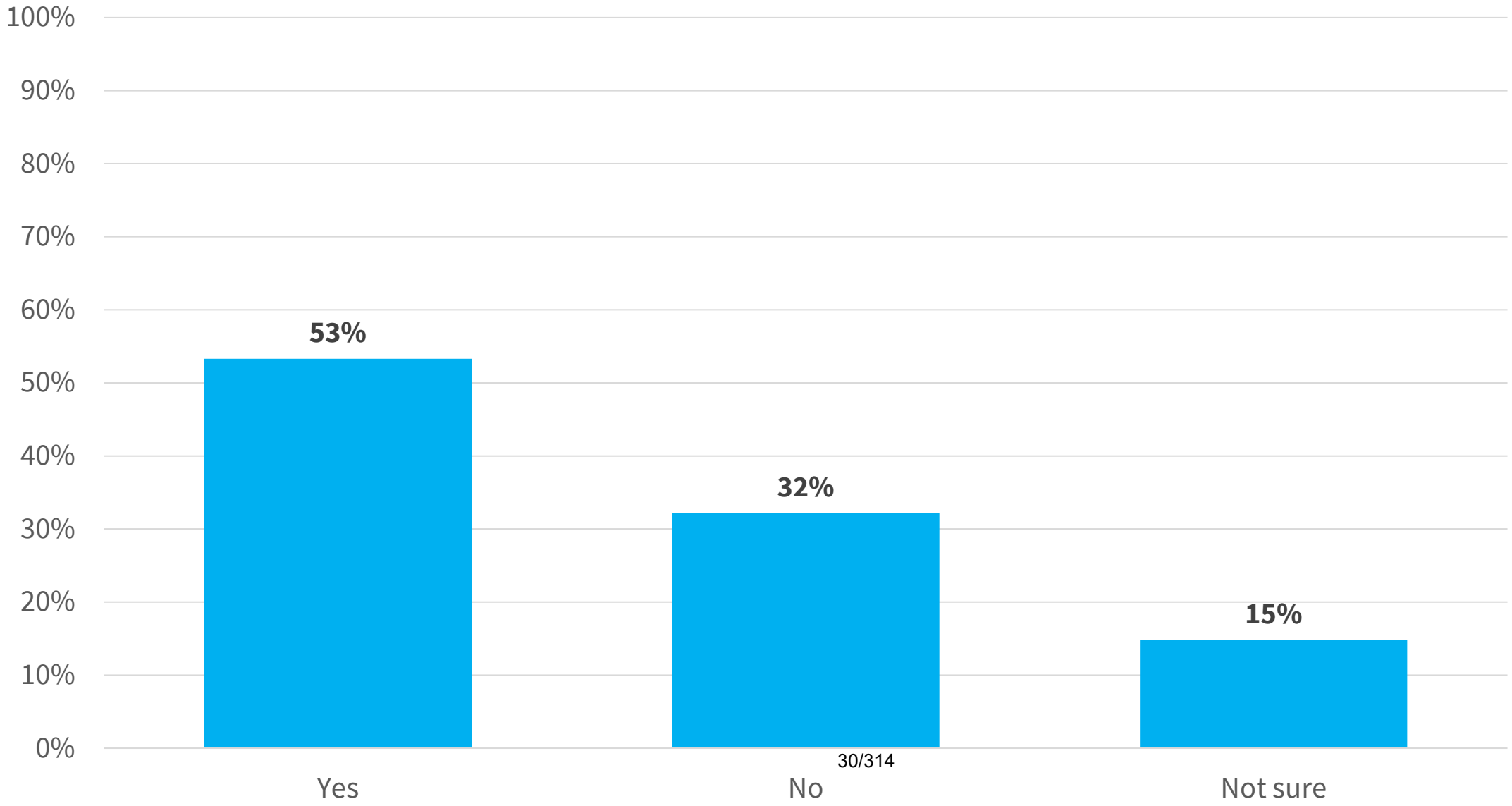
We are happy to report that we have been awarded and accepted a federal Staffing for Adequate Fire and Emergency Response (SAFER) grant. However, the funding only partially pays for the additional positions and expires after three years. Therefore, the Village needs a sustainable, long-term solution.

3. **Expanding the budget**

State law limits how much money we are allowed to raise through property taxes. We also cannot increase fees enough to cover our costs. The most realistic long-term solution is to consider a voter-approved operational referendum.

Somers is not alone. Over the last 10 years, more than 75 Wisconsin municipalities have pursued an operational referendum, including the City of Kenosha, Village of Pleasant Prairie, City of Racine, and the Village of Caledonia.

Would you support the Village pursuing a referendum to pay for additional full-time Fire and Rescue staff?



Funding Support

What would the referendum pay for?

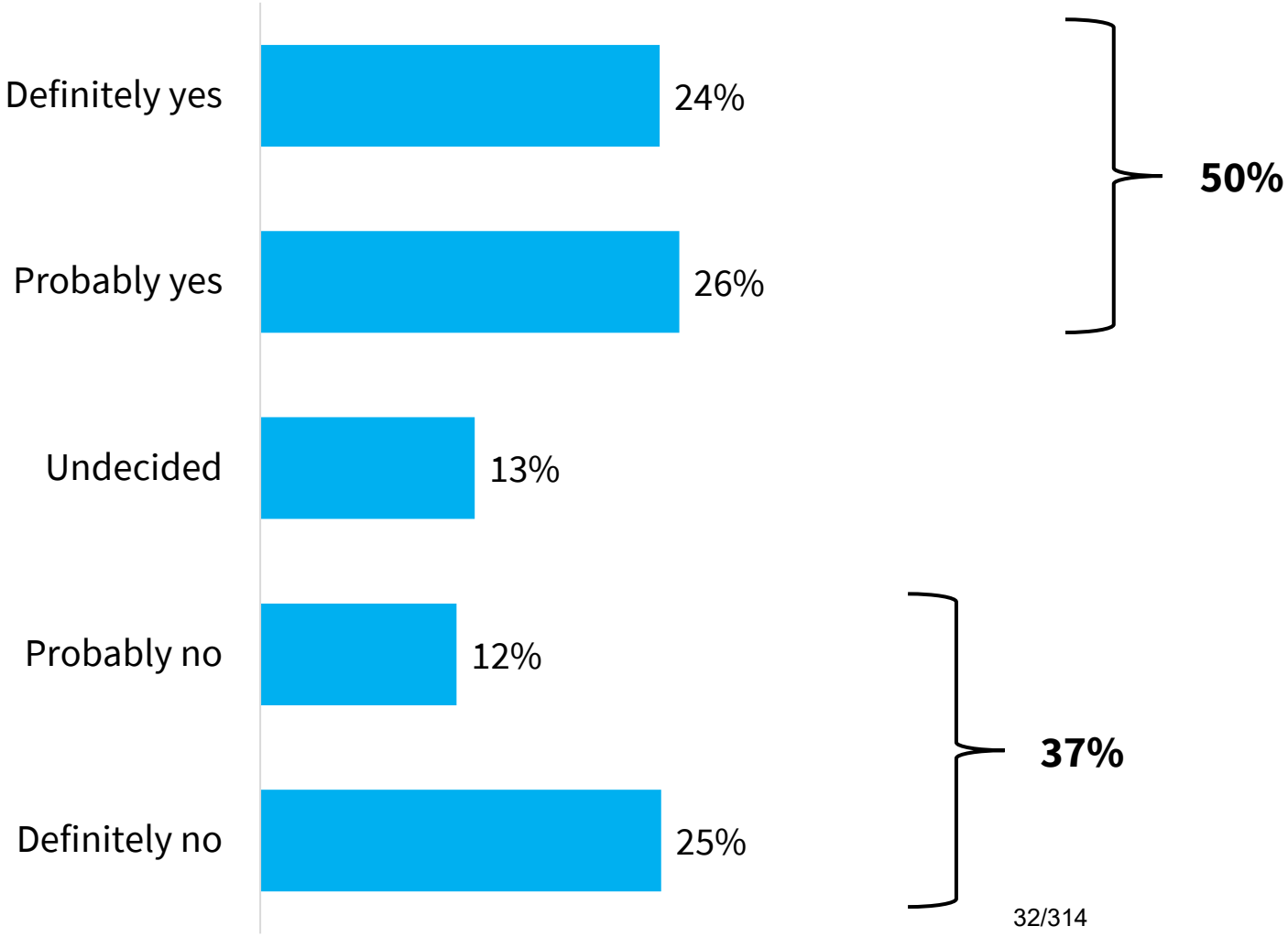
If the community supports us pursuing a referendum, we have developed a plan that would add eight additional full-time firefighter/paramedics. A third-party study shows this would allow the Department to send out all three ambulances at once, when necessary, with paramedic-level service on all shifts.

How much would it cost?

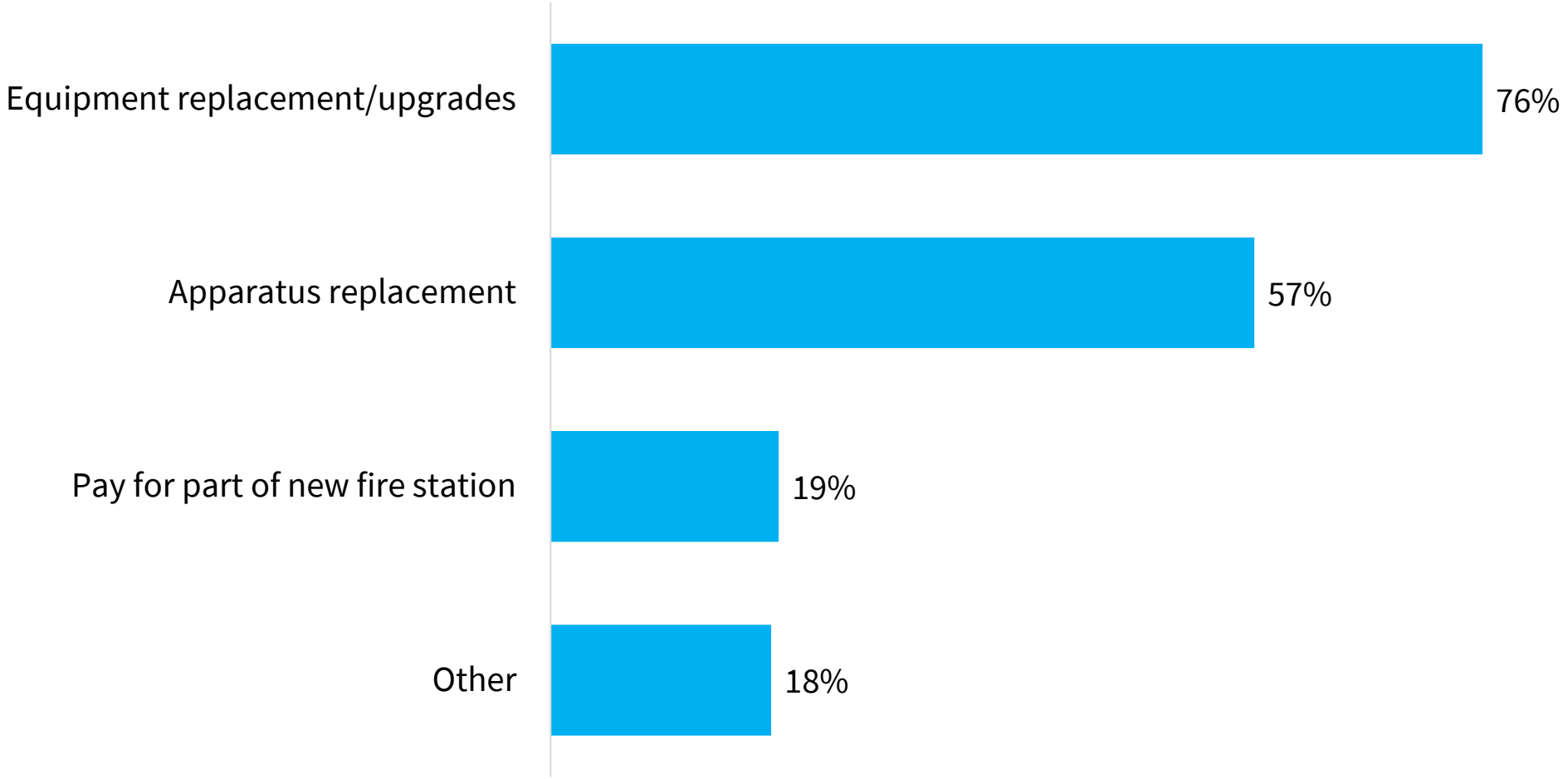
An additional eight full-time firefighter/paramedics would cost $1.3 million each year. This would increase taxes by $110 for every $100,000 of property value beginning next year.

Please note: The SAFER grant will cover 75% of these costs for the next two years, 35% in year three, and then expires. We would use the funding from a referendum to cover the remaining costs and pay for other public safety needs during these years.

Would you support a $1.3 million referendum to pay for the additional full-time Fire and Rescue staff?



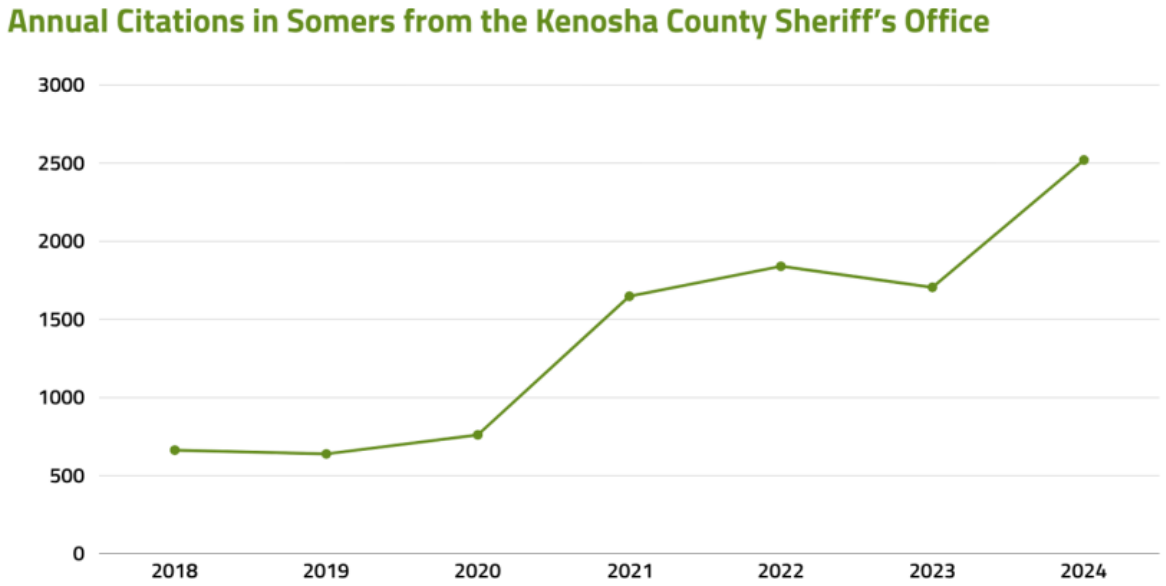
How should the Village use the additional public safety funding in years 1-3?



Additional Funding for Law Enforcement

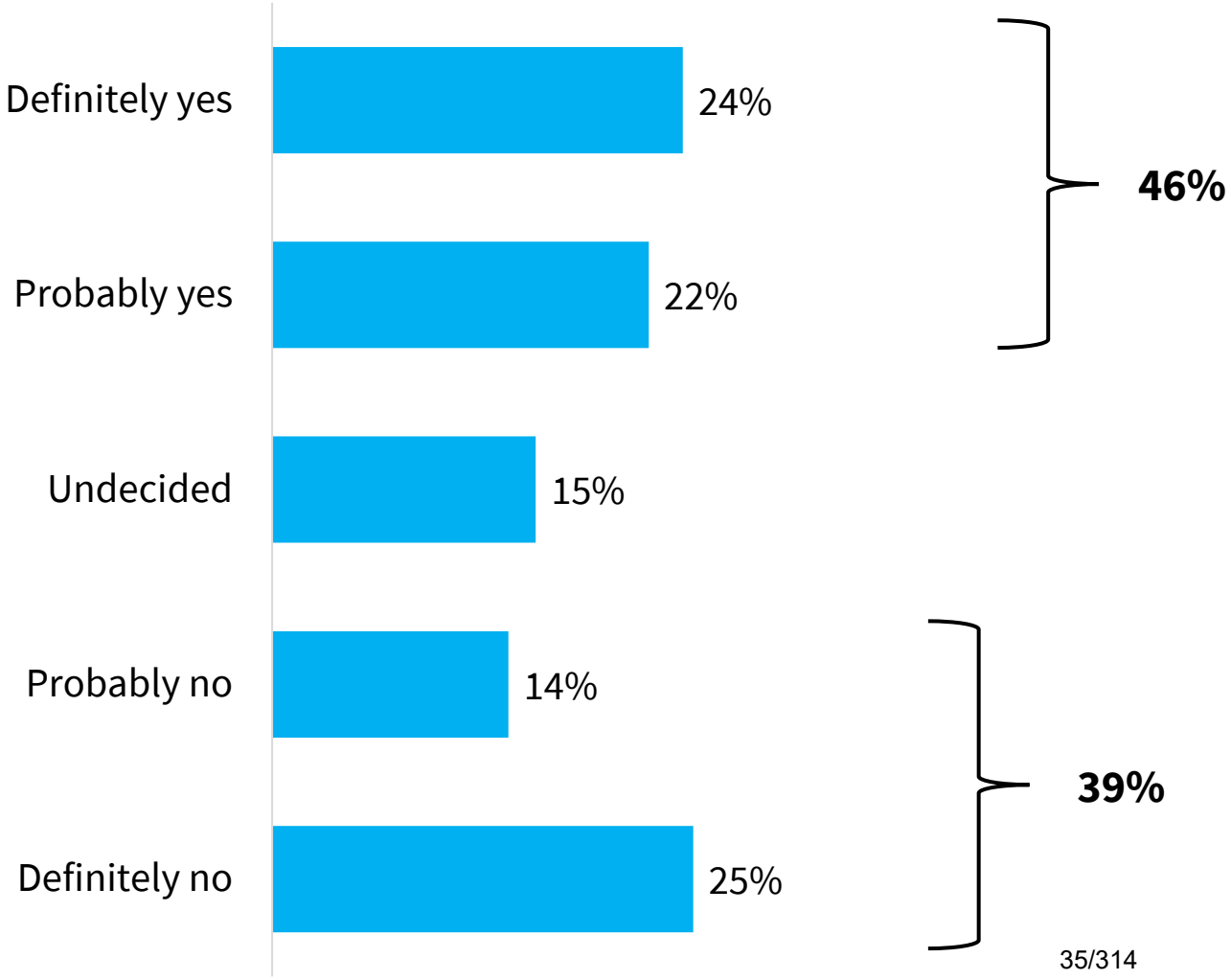
Village officials have also heard concerns from residents about an increase in speeding and other traffic issues, especially as some roads have expanded to four lanes.

Data from the Kenosha County Sheriff's Office shows that citations in Somers have been increasing, with more than four times as many given out in 2024 compared to 2018. Among the 2,520 citations given out last year, 420 were for speeding. **The Sheriff's Office had already issued 428 speeding citations as of July 2025.**

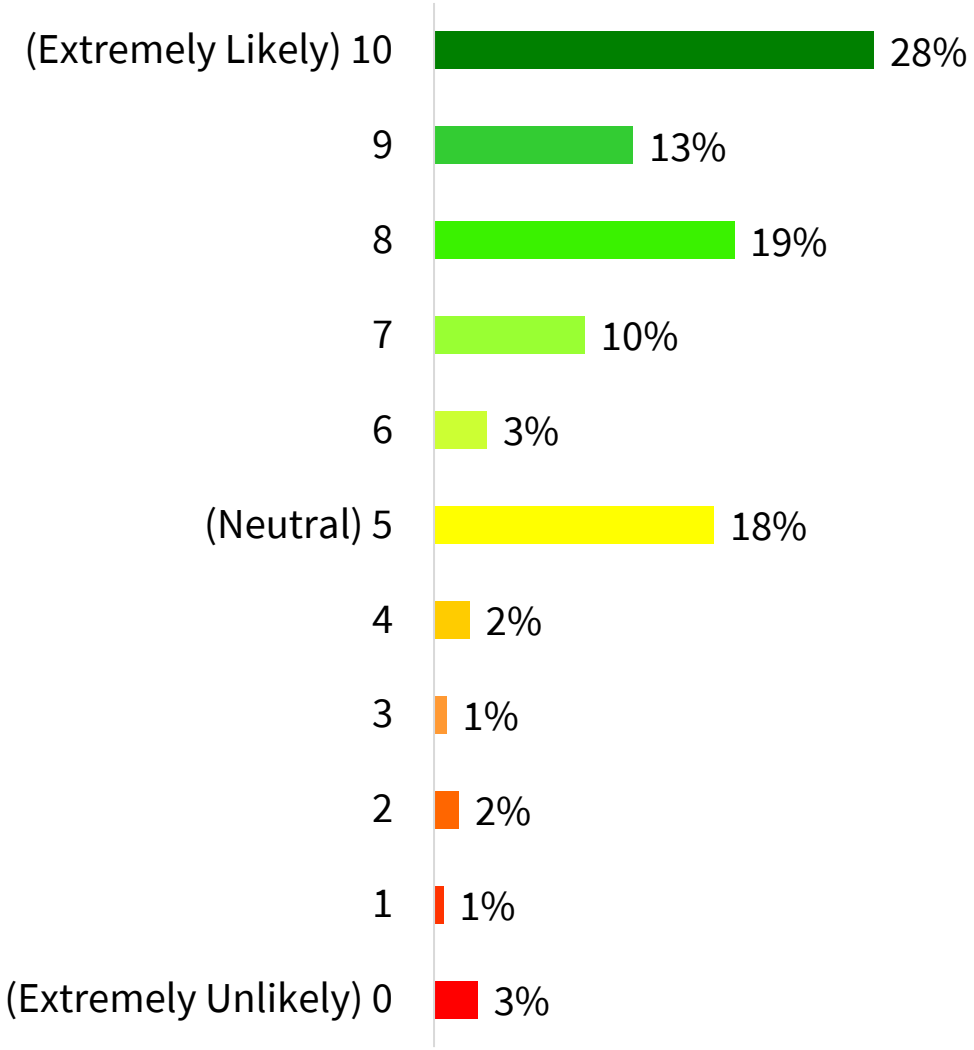


The Village could contract with the Sheriff's Office to pay for additional police staff dedicated to Somers to help improve proactive policing and address traffic concerns. **This would cost $230,000 each year. This would increase taxes by an additional $18 for every $100,000 of property value.**

Would you support expanding the referendum by $230,000 to pay for additional police dedicated to Somers?



On a scale of 0 – 10, how likely would you be to recommend Somers to a friend or family member?



Somers Score: 7.47

Thank you!

COMMUNITY PERCEPTIONS

MUELLER COMMUNICATIONS

VILLAGE OF SOMERS

REFERENDUM PUBLIC EDUCATION CAMPAIGN

MUELLER COMMUNICATIONS

OUR PROCESS

THREE PHASE

PROCESS

PHASE I: ~~OPTIONS ASSESSMENT~~

PHASE II: ~~COMMUNITY SURVEY~~

PHASE III: **PUBLIC EDUCATION INITIATIVE**

APPROACH

Our preferred approach to referenda includes a three-step process that takes place over the course of 9-12 months and provides opportunities for broad public engagement, education and dialogue.

We work with each community to customize an approach to fit their needs.

PHASE III

REFERENDUM EDUCATION

Timeline: 12-16 weeks

If elected officials opt to move forward with a referendum, Mueller will create and execute a public information and education campaign that clearly articulates for voters the need for additional resources and the impact to the community if the referendum passes or fails.

Outreach Plan & Strategy: Based on the information outlined in the Options Assessment and the solution being pursued by the Village, we will develop and refine a communications strategy that may include the following key elements.

Communications Materials: We work to develop clear and concise materials that effectively communicate key information about the referendum:

- Key messages for use in ensuring consistent communication across all outreach methods;
- A fact sheet that explains the situation and the necessity for the referendum; and
- FAQs to help disseminate facts and dispel any misconceptions about the need for the referendum, what the funding would be used for, and the process taken thus far.

THE GOAL:

An informed and engaged electorate.

Municipalities and departments cannot advocate for a specific outcome in an election - or a referendum. Rather, they can **educate and encourage community members to make an informed decision.**

PHASE III

REFERENDUM EDUCATION

Timeline: 12-16 weeks

OUTREACH APPROACHES

We will take key information from communications materials and leverage it to develop and distribute information to the community. Examples of the outreach we might recommend include:

- **Direct Mail:** We will develop and distribute three direct mail pieces (two full-page, one postcard) to all residences in Somers. Each mailer would provide key information about the referendum, as well as links for more information.
- **Graphics / Flyers:** We will develop informational graphics and/or flyers that can be printed and displayed in municipal buildings and shared on the Fire & Rescue Department's Facebook page, as appropriate.
- **Presentation Deck:** We will develop a presentation deck that can be used by officials to explain the referendum at community meetings (in-person and/or virtually).
- **Information Sessions:** We will work with Village officials to schedule public information sessions to provide an opportunity to share the need for the referendum and allow residents to ask questions. The sessions would be promoted in advance and recorded, as technology allows, to be made available for later viewing.
- **Community Presentations:** We will work with you to identify opportunities to speak to local community organizations about the referendum (e.g. local Rotaries, Chambers of Commerce).

PHASE III

REFERENDUM EDUCATION

Timeline: 12-16 weeks

ONLINE PRESENCE

- **Website:** We will develop updated content for the landing page that would serve as the hub for information on the referendum including the fact sheet, mailers, an online FAQ and contact information where additional questions can be directed.
- **Social Media:** We will continue working with you to develop content that can be regularly posted on the Fire & Rescue Department's Facebook page to inform the community about the need for the referendum. We will also provide a response guide that identifies likely questions and suggested answers that account admins can use in responding to online engagement.
- **Paid Advertising:** We will work with you to develop engaging content to leverage as digital advertising, specifically targeted to reach residents of voting age in Somers.
- **Email / eNewsletter:** We will develop content that can be used as part of regular email or eNewsletter distributions, as appropriate.

EARNED MEDIA

To secure coverage in the local media about the referendum, we will continue to work with your team to develop and distribute news releases and media pitches as appropriate. Mueller Communications will also continue assisting with media interview coordination.

MUELLER COMMUNICATIONS WILL DEVELOP OUTREACH MATERIALS BASED ON THIS GENERAL TIMELINE:

DECEMBER 2025:

- Village Board receives survey results, may direct staff to develop a draft referendum question for consideration

JANUARY 2026:

- Village drafts referendum question, explanatory language
- Village identifies community groups to engage for presentations, confirms dates for information sessions
- Village Board considers referendum question – due to County 1/27/2026
- Mueller drafts updated website content
- Mueller drafts and distributes news release with overview of the referendum
- Village posts updated website content, following approval of referendum question
- Mueller develops ad strategy, may engage videographer if creative requires it

TIMELINE

FEBRUARY 2025:

- Mueller uses approved messages to draft and design additional outreach tools for approval:
    - Fact sheet
    - Presentation deck
    - Mailer 1
    - Social content calendar + graphics
- Mailer 1 sent to all households
- Mueller conducts outreach to media about upcoming information sessions
- Village begins publishing social media content
- Social media ad launches for six week-long campaign
- Mueller drafts and designs Mailer 2, sends to all households

MARCH 2026:

- Information sessions held
- Mueller drafts and designs Mailer 3, sends to all households
- Village continues to publish social media content
- Village continues to present to relevant community groups

APRIL 2026:

- Village continues to publish social media content
- Election Day – April 7
- Mueller distributes news release to media announcing results of election

TIMELINE

BUDGET

ESTIMATE

PHASE III

Professional Fees: **$36,600**
Will be based on actual fees, not to exceed this amount, based on current understanding of the scope of work

Administrative and Technical Fee: **$2,745**

Media Spend for Advertisements: **$1,200**

Videographer: **$2,400**

Printing / Mailing Cost Estimate: **$7,524**
Inclusive of printing, mailing, markup, postage costs

Mailer 1 (full page): $2,572
Mailer 2 (full page): $2,572
Mailer 3 (postcard size): $2,380

Referendum Public Education Budget $50,469

We will work with you to refine our scope of work and budget to best meet the needs of your community. This proposed budget is based on the scope of work outlined above.

***These third-party costs are projections as of December 2025 and may be subject to change. We have preferred vendors we frequently work with and who we know are efficient and affordable. We are happy to work with other vendors, but note that it may take additional time to coordinate and their pricing may be different than we have estimated here.*

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #8 Review and discussion of partial payment request #1 from Payne & Dolan, Inc. for the 2025 Roadway Improvements project in the amount of $517,102.17.

BACKGROUND:

Every year, the Village prioritizes its annual road maintenance projects based on needs and conditions as part of the Capital Improvement Plan (CIP). This past year, the Petrifying Springs Subdivision and 96th Avenue were resurfaced.

The project went to bid on May 8, 2025. Payne and Dolan, Inc. was the only bidder and was awarded the work.

FINANCIAL OR BUDGET CONSIDERATION:

Paving projects from 2024 through 2025 are being paid through the 2023A borrowing loan.

Total Contracted price:	$533,199.98
First Payment Request:	$517,102.17
Remaining:	$16,097.81

COMMENTS:

Engineer Biwer has reviewed the request and recommends approval. If the Village Board is agreeable, then this item will be placed on the Jan. 13, 2026, Village Board meeting for action.

ATTACHMENTS:

Baxter Woodman Payment Recommendation for 2025 Roadway Improvements and lien waivers

BAXTER & WOODMAN
Consulting Engineers

December 18, 2025

Wendy Burnette, Clerk
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: Somers – 2025 Roadway Improvements - Payment Recommendation

Dear Wendy,

Enclosed is an Application for Payment from Payne & Dolan, Inc., Contractor, for the 2025 Roadway Improvements Project. A partial lien waiver is also attached. The following is our opinion of the amount due and payable to the Contractor:

Contract Price	$533,199.98
Work Completed to Date	$544,318.07
Less Amount Retained	($27,215.90)
Subtotal	$517,102.17
Less Previous Payments	($0.00)
Total Amount Due for Partial Payment 1	$517,102.17

We recommend payment to Payne & Dolan, Inc. for $517,102.17.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Brett D. Biwer

Brett D. Biwer, P.E.

Encs.
C/email: Jim Hurley, Administrator
Kevin Poirer, Assistant to the Administrator
Josh Sullivan, Public Works Superintendent
Josh Fugate, Utilities Manager
Shane Hollerich, Payne & Dolan

P:\SOMEV\2500381-2025 ROADWAY IMPROVEMENTS\CONSTRUCTION\PAY APPS\PAY APP #1\PAY REQUEST #1 RECOMMENDATION 12-18-25.DOCX

Docusign Envelope ID: C7661380-CB14-4F29-9E46-A3DEB086CCB0

Contractor's Application for Payment No. 1

	Application Period: thru	Application Date: November 20, 2025
To (Owner): Village of Somers	From (Contractor): PAYNE & DOLAN, INC.	Via (Engineer): Baxter & Woodman
Project: V/O Somers 2025 Roadway Improvements	Contract: 254018	
Owner's Contract No.:	Contractor's Invoice No.: 254018-001	Engineer's Project No.:

Application For Payment
Change Order Summary

Approved Change Orders

Number	Additions	Deductions
1		
2		
3		
TOTALS	$0.00	$0.00
NET CHANGE BY CHANGE ORDERS	$0.00	

1.	**ORIGINAL CONTRACT PRICE**		$	**$533,199.98**
2.	**Net change by Change Orders**		$	**$0.00**
3.	**Current Contract Price (Line 1 ± 2)**		$	**$533,199.98**
4.	**TOTAL COMPLETED AND STORED TO DATE (Column H on Progress Estimate)**		$	**$544,318.07**
5.	**RETAINAGE:**			
	a. 5% X $554,318.07 **Work Completed**		$	**$27,215.90**
	b. 0% X **Stored Material**		$	**$0.00**
	c. Total Retainage (Line 5a + Line 5b)		$	**$27,215.90**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)**		$	**$517,102.17**
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**		$	**$0.00**
8.	**LESS LIQUIDATED DAMAGES**		$	**$0.00**
9.	**LESS ADDITIONAL ENGINEERING COSTS**		$	
10.	**AMOUNT DUE THIS APPLICATION**		$	**$517,102.17**
11.	**BALANCE TO FINISH, PLUS RETAINAGE**		$	**$16,097.81**

DS SH

Contractor's Certification

By: DocuSigned by: 169D2589DFE74EA... Date: 12/2/2025 | 9:26 AM PST

Payment of: $ _____
(Line 10 or other - attach explanation of the other amount)

is recommended by: _____ _____
(Date)

Payment of: $ _____
(Line 10 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding Agency (if applicable) (Date)

Endorsed by the Construction Specifications Institute.

Docusign Envelope ID: C7661380-CB14-4F29-9E46-A3DEB086CCB0

	Description	Bid Qty	Unit	Bid Price	Bid Total	Quantities Completed to Date	Total Dollars to Date	Previous Quantities Completed	Previous Dollar Amount Billed	Quantities Completed This Estimate	Total Value Due This Estimate
10	Mobilization	1	LS	$ 20,500.00	$ 20,500.00	1.00	$ 20,500.00	0.00	$ -	1.00	$ 20,500.00
20	Construction Layout & Staking	1	LS	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	0.00	$ -	1.00	$ 3,500.00
30	Pulverize Asphaltic Pavement Full Depth	11,295	SY	$ 4.00	$ 45,180.00	11295.00	$ 45,180.00	0.00	$ -	11,295.00	$ 45,180.00
40	Driveway Asphalt Removal	683	SY	$ 16.00	$ 10,928.00	635.00	$ 10,160.00	0.00	$ -	635.00	$ 10,160.00
50	Concrete Apron Removal	203	SY	$ 20.00	$ 4,060.00	184.00	$ 3,680.00	0.00	$ -	184.00	$ 3,680.00
60	Base Repair - 1-1/4" Base Agg Dense	753	TN	$ 23.00	$ 17,319.00	1274.91	$ 29,322.93	0.00	$ -	1,274.91	$ 29,322.93
70	6th St Cul-De-Sac Excavation & Base Agg	1	LS	$ 9,700.00	$ 9,700.00	1.00	$ 9,700.00	0.00	$ -	1.00	$ 9,700.00
80	HMA Pavement - 4LT 1-3/4" Surface	11,497	SY	$ 8.80	$ 101,173.60	11497.00	$ 101,173.60	0.00	$ -	11,497.00	$ 101,173.60
90	HMA Pavement - 3LT 2-1/4" Binder	11,497	SY	$ 10.40	$ 119,568.80	11497.00	$ 119,568.80	0.00	$ -	11,497.00	$ 119,568.80
100	HMA Driveway	886	SY	$ 29.15	$ 25,826.90	886.00	$ 25,826.90	0.00	$ -	886.00	$ 25,826.90
110	FOG SEAL 6th Street - STA 22+05 to 30+87	2,156	SY	$ 4.48	$ 9,658.88	2156.00	$ 9,658.88	0.00	$ -	2,156.00	$ 9,658.88
120	Crushed Limestone Shoulder	9,096	LF	$ 4.60	$ 41,841.60	9096.00	$ 41,841.60	0.00	$ -	9,096.00	$ 41,841.60
130	Replace Culvert (18", 5th Pl)	1	LS	$ 17,400.00	$ 17,400.00	1.00	$ 17,400.00	0.00	$ -	1.00	$ 17,400.00
140	Rip-Rap Light	1.5	CY	$ 700.00	$ 1,050.00	1.50	$ 1,050.00	0.00	$ -	1.50	$ 1,050.00
150	Erosion Mat - Class 1 Type A	50	SY	$ 10.00	$ 500.00	0.00	$ -	0.00	$ -	-	$ -
160	Lawn Restoration	1	LS	$ 8,800.00	$ 8,800.00	0.00	$ -	0.00	$ -	-	$ -
170	Traffic Control & Protection	1	LS	$ 3,600.00	$ 3,600.00	1.00	$ 3,600.00	0.00	$ -	1.00	$ 3,600.00
180	Mobilization	1	LS	$ 8,900.00	$ 8,900.00	1.00	$ 8,900.00	0.00	$ -	1.00	$ 8,900.00
190	Construction Layout & Staking	1	LS	$ 1,650.00	$ 1,650.00	1.00	$ 1,650.00	0.00	$ -	1.00	$ 1,650.00
200	Pulverize Asphaltic Pavement Full Depth	2,000	SY	$ 5.75	$ 11,500.00	2000.00	$ 11,500.00	0.00	$ -	2,000.00	$ 11,500.00
210	Driveway Asphalt Removal	180	SY	$ 20.00	$ 3,600.00	180.00	$ 3,600.00	0.00	$ -	180.00	$ 3,600.00
220	Concrete Apron Removal	60	SY	$ 20.00	$ 1,200.00	60.00	$ 1,200.00	0.00	$ -	60.00	$ 1,200.00
230	Base Repair - 1-1/4" Base Agg Dense	120	TN	$ 28.00	$ 3,360.00	291.20	$ 8,153.60	0.00	$ -	291.20	$ 8,153.60
240	HMA Pavement - 4LT 1-3/4"	2,000	SY	$ 10.00	$ 20,000.00	2000.00	$ 20,000.00	0.00	$ -	2,000.00	$ 20,000.00
250	HMA Pavement - 3LT 2-1/4"	2,000	SY	$ 11.00	$ 22,000.00	2000.00	$ 22,000.00	0.00	$ -	2,000.00	$ 22,000.00
260	HMA Driveway	240	SY	$ 32.22	$ 7,732.80	388.00	$ 12,501.36	0.00	$ -	388.00	$ 12,501.36
270	Crushed Limestone Shoulder	1,634	LF	$ 5.60	$ 9,150.40	1634.00	$ 9,150.40	0.00	$ -	1,634.00	$ 9,150.40
280	Lawn Restoration	1	LS	$ 2,000.00	$ 2,000.00	1.00	$ 2,000.00	0.00	$ -	1.00	$ 2,000.00
290	Traffic Control & Protection	1	LS	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	0.00	$ -	1.00	$ 1,500.00
	TOTAL				**$ 533,199.98**	**0.00**	**$ 544,318.07**		**$ -**		**$ 544,318.07**

DS
SH

Docusign Envelope ID: 679CE7E2-8497-4E09-A233-379B254116A5

PARTIAL WAIVER OF CONSTRUCTION LIEN

§779.05, Wis. Stats.

Date: **December 18, 2025**

1. Claimant's Name: PAYNE & DOLAN, INC.
   Claimant's Address: 1700 120th Avenue, Kenosha, WI 53144

2. Property Improved by Contractor's Work (check one):
   ☒ Project Information: 2025 Roadway Improvements, Village of Somers, WI (2500381.00)
   ☐ Legal description attached.

3. Contractor's Work furnished at the request of: (name of party which requested or contracted for work)

   VILLAGE OF SOMERS
   7511 12th Street
   Somers, WI 53171

4. Waiver of lien rights, contingent upon receipt of payment, is made for (select one):

   ☒ The following work: Asphalt Paving Contract - **Pay App #1 - $517,102.17**
   (insert description of type of labor, services, material, plans or specifications supplied by Contractor, including percentage performed dollar value, and dates as necessary to accurately describe the Work being waived, stating exceptions, if any)

   ☐ All Work to date of this Waiver in the amount of: $____

5. Title Companies, Lenders or others may require disclosure of the Contractor's subcontractors and material suppliers before disbursement of funds related to the Contractor's above-described Work. If so required, specify name(s) of Contractor's subcontractors and material suppliers furnishing any portion of the Work being waived:
   (attach additional sheets if necessary)

CONTRACTOR NAME: PAYNE & DOLAN, INC.

By: DocuSigned by: M. Strzalka 169D2589DFE74EA... (signature)

Authorized Agent's Name: Greg Strzalka
(print name of person signing above)

Title: Agent

Address: 1700 120th Avenue, Kenosha, WI 53144

Telephone Number: 262-859-3081

NOTE: This is a conditional waiver of lien rights in that the validity of this waiver is dependent upon the actual receipt of payment. If the check issued is returned "NSF" or payment stopped, this waiver of lien is void.

§779.05 Waivers of Lien. Provides, in part "(1) Any document signed by a lien claimant or potential claimant and purporting to be a waiver of construction lien rights under this subchapter, is valid and binding as a waiver whether or not consideration was paid therefor and whether the document was signed before or after the labor or material was furnished or contracted for. Any ambiguity in such document shall be construed against the person signing it. Any waiver document shall be deemed to waive all lien rights of the signer for all labor, services, material, plans or specifications performed, furnished or procured, or to be performed, furnished or procured by the claimant at any time for the improvement to which the waiver relates, except to the extent that the document specifically and expressly limits the waiver to apply to a particular portion of such labor, services, material, plans or specifications. A lien claimant or potential lien claimant of whom a waiver is requested is entitled to refuse to furnish a waiver unless paid in full for the labor, services, material, plans or specifications to which the waiver relates. A waiver furnished is a waiver of lien rights only, and not of any contract rights of the claimant otherwise existing."

Contractor's failure to pay its subcontractors or material suppliers from monies received for its Work may result in civil or criminal liability under Wisconsin's theft by contractor statute, §779.02(5), Wis. Stats.

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #9 Review and discuss the final Payment Request for the 4th Street Culvert replacement project in the amount of $2,825.00.

BACKGROUND:

The 4th Street Culvert replacement project was originally budgeted in the 2024 Capital Improvement Plan (CIP). This infrastructure improvement is critical to resolving persistent stormwater issues. This past summer, the project went out to bid and awarded to Wanasek Corp. in the amount of $113,000.

At the Oct. 28 Village Board meeting, Resolution 2025-10 was adopted to amend the 2025 Stormwater CIP budget to support the completion of the 4th Street Culvert replacement project, including construction and engineering expenses.

FINANCIAL OR BUDGET CONSIDERATION:

The project will be paid for by the Stormwater Fund. Baxter Woodman Engineer Brett Biwer recommended payment. This is the final payment for the project.

Total Contracted price:	$113,00.00
First Payment Request:	$110,175.00
Final Payment Request:	$2,825.00
Remaining:	$0.00

COMMENTS:

In the event the Village Board agrees, this item will be placed on the Jan. 13, 2026 Village Board meeting for action.

ATTACHMENTS:

Payment Recommendation from Engineer

Final Lien Waiver

BAXTER & WOODMAN
Consulting Engineers

December 16, 2025

Wendy Burnette, Clerk
Village of Somers
7511 12th Street
Somers, WI 53171

Subject: Somers - 4th Street Culvert Replacement – Final Payment Recommendation

Dear Wendy,

Enclosed is a Final Invoice, Sworn Statement, Final Lien Waivers, Warranty Letter, Maintenance Bond, Certificate of Insurance, and Consent of Surety from The Wanasek Corp., Contractor, for work performed on the 4th Street Culvert Replacement Project. The project was substantially complete on September 11, 2025. The following is our opinion of the amount due and payable to the Contractor:

Contract Price	$113,000.00
Work Completed to Date	$113,000.00
Less Amount Retained	($0.00)
Subtotal	$113,000.00
Less Previous Payments	($110,175.00)
Total Amount Due for Payment 2 (Final)	$2,825.00

We recommend payment to The Wanasek Corp. for $2,825.00.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Brett D. Biwer

Brett D. Biwer, P.E.

Encs.
C/email: Jim Hurley, Administrator
Kevin Poirer, Assistant to the Administrator
Erik Johnson, Wanasek

P:\SOMEV\2326136-4TH STREET CULVERT\00-DESIGN\13-FOR CONSTRUCTION\PAY APPLICATIONS\PAY APP #2 - FINAL\FINAL PAY REQUEST RECOMMENDATION 12-16-25.DOCX

THE WANASEK CORP.

EXCAVATION & UTILITY CONTRACTOR

Invoice Number	:	25-548R
Invoice Date	:	11/25/2025
Customer Number	:	3710
Job Number	:	25-548
Due Date	:	12/25/2025

SOMERS, TOWN -VILLAGE
7511 12TH STREET

SOMERS, WI 53171

4th St. Culvert Repl 06
3424 4th Street
Somers, WI 53144

DATE	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
				$0.00
11/25/2025	RETAINAGE DRAW			2,825.00

GROSS BILLINGS :	2,825.00
	$0.00
	$0.00
NET BILLINGS :	$2,825.00

CERTIFICATE 00 62 76.01
SWORN STATEMENT

State of _Wisconsin__} ss.
County of _Racine__}

THE AFFIANT, _____Kevin S. Bird___ BEING FIRST DULY SWORN, ON OATH DEPOSES AND SAYS THAT HE/SHE IS _____Vice President_____ THAT _____ HAS CONTRACT WITH _____Villge of Somers_____ OWNER _____ FOR 4th Street Culvert Replacement for the Village of Somers
(KIND OF WORK)
ON THE FOLLOWING DESCRIBED PREMISES IN SAID COUNTY, TO-WIT:_____

THAT, FOR THE PURPOSE OF SAID CONTRACT, THE FOLLOWING PERSONS HAVE BEEN CONTRACTED WITH, AND HAVE FURNISHED, OR ARE FURNISHING AND PREPARING MATERIALS FOR, AND HAVE DONE OR ARE DOING LABOR ON SAID IMPROVEMENT. THAT THERE IS DUE AND TO BECOME DUE THEN, RESPECTIVELY, THE AMOUNTS SET OPPOSITE THEIR NAMES FOR MATERIALS OR LABOR AS STATED. THAT THIS IS A FULL, AND COMPLETE STATEMENT OF ALL SUCH PERSONS, AND OF THE AMOUNTS PAID.

1	2	3	4	5	6	7
NAME AND ADDRESS	KIND OF WORK	ADJUSTED TOTAL CONTRACT INCL EXTRAS AND CREDITS	TOTAL RETAINED INCLUDING THIS APPLICATION	NET PREVIOUSLY PAID	NET AMOUNT OF THIS PAYMENT	BALANCE TO BECOME DUE (INC. RETENTION)
Wanasek Corp	Earthwork	$ 75,381.00		$ 72,556.00	$ 2,825.00	$ -
Arbor Images	Clearing	$ 4,660.00		$ 4,660.00		$ -
Cicchini Asphalt	Asphalt	$ 7,250.00		$ 7,250.00		$ -
Hartford Landscape	Landscape	$ 9,080.00		$ 9,080.00		$ -
High Star Traffic	Traffic Cntrl	$ 6,913.00		$ 6,913.00		$ -
Welch Bros	Concrete	$ 9,716.00		$ 9,716.00		$ -

AMOUNT OF ORIGINAL CONTRACT	$ 113,000.00	WORK COMPLETED TO DATE	$ 113,000.00
EXTRAS TO CONTRACT		LESS % RETAINED	$ -
TOTAL CONTRACT AND EXTRAS	$ 113,000.00	MATERIALS STORED	$ -
CREDIT TO CONTRACT		NET AMOUNT EARNED	$ 113,000.00
ADJUSTED TOTAL CONTRACT	$ 113,000.00	NET PREVIOUSLY PAID	$ 110,175.00
		NET AMOUNT OF THIS PAYMENT	$ 2,825.00
		BALANCE TO BECOME DUE (INC. RETENTION)	$ -

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed ____% of the cost of work completed to date. I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed _____ Kevin Bird

Vice President
(position)

SHELLY L. SCHLITZ NOTARY PUBLIC STATE OF WISCONSIN

Subscribed and sworn to before me this 25 day of November 2025

Shelly L Schlitz Notary Public
Shelly L. Schlitz, Exp. July 30, 2026, Racine County, Wisconsin

THE WANASEK CORP.
EXCAVATION & UTILITY CONTRACTOR

FINAL WAIVER OF LIEN

November 25, 2205

For Value Received, we hereby waive **all** rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

for The Village of Somers

by The Wanasek Corp.
product Storm Sewer

for owner The Village of Somers

same being located in Kenosha County, State of Wisconsin, described as

4th Street Culvert Replacement

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances,

in the amount of $ 113,000.00 Full & Final Waiver

The Wanasek Corp.

Signature

Vice President
Title

FINAL WAIVER OF LIEN

November 5, 2025

For Value Received, we hereby waive **all** rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

for The Wanasek Corp., 29606 Durand Ave., Burlington, WI 53105

by Arbor Images
product Clearing

for owner Village of Somers

same being located in Kenosha County, State of Wisconsin, described as

4th Street Culvert Replacement

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances,

in the amount of $ 4,660.00 Full & Final Waiver

Arbor Images

Paula R. Remer
Signature

V. P.
Title

FINAL WAIVER OF LIEN

November 5, 2025

For Value Received, we hereby waive **all** rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

for The Wanasek Corp., 29606 Durand Ave., Burlington, WI 53105

by Cicchini Asphalt
product Paving

for owner Village of Somers

same being located in Kenosha County, State of Wisconsin, described as

4th Street Culvert Replacement

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances,

in the amount of $ 7,250.00 Full & Final Waiver

Cicchini Asphalt

Signature Luke VanStraten, P.E.

President

Title

FINAL WAIVER OF LIEN

November 5, 2025

For Value Received, we hereby waive **all** rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

for The Wanasek Corp., 29606 Durand Ave., Burlington, WI 53105

by Hartford Landscape
product Landscape

for owner Village of Somers

same being located in Kenosha County, State of Wisconsin, described as

4th Street Culvert Replacement

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances,

in the amount of $ 9,080.00 Full & Final Waiver

Hartford Landscape

Signature

CEO

Title

FINAL WAIVER OF LIEN

November 5, 2025

For Value Received, we hereby waive **all** rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

for The Wanasek Corp., 29606 Durand Ave., Burlington, WI 53105

by Highstar Traffic
product Traffic Control

for owner Village of Somers

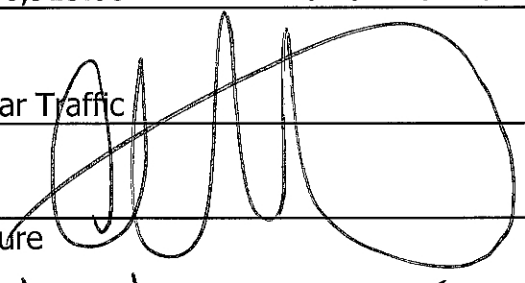
same being located in Kenosha County, State of Wisconsin, described as

4th Street Culvert Replacement

For all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances,

in the amount of $ 6,913.00 Full & Final Waiver

Highstar Traffic



Signature

contract manager

Title

FINAL WAIVER OF LIEN

STATE OF Illinois)
COUNTY OF Boone)

To All Whom It May Concern:

WHEREAS, the undersigned has been employed by (A) The Wanasek Corp

to furnish Misc. Precast Structures, Pipe, & Misc. Construction Supplies

for the premises known as (D) 4th Street Culvert Replacement

Located in the Village of (City-Village) of Somers, County of Kenosha, State of Wisconsin

of which Village of Somers is the owner.

NOW, THEREFORE, this 20th day of November 2025,

for and in consideration of the sum of (E) Ninety Seven Hundred Sixteen Dollars and 00/xx. Dollars paid simultaneously herewith, the receipt whereof is hereby acknowledged by the undersigned, the undersigned does hereby waive and release to the extent only of the aforesaid amount, any lien rights to, or claim of lien with respect to and on said above-described premises, and the improvements thereon, and on the monies or other considerations due or to become due from the owner, by virtue of said contract, on account of labor, services, materials, fixtures, apparatus or machinery furnished by the undersigned to or for the above-described premises, but only to the extent of the payment aforesaid.

(Affix corporate seal here)

WELCH BROS. BELVIDERE, INC. CORPORATE SEAL ILLINOIS

(F) Welch Bros. Belvidere, Inc. (SEAL)
(Name of sole ownership, corporation or partnership)

(Signature) (SEAL)

TITLE: Vice President of Operations

INSTRUCTIONS FOR PARTIAL WAIVER

(A) Name person or firm with whom you agreed to furnish either labor, or services, or materials, or both.
(B) Fill in nature and extent of work; strike the word labor or the word materials if not in your contract.
(C) If you have more than one contract on the same premises, describe the contract by number if available, date and extent of work.
(D) Furnish an accurate enough description of the improvement and location of the premises so that it can be distinguished from any other property.
(E) Amount shown should be the amount actually received on that date.
(F) If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

THE WANASEK CORP.
EXCAVATION & UTILITY CONTRACTOR

WARRANTY

Village of Somers
4th Street Culvert Replacement
Kenosha County, Wisconsin

The Wanasek Corporation warrants that all materials and equipment furnished under this Agreement were new, unless otherwise specified, of good quality, in conformance with the Subcontract Documents, and free from defective workmanship and materials. Warranty shall be 3 (three) years in length from date of Substantial Completion.

The Wanasek Corp.
29606 Durand Ave.
Burlington, WI 53105
262-763-3561

November 25, 2025

Kevin Bird
Vice President

Date

Bond No. 1112546

MAINTENANCE/WARRANTY BOND

Know ALL MEN BY THESE PRESENTS. That we The Wanasek Corporation as Principal, and The Hanover Insurance Company, as Surety, are held and firmly bound unto Village of Somers, State of Wisconsin as Obligee, in the penal sum of Ten Thousand and 00/100 Dollars---------- ($ 10,000.00) to which payment well and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a Contract with the Village of Somers, State of Wisconsin as Obligee dated 8/12/2025 for

4th Street Culvert Replacement for the Village of Somers, Kenosha County, WI - Engineer's Job No. 2326136.00

WHEREAS, said Contract provides that the Principal will furnish a Bond conditioned to guarantee for the period of Three (3) year(s) after approval of the final payment on said job, by the Owner, against all defects in workmanship and materials which may become apparent during said period, and

WHEREAS, the said Contract has been completed, and was approved on the 12th day of September 2025.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which becomes apparent during the period of Three (3) year(s) from and after 9/12/2025 this obligation shall be void, otherwise to remain in full force and effect.

SIGNED, SEALED, AND DATED 12/12/2025

THE WANASEK CORP. CORPORATE SEAL WISCONSIN

The Wanasek Corporation (L.S.)

By: Shelly Schlitz (L.S.)

Shelly Schlitz

Principal(s) Asst Secretary

Surety Name
The Hanover Insurance Company

By: _____

Bradley S. Babcock, Attorney-in-Fact

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Travis Schreiber, Tracy Krause, Sara Grover, Bradley S. Babcock, Kimberly L. Babcock, Jessica Lee, Brianna Schwanke and/or Becky Jo Schleis Of **M3 Insurance Solutions Inc of Madison, Wisconsin** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Fifty Million and No/100 ($50,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **22nd** day of **April 2025**

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

On this **22nd** day of **April, 2025** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

KATHLEEN M. SIRARD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 2, 2027

Kathleen M. Sirard, Notary Public
My commission expires, September 2, 2027

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 12th day of December, 2025

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ericka Berceau	
R&R Insurance Services, Inc. P.O. Box 1610 Waukesha, WI 53187-1610	PHONE (A/C, No, Ext): (262)574-7000	FAX (A/C, No): (262)574-7080
	E-MAIL ADDRESS: Ericka.Berceau@rrins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Sentry Insurance	24988
INSURED	INSURER B :	
The Wanasek Corp 29606 Durand Avenue Burlington, WI 53105	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 721259 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:	X		Cont. on Acord A014427005	01-01-2025	01-01-2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 500,000 $ 10,000 $ 2,000,000 $ 6,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	X		A014427001	01-01-2025	01-01-2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION $ 0	X		A014427007	01-01-2025	01-01-2026	EACH OCCURRENCE AGGREGATE	$ 8,000,000 $ 8,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		A014427006	01-01-2025	01-01-2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000
A	Inland Marine			A014427003	01-01-2025	01-01-2026	Limit Installation Floater	250,000 225,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: 4th Street Culvert Replacement.
Village of Somers; Baxter & Woodman, Inc; and any others required by Contract are additional insureds on a primary and non-contributory basis in regard to general liability, including ongoing and completed operations, auto liability and umbrella when required by written contract. A 30-day notice of cancellation applies except for non-pay. Completed operations remains in effect for 2 years from 8/14/2025.

CERTIFICATE HOLDER

Village of Somers
7511 12th Street
Somers, WI 53171

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sarah Christiansen

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
R&R Insurance Services, Inc.	The Wanasek Corp
POLICY NUMBER	
CARRIER / NAICCODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: _____

INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER G :		INSURER J :	
INSURER H :		INSURER K :	
INSURER I :		INSURER L :	

	TYPE OF INSURANCE	AI	POLICY EFF		
A	Crime/Employee Theft	☐	01-01-2025	Limit	$ 500,000
	POLICY NUMBER	WOS	POLICY EXP		$
	A014427004	☐	01-01-2026		$

	TYPE OF INSURANCE	AI	POLICY EFF		
A	General Liability	☒	01-01-2025	Electronic Data Liability	$ 1,000,000
	POLICY NUMBER	WOS	POLICY EXP		$
	A014427005	☐	01-01-2026		$

	TYPE OF INSURANCE	AI	POLICY EFF		
		☐			$
	POLICY NUMBER	WOS	POLICY EXP		$
		☐			$

	TYPE OF INSURANCE	AI	POLICY EFF		
		☐			$
	POLICY NUMBER	WOS	POLICY EXP		$
		☐			$

	TYPE OF INSURANCE	AI	POLICY EFF		
		☐			$
	POLICY NUMBER	WOS	POLICY EXP		$
		☐			$

	TYPE OF INSURANCE	AI	POLICY EFF		
		☐			$
	POLICY NUMBER	WOS	POLICY EXP		$
		☐			$

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POLICY NUMBER: A0144270005

ADDITIONAL INSURED - SUPPLEMENTAL DECLARATIONS

The following persons or organizations are included as Additional Insureds, but only to the extent provided in the listed endorsement:

Any Additional Insured as Required by Written Contract or
Written Agreement Executed Prior to Loss

Endorsement CG 24 04 12 19, Waiver Of Transfer Of Rights Of Recovery Against Others To Us (Waiver Of Subrogation), applies to this additional insured.

The person or organization indicated above is included as an additional insured under the following endorsement(s):

CG 20 37 12 19	Additional Insured - Owners, Lessees Or Contractors - Completed Operations

Location and Description of Completed Operations:

All Jobsites - Work Performed by Named Insured

The City Of Milwaukee, Department of Neighborhood Services

The person or organization indicated above is included as an additional insured under the following endorsement(s):

CG 20 37 07 04	Additional Insured - Owners, Lessees Or Contractors - Completed Operations

Location and Description of Completed Operations:

All Jobsites - Work Performed By Named Insured

CG 20 10 07 04	Additional Insured - Owners, Lessees Or Contractors - Scheduled Person Or Organization

Location of Covered Operations:

All Jobsites

Job Description:

Work Performed By Named Insured

Any Additional Insured as Required by Written Contract or
Written Agreement Executed Prior to Loss

The person or organization indicated above is included as an additional insured under the following endorsement(s):

CG 20 37 07 04	Additional Insured - Owners, Lessees Or Contractors - Completed Operations

Location and Description of Completed Operations:

All Jobsites - Work Performed By Named Insured

CG 20 10 07 04	Additional Insured - Owners, Lessees Or Contractors - Scheduled Person Or Organization

Location of Covered Operations:

All Jobsites

Job Description:

Work Performed By Named Insured

CG 20 10 12 19	Additional Insured - Owners, Lessees Or Contractors - Scheduled Person Or Organization

Location of Covered Operations:

All Jobsites

Job Description:

Work Performed by Named Insured

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV - Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED - PRIMARY AND NONCONTRIBUTORY - COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
AUTO DEALERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated.

Named Insured:
Endorsement Effective Date:

SCHEDULE

Name Of Person(s) Or Organization(s):
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Each person or organization shown in the Schedule is an "insured" for **Covered Autos Liability Coverage**, but only to the extent that person or organization qualifies as an "insured" under the **Who Is An Insured** provision contained in:

(1) Paragraph **A.1.** of **Section II - Covered Autos Liability Coverage** in the Business Auto and Motor Carrier Coverage Forms; or

(2) Paragraph **D.2.** of **Section I - Covered Autos Coverages** of the Auto Dealers Coverage Form.

B. Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other auto insurance issued to the person or organization in the schedule under your policy provided that:

(1) The person or organization is a Named Insured under such other insurance; and

(2) Prior to the "accident" you have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the person or organization.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF OTHER INSURANCE CONDITION

This endorsement modifies the coverage provided under the following:

COMMERCIAL EXCESS / UMBRELLA COVERAGE PART

With respect to the coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

SCHEDULE

Name Of Person Or Organization:
Any Additional Insured as required by written contract or written agreement executed prior to loss

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The following is added to Paragraph **H. Other Insurance** of **Section IV - Conditions:**

1. This insurance is primary to and will not seek contribution from any other insurance available to the person or organization shown in the Schedule above, provided that such designated person or organization:
   - **a.** Is identified as an additional insured in the "underlying insurance";
   - **b.** Is a Named Insured under such other insurance; and
   - **c.** Has agreed with you in a written contract or agreement that:
     - **(1)** Is signed and effective prior to an "occurrence" to which this insurance applies;
     - **(2)** This insurance would be primary and would not seek contribution from such other insurance identified in Paragraphs **1.a.** and **1.b.** above;
     - **(3)** Agrees to indemnify or defend the designated person or organization for liability and damages covered by the "underlying insurance"; and
     - **(4)** Affords indemnification and/or defense of the designated person or organization to the extent permitted by law.
2. This condition does not apply to:
   - **a.** Other insurance, not included in Paragraph **1.** above, that may be available to the designated person or organization outside of your written contract or agreement; or
   - **b.** Liability which:
     - **(1)** May attach to the designated person or organization and is not assumed by your written contract or agreement; or
     - **(2)** Is assumed by the designated person or organization under any other written contract assuming the obligations of another.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ericka Berceau	
R&R Insurance Services, Inc. P.O. Box 1610 Waukesha, WI 53187-1610	PHONE (A/C, No, Ext): (262)574-7000	FAX (A/C, No): (262)574-7080
	E-MAIL ADDRESS: Ericka.Berceau@rrins.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Sentry Insurance Company	24988
INSURER B : Sentry Insurance	24988
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

The Wanasek Corp
29606 Durand Avenue
Burlington, WI 53105

COVERAGES **CERTIFICATE NUMBER:** 722492 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	X		Cont. on Acord A014427005	01-01-2026	01-01-2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 500,000 $ 10,000 $ 2,000,000 $ 6,000,000 $ 4,000,000 $
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	X		A014427001	01-01-2026	01-01-2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0	X		A014427007	01-01-2026	01-01-2027	EACH OCCURRENCE AGGREGATE 	$ 8,000,000 $ 8,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		A0144270006	01-01-2026	01-01-2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000
B	Crime/Employee Theft			A014427004	01-01-2025	01-01-2026	Limit	500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: 4th Street Culvert Replacement.
Village of Somers; Baxter & Woodman, Inc; and any others required by Contract are additional insureds on a primary and non-contributory basis in regard to general liability, including ongoing and completed operations, auto liability and umbrella when required by written contract. A 30-day notice of cancellation applies except for non-pay. Completed operations remains in effect for 2 years from 8/14/2025.

CERTIFICATE HOLDER

Village of Somers
7511 12th Street
Somers, WI 53171

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
R&R Insurance Services, Inc.	The Wanasek Corp
POLICY NUMBER	
CARRIER / NAICCODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: _____

INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER G :		INSURER J :	
INSURER H :		INSURER K :	
INSURER I :		INSURER L :	

	TYPE OF INSURANCE	AI	POLICY EFF		
A	General Liability	☒	01-01-2026	Electronic Data Liability	$ 1,000,000
					$
		WOS	POLICY EXP		$
	POLICY NUMBER	☐	01-01-2027		$
	A014427005				$

	TYPE OF INSURANCE	AI	POLICY EFF		
B	Inland Marine	☐	01-01-2025	Motor Truck Cargo	$ 250,000
				Rented/Leased Equipment	$ 750,000
		WOS	POLICY EXP	Installation Floater	$ 225,000
	POLICY NUMBER	☐	01-01-2026		$
	A014427003				$

	TYPE OF INSURANCE	AI	POLICY EFF		
A	Crime Insurance	☐	01-01-2026	Theft of Client Property	$ 500,000
					$
		WOS	POLICY EXP		$
	POLICY NUMBER	☐	01-01-2027		$
	A014427004				$

	TYPE OF INSURANCE	AI	POLICY EFF		
		☐			$
		WOS	POLICY EXP		$
	POLICY NUMBER	☐			$
					$

	TYPE OF INSURANCE	AI	POLICY EFF		
		☐			$
		WOS	POLICY EXP		$
	POLICY NUMBER	☐			$
					$

	TYPE OF INSURANCE	AI	POLICY EFF		
		☐			$
		WOS	POLICY EXP		$
	POLICY NUMBER	☐			$
					$

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED - PRIMARY AND NONCONTRIBUTORY - COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
AUTO DEALERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated.

Named Insured:
Endorsement Effective Date:

SCHEDULE

Name Of Person(s) Or Organization(s):
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Each person or organization shown in the Schedule is an "insured" for **Covered Autos Liability Coverage**, but only to the extent that person or organization qualifies as an "insured" under the **Who Is An Insured** provision contained in:

(1) Paragraph **A.1.** of **Section II - Covered Autos Liability Coverage** in the Business Auto and Motor Carrier Coverage Forms; or

(2) Paragraph **D.2.** of **Section I - Covered Autos Coverages** of the Auto Dealers Coverage Form.

B. Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other auto insurance issued to the person or organization in the schedule under your policy provided that:

(1) The person or organization is a Named Insured under such other insurance; and

(2) Prior to the "accident" you have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the person or organization.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

SCHEDULE

Name Of Person(s) Or Organization(s):
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV - Conditions:**

We waive any right of recovery against the person(s) or organization(s) shown in the Schedule above because of payments we make under this Coverage Part. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person(s) or organization(s) prior to loss. This endorsement applies only to the person(s) or organization(s) shown in the Schedule above.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF OTHER INSURANCE CONDITION

This endorsement modifies the coverage provided under the following:

COMMERCIAL EXCESS / UMBRELLA COVERAGE PART

With respect to the coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

SCHEDULE

Name Of Person Or Organization:
Any Additional Insured as required by written contract or written agreement executed prior to loss

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The following is added to Paragraph **H. Other Insurance** of **Section IV - Conditions:**

1. This insurance is primary to and will not seek contribution from any other insurance available to the person or organization shown in the Schedule above, provided that such designated person or organization:
   - **a.** Is identified as an additional insured in the "underlying insurance";
   - **b.** Is a Named Insured under such other insurance; and
   - **c.** Has agreed with you in a written contract or agreement that:
     - **(1)** Is signed and effective prior to an "occurrence" to which this insurance applies;
     - **(2)** This insurance would be primary and would not seek contribution from such other insurance identified in Paragraphs **1.a.** and **1.b.** above;
     - **(3)** Agrees to indemnify or defend the designated person or organization for liability and damages covered by the "underlying insurance"; and
     - **(4)** Affords indemnification and/or defense of the designated person or organization to the extent permitted by law.
2. This condition does not apply to:
   - **a.** Other insurance, not included in Paragraph **1.** above, that may be available to the designated person or organization outside of your written contract or agreement; or
   - **b.** Liability which:
     - **(1)** May attach to the designated person or organization and is not assumed by your written contract or agreement; or
     - **(2)** Is assumed by the designated person or organization under any other written contract assuming the obligations of another.

POLICY NUMBER: A0144270005

ADDITIONAL INSURED - SUPPLEMENTAL DECLARATIONS

The following persons or organizations are included as Additional Insureds, but only to the extent provided in the listed endorsement:

Any Additional Insured as Required by Written Contract or
Written Agreement Executed Prior to Loss

Endorsement CG 24 04 12 19, Waiver Of Transfer Of Rights Of Recovery Against Others To Us (Waiver Of Subrogation), applies to this additional insured.

The person or organization indicated above is included as an additional insured under the following endorsement(s):

CG 20 37 12 19	Additional Insured - Owners, Lessees Or Contractors - Completed Operations

Location and Description of Completed Operations:

All Jobsites - Work Performed by Named Insured

The City Of Milwaukee, Department of Neighborhood Services

The person or organization indicated above is included as an additional insured under the following endorsement(s):

CG 20 37 07 04	Additional Insured - Owners, Lessees Or Contractors - Completed Operations

Location and Description of Completed Operations:

All Jobsites - Work Performed By Named Insured

CG 20 10 07 04	Additional Insured - Owners, Lessees Or Contractors - Scheduled Person Or Organization

Location of Covered Operations:

All Jobsites

Job Description:

Work Performed By Named Insured

Any Additional Insured as Required by Written Contract or
Written Agreement Executed Prior to Loss

The person or organization indicated above is included as an additional insured under the following endorsement(s):

CG 20 37 07 04 Additional Insured - Owners, Lessees Or Contractors - Completed Operations

Location and Description of Completed Operations:

All Jobsites - Work Performed By Named Insured

CG 20 10 07 04 Additional Insured - Owners, Lessees Or Contractors - Scheduled Person Or Organization

Location of Covered Operations:

All Jobsites

Job Description:

Work Performed By Named Insured

CG 20 10 12 19 Additional Insured - Owners, Lessees Or Contractors - Scheduled Person Or Organization

Location of Covered Operations:

All Jobsites

Job Description:

Work Performed by Named Insured

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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CONSENT OF SURETY TO FINAL PAYMENT

AIA Document G707

OWNER	☐
ARCHITECT	☐
CONTRACTOR	☐
SURETY	☒
OTHER	☐

Bond No. 1112546

TO OWNER:
(Name and address)

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

ARCHITECT'S PROJECT NO.:

CONTRACT FOR: Construction

CONTRACT DATED: August 12, 2025

PROJECT:
(Name and address)

4th Street Culvert Replacement for the Village of Somers, Kenosha County, Wisconsin - Engineer's Job No. 2326136.00

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653

, SURETY,

on bond of
(Insert name and address of Contractor)

The Wanasek Corporation
29606 Durand Avenue
Burlington, WI 53105

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

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

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: November 5, 2025
(Insert in writing the month followed by the numeric date and year.)

Attest:
(Seal):

The Hanover Insurance Company
(Surety)

By:
(Signature of authorized representative)

Bradley S. Babcock Attorney-in-Fact
(Printed name and title)

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Bradley S. Babcock

Of **Grafton, WI** individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Fifty Million and No/100 ($50,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

Surety Bond Number: 1112546
Principal: The Wanasek Corporation
Obligee: Village of Somers

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **22nd** day of **April 2025**

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

On this **22nd** day of **April, 2025** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

KATHLEEN M. SIRARD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 2, 2027

Kathleen M.Sirard, Notary Public
My commission expires, September 2, 2027

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 5th day of November 2025.

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #10 Review and discuss Plan Commission recommendation to approve request by Richard J Investments LLC, 2402 16th Pl., Kenosha, WI 53140 (Owner); Doug Anderson, 3943 47th Ave., Kenosha, WI (Agent), requests site plan & exterior fenestration review on Tax Parcel # 82-4-222-093-0461, located in the SW 1/4 of Section 9, T2N, R22E, Village of Somers. *(For information only, the property is located on the southern end of 87th Ave. in the Eagle Chateau subdivision).*

BACKGROUND:

The property has been vacant for years and several developers approached the Village with potential projects. In late 2023, Doug Anderson met Village staff to review concepts for multi-family housing on the parcels.

The Developer signed a pre-development agreement with the Village this past summer and submitted his project to the Plan Commission.

UPDATE:

The request was presented to the Plan Commission on Dec. 8 and approval recommended.

Senior Land Use Planner Luke Godshall recommended approval subject to:

- the proposed buildings meeting all required setbacks (40’ from street right-of-way, 15’ from side lot lines, 25’ from rear lot line and 75’ from the ordinary high water mark of navigable waterway). The as-built location of the buildings shall be verified by submitting a plat of survey prepared by a Wisconsin Professional Land Surveyor.

- each 3-bedroom unit containing at least 1,200 square feet of living space to meet Village ordinance requirement.
- each building having a minimum 5/12 roof pitch.
- submitting a revised site plan accounting for a minimum of 19 parking spaces (including enclosed garage spaces).
- a landscape plan that has been prepared by a registered Landscape Architect being submitted for review/approval.
- a lighting/photometrics plan being submitted for review/approval.
- receiving stormwater plan approval by the Village of Somers engineer.
- implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

COMMENTS:

In the event the Village Board agrees, this item will be placed on the Jan. 13, 2026 Village Board meeting for action.

ATTACHMENTS:

Plan Commission Minutes of Dec. 9 meeting

Senior Land Use Planner Luke Godshall's comments dated Nov. 24, 2025

Site Grading

Four-unit rendering

Three-unit rendering

Village of Somers
Proceeding from the Village Plan Commission Meeting
December 09, 2025

1. **Call to Order**

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

Present:
- Chairman George Stoner
- Commissioner Michael Deluca
- Commissioner Vinnie Chambers
- Commissioner Donald Boxx
- Commissioner Gregg Thompson
- Commissioner Troy Steege
- Alternate Pat Juliana

Absent:
- Commissioner Jerry Romanowski

Staff present in person: Administrator Jim Hurley, Deputy Clerk Treasurer Eugenia Lara, and Chief Andersen
Village Trustees: Ben Harbach, Jackie Nelson, Joe Smith, and Karl Ostby

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of November 10, 2025 Meeting**

   Commissioner Greg Thompson moved to approve to the minutes.

   Seconded by Commissioner Michael Deluca Motion carried. 7-0 vote.

4. **Correspondence**
   None

5. **Citizen Comments**

   John Poulsen- 136 13th Ave Racine, WI 53403 Concerns regarding traffic and people driving 50-60 mph.

Holly Poulson - 240 13th Avenue Racine, WI 53403 one way on new subdivision and high traffic on KR. Would like to preserve agricultural land.

Jim Poulson – 240 13th Ave Racine, WI 53403 are we stepping away from the country club neighborhood. Safety of residents.

Scott Bidwell - 359 13th Avenue & 166 13th Ave Racine, WI 53403 & agricultural plot. Preserves agricultural wetlands and will not sell his 19 ½ acres of land.

Tyler Nehls - 507 13th Avenue Racine, WI 53403 agrees with all that have spoken. We need single homes and safety.

Donna Poulsen 136 13th Avenue Racine, WI 53403 Original plan on homes being 1-acre ½, preserving lots and farmland, safety of residents.

6. **Site Plan Review & Exterior Fenestration: Discussion and Action Request by:** Richard J Investments LLC, 2402 16th Pl., Kenosha, WI 53140 (Owner); Doug Anderson, 3943 47th Ave., Kenosha, WI (Agent), requests site plan & exterior fenestration review on Tax Parcel # 82-4-222-093-0461, located in the SW 1/4 of Section 9, T2N, R22E, Village of Somers. *(For information only, the property is located at the dead-end of 87th Ave in the Eagle Chateau subdivision)*

Seconded by: Commissioner Delucca Motion carried 5-0 vote.

Commissioner Donald Boxx moved to Discussion and Action Request by: Richard J Investments LLC, 2402 16th Pl., Kenosha, WI 53140 (Owner); Doug Anderson, 3943 47th Ave., Kenosha, WI (Agent), requests site plan & exterior fenestration review on Tax Parcel # 82-4-222-093-0461, located in the SW 1/4 of Section 9, T2N, R22E, Village of Somers. *(For information only, the property is located at the dead-end of 87th Ave in the Eagle Chateau subdivision).*

3 unit and 4 unit Town Home Style

Patrick Juliana (alternate) Does not wish to approve.

Commissioners: Greg Thompson, Donald Boxx, Michael Deluca, Vinnie Chambers
and Troy Steege have no problem with project.

Chairman Stoner along with staff and board recommendations including building inspections. No parking on street, no tin siding. Certified siding installer, driveway 24ft from garage and end of driveway, patio talk to fire chief, Layout of building is great, huge need for this. Supports this 100 percent.

Seconded by Commissioner Chambers Motioned carried. 5-0 vote.

7. **Plan Commission Conceptual Review: Discussion on Request by:** David W Rasmussen & Scott B Rasmussen, 2004 3RD St., Kenosha, WI 53140 (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd., Mount Pleasant, WI 53403 (Agent), requesting conceptual approval of a residential development on Tax Parcel #83-4-223-062-0200, located in the NW 1/4 of Section 6, T2N, R23E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, preliminary and final plats, and stormwater management plans. *(For information only, the property is located on the south side of State Highway 165, a few parcels east of 22nd Avenue.)*

8. **Adjourn:** 6:32 p.m.

   Commissioner Boxx moved to adjourn.
   Seconded by Commissioner Chambers.
   Motion carried 5-0 vote.

Drafted 12/09/ 2025. These minutes are not official until approved by the Plan Commission. Submitted by Deputy/Clerk Treasurer Eugenia Lara.

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: **10-26-25**
RPT DATE: **11-24-25**
MTG DATE: **12-08-25**
RE: **Eagle Chateau apartment buildings**

PROJECT/SITE INFO:

1. Petitioner/Agent: Doug Anderson
2. Property Owner: Richard J Investments LLC
3. Location/Address: Lots 5 & 6 of Eagle Chateau Subdivision (vacant land at end of 87th Ave.)
4. Tax key Number(s): 82-4-222-093-0461
5. Area: 2 acres
6. Existing Zoning: R-11 Multiple-Family Residential Dist.
7. Existing Land Use: Medium-Density Residential, Other Conservancy Land to be Preserved

OVERVIEW:
The Petitioner proposes to develop an existing vacant parcel with two (2) apartment buildings – one 3-unit building and one 4-unit building. The petitioner is seeking approval of the overall site plans and building fenestration.

PLANNER COMMENTS:
The subject parcel is currently vacant and already zoned R-11 Multiple-Family Residential District which allows for the proposed use. While the R-11 district allows for a density of up to 12.4 dwelling units per acre, the proposed project will only result in a density of approximately 3.5 dwelling units per acre. The parcel is bordered to the north by existing apartment buildings in the Eagle Chateau subdivision, and to the south & west by single-family homes.

The submitted plans for the site shows that the proposed buildings will meet minimum ordinance requirements for setbacks (40' street, 15' from side lot lines, 25' from rear lot line and 75' from the ordinary high water mark of navigable waterway). It should be noted that the location of the proposed 4-unit building is extremely close to the minimum required 40' street yard setback and to the minimum required 75' ordinary high water mark setback. Extreme care must be taken to ensure the constructed building meets these setbacks. It is recommended that a professional land surveyor verify these setbacks prior to foundations being poured. After building foundation are poured, an as-built foundation survey will be required to be submitted verifying that all required setbacks have been met.

The plans show the proposed buildings be within the maximum allowable building height of 35'. However, the plans indicate a roof pitch of 4/12 whereas Village ordinance requires a minimum roof pitch of 5/12.

Revised plans showing at least a 5/12 pitch on each building will need to be submitted for review and approval.

Plans will also need to be revised to show that each 3-bedroom unit will have at least 1200 square feet of living space per dwelling unit to meet Village ordinance.

The submitted building elevations and conceptual renderings show that the exterior facades of the buildings will be composed with a mixture of colors and materials including stone veneer, architectural shingles, and horizontal & vertical LP smart siding.

This project will require a minimum of **19** parking spaces by ordinance (2.5 spaces for each 3-bedroom apartment plus one guest parking space for every 8 units). The submitted site plan accounts for 14 spaces (1 enclosed garage parking space for each unit and 1 exterior space adjacent to each unit's garage). A revised site plan accounting for a minimum of 19 parking spaces will need to be submitted for review and approval.

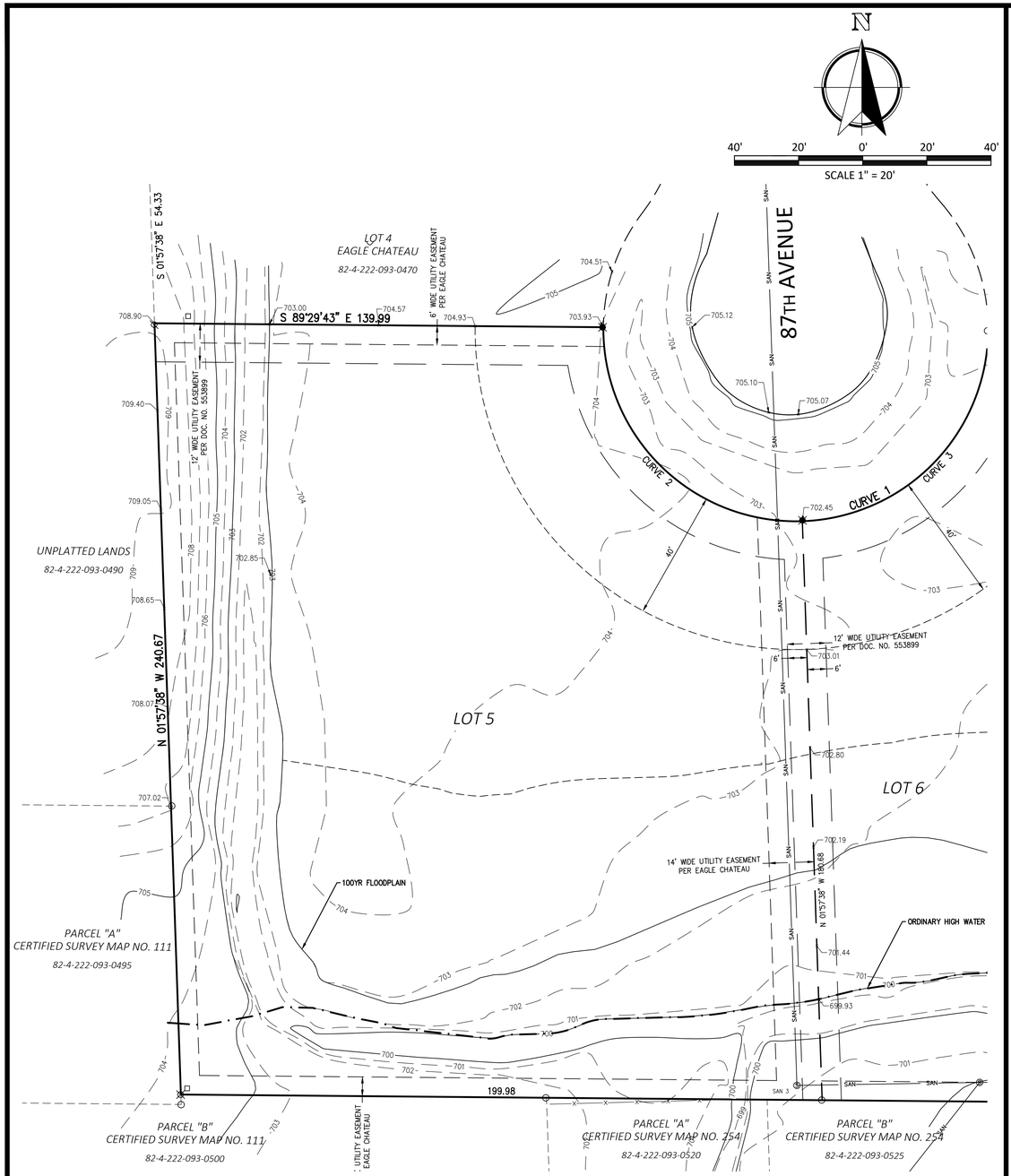
A landscaping plan was not included with the submittal. Village zoning ordinance requires submittal of a landscape plan prepared by a registered Landscape Architect for all new development or redevelopment that addresses the minimum requirements contained in Section ZN 3.19 of the Village of Somers zoning ordinance. The Petitioner will need to submit a professionally drawn landscape plan for review and approval.

A lighting/photometric plan was not submitted for the proposed development. It is recommended that a lighting plan be submitted for review and approval to ensure compliance with Section ZN 3.18 (Exterior Lighting Standards) of the Village of Somers zoning ordinance. All site lighting (ground and building mounted fixtures) must be fully shielded, cut-off type fixtures.

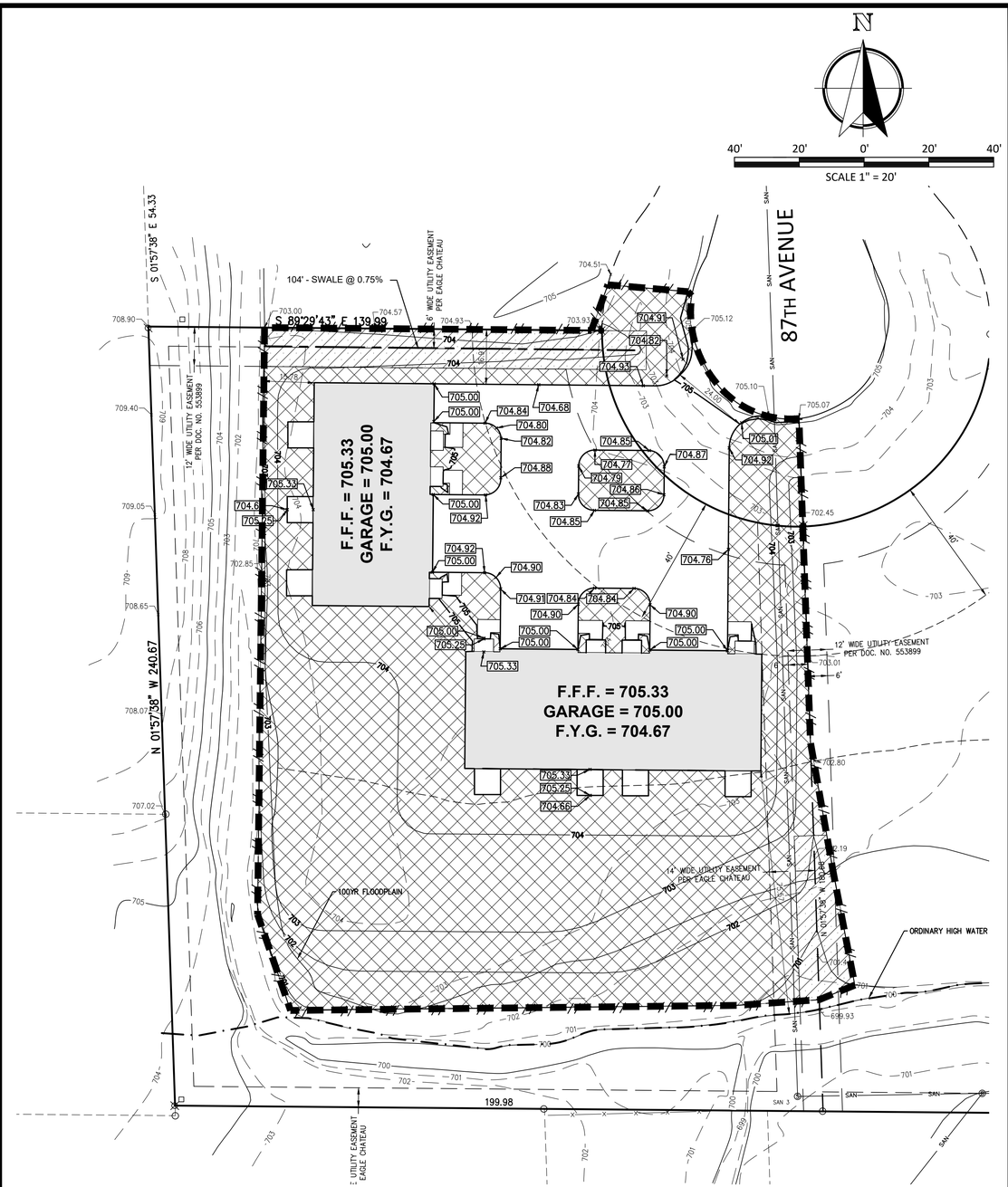
Planning & Development will issue zoning permits for the project once the Petitioner has executed any necessary Developer's Agreement and has met any other Village of Somers requirements for the development.

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

1. Subject to the proposed buildings meeting all required setbacks (40' from street right-of-way, 15' from side lot lines, 25' from rear lot line and 75' from the ordinary high water mark of navigable waterway). The as-built location of the buildings shall be verified by submitting a plat of survey prepared by a Wisconsin Professional Land Surveyor.
2. Subject to each 3-bedroom unit containing at least 1200 square feet of living space to meet Village ordinance requirement.
3. Subject to each building having a minimum 5/12 roof pitch.
4. Subject to submitting a revised site plan accounting for a minimum of 19 parking spaces (including enclosed garage spaces).
5. Subject to a landscape plan that has been prepared by a registered Landscape Architect being submitted for review/approval.
6. Subject to a lighting/photometrics plan being submitted for review/approval.
7. Subject to receiving stormwater plan approval by the Village of Somers engineer.
8. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.



EXISTING CONDITIONS



SITE GRADING & EROSION CONTROL PLAN

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

LEGEND

□	COMMUNICATION BOX	⊠	2-1/4" IRON PIPE FOUND
Ⓢ	SANITARY MANHOLE	⊘	1" IRON PIPE FOUND
—SAN—	SANITARY SEWER	⊠	1-1/4" IRON PIPE FOUND
○	1-1/2" IRON PIPE FOUND	●	1" IRON ROD FOUND

CURVE 1 S 89°29'43" E (EAST)
120.00'
A=188.48' (188.50)
R=60.00'

CURVE 2 S 45°43'38" E (S 46°13'40" E)
86.64' (86.65)
A=96.81' (96.82)
R=60.00'

CURVE 3 N 44°16'57" E (N 43°40'30" E)
83.01' (83.02)
A=91.67' (91.68)
R=60.00'

EXISTING UTILITY DATA

SAN 1	SAN 2	SAN 3
RIM 706.43	RIM 702.42	RIM 701.98
IE. 8" N/S 694.78	IE. 8" E/W 692.82	IE. 8" N/E 692.98
	IE. 8" SW 692.82	

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

LEGEND

— 692 —	EXISTING CONTOURS	▨	SLOPE EROSION MAT - CLASS I, TYPE A (URBAN)
—702—	PROPOSED CONTOURS	▨	CHANNEL EROSION MAT - CLASS I, TYPE B
604.88	EXISTING SPOT GRADES	▬ ▬	DISTURBED AREA (35,300 S.F. = 0.810 AC)
604.88	PROPOSED SPOT GRADES		
—// —	SILT FENCE		

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

LOT 5
EAGLE CHATEAU SUBDIVISION
EXISTING CONDITIONS /
SITE GRADING PLAN & EROSION CONTROL PLAN
FOR
DAC GENERAL CONTRACTING, LLC
VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	JWR
DATE:	3-19-2025
CHECKED:	MDE
DATE:	3-19-2025

2023.0178.01

SHEET 1 OF 1

ISSUE FOR REVIEW: 3-20-2025

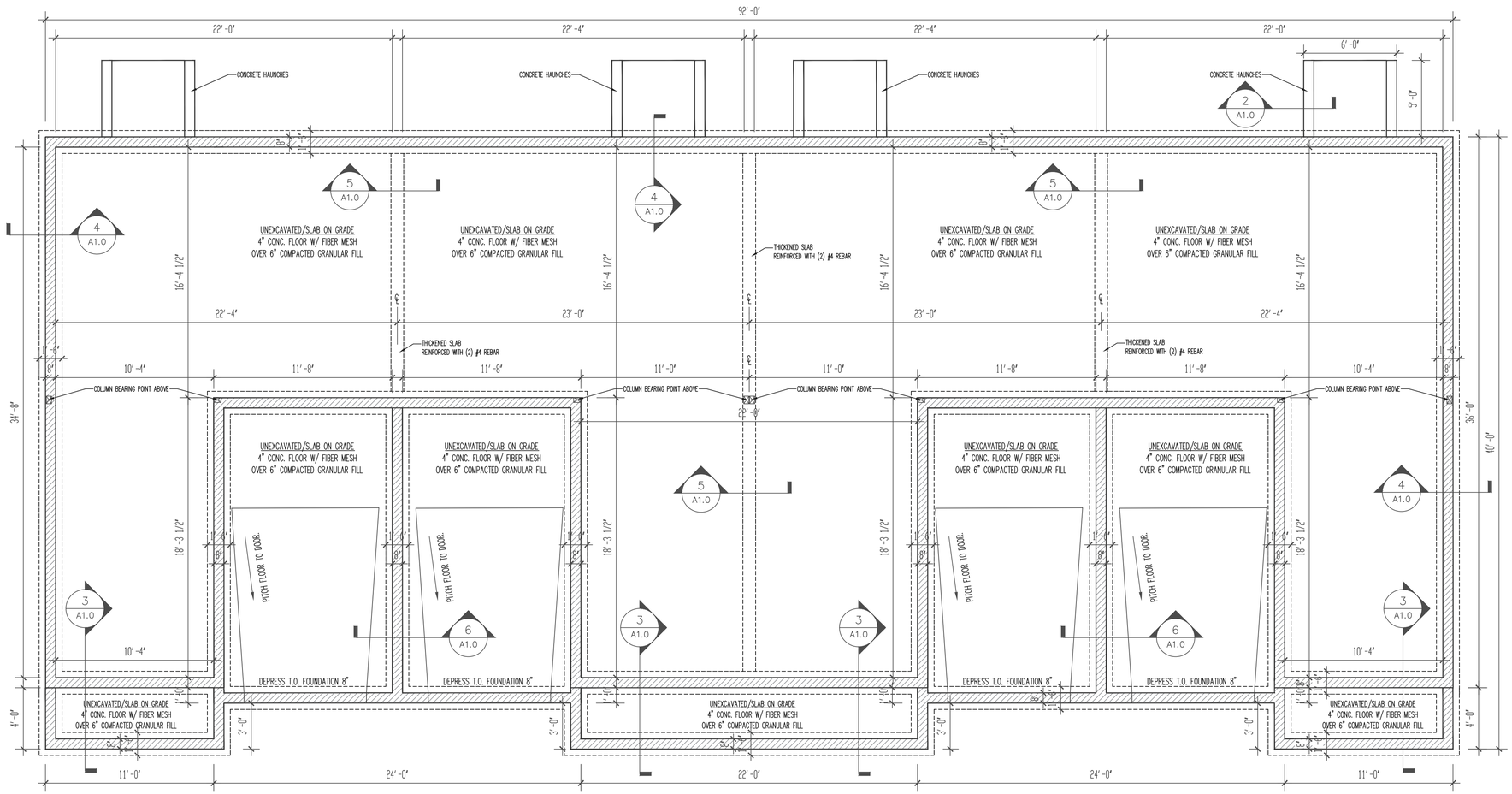


FOUR UNIT MULTIFAMILY
SOMERS, WI

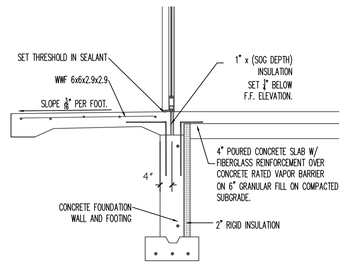
MAY 28, 2025

CONCEPTUAL RENDERING

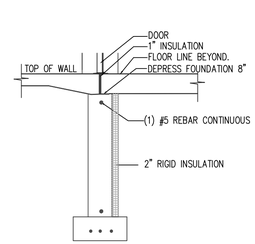
tgar group, inc.



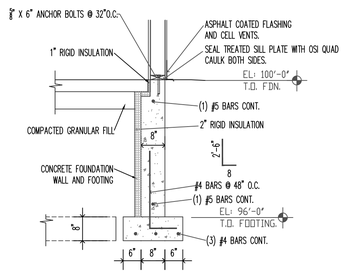
1 FOUNDATION PLAN
1/4"=1'-0"



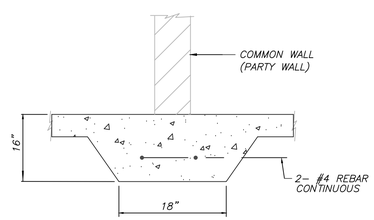
2 HAUNCH DETAIL
1/2"=1'-0"



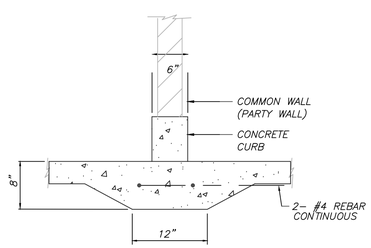
3 ENTRY/PORCH DETAIL
1/2"=1'-0"



4 EXTERIOR WALL DETAIL
1/2"=1'-0"



5 PARTY WALL DETAIL
1/2"=1'-0"



6 GARAGE CURB DETAIL
1/2"=1'-0"

LEGEND

- NEW DOOR
- EXISTING DOOR
- DEMO WALL
- EXISTING WALL
- NEW WALL
- RECESSED DOWNLIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ELECTRICAL OUTLET
- LIGHT SWITCH
- SD COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

NOTES & SPECIFICATIONS:

DIMENSIONS ARE TO ROUGH FRAME FACE OF STUD

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, ETC. SHALL BE LOCATED NO HIGHER THAN 48" ABOVE FLOOR AND NO LOWER THAN 15" ABOVE FLOOR OR OTHERWISE NOTED.

2 ROWS OF BRIDGING AT ALL FLOOR JOISTS OR PER MANUFACTURERS

2x6 FRAMING @ ALL EXTERIOR WALLS.

ALL EXTERIOR LINTELS TO BE (3) 2x 12 U.N.O.

ALL WINDOWS TO BE ANDERSON ALUM CLAD WOOD INTERIOR WINDOWS, LOW E ARGON FILLED OR EQUAL AS APPRV'D BY OWNER. VERIFY ALL R.O. WITH FINAL ORDER PRIOR TO FRAMING.

6" HARDI PLANK WINDOW SURROUNDS AT FRONT ELEVATION, 4" PLANK SURROUNDS AT SIDE AND REAR ELEVATION WINDOWS.

TRIPLE STUD AT ALL LINTELS U.N.O.

8'-0" FLAT CEILING UNLESS NOTED OTHERWISE.

LOAD BEARING WALL

SHEAR WALL NOTES:

PER UDC 21.25(9)(c)5. FIG. 21.25K

PROVIDE 1/2" OSB WIND BRACING AT ALL CORNERS TO 4'-0" EACH DIRECTION. NAIL PATTERN AT 12" O.C. FIELD, 6" O.C. AT EDGES.
ALL AREAS SHOWN AS HATCH ON PLAN.

NOTE: ALL EXTERIOR WALLS TO USE 1/2" OSB WITH NAIL PATTERN 12" O.C. FIELD AND 6" O.C. EDGES

NOTE: ALL INTERIOR WALLS TO USE 1/2" DRYWALL WITH NAIL PATTERN 12" O.C. FIELD AND 6" O.C. EDGES

STAIR DESIGN

MAXIMUM RISER HEIGHT. = 7.75"
MINIMUM TREAD SIZE = 10"
TREADS AND RISERS DIMENSION MUST BE EQUAL SIZE FOR EACH STEP.

TGAR

TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
E-mail: tonyg@tgar.biz

COMMENTS DATE

4 UNIT
RESIDENCE

SOMERS, WI

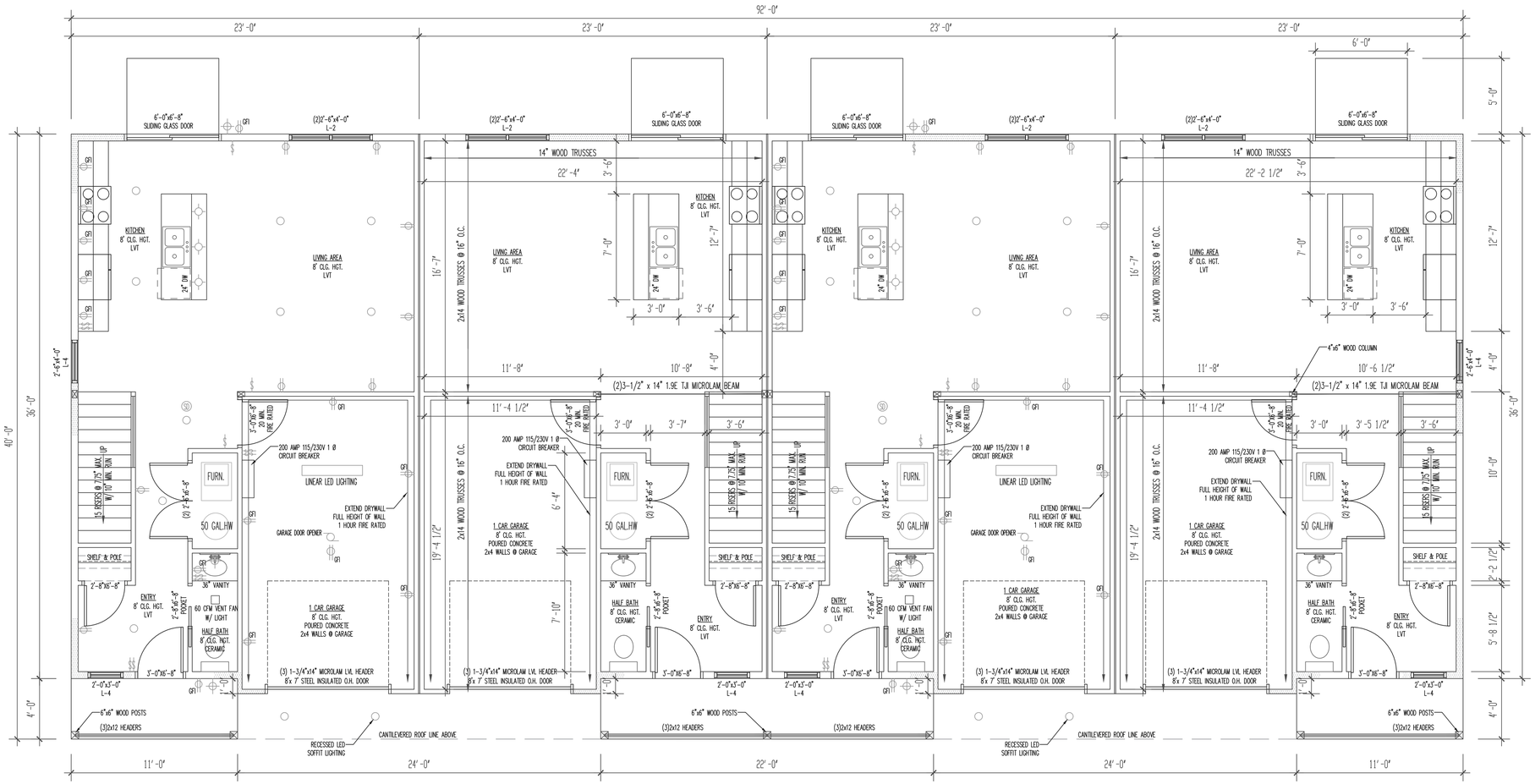
PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

FOUNDATION PLAN

SCALE: VARIES

PROJECT NO.: SHEET NO.: A1.0



1 FIRST FLOOR PLAN
1/4"=1'-0"

LEGEND

- NEW DOOR
- EXISTING DOOR
- DEMO WALL
- EXISTING WALL
- NEW WALL
- RECESSED DOWNLIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ELECTRICAL OUTLET
- LIGHT SWITCH
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

LINTEL SCHEDULE:

PROVIDE QUAD STUDS @ BEARING POINTS EA. SIDE

L-1 </= 6'-0" LENGTH = (3) 1.75" x 14" 1.8 MICROLAM
L-2 </= 5'-0" LENGTH = (3) 1.75" x 11-7/8" 1.8 MICROLAM
L-3 </= 4'-0" LENGTH = (3) 1.75" x 11-1/4" 1.8 MICROLAM
L-4 </= 3'-0" LENGTH = (3) 1.75" x 9.25" 1.8 MICROLAM

PROVIDE 4"x4" x 3/8" BRICK ANGLE BOLT TO WOOD HEADER W/ 1/2" LAG BOLTS @ 12" O.C. AT BRICK OPENINGS.

NOTES & SPECIFICATIONS:

DIMENSIONS ARE TO ROUGH FRAME FACE OF STUD

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, ETC. SHALL BE LOCATED NO HIGHER THAN 48" ABOVE FLOOR AND NO LOWER THAN 15" ABOVE FLOOR OR OTHERWISE NOTED.

2 ROWS OF BRIDGING AT ALL FLOOR JOISTS OR PER MANUFACTURERS

2x6 FRAMING @ ALL EXTERIOR WALLS.

ALL EXTERIOR LINTELS TO BE (3) 2x 12 U.N.O.

ALL WINDOWS TO BE ANDERSON ALUM CLAD WOOD INTERIOR WINDOWS, LOW E ARGON FILLED OR EQUAL AS APPRV'D BY OWNER. VERIFY ALL R.O. WITH FINAL ORDER PRIOR TO FRAMING.

6" HARDI PLANK WINDOW SURROUNDS AT FRONT ELEVATION, 4" PLANK SURROUNDS AT SIDE AND REAR ELEVATION WINDOWS.

TRIPLE STUD AT ALL LINTELS U.N.O.

8'-0" FLAT CEILING UNLESS NOTED OTHERWISE.

LOAD BEARING WALL

SHEAR WALL NOTES:

PER UDC 21.25(9)(C)5. FIG. 21.25K

PROVIDE 1/2" OSB WIND BRACING AT ALL CORNERS TO 4'-0" EACH DIRECTION. NAIL PATTERN AT 12" O.C. FIELD, 6" O.C. AT EDGES.
ALL AREAS SHOWN AS HATCH ON PLAN.

NOTE: ALL EXTERIOR WALLS TO USE 1/2" OSB WITH NAIL PATTERN 12" O.C. FIELD AND 6" O.C. EDGES
NOTE: ALL INTERIOR WALLS TO USE 1/2" DRYWALL WITH NAIL PATTERN 12" O.C. FIELD AND 6" O.C. EDGES

STAIR DESIGN

MAXIMUM RISER HEIGHT. = 7.75"
MINIMUM TREAD SIZE = 10"
TREADS AND RISERS DIMENSION MUST BE EQUAL SIZE FOR EACH STEP.

TGAR

TGAR GROUP, Inc.
ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD
1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140
Ph.: (262) 818-4620
E-mail: tonyg@tgar.biz

COMMENTS DATE

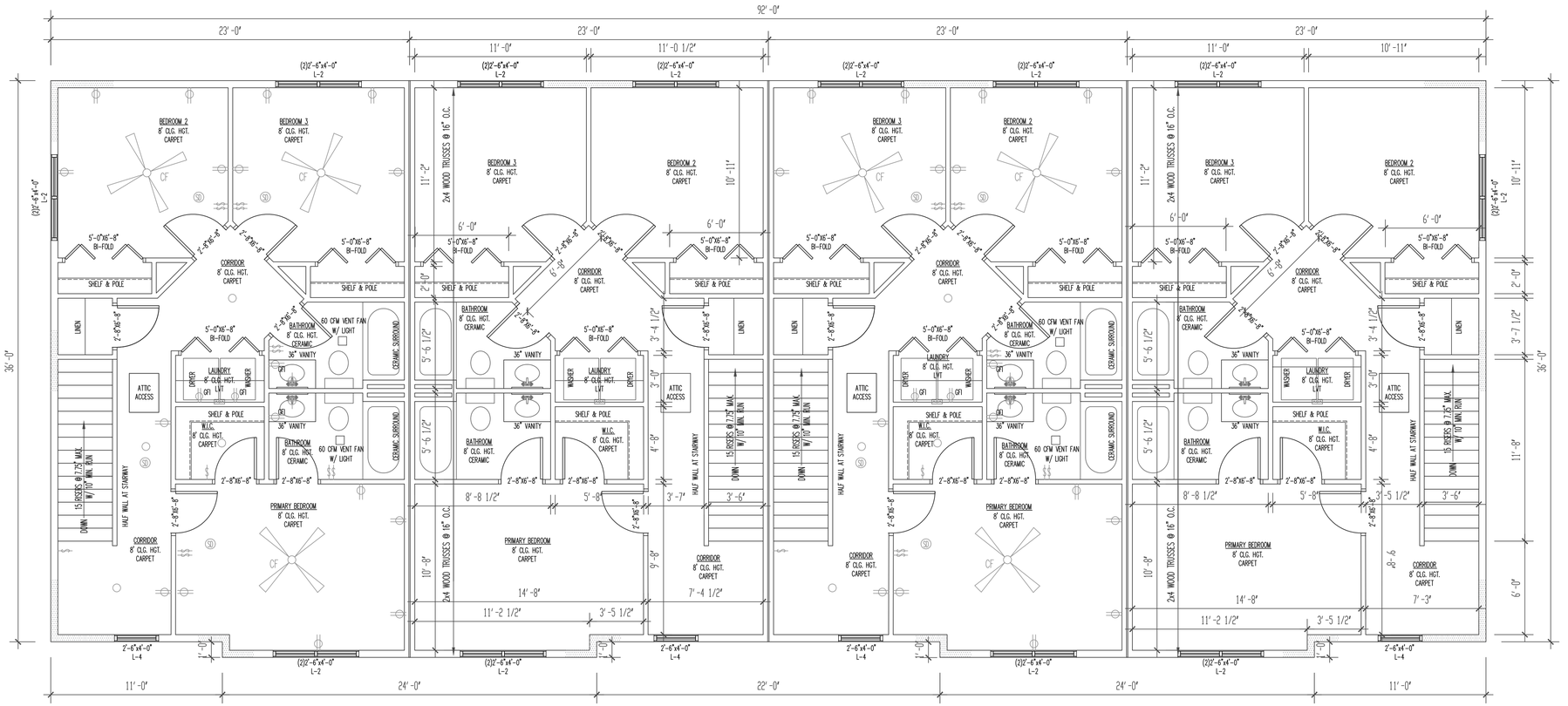
4 UNIT RESIDENCE

SOMERS, WI

PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025
SHEET DESCRIPTION

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"
PROJECT NO.:
SHEET NO.: A2.0



1 SECOND FLOOR PLAN
1/4"=1'-0"

LEGEND

- NEW DOOR
- EXISTING DOOR
- DEMO WALL
- EXISTING WALL
- NEW WALL
- RECESSED DOWNLIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ELECTRICAL OUTLET
- LIGHT SWITCH
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

LINTEL SCHEDULE: PROVIDE QUAD STUDS @ BEARING POINTS EA. SIDE

L-1 </= 6'-0" LENGTH = (3) 1.75" x 14" 1.8 MICROLAM
L-2 </= 5'-0" LENGTH = (3) 1.75" x 11-7/8" 1.8 MICROLAM
L-3 </= 4'-0" LENGTH = (3) 1.75" x 11-1/4" 1.8 MICROLAM
L-4 </= 3'-0" LENGTH = (3) 1.75" x 9.25" 1.8 MICROLAM

PROVIDE 4"x4" x 3/8" BRICK ANGLE BOLT TO WOOD HEADER W/ 1/2" LAG BOLTS @ 12" O.C. AT BRICK OPENINGS.

NOTES & SPECIFICATIONS:

DIMENSIONS ARE TO ROUGH FRAME FACE OF STUD

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, ETC. SHALL BE LOCATED NO HIGHER THAN 48" ABOVE FLOOR AND NO LOWER THAN 15" ABOVE FLOOR OR OTHERWISE NOTED.

2 ROWS OF BRIDGING AT ALL FLOOR JOISTS OR PER MANUFACTURERS

2x6 FRAMING @ ALL EXTERIOR WALLS.

ALL EXTERIOR LINTELS TO BE (3) 2x 12 U.N.O.

ALL WINDOWS TO BE ANDERSON ALUM CLAD WOOD INTERIOR WINDOWS, LOW E ARGON FILLED OR EQUAL AS APPRV'D BY OWNER. VERIFY ALL R.O. WITH FINAL ORDER PRIOR TO FRAMING.

6" HARDI PLANK WINDOW SURROUNDS AT FRONT ELEVATION, 4" PLANK SURROUNDS AT SIDE AND REAR ELEVATION WINDOWS.

TRIPLE STUD AT ALL LINTELS U.N.O.

8'-0" FLAT CEILING UNLESS NOTED OTHERWISE.

LOAD BEARING WALL

SHEAR WALL NOTES: PER UDC 21.25(9)(C)5. FIG. 21.25K

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COMMENTS DATE

4 UNIT
RESIDENCE

SOMERS, WI

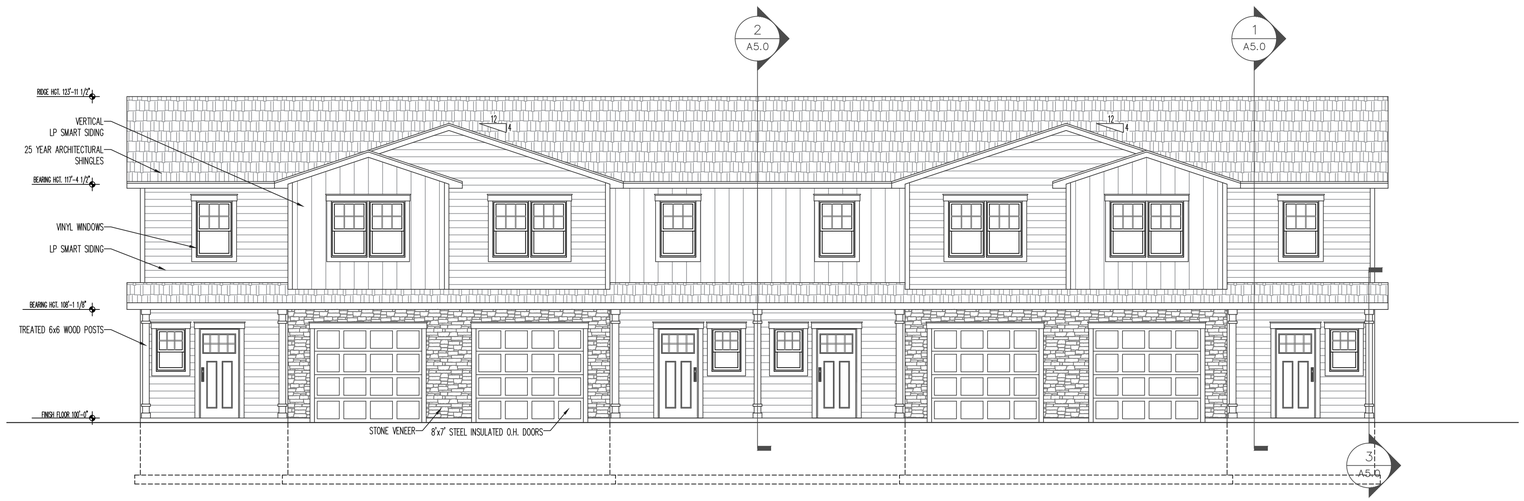
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

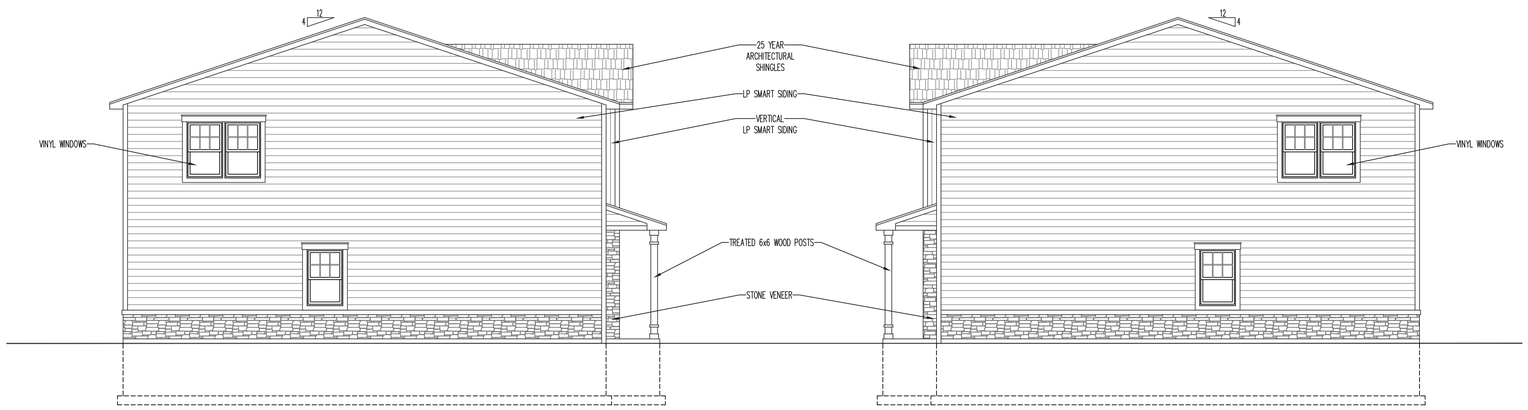
SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PROJECT NO.: SHEET NO.: A3.0



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

3 WEST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

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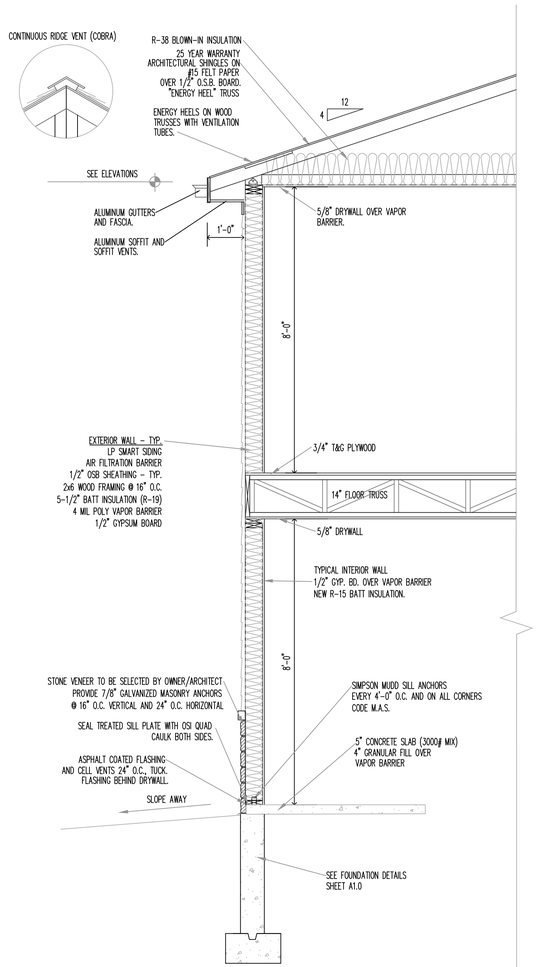
PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

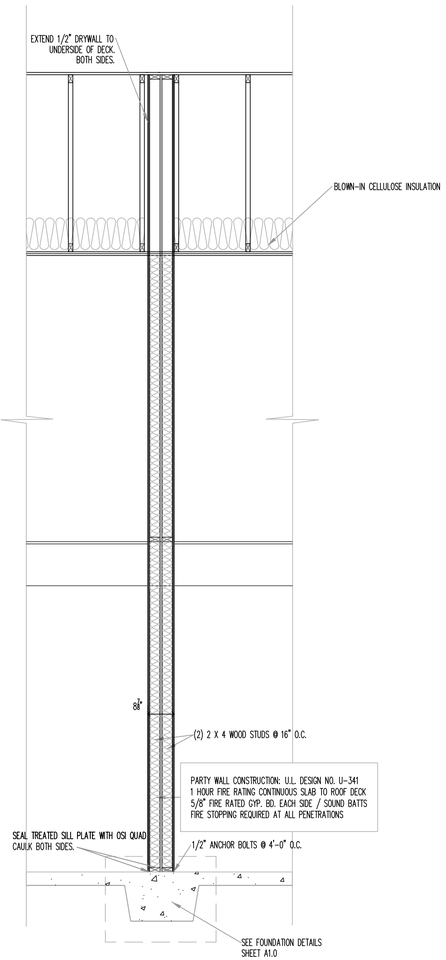
ELEVATIONS

SCALE: 3/16"=1'-0"

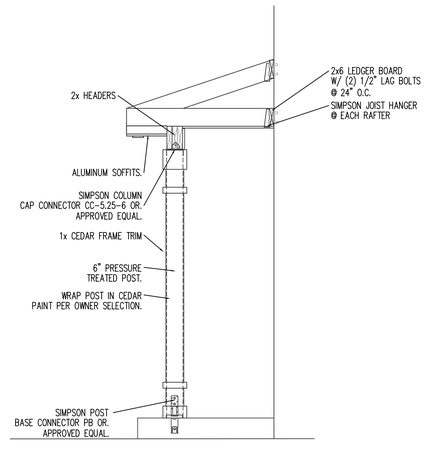
PROJECT NO.: SHEET NO.: A4.0



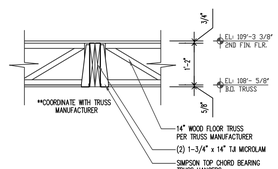
1 SECTION
1/2"=1'-0"



2 SECTION AT PARTY WALL
1/2"=1'-0"



3 PORCH DETAIL
1/2"=1'-0"



4 FIRST FLOOR JOIST DETAIL
1/2"=1'-0"

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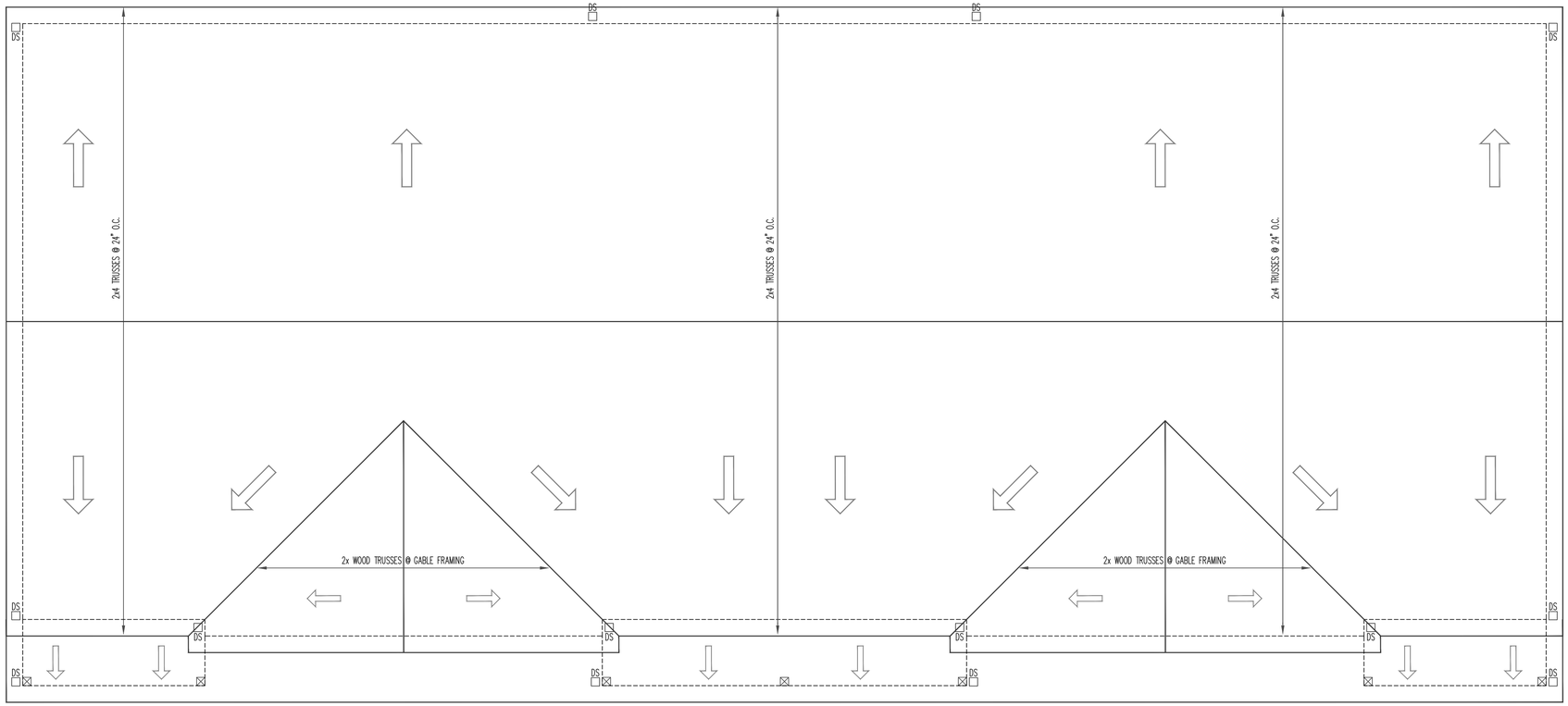
PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

SECTIONS

SCALE: 1/2"=1'-0"

PROJECT NO.: SHEET NO.: A5.0



1 ROOF PLAN
1/4"=1'-0"

LEGEND

- NEW DOOR
- EXISTING DOOR
- DEMO WALL
- EXISTING WALL
- NEW WALL
- RECESSED DOWNLIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ELECTRICAL OUTLET
- LIGHT SWITCH
- (SD) COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

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ROOF NOTES

1. ASPHALT SHINGLES 25 YEAR ARCHITECTURAL OVER 30# FELT.
2. PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS (UP TO 24" EACH SIDE).
3. PROVIDE ALL ALUMINUM GUTTERS AND DOWNSPOUTS TO CONFIGURATION SHOWN AND AS REQUIRED IN FIELD.
4. FLASHING REQUIRED AT ALL PLUMBING, MECHANICAL PENETRATIONS AT ROOF.
5. CONTINUOUS VENT AT RIDGES.

NOTES & SPECIFICATIONS:

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STAIR DESIGN

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COMMENTS DATE

4 UNIT
RESIDENCE

SOMERS, WI

PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

ROOF PLAN

SCALE: 1/4"=1'-0"

PROJECT NO.: SHEET NO.: A6.0

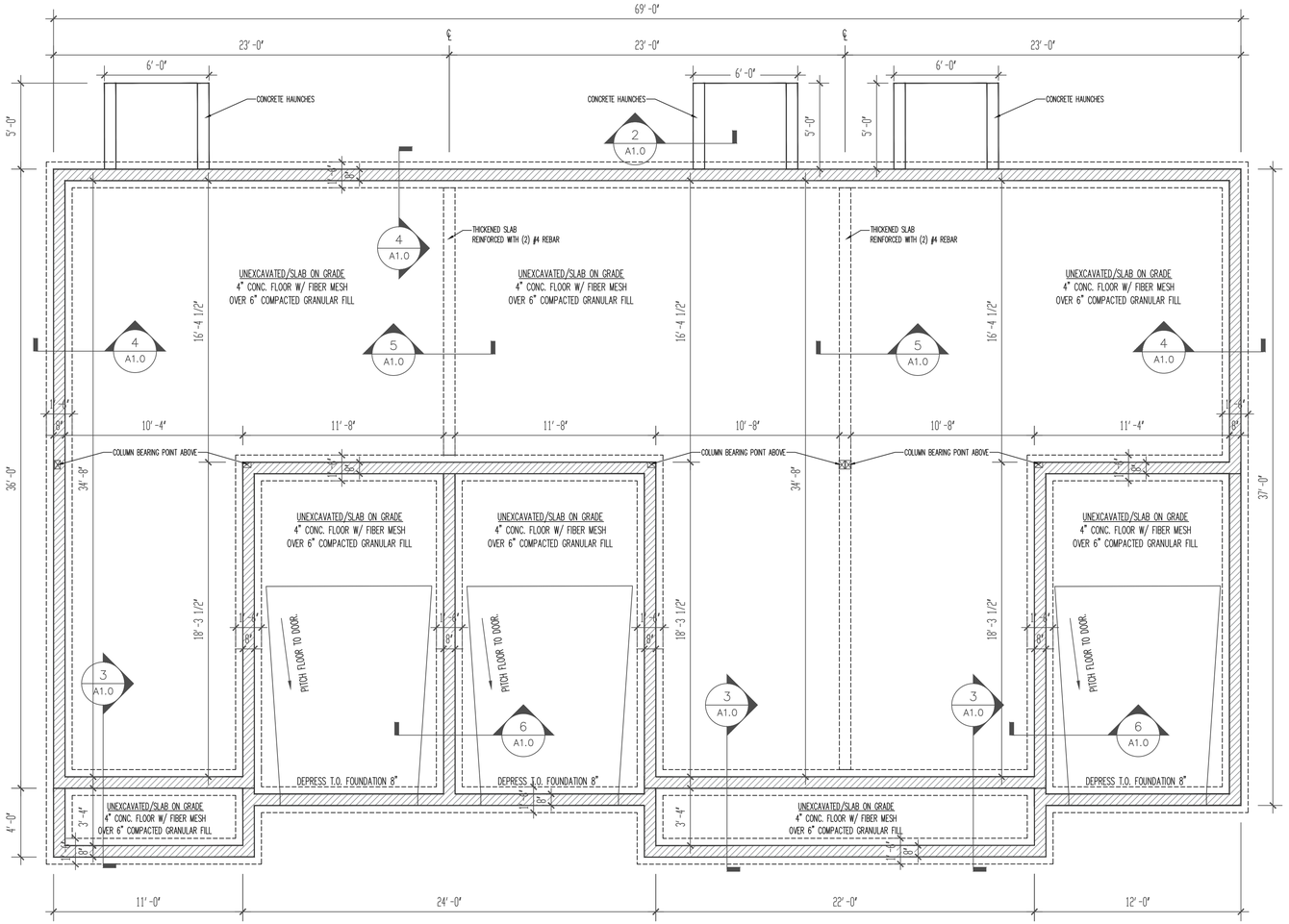


THREE UNIT MULTIFAMILY
SOMERS, WI

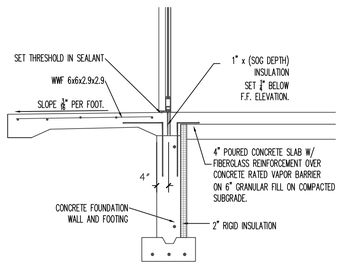
MAY 28, 2025

CONCEPTUAL RENDERING

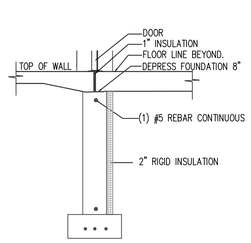
tgar group, inc.



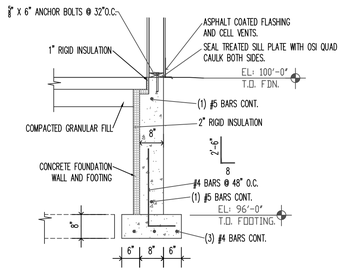
1 FOUNDATION PLAN
1/4"=1'-0"



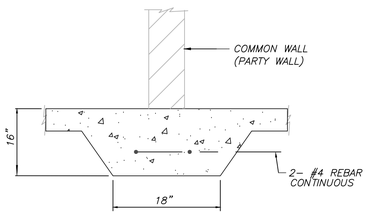
2 HAUNCH DETAIL
1/2"=1'-0"



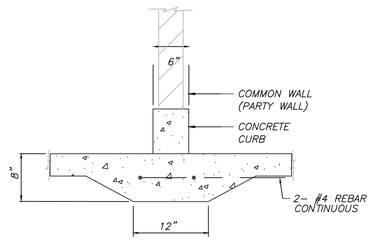
3 ENTRY/PORCH DETAIL
1/2"=1'-0"



4 EXTERIOR WALL DETAIL
1/2"=1'-0"



5 PARTY WALL DETAIL
1/2"=1'-0"



6 GARAGE CURB DETAIL
1/2"=1'-0"

NOTES & SPECIFICATIONS:

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STAIR DESIGN

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LEGEND

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- EXISTING DOOR
- DEMO WALL
- EXISTING WALL
- NEW WALL
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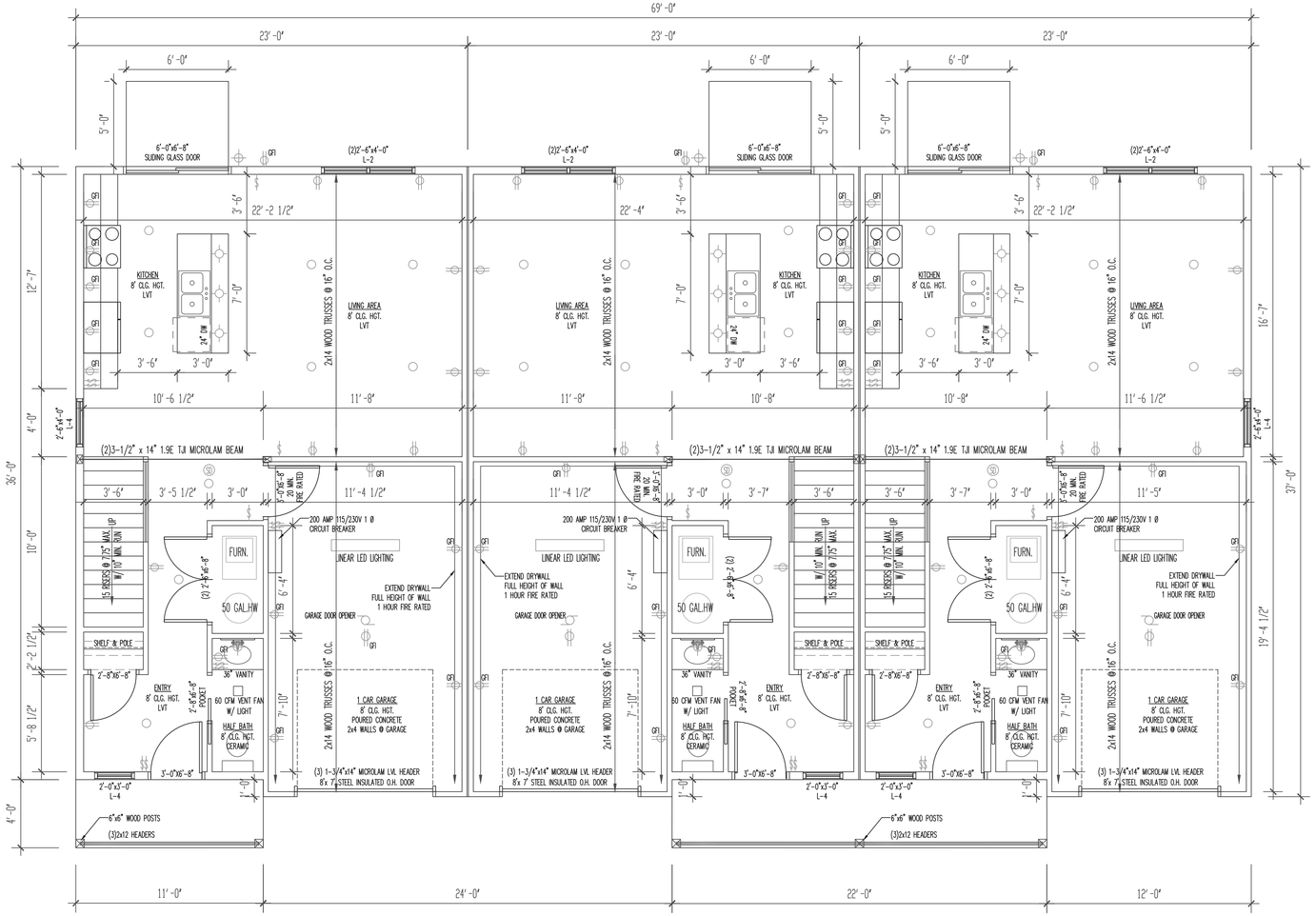
3 UNIT
RESIDENCE

SOMERS, WI

PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025
SHEET DESCRIPTION

FOUNDATION PLAN

SCALE: VARIES
PROJECT NO.: SHEET NO.: A1.0



1 FIRST FLOOR PLAN
1/4"=1'-0"

NOTES & SPECIFICATIONS:

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- DEMO WALL
- EXISTING WALL
- NEW WALL
- RECESSED DOWNLIGHT
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- ELECTRICAL OUTLET
- LIGHT SWITCH
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LINTEL SCHEDULE:

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COMMENTS DATE

3 UNIT RESIDENCE

SOMERS, WI

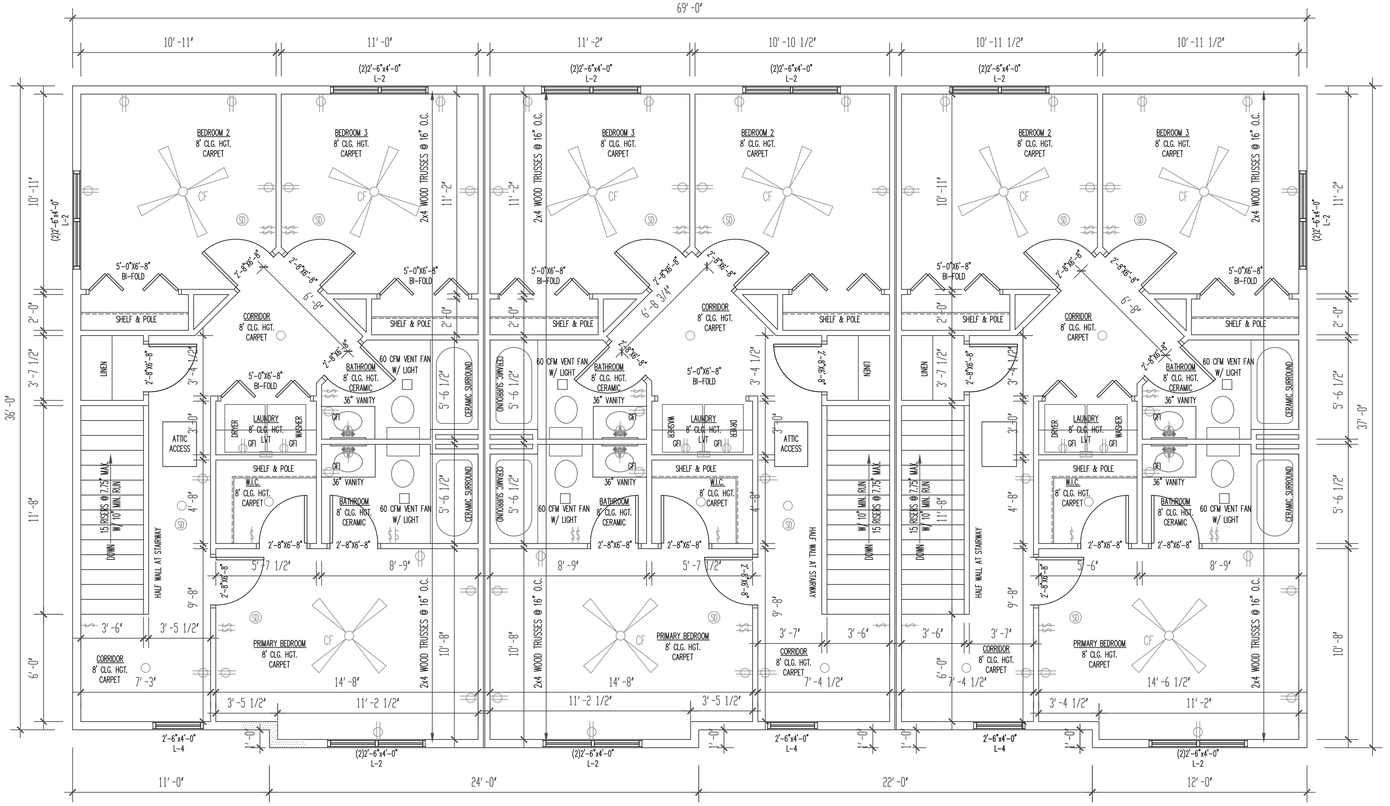
PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PROJECT NO.: SHEET NO.: A2.0



1 SECOND FLOOR PLAN
1/4"=1'-0"

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- ELECTRICAL OUTLET
- LIGHT SWITCH
- SD COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

LINTEL SCHEDULE: PROVIDE QUAD STUDS @ BEARING POINTS EA. SIDE

L-1 </= 6'-0" LENGTH = (3) 1.75" x 14" TJI MICROLAM
L-2 </= 5'-0" LENGTH = (3) 1.75" x 11-7/8" TJI MICROLAM
L-3 </= 4'-0" LENGTH = (3) 1.75" x 11-1/4" TJI MICROLAM
L-4 </= 3'-0" LENGTH = (3) 1.75" x 9.25" TJI MICROLAM

PROVIDE 4"x4" x 3/8" BRICK ANGLE BOLT TO WOOD HEADER W/ 1/2" LAG BOLTS @ 12" O.C. AT BRICK OPENINGS.

TGAR

TGAR GROUP, Inc.

ARCHITECTURE * ENGINEERING * CONSTRUCTION
DESIGN BUILD

1213 Fifty-Fifth Street
Kenosha, Wisconsin 53140

Ph.: (262) 818-4620
E-mail: tonyg@tgar.biz

COMMENTS DATE

3 UNIT
RESIDENCE

SOMERS, WI

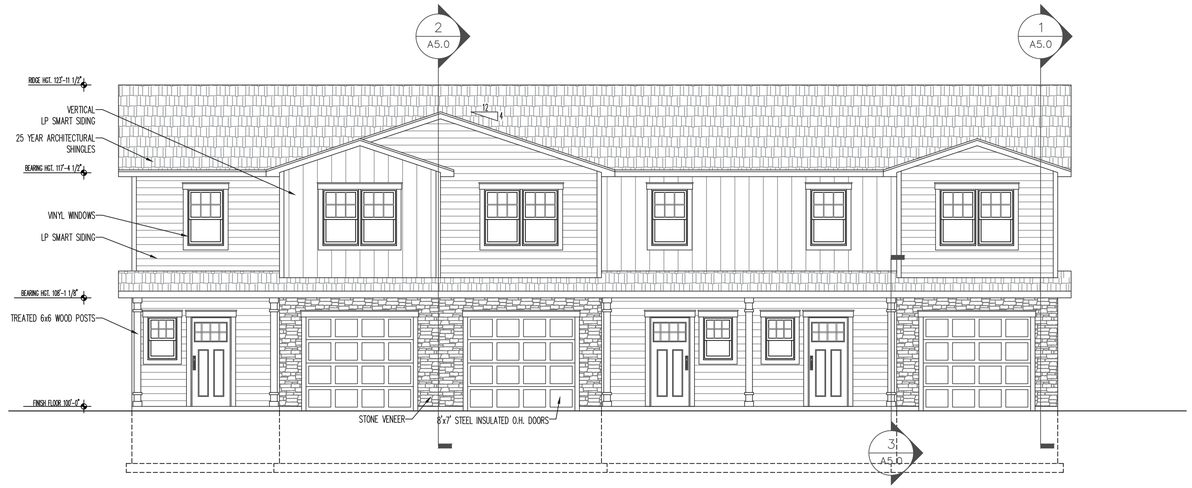
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

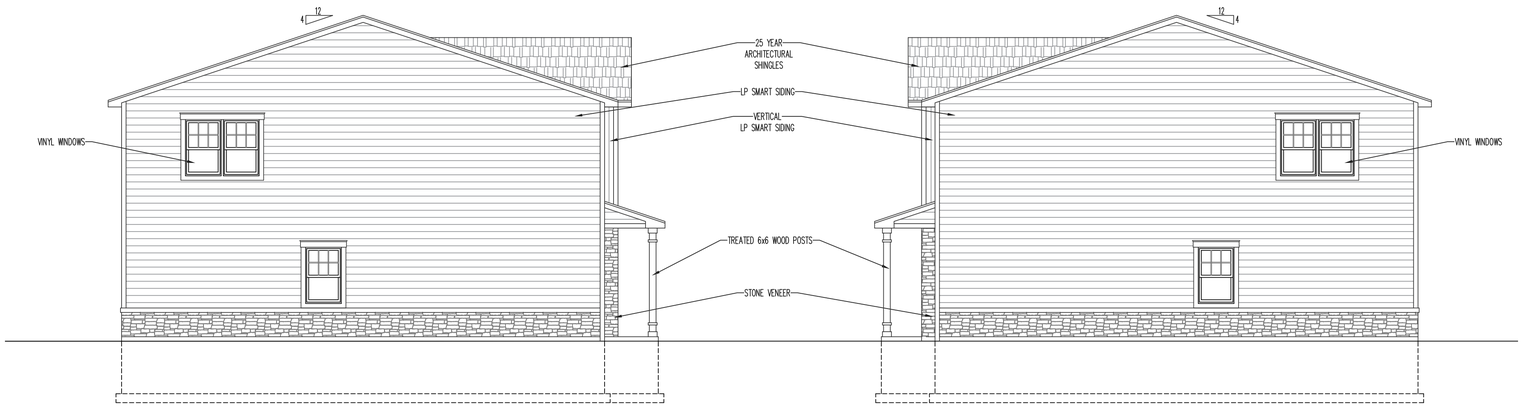
SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

PROJECT NO.: SHEET NO.: A3.0



1 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

3 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

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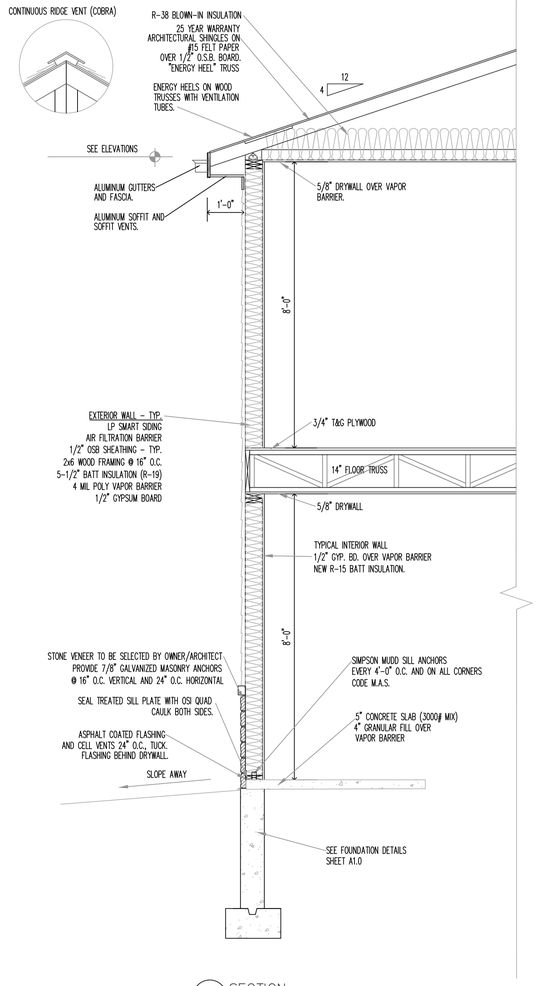
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

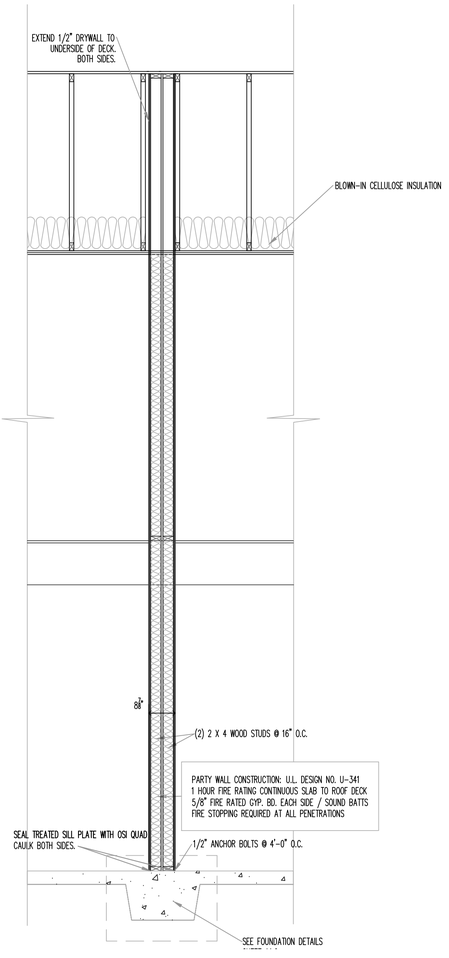
ELEVATIONS

SCALE: 3/16"=1'-0"

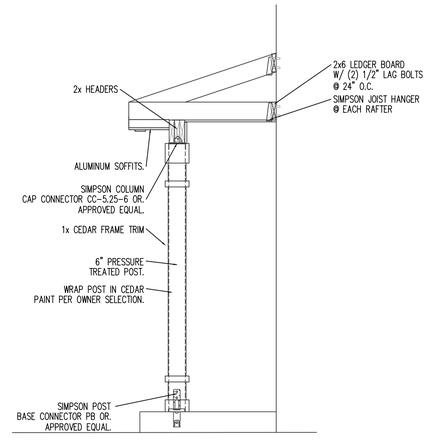
PROJECT NO.: SHEET NO.: A4.0



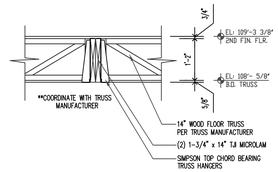
1 SECTION
1/2"=1'-0"



2 SECTION AT PARTY WALL
1/2"=1'-0"



3 PORCH DETAIL
1/2"=1'-0"



4 FIRST FLOOR JOIST DETAIL
1/2"=1'-0"

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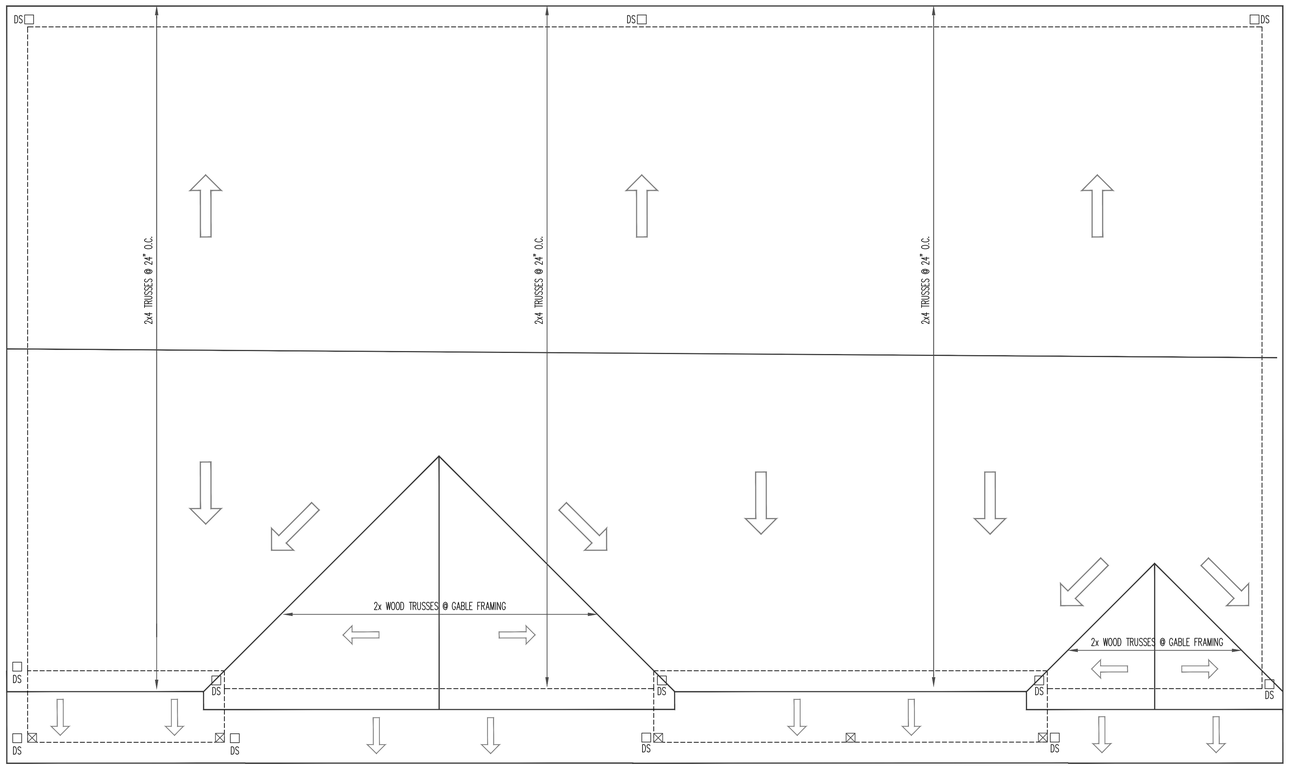
PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

SECTIONS

SCALE: 1/2"=1'-0"

PROJECT NO.: SHEET NO.: A5.0



1 ROOF PLAN
1/4"=1'-0"

NOTES & SPECIFICATIONS:

DIMENSIONS ARE TO ROUGH FRAME FACE OF STUD

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, ETC. SHALL BE LOCATED NO HIGHER THAN 48" ABOVE FLOOR AND NO LOWER THAN 15" ABOVE FLOOR OR OTHERWISE NOTED.

2 ROWS OF BRIDGING AT ALL FLOOR JOISTS OR PER MANUFACTURERS

2x6 FRAMING @ ALL EXTERIOR WALLS.

ALL EXTERIOR LINTELS TO BE (3) 2x 12 U.N.O.

ALL WINDOWS TO BE ANDERSON ALUM CLAD WOOD INTERIOR WINDOWS, LOW E ARGON FILLED OR EQUAL AS APPRV'D BY OWNER. VERIFY ALL R.O. WITH FINAL ORDER PRIOR TO FRAMING.

6" HARDI PLANK WINDOW SURROUNDS AT FRONT ELEVATION, 4" PLANK SURROUNDS AT SIDE AND REAR ELEVATION WINDOWS.

TRIPLE STUD AT ALL LINTELS U.N.O.

8'-0" FLAT CEILING UNLESS NOTED OTHERWISE.

LOAD BEARING WALL.

SHEAR WALL NOTES: PER UDC 21.25(9)(C)5. FIG. 21.25K

PROVIDE 1/2" OSB WIND BRACING AT ALL CORNERS TO 4'-0" EACH DIRECTION. NAIL PATTERN AT 12" O.C. FIELD, 6" O.C. AT EDGES.
ALL AREAS SHOWN AS HATCH ON PLAN.

NOTE: ALL EXTERIOR WALLS TO USE 1/2" OSB WITH NAIL PATTERN 12" O.C. FIELD AND 6" O.C. EDGES
NOTE: ALL INTERIOR WALLS TO USE 1/2" DRYWALL WITH NAIL PATTERN 12" O.C. FIELD AND 6" O.C. EDGES

STAIR DESIGN

MAXIMUM RISER HEIGHT. = 7.75"
MINIMUM TREAD SIZE = 10"
TREADS AND RISERS DIMENSION MUST BE EQUAL SIZE FOR EACH STEP.

LEGEND

- NEW DOOR
- EXISTING DOOR
- DEMO WALL
- EXISTING WALL
- NEW WALL
- RECESSED DOWNLIGHT
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ELECTRICAL OUTLET
- LIGHT SWITCH
- SD COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

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ROOF NOTES

1. ASPHALT SHINGLES 25 YEAR ARCHITECTURAL OVER 30# FELT.
2. PROVIDE ICE AND WATER SHIELD AT ALL VALLEYS (UP TO 24" EACH SIDE).
3. PROVIDE ALL ALUMINUM GUTTERS AND DOWNSPOUTS TO CONFIGURATION SHOWN AND AS REQUIRED IN FIELD.
4. FLASHING REQUIRED AT ALL PLUMBING, MECHANICAL PENETRATIONS AT ROOF.
5. CONTINUOUS VENT AT RIDGES.

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COMMENTS DATE

3 UNIT
RESIDENCE

SOMERS, WI

PRINCIPAL IN CHARGE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED: DATE: 05/28/2025

SHEET DESCRIPTION

ROOF PLAN

SCALE: 1/4"=1'-0"

PROJECT NO.: SHEET NO.: A6.0

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #11 Review and discuss Plan Commission recommendation to approve the request by Somers Creek Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a final 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 only the property is located east of the Pike Creek Lift Station).*

BACKGROUND:

The Somers Creek (formerly Willow Creek) Subdivision has been planned since 2018. The Developer, Bear Realty, is well known and has met regularly with the Village over the years. The development originally included a mix of single-family homes and owner-occupied duplexes. None were going to have basement due to the high-water table on the property. The development was dependent on TID incentive and in 2019, TID 4 was amended to allow for the development to occur within the 35 percent residential cap.

In 2024, the developer contacted the Village and, in light of the fact that they were able to secure some fill for the site, they proposed to change the project to single-family houses with basement throughout the property.

The new concept was presented to the Plan Commission in July and was well received. The Village granted them the necessary fill permit.

Bear Realty is working through the necessary approvals. On May 12, the Plan Commission held the necessary public hearing for the Rezoning and the Preliminary Plat.

The requests were discussed and the commission recommended approval. The Village Board approved the Rezone and Preliminary Plat at their May 27 meeting

Administration will point out that this project is the first Plat development that the Village Plan Commission has approved in decades.

UPDATE:

This item was discussed at the Dec. 2, 2025, Village Work Session.

COMMENTS:

Kenosha County Planning has reviewed the application and materials submitted and recommends approval with several conditions listed in their report dated on April 28, 2025. Baxter Woodman provided additional comments in a report also dated on April 28, 2025.

In the event the Village Board agrees, this item will be placed on the Jan. 13, 2026, Village Board meeting agenda for action subject to:

- Subject to conditions as listed in Planning Memo dated Oct. 31, 2025;
- Subject to approval by Village Engineer;
- Subject to Final Plat being reviewed and approved by Village Planning;
- Subject to review and recommendations by affected Village boards, commissions or departments, and all affected local utility companies as outlined in ordinance 18.18(B);
- Execution of a Developer's Agreement between the Village of Somers and Berwick Properties Inc; and
- Subject to easement(s) being recorded

In addition, a Village-owned parcel will need to be dedicated to the roadway.

ATTACHMENTS:

Minutes from the Nov. 10 Plan Commission

Planning and Zoning Report dated Oct. 31, 2025

Final Plat Cover Letter

Land Division Application

Final Plat

Somers Creek Civil Plans

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

1. **Call to Order**

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

Present:
- Chairman George **Stoner**
- Commissioner Michael **DeLuca**
- Commissioner Vinnie Chambers
- Commissioner Donald Boxx
- Commissioner Gregg Thompson **(Virtual)**

Absent:
- Commissioner Troy Steege
- Commissioner Jerry Romanowski
- Alternate Pat Juliana

Staff present in person: Administrator Jim Hurley, Assistant Kevin Poirier, Deputy Clerk Treasurer Eugenia Lara, and Chief Andersen
Village Trustees: Ben Harbach and Jackie Nelson
Others: Gregg Sinnen, Luke Godshall and Doug (Engineer)

2. **Pledge of Allegiance**

   Chairman Stoner led everyone in the Pledge of Allegiance.

3. **Approve Minutes of October 13, 2025, Meeting**

   Commissioner Donald Boxx moved to approve to the minutes.

   Seconded by Commissioner Michael Deluca Motion carried. 5-0 vote.

4. **Correspondence**
   None

5. **Citizen Comments**

   None

6. **Public Hearing & action on Final Plat (land division):** request by Somers Creek Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a final 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 only the property is located east of the Pike Creek Lift Station).*

Commissioner Donald Boxx moved to approve on Final Plat (land division): request by Somers Creek Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent); requesting approval of a final 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 only the property is located east of the Pike Creek Lift Station).

Daniel Szcap of Bear Development, representing Somers Creek Inc. Here for final Plat 73 homes sites and 2 out lots. He noted currently addressing a conflict with WE Energies.

President Stoner commended the project engineers for their excellent work accommodating on gravel trail. He added that Kenosha County will assume responsibility for the trail, which will become part of the bike path system extending through the Village of Somers along the entire trail along the Pike River.

Vinnie Chambers inquired about the timeline for breaking ground

Daniel stated utility installation is expected to begin in December, with site clean-up and street construction planned June or July. He added that permit-ready lots are anticipated by September, possibly by sooner.

Luke Godshall confirmed that all Preliminary Plat items have been addressed.

Seconded by: Commissioner Delucca Motion carried 5-0 vote.

7. **Action on Bond Requirement** per Ordinance ZN 6.01 requested by SRPF D/Burlington Road., LLC for Tax parcels 82-4-222-301-0040; 82-4-222-301-0030; 82-4-222-194-0101 and 82-4-222-301-0050. *(For information only the property is located west of the Somers Highland Industrial warehouse on Burlington Road).*

Commissioner Boxx motioned to approve Bond Requirement per Ordinance ZN 6.01 requested by SRPF D/Burlington Road., LLC for Tax parcels 82-4-222-301-

0040; 82-4-222-301-0030; 82-4-222-194-0101 and 82-4-222-301-0050. (For information only the property is located west of the Somers Highland Industrial warehouse on Burlington Road).

Administrator Jim Hurley noted that SRPF D Requested bond and bond was approved.

Seconded by Commissioner Chambers Motioned carried. 5-0 vote.

8. **Discussion and Action on Request by:** SFW Land LLC & Fettner Hergott Investment Group LLC, Po Box 1481, Northbrook IL 60062 (Owners); Kevin Yeska, JSD, 507 W. Verona Ave., Suite 500, Verona, WI 53593 (Agent), requesting conceptual approval of a multi-family residential development on Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, 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. *(For information only the property is located east of Somers Fire Station II).*

No action necessary at this time for SFW Land LLC & Fettner Hergott Investment Group LLC. Applicant will do a former application in the near future.

9. **Adjourn:** 6:32 p.m.

Commissioner Boxx moved to adjourn.
Seconded by Commissioner Chambers.
Motion carried 5-0 vote.

Drafted 11/13/ 2025. These minutes are not official until approved by the Plan Commission. Submitted by Deputy/Clerk Treasurer Eugenia Lara.

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: **09-25-25**
RPT DATE: **10-31-25**
MTG DATE: **11-10-25**
RE: **"Somers Creek" Final 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-5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. (rezoning approved by Village Board 5-27-25).
7. Existing Land Use: Medium-Density Residential, Nonfarmed Wetland, SEC, Other Conservancy Land to be Preserved (land use plan amendment approved by Village Board 8-12-25).

PROJECT OVERVIEW:
The Petitioner has submitted to the Plan Commission for its review a final plat of "Somers Creek", a 73-Lot single-family residential subdivision. The preliminary plat for this development previously received recommendation approval by the Plan Commission on May 12, 2025, and received Village Board approval on May 27, 2025.

PLANNER COMMENTS:
The submitted final plat, dated September 17, 2025 and prepared by John P. Konopacki of Pinnacle Engineering Group, has been reviewed by staff and has been confirmed that all items required to be added to or revised on the preliminary plat have been addressed and shown on the submitted final plat.

All proposed Lots shown on the final plat meet the minimum lot area, frontage/width, and building setback requirements of the R-5 zoning district. No deviations from Village ordinance via a Planned Unit Development (PUD) have been requested for this development.

The proposed subdivision will be accessed from CTH "E" (12th Street) via an 80-foot wide public road right-of-way known as 58th Avenue. It should be noted that at the current time, the Village of Somers owns the easternmost 40 feet of this area as tax parcel #82-4-222-151-0302. This parcel would need to be dedicated as public right-of-way in order to create the proposed 58th Avenue as shown on the final plat.

The Petitioner has added to the final plat an easement for a future shared-use path to be known as the "Pike River Trail". The inclusion of this trail easement through the development was brought up during preliminary plat review/approval and suggested to be included on the final plat.

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

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

2. Subject to Village-owned Parcel # 82-4-222-151-0302 being dedicated to the public for road right-of-way to comprise the easternmost 40 feet of proposed 80-foot wide 58th Avenue.

3. Subject to any proposed subdivision covenants/by-laws being reviewed by Village of Somers prior to recordation to ensure said covenants/by-laws are not any less restrictive than Village regulations.

4. Subject to receiving final approval from Kenosha County Highways for proposed work/improvements on CTH E (12th Street).

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

September 25, 2025

Mr. Jim Hurley
Village of Somers
7511 12th Street
Somers, WI 53171

Re: Somers Creek – Final Plat

Dear Mr. Peters:

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

Project Summary
Somers Creek, 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. The applicant is requesting Final Plat approval of a single-family residential subdivision consisting of 73 home sites and 3 HOA Outlots

Current Land Use
The subject property is unimproved and was actively farmed for row crops in 2025. The property includes delineated wetlands and woods that border the Pike River. These natural resources are designated as Primary Environmental Corridor and remain protected.

The Village of Somers Board approved a Preliminary Plat of Subdivision for the subject property on May 27,2025/ The Village of Somers also provided necessary permits and approvals for an early grading start.

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 seventy-three (673) homesites and three (3) outlots.

Existing Zoning
The Village of Somers Board approved a zoning amendment to the R-5 Urban Single-Family Residential District on May 27,2025

Proposed Final 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 73 Lots and 3 Outlots
- Lots 1-73 are Single Family lots with bulk requirements meeting the R-5 Urban Single-Family Residential zoning standards.
- The average lot size is 13,882 Square Feet (0.32 acre).
- The Gross Residential Density is .59 Dwelling Units per Acre
- Outlot 1 is designated for Open Space.
- Outlot 2 is designated for Open Space.
- Outlot 3 is designated for Stormwater Retention
- All Lots are to be serviced by public water and sanitary y sewer service.

We feel the Final 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.

Respectfully,

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: Somers Creek, Inc. Date 9/22/2025

Mailing Address: 4011 80th Street, Kenosha, WI 53142 Phone # (262) 9494-3788

_____ 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 the south side of CTH E, west of STH 31.

Being a part of Outlot 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, Village of Somers, Kenosha County, Wisconsin

Subdivision/Development Name (if applicable): Somers Creek

Existing Zoning: R-5 and C-1 Proposed Zoning: R-5 and C-1

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

Present Medium Density Residential and Natural Area

Proposed Medium Density Residential 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:

09.22.2025

Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

September 22, 2025

Applicant's Signature Date

Developer's Signature Date

September 25, 2025

Mr. Jim Hurley
Village of Somers
7511 12th Street
Somers, WI 53171

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- Outlot 2 is designated for Open Space.
- Outlot 3 is designated for Stormwater Retention
- All Lots are to be serviced by public water and sanitary y sewer service.

We feel the Final 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.

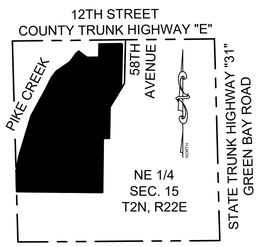
Respectfully,

Daniel Szczap
Bear Development, LLC

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin

VICINITY MAP
SCALE 1":1000'



BUILDING SETBACK REQUIREMENTS:

STREET YARD C.T.H. "E" = 65 FEET
STREET YARD (LOTS 1-6, 10-22, 24-25, 30-73) = 30 FEET
STREET YARD (LOTS 7-9) = 40 FEET
STREET YARD (LOTS 23 & 26-29) = 45 FEET
SIDE YARD = 10 FEET
REARYARD = 25 FEET

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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.

NORTH

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

SEPTEMBER 17, 2025

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

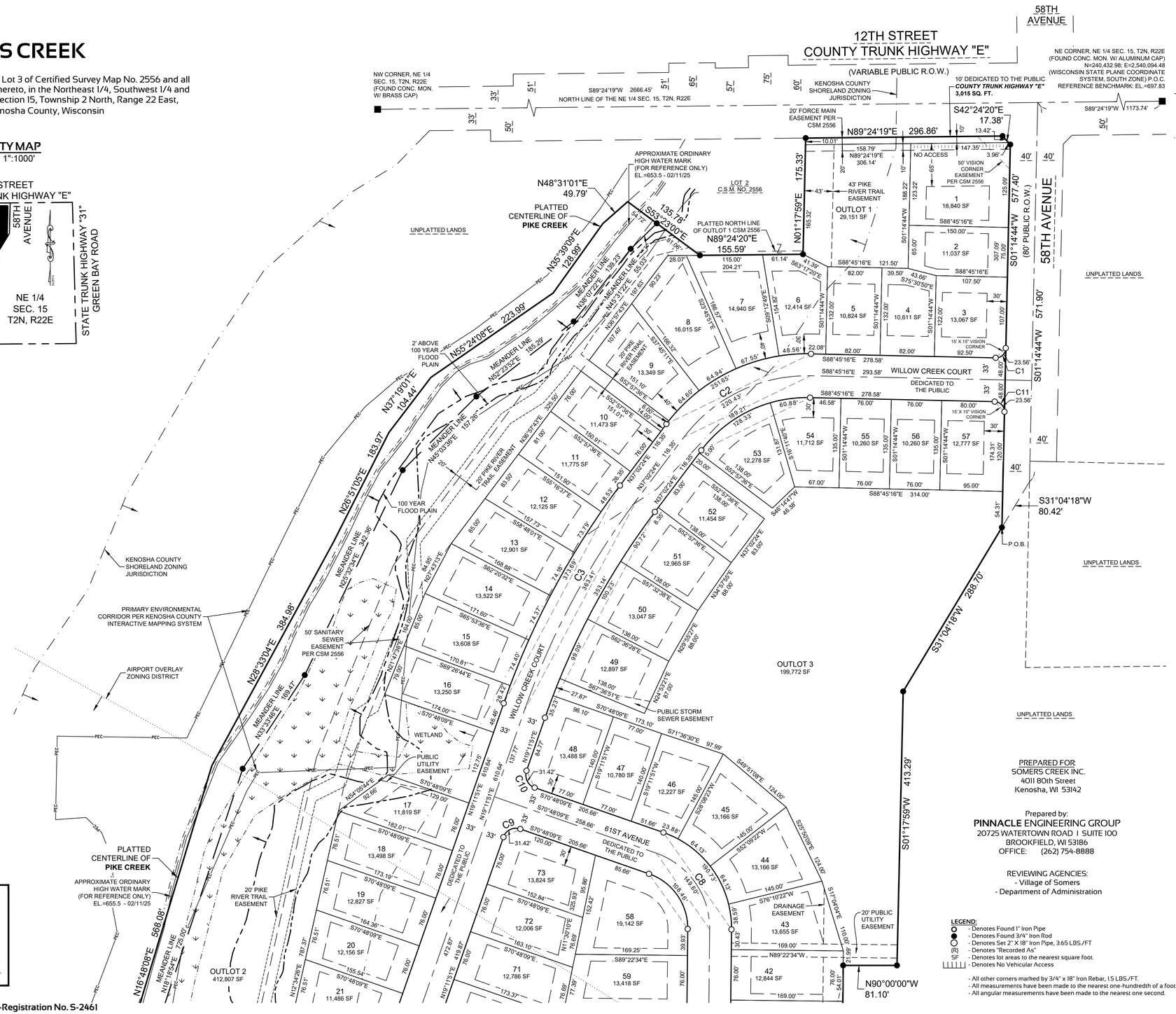
Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:



www.pinnacle-engr.com

UNPLATTED LANDS

PREPARED FOR
SOMERS CREEK 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

LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 2" X 18" Iron Pipe, 3.65 LBS./FT
- (R) - Denotes "Recorded As"
- SF - Denotes lot areas to the nearest square foot.
- Denotes No Vehicular Access

- All other corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

PEC JOB#1617.00
SHEET 1 OF 5

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin

BUILDING SETBACK REQUIREMENTS:

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STREET YARD (LOTS 1-6, 10-22, 24-25, 30-73) = 30 FEET
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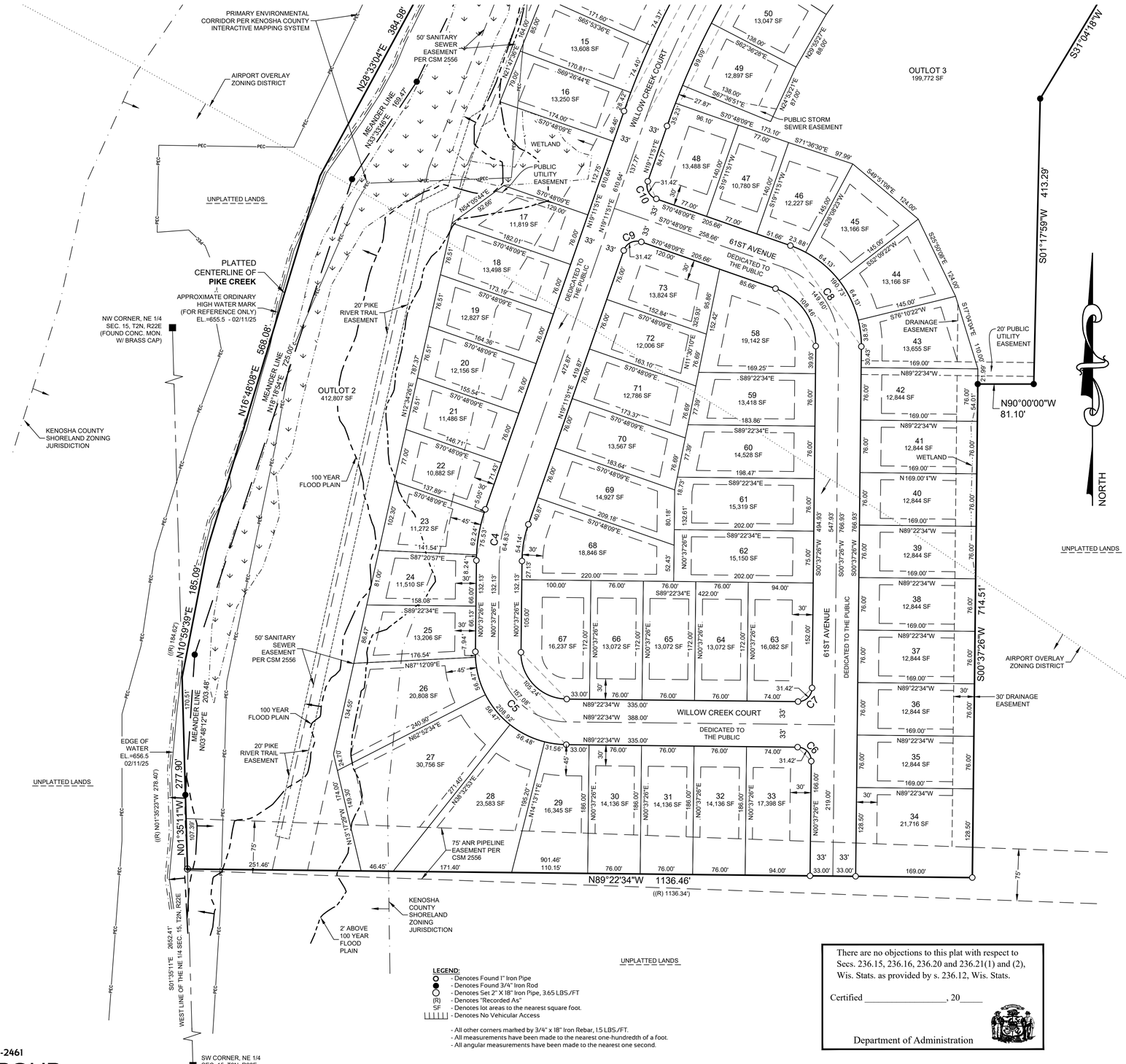
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WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

SEPTEMBER 17, 2025

NOTES:

1. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). 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.
2. No direct vehicular access shall be allowed onto 12th Street - County Trunk Highway "E" from any residential lot.
3. 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.
4. 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.
5. 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.
6. Wetlands delineated by Heartland Ecological Group, Inc. on September 11, 2024 per Assured Wetland Delineation Report dated March 25, 2025.
7. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 and Outlot 2 of the plat of SOMERS CREEK shall be maintained by the SOMERS CREEK Homeowners Association for open space purposes. Outlot 3 shall be maintained for storm water retention purposes and open space. 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.
8. 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 the Village of Somers.
   - 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.
9. 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.



LEGEND:

- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 2" X 18" Iron Pipe, 3.65 LBS./FT
- (R) - Denotes "Recorded As"
- SF - Denotes lot areas to the nearest square foot.
- ⊔⊔⊔⊔⊔ - Denotes No Vehicular Access

- All other corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

www.pinnacle-engr.com

PEG JOB#1617.00
SHEET 2 OF 5

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

Riversview Development, LLC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and **TIME WARNER ENTERTAINMENT COMPANY, L.P.**, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

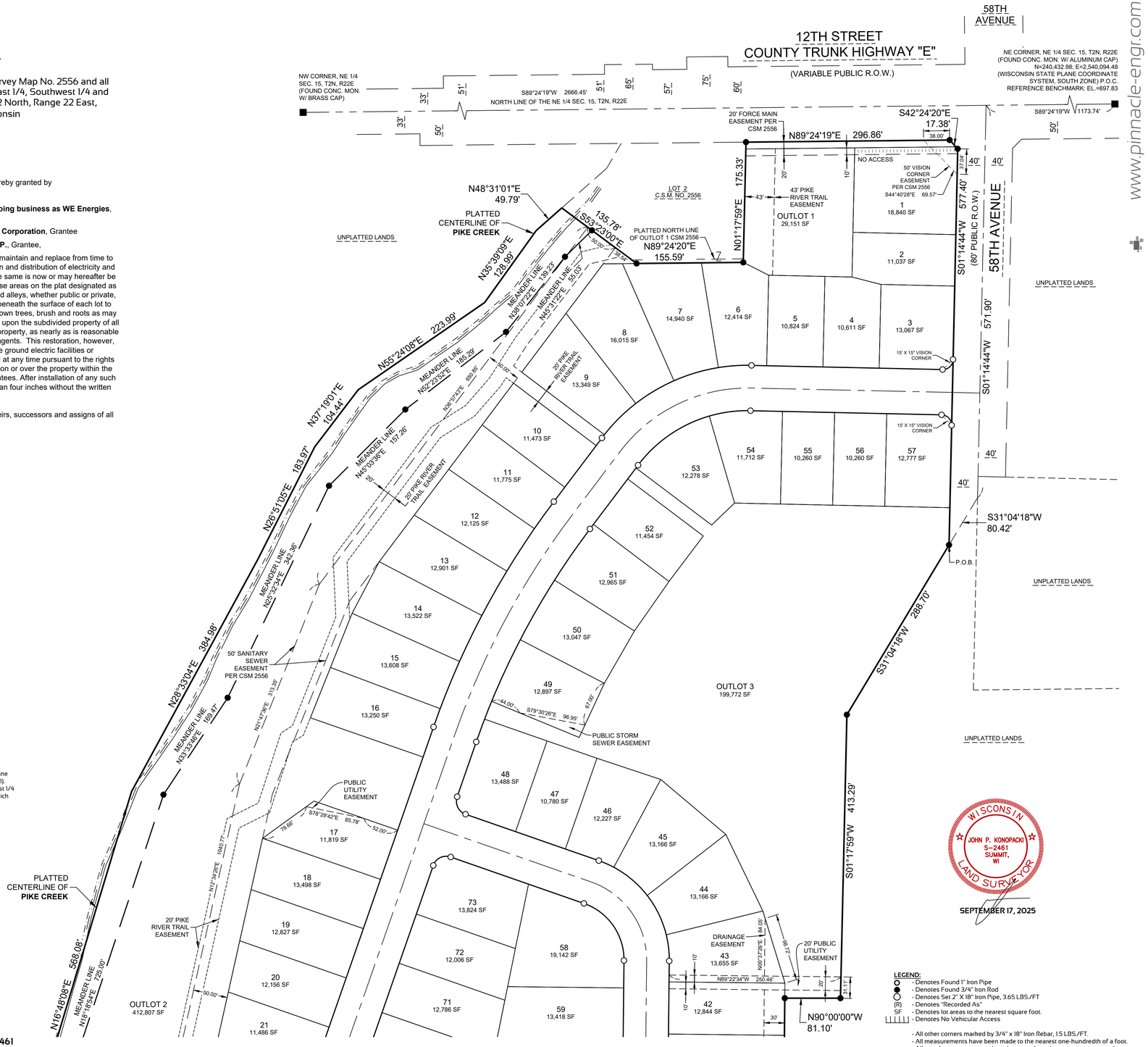
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

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

SEPTEMBER 17, 2025

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This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEC JOB #1617.00
SHEET 3 OF 5

www.pinnacle-engr.com

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin



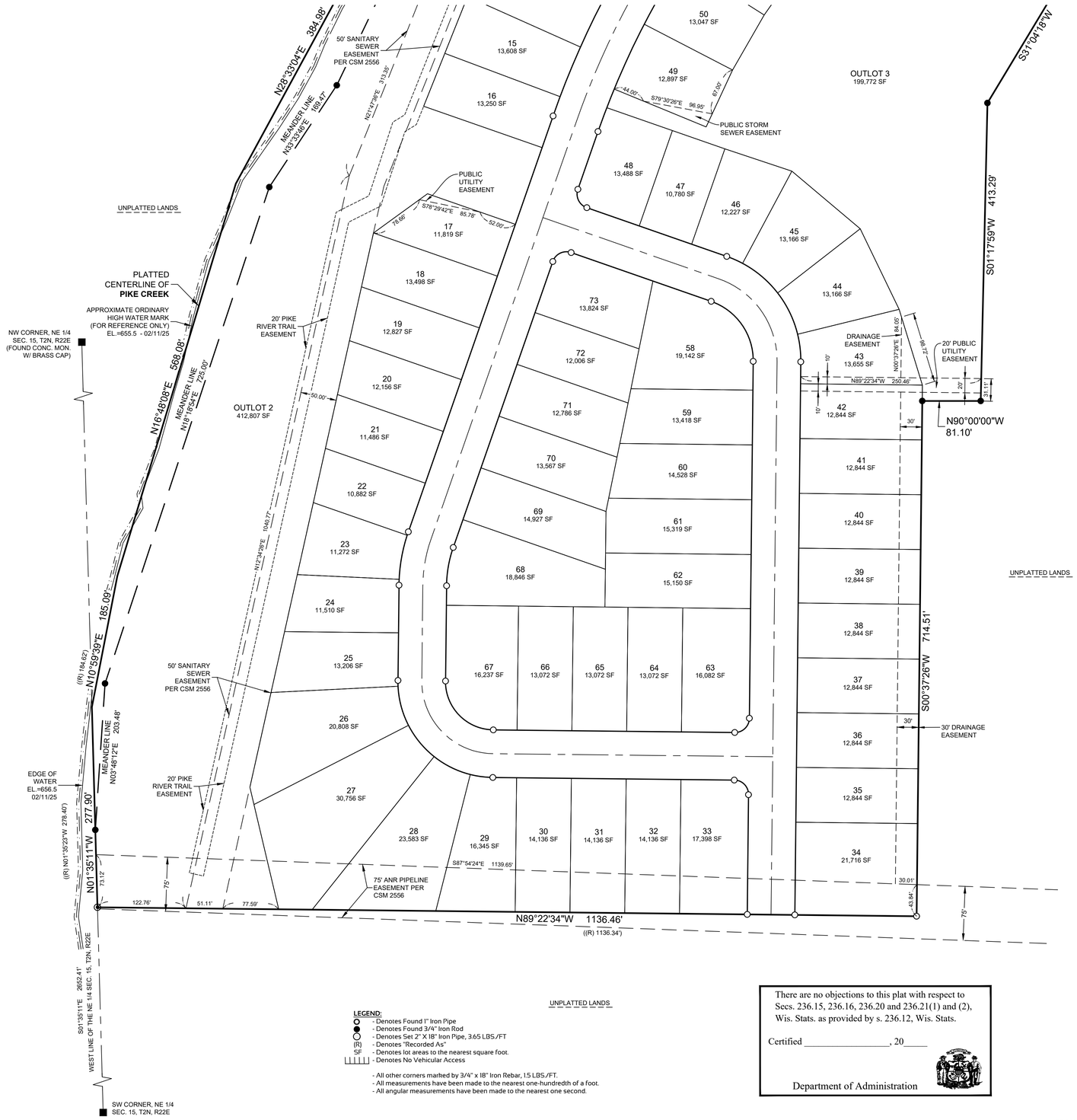
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WISCONSIN
JOHN P. KONOPACKI
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Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

www.pinnacle-engr.com

PEG JOB#1617.00

SHEET 4 OF 5

SOMERS CREEK

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CURVE TABLE

CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	LOT 3	23.56'	15.00'	090°00'00"	N46°14'44"E	21.21'	S88°45'16"E	N01°14'44"E
C2	CENTERLINE	220.43'	233.00'	054°12'20"	N64°08'34"E	212.30'	N37°02'24"E	S88°45'16"E
	NORTH ROW	251.65'	266.00'	054°12'20"	N64°08'34"E	242.37'	N37°02'24"E	S88°45'16"E
	LOT 6	48.56'	266.00'	010°27'33"	N86°00'58"E	48.49'	N80°47'11"E	S88°45'16"E
	LOT 7	67.55'	266.00'	014°33'01"	N73°30'40"E	67.37'	N66°14'09"E	N80°47'11"E
	LOT 8	64.94'	266.00'	013°59'21"	N59°14'29"E	64.78'	N52°14'49"E	N66°14'09"E
	LOT 9	64.60'	266.00'	013°54'52"	N45°17'23"E	64.44'	N38°19'57"E	N52°14'49"E
	OUTLOT 2	6.00'	266.00'	001°17'33"	N37°41'10"E	6.00'	N37°02'24"E	N38°19'57"E
	SE ROW	189.21'	200.00'	054°12'20"	N64°08'34"E	182.24'	N37°02'24"E	S88°45'16"E
	LOT 53	128.33'	200.00'	036°45'56"	N55°25'22"E	126.15'	N73°48'20"E	N37°02'24"E
	LOT 54	60.88'	200.00'	017°26'24"	N82°31'32"E	60.64'	S88°45'16"E	N73°48'20"E
C3	CENTERLINE	363.41'	1167.00'	017°50'33"	N28°07'07"E	361.95'	N19°11'51"E	N37°02'24"E
	NW ROW	373.69'	1200.00'	017°50'33"	N28°07'07"E	372.18'	N19°11'51"E	N37°02'24"E
	LOT 11	48.53'	1200.00'	002°19'01"	N35°52'53"E	48.52'	N34°43'23"E	N37°02'24"E
	LOT 12	73.79'	1200.00'	003°31'24"	N32°57'41"E	73.78'	N31°11'59"E	N34°43'23"E
	LOT 13	74.18'	1200.00'	003°32'31"	N29°25'43"E	74.17'	N27°39'28"E	N31°11'59"E
	LOT 14	74.37'	1200.00'	003°33'04"	N25°52'56"E	74.36'	N24°06'24"E	N27°39'28"E
	LOT 15	74.40'	1200.00'	003°33'08"	N22°19'50"E	74.38'	N20°33'16"E	N24°06'24"E
	LOT 16	28.42'	1200.00'	001°21'25"	N19°52'34"E	28.42'	N19°11'51"E	N20°33'16"E
	SE ROW	353.14'	1134.00'	017°50'33"	N28°07'07"E	351.71'	N19°11'51"E	N37°02'24"E
	LOT 48	35.23'	1134.00'	001°46'49"	N20°05'15"E	35.23'	N20°58'40"E	N19°11'51"E
	OUTLOT 3	27.87'	1134.00'	001°24'29"	N21°40'55"E	27.87'	N22°23'09"E	N20°58'40"E
	LOT 49	99.09'	1134.00'	005°00'22"	N24°53'21"E	99.05'	N27°23'32"E	N22°23'09"E
	LOT 50	100.23'	1134.00'	005°03'50"	N29°55'27"E	100.19'	N32°27'22"E	N27°23'32"E
	LOT 51	90.72'	1134.00'	004°35'01"	N34°44'53"E	90.70'	N37°02'24"E	N32°27'22"E
C4	CENTERLINE	64.83'	200.00'	018°34'25"	N09°54'39"E	64.55'	N00°37'26"E	N19°11'51"E
	WEST ROW	75.53'	233.00'	018°34'25"	N09°54'39"E	75.20'	N00°37'26"E	N19°11'51"E
	LOT 22	5.05'	233.00'	001°14'32"	N18°34'35"E	5.05'	N17°57'19"E	N19°11'51"E
	LOT 23	62.24'	233.00'	015°18'16"	N10°18'11"E	62.05'	N02°39'03"E	N17°57'19"E
	LOT 24	8.24'	233.00'	002°01'37"	N01°38'14"E	8.24'	N00°37'26"E	N02°39'03"E
	LOT 68	54.14'	167.00'	018°34'25"	N09°54'39"E	53.90'	N00°37'26"E	N19°11'51"E
C5	CENTERLINE	157.08'	100.00'	090°00'00"	N44°22'34"W	141.42'	N89°22'34"W	N00°37'26"E
	SW ROW	208.92'	133.00'	090°00'00"	N44°22'34"W	188.09'	N89°22'34"W	N00°37'26"E
	LOT 25	7.94'	133.00'	003°25'17"	N01°05'12"W	7.94'	N02°47'51"W	N00°37'26"E
	LOT 26	56.47'	133.00'	024°19'36"	N14°57'38"W	56.05'	N27°07'26"W	N02°47'51"W
	LOT 27	56.47'	133.00'	024°19'41"	N39°17'17"W	56.05'	N51°27'07"W	N27°07'26"W
	LOT 28	56.48'	133.00'	024°19'41"	N63°36'58"W	56.05'	N75°46'49"W	N51°27'07"W
	LOT 29	31.56'	133.00'	013°35'45"	N82°34'41"W	31.49'	N89°22'34"W	N75°46'49"W
	LOT 67	105.24'	67.00'	090°00'00"	N44°22'34"W	94.75'	N89°22'34"W	N00°37'26"E
C6	LOT 33	31.42'	20.00'	090°00'00"	N44°22'34"W	28.28'	N00°37'26"E	N89°22'34"W
C7	LOT 63	31.42'	20.00'	090°00'00"	N45°37'26"E	28.28'	S89°22'34"E	N00°37'26"E
C8	CENTERLINE	149.60'	120.00'	071°25'35"	S35°05'21"E	140.09'	S70°48'09"E	S00°37'26"W
	NE ROW	190.73'	153.00'	071°25'35"	S35°05'21"E	178.62'	S00°37'26"W	S70°48'09"E
	LOT 43	38.59'	153.00'	014°27'04"	S06°36'06"E	38.49'	S13°49'38"E	S00°37'26"W
	LOT 44	64.13'	153.00'	024°01'00"	S25°50'08"E	63.66'	S37°50'38"E	S13°49'38"E
	LOT 45	64.13'	153.00'	024°01'00"	S49°51'08"E	63.66'	S61°51'37"E	S37°50'38"E
	LOT 46	23.88'	153.00'	008°56'31"	S66°19'53"E	23.85'	S70°48'09"E	S61°51'37"E
	LOT 58	108.46'	87.00'	071°25'35"	S35°05'21"E	101.57'	S70°48'09"E	S00°37'26"W
C9	LOT 73	31.42'	20.00'	090°00'00"	S25°48'09"E	28.28'	S19°11'51"W	S70°48'09"E
C10	LOT 48	31.42'	20.00'	090°00'00"	N64°11'51"E	28.28'	S70°48'09"E	N19°11'51"E
C11	LOT 57	23.56'	15.00'	090°00'00"	S43°45'16"E	21.21'	S01°14'44"W	S88°45'16"E

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Outlot 1, all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 15; Thence South 89°24'19" West along the north line of said Northeast 1/4, 1173.74 feet; Thence South 01°14'44" West along the centerline of 58th Avenue, 571.90 feet; Thence South 31°04'18" West along the south right of way line of said 58th Avenue, 80.42 feet to the Point of Beginning;

Thence South 31°04'18" West, 288.70 feet;
Thence South 01°17'59" West, 413.29 feet;
Thence North 90°00'00" West, 81.10 feet;
Thence South 00°37'26" West, 714.51 feet;
Thence North 89°22'34" West, 1136.46 feet to the Centerline of Pike Creek as recorded in Certified Survey Map No. 2556;
Thence the following courses along said Centerline:

North 01°35'11" West, 277.90; North 10°59'39" East, 185.09 feet; North 16°48'08" East, 568.08 feet; North 28°33'04" East, 384.98 feet; North 26°51'05" East, 183.97 feet; North 37°19'01" East, 104.44 feet; North 55°24'08" East, 223.99 feet; North 35°39'09" East, 128.99 feet; North 48°31'01" East, 49.79 feet;

Thence South 53°23'00" East and then along the southwesterly line of Lot 2 of Certified Survey Map No. 2556, 135.78 feet;
Thence North 89°24'20" East, 155.59 feet;
Thence North 01°17'59" East and then along the east line of said Lot 2, 175.33 feet to the south right of way line of 12th Street - County Trunk Highway "E";
Thence North 89°24'19" East along said south right of way line, 296.86 feet;
Thence South 42°24'20" East, 17.38 feet to the west right of way line of the aforesaid 58th Avenue;
Thence South 01°14'44" West along said west right of way line, 577.40 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 1,886,608 square feet (43.3106 acres) of land Gross and 1,655,081 square feet (37.9954 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of SOMERS CREEK INC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Somers Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

Date: SEPTEMBER 17, 2025

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

_____
John P. Konopacki
Professional Land Surveyor S-2461

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

OWNER'S CERTIFICATE OF DEDICATION

SOMERS CREEK INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this subdivision plat.

SOMERS CREEK INC., as owner, does further certify that this certified survey map is required by s.236.10 or s 236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Somers
2. Department of Administration

IN WITNESS WHEREOF, the said SOMERS CREEK INC. has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: SOMERS CREEK INC.

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Somers on this _____ day of _____ , 2025.

_____ _____
Date George Stoner, Chairman

_____ _____
Date Wendy Burnette, Village Clerk

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers, Wisconsin, on this _____ day of _____ , 2025.

_____ _____
Date George Stoner, Village President

_____ _____
Date Wendy Burnette, Village Clerk

VILLAGE OF SOMERS CERTIFICATE OF TREASURER

I, Wendy Burnette, being the duly elected, qualified, and acting Village of Somers Clerk/Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____ , 2025, on any of the land included on this subdivision plat.

_____ _____
Date Wendy Burnette, Village Clerk/Treasurer

KENOSHA COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Teri Jacobson, being duly elected, qualified and acting Treasurer of the County of Kenosha, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____ , 2025 on any of the lands in the subdivision plat.

_____ _____
Date Teri Jacobson, Kenosha County Treasurer

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEC JOB#1617.00
SHEET 5 OF 5

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ENGINEERING IMPROVEMENT PLANS

FOR

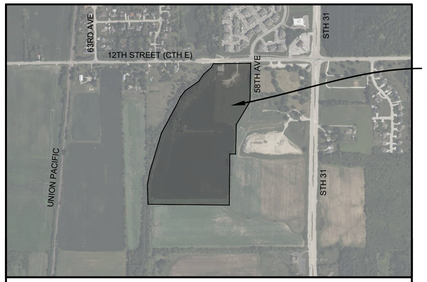
SOMERS CREEK

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	EXISTING CONDITIONS
3	SITE PLAN
4 - 8	GRADING PLAN
9	EROSION CONTROL PLAN
10	INTERIM GRADING PLAN
11	SANITARY SEWER OVERVIEW
12 - 17	SANITARY SEWER PLAN & PROFILE
18	WATER MAIN OVERVIEW
19 - 22	WATER MAIN PLAN & PROFILE
23	STORM SEWER PLAN
24 - 27	ROADWAY PLAN & PROFILE
28	CONSTRUCTION DETAILS
29 - 32	CONSTRUCTION DETAILS

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		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" / 6"	
SOIL BORING	B-2 / T-3	B-1 / T-1
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	△	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 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.

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

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

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

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.

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE · NATIONWIDE

SOMERS CREEK
SOMERS, WI

COVER SHEET

REVISIONS

PEG JOB No. 1617.00 | AEK
PEG PM 09/22/25
START DATE N.T.S.
SCALE

SHEET 1 OF 32

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COVER SHEET

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\1 COVER SHEET.DWG

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SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.11

TREE LINE

EXISTING TREES AND BRUSH TO BE REMOVED

TAX KEY #82-4-222-151-0301
UNPLATTED LANDS
OWNER: SOMERS INVESTMENTS LLC

TAX KEY #82-4-222-151-0305
UNPLATTED LANDS
OWNER: SANTAS LITTLE VILLAGE LLC

OWNER: VILLAGE OF SOMERS

UNPLATTED LANDS

TAX KEY #82-4-222-151-0301

S01°14'44"W 530.74'

S31°04'18"W 80.42'

58TH AVENUE

58TH AVENUE

S42°24'20"E 17.38'

S01°14'44"W 577.40'

50' VISION CORNER EASEMENT PER CSM 2556

PARCEL 1

(PART OF) OUTLOT 1 C.S.M. NO. 2556

S31°04'18"W 288.70'

TAX KEY #82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

12TH STREET
COUNTY TRUNK HIGHWAY "E"

DRIVE OPENING

296.86'

N89°24'19"E

NO ACCESS PER CSM 2556

GRAVEL CONSTRUCTION DRIVE

S01°17'59"W 413.29'

TAX KEY #82-4-222-151-0560

REMOVE ONLY THE TREES NECESSARY TO ACCOMPLISH PROPOSED GRADING.

N90°00'00"W 81.10'

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

S00°37'26"W 714.51'

20' FORCE MAIN EASEMENT PER CSM 2556

24" CULVERT INV=668.47

EXISTING SILT FENCE TO BE REMOVED ONCE MATERIAL IN FILL PILE HAS BEEN USED.

WETLAND

N01°17'59"E 175.33'

"LIFT STATION"

LOT 2 C.S.M. NO. 2556
OWNER: VILLAGE OF SOMERS
TAX KEY #82-4-222-151-0562

155.59'

N89°24'20"E

PLATTED NORTH LINE OF OUTLOT 1 CSM 2556

DRIVE OPENING

ASPHALT PAVEMENT

CHAIN LINK FENCE

SANITARY MANHOLE RIM=670.47 INV=642.1

PARCEL 3

LOT 1 C.S.M. NO. 2556

TAX KEY #82-4-222-151-0561

FARM FIELD

FILL PILE

SURVEYED PROPERTY
1,466,608 SQ. FT.
33.6687 ACRES

- VACANT -
NO BUILDINGS OBSERVED

PORTION OF EXISTING WETLAND TO BE FILLED WITH CONSTRUCTION. THESE AREAS SHALL NOT BE TOUCHED UNTIL PERMIT HAS BEEN RECEIVED.

S55°23'00"E 135.78'

EDGE OF WATER EL.=653.5 02/11/25

N48°31'01"E 49.79'

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

PLATTED CENTERLINE OF **PIKE CREEK**

N35°39'08"E 128.99'

100 YEAR FLOOD PLAIN

S55°24'08"W 223.99'

UNPLATTED LANDS
OWNER: IVER C IVERSON
TAX KEY #82-4-222-151-0501

EXISTING SILT FENCE TO BE REMOVED ONCE MATERIAL IN FILL PILE HAS BEEN USED.

WETLAND

12" CULVERT INV=663.60

SANITARY MANHOLE RIM=669.08 SEALED

S37°19'01"W 104.44'

S26°51'05"W 183.97'

INV=655.06

48" CULVERT INV=659.30

WETLAND DISTURBANCE FOR SANITARY SEWER CONSTRUCTION

FARM FIELD

PARCEL 2

LOT 3 C.S.M. NO. 2556

TAX KEY #82-4-222-151-0563

TAX KEY #82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

N28°33'04"E 384.98'

100 YEAR FLOOD PLAIN

75' ANR PIPELINE EASEMENT PER CSM 2556

50' SANITARY SEWER EASEMENT PER CSM 2556

SANITARY MANHOLE RIM=667.86 SEALED

100 YEAR FLOOD PLAIN

SANITARY MANHOLE RIM=668.81 SEALED

UNPLATTED LANDS
OWNER: IVER C IVERSON
TAX KEY #82-4-222-151-0501

PLATTED CENTERLINE OF **PIKE CREEK**

EDGE OF WATER EL.=655.5 02/11/25

N16°48'08"E 568.08'

12" CULVERT INV=657.96

N10°59'39"E ((R) 184.62')

107.39'

N01°35'11"W 277.90'

((R) N01°35'23"W 278.40')

12" CULVERT INV=659.11

EDGE OF WATER EL.=656.5 02/11/25

N89°22'34"W ((R) 824.90') 1136.46'

TAX KEY #82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

75'

TAX KEY #82-4-222-0100
UNPLATTED LANDS
OWNER: MARK R WILDE

LEGEND OF SYMBOLS

SANITARY MANHOLE	UTILITY POLE
STORM MANHOLE	GUY WIRE
STORM INLET	TRANSFORMER
CLEANOUT	ELECTRIC PEDESTAL
CATCH BASIN	ELECTRIC MANHOLE
LATERAL	CABLE TV RISER/BOX
BASKETBALL HOOP	CABLE TV MANHOLE
SPOT ELEVATION	GAS VALVE
AIR CONDITIONING UNIT	GAS METER
UNKNOWN MANHOLE	GAS MARKER
DUMPSTER	DIRECTIONAL ARROW
HANDICAP STALL	CONIFER TREE
WELL	DECIDUOUS TREE
HYDRANT	BUSH
WATER VALVE	WETLAND SYMBOL
WATER SERVICE BOX	SIGN
SPRINKLER VALVE	MAIL BOX
TRAFFIC SIGNAL	FLAG POLE
FLOOD LIGHT	BOLLARD
LIGHT POLE	CROSS CUT
FIBER OPTIC VAULT	IRON PIPE
FIBER OPTIC MANHOLE	IRON REBAR/ROD
TELEPHONE PEDESTAL	MAG NAIL
TELEPHONE MANHOLE	SECTION MONUMENT
TELEPHONE VAULT	BENCH MARK

UNDERGROUND UTILITY LINES

SANITARY SEWER	
STORM SEWER	
W — WATER MAIN	
FO — FIBER OPTIC	
T — TELEPHONE	
E — ELECTRICAL	
OHW — OVERHEAD WIRES	
CATV — CABLE TELEVISION	
G — GAS MAIN	
WET — WETLANDS	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS CREEK

SOMERS, WI

EXISTING CONDITIONS

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
START DATE 1" = 80'
SCALE

SHEET 2 OF 32

EXISTING CONDITIONS

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Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\2 EXISTING CONDITIONS.DWG

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SITE DATA TABLE

TOTAL LENGTH OF ROADWAY: 4,070 LF
58TH AVENUE:
- 37' PAVEMENT WIDTH
- 3' WIDE SHOULDER

INTERIOR SITE ROADS:
- 28' PAVEMENT WIDTH
- 3' WIDE SHOULDER

NUMBER OF LOTS: 73
ZONING:
ZONED: R-5 SINGLE FAMILY LOTS
FRONT/STREET SETBACK: 30 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET

58TH AVENUE
12TH STREET
COUNTY TRUNK HIGHWAY "E"
50' VISION CORNER EASEMENT
PROPOSED RIGHT OF WAY
10' NO ACCESS EASEMENT
20' FORCE MAIN EASEMENT
PROPOSED BIKE PATH
43' PIKE RIVER TRAIL EASEMENT
BIKE PATH CONNECTION TO CTH E TO BE COORDINATED WITH KENOSHA COUNNT.
EXISTING RIGHT OF WAY
WILLOW CREEK COURT
STORM WATER MAINTENANCE ACCESS EASEMENT
POND
BUILDING SETBACK LINE
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025
20' PROPOSED PUBLIC UTILITY EASEMENT
30' PROPOSED GRADING & DRAINAGE EASEMENT
75' ANR PIPELINE EASEMENT
61ST AVENUE
PROPOSED PUBLIC STORM EASEMENT
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
PROPOSED BIKE PATH WITH GRAVEL ACCESS PADS
PROPOSED PUBLIC UTILITY EASEMENT
BUILDING SETBACK LINE
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

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

DRAFTED: AMG DESIGNED: AEK REVIEWED:

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SITE PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 3 OF 32

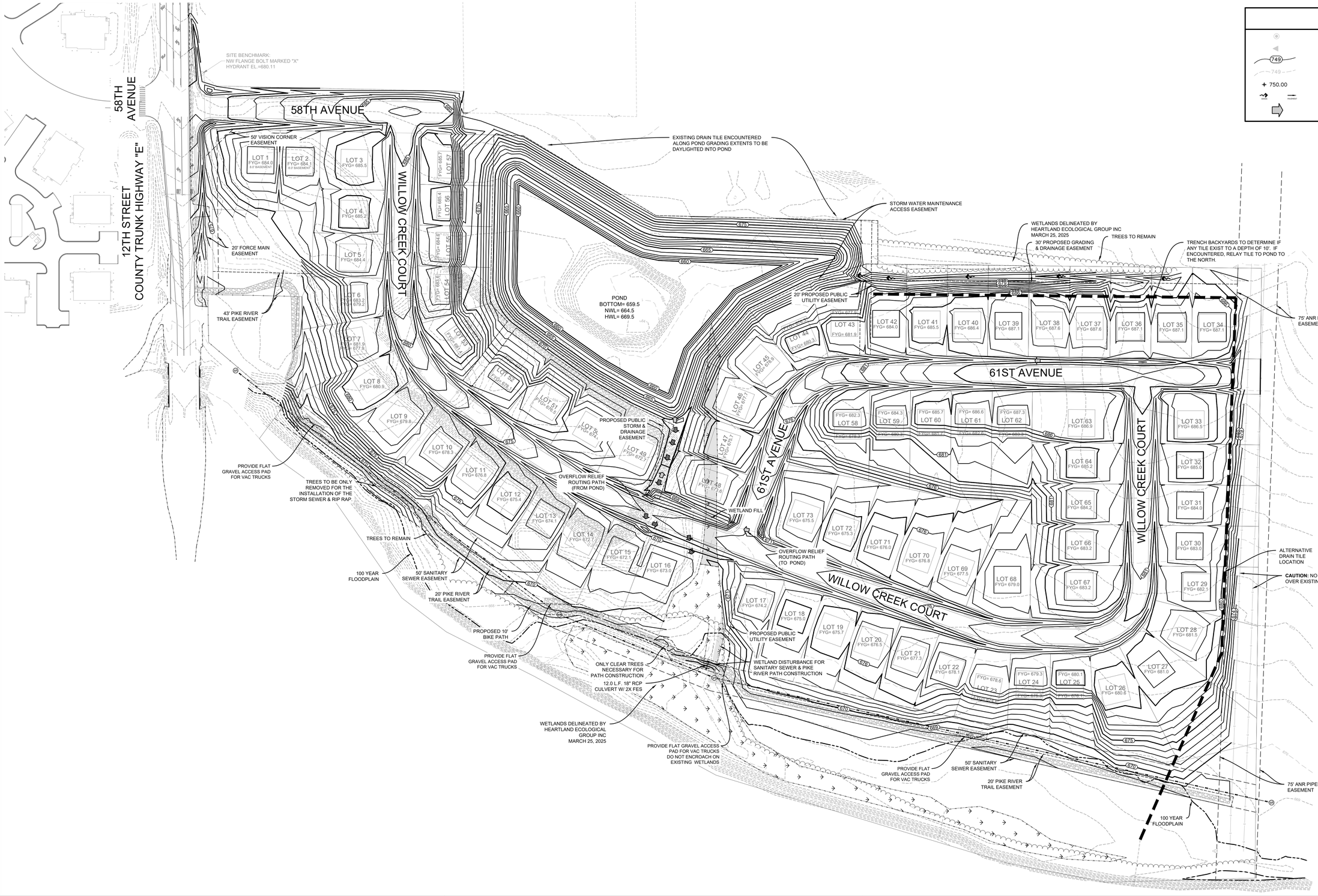
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SITE PLAN

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SOMERS, WI

GRADING PLAN OVERVIEW

REVISIONS

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PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 4 OF 32

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GRADING PLAN OVERVIEW

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW (GRASS / PAVEMENT)
- OVERFLOW RELIEF ROUTING

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY

USE CAUTION WHEN WORKING OVER GAS LINE

EXISTING PROPERTY LINE

58TH AVENUE

EXISTING DEDICATED 58TH AVENUE RIGHT OF WAY LINE

50' VISION CORNER EASEMENT

LOT 1 FYG= 684.0 8.0' BASEMENT

LOT 2 FYG= 684.1 8.0' BASEMENT

LOT 3 FYG= 685.5

LOT 4 FYG= 685.2

LOT 5 FYG= 684.4

LOT 6 FYG= 683.2 FYG= 679.2

LOT 7 FYG= 681.9 FYG= 677.9

LOT 8 FYG= 680.9

LOT 9 FYG= 679.8

LOT 10

LOT 53 FYG= 681.4

LOT 54 FYG= 683.6

LOT 55 FYG= 684.6

LOT 56 FYG= 685.4

LOT 57 FYG= 685.7

FYG= 677.4

FYG= 676.6

WILLOW CREEK COURT

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY

20' FORCE MAIN EASEMENT

43' PIKE RIVER TRAIL EASEMENT

8' WIDE ACCESS SHELF FROM 669.5 TO 670

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5

LOT 50 FYG= 674.6

LOT 51 FYG= 676.5

LOT 52 FYG= 678.1

FYG= 674.1

LOT 43 FYG= 681.9

LOT 44 FYG= 680.3

FYG= 676.3

FYG= 677.9

LOT 45 FYG= 678.9

LOT 46 FYG= 677.7

LOT 47 675.7

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

61ST AVENUE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

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SOMERS, WI

GRADING PLAN - NORTHEAST

REVISIONS

PEG JOB NO. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 5 OF 32

GRADING PLAN - NORTHEAST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW (CURB / PAVEMENT)
- OVERFLOW RELIEF ROUTING

LOT 8 FYG= 680.9
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 49 FYG= 672.7
LOT 50 FYG= 674.6
LOT 51 FYG= 676.5
LOT 52 FYG= 678.1
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

WILLOW CREEK COURT

61ST AVENUE

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

OVERFLOW RELIEF ROUTING ARROW (TO POND)

ULTIMATE POND OVERFLOW POINT

PROPOSED PUBLIC UTILITY EASEMENT

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.

50' SANITARY SEWER EASEMENT

100 YEAR FLOODPLAIN

20' PIKE RIVER TRAIL EASEMENT

TREES TO REMAIN

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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GRADING PLAN - NORTHWEST

REVISIONS

PEG JOB NO. 1617.00 AEK
PEG PM 09/22/25
START DATE 1" = 40'
SCALE

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GRADING PLAN - NORTHWEST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- 749 — EXISTING CONTOUR
- 750.00 — SPOT ELEVATION
- GRADE / PAVEMENT — DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

8' WIDE ACCESS SHELF FROM 669.5 TO 670

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

TREES TO REMAIN

20' PROPOSED PUBLIC UTILITY EASEMENT

30' PROPOSED GRADING & DRAINAGE EASEMENT

75' ANR PIPELINE EASEMENT

CAUTION: NO GRADING OVER EXISTING GAS MAIN

OVERFLOW RELIEF ROUTING ARROW

OVERFLOW RELIEF ROUTING ARROW (TO POND)

FUTURE ROAD GRADING SHOWN FOR COORDINATION WITH ANR PIPELINE ONLY

61ST AVENUE

WILLOW CREEK COURT

LOT 43 FYG= 681.9
LOT 44 FYG= 680.3
LOT 45 FYG= 678.9
LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 73 FYG= 675.5
LOT 72
LOT 42 FYG= 684.0
LOT 41 FYG= 685.5
LOT 40 FYG= 686.4
LOT 39 FYG= 687.1
LOT 38 FYG= 687.6
LOT 37 FYG= 687.6
LOT 36 FYG= 687.1
LOT 35 FYG= 687.1
LOT 34 FYG= 687.1
LOT 58 FYG= 682.3
LOT 59 FYG= 684.3
LOT 60 FYG= 685.7
LOT 61 FYG= 686.6
LOT 62 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 33 FYG= 686.5
LOT 32 FYG= 685.0
LOT 31 FYG= 684.0

FYG= 678.3
FYG= 680.3
FYG= 681.7
FYG= 682.6
FYG= 683.3
FYG= 676.3
FYG= 677.9

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

NORTH

REVIEWED:
DESIGNED: AEK
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SOMERS, WI

GRADING PLAN - SOUTHEAST

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

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GRADING PLAN - SOUTHEAST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW (SWALE / PAVEMENT)
- OVERFLOW RELIEF ROUTING

LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 58 FYG= 682.3
LOT 59 FYG= 684.3
LOT 60 FYG= 685.7
LOT 61 FYG= 686.6
LOT 62 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 674.6
LOT 24 FYG= 675.3
LOT 25 FYG= 676.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 32 FYG= 685.0
LOT 33 FYG= 686.5

61ST AVENUE
WILLOW CREEK COURT
WILLOW CREEK COURT

OVERFLOW RELIEF ROUTING ARROW (TO POND)
ULTIMATE POND OVERFLOW POINT
PROPOSED PUBLIC UTILITY EASEMENT
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
DO NOT RAISE GRADE WITHIN FLOODPLAIN FOR PATH CONSTRUCTION
100 YEAR FLOODPLAIN
CAUTION: NO GRADING OVER EXISTING GAS MAIN
75' ANR PIPELINE EASEMENT

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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SOMERS CREEK

SOMERS, WI

GRADING PLAN - SOUTHWEST

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 8 OF 32

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GRADING PLAN - SOUTHWEST

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CONSTRUCTION SITE SEQUENCING

ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND VILLAGE OF SOMERS EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.
THE EROSION CONTROL MEASURES INDICATED ON PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. CONSTRUCT POND. POND SHALL BE EXCAVATED IN ACCORDANCE WITH SEDIMENT BASIN DETAILS AND UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.
3. CONSTRUCT ANY NECESSARY DIVERSION BERMS OR SWALES TO ENSURE RUNOFF FROM SITE IS DIRECTED TO THE BASIN.
4. STABILIZE ANY BERMS/SWALE AND SIDE SLOPES OF THE POND AS SOON AS FINISHED. SOME SLOPED AREAS MAY REQUIRE ADDITIONAL MATTING. MONITOR AND INSTALL AS NEEDED TO PREVENT EROSION.
5. STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
6. CONDUCT ROUGH GRADING EFFORTS. WORKING ON MORE THAN ONE AREA WILL PROCEED CONCURRENTLY IF MORE THAN ONE CREW IS ON SITE.
7. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
8. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENTS, ETC.
9. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
10. 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
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SILT FENCE
- DITCH CHECK
- DIVERSION SWALE

SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.14

58TH AVENUE
61ST AVENUE
WILLOW CREEK COURT
WILLOW CREEK COURT
61ST AVENUE

CONSTRUCTION ENTRANCE
DITCH CHECK (TYP)
SILT FENCE
50' VISION CORNER EASEMENT
20' FORCE MAIN EASEMENT
SILT FENCE
43' PIKE RIVER TRAIL EASEMENT
2,500 S.F. LIGHT DUTY RIP RAP
EXISTING DRAIN TILE ENCOUNTERED ALONG POND GRADING EXTENTS TO BE DAYLIGHTED INTO POND
MONITOR DRAINAGE FROM EAST AND INSTALL ADDITIONAL PERMANENT TURF REINFORCEMENT MATTING OR RIP-RAP IF NEEDED WHERE RUNOFF CONCENTRATES AND CAUSES EROSION.
STORM WATER MAINTENANCE ACCESS EASEMENT
700 S.F. LIGHT DUTY RIP RAP
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025
30' PROPOSED GRADING & DRAINAGE EASEMENT
TREES TO REMAIN
REAR YARD SWALE TO BE DIRECTED TO POND. DITCH CHECKS TO BE INSTALLED EVERY 2.0' OF DROP WITH A MINIMUM OF ONE DITCH CHECK PER LOT.
TRENCH BACKYARDS TO DETERMINE IF ANY TILE EXIST TO A DEPTH OF 10'. IF ENCOUNTERED, RELAY TILE TO POND TO THE NORTH.
75' ANR PIPELINE EASEMENT
POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5
POND TO BE USED AS TEMPORARY SEDIMENT BASIN
20' PROPOSED PUBLIC UTILITY EASEMENT
DITCH CHECK (TYP) INSTALL EVERY 2.0' OFF DROP
DITCH CHECK (TYP) INSTALL EVERY 2.0' OFF DROP
100 S.F. LIGHT DUTY RIP RAP
PROPOSED PUBLIC STORM & DRAINAGE EASEMENT
TEMPORARY SEDIMENTATION OUTLET CONTROL PLATE INSTALLED IN OUTLET STRUCTURE SEE DETAILS
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP
500 S.F. OF LIGHT DUTY RIP RAP TO BE INSTALLED AT END OF OUTLET
TREES TO REMAIN
100 YEAR FLOODPLAIN
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
SILT FENCE
PROPOSED 10' BIKE PATH
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
ONLY CLEAR TREES NECESSARY FOR PATH CONSTRUCTION
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS DO NOT ENCROACH ON EXISTING WETLANDS
DOUBLE SILT FENCE BORDERING WETLANDS
PROPOSED PUBLIC UTILITY EASEMENT
TEMPORARY DIVERSION SWALE
DITCH CHECK (TYP) INSTALL EVERY 2.0' OFF DROP
DITCH CHECK (TYP) INSTALL EVERY 2.0' OFF DROP
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
100 YEAR FLOODPLAIN
HAY BALE DITCH CHECK (TYP.)
ALTERNATIVE DRAIN TILE LOCATION
CAUTION: NO GRADING OVER EXISTING GAS MAIN
DITCH CHECK (TYP.)
75' ANR PIPELINE EASEMENT

LOT 1 FYG= 684.0 8.0' BASEMENT
LOT 2 FYG= 684.1 8.0' BASEMENT
LOT 3 FYG= 685.5
LOT 4 FYG= 685.2
LOT 5 FYG= 684.4
LOT 6 FYG= 683.2 679.2
LOT 7 FYG= 681.9 677.9
LOT 8 FYG= 681.4
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 678.6 674.6
LOT 24 FYG= 679.3 675.3
LOT 25 FYG= 680.1 676.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 33 FYG= 686.5
LOT 34 FYG= 687.1
LOT 35 FYG= 687.1
LOT 36 FYG= 687.1
LOT 37 FYG= 687.6
LOT 38 FYG= 687.6
LOT 39 FYG= 687.1
LOT 40 FYG= 686.4
LOT 41 FYG= 685.5
LOT 42 FYG= 684.0
LOT 43 FYG= 681.9
LOT 44 FYG= 680.4
LOT 45 FYG= 679.9
LOT 46 FYG= 677.1
LOT 47 FYG= 675.2
LOT 48 FYG= 673.6
LOT 49 FYG= 672.2
LOT 50 FYG= 671.4
LOT 51 FYG= 670.4
LOT 52 FYG= 669.6
LOT 53 FYG= 668.4
LOT 54 FYG= 668.4
LOT 55 FYG= 668.4
LOT 56 FYG= 668.4
LOT 57 FYG= 668.7
LOT 58 FYG= 682.3 678.3
LOT 59 FYG= 684.3 680.3
LOT 60 FYG= 685.7 681.7
LOT 61 FYG= 686.6 682.6
LOT 62 FYG= 687.3 683.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

NORTH

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

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SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 9 OF 32

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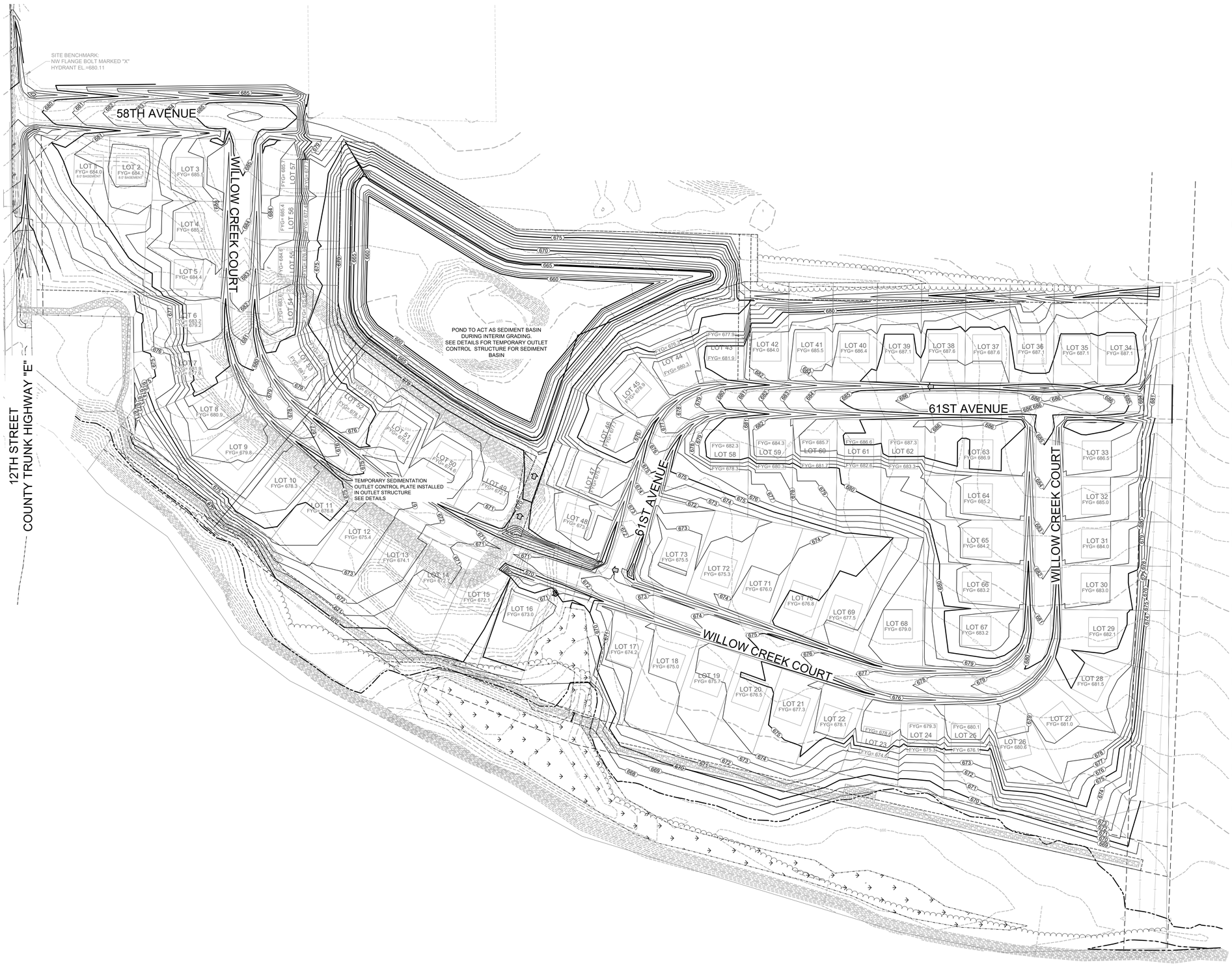
EROSION CONTROL PLAN

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- (749) PROPOSED CONTOUR
- 749 EXISTING CONTOUR
- + 750.00 SPOT ELEVATION
- GRADE / PAVEMENT DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

INTERIM GRADING NOTES:

LOTS TO BE LEFT 2' LOW AND PADS SHALL HAVE POSITIVE DRAINAGE AND SHALL NOT HAVE PONDING WATER.

FRONT AND REAR LOT CORNERS TO BE BUILT TO FINISHED GRADE.

SIDE YARD GRADES MAY BE LEFT UP TO 18" LOW.

PROVIDE A WDNR CONSTRUCTION SITE STORM WATER RUNOFF PERMIT (NOI).

SUBMIT GRADING AND EROSION CONTROL PLAN, CONSTRUCTION SEQUENCE PLAN, GRADING PERMIT APPLICATION, RESTORATION COMPLETION DATE, AND QUOTE FROM THE GRADING / RESTORATION CONTRACTOR TO THE VILLAGE OF SOMERS FOR APPROVAL. INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

PROVIDE A BOND OR LETTER OF CREDIT FOR THE FULL VALUE THE CONTRACTOR'S QUOTE FOR THE VILLAGE TO COMPLETE THE WORK IF THE CONTRACTOR DOES NOT MEET THE SCHEDULE.

PROVIDE ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON
REQUEST, CONTINUE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING
PRACTICES FOR EROSION CONTROL #1067.

CONSTRUCT AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO
THE OUTLET AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064
AND SEDIMENT TRAP # 1063.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS
EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

PROVIDE PERIMETER SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER:

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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INTERIM GRADING PLAN

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM
START DATE 09/22/25
SCALE 1" = 80'

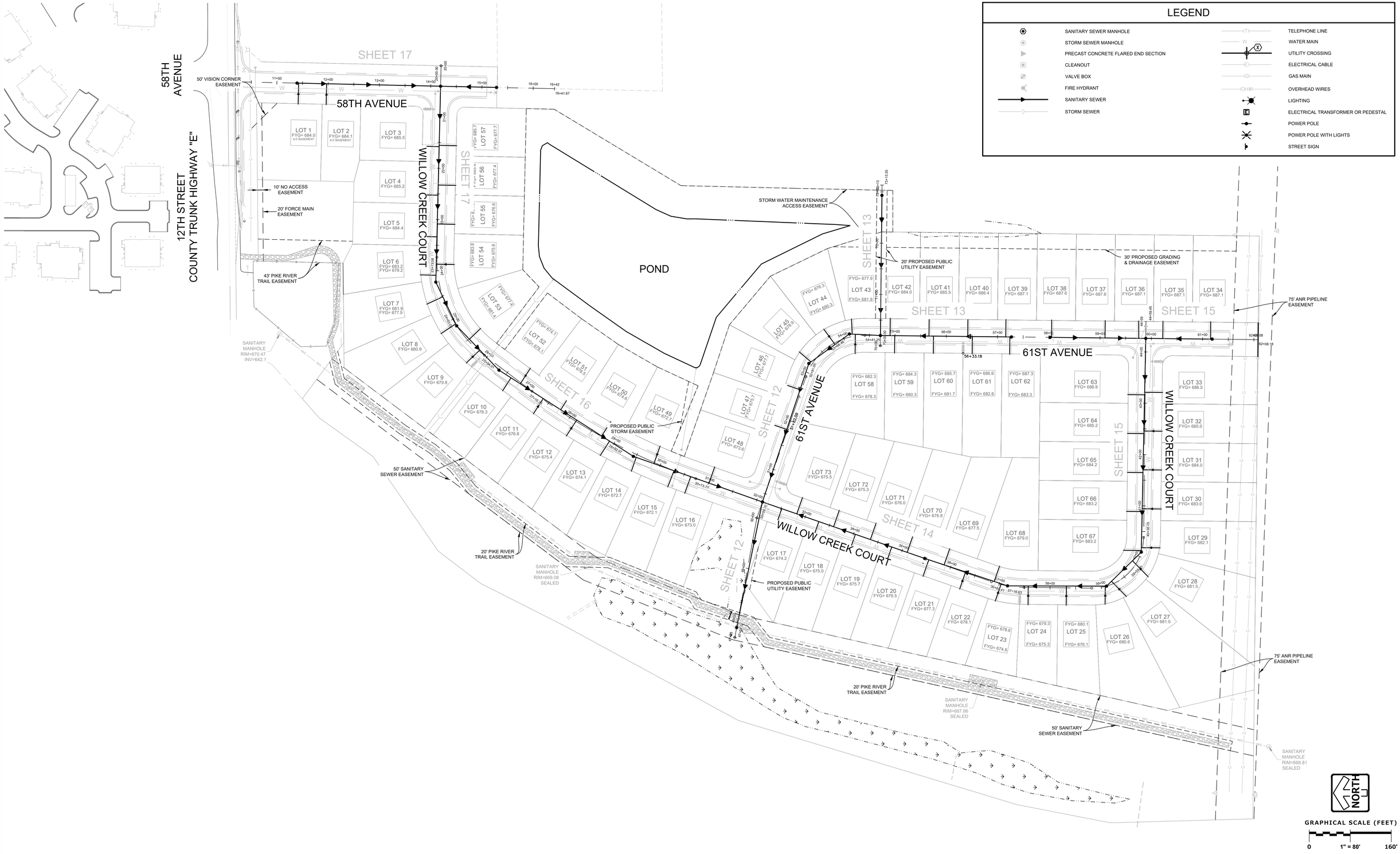
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INTERIM GRADING PLAN

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SANITARY SEWER OVERVIEW

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
START DATE
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SANITARY SEWER OVERVIEW

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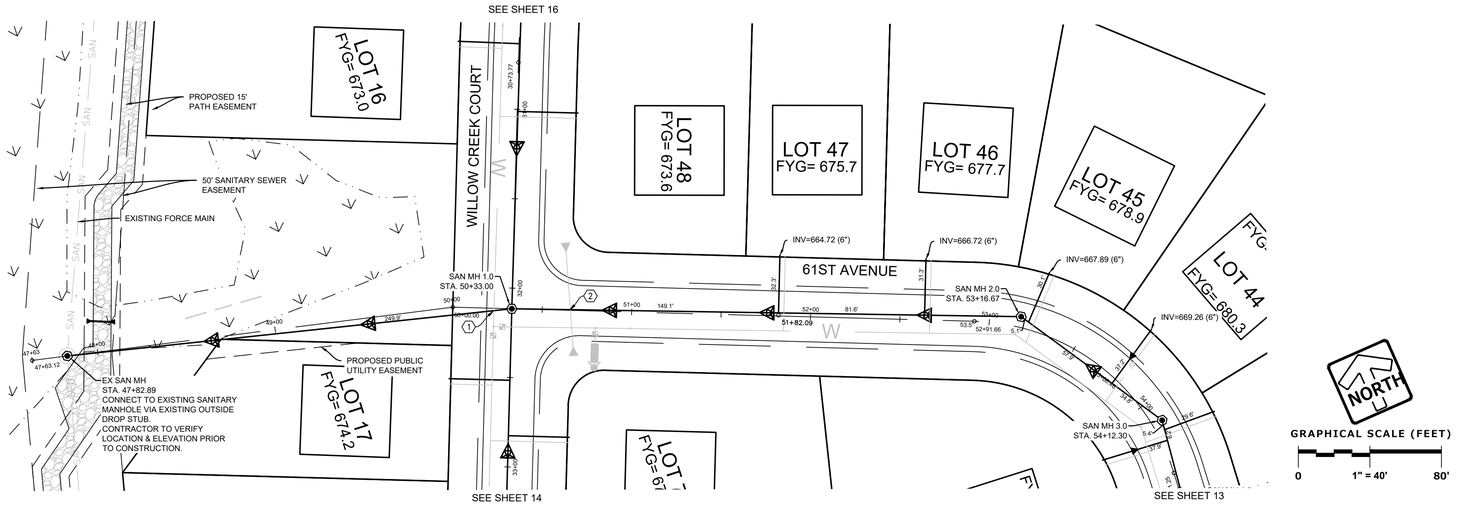
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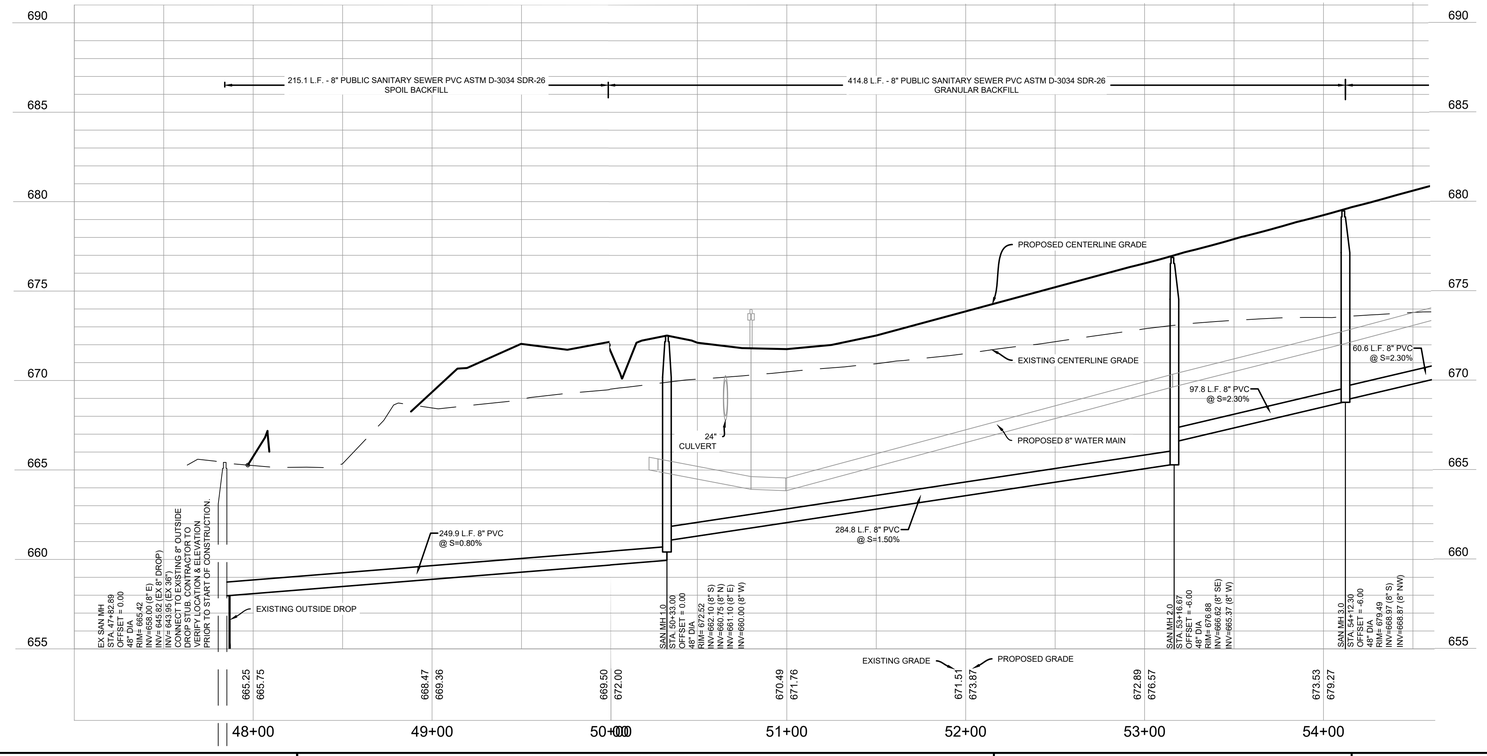
SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.

CROSSINGS

1	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.96 8" SAN T/PIPE= 660.60	2	24" STORM OVER 8" SANITARY 24" STM B/PIPE= 667.78 8" SAN T/PIPE= 662.27





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SANITARY SEWER PLAN & PROFILE

REVISIONS

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PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

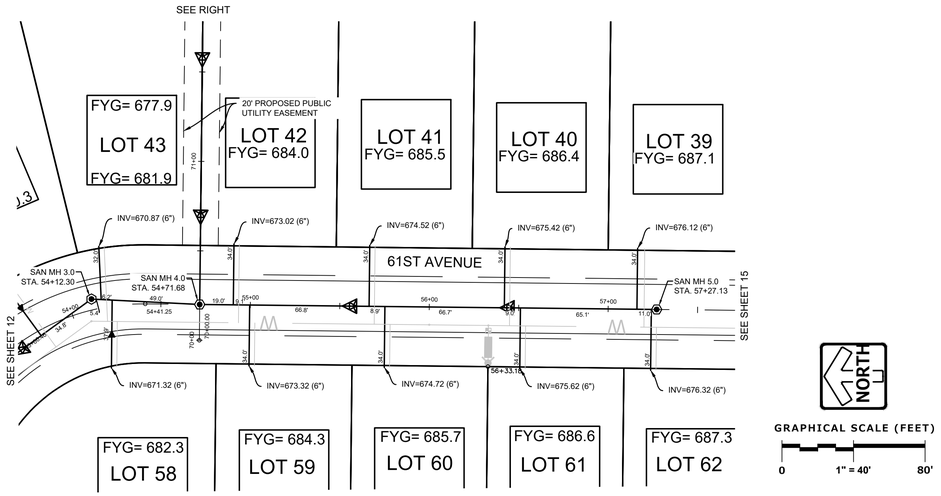
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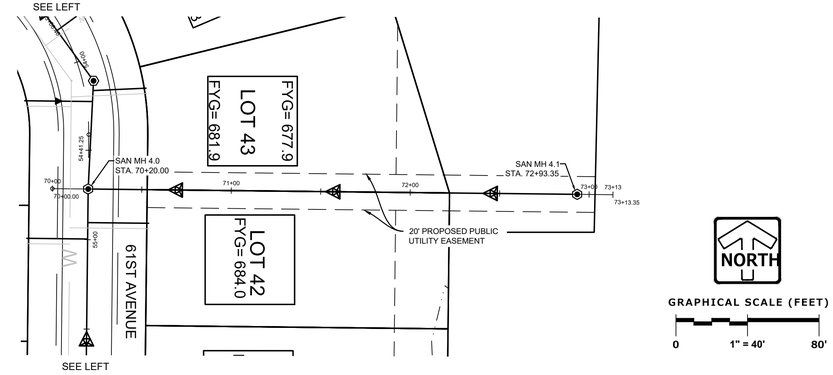
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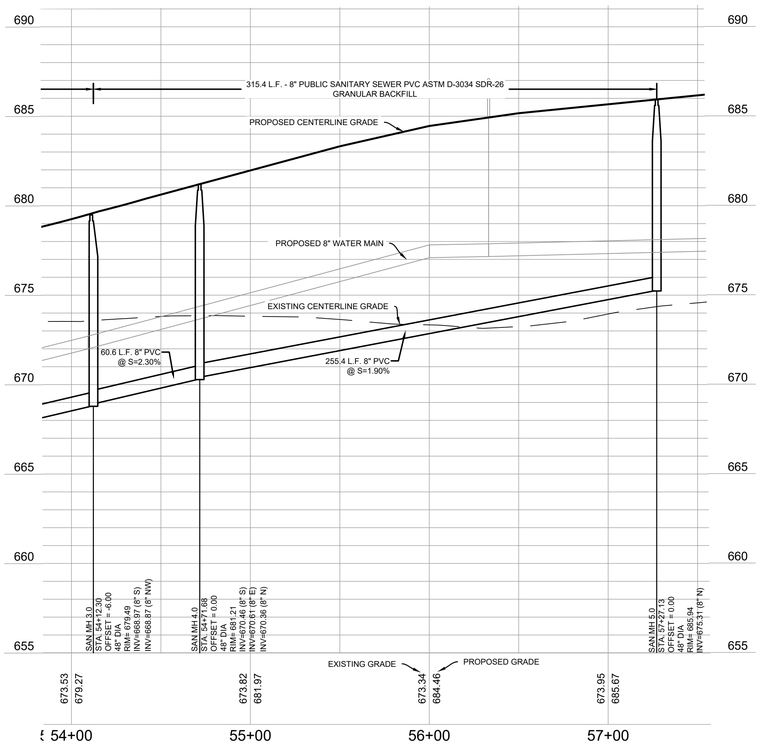
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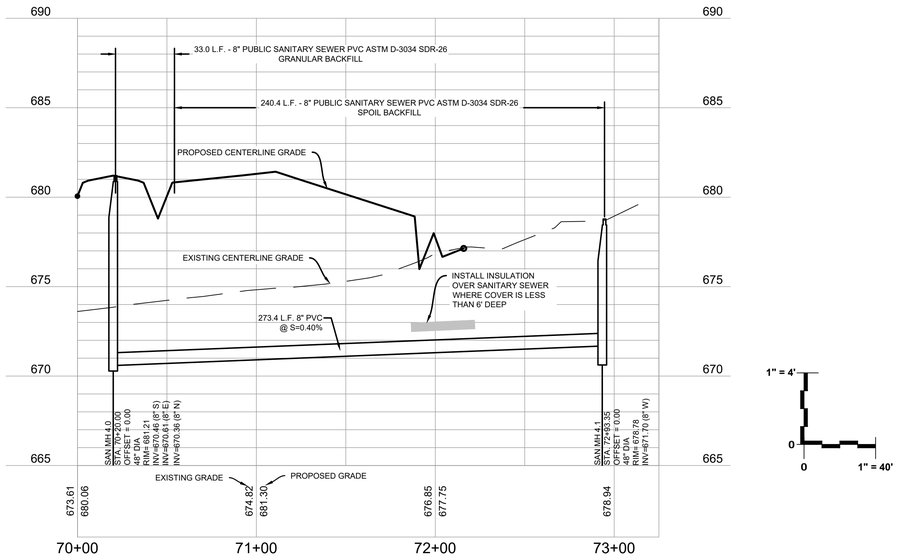


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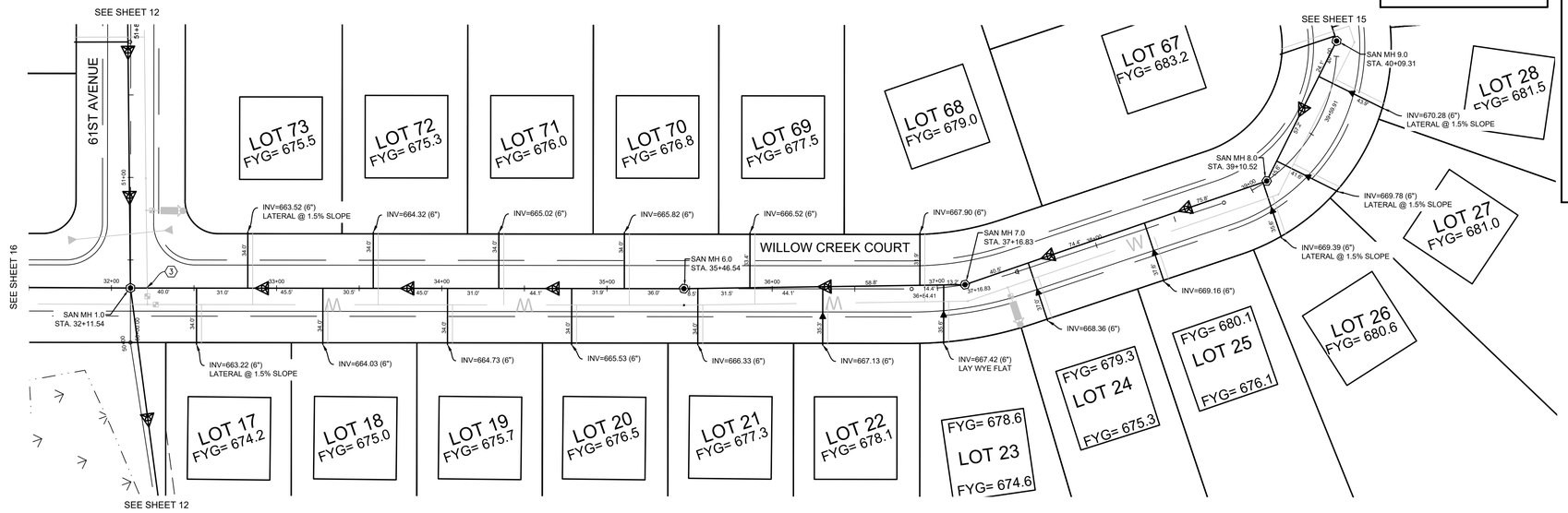
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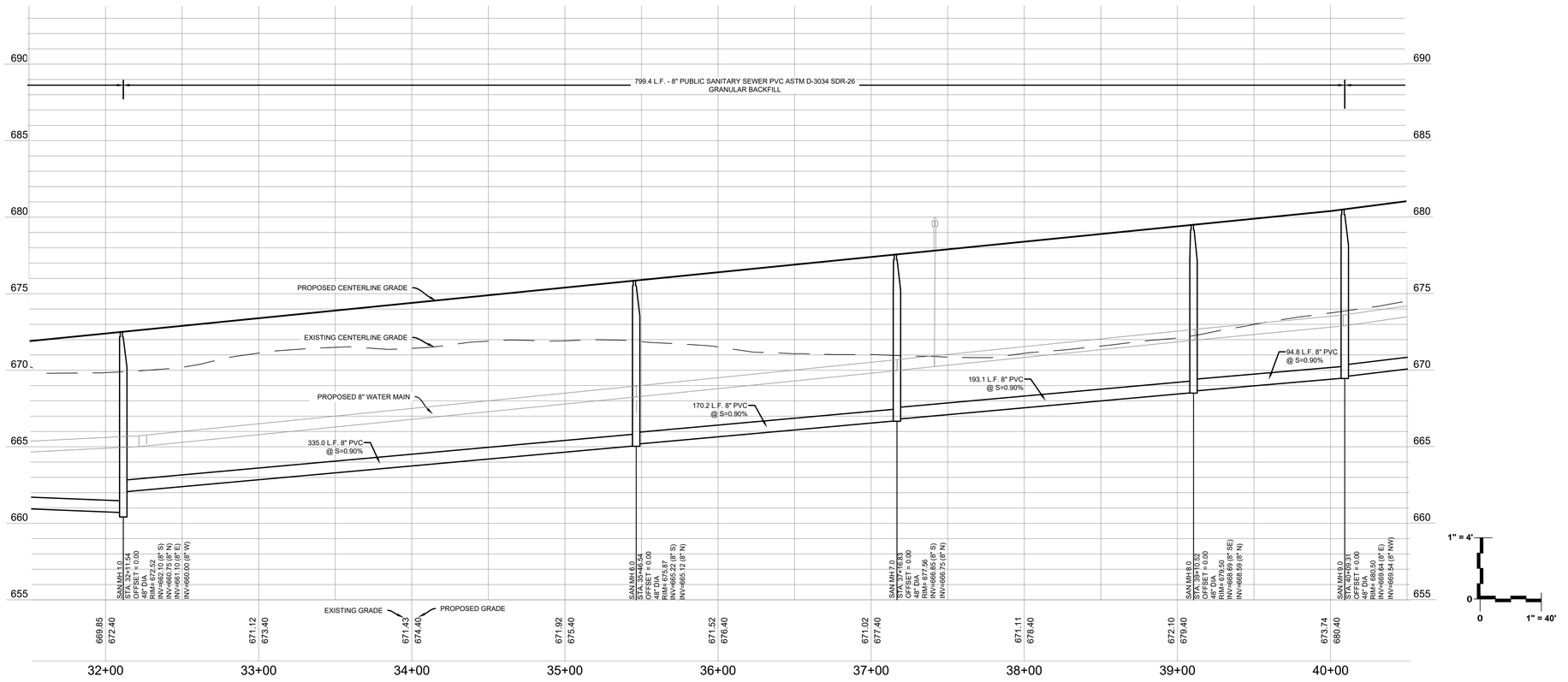
CROSSINGS

3 — 8" WATER OVER
8" SANITARY
8" WM B/PIPE= 663.81
8" SAN T/PIPE= 661.87

SANITARY SEWER LATERAL NOTES:

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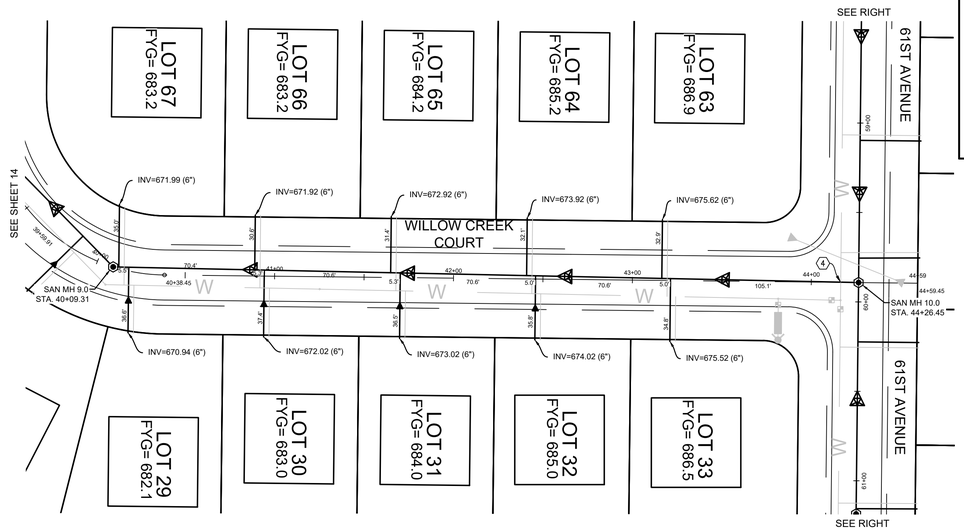
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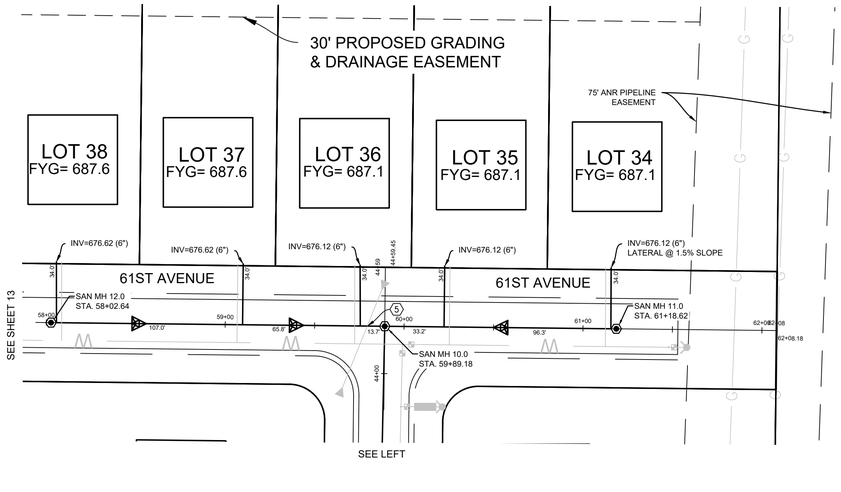
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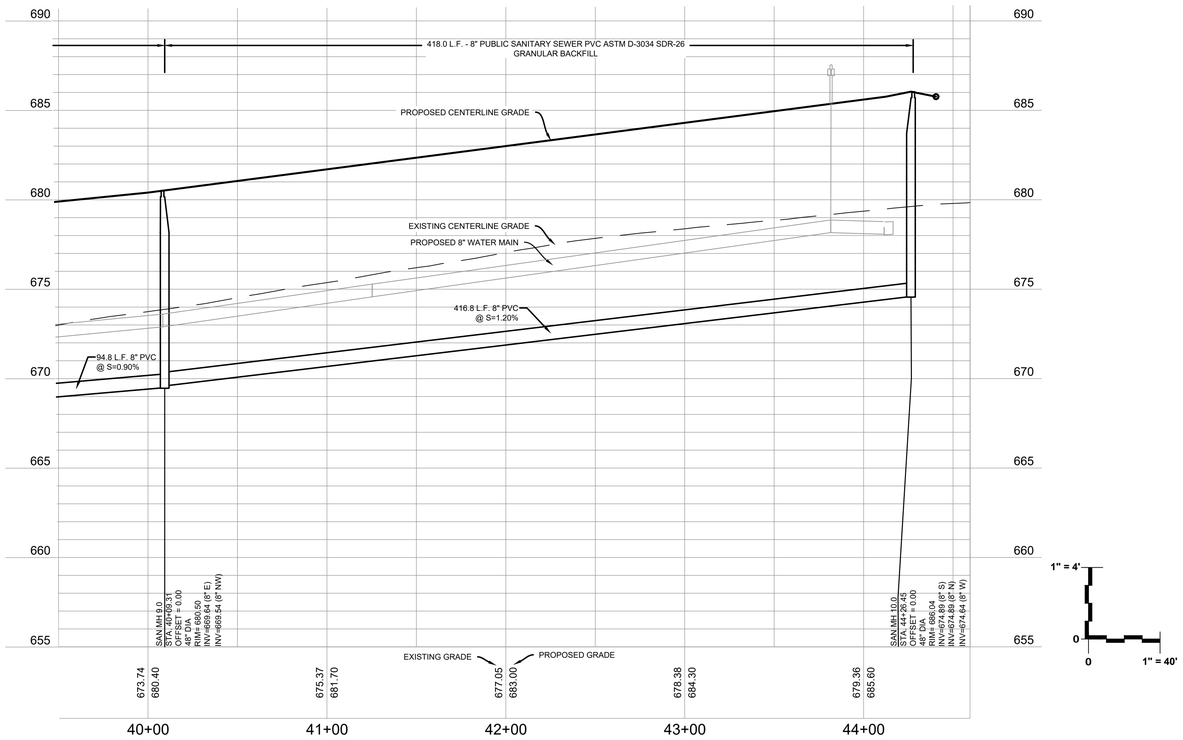
4	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20	5	15" STORM OVER 8" SANITARY 15" STM B/PIPE= 682.62 8" SAN T/PIPE= 675.65

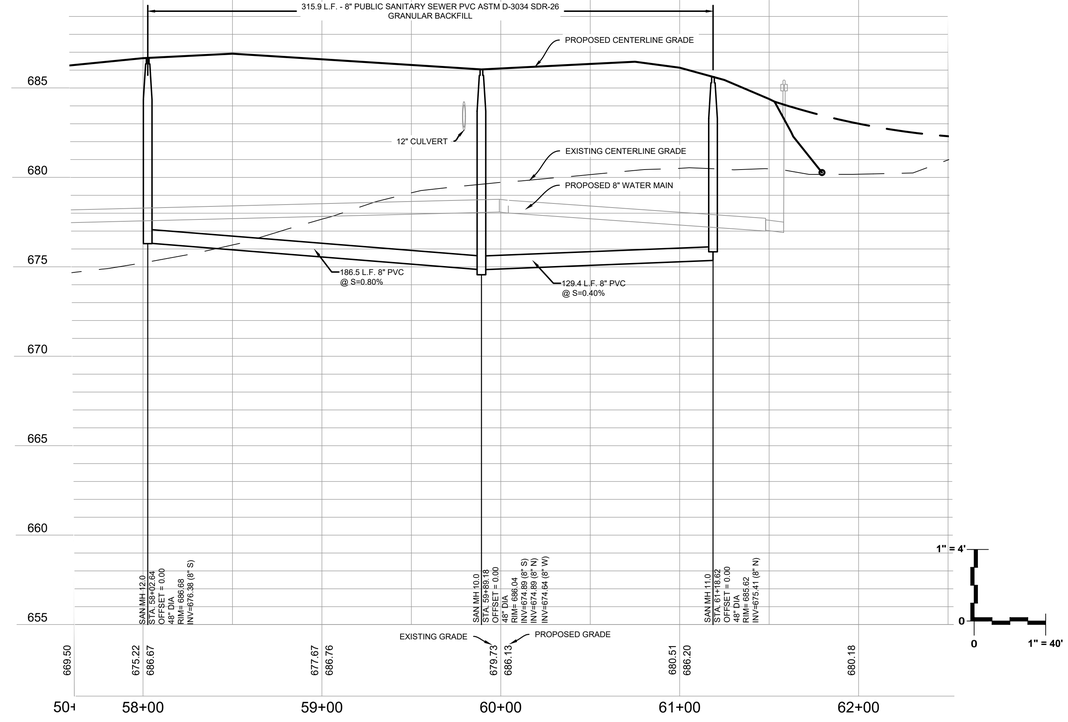
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SANITARY SEWER PLAN & PROFILE

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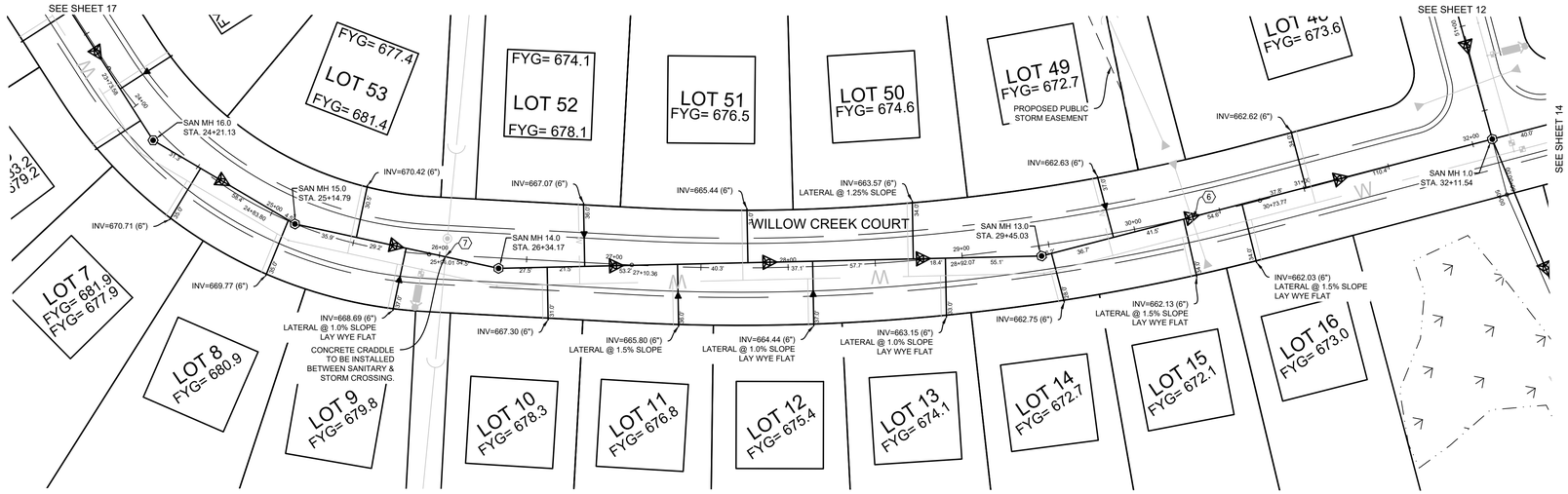
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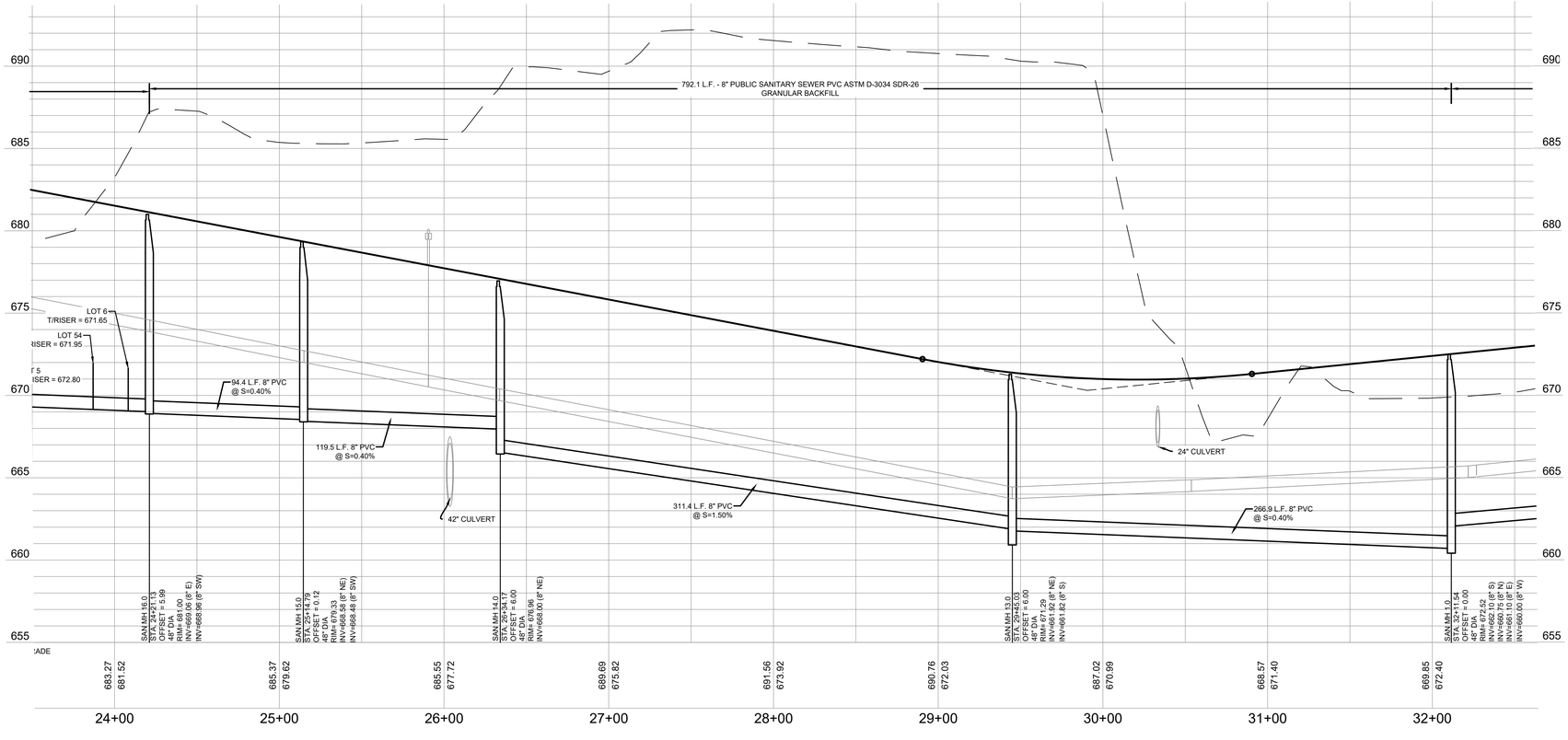
6 — 24" STORM OVER 8" SANITARY
24" STM B/PIPE= 666.87
8" SAN T/PIPE= 662.14

7 — 8" SANITARY OVER 42" STORM
8" SAN B/PIPE= 668.10
42" STM T/PIPE= 667.50

SANITARY SEWER LATERAL NOTES:

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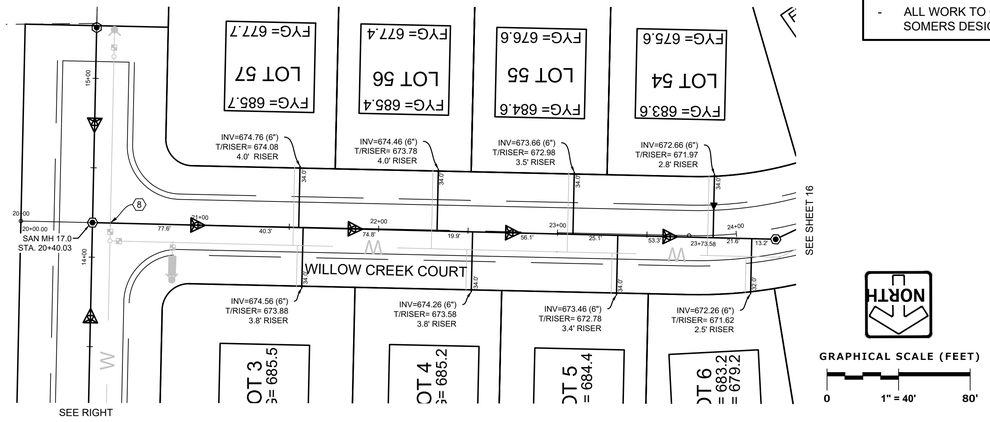
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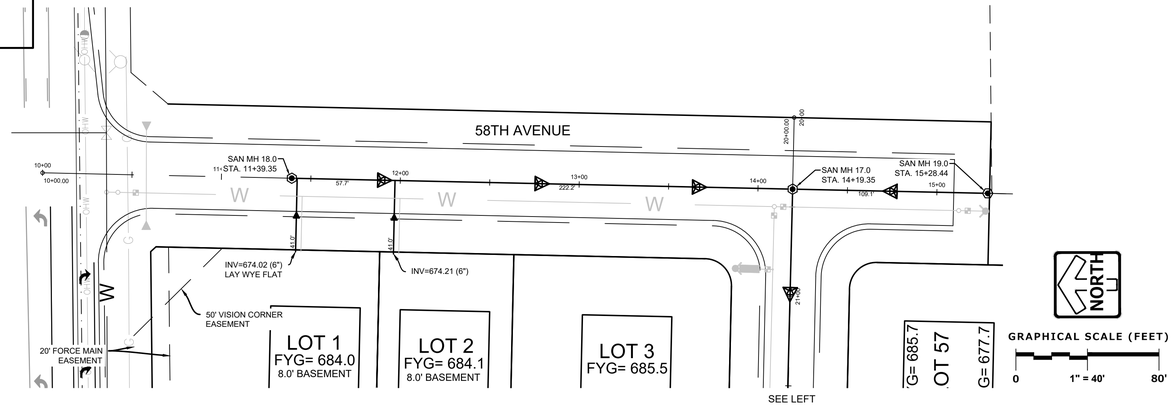
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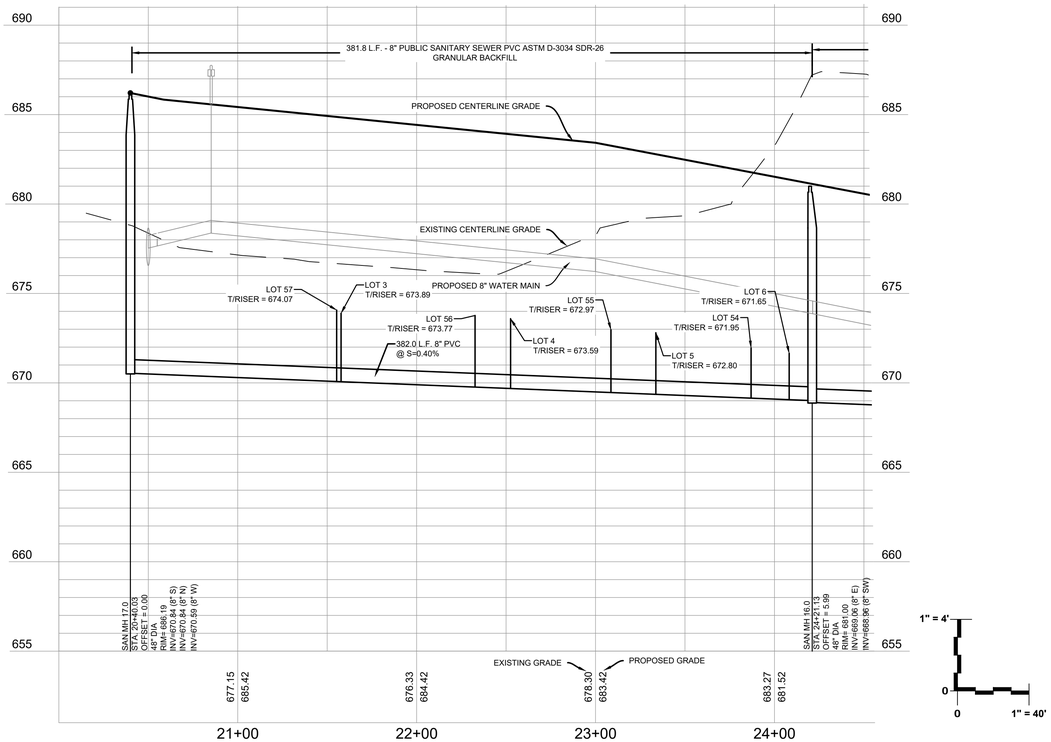
8 — 24" WATER OVER
8" SANITARY
24" WM B/PIPE= 676.52
8" SAN T/PIPE= 671.23

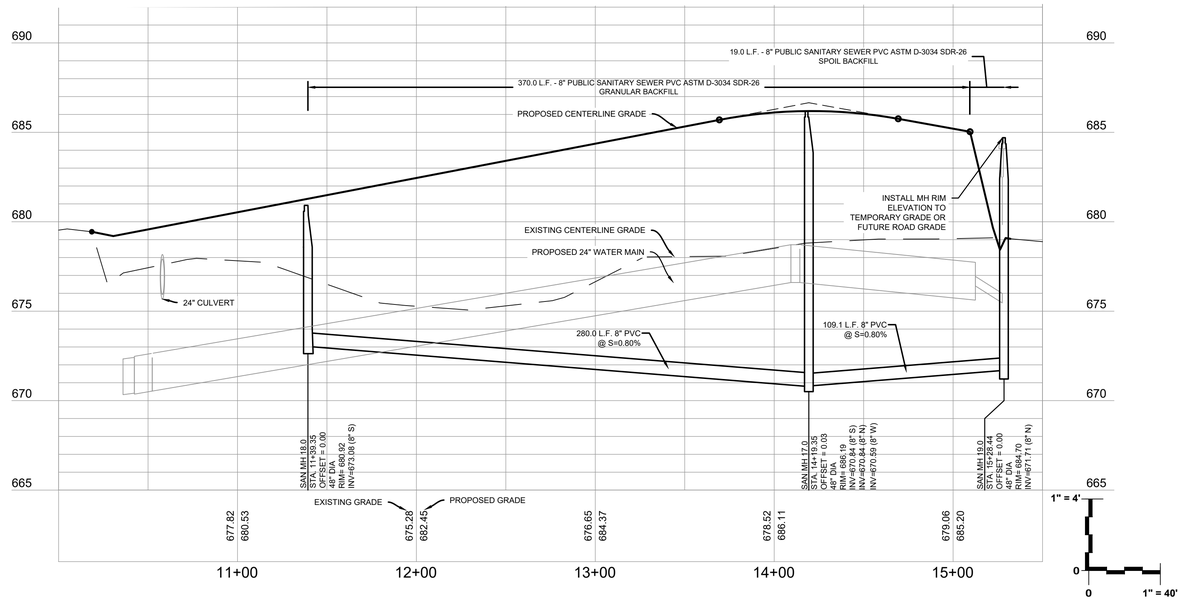
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SANITARY SEWER PLAN & PROFILE

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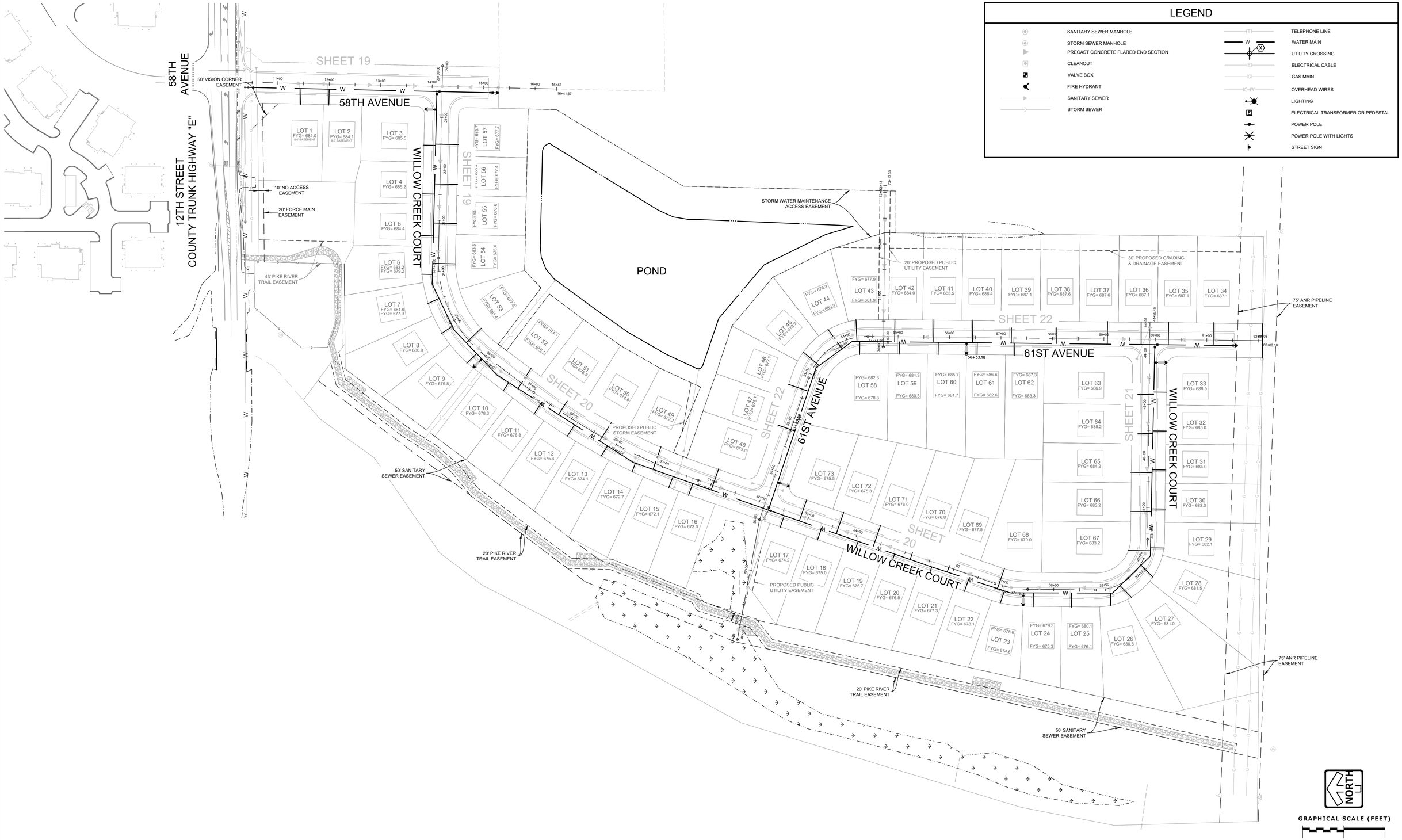
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WATER MAIN OVERVIEW

REVISIONS

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PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

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WATER MAIN OVERVIEW

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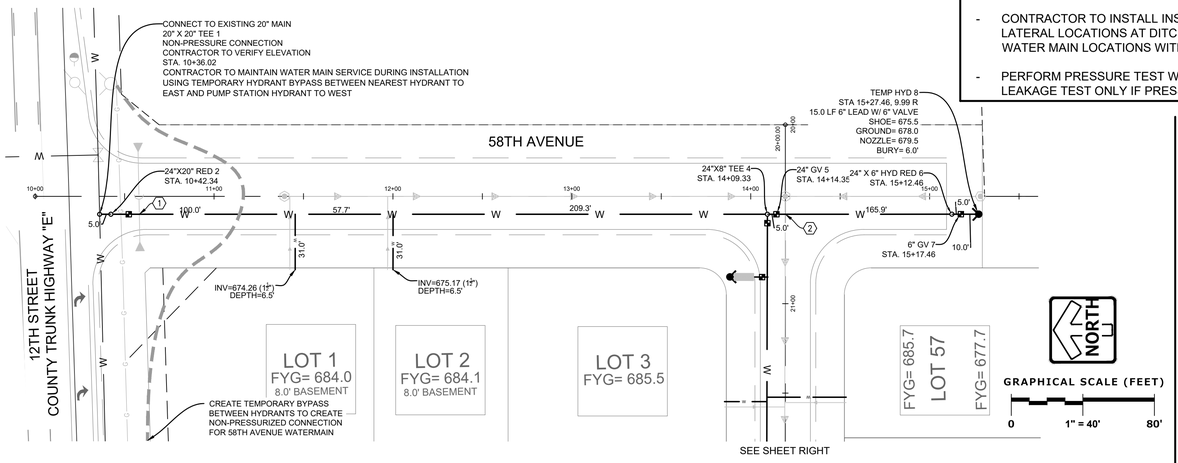
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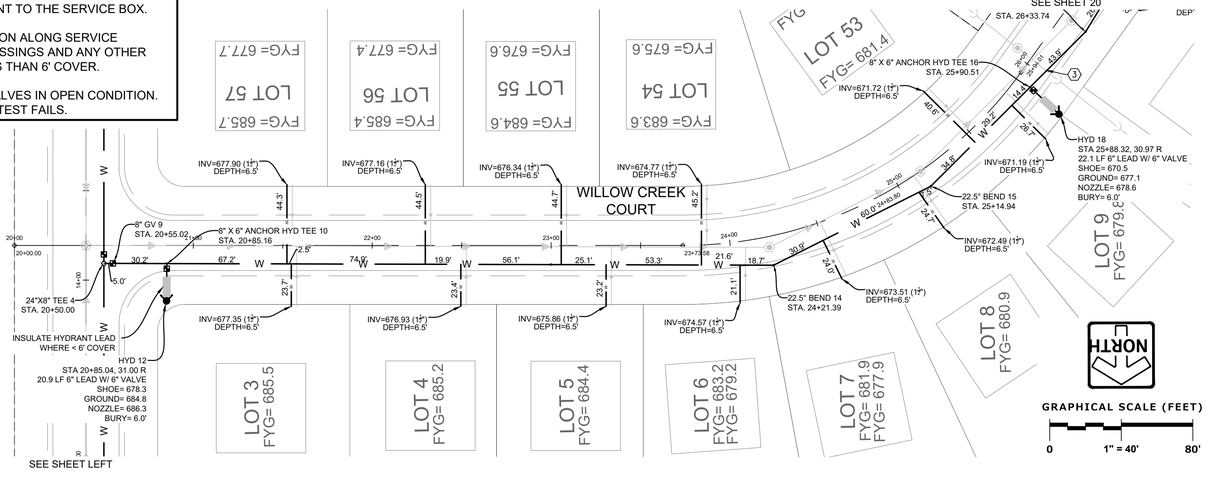
WATER MAIN & LATERAL NOTES:

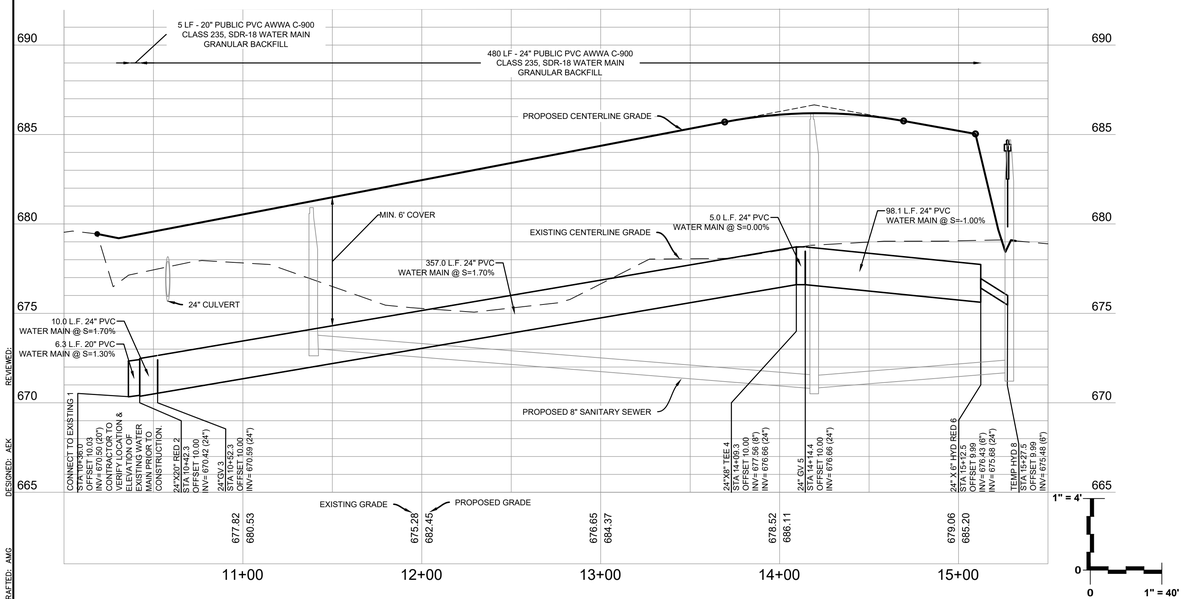
- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 1/2" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, MUELLER H-15209N, OR EQUAL. INSTALL LATERAL 1.0' PAST THE STOP ON TO THE LOT.
- PLACE LOCATOR WIRE ON TOP OF WATER SERVICE LINES AND EXTEND TO TERMINAL BOX ADJACENT TO THE SERVICE BOX.
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.

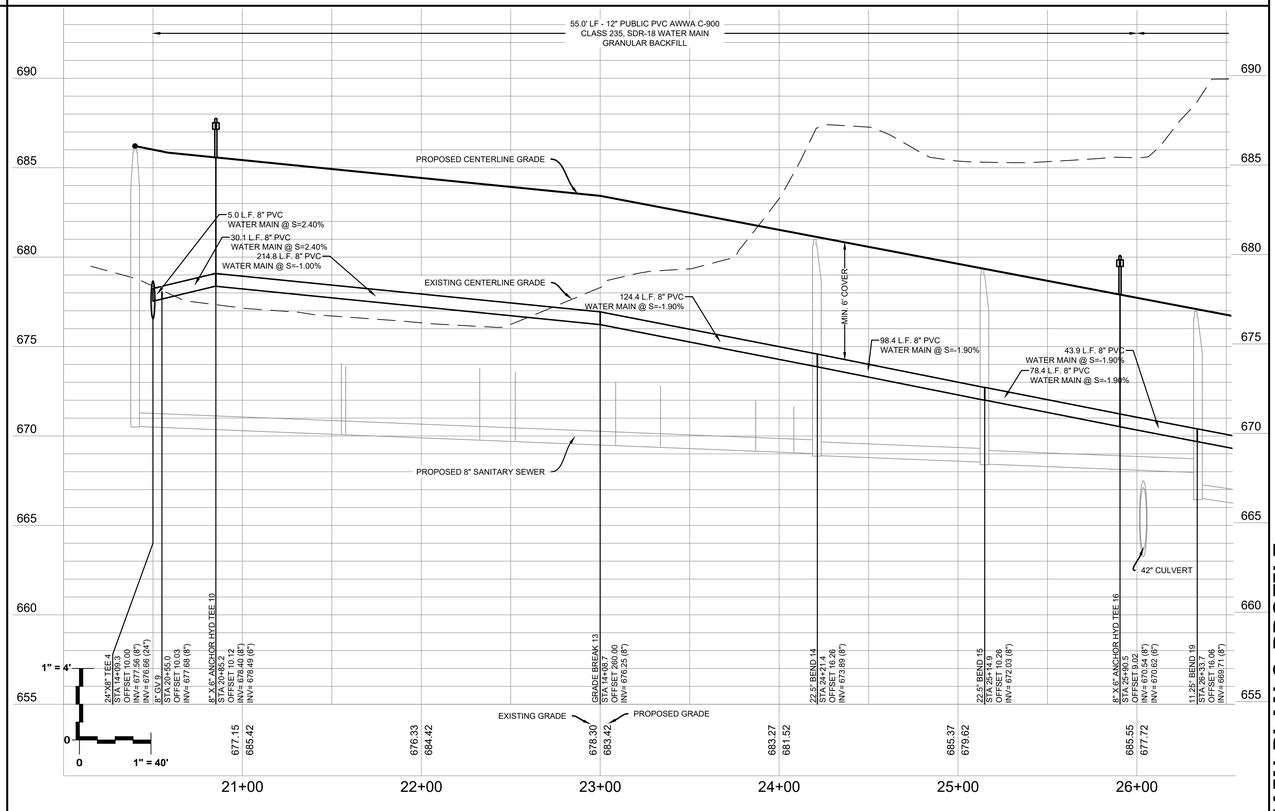
CROSSINGS

1. 24" STORM OVER
   24" WATER
   24" STM B/PIPE= 675.65
   24" WM T/PIPE= 672.74
2. 24" WATER OVER
   8" SANITARY
   24" WM B/PIPE= 676.52
   8" SAN T/PIPE= 671.23
3. 8" WATER OVER
   42" STORM
   8" WM B/PIPE= 670.27
   42" STM T/PIPE= 667.48









REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

WATER MAIN PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

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WATER MAIN PLAN & PROFILE

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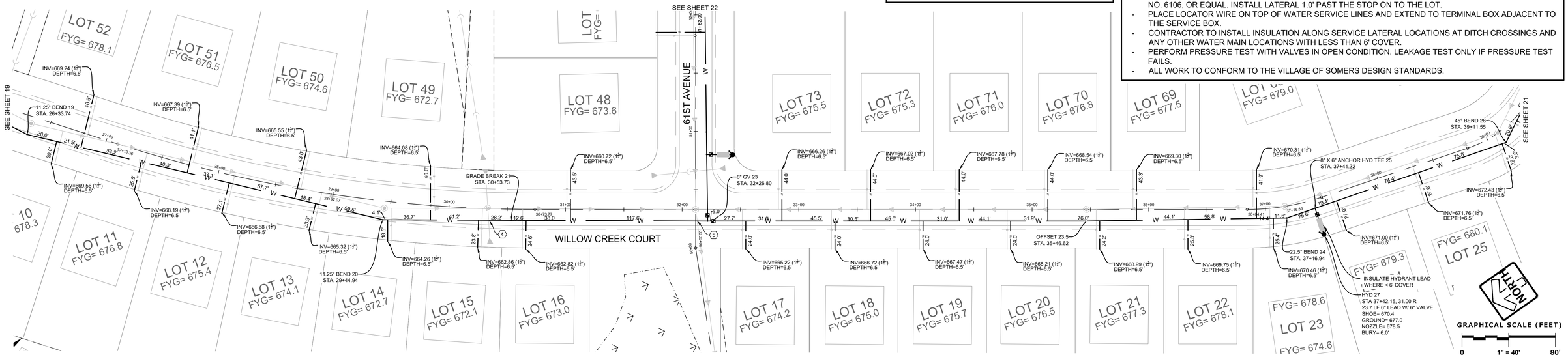
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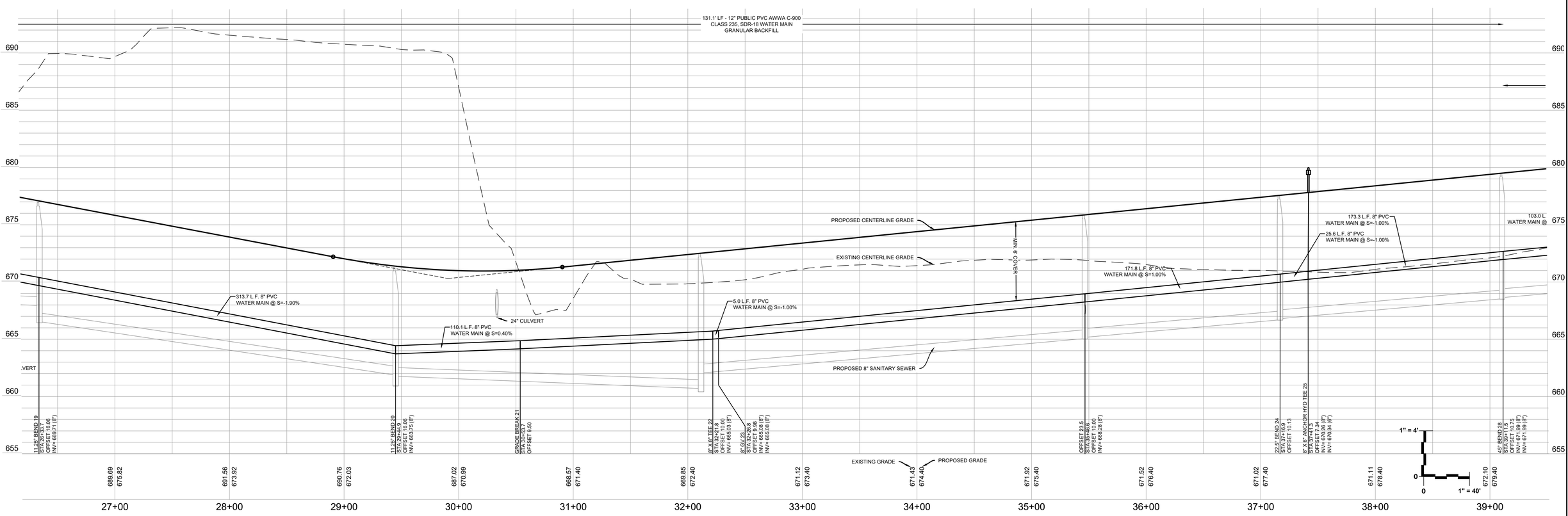
CROSSINGS

4	24" STORM OVER 8" WATER 24" STM B/PIPE= 666.91 8" WM T/PIPE= 664.79	5	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.96 8" SAN T/PIPE= 660.60

WATER MAIN & LATERAL NOTES:

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REVIEWED:

DESIGNED: AEK

DRAFTED: AMG

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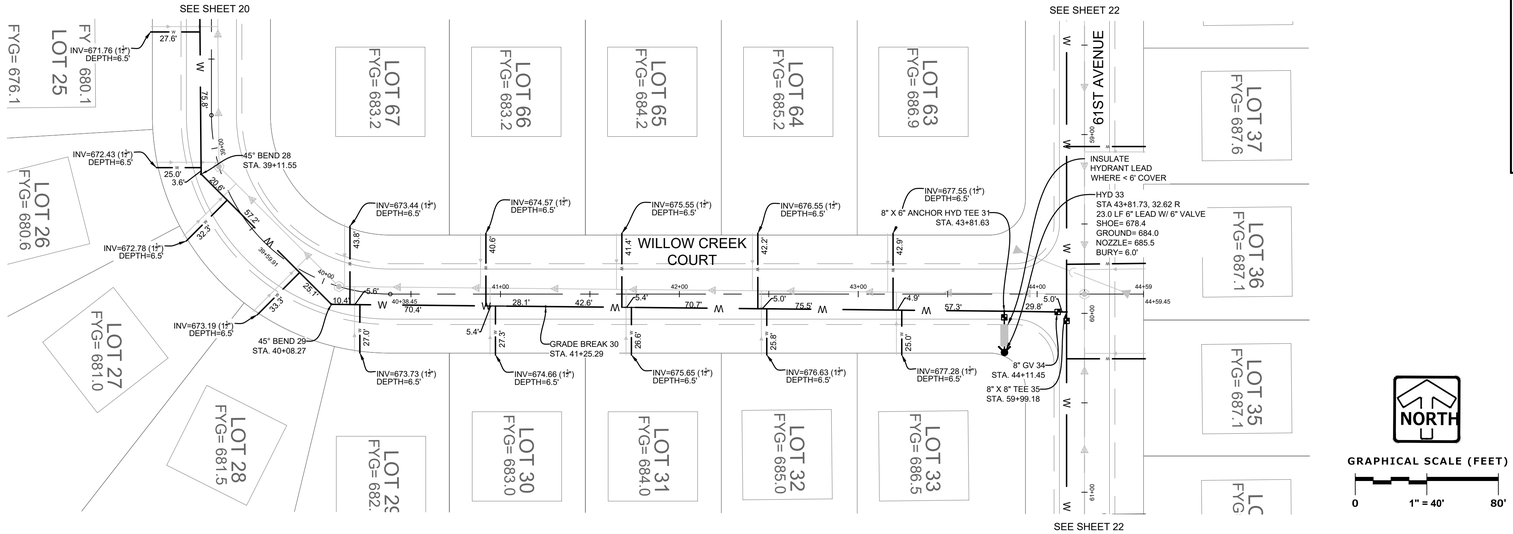
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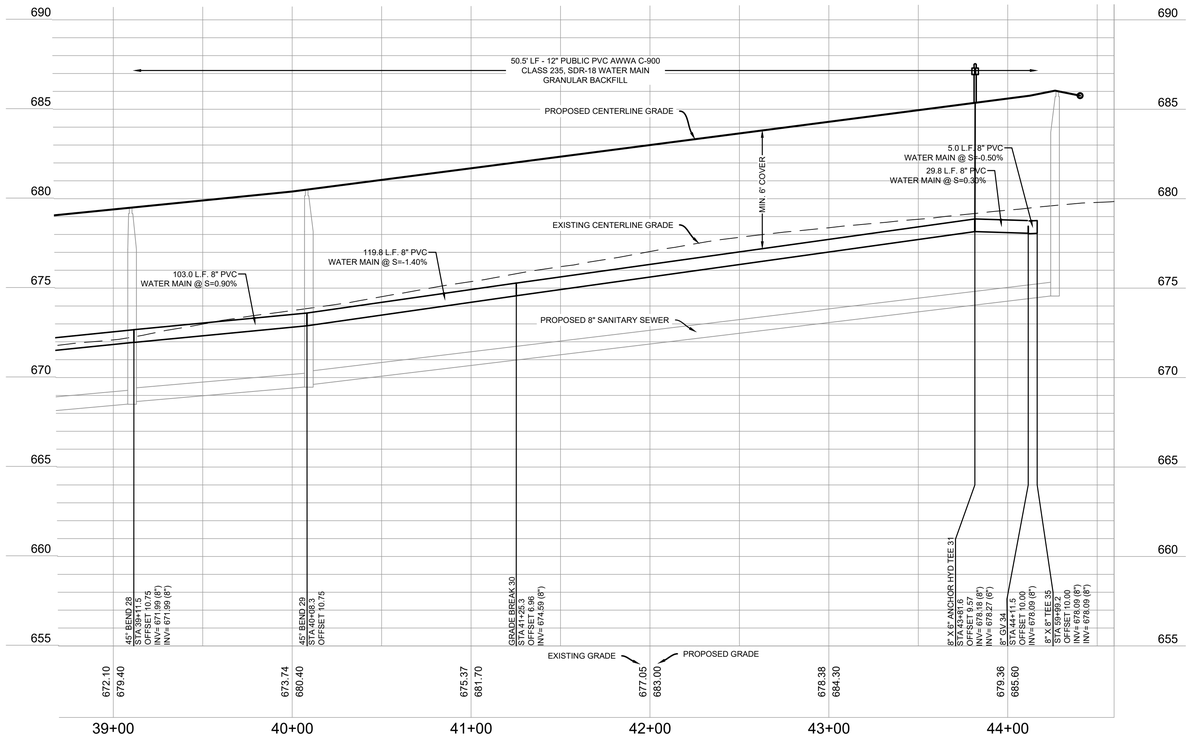
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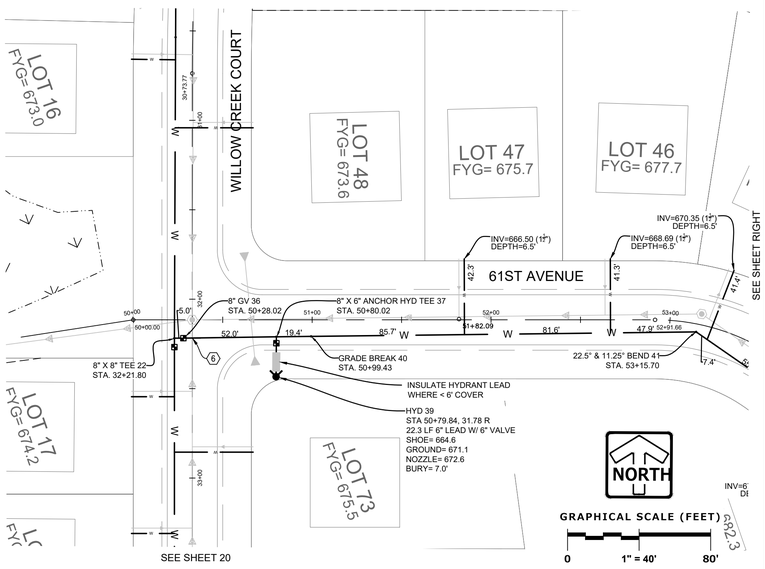
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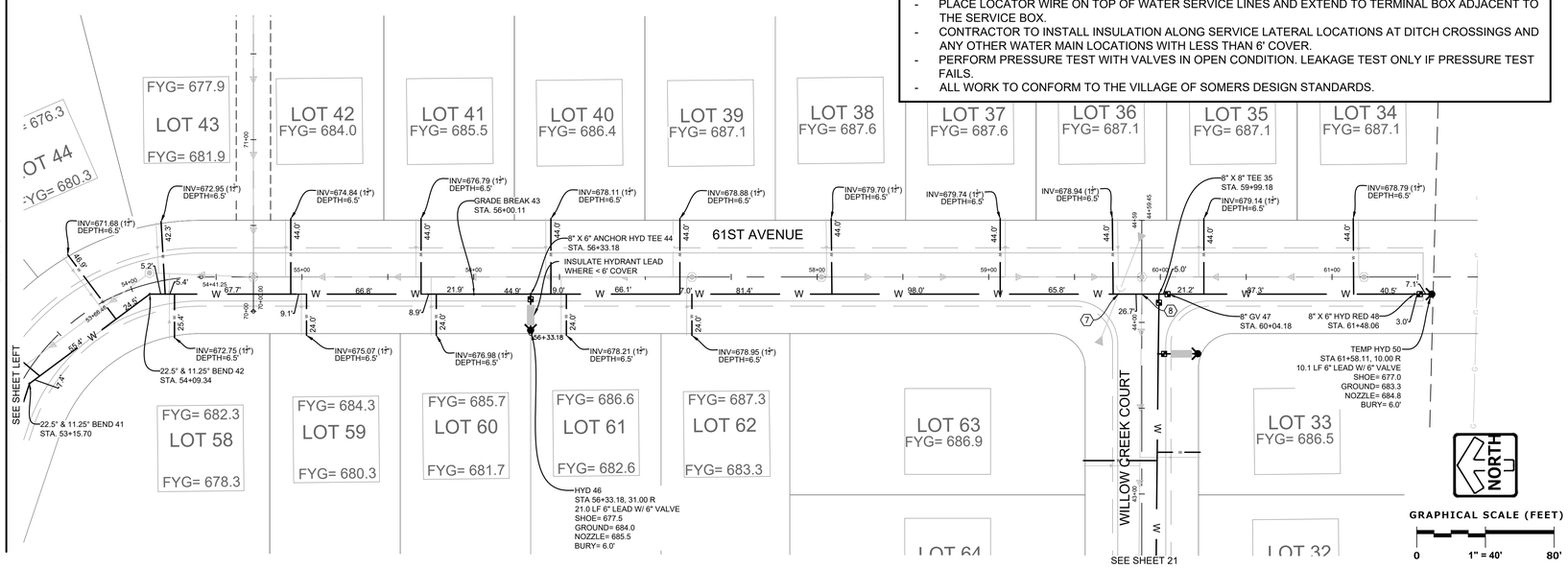
CROSSINGS

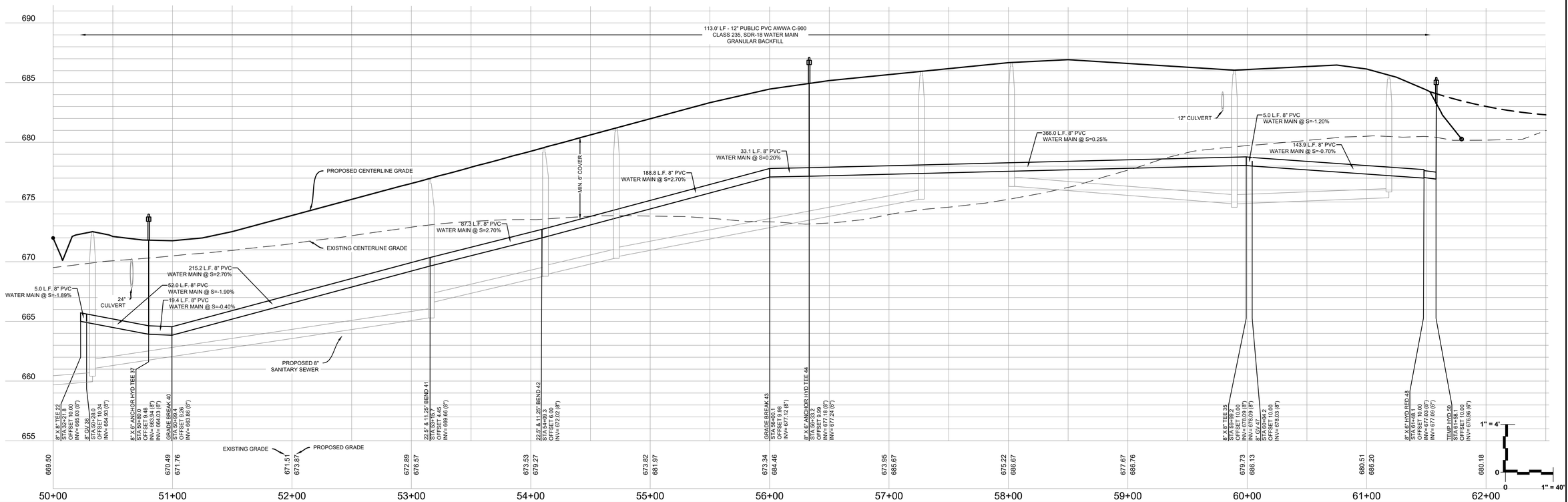
6	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.80 8" SAN T/PIPE= 662.87	7	15" STORM OVER 8" WATER 15" STM B/PIPE= 682.59 8" WM T/PIPE= 678.72	8	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20

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DESIGNED: AEK
REVIEWED:

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ALL STORM SEWER WITHIN PUBLIC RIGHT OF WAY SHALL HAVE GRANULAR BACKFILL.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.11

FES 10.0
INV=676.00 (24")

60.2 L.F. 24" RCP
@ S=0.25%

FES 9.0
INV=675.85 (24")

50' VISION CORNER EASEMENT

LOT 1 FYG= 684.0 8.0' BASEMENT
LOT 2 FYG= 684.1 8.0' BASEMENT
LOT 3 FYG= 685.5
LOT 4 FYG= 685.2
LOT 5 FYG= 684.4
LOT 6 FYG= 683.2 FYG= 679.2
LOT 7 FYG= 681.9 FYG= 677.9
LOT 8 FYG= 680.9
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.8
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0

20' FORCE MAIN EASEMENT

24" CULVERT
INV=663.60

43' PIKE RIVER TRAIL EASEMENT

WILLOW CREEK COURT

LOT 57 FYG= 685.7 FYG= 677.7
LOT 56 FYG= 684.4 FYG= 677.4
LOT 55 FYG= 684.6 FYG= 676.6
LOT 54 FYG= 683.6 FYG= 675.6
LOT 53 FYG= 677.4 FYG= 681.4
LOT 52 FYG= 674.1 FYG= 678.1
LOT 51 FYG= 675.8
LOT 50 FYG= 674.1
LOT 49 FYG= 672.7
LOT 48 FYG= 672.6
LOT 47 FYG= 676.7
LOT 46 FYG= 677.7
LOT 45 FYG= 678.9
LOT 44 FYG= 680.3 FYG= 676.3
LOT 43 FYG= 681.9 FYG= 677.9
LOT 42 FYG= 684.0
LOT 41 FYG= 685.5
LOT 40 FYG= 686.4
LOT 39 FYG= 687.1
LOT 38 FYG= 687.6
LOT 37 FYG= 687.8
LOT 36 FYG= 687.1
LOT 35 FYG= 687.1
LOT 34 FYG= 687.1

EXISTING DRAIN TILE ENCOUNTERED ALONG POND GRADING EXTENTS TO BE DAYLIGHTED INTO POND

STORM WATER MAINTENANCE ACCESS EASEMENT

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

30' PROPOSED GRADING & DRAINAGE EASEMENT

TREES TO REMAIN

TRENCH BACKYARDS TO DETERMINE IF ANY TILE EXIST TO A DEPTH OF 10'. IF ENCOUNTERED, RELAY TILE TO POND TO THE NORTH.

75' ANR PIPELINE EASEMENT

20' PROPOSED PUBLIC UTILITY EASEMENT

POND FES
INV=664.50 (42")
INSTALL BAR GRATE

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5

190.5 L.F. 42" RCP
@ S=0.20%

POND OUTLET MH
72" DIA
RIM= 671.03
INV=664.14 (42" SE)
INV=663.64 (42" NW)

230.9 L.F. 42" RCP
@ S=0.20%

FES 1.0
INV=664.50 (36")
INSTALL BAR GRATE

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

164.1 L.F. 36" RCP
@ S=1.10%

61ST AVENUE

LOT 58 FYG= 682.3 FYG= 678.3
LOT 59 FYG= 684.3 FYG= 680.3
LOT 60 FYG= 685.7 FYG= 681.7
LOT 61 FYG= 686.6 FYG= 682.6
LOT 62 FYG= 687.3 FYG= 683.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

FES 6.0
INV=682.87 (15")

68.7 L.F. 15" RCP
@ S=0.25%

FES 5.0
INV=682.70 (15")

WILLOW CREEK COURT

LOT 33 FYG= 686.5
LOT 32 FYG= 685.0
LOT 31 FYG= 684.0
LOT 30 FYG= 683.0
LOT 29 FYG= 682.1
LOT 28 FYG= 681.5
LOT 27 FYG= 681.0
LOT 26 FYG= 680.6
LOT 25 FYG= 676.1 FYG= 680.1
LOT 24 FYG= 675.3 FYG= 679.3
LOT 23 FYG= 674.6 FYG= 678.6
LOT 22 FYG= 678.1
LOT 21 FYG= 677.3
LOT 20 FYG= 676.5
LOT 19 FYG= 675.7
LOT 18 FYG= 675.0
LOT 17 FYG= 674.2

ALTERNATIVE DRAIN TILE LOCATION

CAUTION: NO GRADING OVER EXISTING GAS MAIN

PROPOSED PUBLIC UTILITY EASEMENT

FES 7.0
INV=667.00 (24")

FES 2.0
INV=666.30 (36")

63.9 L.F. 24" RCP
@ S=0.35%

FES 3.0
INV=667.73 (24")

FES 4.0
INV=668.23 (24")

63.0 L.F. 24" RCP
@ S=0.80%

FES 8.0
INV=667.22 (24")

FES 11.0
INV=663.18 (42")
INSTALL BAR GRATE

TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

TREES TO REMAIN

100 YEAR FLOODPLAIN

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

PROPOSED 10' BIKE PATH

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

ONLY CLEAR TREES NECESSARY FOR PATH CONSTRUCTION

12" CULVERT
INV=655.06

48" CULVERT
INV=659.30

12.0 L.F. 18" RCP
@ S=0.50%
2 EACH 18" FES

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS DO NOT ENCROACH ON EXISTING WETLANDS

12" CULVERT
INV=663.60

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

75' ANR PIPELINE EASEMENT

100 YEAR FLOODPLAIN

12" CULVERT
INV=657.96

12" CULVERT
INV=659.11

NORTH

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

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STORM SEWER PLAN

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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STORM SEWER PLAN

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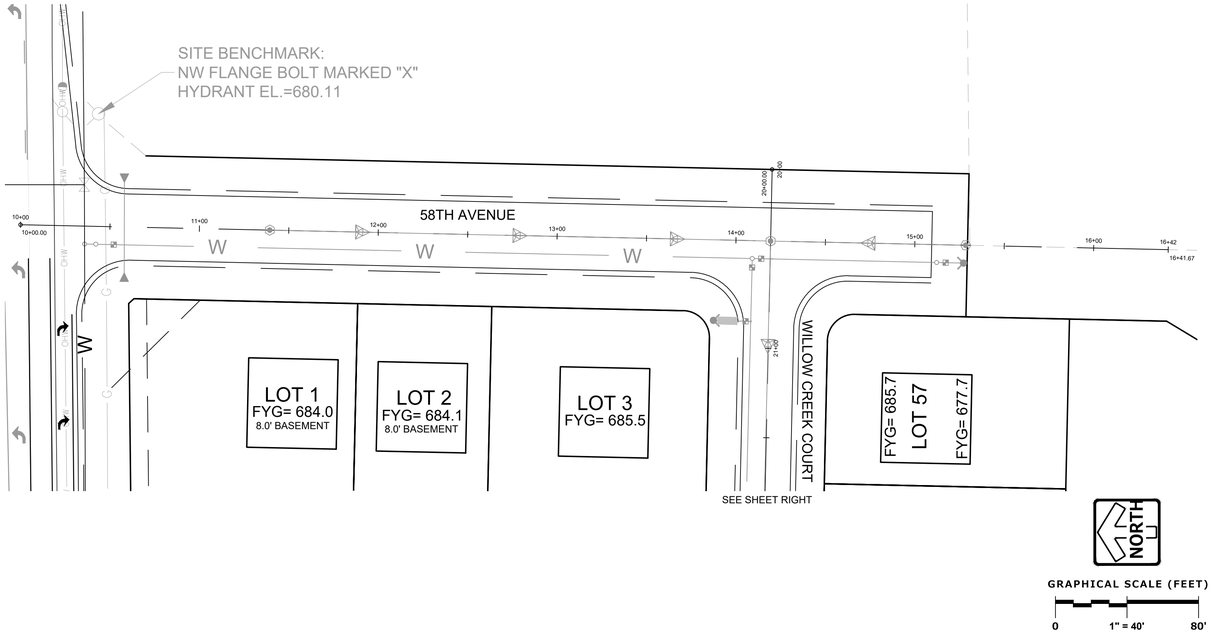
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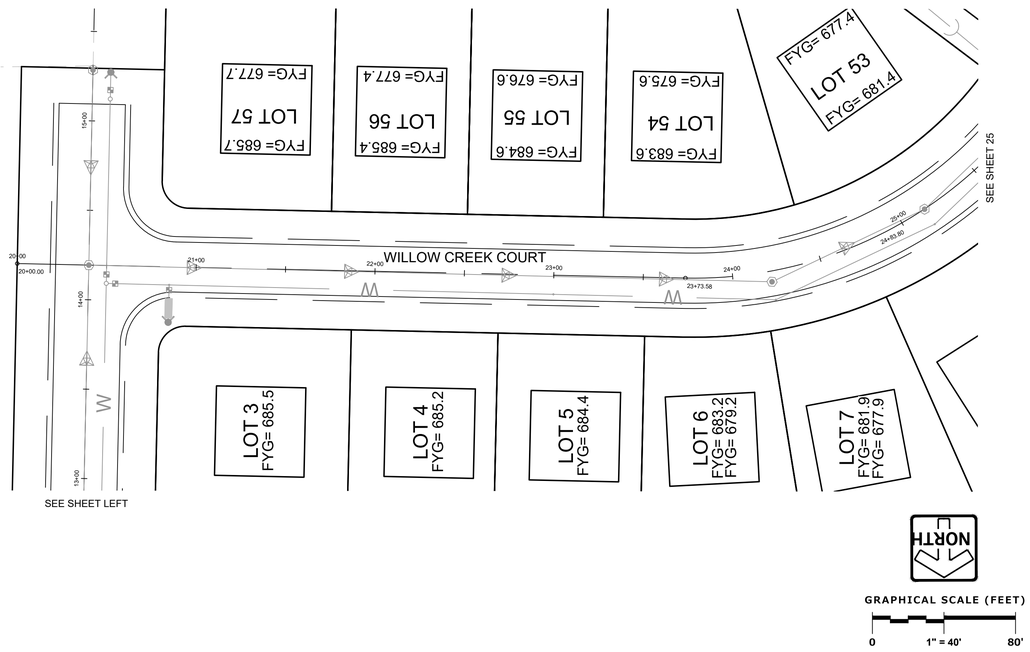
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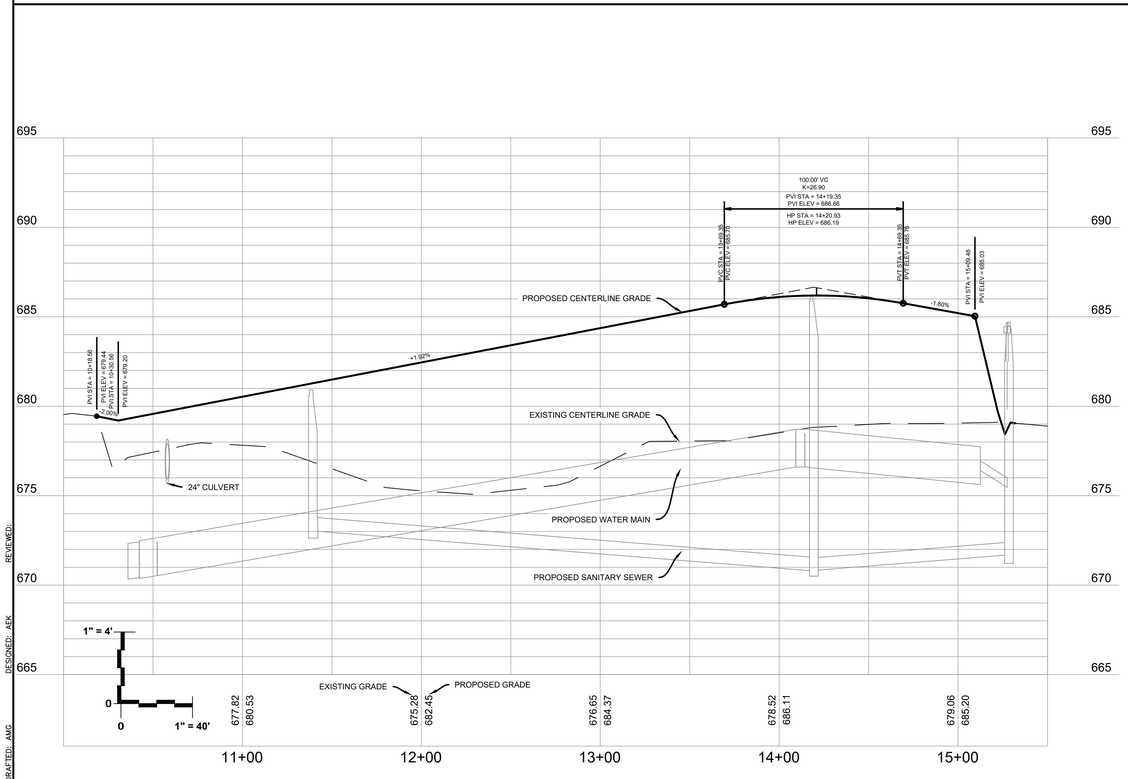
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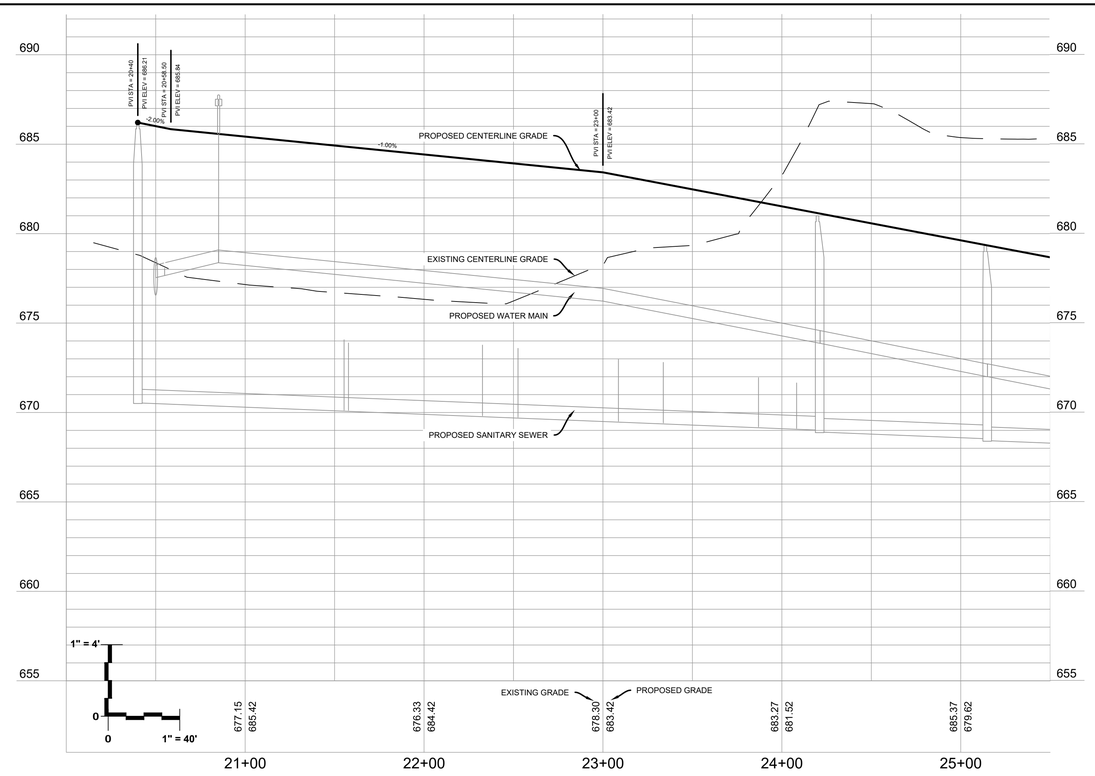
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ROADWAY PLAN & PROFILE

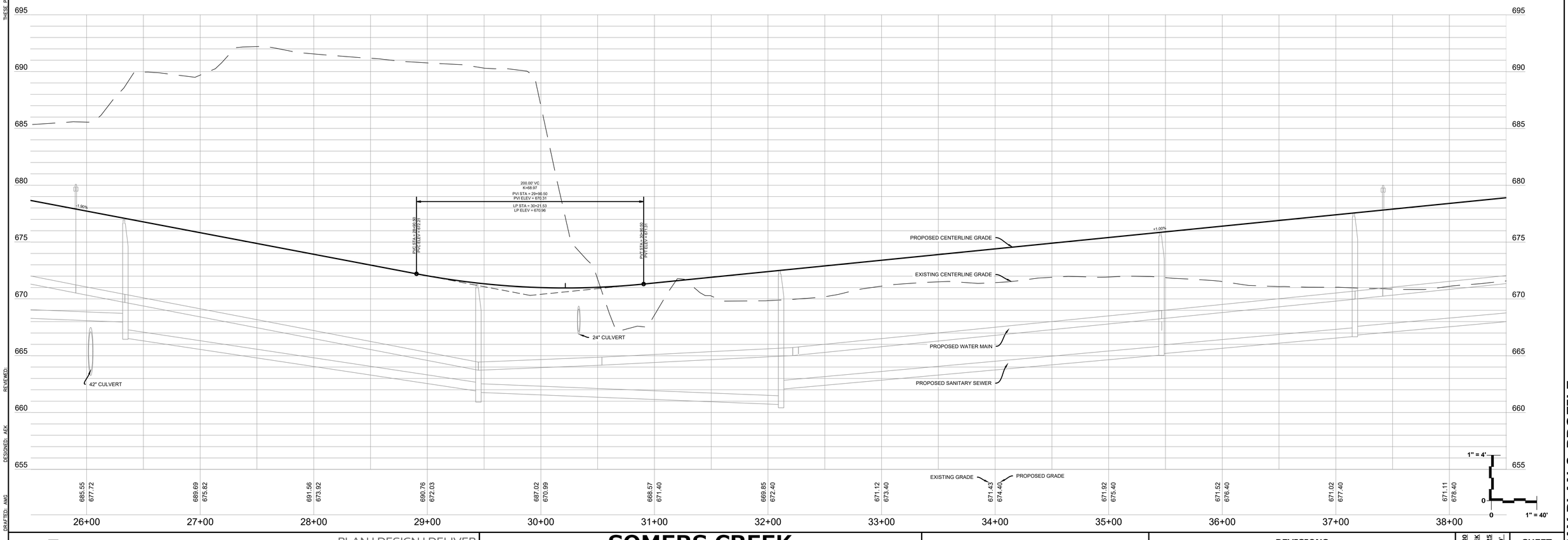
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SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PES PM AEK
START DATE 09/22/25
SCALE 1" = 40'

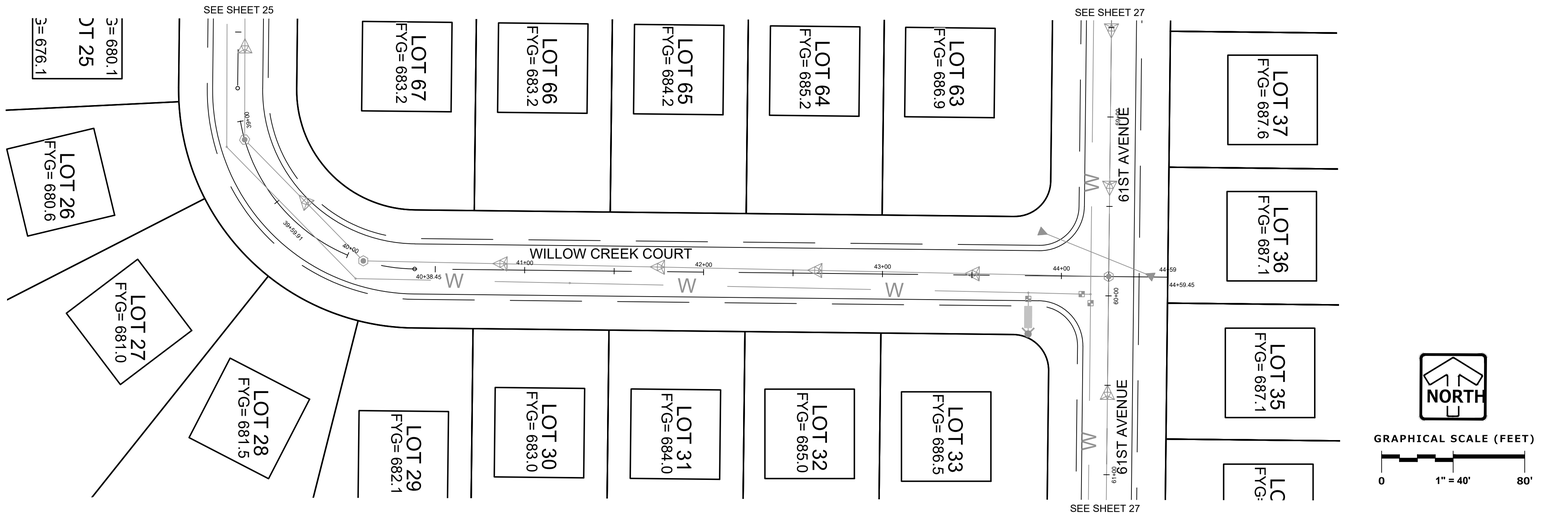
SHEET 25 OF 32

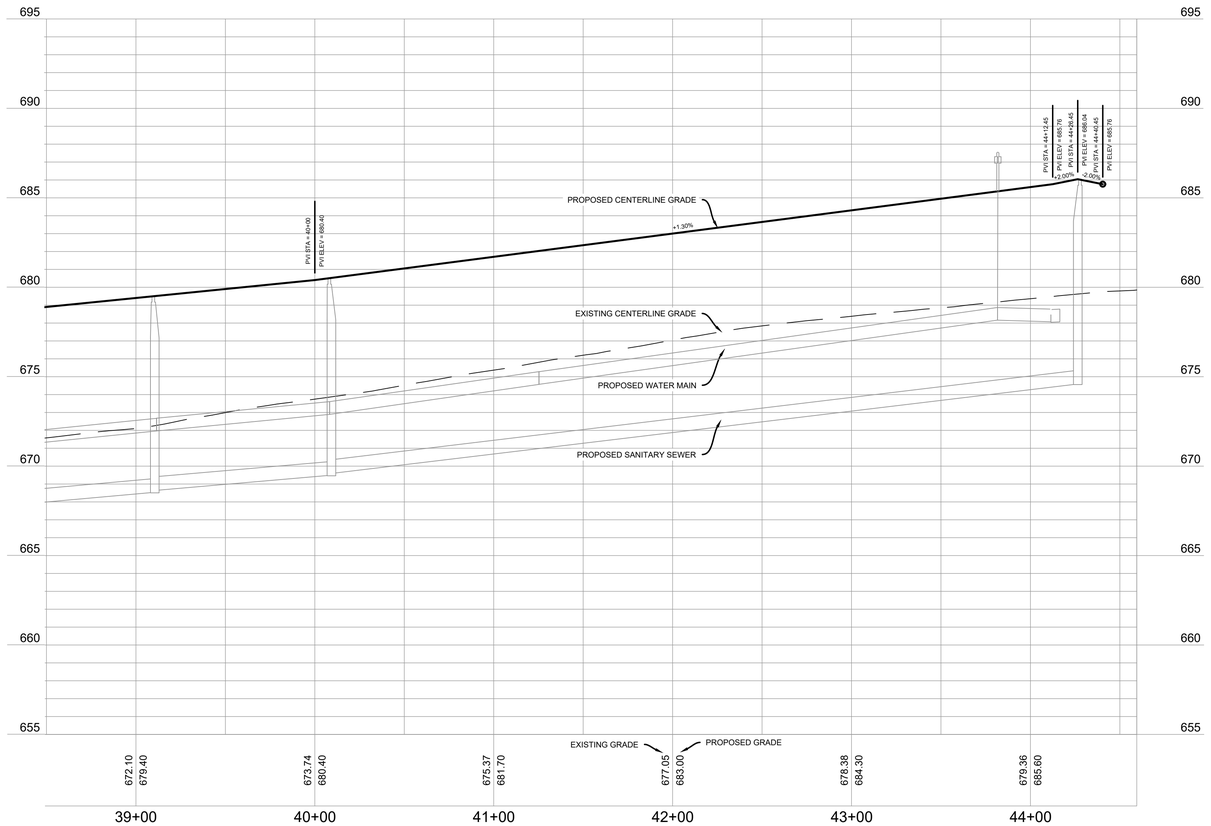
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ROADWAY PLAN & PROFILE

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DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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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

SOMERS CREEK

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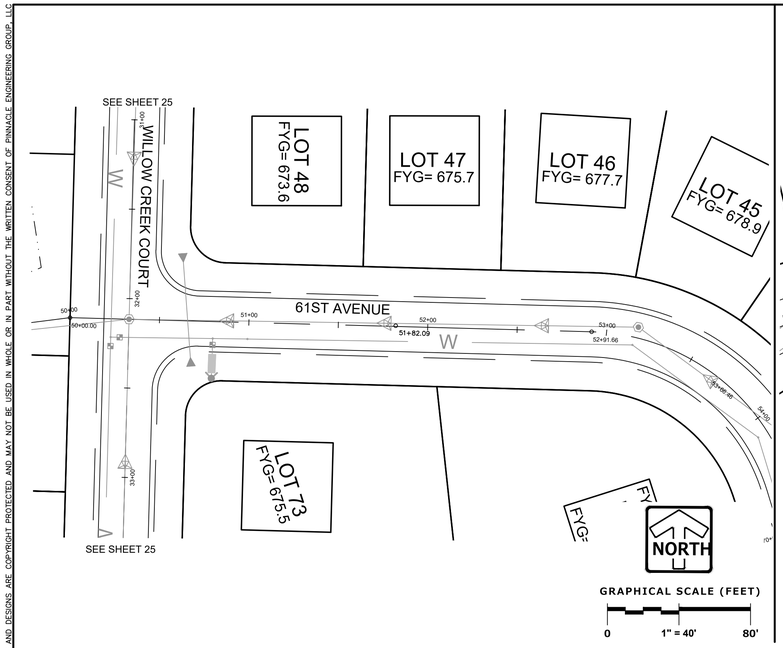
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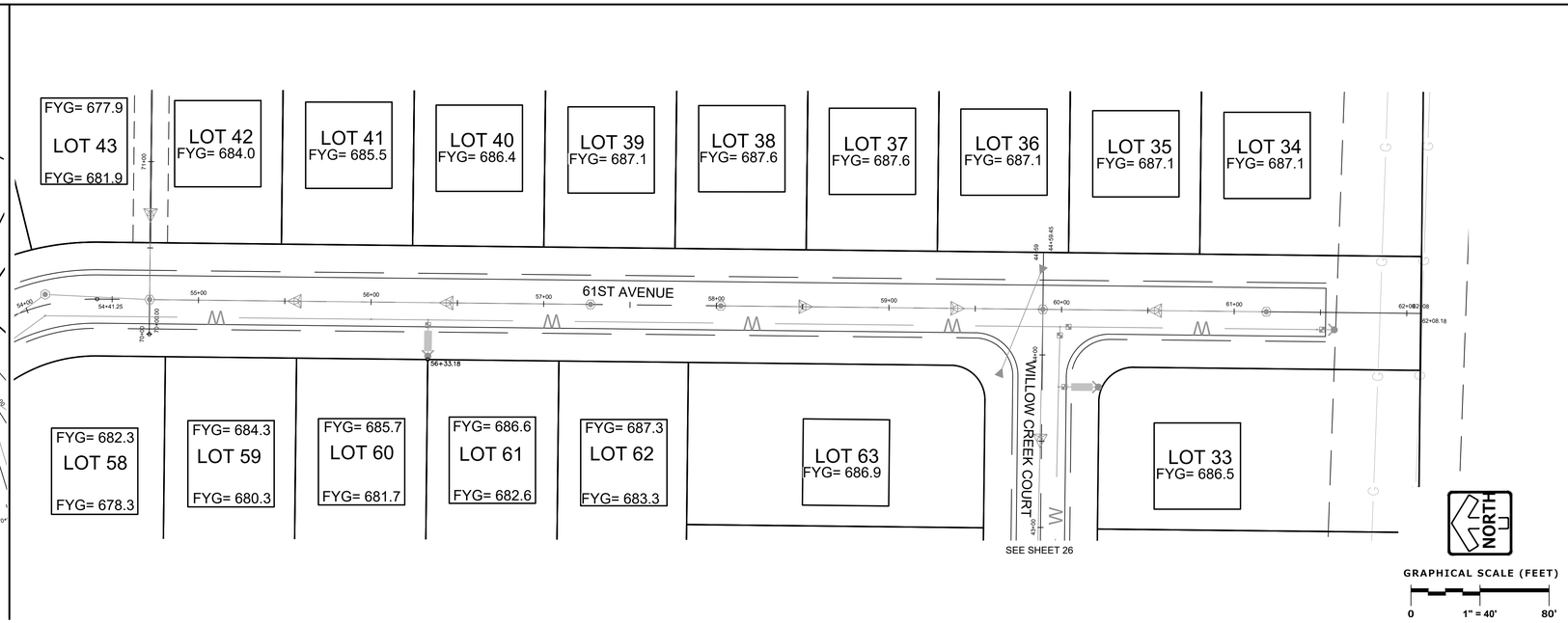
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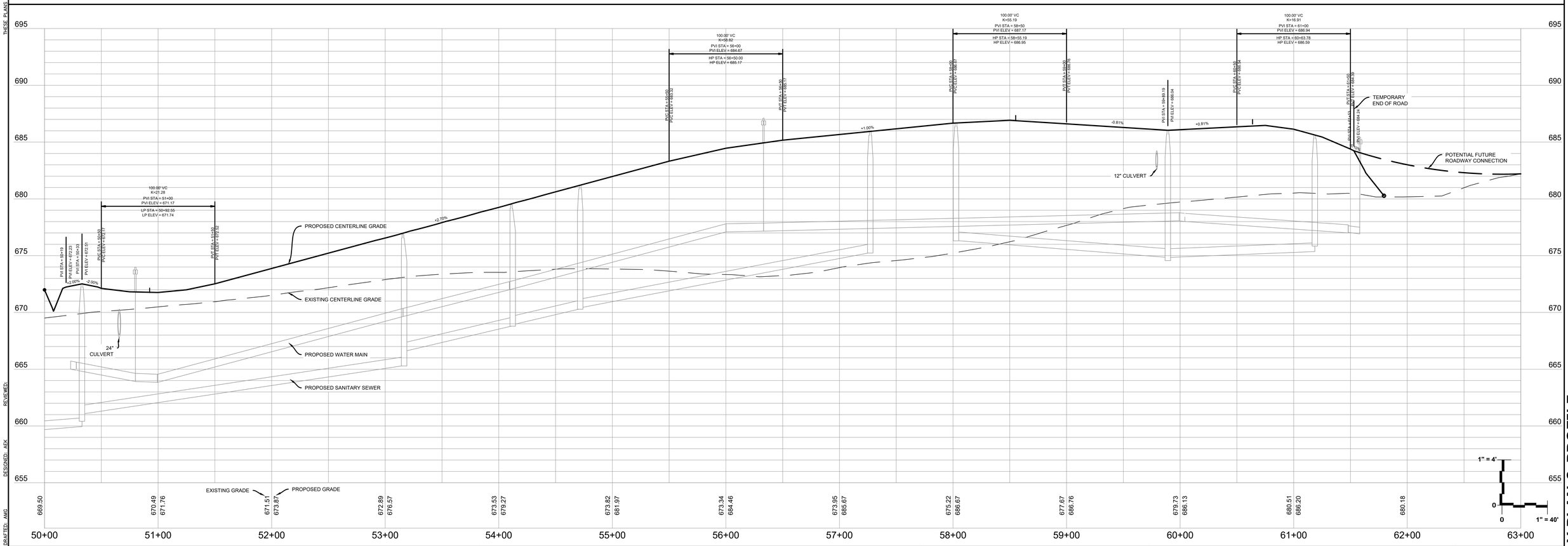
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58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

EXISTING RIGHT OF WAY

PROPOSED ROADWAY STRIPING AND MARKINGS PER CTH E PROPOSED CIVIL PLANS

EXISTING ROAD STRIPING

ONLY

ONLY

R30.0'

CONTRACTOR TO VERIFY EXISTING WATER MAIN AND VALVE LOCATIONS

EXISTING ROAD STRIPING

PROPOSED EDGE OF PAVEMENT

EXISTING EDGE OF PAVEMENT

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY.

EXISTING RIGHT OF WAY

VERIFY AND RELOCATE HYDRANT LEAD AND VALVE FOR PROPOSED ROADWAY

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY.

20' FORCE MAIN EASEMENT

50' VISION CORNER EASEMENT

PROPOSED 58TH AVE WATER MAIN AND VALVES

USE CAUTION WHEN WORKING OVER GAS LINE.

PROPOSED RIGHT OF WAY

18.5'

43.0'

18.5'

ADJUST EXISTING WATER MAIN VALVE FOR PROPOSED ROADWAY ELEVATION

58TH AVENUE

LOT 1
FYG= 684.0
8.0' BASEMENT

LOT
FYG= 6
8.0' BASEM

PROPOSED RIGHT OF WAY

43' PIKE RIVER TRAIL EASEMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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CTH E INTERSECTION PLAN

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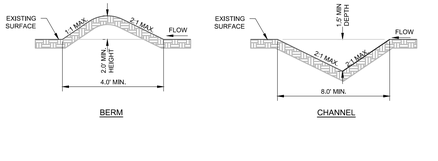
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CTH E INTERSECTION PLAN

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SILT FENCE

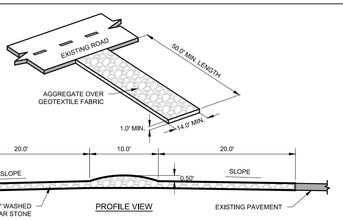


NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

#1056 10/01/2015

CONSTRUCTION ENTRANCE

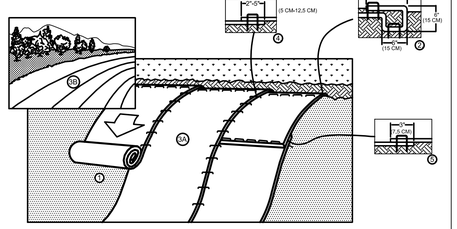


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

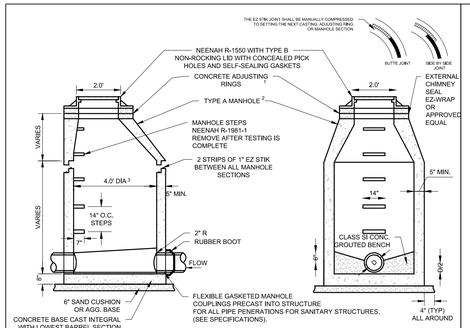
#1057 10/01/2015

EROSION MATTING - SLOPE INSTALLATION


2" (5 CM-12.5 CM)
1B
1A
2A
2" (5 CM)
2" (5 CM)
2" (5 CM)
1
2
2
2

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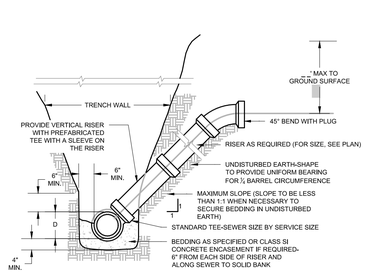


NOTES:

1. PROVIDE EXTERIOR SURFACE TREATMENT
2. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
3. STRUCTURE TO BE 4' -0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.
4. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH WRAPIDSEAL, MACWRAP, OR APPROVED EQUAL.
5. ADJUSTING RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 15".

SANITARY MANHOLE

#400 10/15/12

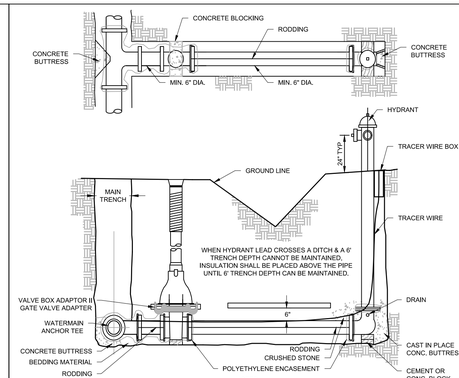


NOTES:

1. SANITARY SEWER RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 12'.
2. THE CONTRACT UNIT PRICE FOR SANITARY SEWER SERVICE RISERS OF THE SIZE AND VERTICAL HEIGHT SPECIFIED SHALL INCLUDE THE TEE AND 45° BEND
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER V.F. FOR SERVICE RISERS OF THE SIZE, TYPE AND VERTICAL HEIGHT SPECIFIED

TYPICAL RISER FOR SERVICE LATERAL

#408 10/15/12

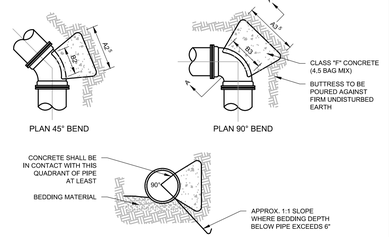


NOTES:

- FIRE HYDRANTS SHALL MEET AWWA C-502 AND SHALL BE MUELLER A-423 WITH A 5-1/4-INCH VALVE OPENING, O-RING SEALS, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 5-INCH STORZ QUICK CONNECTION PUMPER NOZZLE. EACH HYDRANT SHALL BE EQUIPPED WITH AN AUXILIARY GATE VALVE.
- PAINTING: FACTORY PAINTED RED WITH THE NOZZLE CAPS AND OPERATING NUT PAINTED SILVER GRAY.

HYDRANT SETTING

#501 6/13/13



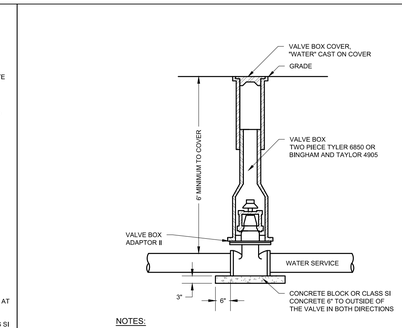
PIPE SIZE	22 1/2° BENDS		45° BENDS		90° BENDS	
	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK

#502 10/15/12

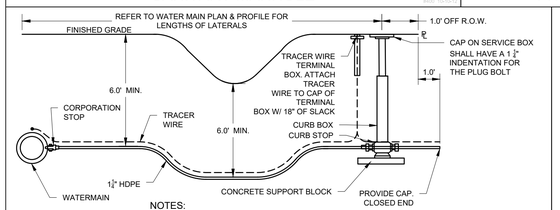


NOTES:

1. PROVIDE EXTENSION ROD WHEN COVER IS GREATER THAN 8'. TERMINATE ROD APPROX. 2' FROM SURFACE.
2. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX.
3. CURB VALVES SHALL BE MCDONALD NO. 6106 OR MUELLER H15209 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
4. MAIN LINE WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES, CLOW F-6100, OR MUELLER A-2362 VALVES

WATERMAIN VALVE

#506 10/15/12

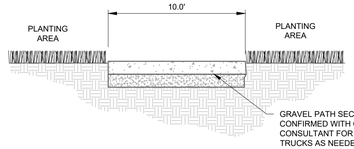


NOTES:

1. CURB VALVES SHALL BE MCDONALD NO. 6106 OR MUELLER H15209 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.

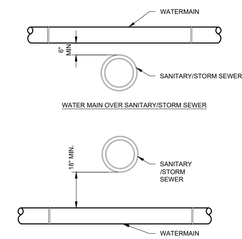
WATER SERVICE

#523 10/04/2011



GRAVEL PATH

#510 4/25/13



NOTES:

1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

#507 10/15/12

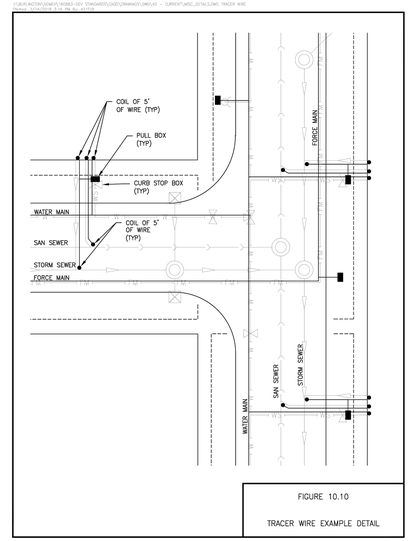
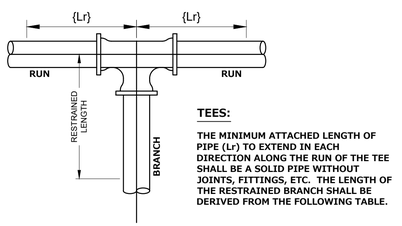


FIGURE 10.10

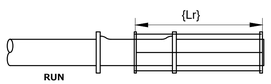
TRACER WIRE EXAMPLE DETAIL



TEES:

THE MINIMUM ATTACHED LENGTH OF PIPE (Lr) TO EXTEND IN EACH DIRECTION ALONG THE RUN OF THE TEE SHALL BE A SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC. THE LENGTH OF THE RESTRAINED BRANCH SHALL BE DERIVED FROM THE FOLLOWING TABLE.

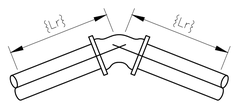
MINIMUM ATTACHED LENGTH OF PIPE (Lr)											
TEE SIZE	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
LENGTH OF RESTRAINED BRANCH											
8"x6"	33	15	1	1	1	1	1	1	1	1	1
8"x8"	43	30	16	3	1	1	1	1	1	1	1
20"x20"	---	86	72	58	44	31	17	3	1	1	1
24"x8"	43	2	1	1	1	1	1	1	1	1	1



DEAD ENDS:

ALL JOINTS WITHIN THE INDICATED LENGTH MUST BE RESTRAINED.

PIPE SIZE (INHES DIA.)	8"	20"	24"
MINIMUM ATTACHED LENGTH OF PIPE (LR)	40'	90'	118'



HORIZONTAL/VERTICAL BENDS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE BEND SHALL BE DERIVED FROM THE FOLLOWING TABLE.

PIPE SIZE	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND
	11 ¼°	11 ¼°	22 ½°	22 ½°	45°	45°
8"	2'	2'	3'	3'	6'	7'

NOTES:

1. **THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:**
   - **A) ALL PIPE MATERIAL IS PVC.**
   - **B) THE SOIL TYPE IS "CL" W/GRANULAR FILL AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS, ASTM STANDARD D 2487.**
   - **C) THE TEST PRESSURE OF THE WATER SYSTEM IS ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 PSI).**
   - **D) THE TRENCH IS TYPE 5, AS PER ANSI/AWWA C150/A21.5, TRENCH CONDITIONS.**
   - **E) THE DEPTH OF COVER IS SIX FEET (6').**
   - **F) THE SAFETY FACTOR SHALL BE 1.5.**
2. **IF THE FIELD CONDITIONS VARY SIGNIFICANTLY FROM THESE PARAMETERS, THE CONTRACTOR SHALL IMMEDIATELY ADVISE THE ENGINEER. THE ENGINEER WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET THE EXISTING CONDITIONS.**

WATERMAIN JOINT RESTRAINT LENGTHS

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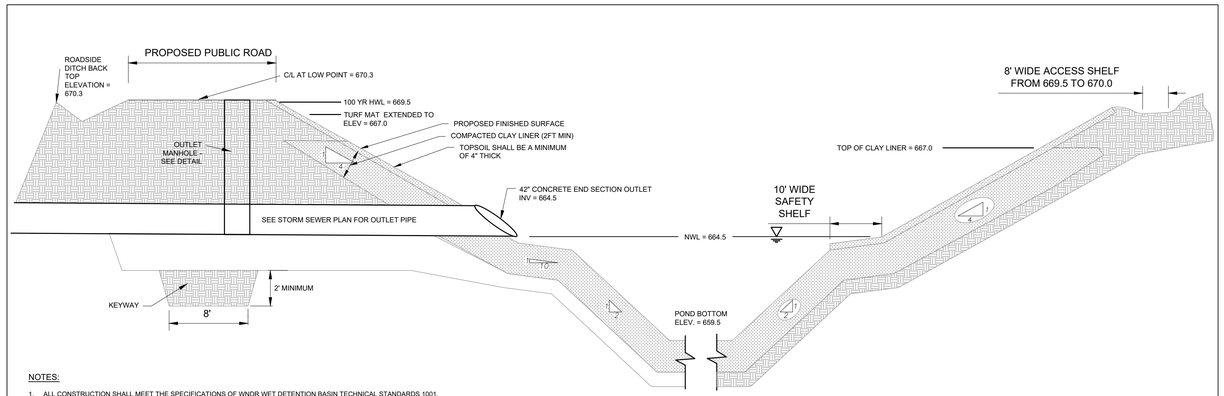
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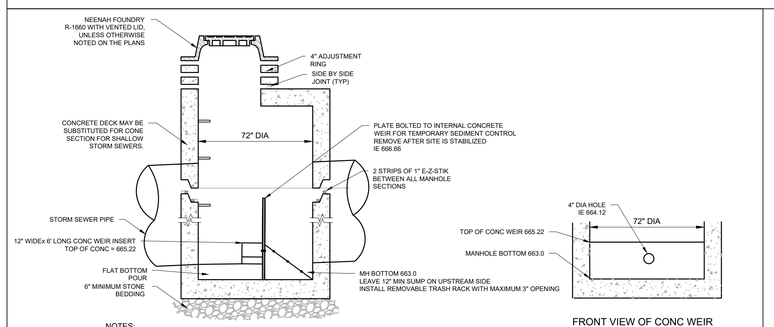
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NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WNDR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD..
3. CLAY LINEAR SHALL BE A MINIMUM OF 2 FEET THICK. CLAY SHALL BE COMPACTED AT ±10% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. INSITU MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY GEOTECHNICAL ENGINEER.
4. TURF REINFORCEMENT MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.
5. CONTRACTOR SHALL IMMEDIATELY FILL POND WITH WATER FROM A HYDRANT OR OTHER SOURCE TO THE NORMAL WATER LEVEL UPON COMPLETION OF THE PERMANENT POOL. CONTRACTOR SHALL AVOID SCOURING AND DAMAGING THE LINER. THE PERMANENT POOL AND LINER SHALL NOT BE LEFT EXPOSED TO BE FILLED VIA RAIN, WHICH CAN CAUSE POTENTIAL EROSION AND DAMAGE TO THE LINER.

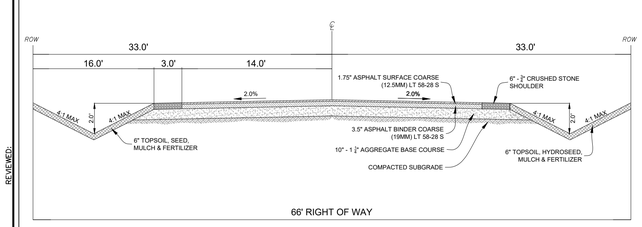
WET POND CROSS SECTION



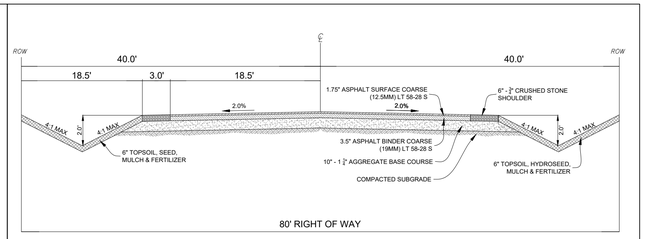
NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

POND OUTLET MANHOLE IN PUBLIC ROAD



66' RIGHT OF WAY



80' RIGHT OF WAY

INTERIOR SITE ROADS CROSS SECTIONS

58TH AVENUE CROSS SECTIONS

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

VILLAGE OF SOMERS, WI MATERIAL SPECIFICATIONS

GENERAL

- ☐ Comply with the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
- ☐ Obtain written approval for the proposed Plans and Specifications from the Village Engineer prior to construction.

SANITARY SEWER

GENERAL

- ☐ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
  - Bedding material shall cover 4" below the pipe and tucked underneath pipe manually.
- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - -1,600 lbs sand
  - -1,000 lbs #1 stone
  - -1,400 lbs #2 stone
  - -25 gals water (0 to -0.5 gal variance)
- ☐ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- ☐ Mandrel test: 95% mandrel after 30-days.
- ☐ Internal sewer inspection: Closed circuit color television with a small flow of water in the pipe.
- ☐ Low-pressure air test: Per Standard Specifications.
- ☐ Manhole vacuum test: Per Standard Specifications.
- ☐ Place tracer wire on sanitary sewer main: No. 10 AWG stranded or solid insulated copper wire and Copperhead Industries – Snake Pit Terminal Box at laterals, or approved equal.
- ☐ Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be green and state "sewer" within the warning text.

PIPE MATERIAL

- ☐ Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.
  - Having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a minimum cell classification of 12454C or 12364C and a minimum modulus of elasticity of 500,000 psi. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. Lateral pipe material shall conform to the requirements of Paragraph above.

- Sanitary sewer pipe used in gravity flow horizontal directional drilling shall be fusible polyvinyl chloride (PVC) or Certa-Flo restrained joint PVC pipe as approved by the Village Engineer.
- Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784..
  1. Pipe shall be Fusible PVC® by Underground Solutions, Inc. or equal.
  2. Pipe used for sanitary sewer shall be colored green.

MANHOLE MATERIALS

- ☐ 48-inch ID precast concrete w/eccentric cone (typ.), ASTM C478.
- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and covers: Neenah R-1580 (R-1550) or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- ☐ Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R-1916-C, East Jordan 1058 WT, or equal.
- ☐ Use a minimum of 4 inches and a maximum of 15 inches of concrete adjusting rings. The top of manhole castings shall be set 1/4 inch below the newly finished asphalt surfaces, finished grade of concrete pavement, or elevations per the plan within grass or lawn areas. Casting shall be placed level within grass areas or match the slope of the adjacent finished surface in all other areas. Manhole frames shall be adjusted to the maximum extent possible by using adjusting rings of various thicknesses and tapers. Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal. After placing rings, minor permanent shimming of the casting to obtain the necessary elevation and slope shall be performed. Temporary wedging is not permitted. Shims shall have a minimum surface area of 8 square inches and be made of steel, or other non-degradable material approved by the Village. Shims shall be placed at a minimum of three locations between the casting and top adjusting ring to prevent rocking of the casting. After the shims have been correctly placed the Contractor shall then trowel the butyl rubber sealant or non-shrink grout, if approved by the Village, over the mating surfaces and then place the casting onto the manhole. Installing the butyl or grout between the adjusting ring and casting by pushing, tuckpointing, or any other method, from the outside of the rings is not permitted. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney.
- ☐ An external sealing wrap shall be placed on the entire manhole chimney from the casting to the 6-inches below the top of the manhole cone section and installed per manufacturers recommendations. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.
- ☐ Exterior joint protection: WrapidSeal by CCI Pipeline Systems or MacWrap by Mar Mac Construction Products.
- ☐ Exterior surface treatment: Heavy-duty coal tar pitch, Top-Coat or bituminous Super Service Black.
- ☐ Inside drop manholes are not allowed on new manholes. Inside drop manholes may only be installed on existing manholes if approved by the Village and WDNR.

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CONSTRUCTION DETAILS

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REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
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CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE N.T.S.

SHEET 31 OF 32

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VILLAGE OF SOMERS, WI MATERIAL SPECIFICATIONS CONTINUED

SANITARY LATERALS

- Minimum 6-inch PVC SDR-26.
  - Install sewer laterals at a typical 2.08% (1/4-inch per foot) grade unless otherwise approved by the Village. Minimum lateral grade is 1.04% (1/8-inch per foot) and maximum grade is 4.16% (1/2-inch per foot).
  - All laterals exceeding 100-feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100-foot maximum spacing or as directed / approved by the Village.
  - Lateral(s) under existing pavement or shoulder areas shall be installed by boring, unless otherwise approved by the Village.
- Provide wye connections unless allowed otherwise by Village Engineer. Provide an SDR-26 tee with a riser sleeve on deeper installations.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- Lateral pipe locator wire and terminal post: No. 10 AWG stranded or solid insulated copper wire with Copperhead Industries – Snake Pit Terminal Box, or approved equal.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

WATER MAIN

GENERAL

- Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- Bedding material shall cover 4" below the pipe and tucked underneath pipe manually.
- Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - -1,600 lbs sand
  - -1,000 lbs #1 stone
  - -1,400 lbs #2 stone
  - -25 gals water (0 to -0.5 gal variance)
- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Operation of valves: By Village representatives or agents unless allowed otherwise.
- One-hour pressure test: 150 psi with no loss.

- Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.
- Water services over 2-inch diameter shall meet the specifications for water main and include a gate valve/valve box at the point of connection to the water main.
- Water services equal or less than 2-inch diameter shall meet the specifications for water services and have a curb stop/service box placed one foot from the right-of-way line.
  - All water main materials including but not limited to pipe, tubing, valves, valve boxes, hydrants, joint restraints, fittings, and fasteners shall be manufactured in the USA.
  - The Contractor shall install water main at the grades per the Village approved plans with no high points constructed in the main except at hydrant locations and as approved by the Village. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point. The Village reserves the right to order the Contractor to relay water mains placed at the wrong grade.
  - Valves, hydrants, copper service pipe, corp. stops, and curb stops removed as part of the project shall be delivered to the Village & Town of Somers Public Works Department, 7511 12th Street, Kenosha, WI, 53144.
  - Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be blue and state "water" within the warning text.

PIPE MATERIAL

- PVC: Conforming to AWWA C-900, pressure class 235, (DR 18).
- Tracer wire shall be installed with PVC pipe, extend wire to hydrants terminated in a Copperhead Industries – Snake Pit Terminal Box, or approved equal set behind the hydrant.
  - Polyvinyl chloride (PVC) pipe shall meet the requirement of AWWA C900 (4 inch through 30 inch diameter), DR18, pressure rating of 235, with cast iron O.D., and integral elastomeric bell and spigot joints.
  - Pipe shall be installed the same year it was manufactured unless approved by the Village Engineer.
  - Water main pipe material used in directionally drilled water main shall be fusible polyvinyl chloride (PVC), high density polyethylene (HDPE) or Certa-Lok restrained joint PVC pipe as approved by the Village Engineer.
  - Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784.
    1. Pipe shall be Fusible C-900® by Underground Solutions, Inc.
    2. Pipe used for water main shall be colored blue.
  - High density polyethylene (HDPE) water main (4 inch through 36 inch diameter) shall meet the requirements of AWWA C906, DR 11, with cast iron O.D. Pipe material shall have a cell classification of PE 3408/PE 3608 (345464C) as specified in ASTM D3350.
    1. HDPE pipe has a greater wall thickness than PVC and DI pipe resulting in a smaller inside diameter. Unless the plans specifically state HDPE pipe, the HDPE pipe installed shall be larger diameter than that shown on the plans so that the inside diameter is the same as, or larger, than the adjacent pipe sections.
  - 2. Pipe used for water main shall be striped blue.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, stranded blue insulated copper, minimum No. 10 AWG.
  - Tracer wire for use in horizontal directional drilling shall be SoloShot Xtreme 7x7 stranded CCS as manufactured by Copperhead Industries, LLC of Monticello, Minnesota or equal.
  - For horizontal directional drilling type construction and electrical conduit, tape the tracer wire to the pipe at 5-foot intervals leaving sufficient slack to accommodate the stretching of the pipe during pull-back. Tracer wire within directional drilling sections shall be continuous with no splices.
- Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- Terminal Box: Copperhead Industries – Snake Pit Terminal Box, or approved equal.
- Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

FITTINGS

- Only American-made fittings, pipe, valves, and hydrants will be allowed.
- Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints and rubber gaskets.
- Ductile iron mechanical joints fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3-inch through 24-inch size, may be used in place of the fittings specified above.
- All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel. Nuts shall have a colored fluoropolymer lubricant coating to prevent galling.
- If a sleeve is required, a full-bodied solid sleeve shall be used.
- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: A-304 stainless steel, no substitutions.
- Use restrained joints on all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- Stainless steel rods shall be used to restrain 90° and 45° bends on hydrant leads and offsets.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, stranded blue insulated copper, minimum No. 10 AWG.
  - Tracer wire for use in horizontal directional drilling shall be SoloShot Xtreme 7x7 stranded CCS as manufactured by Copperhead Industries, LLC of Monticello, Minnesota or equal.
  - For horizontal directional drilling type construction and electrical conduit, tape the tracer wire to the pipe at 5-foot intervals leaving sufficient slack to accommodate the stretching of the pipe during pull-back. Tracer wire within directional drilling sections shall be continuous with no splices.
- Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- Terminal Box: Copperhead Industries – Snake Pit Terminal Box, or approved equal.
- Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

FITTINGS

- Only American-made fittings, pipe, valves, and hydrants will be allowed.
- Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints and rubber gaskets.
- Ductile iron mechanical joints fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3-inch through 24-inch size, may be used in place of the fittings specified above.
- All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel. Nuts shall have a colored fluoropolymer lubricant coating to prevent galling.
- If a sleeve is required, a full-bodied solid sleeve shall be used.
- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: A-304 stainless steel, no substitutions.
- Use restrained joints on all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- Stainless steel rods shall be used to restrain 90° and 45° bends on hydrant leads and offsets.

- Service pipe shall be seamless from the main to the curb box.
- Service saddles for connecting to PVC pipes: Stainless steel saddle with O-ring and grade 30 rubber grid map; Cascade styles CSC1, CSC2, CS22, or approved equal.
- Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
- Curb stops: McDonald No. 6106, Mueller H-15209N, or approved equal.
- Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes. Mueller H-10336 arch pattern curb box with a H-10400 foot piece, or equal
- Polywrap service box.
- Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.
  - Tapping PVC Water Main. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.
    - Service clamps for 1-1/2", and 2" services shall have a minimum total width of 3-inches.
    - Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.
  - Place Teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.
    - The tap shall be located at least 3-feet from the following:
    - The back of the bell where the bell transitions to the barrel of the pipe.
    - The spigot insertion line.
    - Joint restraint hardware.
    - Adjacent service taps.

FIRE HYDRANTS

- Model/Manufacturer: Mueller A-423.
- All hydrant body hardware shall be stainless steel.
- Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
- Nozzle height: 18-inches to 26-inches to finish grade.
- Equip steamer nozzle with a 5" Storz Quick Connect.
- Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
- Auxiliary valves: Connect directly to water main at an anchor tee.
- Hydrant lead pipe: C-900 PVC with restrained joints.
- Hydrant leads and fittings: Restrain by Mega-lug gland or approved equal.
- Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
- Spacing: Maximum 400 feet (residential subdivisions).
- Place locator wire terminal boxes at all hydrant locations.
- Install 3/8" diameter, 5' long fiberglass hydrant marker with spring and reflective bands on all hydrants.
- Developer shall provide one spare hydrant to the Public Works Department.

STORM SEWER

GENERAL

- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- Provide sump pump connection/storm sewer pipes for all new homes with flexible watertight tee service connector, KOR-N-TEE by NPC Systems, or approved equal.

PIPE MATERIAL

- Within road right-of-way: Minimum 12-inch reinforced concrete pipe, minimum class III, conforming to ASTM C76 or ASTM C507.
- Outside road right-of-way: Alternate pipe material, such as HDPE ADS N-12, may be permitted by Village Engineer.
- Rubber O-ring gasket pipe required.

MANHOLE MATERIALS

- Design flat top slabs to resist H-20 loading.
- Frames and closed lids: Heavy duty, indented top solid lid, non-rocking, Neenah R-1580 with Type B lid or approved equal.
- Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or approved equal.
- Beehive grate manhole covers: Neenah R-2560 E1 or approved equal.
- Manholes shall be 4'-0" diameter minimum.
- Joints for manhole riser section shall be made with non-shrink grout, rubber "O"-ring gaskets, a continuous ring of butly rubber sealant (EZ-Stik or Kent Seal in rope form) or approved equal.
- Adjusting rings and manhole frames shall be set with non-shrink grout or butyl rubber sealant troweled into a 1/4-inch thick layer over the entire surface areas of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent Seal butyl base sealant in trowelable grade or approved equal.

CATCH BASINS

- 2'x3' precast concrete box with a minimum 12-inch sump for catch basins in the curb line.
- 2' diameter precast concrete structure with a minimum 12-inch sump for catch basins in grassed areas.
- Do not place catch basins within the entire curb return at intersections, if possible.
- Curb inlet frames: Neenah R-3067-L.
- Turf area drainage grates: Beehive type, Neenah R-2560 E1 or approved equal.

DRIVEWAY CULVERTS

- Minimum 15-inch diameter CMP or RCP with flared end sections.

STORM LATERALS

- Minimum 6-inch PVC SDR-26.
- Provide wye connections unless allowed otherwise.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

STREET PAVEMENTS

PAVEMENT MARKINGS

- Epoxy pavement markings required for streets.

DRAFTED: AMG DESIGNED: ASK REVIEWED:

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1617.00 ASK
PEG PM 09/22/25
START DATE N.T.S.
SCALE

SHEET 32 OF 32

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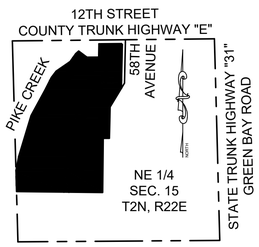
CONSTRUCTION DETAILS

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SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin

VICINITY MAP
SCALE 1":1000'



BUILDING SETBACK REQUIREMENTS:

STREET YARD C.T.H. "E" = 65 FEET
STREET YARD (LOTS 1-6, 10-22, 24-25, 30-73) = 30 FEET
STREET YARD (LOTS 7-9) = 40 FEET
STREET YARD (LOTS 23 & 26-29) = 45 FEET
SIDE YARD = 10 FEET
REARYARD = 25 FEET

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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.

NORTH

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

SEPTEMBER 17, 2025
NOVEMBER 25, 2025
REVISED: DECEMBER 16, 2025

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

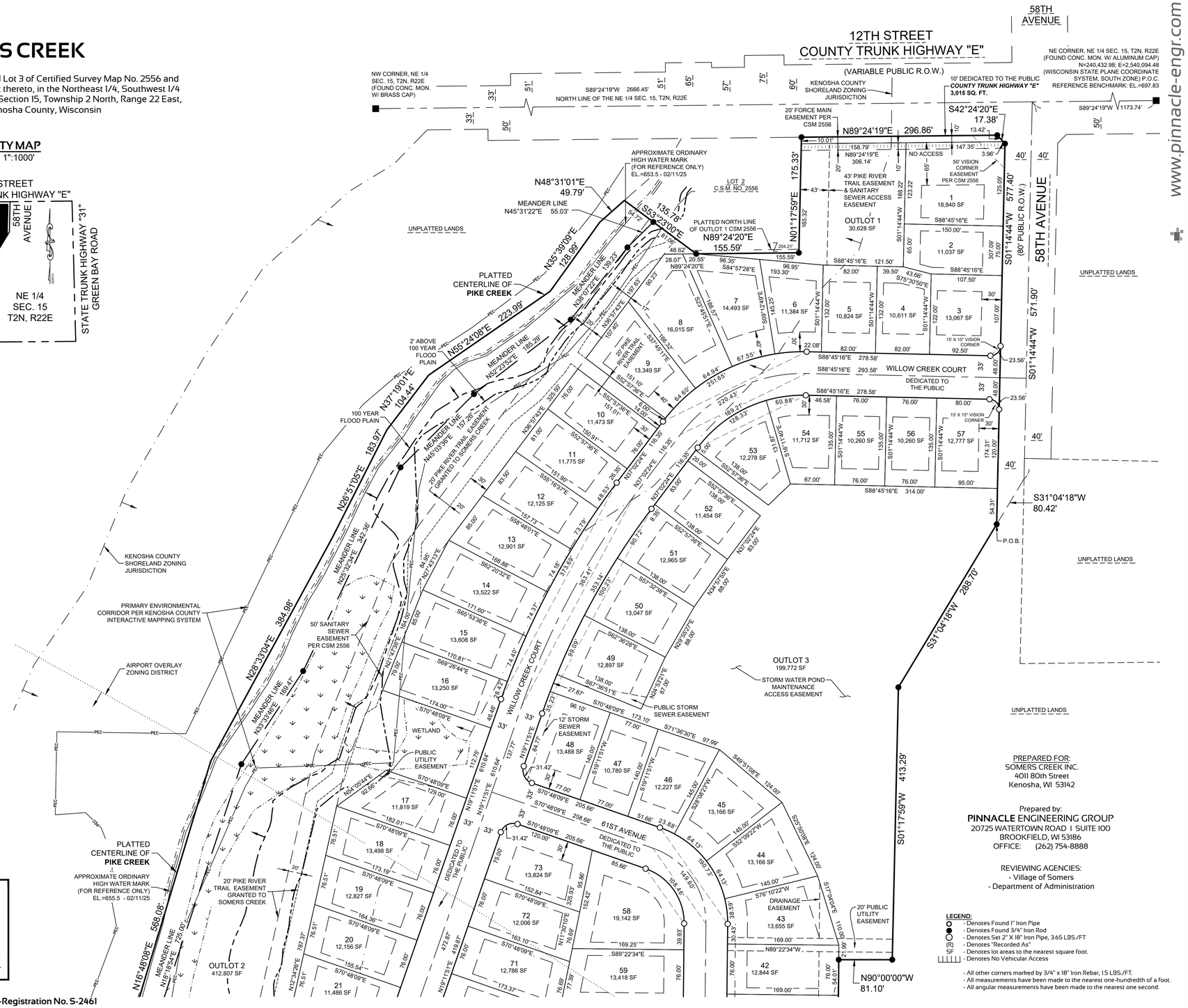
Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:



PREPARED FOR:
SOMERS CREEK 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

LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 2" X 18" Iron Pipe, 3.65 LBS./FT
- (R) - Denotes "Recorded As"
- SF - Denotes lot areas to the nearest square foot.
- Denotes No Vehicular Access

- All other corners marked by 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

PEC JOB #1617.00
SHEET 1 OF 5

www.pinnacle-engr.com

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin

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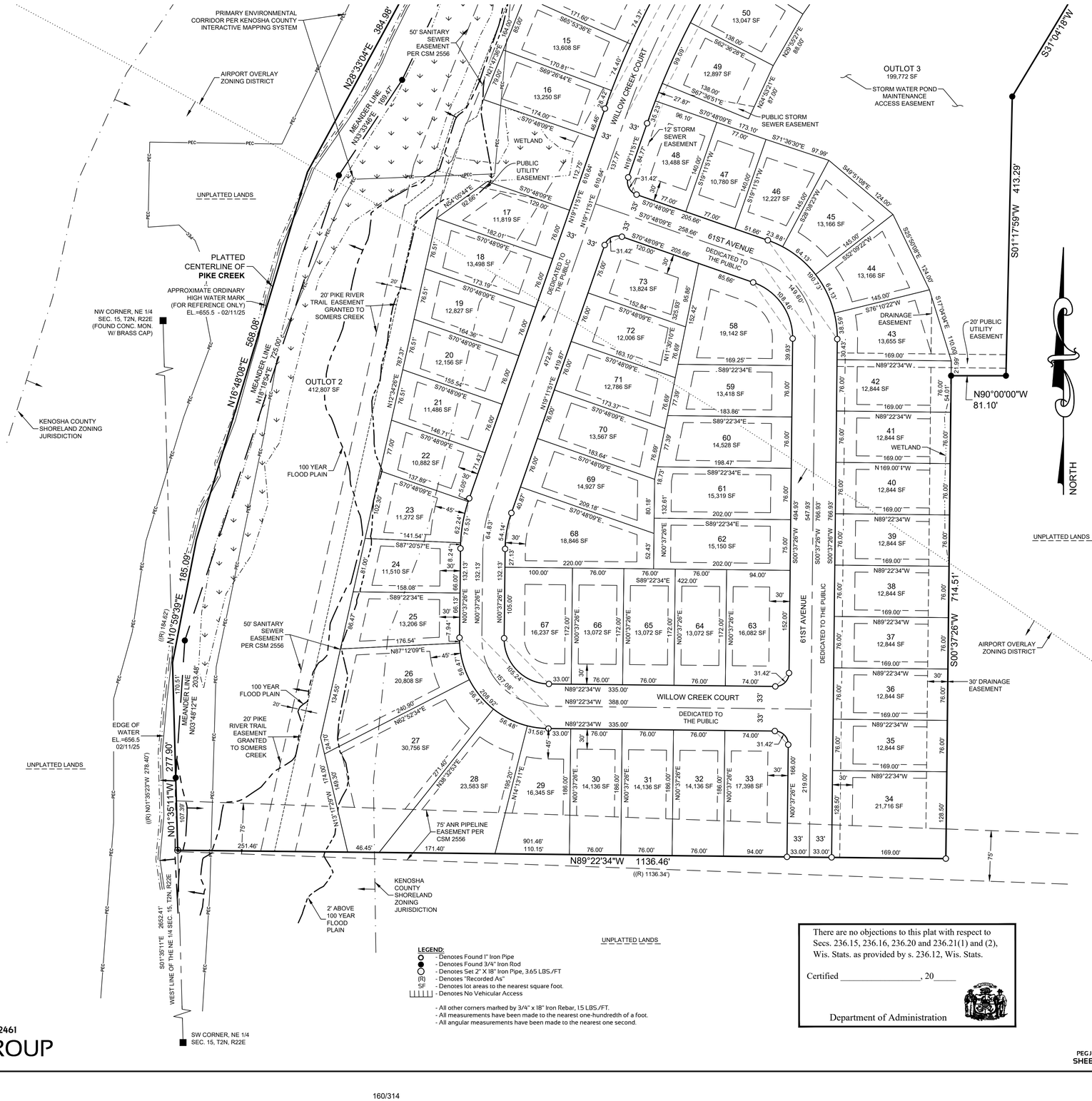
Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 15, Township 2 North, Range 22 East which has a bearing of S89°24'19"E.

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

SEPTEMBER 17, 2025
NOVEMBER 25, 2025
REVISED: DECEMBER 16, 2025

NOTES:

1. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). 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.
2. No direct vehicular access shall be allowed onto 12th Street - County Trunk Highway "E" from any residential lot.
3. 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.
4. 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.
5. 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.
6. Wetlands delineated by Heartland Ecological Group, Inc. on September 11, 2024 per Assured Wetland Delineation Report dated March 25, 2025.
7. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 shall be maintained by the Developer. Outlot 2 of the plat of SOMERS CREEK shall be maintained by the SOMERS CREEK Homeowners Association for open space purposes. Outlot 3 shall be maintained for storm water retention purposes and open space and is entirely covered by a Storm Water Pond Maintenance Access Easement. 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.
8. 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 the Village of Somers.
   - 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.
9. 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.
10. 43' Sanitary Sewer Access Easement and Public Utility Easements granted to the Village of Somers.
11. Pike River Trail Easement granted to the Somers Creek.



LEGEND:
- ○ - Denotes Found 1" Iron Pipe
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- SF - Denotes lot areas to the nearest square foot.
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- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEG JOB#1617.00
SHEET 2 OF 5

SOMERS CREEK

Being a part of Outlot 1 and all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin

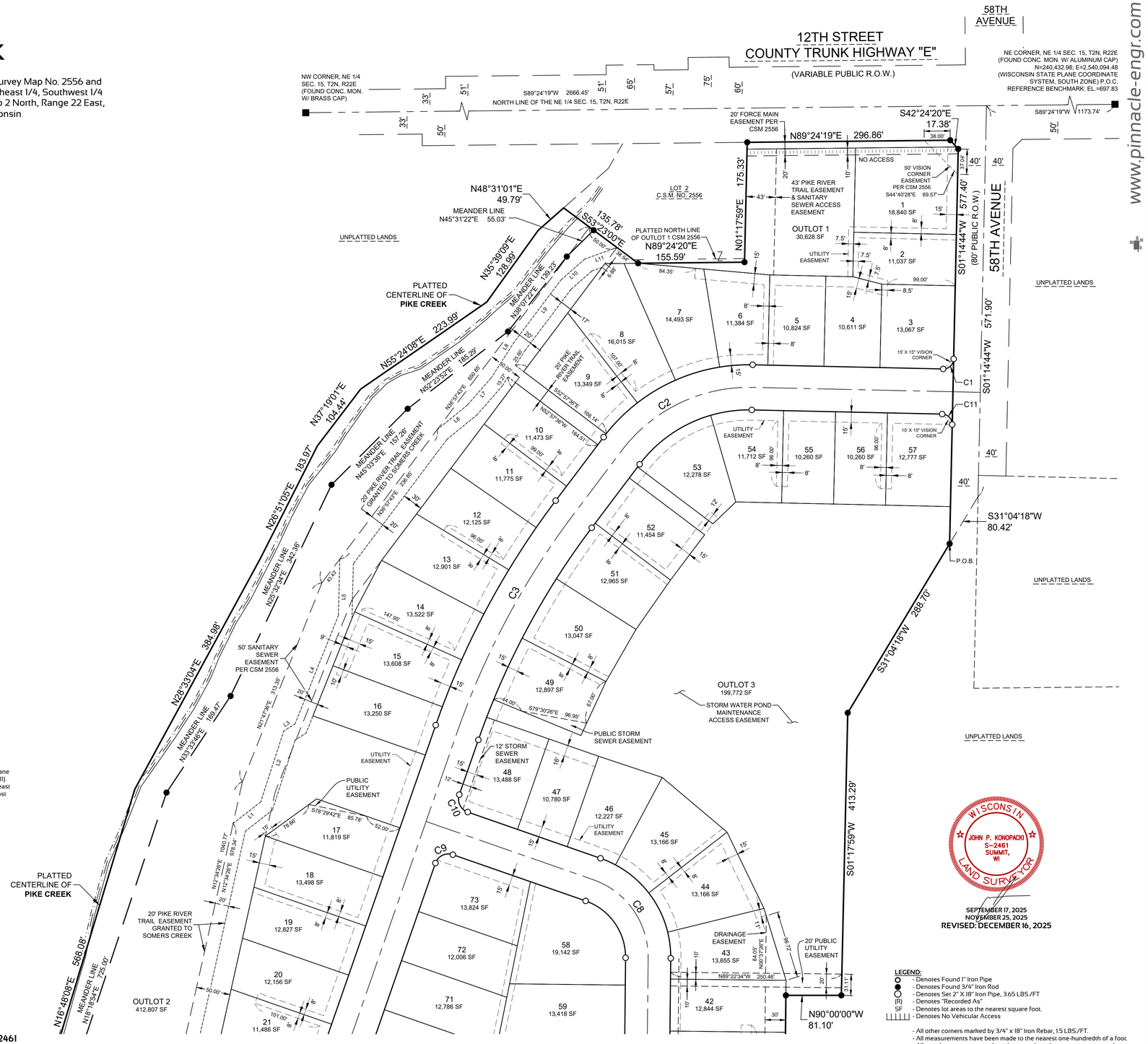
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N52°02'15"E	51.03'
L2	N18°01'37"E	109.10'
L3	N58°10'28"E	19.41'
L4	N21°47'36"E	171.01'
L5	N01°25'53"E	82.46'
L6	N50°51'33"E	56.82'
L7	N41°12'06"E	53.61'
L8	N32°34'11"E	60.19'
L9	N36°57'43"E	115.00'
L10	N48°40'33"E	46.50'
L11	N70°24'37"E	50.00'



GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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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Certified _____, 20_____

Department of Administration

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

SEPTEMBER 17, 2025
NOVEMBER 25, 2025
REVISED: DECEMBER 16, 2025

LEGEND:
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This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEG JOB#1617.00
SHEET 3 OF 5

SOMERS CREEK

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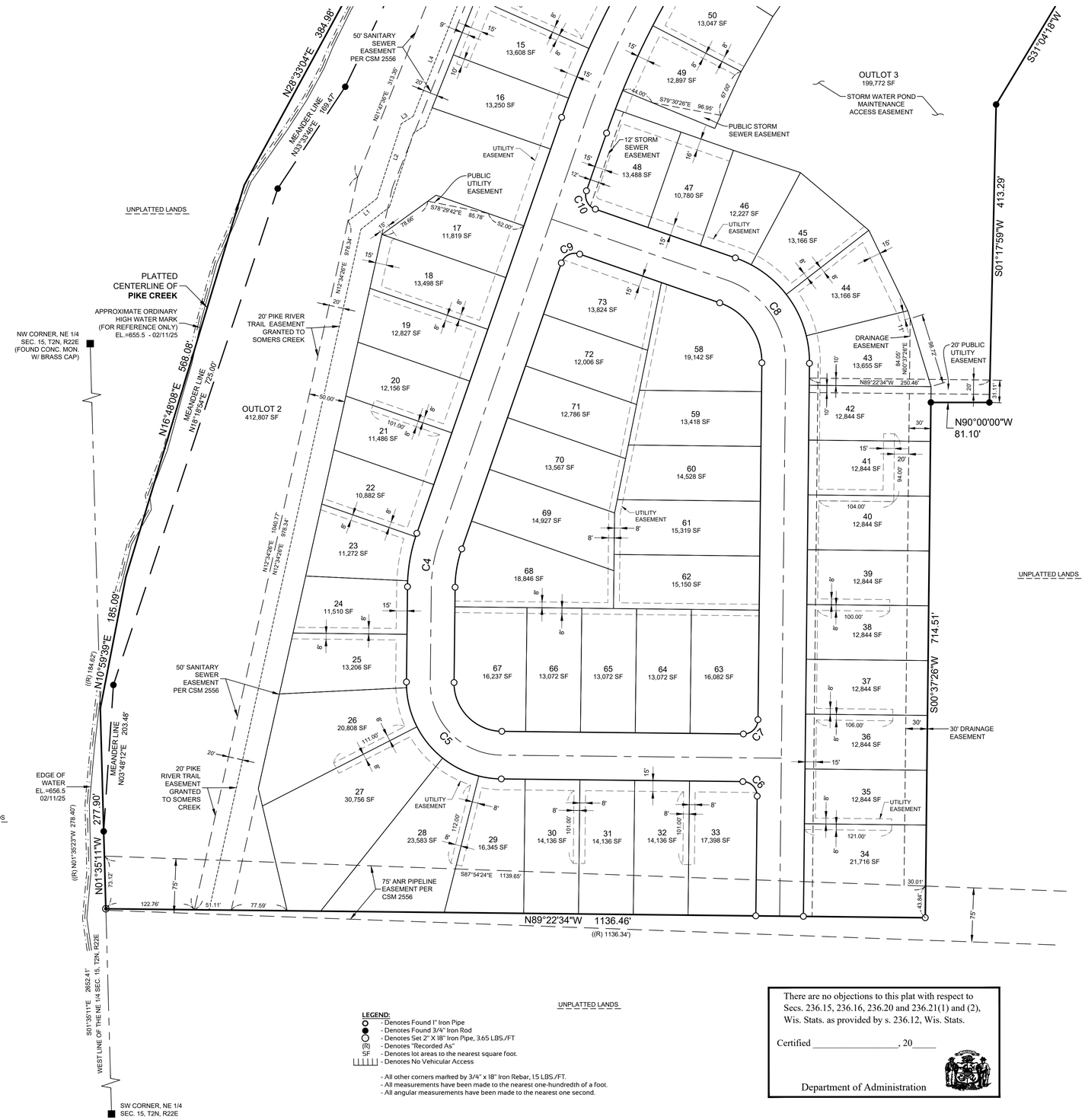
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WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

SEPTEMBER 17, 2025
NOVEMBER 25, 2025
REVISED: DECEMBER 16, 2025



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Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

www.pinnacle-engr.com

PEG JOB#1617.00

SHEET 4 OF 5

SOMERS CREEK

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CURVE TABLE								
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	LOT 3	23.56'	15.00'	090°00'00"	N46°14'44"E	21.21'	S88°45'16"E	N01°14'44"E
C2	CENTERLINE	220.43'	233.00'	054°12'20"	N64°08'34"E	212.30'	N37°02'24"E	S88°45'16"E
	NORTH ROW	251.65'	266.00'	054°12'20"	N64°08'34"E	242.37'	N37°02'24"E	S88°45'16"E
	LOT 6	48.56'	266.00'	010°27'33"	N86°00'58"E	48.49'	N80°47'11"E	S88°45'16"E
	LOT 7	67.55'	266.00'	014°33'01"	N73°30'40"E	67.37'	N66°14'09"E	N80°47'11"E
	LOT 8	64.94'	266.00'	013°59'21"	N59°14'29"E	64.78'	N52°14'49"E	N66°14'09"E
	LOT 9	64.60'	266.00'	013°54'52"	N45°17'23"E	64.44'	N38°19'57"E	N52°14'49"E
	OUTLOT 2	6.00'	266.00'	001°17'33"	N37°41'10"E	6.00'	N37°02'24"E	N38°19'57"E
	SE ROW	189.21'	200.00'	054°12'20"	N64°08'34"E	182.24'	N37°02'24"E	S88°45'16"E
	LOT 53	128.33'	200.00'	036°45'56"	N55°25'22"E	126.15'	N73°48'20"E	N37°02'24"E
	LOT 54	60.88'	200.00'	017°26'24"	N82°31'32"E	60.64'	S88°45'16"E	N73°48'20"E
C3	CENTERLINE	363.41'	1167.00'	017°50'33"	N28°07'07"E	361.95'	N19°11'51"E	N37°02'24"E
	NW ROW	373.69'	1200.00'	017°50'33"	N28°07'07"E	372.18'	N19°11'51"E	N37°02'24"E
	LOT 11	48.53'	1200.00'	002°19'01"	N35°52'53"E	48.52'	N34°43'23"E	N37°02'24"E
	LOT 12	73.79'	1200.00'	003°31'24"	N32°57'41"E	73.78'	N31°11'59"E	N34°43'23"E
	LOT 13	74.18'	1200.00'	003°32'31"	N29°25'43"E	74.17'	N27°39'28"E	N31°11'59"E
	LOT 14	74.37'	1200.00'	003°33'04"	N25°52'56"E	74.36'	N24°06'24"E	N27°39'28"E
	LOT 15	74.40'	1200.00'	003°33'08"	N22°19'50"E	74.38'	N20°33'16"E	N24°06'24"E
	LOT 16	28.42'	1200.00'	001°21'25"	N19°52'34"E	28.42'	N19°11'51"E	N20°33'16"E
	SE ROW	353.14'	1134.00'	017°50'33"	N28°07'07"E	351.71'	N19°11'51"E	N37°02'24"E
	LOT 48	35.23'	1134.00'	001°46'49"	N20°05'15"E	35.23'	N20°58'40"E	N19°11'51"E
	OUTLOT 3	27.87'	1134.00'	001°24'29"	N21°40'55"E	27.87'	N22°23'09"E	N20°58'40"E
	LOT 49	99.09'	1134.00'	005°00'22"	N24°53'21"E	99.05'	N27°23'32"E	N22°23'09"E
	LOT 50	100.23'	1134.00'	005°03'50"	N29°55'27"E	100.19'	N32°27'22"E	N27°23'32"E
	LOT 51	90.72'	1134.00'	004°35'01"	N34°44'53"E	90.70'	N37°02'24"E	N32°27'22"E
C4	CENTERLINE	64.83'	200.00'	018°34'25"	N09°54'39"E	64.55'	N00°37'26"E	N19°11'51"E
	WEST ROW	75.53'	233.00'	018°34'25"	N09°54'39"E	75.20'	N00°37'26"E	N19°11'51"E
	LOT 22	5.05'	233.00'	001°14'32"	N18°34'35"E	5.05'	N17°57'19"E	N19°11'51"E
	LOT 23	62.24'	233.00'	015°18'16"	N10°18'11"E	62.05'	N02°39'03"E	N17°57'19"E
	LOT 24	8.24'	233.00'	002°01'37"	N01°38'14"E	8.24'	N00°37'26"E	N02°39'03"E
	LOT 68	54.14'	167.00'	018°34'25"	N09°54'39"E	53.90'	N00°37'26"E	N19°11'51"E
C5	CENTERLINE	157.08'	100.00'	090°00'00"	N44°22'34"W	141.42'	N89°22'34"W	N00°37'26"E
	SW ROW	208.92'	133.00'	090°00'00"	N44°22'34"W	188.09'	N89°22'34"W	N00°37'26"E
	LOT 25	7.94'	133.00'	003°25'17"	N01°05'12"W	7.94'	N02°47'51"W	N00°37'26"E
	LOT 26	56.47'	133.00'	024°19'36"	N14°57'38"W	56.05'	N27°07'26"W	N02°47'51"W
	LOT 27	56.47'	133.00'	024°19'41"	N39°17'17"W	56.05'	N51°27'07"W	N27°07'26"W
	LOT 28	56.48'	133.00'	024°19'41"	N63°36'58"W	56.05'	N75°46'49"W	N51°27'07"W
	LOT 29	31.56'	133.00'	013°35'45"	N82°34'41"W	31.49'	N89°22'34"W	N75°46'49"W
	LOT 67	105.24'	67.00'	090°00'00"	N44°22'34"W	94.75'	N89°22'34"W	N00°37'26"E
C6	LOT 33	31.42'	20.00'	090°00'00"	N44°22'34"W	28.28'	N00°37'26"E	N89°22'34"W
C7	LOT 63	31.42'	20.00'	090°00'00"	N45°37'26"E	28.28'	S89°22'34"E	N00°37'26"E
C8	CENTERLINE	149.60'	120.00'	071°25'35"	S35°05'21"E	140.09'	S70°48'09"E	S00°37'26"W
	NE ROW	190.73'	153.00'	071°25'35"	S35°05'21"E	178.62'	S00°37'26"W	S70°48'09"E
	LOT 43	38.59'	153.00'	014°27'04"	S06°36'06"E	38.49'	S13°49'38"E	S00°37'26"W
	LOT 44	64.13'	153.00'	024°01'00"	S25°50'08"E	63.66'	S37°50'38"E	S13°49'38"E
	LOT 45	64.13'	153.00'	024°01'00"	S49°51'08"E	63.66'	S61°51'37"E	S37°50'38"E
	LOT 46	23.88'	153.00'	008°56'31"	S66°19'53"E	23.85'	S70°48'09"E	S61°51'37"E
	LOT 58	108.46'	87.00'	071°25'35"	S35°05'21"E	101.57'	S70°48'09"E	S00°37'26"W
C9	LOT 73	31.42'	20.00'	090°00'00"	S25°48'09"E	28.28'	S19°11'51"W	S70°48'09"E
C10	LOT 48	31.42'	20.00'	090°00'00"	N64°11'51"E	28.28'	S70°48'09"E	N19°11'51"E
C11	LOT 57	23.56'	15.00'	090°00'00"	S43°45'16"E	21.21'	S01°14'44"W	S88°45'16"E

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Outlot 1, all of Lot 1 and Lot 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, Village of Somers, Kenosha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 15; Thence South 89°24'19" West along the north line of said Northeast 1/4, 1173.74 feet; Thence South 01°14'44" West along the centerline of 58th Avenue, 571.90 feet; Thence South 31°04'18" West along the south right of way line of said 58th Avenue, 80.42 feet to the Point of Beginning;

Thence South 31°04'18" West, 288.70 feet;
Thence South 01°17'59" West, 413.29 feet;
Thence North 90°00'00" West, 81.10 feet;
Thence South 00°37'26" West, 714.51 feet;
Thence North 89°22'34" West, 1136.46 feet to the Centerline of Pike Creek as recorded in Certified Survey Map No. 2556;
Thence the following courses along said Centerline:

North 01°35'11" West, 277.90; North 10°59'39" East, 185.09 feet; North 16°48'08" East, 568.08 feet; North 28°33'04" East, 384.98 feet; North 26°51'05" East, 183.97 feet; North 37°19'01" East, 104.44 feet; North 55°24'08" East, 223.99 feet; North 35°39'09" East, 128.99 feet; North 48°31'01" East, 49.79 feet;

Thence South 53°23'00" East and then along the southwesterly line of Lot 2 of Certified Survey Map No. 2556, 135.78 feet;
Thence North 89°24'20" East, 155.59 feet;
Thence North 01°17'59" East and then along the east line of said Lot 2, 175.33 feet to the south right of way line of 12th Street - County Trunk Highway "E";
Thence North 89°24'19" East along said south right of way line, 296.86 feet;
Thence South 42°24'20" East, 17.38 feet to the west right of way line of the aforesaid 58th Avenue;
Thence South 01°14'44" West along said west right of way line, 577.40 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 1,886,608 square feet (43.3106 acres) of land Gross and 1,655,081 square feet (37.9954 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of SOMERS CREEK INC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Somers Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

Date: SEPTEMBER 17, 2025
REVISED: NOVEMBER 25, 2025
REVISED: DECEMBER 16,2025

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

_____
John P. Konopacki
Professional Land Surveyor S-2461

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

SOMERS CREEK INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and **TIME WARNER ENTERTAINMENT COMPANY, L.P.**, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

OWNER'S CERTIFICATE OF DEDICATION

SOMERS CREEK INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this subdivision plat.

SOMERS CREEK INC., as owner, does further certify that this certified survey map is required by s.236.10 or s 236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Somers
2. Department of Administration

IN WITNESS WHEREOF, the said SOMERS CREEK INC. has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2025.

In the presence of: SOMERS CREEK INC.

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, (name) _____, (title) _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its _____, and its corporate seal to be hereunto affixed this _____ day of _____ , 2025.

_____ _____
Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2025, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Somers on this _____ day of _____ , 2025.

_____ _____
Date George Stoner, Chairman

_____ _____
Date Wendy Burnette, Village Clerk

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers, Wisconsin, on this _____ day of _____ , 2025.

_____ _____
Date George Stoner, Village President

_____ _____
Date Wendy Burnette, Village Clerk

VILLAGE OF SOMERS CERTIFICATE OF TREASURER

I, Wendy Burnette, being the duly elected, qualified, and acting Village of Somers Clerk/Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____ , 2025, on any of the land included on this subdivision plat.

_____ _____
Date Wendy Burnette, Village Clerk/Treasurer

KENOSHA COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Teri Jacobson, being duly elected, qualified and acting Treasurer of the County of Kenosha, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____ , 2025 on any of the lands in the subdivision plat.

_____ _____
Date Teri Jacobson, Kenosha County Treasurer

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEC JOB#1617.00
SHEET 5 OF 5

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ENGINEERING IMPROVEMENT PLANS

FOR

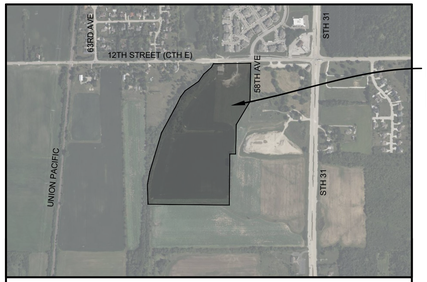
SOMERS CREEK

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	EXISTING CONDITIONS
3	SITE PLAN
4 - 8	GRADING PLAN
9	EROSION CONTROL PLAN
10	INTERIM GRADING PLAN
11	SANITARY SEWER OVERVIEW
12 - 17	SANITARY SEWER PLAN & PROFILE
18	WATER MAIN OVERVIEW
19 - 22	WATER MAIN PLAN & PROFILE
23	STORM SEWER PLAN
24 - 27	ROADWAY PLAN & PROFILE
28	CONSTRUCTION DETAILS
29 - 32	CONSTRUCTION DETAILS

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		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	B-2 / T-2	B-1 / T-1
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	△	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 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.

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

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

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

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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.

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS CREEK
SOMERS, WI

COVER SHEET

REVISIONS

PEG JOB No. 1617.00 | AEK
PEG PM 09/22/25
START DATE N.T.S.
SCALE

SHEET 1 OF 32

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COVER SHEET

Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\1 COVER SHEET.DWG

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LEGEND OF SYMBOLS

- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- CLEANOUT
- CATCH BASIN
- LATERAL
- BASKETBALL HOOP
- SPOT ELEVATION
- AIR CONDITIONING UNIT
- UNKNOWN MANHOLE
- DUMPSTER
- HANDICAP STALL
- WELL
- HYDRANT
- WATER VALVE
- WATER SERVICE BOX
- SPRINKLER VALVE
- TRAFFIC SIGNAL
- FLOOD LIGHT
- LIGHT POLE
- FIBER OPTIC VAULT
- FIBER OPTIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- CABLE TV RISER/BOX
- CABLE TV MANHOLE
- GAS VALVE
- GAS METER
- GAS MARKER
- DIRECTIONAL ARROW
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- SIGN
- MAIL BOX
- FLAG POLE
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK

UNDERGROUND UTILITY LINES

- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- FO — FIBER OPTIC
- T — TELEPHONE
- E — ELECTRICAL
- OHW — OVERHEAD WIRES
- CATV — CABLE TELEVISION
- G — GAS MAIN
- WET — WETLANDS

58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.11

TREE LINE

EXISTING TREES AND BRUSH TO BE REMOVED

OWNER: VILLAGE OF SOMERS

UNPLATTED LANDS

TAX KEY #82-4-222-151-0301

TAX KEY
#82-4-222-151-0301
UNPLATTED LANDS
OWNER: SOMERS INVESTMENTS LLC

TAX KEY
#82-4-222-151-0305
UNPLATTED LANDS
OWNER: SANTAS LITTLE VILLAGE LLC

S01°14'44"W 530.74'

S31°04'18"W 80.42'

S42°24'20"E 17.38'

S01°14'44"W 577.40'

50' VISION CORNER EASEMENT PER CSM 2556

PARCEL 1

(PART OF) OUTLOT 1 C.S.M. NO. 2556

S31°04'18"W 288.70'

TAX KEY
#82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

S01°17'59"W 413.29'

TAX KEY
#82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

GRAVEL CONSTRUCTION DRIVE

NO ACCESS PER CSM 2556

DRIVE OPENING

296.86'

N89°24'19"E

TAX KEY
#82-4-222-151-0560

REMOVE ONLY THE TREES NECESSARY TO ACCOMPLISH PROPOSED GRADING.

N90°00'00"W 81.10'

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

S00°37'26"W 714.51'

20' FORCE MAIN EASEMENT PER CSM 2556

24" CULVERT
INV=668.47

EXISTING SILT FENCE TO BE REMOVED ONCE MATERIAL IN FILL PILE HAS BEEN USED.

WETLAND

N01°17'59"E 175.33'

"LIFT STATION"

LOT 2
C.S.M. NO. 2556
OWNER: VILLAGE OF SOMERS
TAX KEY
#82-4-222-151-0562

155.59'

N89°24'20"E

PLATTED NORTH LINE OF OUTLOT 1 CSM 2556

DRIVE OPENING

ASPHALT PAVEMENT

CHAIN LINK FENCE

SANITARY MANHOLE
RIM=670.47
INV=642.1

PARCEL 3

LOT 1
C.S.M. NO. 2556

TAX KEY
#82-4-222-151-0561

FARM FIELD

FILL PILE

SURVEYED PROPERTY
1,466,608 SQ. FT.
33.6687 ACRES

- VACANT -
NO BUILDINGS OBSERVED

S55°23'00"E 135.78'

EDGE OF WATER
EL.=653.5
02/11/25

PORTION OF EXISTING WETLAND TO BE FILLED WITH CONSTRUCTION. THESE AREAS SHALL NOT BE TOUCHED UNTIL PERMIT HAS BEEN RECEIVED.

N48°31'01"E 49.79'

PLATTED CENTERLINE OF **PIKE CREEK**

N35°39'08"E 128.99'

100 YEAR FLOOD PLAIN

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

S55°24'08"W 223.99'

EXISTING SILT FENCE TO BE REMOVED ONCE MATERIAL IN FILL PILE HAS BEEN USED.

UNPLATTED LANDS
OWNER: IVER C IVERSON
TAX KEY
#82-4-222-151-0501

WETLAND

12" CULVERT
INV=663.60

SANITARY MANHOLE
RIM=669.08
SEALED

S37°19'01"W 104.44'

S26°51'05"W 183.97'

INV=655.06

48" CULVERT
INV=659.30

WETLAND DISTURBANCE FOR SANITARY SEWER CONSTRUCTION

FARM FIELD

PARCEL 2

LOT 3
C.S.M. NO. 2556

TAX KEY
#82-4-222-151-0563

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

N28°33'04"E 384.98'

100 YEAR FLOOD PLAIN

75' ANR PIPELINE EASEMENT PER CSM 2556

75'

50' SANITARY SEWER EASEMENT PER CSM 2556

SANITARY MANHOLE
RIM=667.86
SEALED

100 YEAR FLOOD PLAIN

SANITARY MANHOLE
RIM=668.81
SEALED

N89°22'34"W 1136.46'
((R) 924.90')

TAX KEY
#82-4-222-151-0401
UNPLATTED LANDS
OWNER: MIR GROUP LLC

UNPLATTED LANDS
OWNER: IVER C IVERSON
TAX KEY
#82-4-222-151-0501

PLATTED CENTERLINE OF **PIKE CREEK**

EDGE OF WATER
EL.=655.5
02/11/25

N16°48'08"E 568.08'

12" CULVERT
INV=657.96

N10°59'39"E 185.09'
((R) 184.62')

107.39'

N01°35'11"W 277.90'
((R) N01°35'23"W 278.40')

12" CULVERT
INV=659.11

EDGE OF WATER
EL.=656.5
02/11/25

TAX KEY
#82-4-222-151-0100
UNPLATTED LANDS
OWNER: MARK R WILDE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
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SOMERS CREEK

SOMERS, WI

EXISTING CONDITIONS

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 2 OF 32

EXISTING CONDITIONS

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Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\2 EXISTING CONDITIONS.DWG

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SITE DATA TABLE

TOTAL LENGTH OF ROADWAY: 4,070 LF
58TH AVENUE:
- 37' PAVEMENT WIDTH
- 3' WIDE SHOULDER

INTERIOR SITE ROADS:
- 28' PAVEMENT WIDTH
- 3' WIDE SHOULDER

NUMBER OF LOTS: 73
ZONING:
ZONED: R-5 SINGLE FAMILY LOTS
FRONT/STREET SETBACK: 30 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET

58TH AVENUE
12TH STREET
COUNTY TRUNK HIGHWAY "E"
50' VISION CORNER EASEMENT
PROPOSED RIGHT OF WAY
10' NO ACCESS EASEMENT
20' FORCE MAIN EASEMENT
PROPOSED BIKE PATH
43' PIKE RIVER TRAIL EASEMENT
BIKE PATH CONNECTION TO CTH E TO BE COORDINATED WITH KENOSHA COUNNT.
EXISTING RIGHT OF WAY
WILLOW CREEK COURT
STORM WATER MAINTENANCE ACCESS EASEMENT
POND
BUILDING SETBACK LINE
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025
20' PROPOSED PUBLIC UTILITY EASEMENT
30' PROPOSED GRADING & DRAINAGE EASEMENT
75' ANR PIPELINE EASEMENT
61ST AVENUE
PROPOSED PUBLIC STORM EASEMENT
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
PROPOSED BIKE PATH WITH GRAVEL ACCESS PADS
PROPOSED PUBLIC UTILITY EASEMENT
BUILDING SETBACK LINE
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC MARCH 25, 2025

LOT 1 FYG= 684.0 R/F BASEMENT
LOT 2 FYG= 684.1 R/F BASEMENT
LOT 3 FYG= 685.5
LOT 4 FYG= 685.2
LOT 5 FYG= 684.4
LOT 6 FYG= 683.2 FYG= 679.2
LOT 7 FYG= 681.9 FYG= 677.9
LOT 8 FYG= 680.9
LOT 9 FYG= 679.9
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 674.8 FYG= 678.8
LOT 24 FYG= 675.3 FYG= 679.3
LOT 25 FYG= 676.1 FYG= 680.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 32 FYG= 685.0
LOT 33 FYG= 686.5
LOT 34 FYG= 687.1
LOT 35 FYG= 687.1
LOT 36 FYG= 687.1
LOT 37 FYG= 687.6
LOT 38 FYG= 687.6
LOT 39 FYG= 687.1
LOT 40 FYG= 686.4
LOT 41 FYG= 685.5
LOT 42 FYG= 684.0
LOT 43 FYG= 681.9 FYG= 677.9
LOT 44 FYG= 680.3 FYG= 676.3
LOT 45 FYG= 679.0
LOT 46 FYG= 677.8
LOT 47 FYG= 676.6
LOT 48 FYG= 673.6
LOT 49 FYG= 672.1
LOT 50 FYG= 674.0
LOT 51 FYG= 674.7
LOT 52 FYG= 676.1
LOT 53 FYG= 677.9 FYG= 681.1
LOT 54 FYG= 675.6 FYG= 683.6
LOT 55 FYG= 676.8 FYG= 684.6
LOT 56 FYG= 677.4 FYG= 685.4
LOT 57 FYG= 677.7 FYG= 685.7
LOT 58 FYG= 678.3 FYG= 682.3
LOT 59 FYG= 680.3 FYG= 684.3
LOT 60 FYG= 681.7 FYG= 685.7
LOT 61 FYG= 682.6 FYG= 686.6
LOT 62 FYG= 683.3 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

NORTH

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

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SOMERS CREEK

SOMERS, WI

SITE PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 3 OF 32

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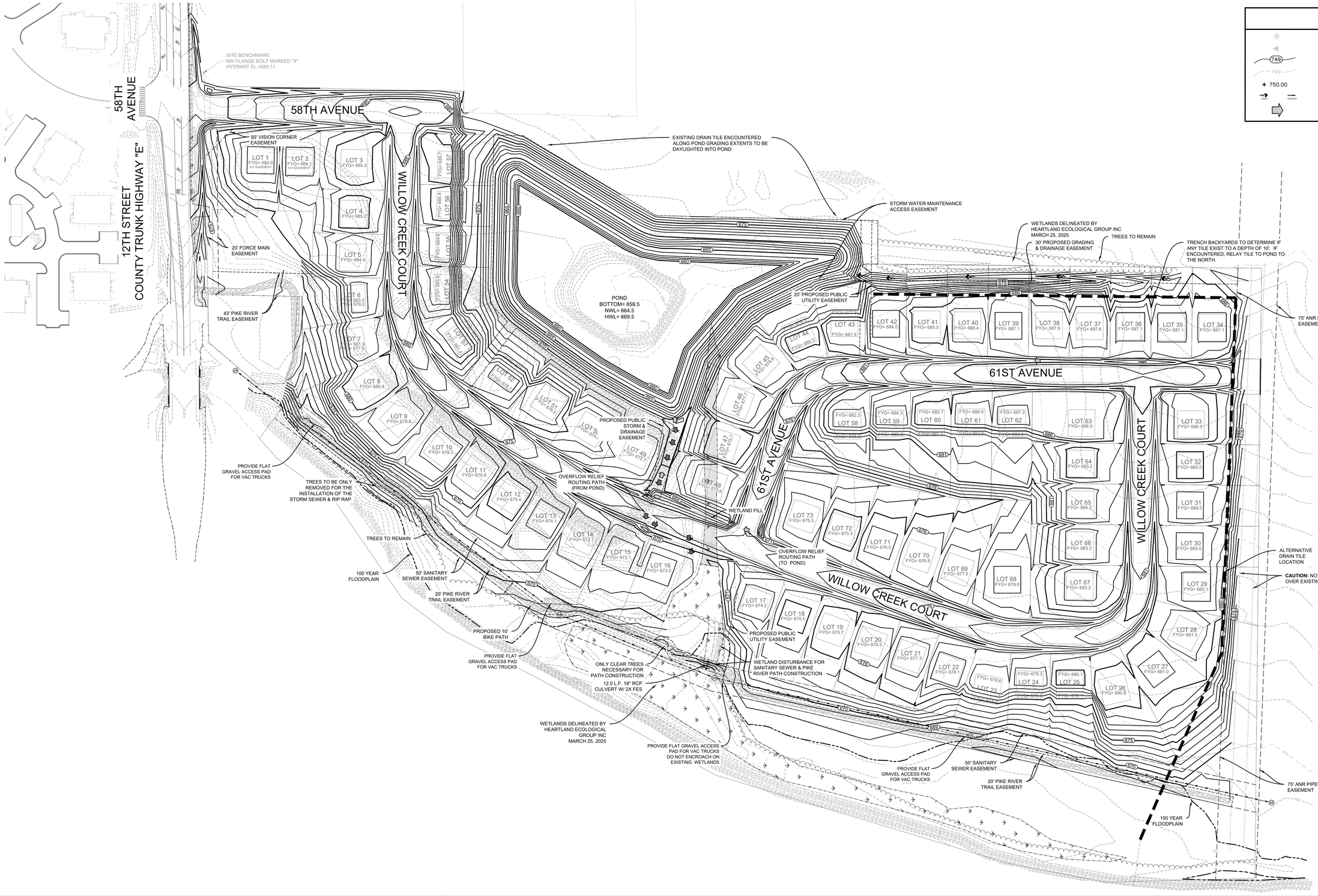
SITE PLAN

DRAFTED: AMG DESIGNED: AEK REVIEWED:

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DESIGNED: AEK
REVIEWED:

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GRADING PLAN OVERVIEW

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 4 OF 32

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GRADING PLAN OVERVIEW

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- 749 PROPOSED CONTOUR
- 749 EXISTING CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW (GRASS / PAVEMENT)
- OVERFLOW RELIEF ROUTING

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY

USE CAUTION WHEN WORKING OVER GAS LINE

EXISTING PROPERTY LINE

58TH AVENUE

EXISTING DEDICATED 58TH AVENUE RIGHT OF WAY LINE

50' VISION CORNER EASEMENT

LOT 1 FYG= 684.0 8.0' BASEMENT

LOT 2 FYG= 684.1 8.0' BASEMENT

LOT 3 FYG= 685.5

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY

LOT 4 FYG= 685.2

WILLOW CREEK COURT

LOT 5 FYG= 684.4

20' FORCE MAIN EASEMENT

43' PIKE RIVER TRAIL EASEMENT

LOT 6 FYG= 683.2 FYG= 679.2

LOT 7 FYG= 681.9 FYG= 677.9

LOT 8 FYG= 680.9

LOT 9 FYG= 679.8

LOT 10

LOT 53 FYG= 681.4

LOT 54 FYG= 683.6

LOT 55 FYG= 684.6

LOT 56 FYG= 685.4

LOT 57 FYG= 685.7

8' WIDE ACCESS SHELF FROM 669.5 TO 670

POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5

LOT 52 FYG= 678.1

LOT 51 FYG= 676.5

LOT 50 FYG= 674.6

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

LOT 43 FYG= 681.9

LOT 44 FYG= 680.3

LOT 45 FYG= 678.9

LOT 46 FYG= 677.7

T 47 675.7

61ST AVENUE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

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GRADING PLAN - NORTHEAST

REVISIONS

PEG JOB NO. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 5 OF 32

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GRADING PLAN - NORTHEAST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW (CURB / PAVEMENT)
- OVERFLOW RELIEF ROUTING

LOT 8 FYG= 680.9
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 49 FYG= 672.7
LOT 50 FYG= 674.6
LOT 51 FYG= 676.5
LOT 52 FYG= 678.1
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

WILLOW CREEK COURT

61ST AVENUE

PROPOSED PUBLIC STORM & DRAINAGE EASEMENT

OVERFLOW RELIEF ROUTING ARROW (TO POND)

ULTIMATE POND OVERFLOW POINT

PROPOSED PUBLIC UTILITY EASEMENT

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP.

50' SANITARY SEWER EASEMENT

100 YEAR FLOODPLAIN

20' PIKE RIVER TRAIL EASEMENT

TREES TO REMAIN

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DRAFTED: AMG DESIGNED: AEK REVIEWED:

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SOMERS CREEK

SOMERS, WI

GRADING PLAN - NORTHWEST

REVISIONS

PEG JOB NO. 1617.00 AEK
PEG PM 09/22/25
START DATE 1" = 40'
SCALE

SHEET 6 OF 32

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GRADING PLAN - NORTHWEST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- 749 — EXISTING CONTOUR
- 750.00 — SPOT ELEVATION
- GRADE / PAVEMENT — DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

8' WIDE ACCESS SHELF FROM 669.5 TO 670

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025

TREES TO REMAIN

20' PROPOSED PUBLIC UTILITY EASEMENT

30' PROPOSED GRADING & DRAINAGE EASEMENT

75' ANR PIPELINE EASEMENT

CAUTION: NO GRADING OVER EXISTING GAS MAIN

OVERFLOW RELIEF ROUTING ARROW

OVERFLOW RELIEF ROUTING ARROW (TO POND)

FUTURE ROAD GRADING SHOWN FOR COORDINATION WITH ANR PIPELINE ONLY

61ST AVENUE

WILLOW CREEK COURT

LOT 43 FYG= 681.9
LOT 44 FYG= 680.3
LOT 45 FYG= 678.9
LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 73 FYG= 675.5
LOT 42 FYG= 684.0
LOT 41 FYG= 685.5
LOT 40 FYG= 686.4
LOT 39 FYG= 687.1
LOT 38 FYG= 687.6
LOT 37 FYG= 687.6
LOT 36 FYG= 687.1
LOT 35 FYG= 687.1
LOT 34 FYG= 687.1
LOT 58 FYG= 682.3
LOT 59 FYG= 684.3
LOT 60 FYG= 685.7
LOT 61 FYG= 686.6
LOT 62 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 33 FYG= 686.5
LOT 32 FYG= 685.0
LOT 31 FYG= 684.0

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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SOMERS CREEK

SOMERS, WI

GRADING PLAN - SOUTHEAST

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 7 OF 32

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GRADING PLAN - SOUTHEAST

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- PROPOSED CONTOUR (749)
- EXISTING CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW (GRADE / PAVEMENT)
- OVERFLOW RELIEF ROUTING

61ST AVENUE

WILLOW CREEK COURT

WILLOW CREEK COURT

LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 19 FYG= 675.7
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 674.6
LOT 24 FYG= 675.3
LOT 25 FYG= 676.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 32 FYG= 685.0
LOT 33 FYG= 686.5
LOT 46 FYG= 677.7
LOT 47 FYG= 675.7
LOT 48 FYG= 673.6
LOT 58 FYG= 682.3
LOT 59 FYG= 684.3
LOT 60 FYG= 685.7
LOT 61 FYG= 686.6
LOT 62 FYG= 687.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

FYG= 678.3
FYG= 680.3
FYG= 681.7
FYG= 682.6
FYG= 683.3
FYG= 678.6
FYG= 679.3
FYG= 680.1
FYG= 675.3
FYG= 676.1

OVERFLOW RELIEF ROUTING ARROW (TO POND)

ULTIMATE POND OVERFLOW POINT

PROPOSED PUBLIC UTILITY EASEMENT

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS

50' SANITARY SEWER EASEMENT

20' PIKE RIVER TRAIL EASEMENT

DO NOT RAISE GRADE WITHIN FLOODPLAIN FOR PATH CONSTRUCTION

100 YEAR FLOODPLAIN

CAUTION: NO GRADING OVER EXISTING GAS MAIN

75' ANR PIPELINE EASEMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
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SOMERS CREEK

SOMERS, WI

GRADING PLAN - SOUTHWEST

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 8 OF 32

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GRADING PLAN - SOUTHWEST

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CONSTRUCTION SITE SEQUENCING

ALL WORK SHALL BE IN CONFORMANCE WITH THE DNR WPDES PERMIT AND VILLAGE OF SOMERS EROSION CONTROL PERMIT. SITE SEQUENCING IS ANTICIPATED BASED ON THE BEST INFORMATION AVAILABLE PRIOR TO CONSTRUCTION. DEVIATIONS FROM THE SEQUENCE MAY OCCUR WHEN THERE IS GOOD REASON TO DO SO. ALL CHANGES SHALL BE DOCUMENTED IN WRITING AND REVIEWED/APPROVED BY THE OWNER AND/OR ENGINEER IF NECESSARY.
THE EROSION CONTROL MEASURES INDICATED ON PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. CONSTRUCT POND. POND SHALL BE EXCAVATED IN ACCORDANCE WITH SEDIMENT BASIN DETAILS AND UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.
3. CONSTRUCT ANY NECESSARY DIVERSION BERMS OR SWALES TO ENSURE RUNOFF FROM SITE IS DIRECTED TO THE BASIN.
4. STABILIZE ANY BERMS/SWALE AND SIDE SLOPES OF THE POND AS SOON AS FINISHED. SOME SLOPED AREAS MAY REQUIRE ADDITIONAL MATTING. MONITOR AND INSTALL AS NEEDED TO PREVENT EROSION.
5. STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
6. CONDUCT ROUGH GRADING EFFORTS. WORKING ON MORE THAN ONE AREA WILL PROCEED CONCURRENTLY IF MORE THAN ONE CREW IS ON SITE.
7. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
8. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENTS, ETC.
9. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
10. 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
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- SILT FENCE
- DITCH CHECK
- DIVERSION SWALE

SITE BENCHMARK:
NW FLANGE BOLT MARKED "X"
HYDRANT EL.=680.14

58TH AVENUE
61ST AVENUE
WILLOW CREEK COURT
WILLOW CREEK COURT
61ST AVENUE

CONSTRUCTION ENTRANCE
DITCH CHECK (TYP)
SILT FENCE
50' VISION CORNER EASEMENT
20' FORCE MAIN EASEMENT
SILT FENCE
43' PIKE RIVER TRAIL EASEMENT
2,500 S.F. LIGHT DUTY RIP RAP
EXISTING DRAIN TILE ENCOUNTERED ALONG POND GRADING EXTENTS TO BE DAYLIGHTED INTO POND
MONITOR DRAINAGE FROM EAST AND INSTALL ADDITIONAL PERMANENT TURF REINFORCEMENT MATTING OR RIP-RAP IF NEEDED WHERE RUNOFF CONCENTRATES AND CAUSES EROSION.
STORM WATER MAINTENANCE ACCESS EASEMENT
700 S.F. LIGHT DUTY RIP RAP
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025
30' PROPOSED GRADING & DRAINAGE EASEMENT
TREES TO REMAIN
REAR YARD SWALE TO BE DIRECTED TO POND. DITCH CHECKS TO BE INSTALLED EVERY 2.0' OF DROP WITH A MINIMUM OF ONE DITCH CHECK PER LOT.
TRENCH BACKYARDS TO DETERMINE IF ANY TILE EXIST TO A DEPTH OF 10'. IF ENCOUNTERED, RELAY TILE TO POND TO THE NORTH.
POND
BOTTOM= 659.5
NWL= 664.5
HWL= 669.5
POND TO BE USED AS TEMPORARY SEDIMENT BASIN
20' PROPOSED PUBLIC UTILITY EASEMENT
75' ANR PIPELINE EASEMENT
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
100 S.F. LIGHT DUTY RIP RAP
PROPOSED PUBLIC STORM & DRAINAGE EASEMENT
TEMPORARY SEDIMENTATION OUTLET CONTROL PLATE INSTALLED IN OUTLET STRUCTURE SEE DETAILS
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
TREES TO BE ONLY REMOVED FOR THE INSTALLATION OF THE STORM SEWER & RIP RAP
500 S.F. OF LIGHT DUTY RIP RAP TO BE INSTALLED AT END OF OUTLET
TREES TO REMAIN
100 YEAR FLOODPLAIN
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
SILT FENCE
PROPOSED 10' BIKE PATH
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
ONLY CLEAR TREES NECESSARY FOR PATH CONSTRUCTION
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC MARCH 25, 2025
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS DO NOT ENCROACH ON EXISTING WETLANDS
DOUBLE SILT FENCE BORDERING WETLANDS
PROPOSED PUBLIC UTILITY EASEMENT
TEMPORARY DIVERSION SWALE
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
PROVIDE FLAT GRAVEL ACCESS PAD FOR VAC TRUCKS
50' SANITARY SEWER EASEMENT
20' PIKE RIVER TRAIL EASEMENT
100 YEAR FLOODPLAIN
DITCH CHECK (TYP)
INSTALL EVERY 2.0' OFF DROP
HAY BALE DITCH CHECK (TYP.)
ALTERNATIVE DRAIN TILE LOCATION
CAUTION: NO GRADING OVER EXISTING GAS MAIN
DITCH CHECK (TYP.)
75' ANR PIPELINE EASEMENT

LOT 1 FYG= 684.0 8.0' BASEMENT
LOT 2 FYG= 684.1 8.0' BASEMENT
LOT 3 FYG= 685.5
LOT 4 FYG= 685.2
LOT 5 FYG= 684.4
LOT 6 FYG= 683.2 679.2
LOT 7 FYG= 681.9 677.9
LOT 8 FYG= 681.4
LOT 9 FYG= 679.8
LOT 10 FYG= 678.3
LOT 11 FYG= 676.8
LOT 12 FYG= 675.4
LOT 13 FYG= 674.1
LOT 14 FYG= 672.7
LOT 15 FYG= 672.1
LOT 16 FYG= 673.0
LOT 17 FYG= 674.2
LOT 18 FYG= 675.0
LOT 20 FYG= 676.5
LOT 21 FYG= 677.3
LOT 22 FYG= 678.1
LOT 23 FYG= 678.6 674.6
LOT 24 FYG= 679.3 675.3
LOT 25 FYG= 680.1 676.1
LOT 26 FYG= 680.6
LOT 27 FYG= 681.0
LOT 28 FYG= 681.5
LOT 29 FYG= 682.1
LOT 30 FYG= 683.0
LOT 31 FYG= 684.0
LOT 33 FYG= 686.5
LOT 34 FYG= 687.1
LOT 35 FYG= 687.1
LOT 36 FYG= 687.1
LOT 37 FYG= 687.6
LOT 38 FYG= 687.6
LOT 39 FYG= 687.1
LOT 40 FYG= 686.4
LOT 41 FYG= 685.5
LOT 42 FYG= 684.0
LOT 43 FYG= 681.9
LOT 44 FYG= 680.4
LOT 45 FYG= 679.9
LOT 46 FYG= 677.1
LOT 47 FYG= 675.2
LOT 48 FYG= 673.6
LOT 49 FYG= 672.2
LOT 50 FYG= 671.4
LOT 51 FYG= 670.4
LOT 52 FYG= 669.1
LOT 53 FYG= 668.4
LOT 54 FYG= 668.4
LOT 55 FYG= 668.4
LOT 56 FYG= 668.6
LOT 57 FYG= 668.7
LOT 58 FYG= 682.3 678.3
LOT 59 FYG= 684.3 680.3
LOT 60 FYG= 685.7 681.7
LOT 61 FYG= 686.6 682.6
LOT 62 FYG= 687.3 683.3
LOT 63 FYG= 686.9
LOT 64 FYG= 685.2
LOT 65 FYG= 684.2
LOT 66 FYG= 683.2
LOT 67 FYG= 683.2
LOT 68 FYG= 679.0
LOT 69 FYG= 677.5
LOT 70 FYG= 676.8
LOT 71 FYG= 676.0
LOT 72 FYG= 675.3
LOT 73 FYG= 675.5

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

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SOMERS CREEK

SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

SHEET 9 OF 32

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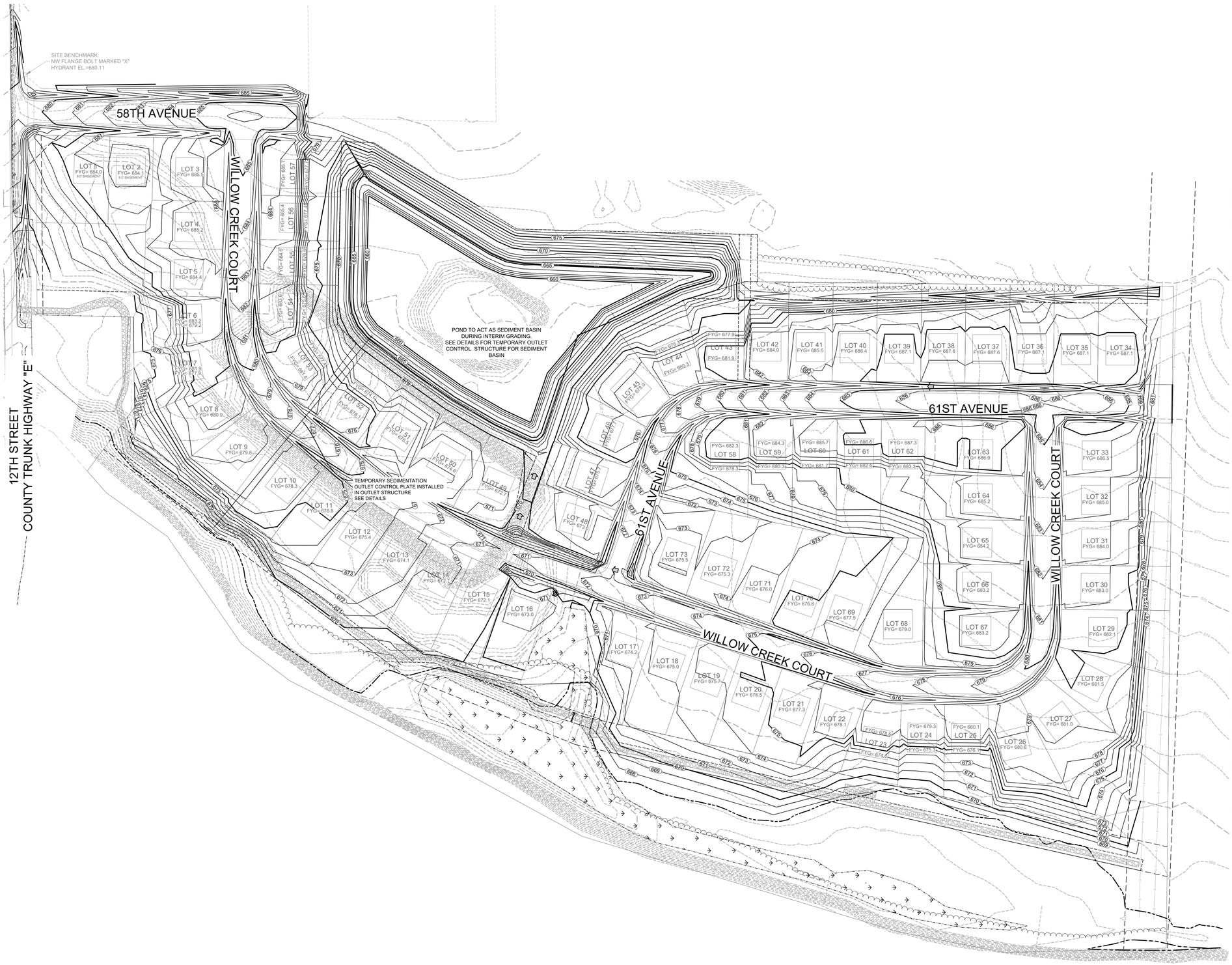
EROSION CONTROL PLAN

DRAFTED: AMG DESIGNED: AEK REVIEWED:

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LEGEND

- STORM SEWER MANHOLE
- CONCRETE FLARED END SECTION
- 749 PROPOSED CONTOUR
- 749 EXISTING CONTOUR
- 750.00 SPOT ELEVATION
- GRADE / PAVEMENT DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

INTERIM GRADING NOTES:

LOTS TO BE LEFT 2' LOW AND PADS SHALL HAVE POSITIVE DRAINAGE AND SHALL NOT HAVE PONDING WATER.

FRONT AND REAR LOT CORNERS TO BE BUILT TO FINISHED GRADE.

SIDE YARD GRADES MAY BE LEFT UP TO 18" LOW.

PROVIDE A WDNR CONSTRUCTION SITE STORM WATER RUNOFF PERMIT (NOI).

SUBMIT GRADING AND EROSION CONTROL PLAN, CONSTRUCTION SEQUENCE PLAN, GRADING PERMIT APPLICATION, RESTORATION COMPLETION DATE, AND QUOTE FROM THE GRADING / RESTORATION CONTRACTOR TO THE VILLAGE OF SOMERS FOR APPROVAL. INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

PROVIDE A BOND OR LETTER OF CREDIT FOR THE FULL VALUE THE CONTRACTOR'S QUOTE FOR THE VILLAGE TO COMPLETE THE WORK IF THE CONTRACTOR DOES NOT MEET THE SCHEDULE.

PROVIDE ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON
REQUEST, CONTINUE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING
PRACTICES FOR EROSION CONTROL #1067.

CONSTRUCT AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO
THE OUTLET AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064
AND SEDIMENT TRAP # 1063.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS
EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

PROVIDE PERIMETER SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

STABILIZE DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER:

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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INTERIM GRADING PLAN

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM
START DATE 09/22/25
SCALE 1" = 80'

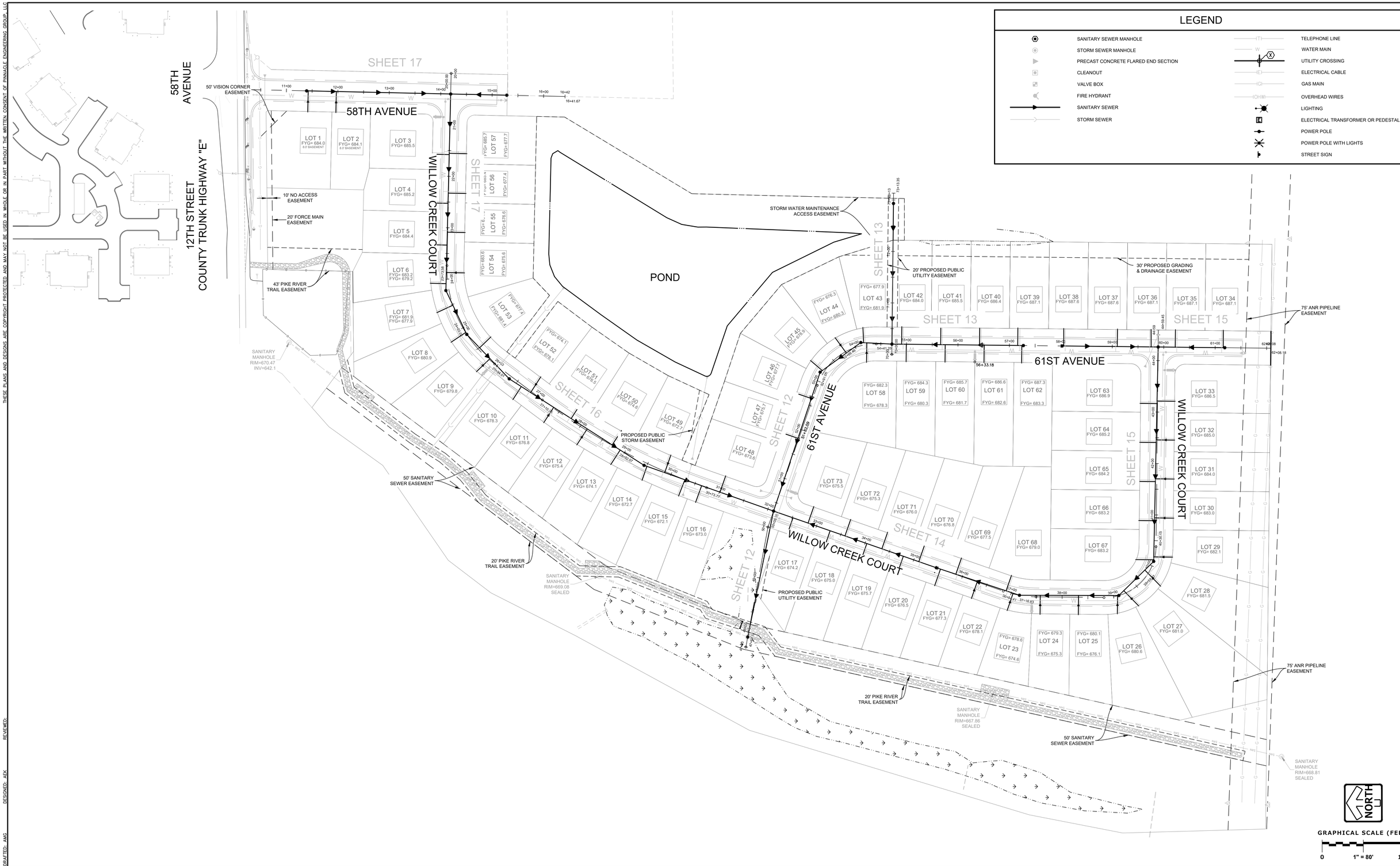
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INTERIM GRADING PLAN

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SANITARY SEWER OVERVIEW

REVISIONS

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PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

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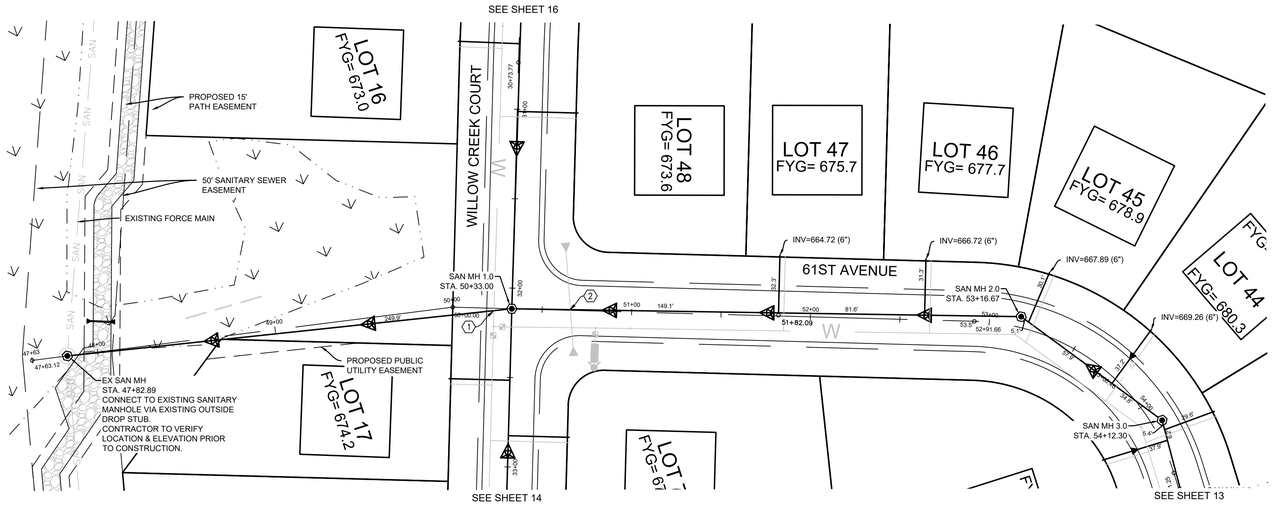
SANITARY SEWER OVERVIEW

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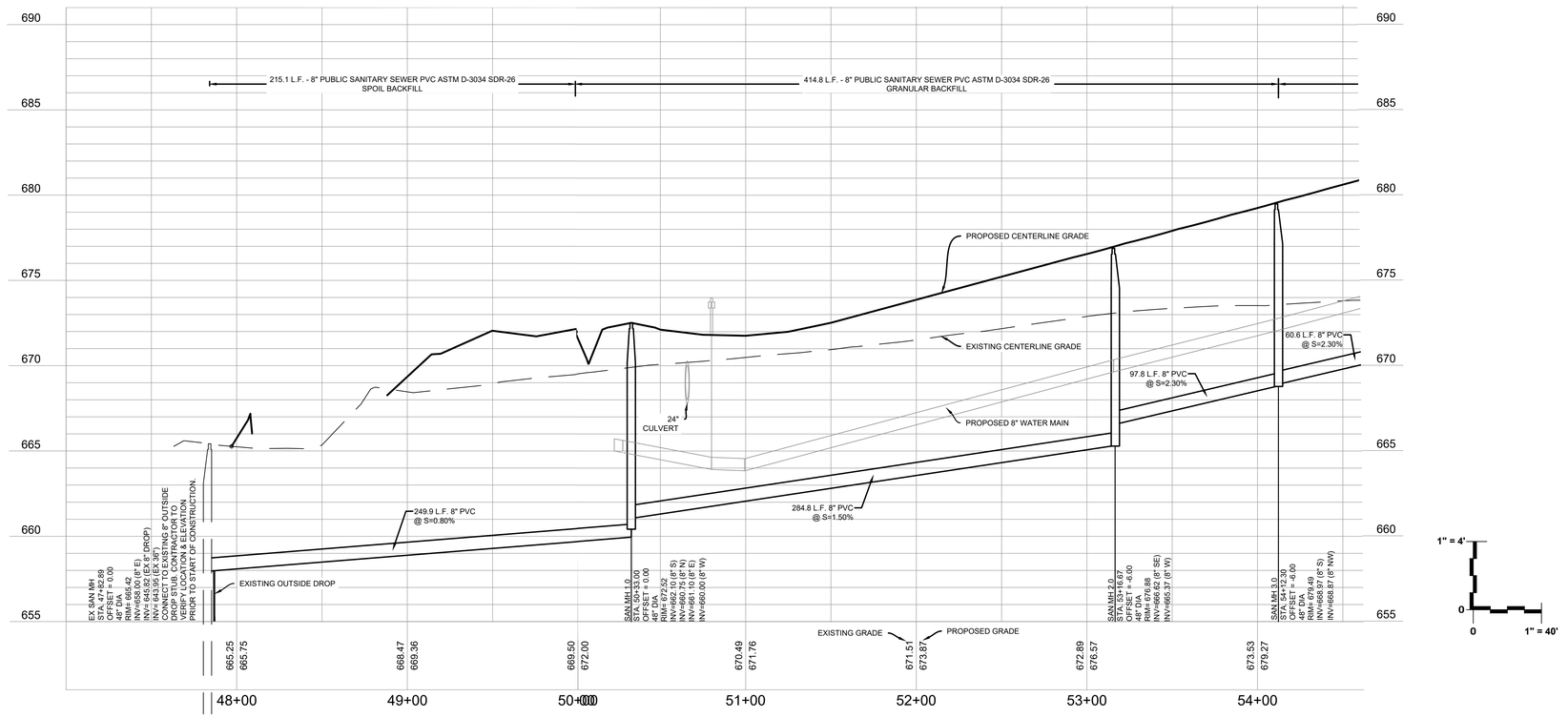


SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.

CROSSINGS

1. 8" WATER OVER
   8" SANITARY
   8" WM B/PIPE= 664.96
   8" SAN T/PIPE= 660.60
2. 24" STORM OVER
   8" SANITARY
   24" STM B/PIPE= 667.78
   8" SAN T/PIPE= 662.27



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SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

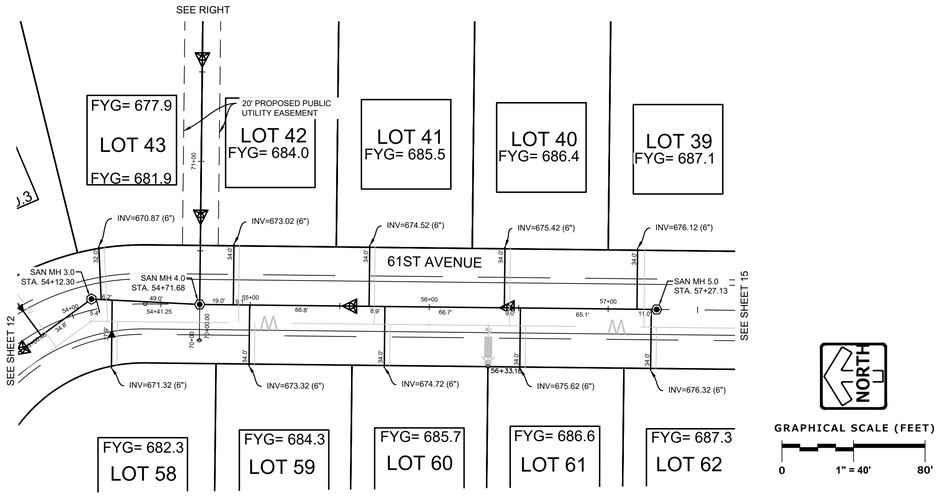
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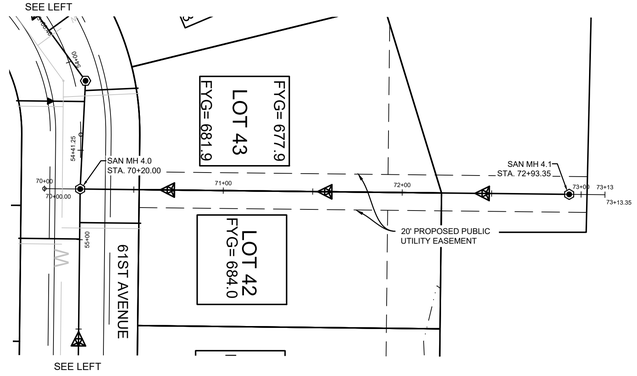
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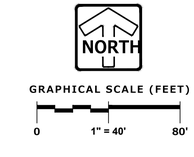
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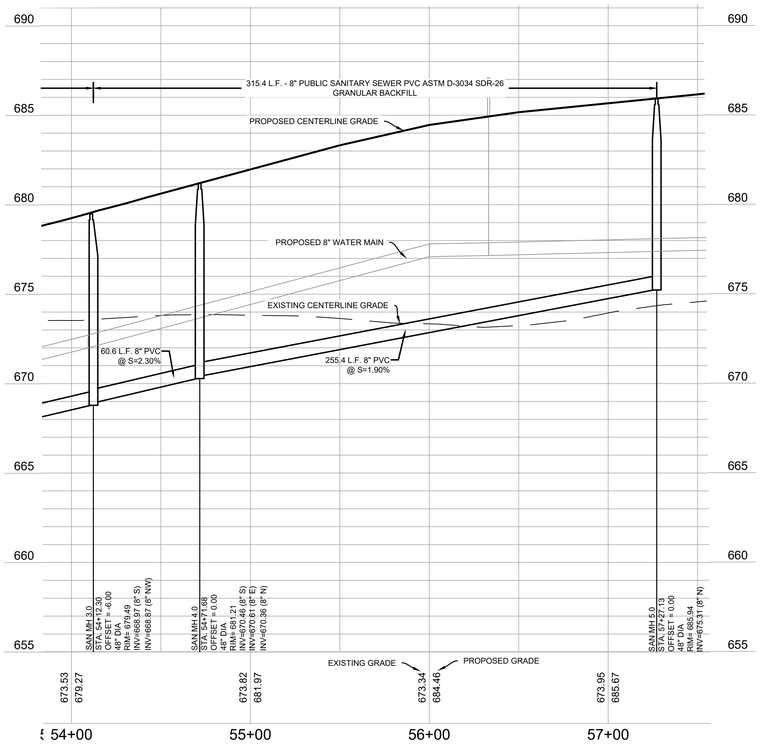


SANITARY SEWER LATERAL NOTES:

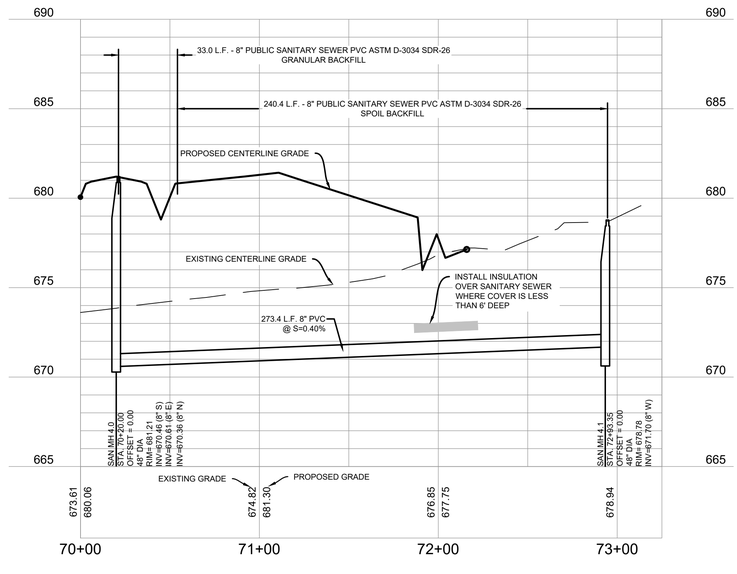
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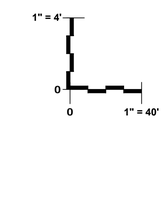












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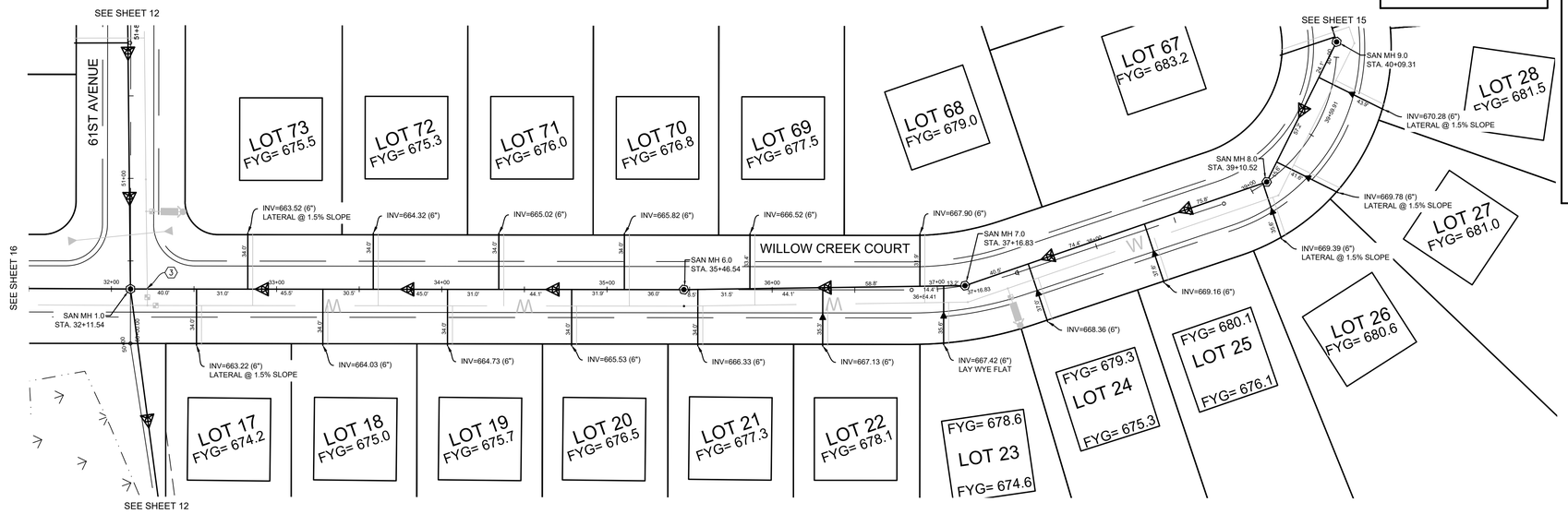
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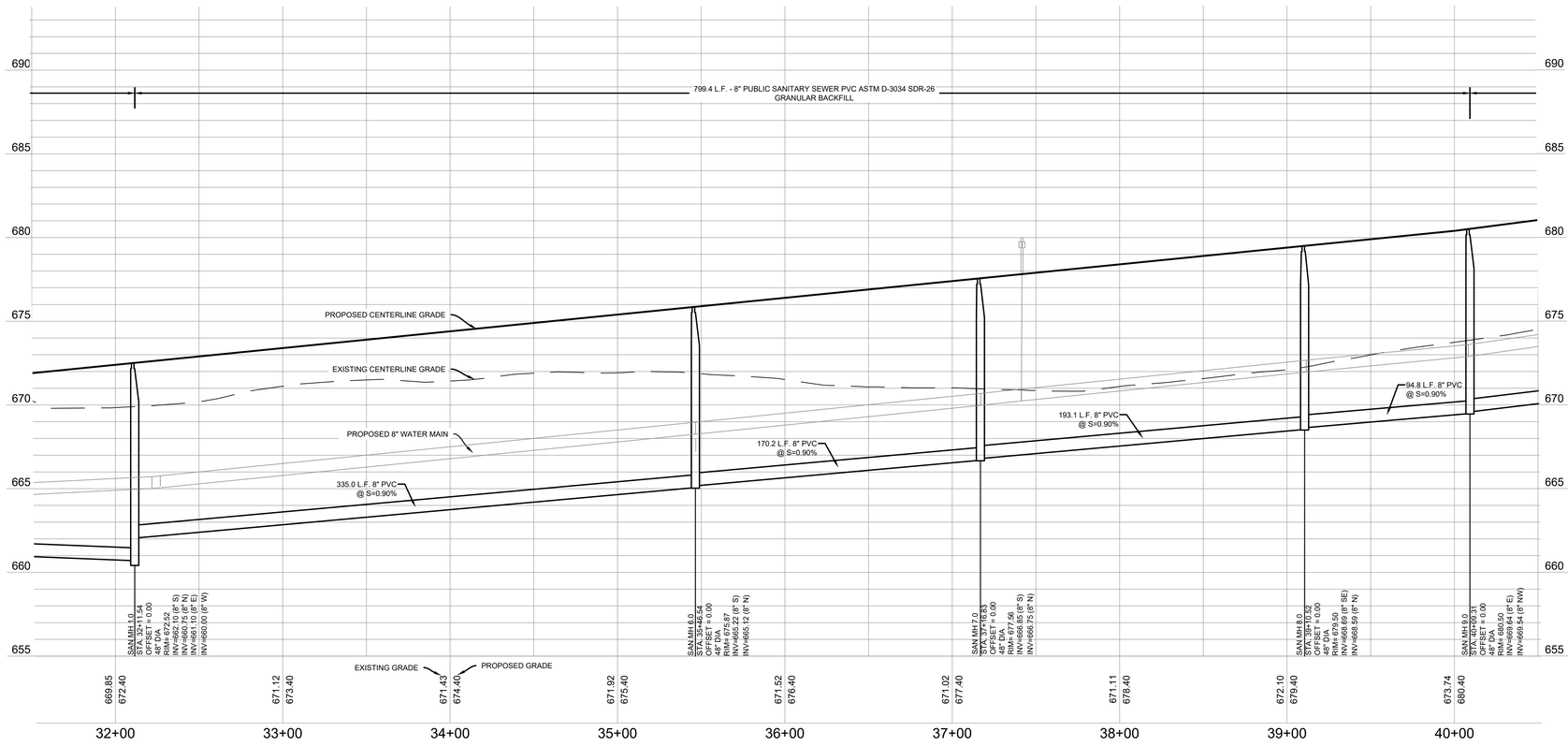
CROSSINGS

3 — 8" WATER OVER
8" SANITARY
8" WM B/PIPE= 663.81
8" SAN T/PIPE= 661.87

SANITARY SEWER LATERAL NOTES:

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- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.





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PEG PM AEK
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SCALE 1" = 40'

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SANITARY SEWER PLAN & PROFILE

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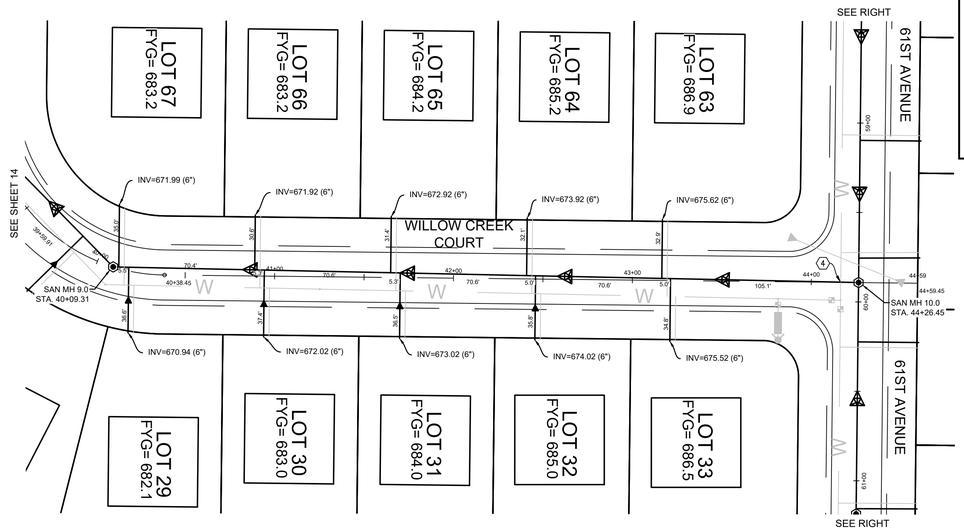
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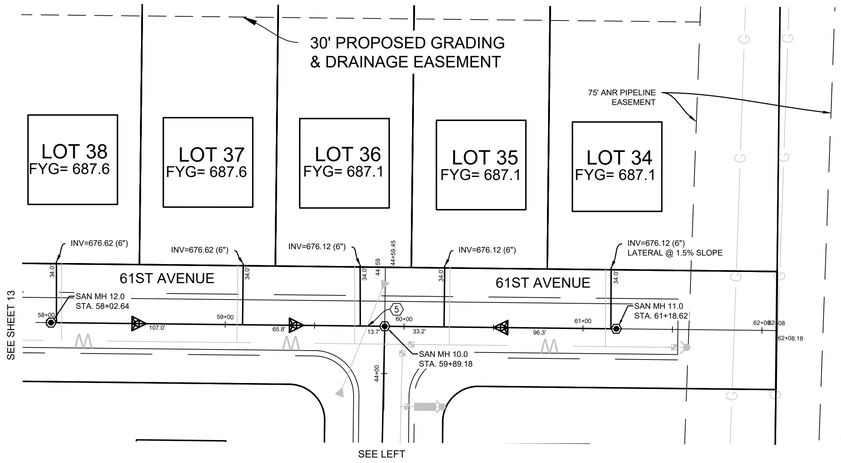
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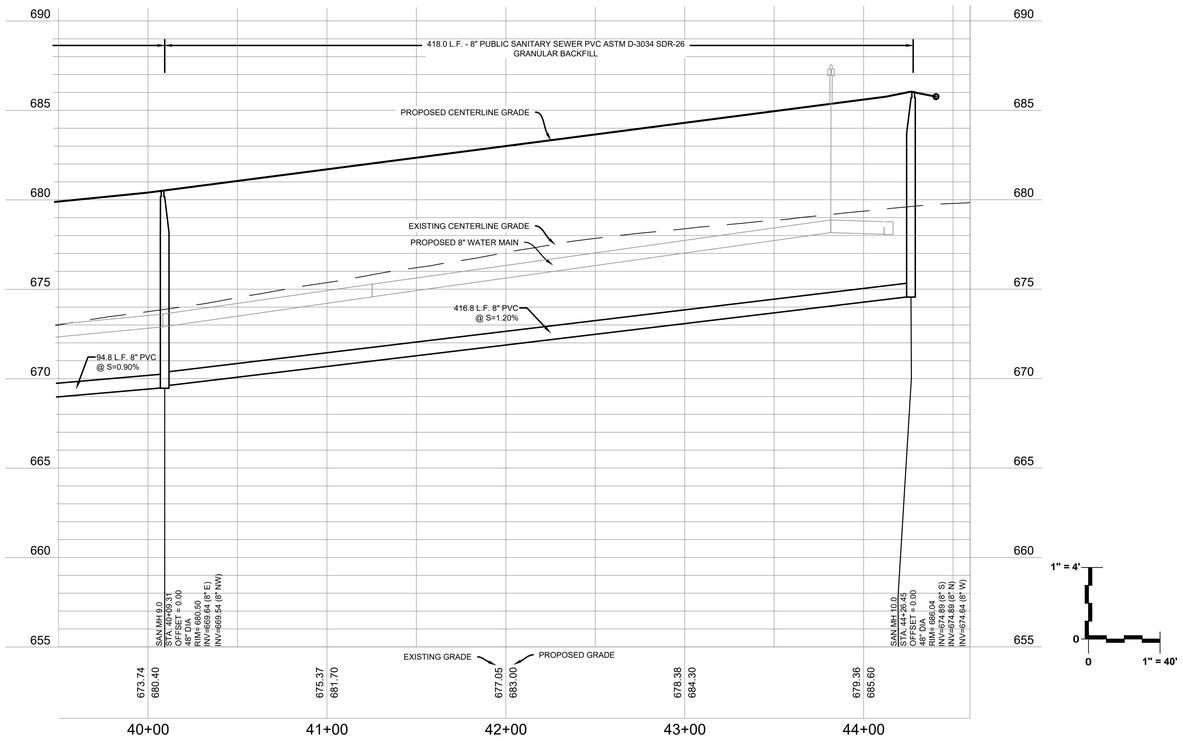
4	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20	5	15" STORM OVER 8" SANITARY 15" STM B/PIPE= 682.62 8" SAN T/PIPE= 675.65

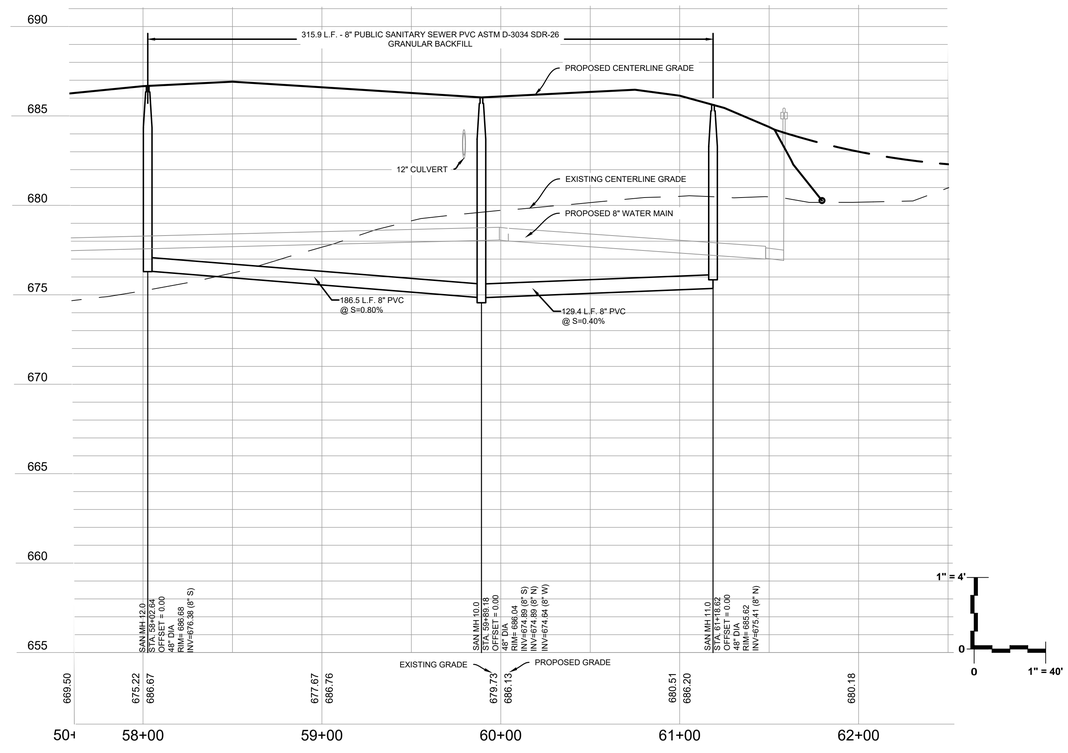
SANITARY SEWER LATERAL NOTES:

- ALL SANITARY SEWER LATERALS TO BE 6" PVC SDR-26 @ MIN. 2.0% UNLESS OTHERWISE NOTED.
- TERMINATE LATERAL PIPE WITH A WOODEN 2x4 SET ONE FOOT ABOVE FINISHED GRADE.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY LATERALS AND MAINS. LATERAL PIPE LOCATOR & TERMINAL POST: NO. 10 AWG SINGLE OR MULTIPLE STRAND INSULATED COPPER WIRE & 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - SNAKE PIT TERMINAL BOX.
- ALL SANITARY SEWER WITHIN PUBLIC R.O.W. SHALL HAVE GRANULAR BACKFILL.
- ALL WORK TO CONFORM TO THE VILLAGE OF SOMERS DESIGN STANDARDS.









DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

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CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

SANITARY SEWER PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
START DATE
SCALE 1" = 40'

SHEET 15 OF 32

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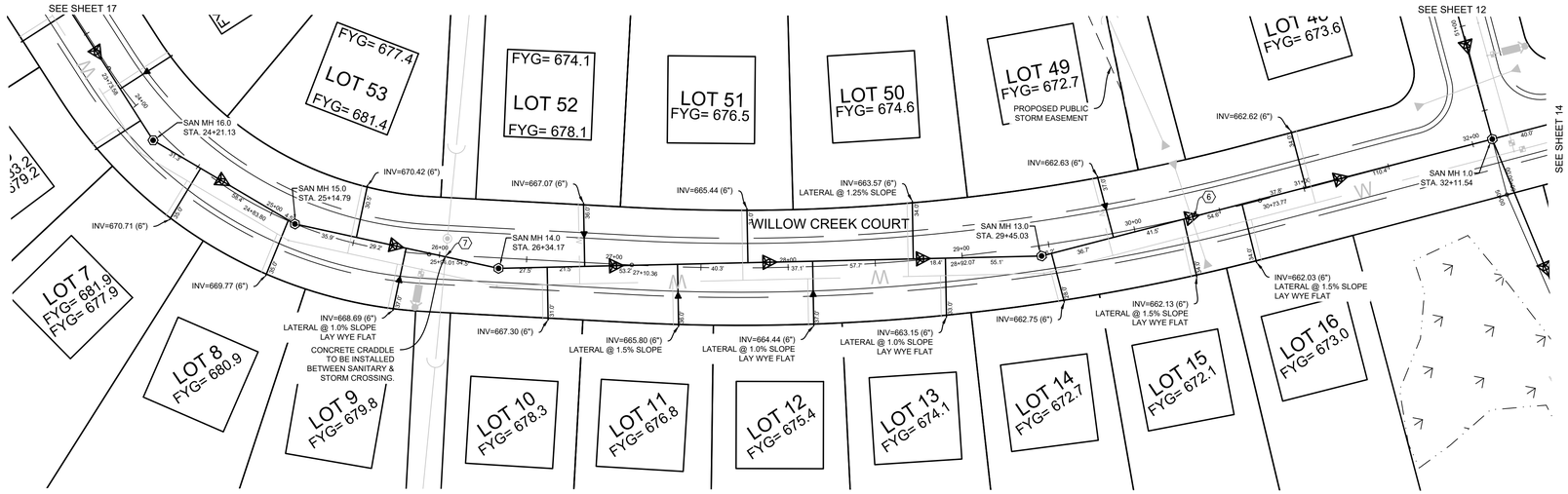
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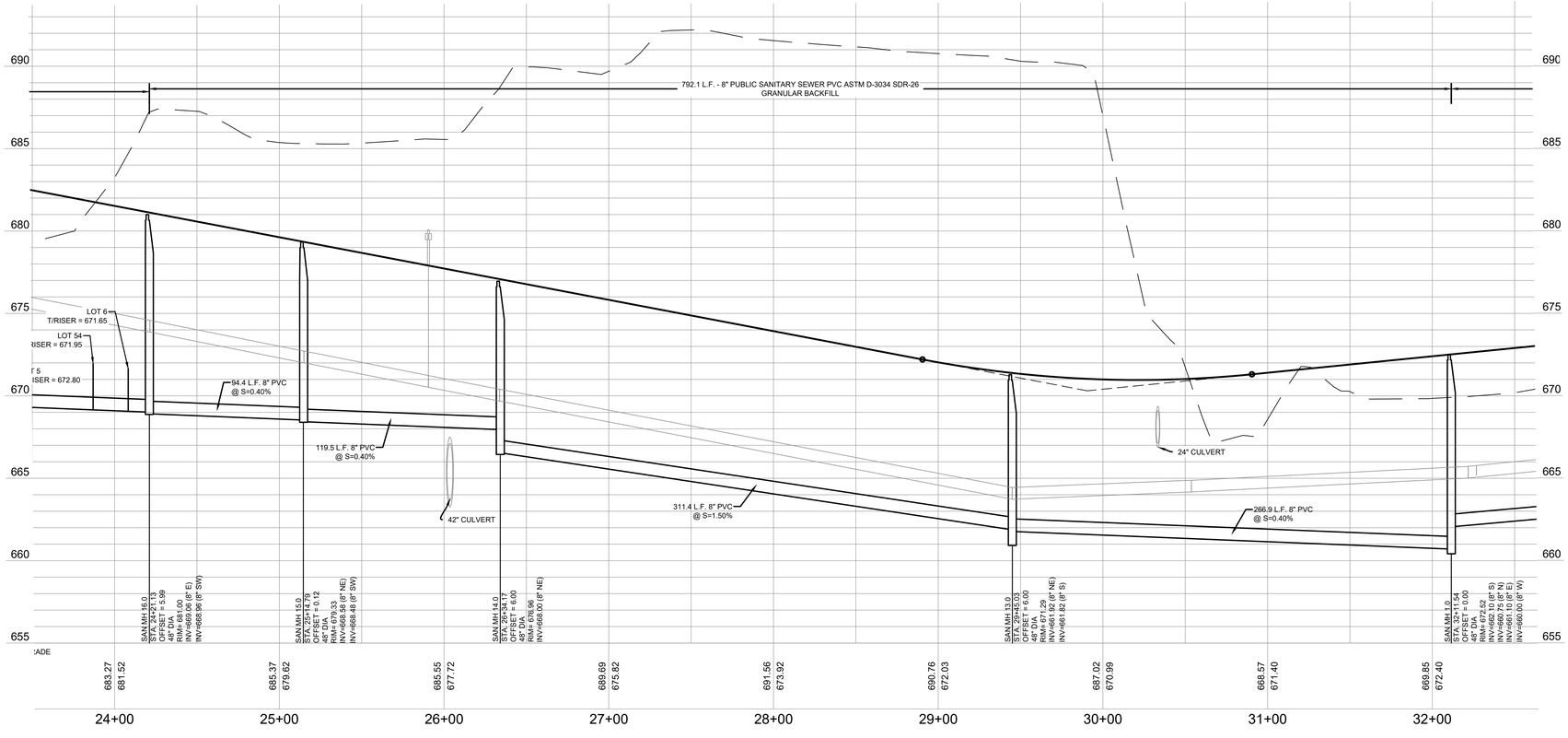
CROSSINGS

6	24" STORM OVER 8" SANITARY 24" STM B/PIPE= 666.87 8" SAN T/PIPE= 662.14	7	8" SANITARY OVER 42" STORM 8" SAN B/PIPE= 668.10 42" STM T/PIPE= 667.50

SANITARY SEWER LATERAL NOTES:

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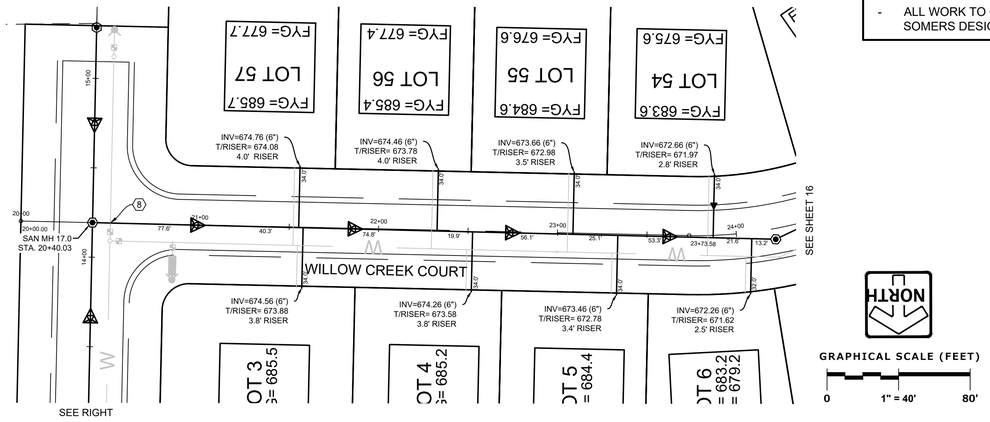
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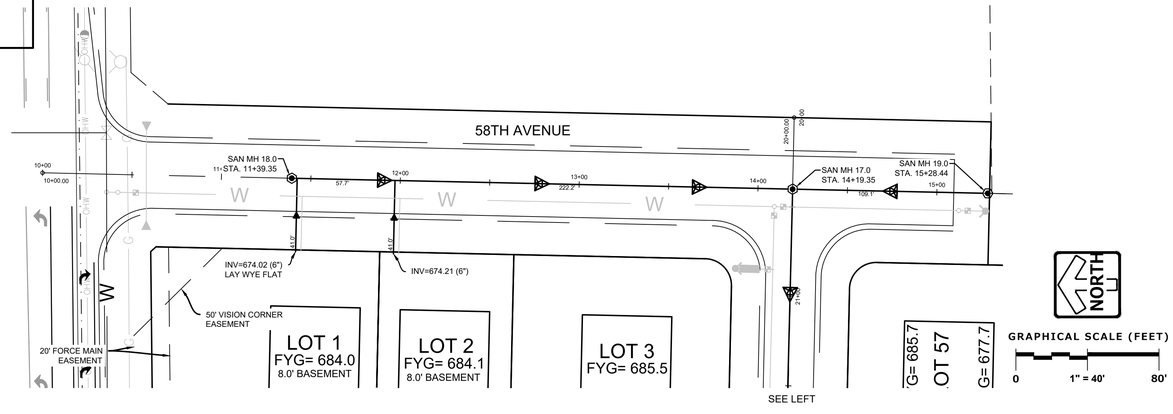
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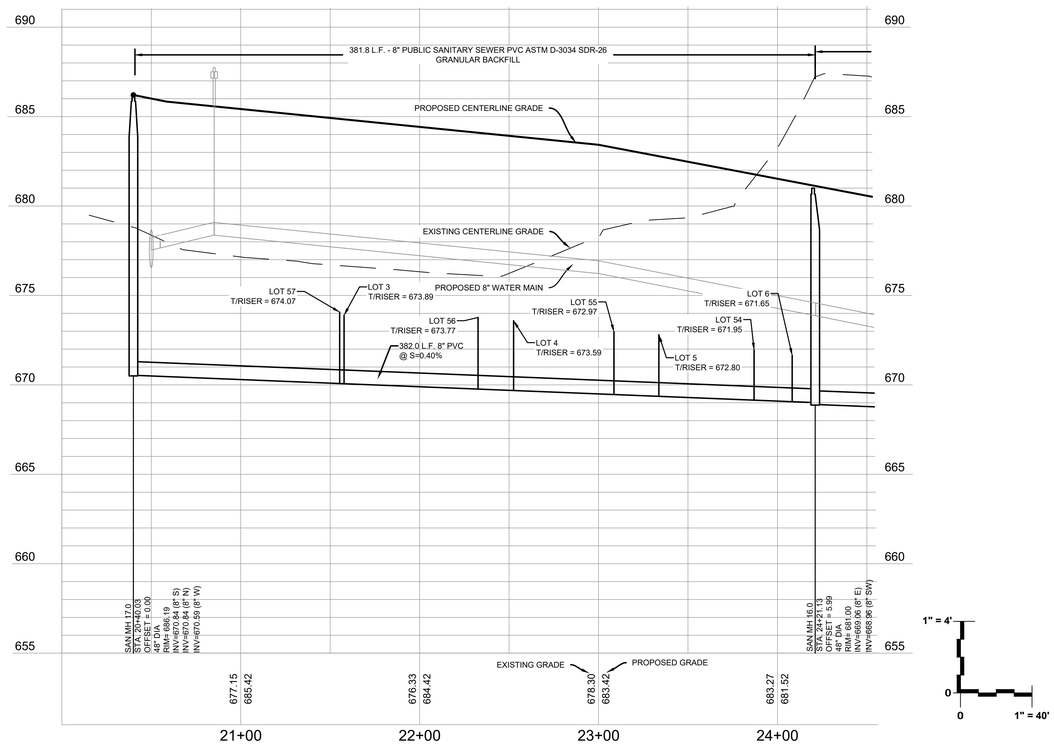
8 — 24" WATER OVER
8" SANITARY
24" WM B/PIPE= 676.52
8" SAN T/PIPE= 671.23

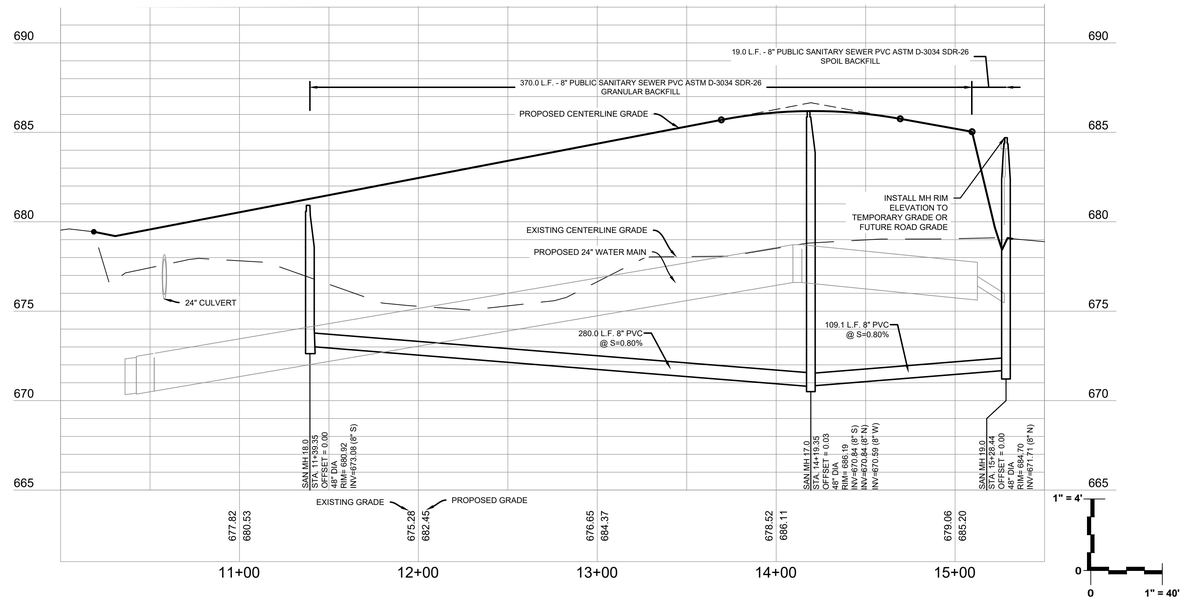
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DESIGNED: AEK
DRAFTED: AMG
REVIEWED:

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PEG JOB No. 1617.00 AEK
PEG PM 09/22/25
START DATE
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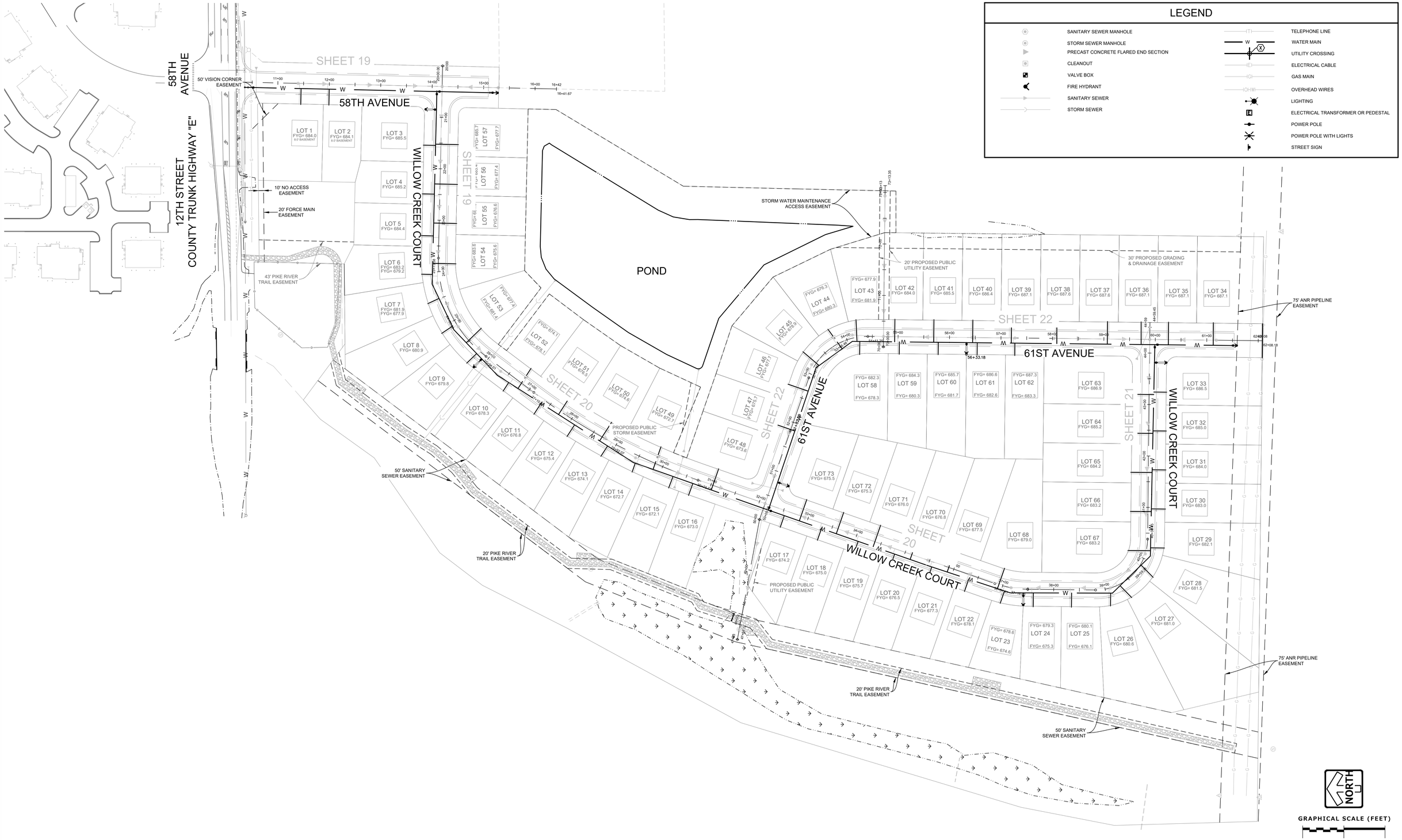
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WATER MAIN OVERVIEW

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

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WATER MAIN OVERVIEW

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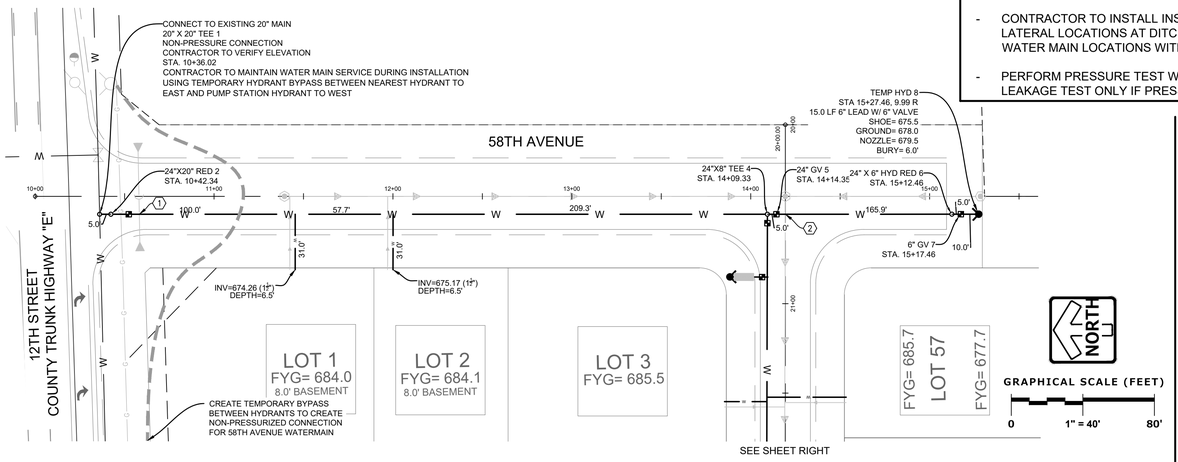
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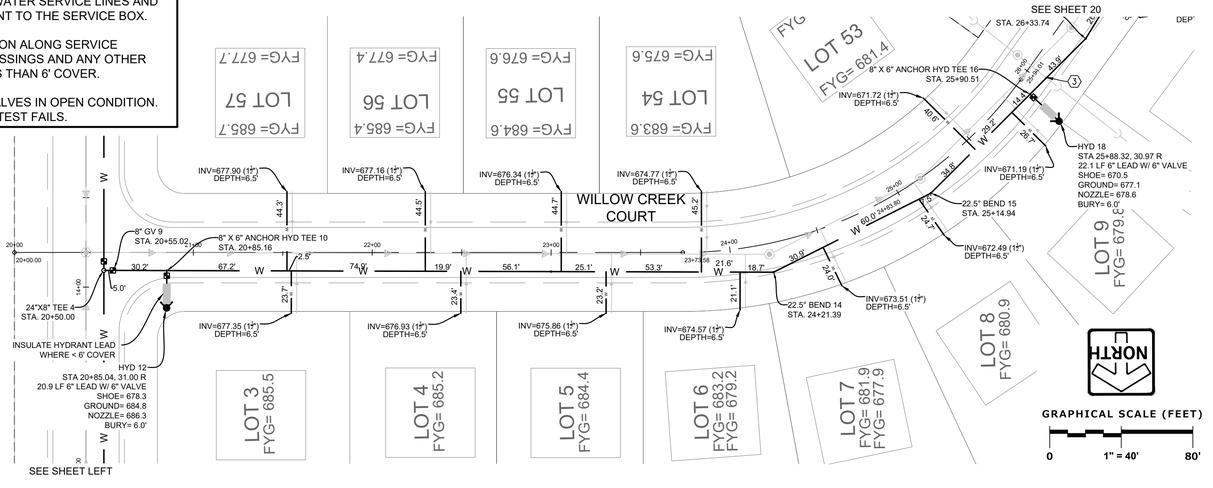
WATER MAIN & LATERAL NOTES:

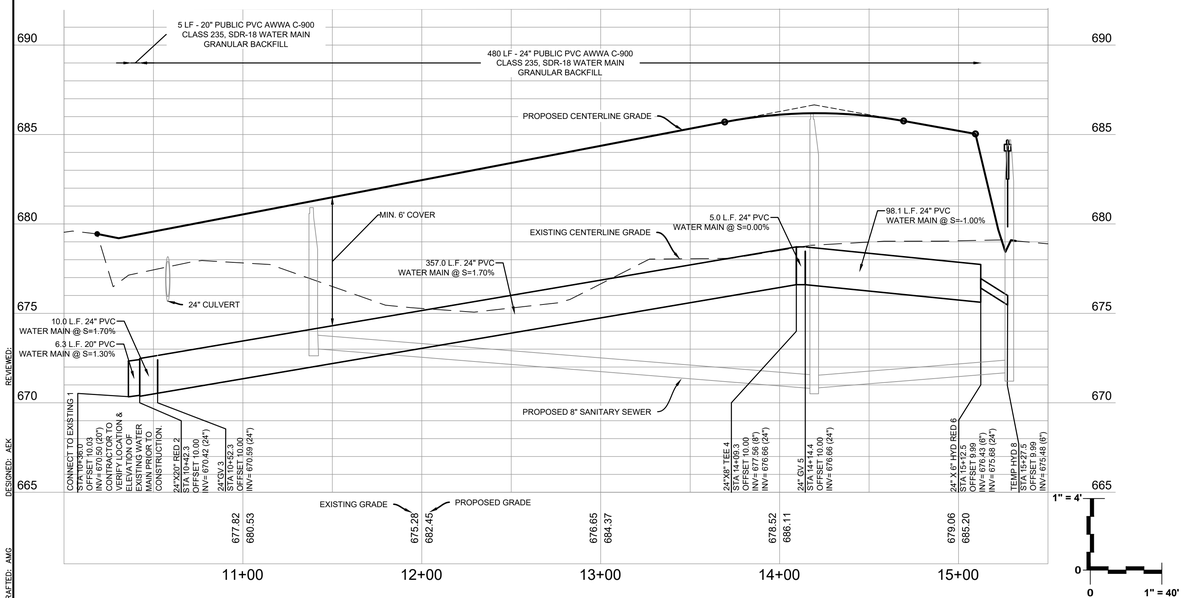
- REQUIRED LENGTHS FOR ALL JOINT RESTRAINTS ARE TABULATED IN THE CONSTRUCTION DETAILS ON SHEET ##.
- ALL 1 1/2" WATER SERVICES TO BE SDR 9, 200 PSI, HDPE TO CURB STOPS.
- ALL WATER LATERAL CURB STOPS TO BE INSTALLED AT THE R.O.W. LINE. CURB STOPS TO BE MCDONALD NO. 6106, MUELLER H-15209N, OR EQUAL. INSTALL LATERAL 1.0' PAST THE STOP ON TO THE LOT.
- PLACE LOCATOR WIRE ON TOP OF WATER SERVICE LINES AND EXTEND TO TERMINAL BOX ADJACENT TO THE SERVICE BOX.
- CONTRACTOR TO INSTALL INSULATION ALONG SERVICE LATERAL LOCATIONS AT DITCH CROSSINGS AND ANY OTHER WATER MAIN LOCATIONS WITH LESS THAN 6' COVER.
- PERFORM PRESSURE TEST WITH VALVES IN OPEN CONDITION. LEAKAGE TEST ONLY IF PRESSURE TEST FAILS.

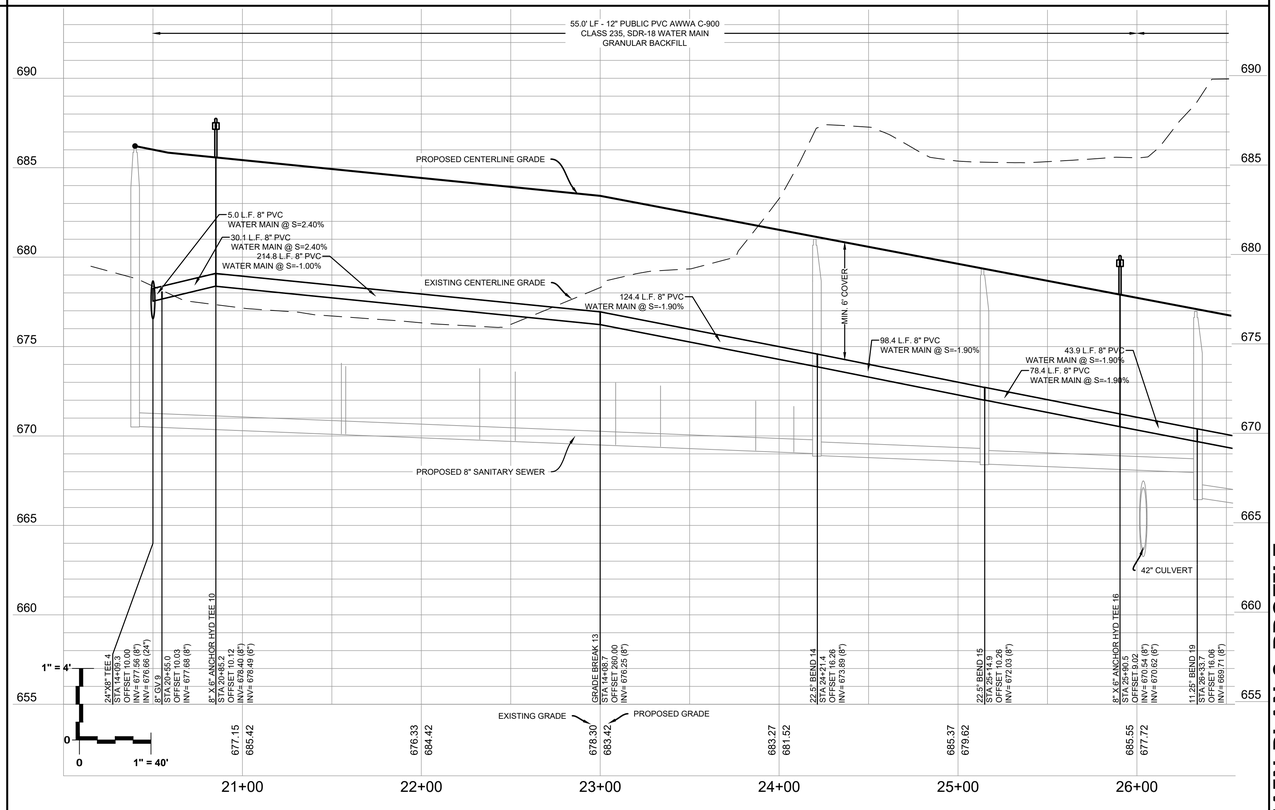
CROSSINGS

1. 24" STORM OVER
   24" WATER
   24" STM B/PIPE= 675.65
   24" WM T/PIPE= 672.74
2. 24" WATER OVER
   8" SANITARY
   24" WM B/PIPE= 676.52
   8" SAN T/PIPE= 671.23
3. 8" WATER OVER
   42" STORM
   8" WM B/PIPE= 670.27
   42" STM T/PIPE= 667.48









REVIEWED:
DESIGNED: AEK
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WATER MAIN PLAN & PROFILE

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 40'

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WATER MAIN PLAN & PROFILE

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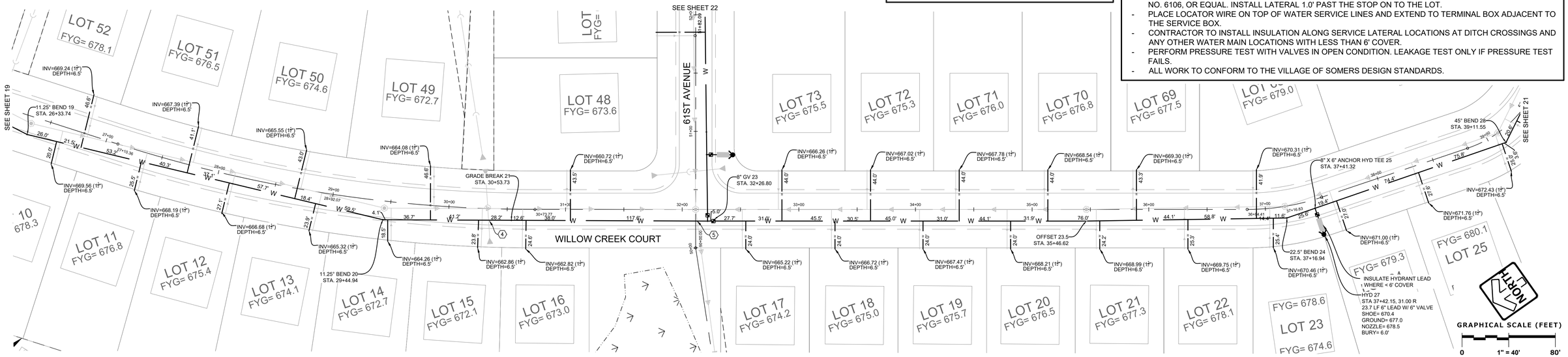
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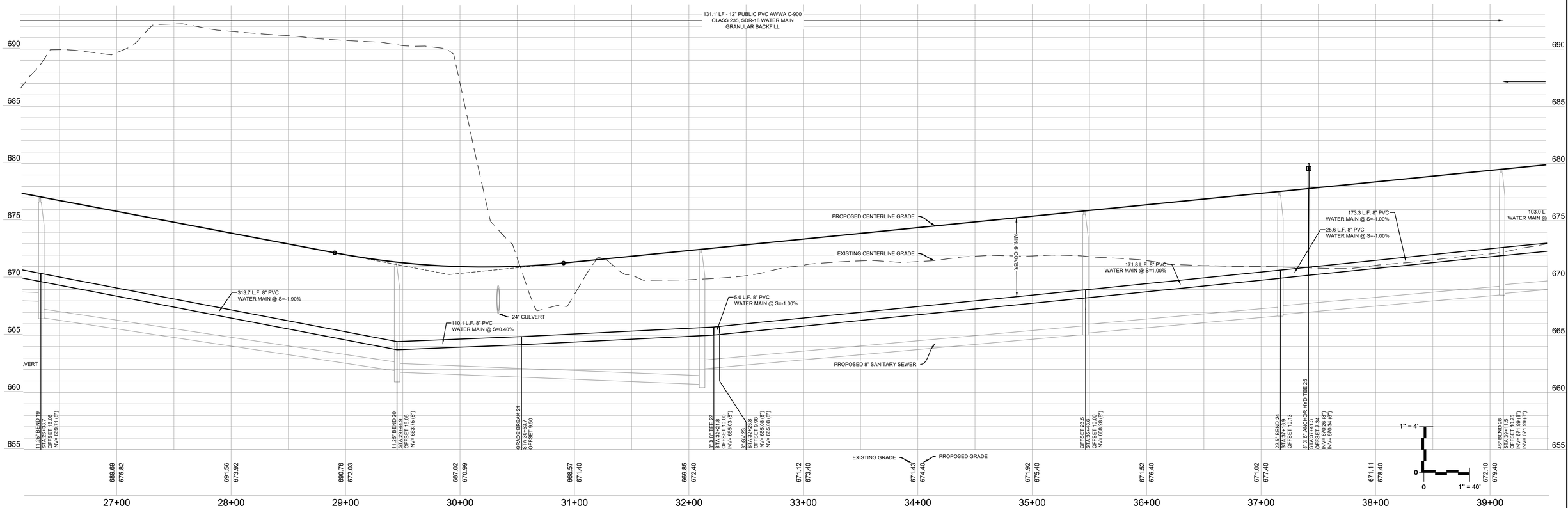
CROSSINGS

4	24" STORM OVER 8" WATER 24" STM B/PIPE= 666.91 8" WM T/PIPE= 664.79	5	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.96 8" SAN T/PIPE= 660.60

WATER MAIN & LATERAL NOTES:

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REVISIONS

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START DATE 09/22/25
SCALE 1" = 40'

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WATER MAIN PLAN & PROFILE

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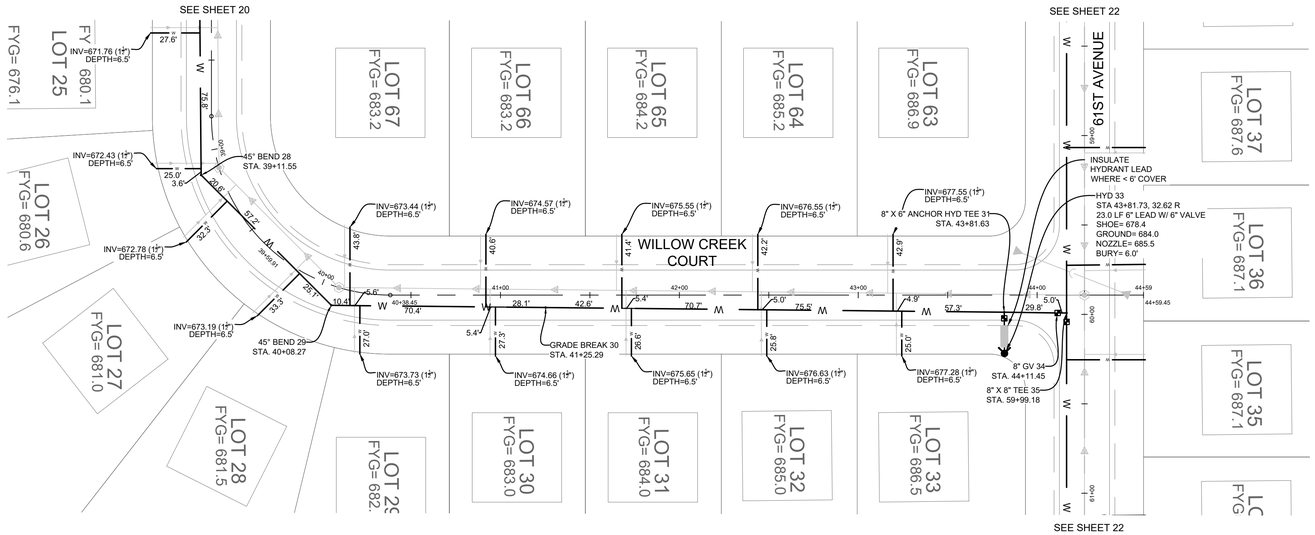
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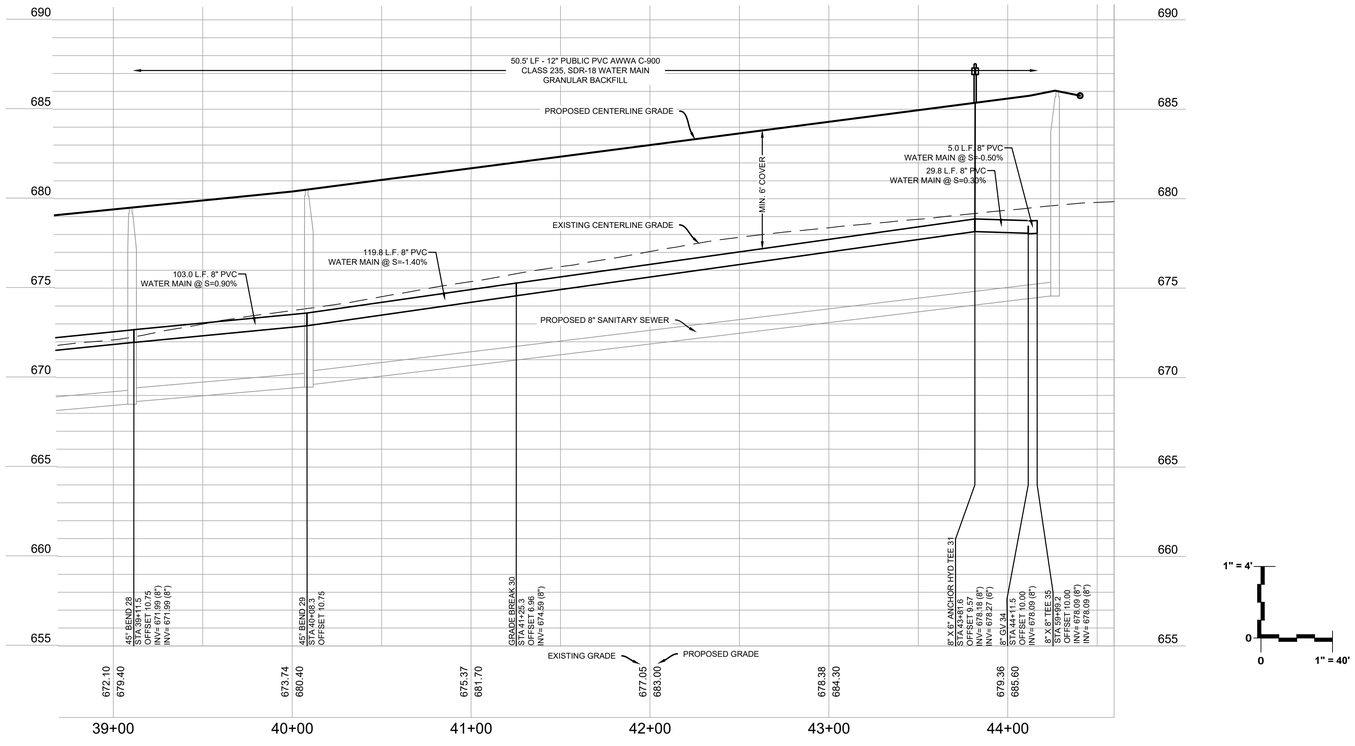
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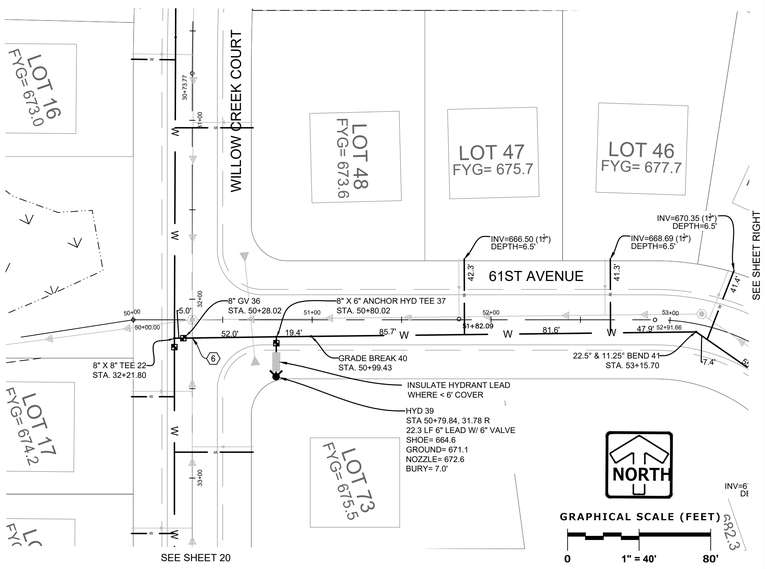
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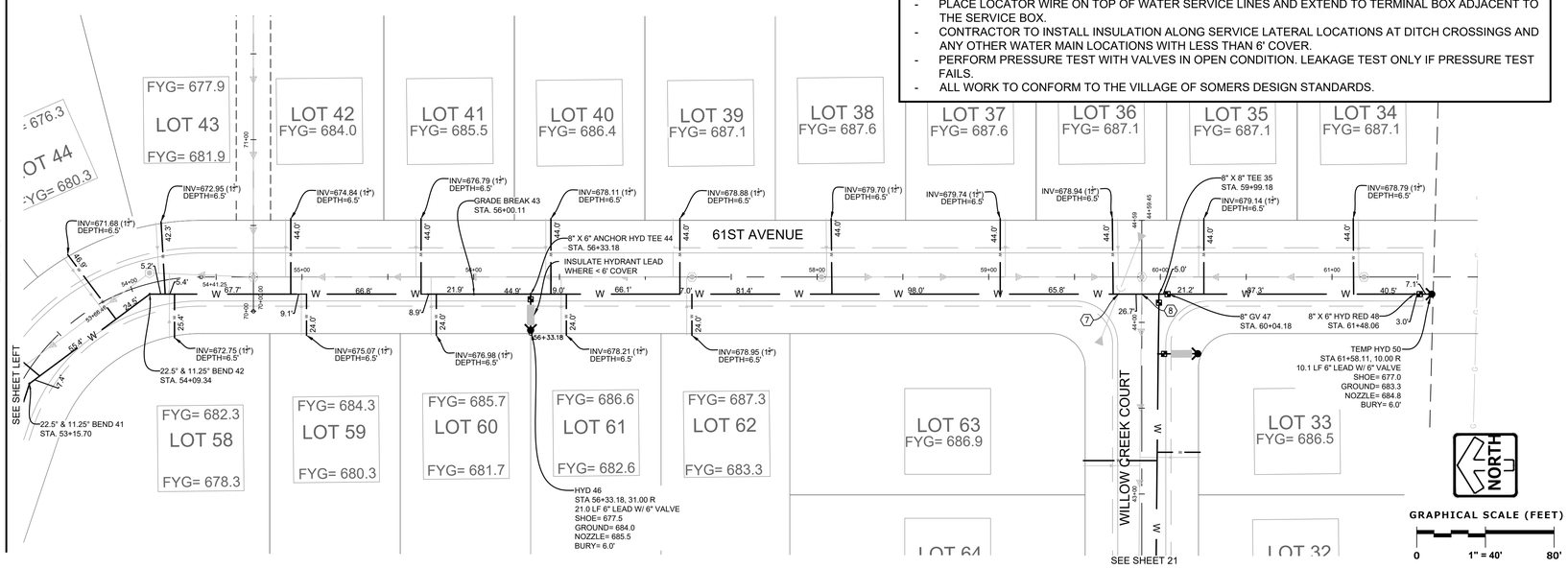
CROSSINGS

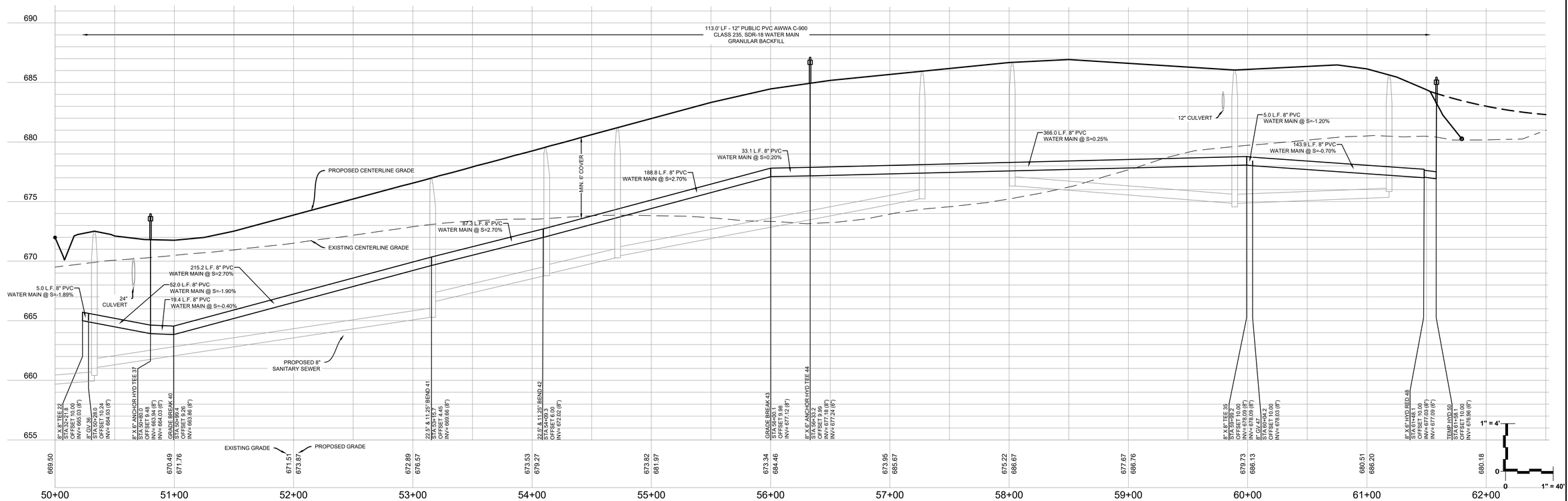
6	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 664.80 8" SAN T/PIPE= 662.87	7	15" STORM OVER 8" WATER 15" STM B/PIPE= 682.59 8" WM T/PIPE= 678.72	8	8" WATER OVER 8" SANITARY 8" WM B/PIPE= 678.04 8" SAN T/PIPE= 675.20

WATER MAIN & LATERAL NOTES:

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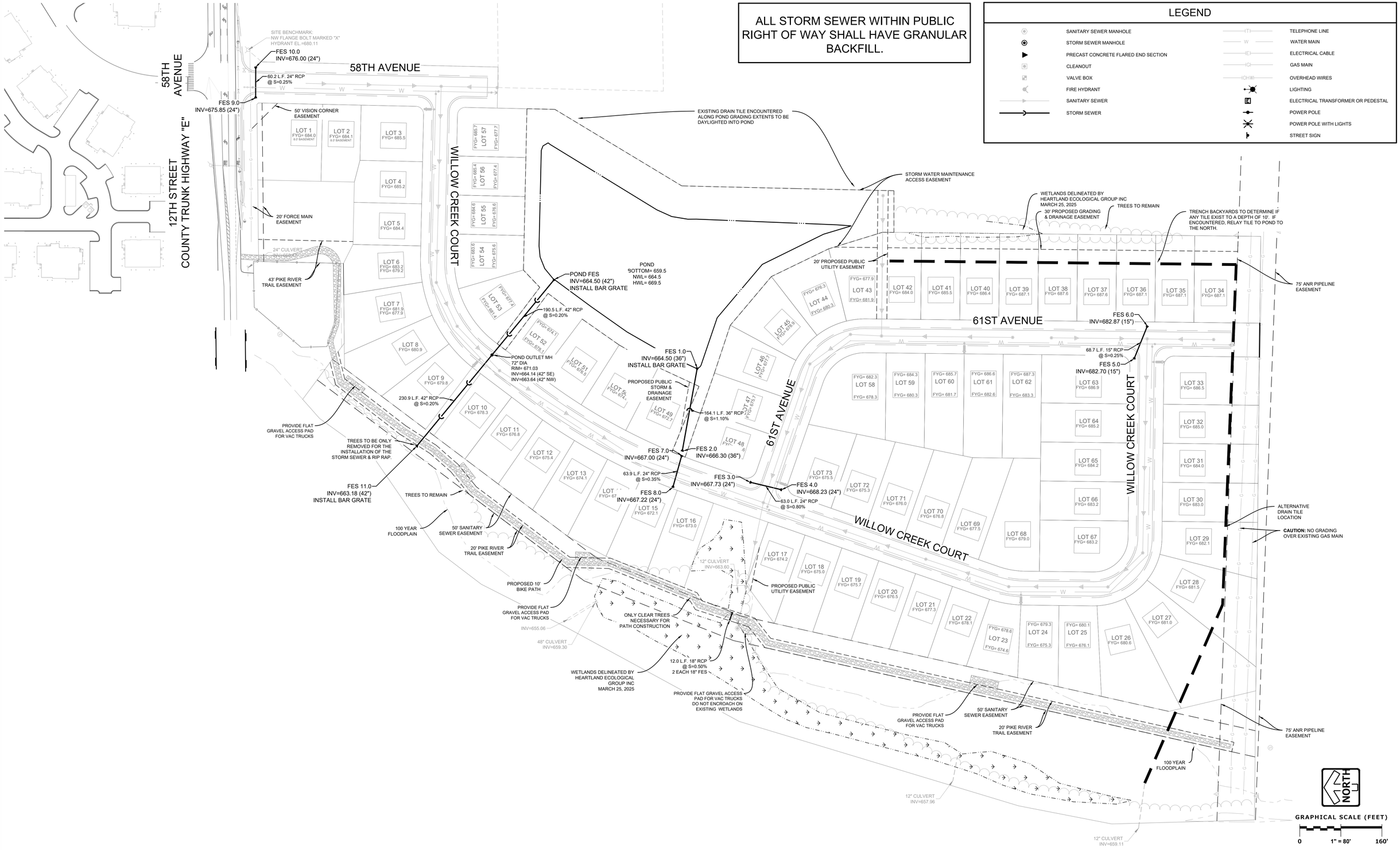
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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- WATER MAIN
- ELECTRICAL CABLE
- GAS MAIN
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN



REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

STORM SEWER PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 80'

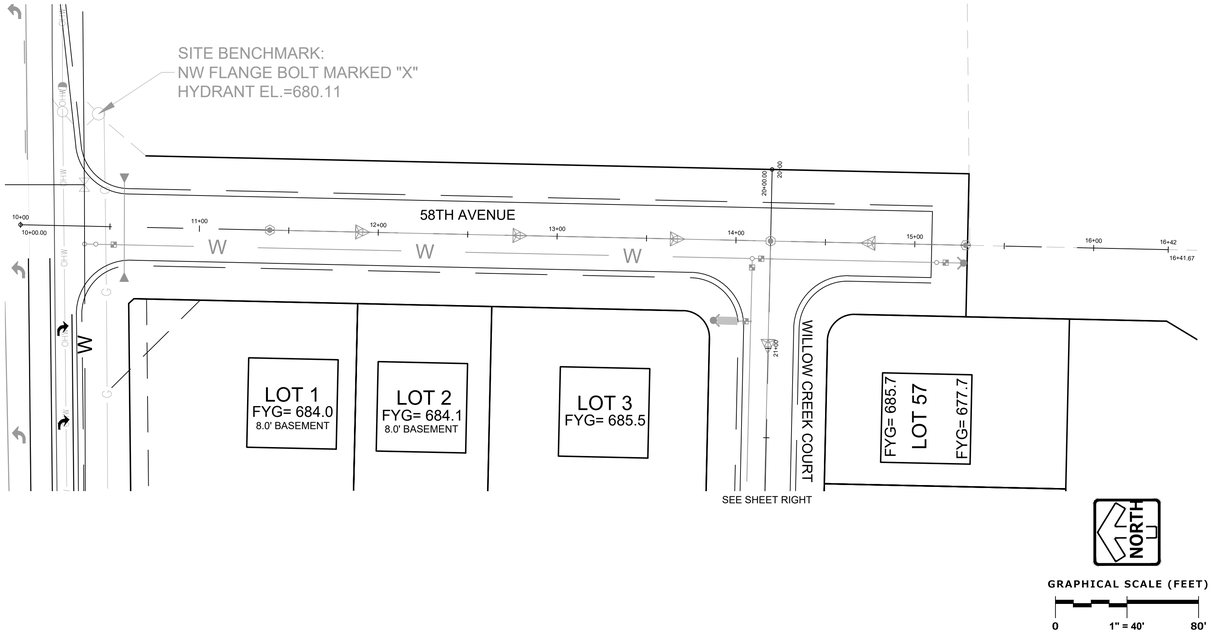
SHEET 23 OF 32

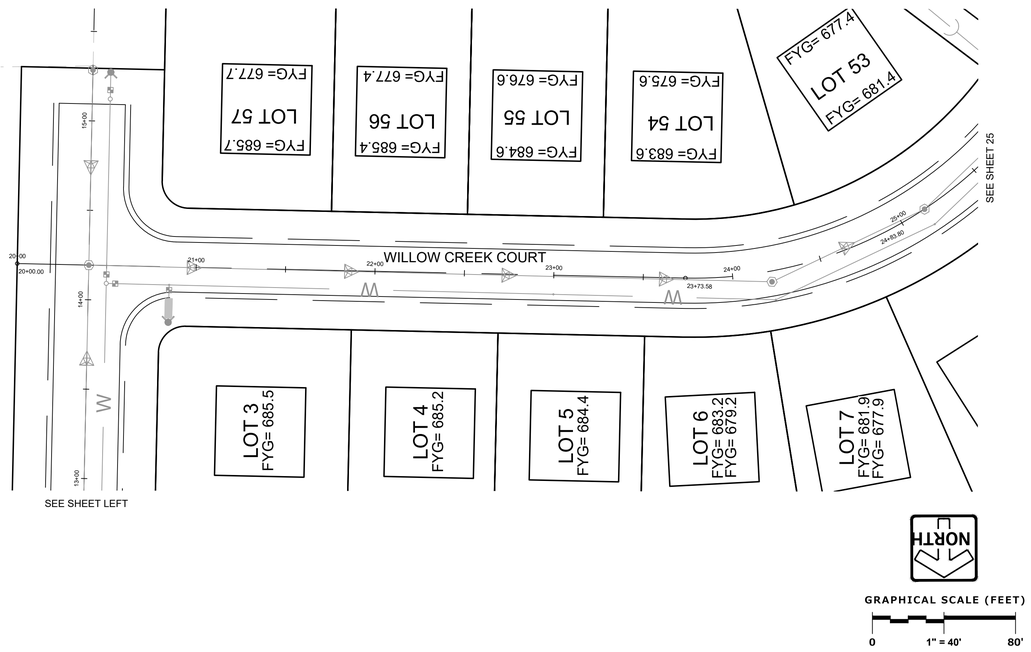
STORM SEWER PLAN

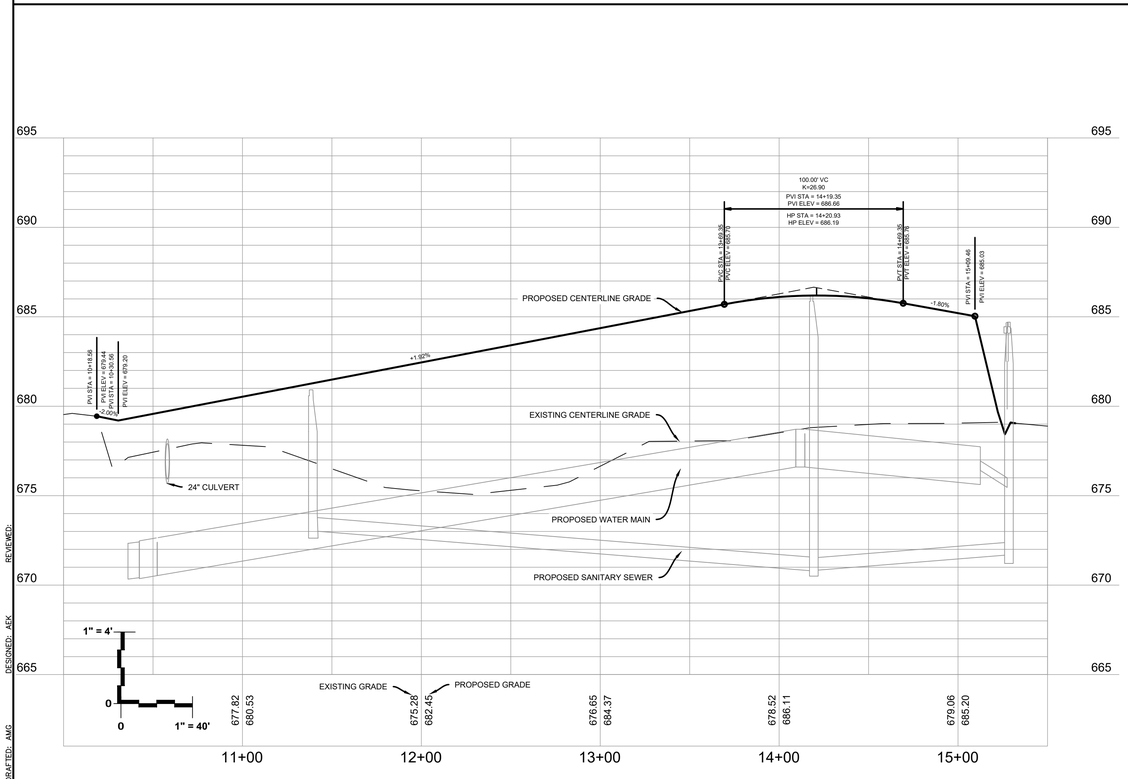
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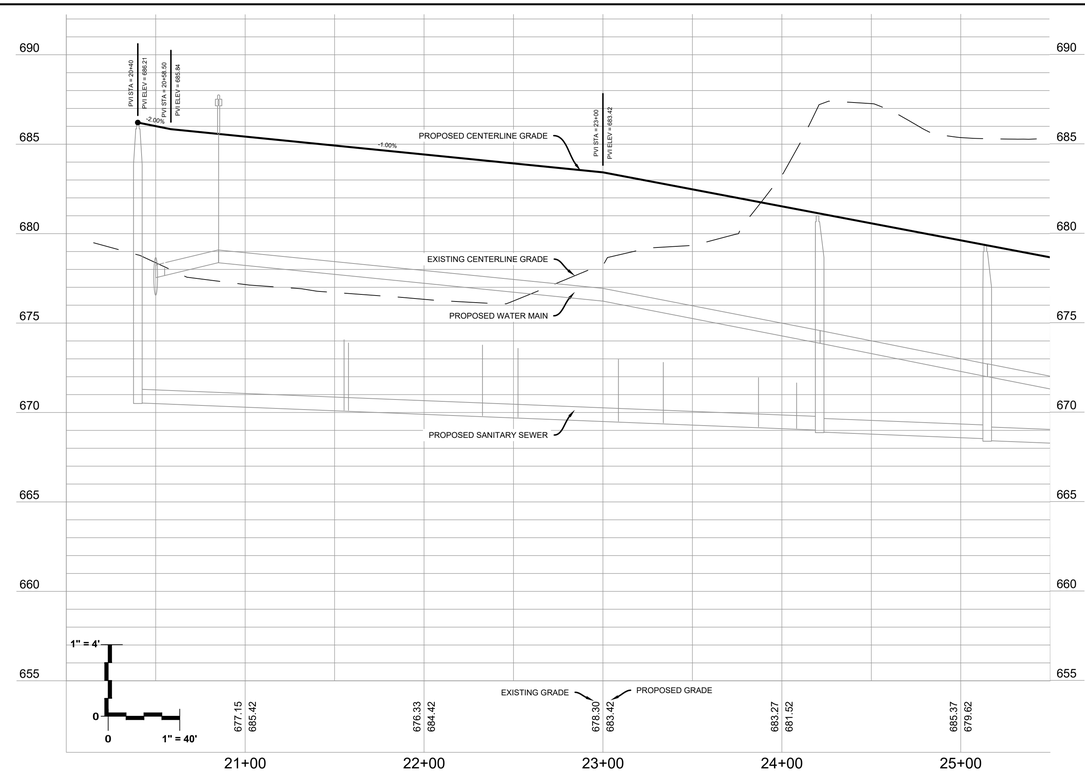
Z:\PROJECTS\2019\1617.00-WI\CAD\SHEETS\STORM SEWER PLAN.DWG

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ROADWAY PLAN & PROFILE

REVISIONS

PEC JOB No. 1617.00
PEC PM AEK
START DATE 09/22/25
SCALE 1" = 40'

SHEET 24 OF 32

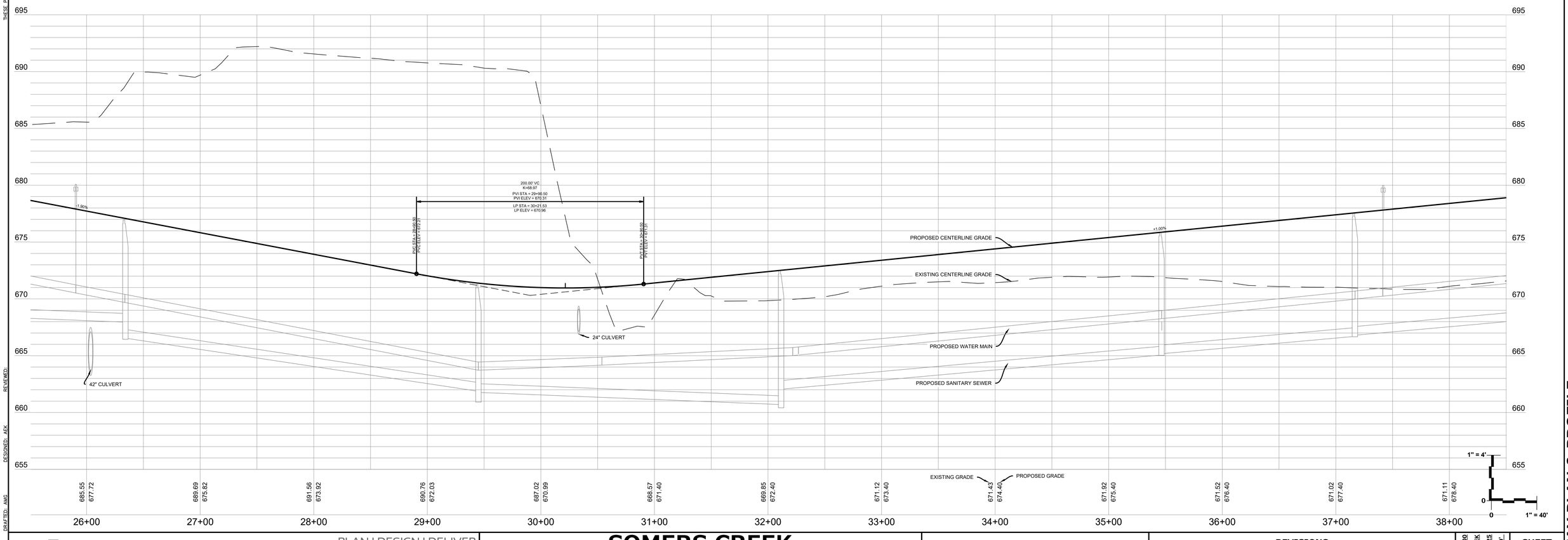
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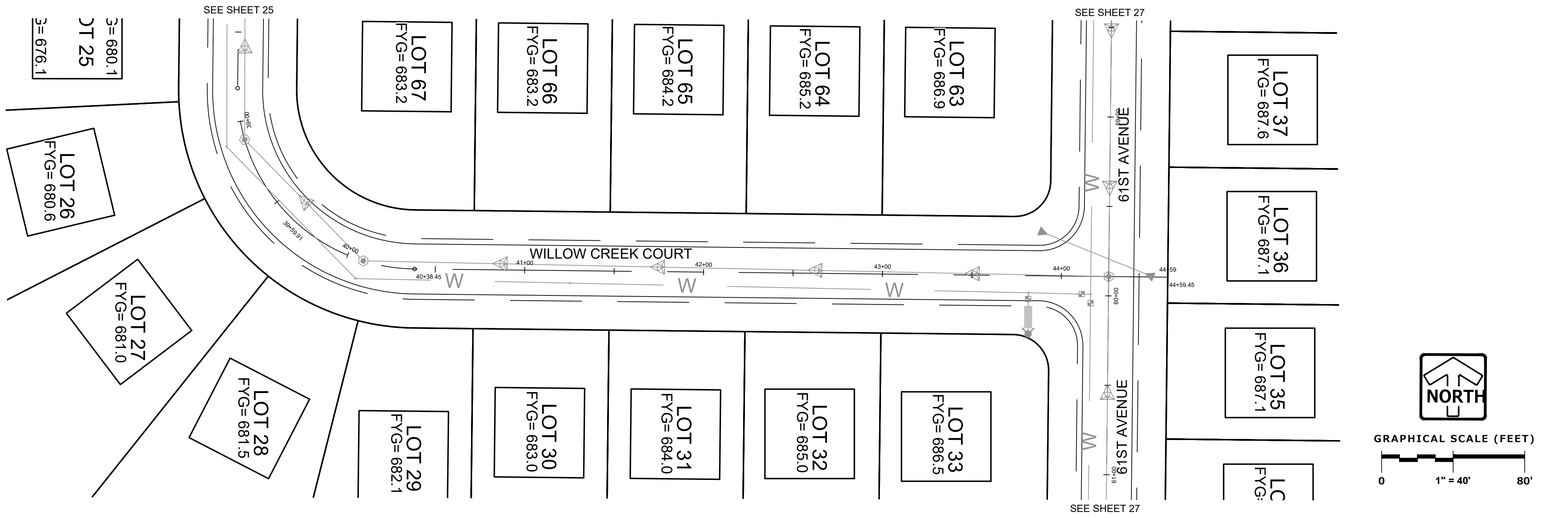
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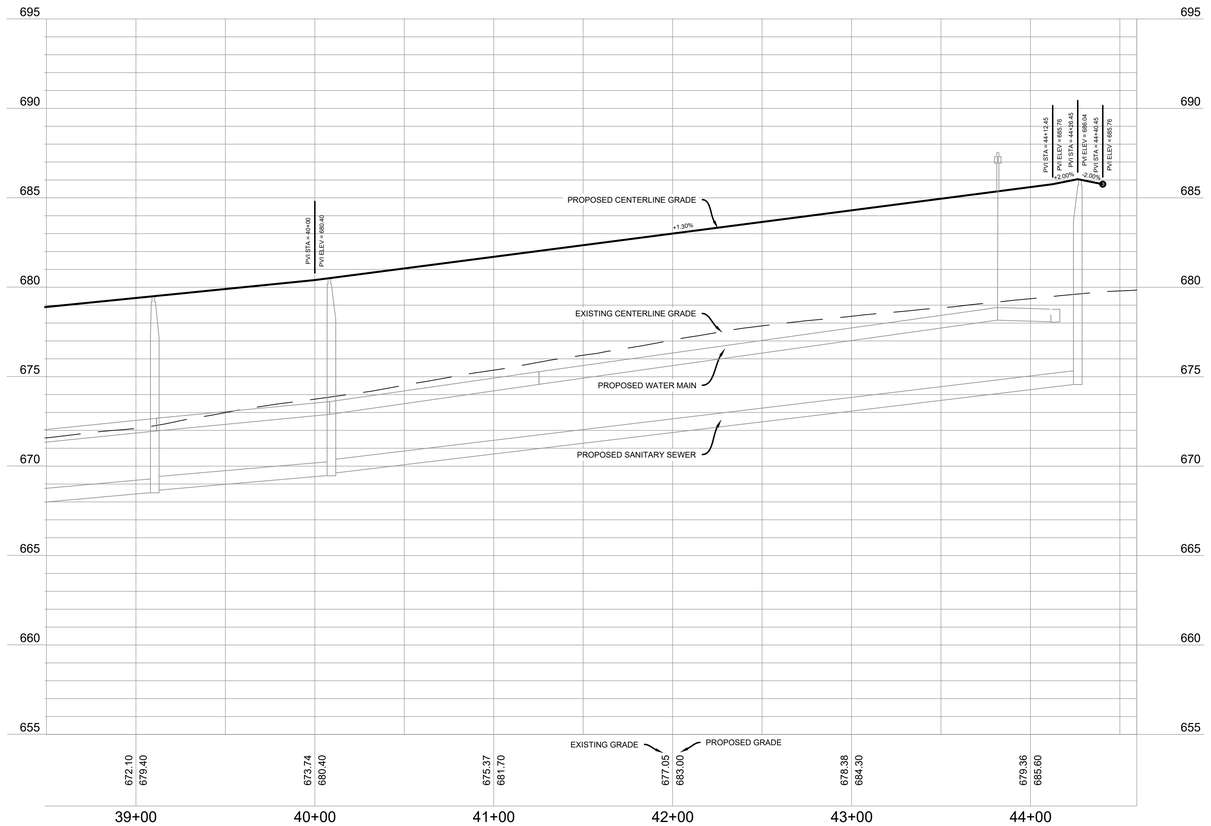
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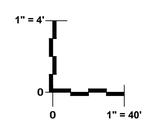
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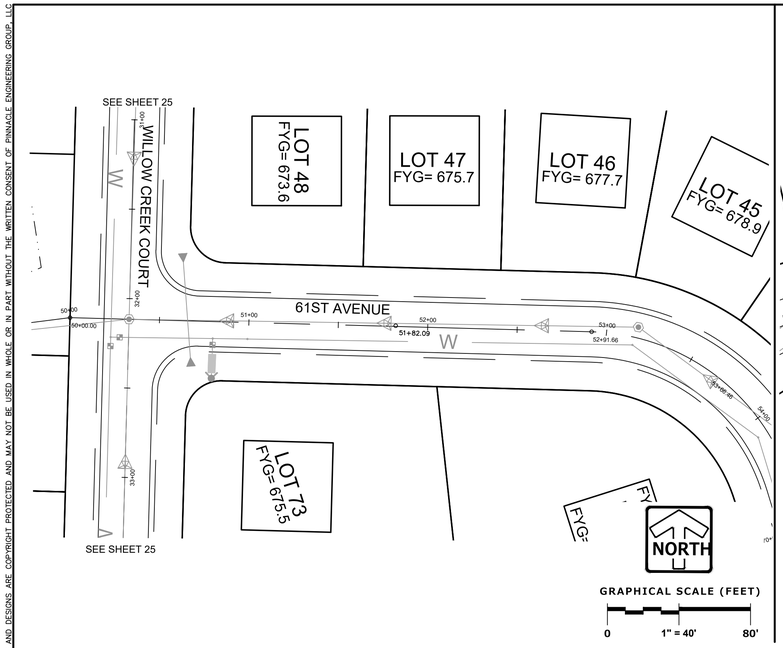
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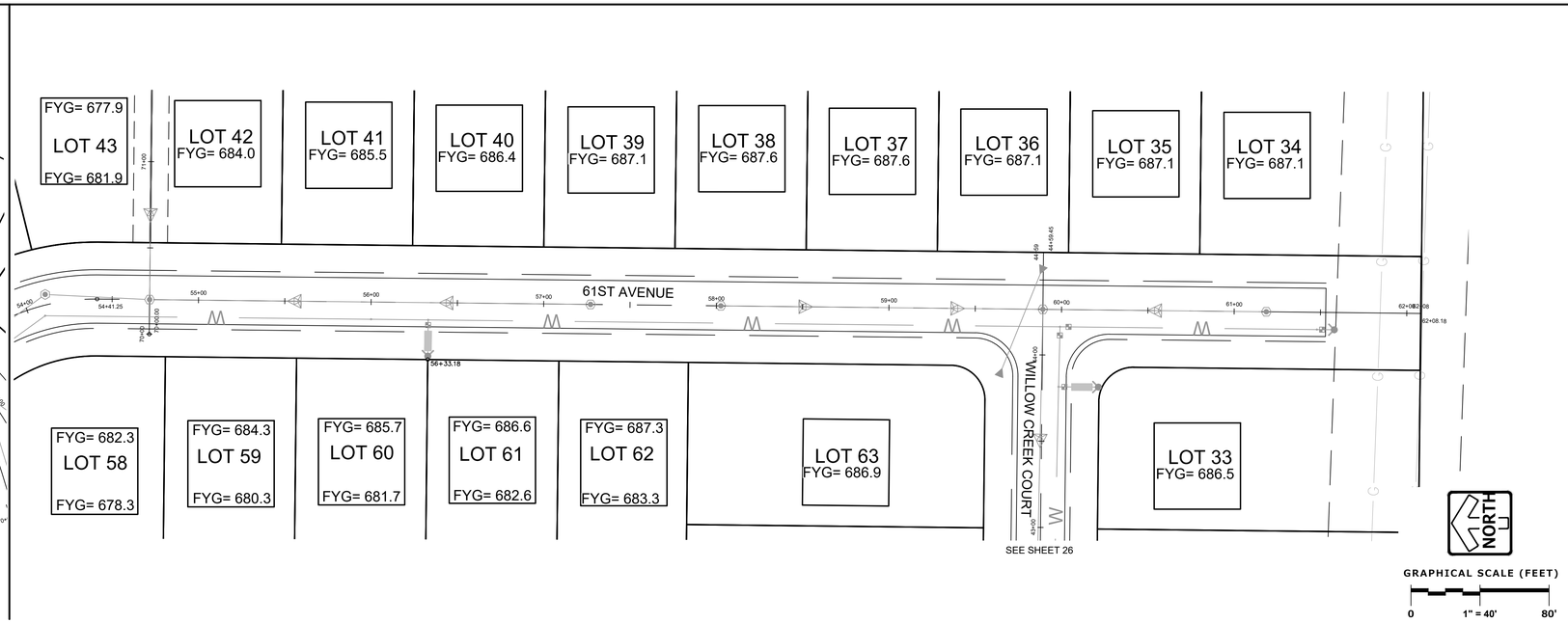
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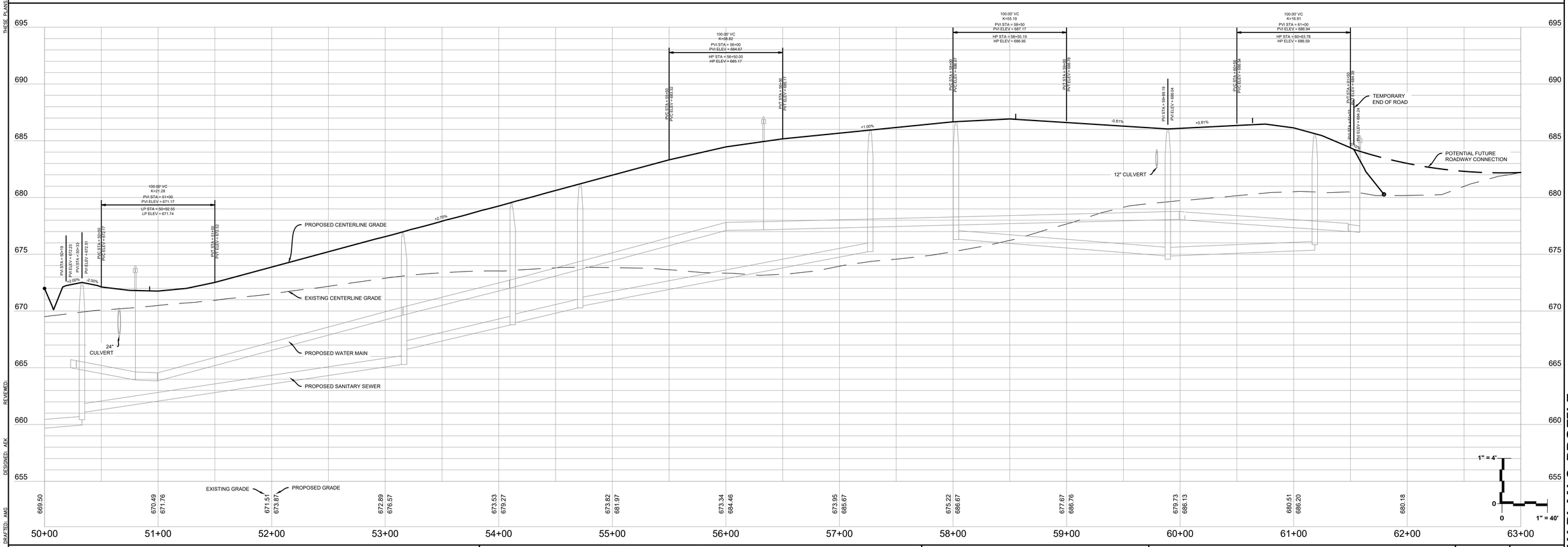
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58TH AVENUE

12TH STREET
COUNTY TRUNK HIGHWAY "E"

EXISTING RIGHT OF WAY

PROPOSED ROADWAY STRIPING AND MARKINGS PER CTH E PROPOSED CIVIL PLANS

EXISTING ROAD STRIPING

ONLY

ONLY

R30.0'

CONTRACTOR TO VERIFY EXISTING WATER MAIN AND VALVE LOCATIONS

EXISTING ROAD STRIPING

PROPOSED EDGE OF PAVEMENT

EXISTING EDGE OF PAVEMENT

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY.

EXISTING RIGHT OF WAY

VERIFY AND RELOCATE HYDRANT LEAD AND VALVE FOR PROPOSED ROADWAY

RELOCATE UTILITY POLE AND ASSOCIATED GUY WIRES TO BE OUT OF PROPOSED ROADWAY.

20' FORCE MAIN EASEMENT

50' VISION CORNER EASEMENT

PROPOSED 58TH AVE WATER MAIN AND VALVES

USE CAUTION WHEN WORKING OVER GAS LINE.

PROPOSED RIGHT OF WAY

18.5'

43.0'

18.5'

ADJUST EXISTING WATER MAIN VALVE FOR PROPOSED ROADWAY ELEVATION

58TH AVENUE

LOT 1
FYG= 684.0
8.0' BASEMENT

LOT
FYG= 6
8.0' BASEM

PROPOSED RIGHT OF WAY

43' PIKE RIVER TRAIL EASEMENT

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

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CTH E INTERSECTION PLAN

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE 1" = 20'

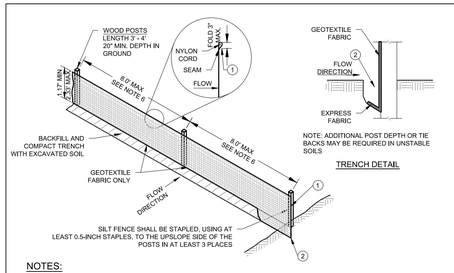
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CTH E INTERSECTION PLAN

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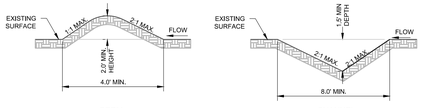


NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#1056 - 05/2012

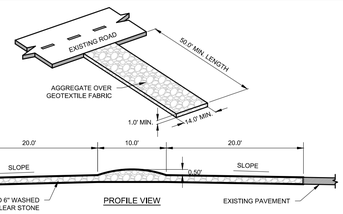


NOTES:

1. DIVERSION MAY REQUIRE AREAS OF BERM AND OTHER AREAS OF CHANNEL TO PROVIDE SUFFICIENT PERIMETER PROTECTION.
2. DIVERSION BERM VERSUS CHANNEL PRACTICES SHALL BE SELECTED SUCH TO PREVENT PONDING (E.G. - POSITIVE DRAINAGE SHALL BE MAINTAINED).
3. FOR DIVERSIONS THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES INCLUDING THE RIDGE, AND THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS THEY CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING. FOR DIVERSIONS SERVING LESS THAN 30 DAYS, THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING .
4. DIVERSIONS SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. AT ALL POINTS WHERE DIVERSION BERMS OR CHANNELS WILL BE CROSSED BY CONSTRUCTION EQUIPMENT, THE DIVERSION SHALL BE SHAPED APPROPRIATELY AND/OR TEMPORARY CULVERTS OF ADEQUATE CAPACITY MAYBE ADDED AT CROSSINGS.
5. AT MINIMUM, INSTALL ONE DITCH CHECK (SEE DETAIL) FOR EVERY 2 VERTICAL FEET OF DROP.
6. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE DIVERSION BERM.

DIVERSION BERM / CHANNEL

#1134A - 10/2012

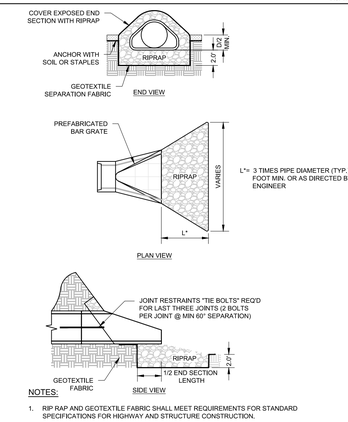


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

#1057 - 04/2012

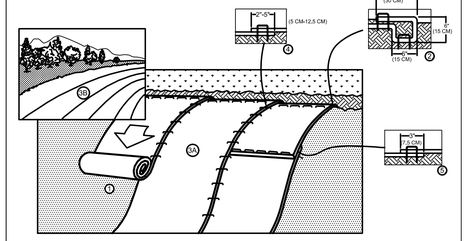


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#1304 - 10/2012

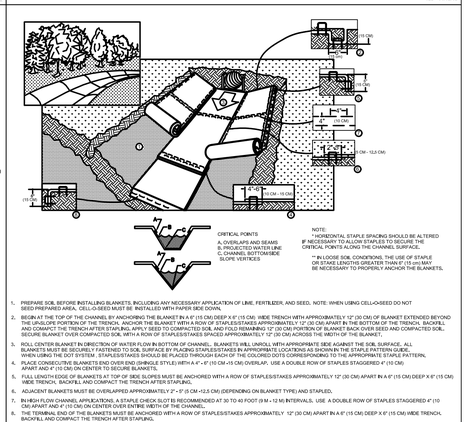


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

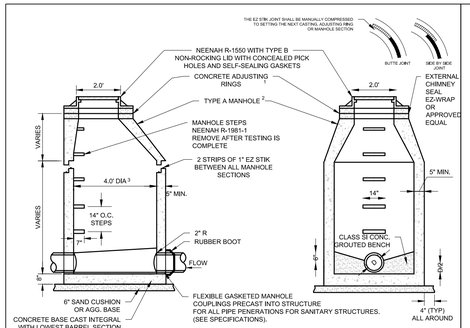
EROSION MATTING - SLOPE INSTALLATION

#1058 - 04/2012


2" (5 CM)
6" (15 CM)
6
2" (5 CM)
6
6" (15 CM)
6
2" (5 CM)
6
6" (15 CM)
6
2" (5 CM)
6

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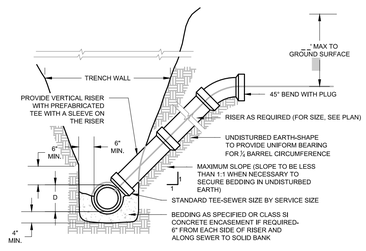


NOTES:

1. PROVIDE EXTERIOR SURFACE TREATMENT
2. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
3. STRUCTURE TO BE 4' -0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.
4. ALL MANHOLE JOINTS SHALL BE WRAPPED WITH WRAPIDSEAL, MACWRAP, OR APPROVED EQUAL.
5. ADJUSTING RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 15".

SANITARY MANHOLE

#400 10/15/12

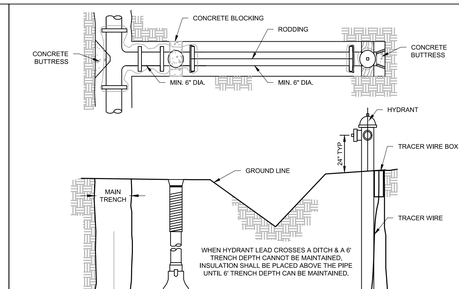


NOTES:

1. SANITARY SEWER RISERS TO BE CONSTRUCTED IN LIEU OF WYES WHERE SEWER DEPTH EXCEEDS 12'.
2. THE CONTRACT UNIT PRICE FOR SANITARY SEWER SERVICE RISERS OF THE SIZE AND VERTICAL HEIGHT SPECIFIED SHALL INCLUDE THE TEE AND 45° BEND
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER V.F. FOR SERVICE RISERS OF THE SIZE, TYPE AND VERTICAL HEIGHT SPECIFIED

TYPICAL RISER FOR SERVICE LATERAL

#408 10/15/12

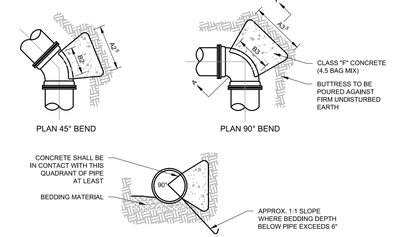


NOTES:

- FIRE HYDRANTS SHALL MEET AWWA C-502 AND SHALL BE MUELLER A-423 WITH A 5-1/4-INCH VALVE OPENING, O-RING SEALS, TWO 2-1/2 INCH HOSE NOZZLES AND ONE 5-INCH STORZ QUICK CONNECTION PUMPER NOZZLE. EACH HYDRANT SHALL BE EQUIPPED WITH AN AUXILIARY GATE VALVE.
- PAINTING: FACTORY PAINTED RED WITH THE NOZZLE CAPS AND OPERATING NUT PAINTED SILVER GRAY.

HYDRANT SETTING

#501 6/15/13



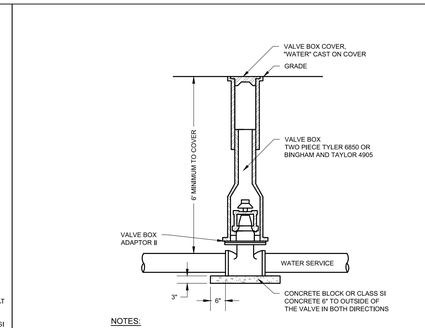
PIPE	22 1/2° BENDS		45° BENDS		90° BENDS	
SIZE	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK

#502 10/15/12

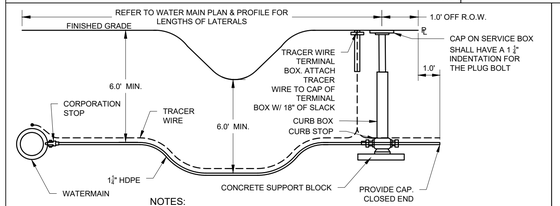


NOTES:

1. PROVIDE EXTENSION ROD WHEN COVER IS GREATER THAN 8'. TERMINATE ROD APPROX. 2' FROM SURFACE.
2. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX.
3. CURB VALVES SHALL BE MCDONALD NO. 6106 OR MUELLER H15209 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
4. MAIN LINE WATER VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 RESILIENT WEDGE GATE VALVES, CLOW F-6100, OR MUELLER A-2362 VALVES

WATERMAIN VALVE

#506 10/15/12

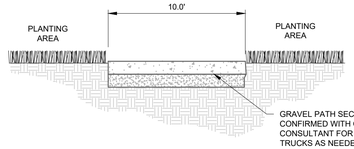


NOTES:

1. CURB VALVES SHALL BE MCDONALD NO. 6106 OR MUELLER H15209 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.

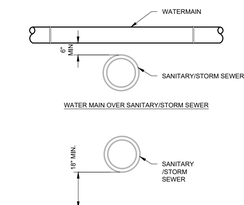
WATER SERVICE

#523 10/04/2011



GRAVEL PATH

#510 4/25/13



NOTES:

1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

#507 10/15/12

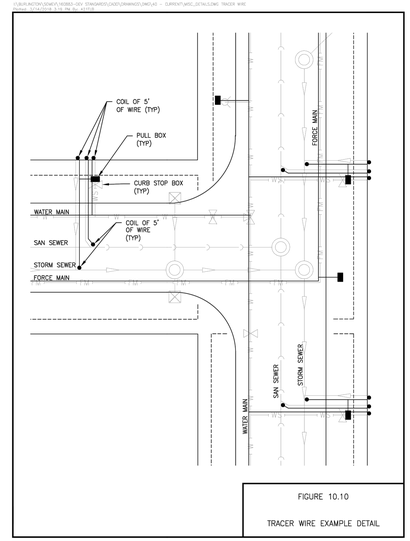
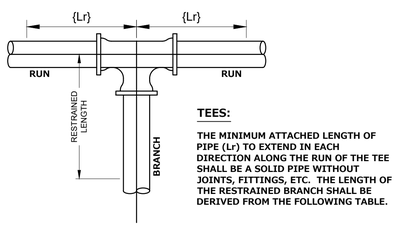


FIGURE 10.10

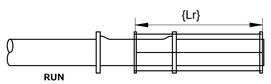
TRACER WIRE EXAMPLE DETAIL



TEES:

THE MINIMUM ATTACHED LENGTH OF PIPE (Lr) TO EXTEND IN EACH DIRECTION ALONG THE RUN OF THE TEE SHALL BE A SOLID PIPE WITHOUT JOINTS, FITTINGS, ETC. THE LENGTH OF THE RESTRAINED BRANCH SHALL BE DERIVED FROM THE FOLLOWING TABLE.

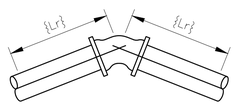
MINIMUM ATTACHED LENGTH OF PIPE (Lr)											
TEE SIZE	0'	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
LENGTH OF RESTRAINED BRANCH											
8"x6"	33	15	1	1	1	1	1	1	1	1	1
8"x8"	43	30	16	3	1	1	1	1	1	1	1
20"x20"	---	86	72	58	44	31	17	3	1	1	1
24"x8"	43	2	1	1	1	1	1	1	1	1	1



DEAD ENDS:

ALL JOINTS WITHIN THE INDICATED LENGTH MUST BE RESTRAINED.

PIPE SIZE (INHES DIA.)	8"	20"	24"
MINIMUM ATTACHED LENGTH OF PIPE (LR)	40'	90'	118'



HORIZONTAL/VERTICAL BENDS:

THE MINIMUM RESTRAINED LENGTH OF PIPE (Lr) TO EXTEND IN BOTH DIRECTIONS FROM THE BEND SHALL BE DERIVED FROM THE FOLLOWING TABLE.

PIPE	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND	HORIZONTAL BEND	VERTICAL BEND
SIZE	11 ¼°	11 ¼°	22 ½°	22 ½°	45°	45°
8"	2'	2'	3'	3'	6'	7'

NOTES:

1. **THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RESTRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:**

   A) ALL PIPE MATERIAL IS PVC.

   B) THE SOIL TYPE IS "CL" W/GRANULAR FILL AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS, ASTM STANDARD D 2487.

   C) THE TEST PRESSURE OF THE WATER SYSTEM IS ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 PSI).

   D) THE TRENCH IS TYPE 5, AS PER ANSI/AWWA C150/A21.5, TRENCH CONDITIONS.

   E) THE DEPTH OF COVER IS SIX FEET (6').

   F) THE SAFETY FACTOR SHALL BE 1.5.

2. **IF THE FIELD CONDITIONS VARY SIGNIFICANTLY FROM THESE PARAMETERS, THE CONTRACTOR SHALL IMMEDIATELY ADVISE THE ENGINEER. THE ENGINEER WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET THE EXISTING CONDITIONS.**

WATERMAIN JOINT RESTRAINT LENGTHS

DRAFTED: AMG
DESIGNED: AEK
REVIEWED:

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

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

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

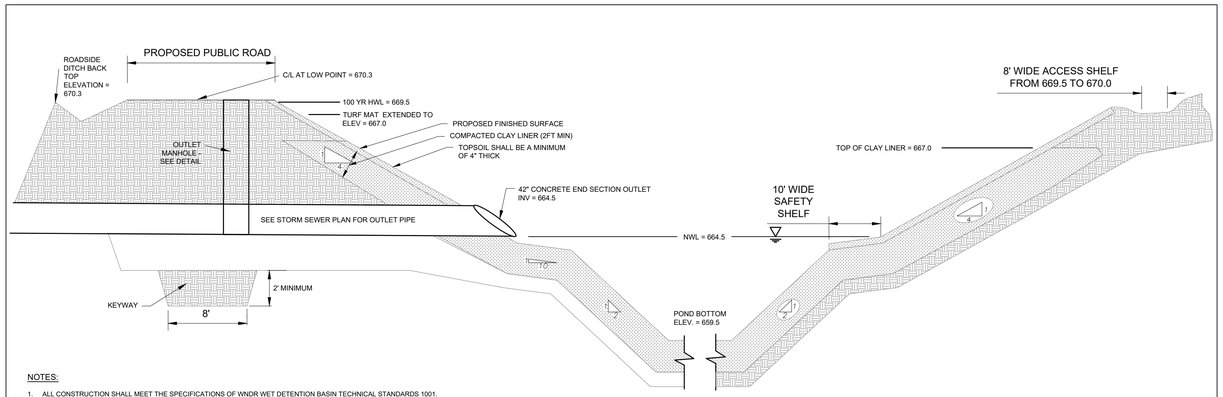
PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE N.T.S.

SHEET 30 OF 32

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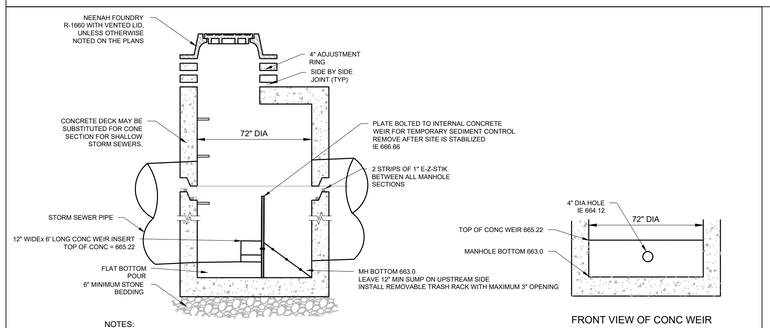
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NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WNDR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD..
3. CLAY LINEAR SHALL BE A MINIMUM OF 2 FEET THICK. CLAY SHALL BE COMPACTED AT ±10% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. INSITU MATERIAL MAY BE USED IF DEEMED ACCEPTABLE BY GEOTECHNICAL ENGINEER.
4. TURF REINFORCEMENT MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.
5. CONTRACTOR SHALL IMMEDIATELY FILL POND WITH WATER FROM A HYDRANT OR OTHER SOURCE TO THE NORMAL WATER LEVEL UPON COMPLETION OF THE PERMANENT POOL. CONTRACTOR SHALL AVOID SCOURING AND DAMAGING THE LINER. THE PERMANENT POOL AND LINER SHALL NOT BE LEFT EXPOSED TO BE FILLED VIA RAIN, WHICH CAN CAUSE POTENTIAL EROSION AND DAMAGE TO THE LINER.

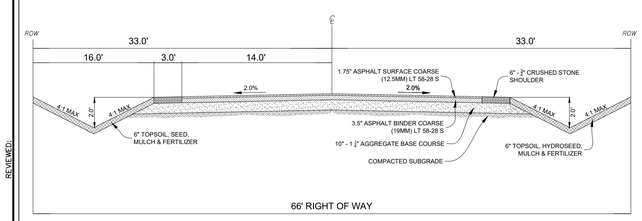
WET POND CROSS SECTION



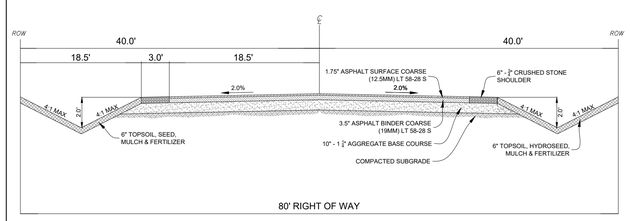
NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

POND OUTLET MANHOLE IN PUBLIC ROAD



66' RIGHT OF WAY



80' RIGHT OF WAY

INTERIOR SITE ROADS CROSS SECTIONS

58TH AVENUE CROSS SECTIONS

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

VILLAGE OF SOMERS, WI MATERIAL SPECIFICATIONS

GENERAL

- ☐ Comply with the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
- ☐ Obtain written approval for the proposed Plans and Specifications from the Village Engineer prior to construction.

SANITARY SEWER

GENERAL

- ☐ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
  - Bedding material shall cover 4" below the pipe and tucked underneath pipe manually.
- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - -1,600 lbs sand
  - -1,000 lbs #1 stone
  - -1,400 lbs #2 stone
  - -25 gals water (0 to -0.5 gal variance)
- ☐ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- ☐ Mandrel test: 95% mandrel after 30-days.
- ☐ Internal sewer inspection: Closed circuit color television with a small flow of water in the pipe.
- ☐ Low-pressure air test: Per Standard Specifications.
- ☐ Manhole vacuum test: Per Standard Specifications.
- ☐ Place tracer wire on sanitary sewer main: No. 10 AWG stranded or solid insulated copper wire and Copperhead Industries – Snake Pit Terminal Box at laterals, or approved equal.
- ☐ Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be green and state "sewer" within the warning text.

PIPE MATERIAL

- ☐ Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.
  - Having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a minimum cell classification of 12454C or 12364C and a minimum modulus of elasticity of 500,000 psi. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. Lateral pipe material shall conform to the requirements of Paragraph above.

- Sanitary sewer pipe used in gravity flow horizontal directional drilling shall be fusible polyvinyl chloride (PVC) or Certa-Flo restrained joint PVC pipe as approved by the Village Engineer.
- Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784..
  1. Pipe shall be Fusible PVC® by Underground Solutions, Inc. or equal.
  2. Pipe used for sanitary sewer shall be colored green.

MANHOLE MATERIALS

- ☐ 48-inch ID precast concrete w/eccentric cone (typ.), ASTM C478.
- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and covers: Neenah R-1580 (R-1550) or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- ☐ Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R-1916-C, East Jordan 1058 WT, or equal.
- ☐ Use a minimum of 4 inches and a maximum of 15 inches of concrete adjusting rings. The top of manhole castings shall be set 1/4 inch below the newly finished asphalt surfaces, finished grade of concrete pavement, or elevations per the plan within grass or lawn areas. Casting shall be placed level within grass areas or match the slope of the adjacent finished surface in all other areas. Manhole frames shall be adjusted to the maximum extent possible by using adjusting rings of various thicknesses and tapers. Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal. After placing rings, minor permanent shimming of the casting to obtain the necessary elevation and slope shall be performed. Temporary wedging is not permitted. Shims shall have a minimum surface area of 8 square inches and be made of steel, or other non-degradable material approved by the Village. Shims shall be placed at a minimum of three locations between the casting and top adjusting ring to prevent rocking of the casting. After the shims have been correctly placed the Contractor shall then trowel the butyl rubber sealant or non-shrink grout, if approved by the Village, over the mating surfaces and then place the casting onto the manhole. Installing the butyl or grout between the adjusting ring and casting by pushing, tuckpointing, or any other method, from the outside of the rings is not permitted. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney.
- ☐ An external sealing wrap shall be placed on the entire manhole chimney from the casting to the 6-inches below the top of the manhole cone section and installed per manufacturers recommendations. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.
- ☐ Exterior joint protection: WrapidSeal by CCI Pipeline Systems or MacWrap by Mar Mac Construction Products.
- ☐ Exterior surface treatment: Heavy-duty coal tar pitch, Top-Coat or bituminous Super Service Black.
- ☐ Inside drop manholes are not allowed on new manholes. Inside drop manholes may only be installed on existing manholes if approved by the Village and WDNR.

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CONSTRUCTION DETAILS

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REVIEWED:
DESIGNED: AEK
DRAFTED: AMG

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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS CREEK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1617.00
PEG PM AEK
START DATE 09/22/25
SCALE N.T.S.

SHEET 31 OF 32

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SANITARY LATERALS

- Minimum 6-inch PVC SDR-26.
  - Install sewer laterals at a typical 2.08% (1/4-inch per foot) grade unless otherwise approved by the Village. Minimum lateral grade is 1.04% (1/8-inch per foot) and maximum grade is 4.16% (1/2-inch per foot).
  - All laterals exceeding 100-feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100-foot maximum spacing or as directed / approved by the Village.
  - Lateral(s) under existing pavement or shoulder areas shall be installed by boring, unless otherwise approved by the Village.
- Provide wye connections unless allowed otherwise by Village Engineer. Provide an SDR-26 tee with a riser sleeve on deeper installations.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- Lateral pipe locator wire and terminal post: No. 10 AWG stranded or solid insulated copper wire with Copperhead Industries – Snake Pit Terminal Box, or approved equal.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

WATER MAIN

GENERAL

- Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- Bedding material shall cover 4" below the pipe and tucked underneath pipe manually.
- Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - -1,600 lbs sand
  - -1,000 lbs #1 stone
  - -1,400 lbs #2 stone
  - -25 gals water (0 to -0.5 gal variance)
- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Operation of valves: By Village representatives or agents unless allowed otherwise.
- One-hour pressure test: 150 psi with no loss.

- Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.
- Water services over 2-inch diameter shall meet the specifications for water main and include a gate valve/valve box at the point of connection to the water main.
- Water services equal or less than 2-inch diameter shall meet the specifications for water services and have a curb stop/service box placed one foot from the right-of-way line.
  - All water main materials including but not limited to pipe, tubing, valves, valve boxes, hydrants, joint restraints, fittings, and fasteners shall be manufactured in the USA.
  - The Contractor shall install water main at the grades per the Village approved plans with no high points constructed in the main except at hydrant locations and as approved by the Village. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point. The Village reserves the right to order the Contractor to relay water mains placed at the wrong grade.
  - Valves, hydrants, copper service pipe, corp. stops, and curb stops removed as part of the project shall be delivered to the Village & Town of Somers Public Works Department, 7511 12th Street, Kenosha, WI, 53144.
  - Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be blue and state "water" within the warning text.

PIPE MATERIAL

- PVC: Conforming to AWWA C-900, pressure class 235, (DR 18).
- Tracer wire shall be installed with PVC pipe, extend wire to hydrants terminated in a Copperhead Industries – Snake Pit Terminal Box, or approved equal set behind the hydrant.
  - Polyvinyl chloride (PVC) pipe shall meet the requirement of AWWA C900 (4 inch through 30 inch diameter), DR18, pressure rating of 235, with cast iron O.D., and integral elastomeric bell and spigot joints.
  - Pipe shall be installed the same year it was manufactured unless approved by the Village Engineer.
  - Water main pipe material used in directionally drilled water main shall be fusible polyvinyl chloride (PVC), high density polyethylene (HDPE) or Certa-Lok restrained joint PVC pipe as approved by the Village Engineer.
  - Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784.
    1. Pipe shall be Fusible C-900® by Underground Solutions, Inc.
    2. Pipe used for water main shall be colored blue.
  - High density polyethylene (HDPE) water main (4 inch through 36 inch diameter) shall meet the requirements of AWWA C906, DR 11, with cast iron O.D. Pipe material shall have a cell classification of PE 3408/PE 3608 (345464C) as specified in ASTM D3350.
    1. HDPE pipe has a greater wall thickness than PVC and DI pipe resulting in a smaller inside diameter. Unless the plans specifically state HDPE pipe, the HDPE pipe installed shall be larger diameter than that shown on the plans so that the inside diameter is the same as, or larger, than the adjacent pipe sections.
  - 2. Pipe used for water main shall be striped blue.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, stranded blue insulated copper, minimum No. 10 AWG.
  - Tracer wire for use in horizontal directional drilling shall be SoloShot Xtreme 7x7 stranded CCS as manufactured by Copperhead Industries, LLC of Monticello, Minnesota or equal.
  - For horizontal directional drilling type construction and electrical conduit, tape the tracer wire to the pipe at 5-foot intervals leaving sufficient slack to accommodate the stretching of the pipe during pull-back. Tracer wire within directional drilling sections shall be continuous with no splices.
- Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- Terminal Box: Copperhead Industries – Snake Pit Terminal Box, or approved equal.
- Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

FITTINGS

- Only American-made fittings, pipe, valves, and hydrants will be allowed.
- Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints and rubber gaskets.
- Ductile iron mechanical joints fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3-inch through 24-inch size, may be used in place of the fittings specified above.
- All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel. Nuts shall have a colored fluoropolymer lubricant coating to prevent galling.
- If a sleeve is required, a full-bodied solid sleeve shall be used.
- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: A-304 stainless steel, no substitutions.
- Use restrained joints on all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- Stainless steel rods shall be used to restrain 90° and 45° bends on hydrant leads and offsets.

LOCATOR WIRE

- Tracer locator wire: Install with PVC pipe, stranded blue insulated copper, minimum No. 10 AWG.
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- Ductile iron mechanical joints fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3-inch through 24-inch size, may be used in place of the fittings specified above.
- All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel. Nuts shall have a colored fluoropolymer lubricant coating to prevent galling.
- If a sleeve is required, a full-bodied solid sleeve shall be used.
- Fittings shall be polyethylene wrapped per Standard Specifications.
- Bolts and nuts: A-304 stainless steel, no substitutions.
- Use restrained joints on all fittings.
- Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.
- Stainless steel rods shall be used to restrain 90° and 45° bends on hydrant leads and offsets.

- Service pipe shall be seamless from the main to the curb box.
- Service saddles for connecting to PVC pipes: Stainless steel saddle with O-ring and grade 30 rubber grid map; Cascade styles CSC1, CSC2, CS22, or approved equal.
- Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
- Curb stops: McDonald No. 6106, Mueller H-15209N, or approved equal.
- Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes. Mueller H-10336 arch pattern curb box with a H-10400 foot piece, or equal
- Polywrap service box.
- Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.
  - Tapping PVC Water Main. PVC water main shall be tapped using double strap service clamps. Corporation stops installed on PVC pipe shall be furnished with AWWA tapered threads conforming to AWWA C-800.
    - Service clamps for 1-1/2", and 2" services shall have a minimum total width of 3-inches.
    - Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.
  - Place Teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.
    - The tap shall be located at least 3-feet from the following:
    - The back of the bell where the bell transitions to the barrel of the pipe.
    - The spigot insertion line.
    - Joint restraint hardware.
    - Adjacent service taps.

FIRE HYDRANTS

- Model/Manufacturer: Mueller A-423.
- All hydrant body hardware shall be stainless steel.
- Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
- Nozzle height: 18-inches to 26-inches to finish grade.
- Equip steamer nozzle with a 5" Storz Quick Connect.
- Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
- Auxiliary valves: Connect directly to water main at an anchor tee.
- Hydrant lead pipe: C-900 PVC with restrained joints.
- Hydrant leads and fittings: Restrain by Mega-lug gland or approved equal.
- Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
- Spacing: Maximum 400 feet (residential subdivisions).
- Place locator wire terminal boxes at all hydrant locations.
- Install 3/8" diameter, 5' long fiberglass hydrant marker with spring and reflective bands on all hydrants.
- Developer shall provide one spare hydrant to the Public Works Department.

STORM SEWER

GENERAL

- Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- Provide sump pump connection/storm sewer pipes for all new homes with flexible watertight tee service connector, KOR-N-TEE by NPC Systems, or approved equal.

PIPE MATERIAL

- Within road right-of-way: Minimum 12-inch reinforced concrete pipe, minimum class III, conforming to ASTM C76 or ASTM C507.
- Outside road right-of-way: Alternate pipe material, such as HDPE ADS N-12, may be permitted by Village Engineer.
- Rubber O-ring gasket pipe required.

MANHOLE MATERIALS

- Design flat top slabs to resist H-20 loading.
- Frames and closed lids: Heavy duty, indented top solid lid, non-rocking, Neenah R-1580 with Type B lid or approved equal.
- Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or approved equal.
- Beehive grate manhole covers: Neenah R-2560 E1 or approved equal.
- Manholes shall be 4'-0" diameter minimum.
- Joints for manhole riser section shall be made with non-shrink grout, rubber "O"-ring gaskets, a continuous ring of butly rubber sealant (EZ-Stik or Kent Seal in rope form) or approved equal.
- Adjusting rings and manhole frames shall be set with non-shrink grout or butyl rubber sealant troweled into a 1/4-inch thick layer over the entire surface areas of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent Seal butyl base sealant in trowelable grade or approved equal.

CATCH BASINS

- 2'x3' precast concrete box with a minimum 12-inch sump for catch basins in the curb line.
- 2' diameter precast concrete structure with a minimum 12-inch sump for catch basins in grassed areas.
- Do not place catch basins within the entire curb return at intersections, if possible.
- Curb inlet frames: Neenah R-3067-L.
- Turf area drainage grates: Beehive type, Neenah R-2560 E1 or approved equal.

DRIVEWAY CULVERTS

- Minimum 15-inch diameter CMP or RCP with flared end sections.

STORM LATERALS

- Minimum 6-inch PVC SDR-26.
- Provide wye connections unless allowed otherwise.
- Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal.
  - Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
  - Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
  - The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

STREET PAVEMENTS

PAVEMENT MARKINGS

- Epoxy pavement markings required for streets.

DRAFTED: AMG DESIGNED: ASK REVIEWED:

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #12 Discuss multi-use paths in the Village of Somers.

BACKGROUND:

On Oct. 13, 2009, the Town adopted a Comprehensive Outdoor Recreation Plan planning for trails. On April 17, 2012, Kenosha County adopted a Park and Open Space Plan that outlines a plan for multi-use paths throughout the county. Locations near nature corridors of significance, such as the Pike River/Creek, are identified. As development occurs, the Village has worked with developers to coordinate access through sidewalks and trails, some located on Village utility easement.

UPDATE:

When the Somers Creek subdivision was proposed, the Village requested a trail wide enough to allow Public Work's access to the Village's sewer easement for maintenance and repairs. Per the engineering report, the easement is 20' wide over the 50' sanitary sewer easement, a 43' wide easement in Outlot 1, and an easement on the south side of the Pike Creek lift station property.

It would also allow public access along the Pike Creek as outlined in the plan adopted by the Town. The trail is a proposed path on the "Kenosha County Comprehensive Bicycle Plan". However, Kenosha County declined the Village's offer to maintain the path.

COMMENTS:

The Village could direct staff to draft a resolution adopting the Town's outdoor plan. In addition, directions should be given from the Board as to how future maintenance of trails should be handled.

ATTACHMENTS:

2009 Comprehensive Outdoor Recreation Plan

2008 Traffic Study Map

Kenosha Comprehensive Bicycle Plan

2009 COMPREHENSIVE OUTDOOR RECREATION PLAN

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

Recommended by Park Commission: 10-12-09

Adopted by Town Board: 10-13-09

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RUEKERT/MIELKE
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188

TABLE OF CONTENTS

TOWN OF SOMERS i

Town Chairperson i

Town Board i

Town Park Commission i

Town Staff i

PARK COMMISSION RECOMMENDATION ii

TOWN BOARD RESOLUTION iii

STUDY AREA LOCATION MAP iv

I. INTRODUCTION 1

II. PARK AND OPEN SPACE GOAL, OBJECTIVES, AND POLICIES 3

III. PREVIOUS PLANNING EFFORTS 5

IV. PLANNING PROCESS 6

V. COMMUNITY DESCRIPTION 8

Location 8

Water Features 8

Environmental Corridors 8

Soils 9

Climate 10

Population and Demographics 10

VI. PARK AND OPEN SPACE STANDARDS 13

Mini-Park 13

Neighborhood Park 14

Community Park 14

Special Use Area 15

Regional Park 15

Park Trail 15

Connector Trail 15

VII. EXISTING RECREATION SUPPLY INVENTORY 17

Description of Existing Park and Open Space System 17

Description of Existing Public Parks and Open Spaces in the Town 17

Provision Totals for the Existing Park and Open Space System 20

ADA Compliance at Town-Owned Parks 20

VIII. OUTDOOR RECREATION NEEDS ASSESSMENT 22

Needs Assessment: Public Input 22

Needs Assessment: Recreation Standards Analysis 23

Statewide Comprehensive Outdoor Recreation Plan (SCORP) 24

Indication for Future Park and Recreation Facilities 26

IX. COMPREHENSIVE OUTDOOR RECREATION PLAN RECOMMENDATIONS 29

Future Parks 29

Town Trails 32

Recommended Improvements to Existing Parks and Open Space 34

Park Improvement Cost Schedule 37

Review of Existing Operation and Maintenance Capabilities and Impact of Planned Park Improvements 37

Conclusion 37

X. FUNDING PROGRAMS 39

A. WDNR's River Protection Grant Program 39

B. Programs Administered Through WisDOT 39

C. Urban and Community Forestry Grant Program 42

D. Federal Recreation Trail Funds 44

E. Acquisition and Development of Local Parks (ADLP) 45

F. Urban Rivers 48

G. Urban Greenspace 49

H. Acquisition of Development Rights 51

I. Land and Water Conservation Fund (LWCF) 51

J. Lake Protection Grants 53

K. Local User Fees 54

L. Impact Fees 54

M. Community Development Block Grants 55

APPENDIX A: AMERICANS WITH DISABILITIES ACT GUIDELINES

APPENDIX B: TOWN OF SOMERS 5-YEAR PARK IMPROVEMENT COST SCHEDULE

APPENDIX C: DEFINITIONS

APPENDIX D: COMMUNITY OPINION SURVEY RESULTS

APPENDIX E: PUBLIC OPEN HOUSE FEEDBACK FORM RESULTS

APPENDIX F: EXISTING AND PROPOSED TOWN PARK CONCEPT PLANS

MAPS

Map 1: Existing and Proposed Public Park Sites

Map 2: Environmental Corridors and Isolated Natural Resource Areas

Map 3: Neighborhood Park Service Area

Map 4: Community Park Service Area

Map 5: Existing and Proposed Trails

TOWN OF SOMERS

Town Chairperson

James M. Smith

Town Supervisors

Vern Wienke

Alan Ferber

Ben Harbach

Fred Loomis

Park Commission

Tom Maurer, Chair

Larry Harding, Secretary

Gordon Lake

Nicholas Lichter

Mary Lichter

Nina Smith

Barbara Willkomm

Darrell Borger (Alternate)

Fred Loomis (Board Liaison)

Town Staff

William Morris, Administrator

Timothy L. Kitzman, Clerk/Treasurer

George Stoner, Public Works Superintendent

Parks
RESOLUTION #09-001

A PARK COMMISSION RECOMMENDATION TO THE
TOWN PLAN COMMISSION AND TOWN BOARD FOR
APPROVAL OF THE TOWN OF SOMERS
COMPREHENSIVE OUTDOOR RECREATION PLAN

WHEREAS, the Town of Somers Park Commission, with the assistance of Ruekert & Mielke, Inc., have prepared a Comprehensive Outdoor Recreation Plan (CORP); and

WHEREAS, the CORP was prepared in accordance with required component guidelines as published by the Wisconsin Department of Natural Resources; and

WHEREAS, the CORP will serve to guide improvement, acquisition, and management of Town parks and open spaces for the next five years; and

WHEREAS, following recommendation for approval by the Town Plan Commission and approval by the Town Board and the Wisconsin Department of Natural Resources may qualify the Town to apply for matching state and federal funds for park acquisition and development.

NOW, THEREFORE, BE IT RECOMMENDED by the Town Park Commission that the Town Board adopt the Town of Somers Comprehensive Outdoor Recreation Plan as an official planning document.

RECOMMENDED by the Town of Somers Park Commission of the Town of Somers, County of Kenosha, State of Wisconsin, on this 12th day of October, 2009.

TOWN OF SOMERS
PARK COMMISSION

Tom Maurer, Park Commission Chairperson

Larry Harding, Park Commission Secretary

DAVISON & MULLIGAN, LTD.
1207 55th Street, Kenosha, Wisconsin 53140
Telephone No. (262) 657-5165 Fax No. (262) 657-5517 E-mail: dmltd@sbcglobal.net

RESOLUTION #09-016

A RESOLUTION BY THE TOWN BOARD TO ADOPT
THE TOWN OF SOMERS COMPREHENSIVE
OUTDOOR RECREATION PLAN

WHEREAS, the Town of Somers Park Commission, with the assistance of Ruekert & Mielke, Inc., has prepared a Comprehensive Outdoor Recreation Plan (CORP); and

WHEREAS, the CORP was prepared in accordance with required component guidelines as published by the Wisconsin Department of Natural Resources; and

WHEREAS, the CORP will serve to guide improvement, acquisition, and management of Town parks and open spaces for the next five years; and

WHEREAS, the Town Plan Commission has reviewed the CORP and has recommended to the Town Board that the CORP be adopted; and

WHEREAS, approval by the Town Board and the Wisconsin Department of Natural Resources may qualify the Town to apply for matching state and federal funds for park acquisition and development.

NOW, THEREFORE, BE IT RESOLVED that the Town Board adopt the Town of Somers Comprehensive Outdoor Recreation Plan as an official planning document.

PASSED AND APPROVED by the Town Board of the Town of Somers, County of Kenosha, State of Wisconsin, on this 13th day of October, 2009.

TOWN OF SOMERS

By: James M Smith
James Smith, Town Chairperson

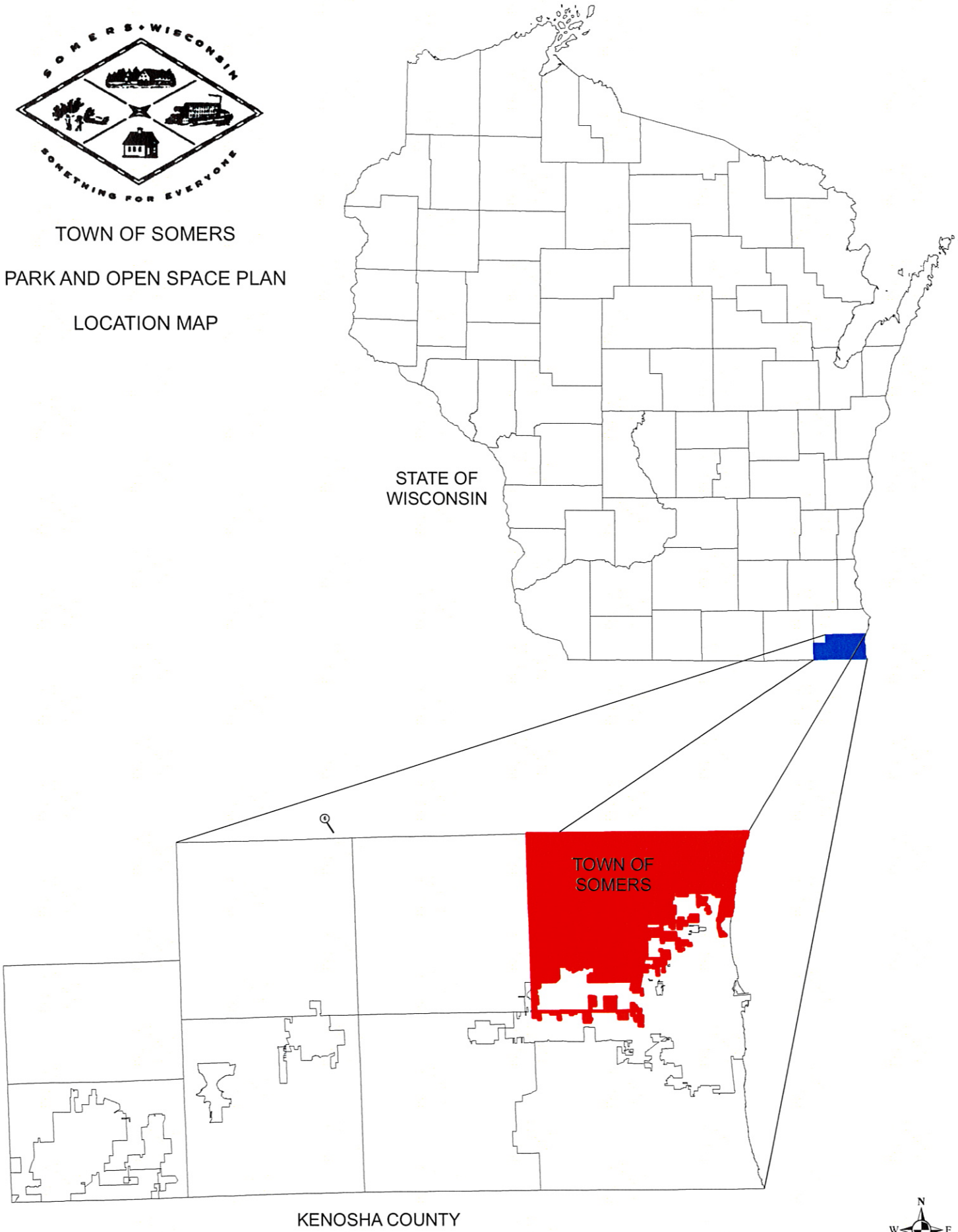
Attest: Timothy Kitzman
Timothy Kitzman, Town Clerk/Treasurer

DAVISON & MULLIGAN, LTD.
1207 55th Street, Kenosha, Wisconsin 53140
Telephone No. (262) 657-5165 Fax No. (262) 657-5517 E-mail: dmltd@sbcglobal.net

TOWN OF SOMERS

PARK AND OPEN SPACE PLAN

LOCATION MAP



Ruekert·Mielke
engineering solutions for a working world

I. INTRODUCTION

Quality of life is an important component of why people choose to live where they do, and many elements of everyday life contribute to perceived quality of life. Elements such as the quality of local housing and schools, government-provided services, employment opportunities, the natural beauty of the surroundings, and easy access to quality recreational opportunities and facilities all factor into why people choose to live in one community over another. Parks, open space areas, and trails are key components of high quality living environments. From mini-parks that provide little green oases all the way up to regional parks serving people from both far and near, a well-designed park system adds immeasurable value to any community. Parks, open space areas, and trails serve a broad range of key community functions, which include: meeting human needs for recreation and aesthetics, protecting and enhancing the natural environment, and shaping the extent and patterns of development. Every community's park and open space system should be planned and designed to meet the diverse needs of persons living in the community. Proper recreation-based planning requires a focus on both the types of preserved lands and resources and developed facilities needed to meet the needs of the community, as well as the geographic distribution of those features in relation to the persons who will use them, and the access that is provided.

In today's world of constant stress, continual movement, and hectic schedules, recreational activities are necessary. Recreation is defined in the American Heritage Dictionary of the English Language as "the refreshment of one's mind or body after work through activity that amuses or stimulates." Outdoor recreation has many benefits, which include personal health, stronger family and community, preservation of open space, and protection of sensitive natural resources.

Personal health, both physically and psychologically, is strengthened as a result of outdoor recreation. Physically, people tend to exercise more when outdoor facilities are available and easily accessible. Psychologically, people also need a place and time to breath the fresh air and unwind from their hectic lifestyle. Preserved natural areas and open spaces in parks provide that place.

Having sufficient parks and open space areas also contributes to stronger family and a stronger community. Whether it is friendly sports competition bringing people together, a mom and dad playing with their children on the playground, or neighbors gathering in a community space, parks can make a significant improvement in the quality of a community, or more specifically, a residential neighborhood.

The natural environment and the aesthetic beauty that comes with it can also be preserved in open space areas while still providing opportunities for outdoor recreation. Access to these areas must be designed in a manner that is environmentally responsible and sustainable so that the impact on sensitive plant and animal species and habitat is minimized. This is contrasted with the mounting pressure to develop any and all open land within communities such as Somers. Preserving the open spaces and transforming them into functional recreational areas takes a significant amount of effort and planning.

There are open spaces classified by the Wisconsin Department of Natural Resources as environmental areas due to the presence of woodlands or wetlands. These environmental areas, or corridors, are difficult to develop into anything more than limited access local parks or recreational areas. These woodlands and wetlands serve important purposes for nature and storm water drainage as well as for the community.

Planning for parks is a key component in producing and maintaining a sustainable park and open space system. Effective planning will also include considerable foresight to measure the future demand for parks and open spaces. The creation of the Town of Somers Comprehensive Outdoor Recreation Plan (CORP) will provide an inventory of current park facilities, include a study of the park and open space needs of the community, generate recommendations for additions and improvements, and prioritize a course of action for the next five years.

This CORP has been prepared in accordance with guidelines that will make it certifiable by the State of Wisconsin Department of Natural Resources and will qualify the Town of Somers for matching grant funds through the State of Wisconsin Stewardship Local Assistance Programs, the Federal Land and Water Conservation Fund (LWCF), and the Federal Recreation Trails Program. To remain eligible for these funds, the CORP must be updated every five years to ensure that it reflects the current needs of the community. The CORP can also be amended within the five-year period of grant eligibility to include additional park improvements or new park projects that come about because of new development, redevelopment, or previously unforeseen opportunities.

This CORP was prepared under the direction of the Town of Somers Park Commission. This group serves as an advisory entity to the Town Board for all decisions pertaining to park budget expenditures, facility scheduling and operations, maintenance and improvements, regulations, and land acquisition.

II. PARK AND OPEN SPACE GOAL, OBJECTIVES, AND POLICIES

A direction for the future of a community park and open space system is defined through the establishment of goals, objectives and policies that serve as the basis for all subsequent planning efforts. The terms goals, objectives and policies are frequently used interchangeably even though each has a very distinct definition. It is, therefore, appropriate to define each of these terms to eliminate confusion about their meaning. Goals are general in nature and represent conditions that are desired but may not be fully attainable. Goals typically are expressed in broad statements such as "to provide clean air and water in all parks." Objectives define the specific routes or actions that should be taken to achieve a goal. For example, an objective might be "construction of two new neighborhood parks in the community during the next year." By suggesting ways to reach a goal, objectives provide the direction that will help the Town lay out choices to consider in meeting the community needs. Policies are rules or courses of action used to ensure plan implementation. An example of a policy would be "all public recreation facilities shall be accessible to the disabled."

Since the development of goals, objectives, and policies for the park and open space system represents the basic recreational values and needs of the community, it also then forms the basis for subsequent development of park and open space standards. With the above-mentioned factors in mind, the following set of goals, objectives and policies was formally approved in conjunction with the adoption of this document.

Goal:

Ensure provision and protection of sufficient parks, outdoor recreation facilities and open space areas to satisfy the health, safety, and welfare needs of residents and visitors, including special groups such as the elderly, the disabled, and pre-school age children.

Objectives:

1. To preserve natural features and amenities and conserve natural resources for the benefit of the community and society as a whole.

2. To provide quality outdoor recreation and access to open space lands and facilities for each neighborhood of the community.

3. To coordinate the addition of new park and open space lands and facilities to the Town park system in conjunction with new development and redevelopment projects.

4. To provide a diversity of outdoor recreational opportunities so that residents of all ages have an equal opportunity to enjoy the park and open space system.

Policies:

1. The type of park and open space facilities should be scaled to the needs of the area and population served, both present and future.

2. Whenever possible, all park sites and experiences will be made accessible to all potential users, in conformance with the Americans with Disabilities Act (ADA).

3. Acquisition of park and open space lands should be coordinated with development to provide for reasonable acquisition costs and to facilitate site planning for development. Alternative means of reserving lands required for open space use should be fully explored to ensure that lands are obtained at the lowest cost to the public.

4. Preservation of environmental corridors, isolated natural areas, undeveloped floodplains, and other unique natural resource features in their natural state should receive special attention to ensure their maintenance as wildlife and fish habitats, as natural drainage areas, as groundwater recharge areas, and as areas for passive outdoor recreation, where appropriate.

5. Conservancy lands, which can be adequately and appropriately protected without public expenditure, should be preserved. Public funds should be used to acquire conservancy lands that cannot be protected through other means, or where public access is a high priority.

6. The Town should investigate all regulatory and acquisition tools available to preserve conservancy lands or other open space.

7. Whenever possible, parks and public areas will be linked to neighborhoods and each other by a system of non-motorized trails and path systems.

8. All parks should have multiple access points from surrounding neighborhoods.

9. Neighborhood parks should be sited and designed to enhance neighborhood cohesion and to provide a common neighborhood gathering place.

10. Park development should be planned to avoid creating nuisance situations between neighbors and park users.

11. All park and open space planning and design projects should be coordinated with land acquisition, land use control and planning programs of all federal, state, county and local agencies concerned with parks and conservation.

12. School lands and facilities will be used for park and recreational purposes where appropriate and feasible.

13. Active parklands in undeveloped areas should be acquired through developer land dedications where feasible.

14. All new residential development in the Town shall meet the park and open space standards and recommendations as outlined in this Plan.

III. PREVIOUS PLANNING EFFORTS

The Town of Somers has a strong interest in upgrading the current level of park and open space planning happening in the Town. Development of a Comprehensive Outdoor Recreation Plan will be the first effort of its kind in the Town, and the formation of a Park Commission in 2008 was a commendable first step towards ongoing planning for the Somers park system.

The Kenosha County Park and Open Space Plan, and the 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan are the park-related plans currently in effect for the County and State respectively. In addition, the Town of Somers recently completed 18 individual neighborhood plans that, together, comprise the land use plan for the Town of Somers.

Kenosha County Park and Open Space Plan

The County Plan, which was adopted in October of 1998 and amended in October of 1999, generally recommends in Chapter III that local units of government within the County should provide certain local park and open space sites and facilities as needed within their area of jurisdiction, and that these sites and facilities be maintained for outdoor recreation use and resource preservation purposes. The outdoor recreation element of the Plan recommends that cities, towns, and villages provide community and neighborhood parks in urban portions of the County to provide facilities for more intensive recreational activities, such as baseball, tennis, and playground activities, and that recommendations for the location of local parks and recreational facilities should be identified through the preparation and adoption of local park and open space plans. The Plan goes on to recommend that in rural areas of the County, one town-owned park and associated outdoor recreation facilities be provided in each town to serve the needs of town residents for local civic events and for organized recreation activities, such as softball and picnicking. It further recommends that this town park should be located in conjunction with another community facility that serves as a focal point for town residents such as a town hall, school, or fire station. The Plan additionally recommends that all environmental corridors and isolated natural areas within local park service areas be considered for acquisition by local units of government as necessary as development occurs. This would protect these areas for limited outdoor recreation uses, resource preservation, and drainage and flood control purposes. The Plan also provides the following recommendations applicable to the Town of Somers:

- Develop Countywide recreational trails along the Lake Michigan, Pike River, and Fox River recreation corridors

- Provide new and maintain existing boat access sites to Lake Michigan, the Fox River, and inland lakes in the County

2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan

The statewide plan provides a more general analysis of recreational interests and related issues across a very diverse demographic area. Although the focus of the Plan is the provision of outdoor recreation, it also heavily promotes the importance of environmental preservation. The Plan offers a number of goals and actions to "make strides towards developing an improved supply of

recreation within the state, while also protecting Wisconsin's beautiful natural environment for the enjoyment of residents and visitors for generations to come."

Town of Somers Neighborhood Plans

Each of the Town's 17 adopted neighborhood plans provides general recommendations for the preservation of environmentally significant land and the provision of sufficient parkland in conjunction with future development. Some of the recommendations identified in the Plans include the following:

- Provide recreational trails that follow utility easements and natural areas associated with the Pike River and Pike Creek
- Include open space or parkland with future development to provide recreational opportunities for future residents
- Provide Conservancy zoning to preserve significant wetlands
- Protect environmental corridors and isolated natural resource areas, wetlands, wetland buffers, and floodplains from development to preserve their environmental benefits

It is recommended that a priority be placed on developing access to parkland, especially neighborhood parks, in the most densely populated neighborhoods that currently do not have access to recreational opportunities. This priority would include the following neighborhoods: North Lakeshore, Parkside East, Parkside North, Somers West, Fairfield, and Pike River West.

The 18th and final neighborhood plan has yet to be adopted by the Town. This plan addresses land use in the North Lakeshore neighborhood. It is critically important that the provision of future parkland be a component of the final adopted version of this plan, because the North Lakeshore neighborhood is the only neighborhood in Somers with shoreline property along Lake Michigan. The Town currently does not provide any public access to this exceptional water resource, and future land use patterns should be designed in such a manner so as to provide this access.

IV. PLANNING PROCESS

Ruekert/Mielke was retained by the Town of Somers to complete a Comprehensive Outdoor Recreation Plan update in March of 2009. On April 13, 2009 a kickoff meeting was held with the Park Commission. On June 15, 2009 the public was invited to attend the Park Commission meeting at the Town Hall to provide input on the existing condition of individual parks as well as any desired improvements that would benefit the park system. A third meeting was held on August 17, 2009 with the Park Commission to review drafts of the proposed park concept plans. Following the meeting the concept plans were revised and a draft of the CORP was compiled. A public open house was held at the Town Hall on September 21, 2009 to display the drafts of the existing and proposed Town park concept plans and to solicit feedback from residents. A final meeting with the Park Commission was held immediately following the September 21 open house to discuss the open house results, finalize the conceptual design for each park, discuss the CORP draft, and to

prioritize recommended improvements to the park system over the next five years. In the ten days following the September 21st meeting, the park concept plans were finalized and the draft of the CORP was revised to create a final CORP document. Hard copies of the final document were forwarded for review to Park Commission, Plan Commission, and Town Board members two weeks in advance of a combined meeting of the Park Commission and Plan Commission on October 12, 2009. Both the Park Commission and the Plan Commission recommended approval of the CORP at this meeting, and it was then formally adopted at a Town Board meeting on October 13, 2009. Throughout the planning process, the Ruekert/Mielke project team communicated with Town staff and the Park Commission via email as well as a special intranet website site that was set up by Ruekert/Mielke as a data sharing tool for the project.

V. COMMUNITY DESCRIPTION

Location

The Town of Somers is located in the far northeast corner of Kenosha County. The City of Kenosha forms the Town's entire southern border and the southern half of the Town's eastern border. The Town of Paris is located to the west, on the west side of Interstate 94. Somers borders the Racine County Village of Mount Pleasant to the north. The northern-most portion of the Town's eastern border is Lake Michigan. Somers is located within close proximity to Milwaukee and Chicago, and has good access to both of these metro areas.

Water Features

As mentioned previously, the most notable water feature, Lake Michigan, borders the east side of roughly the northern half of the Town. This three-plus miles of shoreline provides a number of scenic vistas out over the Lake. A major Lake Michigan tributary, the Pike River, flows from the Village of Mount Pleasant south through the eastern section of the Town, and then empties into Lake Michigan in the City of Kenosha. Several smaller tributaries, including Pike Creek, flow into the Pike River from the north, west, and south. The South Branch of the Pike River, one of the larger tributaries, extends south from its confluence with the Pike River through much of the central portion of the Town. The East Branch of the Des Plaines River, locally known as the Kilbourn Road Ditch, flows through the far western section of Somers as it roughly parallels Interstate 94. This section of river then flows through the City of Kenosha to its eventual confluence with the Des Plaines River in the Village of Pleasant Prairie.

Environmental Corridors and Isolated Natural Resource Areas

Primary and secondary environmental corridors and isolated natural resource areas are also located within the Town. These environmentally significant areas include both wetlands and woodlands, and they serve a multitude of purposes within the Town. They contribute significantly to the rural atmosphere that most area residents desire while preserving, help to purify drinking water, and also function as integral components of maintaining the natural ecosystem. The Southeastern Wisconsin Regional Planning Commission has identified and delineated these environmentally sensitive areas so that local governmental agencies can protect them.

Key components of environmental corridors are: 1) rivers, streams, lakes, and associated shorelands and floodlands, 2) wetlands, 3) woodlands, 4) prairies, 5) wildlife habitat areas, 6) wet, poorly drained, and organic soils, and 7) rugged terrain and high-relief topography. Existing parks and open spaces are also considered in the delineation of environmental corridors.

Environmental corridors have been split into two major categories. Primary environmental corridors are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors generally connect with the primary environmental corridors and are at least 100 acres in size and one mile in length. Isolated natural resource areas are at least five acres in size and are separated physically from the environmental corridors by intensive urban and agricultural land uses.

Primary Environmental Corridors

As depicted on **Map 2**, the primary environmental corridors within the Town (1228 acres) are somewhat scattered throughout the northeast portion of the Town, with the largest tracts located in Petrifying Springs County Park and on the University of Wisconsin-Parkside campus. Much of the remaining primary environmentally corridor occurs along a corridor following the Pike River and its tributaries.

The primary environmental corridors include the best remaining woodlands, wetlands, and wildlife habitat area and are, in effect, a composite of the best remaining elements of the natural resource base of the study area. These corridors have truly immeasurable environmental and recreational value. Protection of the primary environmental corridors from intrusion by incompatible uses, and thereby from degradation and destruction, is directly related to the provision of quality outdoor recreational opportunities, and should therefore be of high priority to the Town. The preservation of these areas in an essentially open, natural state, including park and open space uses, limited agricultural uses, and very low-density residential uses, will serve to maintain a high level of environmental quality in the Town, protect its natural beauty, and provide valuable recreation opportunities.

Secondary Environmental Corridors and Isolated Natural Resource Areas

No less important are the secondary environmental corridors. These areas are very similar to the primary environmental corridors except that they are simply not as large in size. The secondary environmental corridors carry out the same valuable functions as the larger primary environmental corridors, but at a slightly smaller scale. The secondary environmental corridors are equally important to the ecosystem and to the preservation of natural resources and should be protected to the same degree.

Map 2 depicts the secondary environmental corridor lands in Somers (381 acres). The majority of the secondary environmental corridors in the Town are found along the South Branch of the Pike River and the Kilbourn Road Ditch. The 24.20-acre Town-owned proposed park property along C.T.H. E, currently referred to as the "Gitzlaff Property," also contains a small tract of secondary environmental corridor along an unnamed tributary of the Pike River, which bisects the property.

Isolated natural resource areas within the Town (189 acres) are mainly privately owned areas widely dispersed throughout Somers, with some acreage also located on the UW-Parkside campus. Even though many of these areas are owned by private entities, their preservation remains important to the environment and to the Town.

Soils

The Town of Somers is made up of five main soil associations, the Morley-Beecher-Ashkum, the Varna-Elliott-Ashkum, the Hebron-Montgomery-Aztalan, the Fox-Casco, and the Boyer-Granby. The Morley-Beecher-Ashkum association can be found in several small pockets in the far northwest corner and the north-central sections of the Town. This association is characterized by well drained to poorly drained soils that have either a silty clay or silty clay loam subsoil. They are formed in thin loess and the underlying clay loam or silty clay loam glacial till on low, broad ridges and knobs

that are dissected by drainageways and depressions. The Varna-Elliott-Ashkum association is the most predominant soil in Somers. Soils from this association make up the majority of the soil in the western two-thirds of the Town. These soils are also characterized by well drained to poorly drained soils. They have a silty clay loam to clay subsoil formed in thin loess and the underlying clay loam or silty clay loam glacial till on low, broad ridges and knobs. Soils from the Hebron-Montgomery-Aztalan association are found in a linear corridor along the South Branch of the Pike River, in the central section of Somers, and in a wide linear corridor along Lake Michigan. This association is made up of soils that are well drained to poorly drained, with a loam to silty clay subsoil. The soils are underlain by loamy lacustrine and outwash material on hills, knobs and lake plains. The Fox-Casco association can be found in one pocket in the north-central section of the Town. These soils are well drained with a subsoil of clay loam. They are generally found on outwash plains and stream terraces. One small linear corridor of Boyer-Granby association soils is located along a low linear terrace adjoining Lake Michigan. These soils are characterized by well drained to very poorly drained soils that have a loam to sand subsoil, underlain by sandy glacial outwash.

Overall, a high percentage of the well-drained soils throughout Somers are classified by the Natural Resources Conservation Service (NRCS) as Class II soils considered to be "National Prime Farmlands." Class II soils are considered to have high agricultural capability based on their genetic suitability for most kinds of farming. The suitability is measured based on the limitations of the soils, the risk of damage when used, and the way in which the soils respond to treatment.

Climate

The Town of Somers has a continental climate, characterized by significant seasonal changes in weather. Winters are cloudy, cold and snowy. Small water bodies and rivers usually begin to freeze in November and remain ice covered until April. During the spring, periods of warm weather alternate with cold spells. By the end of March, nearly all precipitation is in the form of rain. Summers are warm and at times hot and humid, with cool periods not uncommon. Mild temperatures are typical during the daytime hours in the fall, with the nights being cool and clear. The change from fall to winter is often abrupt, as is the change from summer to fall.

Population and Demographics

In order to plan accordingly so that recreational facilities will meet the future needs of residents, sound park and open space planning requires a reasonable estimation of future population levels. Developing reasonable population projections for small communities such as Somers is a difficult task due to a number of uncertainties, such as the future state of the local and national economy, changes in local growth management policy, planned improvements to infrastructure, and dramatic changes in birth and death rates. Complex mathematical models and professional judgment based on past growth trends are used by demographers to anticipate future demographic trends.

For park planning it is also necessary to define the area served by the park system. Due to the unique types of parks and the variety of recreational opportunities in the Town, Somers serves some of the recreational needs of people in areas outside of its municipal boundaries, in addition to serving Town residents. That is, it is known that non-residents utilize local park facilities, in particular the sports fields and the river access points. It is also recognized that Somers is well

situated with ready access to other appealing recreational opportunities within a reasonable drive, including those in the Cities of Kenosha and Racine, the Town of Paris, the Village of Mount Pleasant, and the Village of Pleasant Prairie. For the purposes of this Plan it is assumed that recreational in-migration is roughly equivalent to out-migration, with no net gain or loss, so the provision of local park capacity will be based on Somers' population alone.

According to the Wisconsin State Demographic Services Center, Somers' year 2009 population is estimated to be 9,361. The Town has a total area of 30.50 square miles, and a population density of approximately 297 persons per square mile. According to the Demographic Services Center, Somers has approximately 0.04 square miles of water area, or 0.07% of its total area.

According to U.S. Census Bureau Census 2000 data, in the decade of the 1980's, Somers' population grew much more slowly (0.3% increase) than that of Kenosha County (4.1% increase) over the same time period. That trend changed in the 1990's, when Somers's population increased at a slightly faster rate (16.9% increase) than Kenosha County's population (16.7% increase) over the same decade. As of the census of 2000, there were 9,059 people, 3,399 households, and 2,226 families residing in the Town of Somers. The average household size was 2.45 and the average family size was 3.00. The median age in the Town was 36 years old in the year 2000. The census data for the racial makeup of the Town indicates that the nonwhite population consists of approximately 8.43% of the total population. The Town population in 2000 was almost evenly divided between the sexes, with 4,492 female residents (49.6%) and 4,567 male residents (50.4%).

See **Table 1** for the age breakdown of residents in the Town. Just over half (52%) of Somers' population is between twenty-five and sixty-four years of age. Children and adolescents comprise over 21% of the population; and senior citizens make up the remaining 10.7% of Town residents. It is important to analyze the ages of the people who will be using the Town parks to ensure that the provided amenities meet the demand for each age category.

Table 1
Town of Somers Age Distribution (2000)

Age	Population	%
Less than 18 years	1957	21.6
18 - 24	1413	15.6
25 - 44	2582	28.5
45 - 64	2138	23.6
65+	969	10.7
Total	9,059	100

Source: U.S. Census Bureau, Census 2000

By using historical population figures and trends, the Wisconsin State Demographic Services Center estimates the population of municipalities between census recordings. Furthermore, the Demographic Services Center uses this data to project future population. As was previously mentioned in this section, the Town of Somers' 2009 population is estimated to be 9,361 residents. The most recent population projections sourced from the Demographic Services Center figure that

Somers will grow to 10,229 by 2015 and 10,692 persons by the year 2020. These projections are further depicted in **Table 2**.

Table 2
Town of Somers Population Projections

Town of Somers	1980 Census	1990 Census	2000 Census	2009 Estimate	2010 Projection	2015 Projection	2020 Projection
	7,724	7,748	9,059	9,361	9,785	10,229	10,692

Source: State of Wisconsin Department of Administration, Demographic Services Center

VI. PARK AND OPEN SPACE STANDARDS

An inventory of Somers' current parks and open space areas is the first step in this planning process. The inventory establishes a framework from which future analysis is possible. Each park and open space area is designed to provide a sufficient amount of specific recreational use areas or facilities to serve a certain number of park users. For the purpose of this study, the users of Somers' park system are defined as the year-round resident population of the Town, and a ratio is used to measure the amount of parkland that is available to this population. The ratio is typically defined as the number of park acres recommended per 1,000 persons. Smaller, more basic parks typically have a ratio of 0.25 to 0.50 acres per 1,000 people. The larger parks with more amenities will be designed to provide more recreational acreage per person. The Town of Somers uses recommended standards developed by the National Recreation and Park Association (NRPA) as a guide for park and open space planning. It should be emphasized that these standards are used as a flexible guideline and adapted to the particular needs of the community.

The following is a list of various types of park and open space facilities and their recommended levels of provision, based on NRPA guidelines. This list includes a hierarchy of parks and open space facilities based on an area to population ratio and a recommended minimum service area for each type of facility. The NRPA guidelines generally recommend 6.25 to 10.50 acres of total developed open space per 1,000 persons in the community. As a rapidly growing community intent on providing a quality park system to meet all of the outdoor recreational needs of Town residents, Somers intends to establish the high end of this range, 10.50 acres per 1,000 persons, as the Town standard. The Town of Somers therefore intends to add additional parkland and make improvements to existing parkland, as necessary, to meet this standard in the future. This high standard will help the Town meet the outdoor recreational needs of future residents as the population of Somers increases.

The NRPA recommends provision levels for various types of parks based on an acreage area to community population ratio, as well as a recommended minimum service area for each of these types of parks. After evaluating the NRPA standards, a system of park types has been identified as important to the Town of Somers park system. A descriptive hierarchy of these park types in Somers is as follows:

Mini-Park

Mini-Parks are meant to serve a specific purpose to a more densely situated neighborhood. Normally mini-parks are the size of a residential lot in the area.

Size:	Less than 1 acre.
Acres/1000 population:	Less than 1 acre.
Service Area:	¼ mile or less.
Location:	High-density neighborhoods where yards are small or unusable, and in close proximity to multi-family housing.

Typical facilities include:	A grassy area or a small sandy beach. Some playground equipment and at least one sitting bench should be available. Landscaping is also a desirable asset.

Neighborhood Park

These parks are larger than mini-parks. They will have more amenities and expand on the playground facilities to attract both young children as well as the elderly. Active as well as passive recreation opportunities should be present.

Size:	1 to 10 acres.
Acres/1000 population:	1 to 2 acres.
Service Area:	½ mile or as limited by the community's physical characteristics.
Location:	Adjacent to elementary schools or near the center of a neighborhood.
Typical facilities include:	Playground facilities for multiple age groups in addition to a softball or baseball diamond, tennis courts, basketball courts, picnic area, restroom facilities, an overhead shelter, landscaping, multiple sitting benches, and parking.

Community Park

Community parks will expand on the amenities that the neighborhood parks provide. These parks are areas where larger events occur. They provide extensive active and passive recreation possibilities for anyone inclined. Community parks can be places for entertainment events such as band concerts, craft and other specialty shows, large picnics, festivals, or other larger venue events.

Size: More than 10 acres

Acres/1000 population:	5 to 8 acres.
Service Area:	1 to 3 miles.
Location:	Near the center of several neighborhoods or selected because of notable natural features such as topography, woodland areas, or water.
Typical facilities include:	All neighborhood park facilities plus additional softball and baseball diamonds, tennis courts, horseshoe courts, hard-surface game areas, multipurpose shelter building with restrooms, lighted parking, concession stand, and facilities for special events or activities such as an archery range, boat launch, swimming pier, sledding hill, band shell, community picnic area, extensive landscaping, and gardens.

Special Use Area

A special use area is a park or recreation area that meets a specific need or may serve one purpose.

Size:	Varies with the size of the area and land available.
Acres/1000 population:	Variable.
Service Area:	The whole community.
Location:	Wherever appropriate sites can be secured.
Typical Facilities:	Athletic fields, golf courses, swimming pools, community center, hiking and bike trails, greenways, historic sites, archaeological sites, or conservancy areas.

Regional Park

Diverse geographic areas that provide recreational opportunities for multiple communities. These parks encompass large areas and typically include environmentally significant lands and water bodies. They provide opportunities for both active and passive recreation on a much larger scale than community parks. Development of regional parks is controlled by higher levels of government such as the counties.

Service area: Multiple communities

Desirable Size: 200+ acres

Acres per 1,000 population: Variable

Desirable site characteristics: large diverse geographic areas that typically include surface water and/or environmentally significant lands.

Park Trail

Multipurpose trails located within greenways, parks, and natural resource areas. Their focus is on recreational value and harmony with the natural environment.

Type 1: Separate/single purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters.

Type 2: Multi-purpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters.

Type 3: Nature trails for pedestrians. May be hard or soft-surfaced.

Connector Trail

Multi-purpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.

Type 1: Hard-surfaced trails for pedestrians and/or bicyclists/in-line skaters located in an independent corridor (e.g., old railroad r.o.w., easement through private property)

Type 2: Hard-surfaced trails for pedestrians and/or bicyclists/in-line skaters typically located within the road r.o.w.

VII. EXISTING RECREATION SUPPLY INVENTORY

Description of the Existing Park and Open Space System

The Town of Somers park and open space system consists of 78.25 total acres of parkland and open space areas under the control of the Town, of which 17.35 acres are currently useable via developed facilities for outdoor recreation. The system includes a range of developed facilities including neighborhood parks and a community park located throughout the Town.

This section of the Plan provides a comprehensive inventory of the existing public recreational facilities in the Town of Somers:

Description of Existing Public Parks and Open Spaces in the Town

1. **Park behind Town Hall**

   Location: C.T.H. E, south of Town Hall.

   Size: 14.00 acres

   Park Type: Community park.

   Facilities: (3) softball diamonds w/backstops and bleachers (one has lights and a digital scoreboard), playground equipment with sand/gravel surfacing, separate play equipment and swings, (1) large soccer field, (2) small soccer fields, paved parking area.

   Description: This park is the main community park in Town. It is the main site for Somers recreational league softball and t-ball games.

2. **Park north of Town Hall (Gitzlaff property)**

   Location: C.T.H. E, across the street and to the north of Town Hall.

   Size: 24.20 acres.

   Park Type: Undeveloped open space.

   Facilities: None.

   Description: This site is divided into two halves by an unnamed tributary of the Pike River. The southern half is an old farm field, and the northern half is upland scrub vegetation. It is currently under consideration for development as a community park.

3. Fabiano Park

Location: C.T.H. E, behind Town Fire Station #2, approximately ¼-mile west of Lake Michigan.

Size: 1.70 acres.

Park Type: Neighborhood park.

Facilities: Playground equipment with sand surfacing, picnic table, bench, trash receptacles, (5) fitness stations in the grass, grass playfield with backstop.

Description: This neighborhood park was created in 2008 in memory of Kenosha County Sheriff Deputy Frank Fabiano, Jr., who was killed in the line of duty. The park attracts children to the playground area, and adults frequent the site to use the fitness stations.

4. Park in Country Charm subdivision

Location: At the end of 94th Street, in the southeast corner of the Country Charm subdivision.

Size: 2.00 acres.

Park Type: Undeveloped open space

Facilities: None.

Description: This site is an open field that is under consideration for development as a neighborhood park.

5. Park on C.T.H. EA

Location: C.T.H. EA, approximately ½-mile south of C.T.H. E.

Size: 34.70 acres.

Park Type: Undeveloped open space.

Facilities: None.

Description: This site is an old agricultural field that is under consideration for development as a community park.

6. Park in Valley View subdivision

Location: 64th Avenue, at the end of 45th Street in the Valley View subdivision.

Size:	1.65 acres.
Park Type:	Neighborhood park.
Facilities:	ADA-accessible playground equipment with pea gravel surfacing, trash receptacle, and open greenspace.
Description:	This small park receives intense use from nearby residential homes. The majority of the park consists of relatively flat open greenspace, which lends itself to the development of additional park facilities.

7. Petrifying Springs Park

Location:	C.T.H. A, just east of S.T.H. 31.
Size:	360 acres.
Park Type:	Regional park.
Facilities:	18-hole golf course, (5) picnic shelters, restroom facilities, playground areas, softball diamonds, hiking and biking trails, cross country ski trails, sand volleyball courts, and paved parking areas.
Description:	This Kenosha County Park contains a mix of active and passive recreational facilities, as well as preserved woodland areas, including a natural hardwood forest.

8. Somers Elementary School

Location:	Southeast corner of intersection of C.T.H. E and C.T.H. EA.
Size:	Approximately 11 acres.
Park Type:	Public school facility.
Facilities:	Playground area, ball diamond, (2) basketball courts, open greenspace.
Description:	The grounds of this public elementary school have a number of recreational facilities typical of a neighborhood park. These facilities are open for public use.

Provision Totals for the Existing Park and Open Space System

The following table, **Table 3**, presents the different types of parks and the correlated acreage of land. The Town maintains a total of 17.35 acres of active and passive accessible recreation area.

Table 3
Acreage of Different Types of Town Public Parks

Type of Park	Active[1] and Passive Accessible[2] Recreation Area	Undeveloped Open Space	Total
Mini Park	0.00	0.00	0.00
Neighborhood Parks	3.35	0.00	3.35
Community Park	14.00	0.00	14.00
Special Use Areas	0.00	0.00	0.00
Potential Parks	0.00	60.90	60.90
Total Public Park Facilities	**17.35**	**0**	**78.25**

[1]Active Recreation Area: Playgrounds, athletic fields, etc.
[2]Passive Accessible Recreation Area: walking trails, picnic groves, etc.

Americans With Disabilities Act (ADA) Compliance at Town-Owned Parks

The needs of those with disabilities are very important to consider when planning for outdoor recreation. **Table 4** provides an outline of how well the Town of Somers meets those needs. Overall, there is a deficiency in the provision of disabled accessible amenities throughout the park system in Somers.

Most playgrounds and main activity areas in the Town parks are not disabled accessible. The majority of the playground equipment and many of the structures and facilities are ADA compatible; however, much of the non-compliance results from the lack of hard-surfaced paths from main park access points and parking areas to provide direct access to the facilities and playground areas. Improvements that should be addressed in the future include the implementation of ADA compliant pathways to provide access from parking and entrance points to the bathroom facilities, seating areas, and transition points on playground structures. These improvements would replace the typical surfacing that now exists on many of the main access routes in Somers' parks with hard-surfaced pathways. These pathways can be designed in a sustainable manner as permeable pavement so that current drainage patterns are not affected.

One of the stated goals of this CORP is to ensure that open space and recreation facilities and programs are designed to meet the special needs of all residents, especially the disabled. The most effective way of addressing the needed improvements is to develop a five-year capital improvement schedule for the park system. This schedule would help to budget resources and create a feasible timetable for the improvements to be completed. Development of a full and detailed evaluation of ADA accessibility compliance needs would assist in assessing the need for future updates to existing facilities. Certainly all new parks, playground, and bathroom facilities will be constructed in accordance with ADA codes and established guidelines.

Table 4
Accessibility of Equipment and Facilities in Town Parks

	Park/Open Space Site	Accessible Marked Handicap Parking Stalls	Accessible Route to Main Activities	Accessible Play Equipment	Accessible Route to Transfer Point At Play Equipment	Accessible Open Shelter	Accessible Restrooms	Accessible Route to Restrooms
1.	Park behind Town Hall	No (Lot by Town Hall – Yes)	No	Yes	No (sand)	N/A	N/A	N/A
2.	Park north of Town Hall (Gitzlaff property)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3.	Fabiano Park	Yes	No (grass)	Yes	No (sand)	N/A	N/A	N/A
4.	Park in Country Charm Subdivision	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5.	Park on C.T.H EA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6.	Park in Valley View Subdivision Park	No	No (grass)	Yes	No (pea gravel)	N/A	N/A	N/A

Note: Accessibility designation of "yes" requires barrier-free hard-surfaced access to facilities for disabled persons.

VIII. OUTDOOR RECREATION NEEDS ASSESSMENT

Evaluation of solicited public input, and analysis based on set recreation standards are the two most commonly used methods for conducting a community outdoor recreation needs assessment. Utilizing both methods together will most accurately pinpoint the needs of the community. This section of the CORP provides a summary of the public input process, an assessment of the current park and open space facilities in Somers based on a Town-customized version of National Recreation and Park Association (NRPA) guidelines and standards, and a summary of the recreational activity findings outlined in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) and their bearing on local park planning.

Needs Assessment: Public Input

Without year-round inventories of how many people use each of the parks, public input from residents and park users is needed to identify the current state of the parks, the future needs of the parks, and how well the current and future amenities serve the public. Because public input is critically important, several meetings were held during the development of the CORP to obtain feedback from residents and park users. A summary of these meetings is as follows:

1. Public Meeting 1: A kickoff meeting with Town staff and the Park Commission was held on April 13, 2009. Residents were invited to attend via public notice. At this meeting every park and potential park in the Town was individually identified. Discussion ensued regarding the present state of each park and the facilities available at each park. A "wish list" was created to identify desired improvements that could make each park more attractive or user friendly.

2. Public Meeting 2: A second meeting with the Park Commission was held on June 15, 2009. Residents were again invited to attend via public notice. At this meeting a draft list of desired park improvements for the next five years was drafted, and service areas for each of the existing Town parks were identified on maps. There was then discussion regarding areas that were identified as underserved, and the potential need for new parks.

3. Public Meeting 3: A third meeting with the Park Commission was held on August 17, 2009. Residents were again invited to attend via public notice. At this meeting drafts of the proposed concept plans for each of the Town existing and proposed parks were reviewed and discussed, and feedback was received from the Park Commission and the public.

4. Public Meeting 4: A public open house was held on September 21, 2009 to display the drafts of the proposed concept plans for each of the Town existing and proposed parks. The format of the open house was very informal, and residents were invited to view the plans up close and to have one-on-one discussions with Park Commission members and the Ruekert-Mielke project team. Approximately 25-30 residents attended the open house.

5. Public Meeting 5: A final meeting with the Park Commission was held on September 21, 2009, immediately following the public open house. Residents were again invited to attend via public notice. At this meeting discussion took place regarding the feedback received from residents at the open house. A draft of the CORP was also reviewed, and the majority of the discussion surrounded the prioritization of the recommended improvements over the next five years, so

that a 5-year capital improvement schedule could be developed as the last step in completing the CORP. Minor revisions to the CORP draft were suggested by the public officials as well as residents.

6. Public Meeting 6: A public hearing was held on October 12, 2009, immediately preceding a combined meeting of the Park Commission and Plan Commission. Residents were allowed to speak in advance of the scheduled consideration of the recommendation to approve the plan at the combined meeting.

In addition to the public meetings, a community public opinion survey was created to obtain additional feedback from residents regarding the state of the Town parks, open spaces, and trails. The survey was made available on the Town website, and it was also distributed at several Town meetings in the summer of 2009, as well as at the public open house on September 21st. See **Appendix E** for the survey and results.

Needs Assessment: Recreation Standards Analysis

Table 5 depicts the NRPA recommended acreage standards for each type of park per 1,000 persons in the population, and the existing Town-owned active and accessible passive acreage per park category in Somers. Using the 2009 estimated population, **Table 5** indicates that the Town of Somers is far below both the acreage recommended by the NRPA guidelines and the adopted Somers standard with an aggregate 17.35 acres for recreational activity. This breaks down to 1.86 acres per 1,000 persons – well below the NRPA range of 6.25 to 10.50 acres of developed park and open space land per 1,000 persons, and Somers' standard of 10.50 acres per 1,000 persons.

Mini-parks are the smallest unit of parks and open space. **Table 5** depicts the NRPA recommended acreage for this type of park to be 0.25 – 0.50 acres per 1,000 persons. The Somers standard coincides with the high end of this standard at 0.50 acres per 1,000 persons. According to the inventory of existing public park facilities, Somers does not have any parks that classify as mini-parks. According to the calculation based on the 2009 estimated population, the Town should have 4.68 acres classified as mini-parks to satisfy the needs of residents.

Fabiano Park and the unnamed park in the Valley View Subdivision are the two developed neighborhood parks in Somers. At 2.00 acres per 1,000 persons, Somers' standard again coincides with the high end of the neighborhood park acreage provision recommended by NRPA (as shown in **Table 5**). To date, the two neighborhood parks in the Town account for 3.35 acres, or 0.36 acres per 1,000 persons, far below the standard.

The 14.00 acres of parkland south of Somers Town Hall serve as the only developed community park in the Town. This calculates out to 1.50 acres of community parkland per 1,000 persons, far below the NRPA recommended 5 – 8 acres per 1,000 persons and the Somers standard of 8 acres (see **Table 5**). Petrifying Springs County Park also contains both active and passive recreational facilities typical of a community park. Since these facilities are readily accessible to the public, for the purpose of this study, Petrifying Springs County Park is considered to function as a community park. With roughly half of its 360 acres comprised of active and passive accessible recreational

parkland, the Petrifying Springs County Park acreage increases the available community park acreage in Somers to 20.72 acres per 1,000 persons, well above the Town standard.

There is not a clearly defined standard for the provision of special use area acreage. Somers does not currently have any parkland classified under this category in the Town park system.

Table 5
Active and Passive Accessible Acres in the Town of Somers' Public Park and Open Space Facilities

Type of Park	NRPA Guidelines (Acres per 1,000 persons)	Somers Standard (Acres per 1,000 persons)	Public Park Facilities in the Town			
			Total Acres	Acres per 1,000 persons (2009 estimated population) [1]	Acres per 1,000 persons (2015 projected population)[2]	Acres per 1,000 persons (2020 projected population) [3]
Mini Park	0.25 - 0.50	0.50	0.00	0.00	0.00	0.00
Neighborhood Park	1.00 – 2.00	2.00	3.35	0.36	0.33	0.31
Community Park	5.00 – 8.00	8.00	14.00	1.50	1.37	1.31
Special Use Area	Variable	Variable	0.00	0.00	0.00	0.00
Total	**6.25 - 10.50**	**10.50**	**17.35**	**1.86**	**1.70**	**1.62**

[1] Based on the 2009-estimated population of 9,361 for the Town of Somers (See **Table 2**).

[2] Based on the 2015 projected population of 10,229 for the Town of Somers (See **Table 2**).

[3] Based on the 2020 projected population of 10,692 for the Town of Somers (See **Table 2**).

Statewide Comprehensive Outdoor Recreation Plan (SCORP)

In the fall of 2006 the Wisconsin Department of Natural Resources published the 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan. The Plan provides insight into current trends, needs, and participation rates for outdoor recreation activities on a statewide level.

Data regarding recreation demand in the state was acquired via four separate survey sources: 1) The 1999-2004 National Survey on Recreation and the Environment (NSRE) and version 18 of the NSRE (called the Wisconsin Survey), which was conducted September to November, 2004; 2) The Outdoor Industry Foundation (OIF) 2002 Outdoor Recreation Participation & Spending Study, A State-by-State Perspective; 3) The Department of Tourism 2004 Wisconsin Advertising Awareness and Competitive Analysis Wave VIII Study (WAVE VIII); and 4) written, internet, and mail comments obtained at a series of eight public meetings held in 2005 to discuss barriers for increased outdoor use. The survey results include Wisconsin residents as well as visitors who recreate in Wisconsin.

According to the SCORP, the following ten outdoor recreation activities have the highest participation rates among Wisconsin outdoor recreation participants ages 16 and older:

1. Walking for pleasure
2. Family gathering
3. Viewing/photographing natural scenery
4. Gardening or landscaping for pleasure
5. Visiting nature centers, etc.
6. Driving for pleasure
7. Viewing/photographing other wildlife
8. Attending outdoor sports events
9. Picnicking
10. Sightseeing

These ten activities represent mainstream recreation activities that warrant facility design considerations for the future planning of Somers' park system. The Town's existing parks offer opportunities for only some of these activities, and the ranked list may help the Town prioritize facility development at recreation sites so that all of these activities can be adequately offered to residents in the future. With the majority of the activities on this list being passive or nature-based recreational activities, a review of this list is also a good reminder of the importance of meeting recreational demand while simultaneously preserving natural resources and the scenic beauty of the planning area.

The SCORP also assesses local recreational needs, and includes a summary of 373 local park and recreation plans on file from communities across the state as part of the WDNR recreation grants program. The assessment identifies the top planning recommendations resulting from this summary in the categories of park and open space acquisition needs, general recreation improvements, and new recreation developments. The needs identified in each category are as follows:

Park and Open Space Acquisition Needs:

- Community Parks
- Dog Parks
- Ice Age Trail
- Mini Parks
- Neighborhood Parks

General Recreation Improvements:

- ADA accessible facilities
- Athletic field upgrades and improvements
- Better signage
- Playground equipment upgrades
- Restroom upgrades

New Recreation Developments:

- Bike trails
- Boat launches

- Camping
- Disc golf courses
- Ice skating rinks
- Indoor recreation complexes
- Nature trails
- Park shelters
- Picnic areas
- Scenic drives
- Skateboard parks
- Sledding hills
- Soccer fields
- Swimming pools
- Tennis court development
- Trail connections
- Volleyball courts
- Water access
- Water trails
- Water spray parks

Overall, the results indicate a need for safer and easier access to existing facilities, and development of parks with a varied mix of both active and passive recreational activities. These recommendations should be taken into consideration as the Town prioritizes future park improvements and developments.

DNR Stewardship grant funding programs and priorities change on an annual basis. It is important to continually monitor funding programs and priorities and attempt to integrate SCORP priority projects into stewardship grant applications whenever possible.

Indication for Future Park and Recreation Facilities

An evaluation of existing parks, the facilities and recreational opportunities that they offer to residents, and the current population is important when assessing the immediate needs of the Town of Somers park system. An element of the Comprehensive Outdoor Recreation Plan is an evaluation of the future needs of the Town. A future needs assessment can be used to assist Somers with planning and budgeting for future park improvement, acquisition and development. The future needs of the Town are determined both through an application of the recommended minimum acreage standards to a reliable population projection, as well as through an examination of the locations of existing facilities in comparison to where the population density is located and where the potential population growth is projected to occur.

Somers' population is projected to grow steadily over the next ten plus years, with a 14% increase expected from 2009 to 2020, as shown in **Table 2**. Comparing the future population to the Somers recommended park acreage standard (also the high end of the acreage guidelines recommended by NRPA) of 10.50 acres per 1,000 persons, Somers should provide and maintain 112.27 acres of parks and open space in the year 2020. Currently 17.35 acres of parks are available for public use. Therefore, if the population of Somers grows as projected through the year 2020, the number of

acres of developed parkland currently provided by the Town is vastly insufficient to meet the established standard.

Even though the numbers would seem to project a considerable deficiency, the outlook for the near future of the Somers park system is considerably more positive. The main reason for this outlook is the considerable amount of vacant parkland that is already under the control of the Town of Somers, and proposed to be developed as future parkland. The Town in fact has a beneficial jumpstart on the development of the vacant parkland as it is also currently working with the Ruekert/Mielke project team to finalize conceptual designs for these properties, in conjunction with the development of the CORP. An additional 60.90 acres of vacant parkland has already been acquired and is currently in the conceptual planning stage for development as park and open space land. Adding 60.90 acres of useable recreational land would increase the total acreage of parkland in Somers to 78.25, or 7.32 acres per 1,000 persons based on the projected 2020 Town population. This total would fall within the acreage range recommended by NRPA, but would still be below the 10.5 acres per 1,000 persons required by the Town standard. This means that if Somers develops all of the currently vacant land in Town that is proposed for parks, there will still be an acreage deficiency in the near future. The Town should therefore not hold off on looking to add more park and open space land. Along with a larger population, future development absorbs vacant land. If properly planned for, Somers will be able to provide more acreage and facilities to the park system to remain ahead of population growth.

The proximity of Town residents to the parks and open space facilities is another important indicator of how well the existing facilities meet the needs of the community. The easiest way to show the geographical need for parks and open spaces is to create maps indicating the service areas, or distance people will travel to use the parks. The Town of Somers uses different service areas based on the types of parks as shown in **Table 6**.

Table 6
Park Types and Corresponding Service Areas

Type of Park	Service Area
Mini-Park	¼ mile
Neighborhood Park	½ mile
Community Park	3 miles
Special Use Area	Variable

Maps have been created to illustrate which areas of the Town are served adequately by existing neighborhood and community parks based on these typical service radii. **Map 3** illustrates the location of the two neighborhood parks in the Town and the standard one half-mile service area around them. The map also shows the same service radii around an existing community park and County park because for the purpose of this study each of these larger parks also functions as a

neighborhood park for residents within the service area around them. A service radius is also projected around Somers Elementary School because the school grounds contain some of the facilities typical of a neighborhood park. In some instances the radii are interrupted and do not extend beyond arterial roadways or railroad lines, because these transportation routes are considered to be pedestrian barriers that do not allow for safe travel, especially by children, to and from neighborhood parks.

The service area of the existing community park is shown on **Map 4**. A service area is also shown around Petrifying Springs County Park on the map because it functions as a community park. This map illustrates that almost the entire Town, except for several small isolated areas, is sufficiently serviced by community parks.

Specific recommendations for future park and recreation facility locations are described in Section IX.

IX. COMPREHENSIVE OUTDOOR RECREATION PLAN RECOMMENDATIONS

Future Parks

1. Town Community Parks

The Town of Somers is currently deficient in the provision of community park acreage. A service area of three miles around the Town community parks on **Map 4** indicates that the geographic location of the existing community parks sufficiently serves roughly the entire Town; however, this spatial analysis is somewhat deceiving because Petrifying Springs County Park is included on the map as a community park because it provides many of the facilities typical of a community park. The acreage standard analysis reveals that adequate community park acreage under the control of Somers is not provided to serve the current population of the Town. Even though Petrifying Springs County Park realistically provides community park facilities which serve the needs of Town residents, any improvements or changes to these facilities is not under the control of the Town, and it is in Somers best interest to work toward satisfying the community park needs of its population independent of outside parkland. Even with the proposed future development of two vacant Town properties into 58.90 acres of additional useable community parkland, the Town would still only then have an estimated 6.82 acres of community parkland per 1,000 persons in 2020 based upon the projected population of 10,692. With the Somers standard at 8 acres per 1,000 persons, a deficiency will therefore exist, and the Town will need to add additional community parkland acreage to meet the needs of residents according to the standard.

The two Town-owned properties that are proposed for development as community parks are a 24.20-acre site north of Town Hall, locally known as the "Gitzlaff property," and a 34.70-acre property on C.T.H EA, approximately ½-mile south of C.T.H. E. Conceptual master plans have been prepared for each these potential parks in conjunction with the development of this CORP. These plans are included in **Appendix F**.

The Gitzlaff property is an "L"-shaped property that is roughly bisected diagonally by an unnamed tributary of the Pike River. The southern half of the property is currently still being farmed. The northern half of the site consists of mostly upland area with scattered scrub vegetation. A linear forested corridor parallels the creek. This corridor has been identified as secondary environmental corridor. The conceptual master plan for this site details mostly passive recreational facilities designed around the unique natural resources on the site.

The 34.70-acre site on C.T.H. EA is a mostly flat site that is currently in agricultural use. The conceptual master plan for this property details a predominantly active-recreational use park. The development of this site as a quasi-sports complex would provide a location for local sports organizations to more comfortably accommodate their need for space to program competitive events, and would also allow for future expansion of Town recreation programs. Existing storm water drainage patterns are very evident on this site, and the proposed design calls for these patterns to remain intact, with the site storm water features such as rain gardens and bioretention swales to be designed efficiently around the natural contours of the landscape.

2. Town Neighborhood Parks

The Town of Somers is currently served by two neighborhood parks. According to the figures, the Town is deficient in the provision of the neighborhood park acreage required to serve its current population; however, when demonstrating the geographic need for neighborhood parks, one must also take into account the proximity of community parks and public school facilities. Community parks are larger in scale than neighborhood parks, but in some areas of Somers the community parks provide for many of the recreational facilities typical of neighborhood parks, and therefore also serve the function of neighborhood parks. Somers Elementary School is a public school facility that also provides many facilities of a neighborhood Park and functions as a neighborhood park for those residents in the service area.

The Neighborhood Park Service Area Map (**Map 3**) indicates areas of Somers that are not currently served by neighborhood parks. That is, they do not fall within the 1/2-mile recommended service area of any of the Town's neighborhood parks, or the service area boundary is broken by a pedestrian barrier, such as a major arterial roadway, railway, or water body. This map shows that the vast majority of the Town of Somers, including most of the densely populated areas, is not within the service area of a neighborhood park. The neighborhood park deficiency that exists in the indicated areas on the map, along with future growth, will require additional neighborhood park facilities to be provided by the Town of Somers in the future. It is recommended that Somers explore future opportunities for development of neighborhood parks in currently underserved population concentration areas, and in conjunction with any new residential development. Every effort should be made in areas of new development to provide access from the residential areas to new or existing neighborhood parks via interconnecting trails, sidewalks, or low-volume residential streets.

The Town currently owns a 2-acre property in the Country Charm subdivision that has been proposed for development as a neighborhood Park. A park on this site would satisfy the neighborhood park deficiency in this residential area. The site has historically been used for agricultural purposes and is relatively flat in grade. See the conceptual master plan for this site in **Appendix F**.

Below is a list of facilities and associated estimated costs in 2009 dollars for a typical new neighborhood park (approximately 8 acres in size). It is recognized that neighborhood parks vary greatly in size and type and number of facilities, but the information below can be used as a guide for Somers when initiating the planning process for a new neighborhood park.

Typical Neighborhood Park

Park Element:	Estimated Cost:
Topographical site survey	4,500
Master planning	12,000
Construction documents	13,000
Play equipment (purchase and installation)	50,000
ADA playground surfacing	10,000
Multi-use playfield	35,000
Soccer field	40,000
Basketball court	15,000

Open-air shelter w/attached restroom building		120,000
Asphalt parking (20 stalls)		20,000
Asphalt walking trail		5,000
Site landscaping		40,000
Picnic tables (10)		10,000
Grills (2)		1,000
Benches (8)		9,600
Trash receptacles (5)		4,000
	Total	$ 389,100

The above total cost assumes that the parkland is acquired at no cost to the Town of Somers. This would occur through a donation or by dedication. If land does need to be acquired for the development of a neighborhood park, land acquisition costs should also be included in the estimated cost at a rate of approximately $30,000 per acre. The above total cost also includes minor grading for the development of the listed facilities, but substantial site preparation and earthwork would be an additional cost, if necessary.

3. Town Mini-Parks

Currently, the Town of Somers park system does not include any parks that would be categorized as mini-parks. It is recommended that Somers explore future opportunities for the development of mini-parks to satisfy the minimum acreage standard (0.50 acres per 1,000 persons) for this type of park. In a rural community such as Somers, the most effective mini-parks that receive the most use tend to be small play structures, pocket green spaces, or sitting areas in close proximity to multi-family residential housing. These locations meet the needs of the residents of these developments because they do not have access to their own attached yards. It is therefore also recommended that Somers explore opportunities to site future mini-parks adjacent to multi-family residential areas.

4. Town Special Use Areas

NRPA does not recommend an acreage standard for this park category because these types of parks tend to be unique to the community. They are considered special use areas because there are few amenities available and there is normally a single facility or two that the parks provide, such as a canoe launch or community gathering area. The Town of Somers is currently in discussion with private landowners about the possibility of acquiring two properties for possible addition to the park system as special use areas. The first property is owned by the Ho-Chunk Sovereign Nation, and it encompasses approximately 16.5 acres of land on the northeast corner of C.T.H. A and 13th Avenue, just east of the Kenosha Country Club. Approximately 900 feet of the Pike River runs through the southwest corner of the property, the length of which is surrounded by a linear corridor of forested floodplain. This entire corridor is classified as primary environmental corridor. The remainder of the property consists of wetlands and upland scrub brush. The site is currently used by fisherman, mostly during the seasonal salmon, steelhead, and brown trout spawning runs up the river, and an unimproved gravel parking area is located off of the road intersection at the southwest corner of the property. The site has tremendous potential for development as a passive use special use area with improved access to the river, and it is recommended that the Town continue to pursue this opportunity.

Recommended improvements would include: general site cleanup, improved parking and access from the road, improved trails and river access points, signage, seating areas, and invasive vegetation management.

The second property with potential for acquisition and development as a special use area is located on C.T.H. E, immediately west of the Canadian Pacific Railway line, and just west of the Gitzlaff property. The property encompasses 7.86 acres, almost all of which is designated as secondary environmental corridor. The majority of the property consists of forested wetlands, with a small upland area adjacent to the road access point. A very narrow extension of an unnamed tributary of the Pike River runs through the property. The site has potential for development as a nature-based special use area, with recommended improvements to include: improved access from C.T.H. E and a small parking area, primitive trails, signage, and seating areas. There has also been discussion between the Town and adjacent property owners about acquiring the property to serve as a regional storm water detention area. If this approach is pursued, it is recommended that the storm water functionality be designed in such a manner so as to preserve the significant natural resources on the site, including the wetland vegetation and the wildlife habitat. It is also recommended that the Town explore a future connection between this site and the proposed park on the Gitzlaff property to the east.

In addition to the previously-mentioned properties, it is recommended that Somers continue to explore opportunities to add special use parkland along the shore of Lake Michigan. This exceptional water resource is a recreational jewel that Somers essentially turns its back on in regards to public access. The Town should take advantage of all future opportunities to provide this access, including developing parkland in conjunction with utility, conservation, and drainage easements.

Town Trails

According to the Statewide Comprehensive Outdoor Recreation Plan, walking for pleasure is the highest-ranking recreational activity for residents ages 16 and older. A system of trails and connections to regional trail systems can provide excellent passive recreational opportunities for community residents. Somers' park system currently lacks opportunities for on-trail and off-trail walking in the Town parks, as well as pedestrian routes and connections between individual parks, and to other Town destinations. During the development of this CORP there was a great deal of discussion about the desire of Town residents to implement a trail system, and ultimately to provide a connection to other nearby trails. **Map 5** depicts the existing and proposed trails in the Town of Somers.

1. Existing Trails

The northern segment of the Kenosha County Bike Trail, locally referred to as the "North Shore Bike Trail," begins at 35th Street and 28th Avenue in the City of Kenosha and runs north through Somers along an old railroad right-of-way all the way to the City of Racine. The entire length of this trail is crushed stone, and it is marked with signage at most major intersections. From the southern end of this trail in downtown Kenosha, an approximately 5-mile on-road route winds around to a connection with the southern end of the Kenosha County Bike Trail at 89th Street and 30th Avenue. This is where the trail again turns into an off-road crushed stone path

that runs south all the way to Lake Bluff, Illinois. There is also an asphalt connector trail that was installed in 2008, extending 1.75 miles west from the Kenosha County Bike Trail along C.T.H. E to Petrifying Springs County Park.

The Kenosha Lakefront Trails are a series of asphalt bike paths through several lakefront parks in Kenosha. With several small on-road connections, these trails form a route that comes within a very short distance of connecting to the Kenosha County Bike Trail at the west end of Poerio Park, in the far northeast corner of the City of Kenosha.

2. Proposed Trails

In following the recommendation in the Kenosha County Park and Open Space Plan to establish recreational trails along the Pike River corridor, the Town of Somers submitted a grant funding request through the State CMAQ program in early 2009 for a proposed trail segment. The proposed trail would start at the northwest entrance to Petrifying Springs County Park off of C.T.H. A, and would follow a route along A and S.T.H. 31 north into the Village of Mount Pleasant, roughly paralleling the Pike River for most its length. A second trail segment is also proposed by the Town along the more easterly section of the Pike River. This trail segment would start at the connection with the Kenosha County Bike Trail ½-mile south of C.T.H. A, and would follow the River corridor south to an eventual connection with the northern end of the Kenosha Lakefront Trails. The majority of this trail segment is proposed to be off-road, via easements and existing road rights-of-way, but some on-road segments may also be necessary to make the complete connection.

Another major north-south trail is proposed for the future along the corridor adjacent to the South Branch of the Pike River. This trail would be mostly a recreation trail that would take advantage of the scenic beauty of the secondary environmental corridor along the river. The route would start at the Town boundary with Kenosha on the south end and run all the way north to Petrifying Springs County Park. Again, a combination of easements through private property and off-road sections of trail would need to be incorporated to implement this trail.

Following the theme of trails along river corridors, another trail is proposed by the Town of Somers to follow the Kilbourn Ditch corridor from C.T.H. K at the Kenosha County airport north to the Village of Mount Pleasant. Roughly the northern two-thirds of this trail would be implemented along 100th Avenue. The goal of this trail would be to have as much off-road trail as possible, but stretches of on-road trail may be necessary to implement the entire length of the proposed route.

A major east-west trail is also proposed as a way to connect the civic center of the Town, and all of the existing and proposed parks in this area, to all of the previously mentioned north-south trail routes. This route would essentially be an extension of the 1.75-mile asphalt connector trail that was implemented in 2008 along C.T.H. E. Proposed future connections would extend the trail to the east along E to a meeting with the proposed Pike River Trail, and to the west along E to a connection with the Town Hall site and nearby parks. A further segment to the west would take a roundabout route to the proposed park in the Country Charm subdivision, and an eventual connection to the proposed trail along 100th Avenue.

In addition to the trails mentioned, it is recommended that Somers continue to explore opportunities to develop trail connections from all outlying areas into the central civic area of Town, and to work with neighboring communities to implement a regional trail system. It is also recommended that all future park development and improvements in the Somers park system be coordinated with the development of new trails, connections to existing trails, and overall enhancement of the Town trail system. An extensive network of trails connecting to local and regional destinations would best serve the recreational needs of the residents of Somers. Incorporating trails into all new development will help to make this a reality. Some of the more economical ways to implement improvements to bicycle and pedestrian travel between parks and other Town destination points in the short term are as follows:

1) Establish on-street and off-street trail connections between community destinations, including parks.

2) Provide crosswalk improvements.

3) Create trailhead locations that include wayfinding and interpretive signage at Town parks and other important Town destinations.

It is recommended that the Town of Somers conduct a more comprehensive bicycle and pedestrian facility study in the future, with a focus on assessing the state of bicycle and pedestrian facilities, and specific recommendations for improvements. This will include a more detailed analysis of proposed trail routes, and identification of necessary easements, road improvements, and property acquisitions.

Recommended Improvements to Existing Parks and Open Space Areas

Individual parks and park equipment have been identified as in need of improvements, augmentations, or upgrades. The recommended changes to the park system include:

1. Overall Park System

   - Gradually make the park system accessible for those with disabilities.
     - Provide hard-surface barrier-free access from parking and main circulation areas to park facilities.
     - Upgrade for disabled persons the usability of park facilities such as benches, water fountains, and picnic tables.
   - Implement an Adopt-a-Park program to help with park maintenance.
   - Implement forestry management practices at all parks to maintain the health of all park vegetation.

- Install uniform signage to identify all Town park sites.
- Obtain survey boundary maps and legal descriptions for all Town park sites.
- Investigate the opportunity to acquire parkland with a minimum 15-acre tract available for implementation of a fenced dog park.

2. Park behind Town Hall
   - Install a hard-surface walking trail.
   - Relocate and expand the existing playground with new ADA-accessible play equipment and surfacing.
   - Add safety fencing between the playground area and parking/entrance drive.
   - Expand the existing parking area.
   - Add field lighting to all softball fields.
   - Add new bleachers to all softball fields.
   - Replace backstops at all softball fields with new fencing.
   - Implement outfield fencing at all softball fields.
   - Define the parking area with striping.
   - Install an open-air shelter with restroom facilities.
   - Install a restroom/concession building.
3. Park north of Town Hall (Gitzlaff property)
   - Create final park design construction documents.
   - Eradicate invasive vegetation.
   - Remove garbage and debris from site.
4. Fabiano Park
   - Relocate and expand the existing playground with new ADA-accessible play equipment and surfacing.
   - Install an open-air shelter with restroom facilities.
   - Install a hard-surface walking trail.

- Relocate the existing fitness equipment.
- Relocate and upgrade the horseshoe pit.
- Install landscape screening of U.S. Cellular compound and adjacent private property.
- Relocate the park sign.
- Implement a new memorial feature.
- Redefine the parking area to be safer and more efficient.
- Designate parking stalls with signage for park use only.

5. Park in Country Charm subdivision
   - Create final park design construction documents.
6. Park on C.T.H. EA
   - Create final park design construction documents.
7. Park in Valley View subdivision
   - Implement two (2) unlighted tennis courts.
   - Expand the existing playground with new ADA-accessible play equipment and surfacing.
   - Install a hard surface walking trail.
   - Thin existing vegetation along 64th Avenue for safety and access.
   - Eradicate invasive vegetation.
   - Install trees throughout the site.

Park Improvement Cost Schedule

The Town of Somers Park Commission has developed a park improvement cost schedule to prioritize improvements and acquisitions for the next five years. The schedule is subject to change as it is anticipated that the Park Commission revenue budget will be supplemented with additional funds from alternate sources such as grants and private donations, or depleted due to unforeseen maintenance items. A summary table of this park improvement cost schedule is located in **Appendix B**.

Review of Existing Operation and Maintenance Capabilities and Impact of Planned Park Improvements

The Town of Somers Public Works Department currently has four full-time year-round employees involved in the maintenance of the park system.

A variety of equipment and materials is used to maintain the Town of Somers park system, including a multitude of both power and hand tools that are typical of a landscape installation and maintenance company. Power tools include landscaping items such as mowers, weed eaters, leaf blowers, etc. Hand tools include rakes, shovels, picks, etc. The Public Works Department also utilizes a range of vehicles including dump trucks, large pick-up-trucks, etc. to maintain the Town park properties.

As more sites are added to the park system and facilities are added to existing parks, it is recommended that the Town re-evaluate the maintenance staff and equipment that are allocated to maintaining the Town parks. This evaluation should take place in conjunction with the budgeting and funding discussions for each individual project.

Conclusion

In comparison to other southeastern Wisconsin communities, Somers has been somewhat behind in recent history in regards to satisfying the outdoor recreational needs of residents. The major community park in Town, the land immediately south of Town Hall, is centrally located and has served the needs of residents adequately as a central gathering space and the site for most sporting events. Overflow needs for recreational space beyond what this park can handle have never seemed to be extreme because many residents have adapted to using their own large rural properties as additional recreational space, and the quality of life in the Town therefore has not suffered greatly due to the park acreage deficiency. Instead, the quality of life in Somers has remained high due to a combination of other factors, including the natural beauty of the area and the quality of the housing and schools. As the population continues to grow, it will be increasingly difficult for the Town to accommodate the needs of residents without adding parkland and improving existing facilities. The Town took a positive step towards rectifying this situation through the formation of a Park Commission in 2008. This measure established a group that can now focus on enhancing and building up the Town of Somers park system. Even with the proposed addition of two community parks to the Town park system in the near future, Somers' will still face a deficiency in the park acreage that is available to meet the recreational needs of Town residents, as well as deficiencies in

service area coverage and the proximity of parks to residential population concentrations. Lead by the Park Commission, Somers expects to address acreage deficiencies and gaps in service area coverage by exploring opportunities to implement new park facilities in conjunction with new development. Gradual improvements should also be made to upgrade disabled accessibility at all existing parks as funding becomes available to do so. Somers should also continue to explore opportunities to develop a multi-use trail system that would connect not only to existing parks and other popular Town destination points, but also to a regional trail system, and ultimately to other neighboring communities. Finally, it is critically important that the preservation of sensitive natural resources be a component of parkland acquisition, so that scenic beauty and important wildlife habitat can be preserved in the Town, and recreational access to these resources can be programmed in an environmentally sensitive manner.

X. FUNDING PROGRAMS

A multitude of funding options are available to Somers to complete the proposed improvements to the Town park system. These funding sources can come in a variety of forms: State and Federal grants and loans, donations, local bonds, user fees, and impact fees. The following is a summary of some of the potential funding sources available to the Town:

A. WDNR's River Protection Grant Program

Communities and nonprofit groups can receive state financial help to protect rivers under a new program that aims to prevent water quality, fisheries, habitat, and natural beauty from deteriorating as the number of homes and recreational, industrial, and other uses increases along rivers.

River Planning Grants:

- $10,000 max per grant.
- 75% state share max.
- Some eligible activities include (in priority order): 1) river organization development, 2) information and education, 3) assessments of water quality, fish, and aquatic life, and 4) nonpoint source evaluations.
- Capital Improvement Projects are not eligible for funding under this grant.

River Management Grants:

- $50,000 max per grant.
- 75% state share max.
- Some eligible activities include (in priority order): 1) purchase of land or easements, 2) development of local ordinances, and 3) restoration of instream or shoreland habitat.

Eligible Sponsors:

- Units of local government.
- Nonprofit conservation organizations.
- Qualified river management organizations (incorporated; purpose statement or past actions related to river protection; open membership).

B. Programs Administered through WisDOT

Statewide Multi-modal Improvement Program (SMIP)

Several programs are collectively funded under this program, as follows:

Local Transportation Enhancement (TE) Program

Program Description: Transportation enhancements are transportation-related activities that are designed to strengthen the cultural, aesthetic, and environmental aspects of transportation systems. The transportation enhancements program provides for the implementation of a variety of non-traditional projects, with examples ranging from the restoration of historic transportation facilities, to bike and pedestrian facilities, to landscaping and scenic beautification, and to the mitigation of water pollution from highway runoff. Most of the requests and projects awarded in Wisconsin have been for bicycle facilities. Examples of bicycles projects include multi-use trails (in greenways, former rail trails, etc.), paved shoulders, bike lanes, bicycle route signage, bicycle parking, overpasses/underpasses/bridges, and sidewalks.

Transportation enhancement activities must relate to surface transportation. Federal regulations restrict the use of funds on trails that allow motorized users, except snowmobiles.

A project sponsor must pay for the project and then seek reimbursement for the project from the state. WisDOT receives Federal funds for the program through the Safe, Accountable, Flexible Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). These funds provide up to 80% of the project costs, with the sponsor providing at least the other 20%. Projects costing $100,000 or more that involve construction are eligible for funding, as are non-construction projects costing $25,000 or more.

Next Funding Cycle: Applications will be due in Spring 2010, as part of the SMIP process for the 2011-2012 funding cycle.

Bicycle and Pedestrian Facilities Program (BPFP)

Program Description: The primary purpose of the BPFP is to fund bicycle or bicycle/pedestrian facility planning and construction projects. Pedestrian-only facilities, such as sidewalks and streetscaping type projects are not eligible for funding. Construction projects must be $200,000 or more, and planning projects must be a minimum of $50,000. The project must be usable when it is completed, and not staged so that additional money is needed to make it a useful project. This is a reimbursement program with funding eligible for up to 80% of project costs. $2.72 million is available in Wisconsin annually.

Next Funding Cycle: Projects are solicited in even numbered years with applications available in January and due in April.

STP-Discretionary Program

Program Description: Provides funds for bicycle and pedestrian facility projects that foster alternatives to single-occupancy vehicle travel.

Congestion Mitigation and Air Quality Program (CMAQ)

Program Description: The primary purpose of the Congestion Mitigation and Air Quality Improvement Program (CMAQ) is to fund projects and programs that reduce travel and/or emissions in areas that have failed to meet air quality standards for ozone, carbon monoxide (CO), and small particulate matter. Bicycle and pedestrians projects are eligible for CMAQ if they reduce the number of vehicle trips and miles traveled. Almost all bicycle projects eligible for Transportation Enhancements and STP-D are likely to be eligible (see examples above), but a higher burden of proof that the project will reduce air pollution will be required. Non-construction activities such as maps and brochures are also eligible. CMAQ is NOT a statewide program; only bicycle projects in Milwaukee, Kenosha, Racine, Ozaukee, Waukesha, Washington, Sheboygan, Kewaunee, Manitowoc, Walworth and Door counties are eligible.

Next Funding Cycle: Applications for the 2012-2014 funding cycle are due in April of 2011.

Safe Routes to School Program (SRTS)

Program Description: The goals of the program are to enable and encourage children to walk and bicycle to school, to make bicycling and walking to school a safer and more appealing transportation alternative, and to facilitate the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools. 2009 funding for Wisconsin projects is projected to be $3+ million. The next funding cycle is anticipated to be spring of 2010.

Planning Grants

- Communities awarded a Planning Grant will receive the services of either a WisDOT hired and paid consulting firm or the services of a Regional Planning Commission or Metropolitan Planning Organization for the purposes of assisting the community with the development of a comprehensive Safe Routes to School Plan.

- Schools included in the grant may include both public and private schools.

Infrastructure and Non-Infrastructure Grants

- Eligible projects or activities must focus on children in kindergarten through eighth grades. Projects must be within a two-mile radius of any elementary or middle school.

- Projects are 100% fundable to the limit of the project award, with the caveat that sponsors must first complete the project, and then seek reimbursement from the state. The minimum award amount is $25,000 for infrastructure projects and $10,000 for non-infrastructure projects. There is no maximum award, but the ability to fund projects over $200,000 is limited due to the amount of funds available.

- Eligible projects include sidewalk improvements, on-street and off-street bicycle facilities, and pedestrian and bicycle crossing improvements.

- Desired outcomes of projects or activities include increased bicycle, pedestrian, and traffic safety, improved air quality, improved childhood health, enhanced community accessibility, improvements to the physical environment that increase the ability to walk and bicycle to and from schools, and increased community interest in bicycle and pedestrian accommodations.

- The next application period will be early 2010.

Other Funding Sources

Highway Safety Improvement Program - Bicycle and pedestrian projects are now eligible for this program. This program focuses on projects intended for locations that should have a documented history of previous crashes.

Surface Transportation Program Urban (STP-U) Funds – Metropolitan areas receive an allocation of funds annually. These funds can be used on a variety of improvement projects including bicycle and pedestrian projects. Most of the Metropolitan Planning Organizations that administer this program have been using these funds to integrate bicycle and pedestrian projects as larger street reconstruction projects are taken on.

Incidental Improvements - Bicycle and pedestrian projects are broadly eligible for funding from most of the major federal-aid programs. One of the most cost-effective ways of accommodating bicycle and pedestrian accommodations is to incorporate them as part of larger reconstruction, new construction and some repaving projects. Generally, the same source of funding can be used for the bicycle and pedestrian accommodation as is used for the larger highway improvement, if the bike/pedestrian accommodation is "incidental" in scope and cost to the overall project. Overall, most bicycle and pedestrian accommodations within the state are made as incidental improvements.

Contact your local WisDOT grant specialist for more information on specific programs, and to receive updated information on project eligibility, funding cycles and application deadlines

C. Urban and Community Forestry Grant Program

Administered by: Wisconsin Department of Natural Resources Division of Forestry

The urban forestry grant program is designed primarily to fund projects that improve a community's capacity to manage its trees. Eligible applicants include municipalities, counties, tribal governments, and not-for-profit organizations. This is a 50/50 matching program. Applicants must match grant funds one for one with cash, in-kind services, or donations. Approximately $600,000 is available from state and federal funds. Grant requests may range from $1,000 to $25,000. There is no maximum project size, however, reimbursement is limited to $25,000. The project period is approximately one year.

Eligible and Ineligible Projects and Costs.

Eligible projects include development/implementation of:

- Urban forest management plan and/or its components.
- Vegetation ordinances.
- Community tree inventories.
- Master tree planting plans.
- Training programs for employees or volunteers.
- Public information/involvement plans.
- Demonstration projects to provide education, training, information exchange, or technology transfer.
- Contract specifications to tree care.
- Hazard tree inventories.

Projects are not limited to those listed and two or more of the above tasks can be combined into one project. Operations projects such as tree planting, pruning, fertilizing, and removal are eligible; however, these types of projects will receive lower priority.

Ineligible projects include:

- Stump or brush removal.
- Land or boundary surveys or title search.
- Appraisals for sale or exchange of real property.

Approved project costs include:

- Salaries and fringe benefits of personnel directly engaged in project.
- Cost of services, supplies, equipment or facilities used on the project.
- Value of labor, services, supplies, equipment or facilities donated to the project by third parties.

Ineligible costs include:

- Indirect costs or overhead.
- Costs incurred before or after the project period.
- Purchase of equipment valued over $5,000.
- Fines and penalties imposed due to violations or failure to comply with federal, state and/or local regulations.

- Costs for which payment is received under another state or federal program, with the exception of the Wisconsin Community Development Block Grant program.

- Certain types of donations.

- Gifts, t-shirts, refreshments and similar items provided to thank project workers.

Regional Urban Forestry Coordinators are available to assist with grant applications. The rating criteria are also available upon request.

An Intent to Apply must be submitted by July, with an application deadline of October, annually.

D. Federal Recreation Trail Funds

The Recreational Trails Program (RTP) provides funds through the transfer of federal gas excise taxes paid on fuel used in off-highway vehicles. These funds are used to develop and maintain recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses. Congress has authorized $85 million for the program in 2009. Of this total, $840,000 annually is used for program administration and trail-related research, technical assistance, and training. The remaining funds are distributed to the states. Wisconsin is slated to receive just under $2.8 million in 2009.

Eligible sponsors include towns, villages, cities, counties, tribal governing bodies, school districts, state agencies, federal agencies or incorporated organizations are eligible to apply for funds. Incorporated organizations are those that are incorporated under s.181.32, Stats., whose primary purpose is promoting, encouraging or engaging in outdoor recreation trails activities.

Eligible project activities include:

- Maintenance and restoration of existing trails.

- Development and rehabilitation of trailside and trailhead facilities and trail linkages.

- Construction of new trails (with certain restrictions on federal lands).

- Acquisition of easement or property for trails.

Sponsors may receive a grant for up to 50% of the total project costs of recreational trail projects. In addition to the sponsor match consisting of cash payments, the sponsor may utilize donations of labor, materials, services and land for the trail project to act as the 50% non-federal cost share. These donations must be consistent with program rules and be identified at the time of application.

Interested sponsors for 2010 projects should get in contact with the community services specialist located at the regional Department offices. Completed applications are due back in the appropriate regional office by May 1, 2010. Regional DNR staff review and rank the eligible projects using a ranking tool developed in cooperation with the State Trails Council. After ranking within each

Region, the projects are then combined in a statewide priority listing. Projects that rank the highest statewide will be funded to the extent that funds are available. The regional community services specialist will notify all grant applicants as to whether their application will be funded.

E. Acquisition and Development of Local Parks (ADLP)

S. 23.09(20), Wis. Stats.; ch. NR 51, subchap. XII, Wis. Adm. Code.

Funds are available to acquire land, rights in land, and develop public outdoor recreation areas for nature-based outdoor recreation purposes. The deadline for application is May 1 of each year.

Program Goal: to enhance the quality of life for Wisconsin residents and visitors by expanding the opportunities for outdoor recreation in local parks and recreation areas.

Funding Criteria for Evaluating Projects (not in priority order):

- Implementation priorities contained in state and local comprehensive outdoor recreation plans.
- Meets needs and deficiencies identified in the Statewide Comprehensive Outdoor Recreation Plan (SCORP), the approved local comprehensive outdoor recreation plan, or the approved comprehensive outdoor recreation plans of other units of government including regional or integrated management plans.
- Acquires land where a need for additional land acquisition is supported by an approved comprehensive outdoor recreation plan.
- Is regional or statewide in nature and can be documented as such.
- Documentation shows benefits to tourism.
- Results in a first of a kind facility for the project sponsor or service area.
- Provides or supports a water-based activity.
- Serves the greatest population.
- Involves volunteers, local donations or cooperation by two or more service clubs.
- Applicants that have never received an outdoor recreation program grant.
- Provides for completion of a project already started where the sponsor has shown the ability to provide quality outdoor recreation facilities for its citizens without grant assistance.
- Sponsor has completed prior LWCF, ADLP, UGS, URGP or projects successfully.
- Involves two or more governmental agencies.

- Acquires land where a need for additional land acquisition is supported by an approved comprehensive outdoor recreation plan.
- Serves as a demonstration project for other project sponsors.
- Corrects a documented health or safety problem.
- Renovates existing facilities that are in danger of being lost for public use.
- Sponsor is able to adequately maintain and operate the area or facility.
- Provides multiple season, multiple activity use.
- Serves the recreation needs of elderly person, minorities and disabled person. Facilities provided must exceed those required by state or federal regulations.

Eligible Project Examples

- Land acquisition projects that will provide opportunities for nature-based outdoor recreation.
- Property with frontage on rivers, streams, lakes, estuaries and reservoirs that will provide water-based outdoor recreation.
- Property that provides special recreation opportunities, such as floodplains, wetlands and areas adjacent to scenic highways.
- Natural areas and outstanding scenic areas where the objective is to preserve the scenic or natural values, including areas of physical or biological importance and wildlife areas. These areas shall be open to the general public for outdoor recreation use to the extent that the natural attributes of the area will not be seriously impaired or lost.
- Land within urban areas for day-use picnic areas.
- Land for nature-based outdoor recreation trails.
- Support facilities for swimming in a natural water body, including beaches, swimming areas and bathhouses.
- Fishing and hunting facilities, such as fishing piers and trails.
- Boating facilitates such as launching ramps and docks.
- Observation and sightseeing facilities such as overlooks, turnouts and trails.
- Picnic facilities, including tables, fireplaces, shelters and paths.
- Camping facilities, including tent and trailer sites, tables and fireplaces.
- Winter sports facilities, such as slopes and trails for sledding and tobogganing, cross-country ski trails, and facilities for ice-skating.

- Urban recreation areas, such as undeveloped play areas, bicycling trails, walking and horseback riding trails.

- Support facilities, including entrance and circulation roads, utility and sanitation systems, erosion control work, parking areas, toilet buildings and educational facilities where there is a permanent professional naturalist staff and the facilities are for nature interpretation.

- Renovation or redevelopment of existing nature-based outdoor recreation.

- Habitat restoration projects.

- Permanent landscaping and burial of overhead wires.

- Open shelters and multi-purpose shelter buildings that support a nature-based outdoor recreation activity.

- Fences and lighting for the protection of park users.

- Park signs.

Ineligible Project Examples

- Projects that are not supported by a local comprehensive outdoor recreation plan.

- Land to be used for non-nature-based outdoor recreation.

- Restoration or preservation of historic structures.

- Acquisition and development of areas and facilities that do not meet the definition of nature-based outdoor recreation specified in s. NR 51.002, such as spectator sports, playgrounds, swimming pools, dedicated sports fields, tennis courts, hockey rinks, and indoor horse arenas.

- Development of areas and facilities to be used for professional athletics.

- Development of amusement facilities, waterslides or the construction of facilities that are only marginally related to nature-based outdoor recreation.

- Construction of park employee residences.

- Development of areas and facilities to be used solely for game refuges or fish production purposes unless they are open to the public outdoor recreation needs identified in SCORP.

- Construction of lodges, motels, luxury cabins or similar facilities.

- Development projects in previously undeveloped recreation areas that consist solely of support facilities, unless the facilities are clearly required for proper and safe recreational use of the area.

- Buildings primarily devoted to operation, maintenance or indoor recreation.

- Acquisition and development of golf courses.

F. Urban Rivers S. 30.277, Wis. Stats.; ch. NR 51, subchap. XIV, Wis. Adm. Code

Funds are available to acquire land, rights in land, or develop shoreline enhancements on or adjacent to rivers that flow through urban or urbanizing areas, in order to preserve or restore urban rivers or riverfronts for the purposes of economic revitalization and nature based outdoor recreation activities.

Program Goal: to improve the quality of urban waterways and riverfronts through preservation, restoration or enhancement which will encourage economic revitalization and expanded outdoor recreational opportunities that involve enjoyment of the state's natural resources.

Deadline: Applications are due by May 1 of each year.

Funding Criteria for Evaluating Projects (not in priority order):

- Acquires land or land rights that preserve or restore natural values, including aesthetic values, and enhance environmental quality along urban waterways.
- Provides new or expanded diverse recreational opportunities to all segments of urban populations.
- Provides new or expanded access to urban waterways.
- Acquires blighted lands that will be restored to complement riverfront redevelopment activities.
- Encourages comprehensive riverway planning within and between municipalities and other agencies.
- Provides opportunities for increasing tourism.
- Acquires lands that through proper management will improve or protect water quality.

Eligible Projects

1. Land acquisition projects that preserve or restore urban rivers or riverfronts for the purposes of economic revitalization and nature based outdoor recreation activities.
2. Shoreline enhancements – development or habitat restoration projects that serve public recreation or resource conservation purposes and are dependent on being on a shoreline including:
    - Projects that support nature-based outdoor recreation activities.
    - Riparian buffer rehabilitation including establishment of native vegetation, which may include slope and site preparation, and control of exotic plant species.

- Shoreline stabilization, which may employ bioengineering practices, and other environmentally beneficial stabilization techniques.
- Engineering and design costs for approved shoreline enhancement projects.
- Removal of seawalls, retaining walls, overhead wires, roads, buildings and levees.
- Open shelters, multi-purpose shelter buildings and primitive campsites.
- Fences for protection of park users.
- Lighting for public safety.
- Park signs.
- Shoreline access.
- Shoreline enhancement projects associated with river corridor restoration following dam removal shall receive a priority for funding.

Ineligible Projects:

1. Construction or repair of seawalls and lagoons, and environmental remediation or clean-up of site contamination.
2. Dredging projects unless the dredging is incidental to the overall project.
3. Land to be used for non-nature based outdoor recreation.

G. Urban Greenspace S. 23.09(19), Wis. Stats.; ch. NR 51, subchap. XIII, Wis. Adm. Code

Funds are available to acquire lands to provide natural space within or near urban areas, protect scenic or ecological features, and to provide land for nature-based outdoor recreation, including noncommercial gardening.

Program goal: To enhance the quality of life for Wisconsin urban dwellers by providing open natural space within or in proximity to urban development.

Funding Criteria for Evaluating Projects (not in priority order):

1. Planning considerations include projects that:
   - Specifically implement a priority of the Statewide Comprehensive Outdoor Recreation Plan.
   - Implement the approved master plans of two or more units of government or regional planning agencies.

- Preserve land that is listed on the natural heritage inventory database.
- Implement elements of water quality plans or initiatives.

2. Project considerations include land that:
   - Serves the greatest population centers.
   - Serves areas of rapidly increasing populations.
   - Is accessible, where accessibility is appropriate.
   - Has unique natural features, threatened or endangered species, or significant ecological value.
   - Provides open natural linear corridors connecting open natural areas.
   - Has water frontage.
   - Contains or restores wetlands.
   - Protects sensitive wildlife habitat.
   - Protects an area threatened by development.
   - Preserves a natural community or could be restored to a natural community.
   - Can be shown to be of regional or statewide significance.
   - Related to brownfield redevelopment.
3. Administrative considerations include projects that:
   - Are ready to be implemented.
   - Continue to eligible acquisition projects previously started.

Eligible Land Acquisition Projects

- Implement priorities contained in local master plans.
- Acquire land for open natural space within or in proximity to urban development.
- Protect areas or naturally formed features that have scenic, ecological or other natural values.
- Provide land for noncommercial gardening for inhabitants of urbanized areas.

Ineligible Projects

- Development projects.
- Land to be used for non-nature based outdoor recreation purposes.

H. Acquisition of Development Rights S. 23.09(20m), Wis. Stats.; ch. NR 51, subchap. XV, Wis. Adm. Code

This Stewardship initiative makes funds available to acquire development rights (easements) in areas where restrictions on residential, industrial or commercial development would enhance nature based outdoor recreation.

Program Goal: to acquire development rights for the protection of natural, agricultural, or forestry values that would enhance nature-based outdoor recreation opportunities.

Deadline: The application is due by May 1 of each year.

Funding Criteria for Evaluating Projects (not in any priority order):

- Has frontage on a river, stream, lake or estuary.
- Creates a buffer between land that has been permanently protected for natural resource and conservation purposes and potential or existing residential, commercial or industrial development.
- Is within the boundary of a large acquisition project established by the department, a governmental unit or a nonprofit conservation organization, where the uses of the property will complement the goals of the project and the stewardship program.
- Is within an environmental corridor that connects 2 or more established resource protection areas.
- Provides or enhances nature-based outdoor recreation opportunities.
- Is in proximity to other permanently protected land.
- Protects areas of natural, scenic, geological, or archaeological value.
- Acquires land threatened by increasing development pressures.

I. Land And Water Conservation Fund (LWCF)

The Land and Water Conservation Fund Act (LWCF), signed into law September 4, 1964, provides federal financial assistance for the purpose of acquisition and/or development of land for outdoor recreation. The Wisconsin Department of Natural Resources (WDNR) administers the program at the state level.

Funds are provided to the states and passed to political subdivisions in the form of 50 percent reimbursement grants. Reimbursements are made on all eligible expenditures up to the amount of the approved grant.

The estimated cost of a proposed project as indicated in the grant application will not always reflect the actual project cost. However, grant awards are based upon the estimated project cost shown in the grant application. Grant reimbursement is limited to 50% of actual eligible project costs or the approved grant amount, whichever is less. Consequently, it is very important to estimate project costs carefully.

Reimbursements are made only on costs incurred and paid by the grantee during the project period as identified on the grant agreement. The only exception to this is on "pre-agreement planning costs," which can include site investigation and selection, site planning, feasibility studies, preliminary design, environmental assessment, preparation of cost estimates, and construction drawings and specifications.

The following two lists describe the types of eligible and ineligible projects for LCWF program funding:

Eligible Projects

- Observation and sightseeing facilities; including hiking, biking, equestrian, cycle, snowmobile and nature trails.
- Land acquisition for park and recreation use.
- Picnic facilities, including open shelters.
- Camping facilities.
- Swimming facilities, including beaches, pools, bathhouses and related equipment.
- Winter sports facilities, including ski runs/lifts, outdoor skating rinks, tobogganing and sliding slopes, warming huts, etc.
- Playground equipment and outdoor sports facilities such as ball fields and game courts, golf courses, skate parks, etc.
- Sport shooting areas for skeet, trap, rifle, pistol and archery.
- Lake and pond construction/restoration for boating, fishing and aesthetic purposes.
- Landscaping and plantings for wildlife food and cover.
- Renovation or redevelopment of existing facilities that have deteriorated or become outdated.
- Support facilities including roads, parking, signs, walkways, utility systems, lighting, restrooms, concession buildings, trailer dumps, fences, etc.

Ineligible Projects

- Acquisition or development of areas and facilities to be used primarily for semiprofessional and professional arts and athletics.
- Development of school "athletic plant" facilities.
- Construction of employee residences.
- Development of amusement facilities, convention facilities, and commemorative exhibits.
- Development of nature and geological interpretive facilities that go beyond interpreting the project site and its immediate surrounding area.
- Development of outdoor recreation and support facilities to be used exclusively by the handicapped.
- Acquisition, restoration or preservation of historic structures.
- Acquisition, construction or renovation of lodges, motels, and luxury or "nonaustere" cabins.
- Facilities at a zoo for the purpose of housing, caging, displaying or caring for animals.
- Acquisition of museums and sites to be used for museums.
- Mobile recreation units such as playmobiles, skatemobiles, swimmobiles, show wagons, puppet wagons, and porta-bleachers.
- Acquisition of areas and facilities to be used solely for game refuges or fish production purposes.

J. Lake Protection Grants

Counties, towns, cities, villages, tribes, qualified lake associations, public inland lake districts, qualified nonprofit conservation organizations, town sanitary districts, and other local governmental units as defined in s. 66.0301 (1))(a) Wis. Stats. established for lake management, are eligible to apply for funding to protect and improve the water quality of lakes and their ecosystems.

Maximum Award: Up to 75% of project costs, with a maximum of $200,000.

Eligible Projects include:

- Purchase of land or conservation easements that will significantly contribute to the protection or improvement of the natural ecosystem and water quality of the lake.
- Restoration of wetlands or shoreline habitat.

- Development of local regulations or ordinances to protect lakes and the educational activities necessary for them to begin to be implemented.

- Lake classification projects that allow counties to tailor local land and water management programs to classes of lakes in response to development and recreational use pressures.

- Lake management plan implementation projects.

Ineligible Projects include dam repair, operation, or removal; purchase of property on which a dam is located; dredging; design, installation, operation or maintenance of sanitary sewers or septic systems; routine chemical treatments or mechanical harvesting of aquatic plants; maintenance and operation of equipment or facilities; and water safety patrols.

Deadline: Applications are due annually in May.

K. Local User Fees

Communities have imposed user fees to help offset the costs of park improvements and recreation program costs. These fees are discretionary and are usually set by the Local governing body in charge of park regulations.

L. Impact Fees

An impact fee is a one-time charge that a community collects from a new development, and it is designed to recover the cost involved in providing public facilities to service that new development. Wisconsin Statutes 66.0617 governs the use by municipalities of imposing and collecting impact fees. "Parks, playgrounds, and land for athletic fields" are considered to be eligible public facilities for which a community may impose an impact fee. Before imposing impact fees, the community must prepare a public facilities needs assessment that establishes service standards, capital costs and develops the rational relationship between the fee and new development. The Town of Somers has park impact fees in place for both residential and non-residential developments. The language found in Section 18.30 (J) of the Town of Somers Code of Ordinances is as follows:

(J) Public Park Impact Fee.

(1) Amount-Residential Use. The developer shall pay to the Town Clerk/Treasurer as a condition of approval by the Town Board of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat a public park impact fee of One Thousand Forty-five ($1,045.00) Dollars for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. Twenty-five (25%) percent of the total public park impact fee for the proposed residential use development shall be paid at the time of final approval by the Town Board and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. The remaining balance of the public park impact fee attributable to each buildable lot or unit within the proposed residential use development shall be payable upon the earlier of the issuance of a

building permit or the sale, exchange or other conveyance of such buildable lot or unit, unless otherwise agreed by the Town and the Developer by written Development Agreement.

(2) *Amount-Non-Residential Use. The developer shall pay to the Town Clerk/Treasurer as a condition of approval by the Town Board of a final plat, site plan, certified survey map, planned unit development or condominium plat a public park impact fee of One Thousand Forty-five ($1,045.00) Dollars per residential equivalent density unit (REDU). The REDU is calculated by dividing the gross square footage of land included in the final plat, site plan, certified survey map, planned unit development or condominium plat by the R-4 Urban Single-Family Residential District minimum lot size of 15,000 square feet. The total public park impact fee for the proposed non-residential use development shall be paid at the time of final approval by the Town Board of the proposed non-residential use development and prior to the recording of a final plat, certified survey map, planned unit development or condominium plat, unless otherwise agreed by the Town and the Developer by written Development Agreement.*

M. Community Development Block Grants

The Community Development Block Grant program is a federally funded program administered by each county. Funding is granted to local municipalities for ADA projects by a formula method. The Town of Somers has not applied for Community Development Block Grant funding for park-related projects in the past.

APPENDIX A: AMERICANS WITH DISABILITIES ACT GUIDELINES

The Americans with Disabilities Act (ADA) is a comprehensive civil rights law that prohibits discrimination on the basis of disability. The ADA requires that newly constructed and altered state and local government facilities, places of public accommodation, and commercial facilities be readily accessible to, and usable by, individuals with disabilities.

Specific regulations applying to the responsibilities of local governments are found in Title II of the ADA. Recreational facilities, including play areas, are among the facilities required to comply with the ADA.

For further information, "The Universal Access to Outdoor Recreation - a Design Guide," (available from: MIG Communications, 1802 Fifth Street, Berkeley, CA 94710, (510) 845-0953, fax (510) 845-8750) is an excellent source for accessibility guidelines relating to recreational facilities. Additional guidance can also be found in federal publications available through the Architectural and Transportation Barriers Compliance Board - often referred to as the "Access Board." Their contact information is:

The Access Board
1331 F Street, NW, Suite 1000
Washington, DC 20004-1111
(202) 272-0080 (v) - (202) 272-0082(tty) - (202) 272-0081 (fax)
(800) 872-2253 (v) - (800) 993-2822 (tty)
Website: http://www.access-board.gov/
email: info@access-board.gov

APPENDIX B: TOWN OF SOMERS 5-YEAR PARK IMPROVEMENT COST SCHEDULE

PARK SITE/PROJECT	RECOMMENDED IMPROVEMENT	2010	2011	2012	2013	2014
		IMPROVEMENT COST PER YEAR:				
Park behind Town Hall	Install a hard-surface walking trail	$3,000	$3,000	$7,500	$3,000	$3,000
	Relocate and expand the existing playground with new ADA-accessible play equipment and surfacing					$50,000
	Add safety fencing between the playground area and parking/entrance drive					$3,600
	Expand the existing parking area					$12,000
	Add field lighting to all softball fields	$20,000	$15,000			
	Add new bleachers to all softball fields		$4,000	$4,200	$4,400	
	Replace backstops at all softball fields with new fencing		$10,000	$10,400	$10,800	
	Implement outfield fencing at all softball fields		$2,500	$2,600	$2,700	
	Define the parking area with striping	$2,500				
	Install an open-air shelter with restroom facilities			$120,000		
	Install a restroom/concession building					$90,000
Park north of Town Hall (Gitzlaff property)	Create final park design construction documents			$14,000	$6,000	$6,000
	Eradicate invasive vegetation	$4,000	$4,200	$4,400		
	Remove garbage and debris from site	$2,000	$2,000			
Fabiano Park	Relocate an expand the existing playground with new ADA-accessible playground equipment and surfacing	$35,000				
	Install an open-air shelter with restroom facilities		$120,000			
	Install a hard-surface walking trail	$9,500				
	Relocate the existing fitness equipment	$1,500				
	Relocate and upgrade the horseshoe pit		$500			
	Install landscape screening of U.S. Cellular compound and adjacent private property	$1,250				
	Relocate the park sign		$2,000			
	Implement a new memorial feature		$15,000			
	Redefine the parking area to be safer and more efficient	$8,000				
	Designate parking stalls with signage		$2,000			

PARK SITE/PROJECT	RECOMMENDED IMPROVEMENT	2010	2011	2012	2013	2014
		IMPROVEMENT COST PER YEAR:				
Park in Country Charm subdivision	Create final park design construction documents			$4,000	$7,500	
Park on C.T.H. EA	Create final park design construction documents	$5,000	$8,500	$8,500	$6,000	$4,000
Park in Valley View subdivision	Implement two (2) unlighted tennis courts					$80,000
	Expand the existing playground with new ADA-accessible playground equipment and surfacing					$35,000
	Install a hard surface walking trail					$4,000
	Thin existing vegetation along 64th Avenue for safety and access					$750
	Eradicate invasive vegetation					$750
	Install trees throughout site					$12,000
TOTAL COST OF IMPROVEMENTS:		$91,750	$188,700	$175,600	$40,400	$301,100

* Note: A 4% inflationary cost increase per year has been added for all improvements beyond 2010.

APPENDIX C: DEFINITIONS

Definitions for frequently used park and recreation terms are listed below:

Accessible: According to ADAAG, the term "accessible" is used to describe a site, building, facility, or portion thereof that complies with the ADA guidelines.

Active Recreation: Any outdoor sport or athletic activity including, but not limited to, basketball, tennis, swimming, soccer, baseball, or football.

Active Use Area: An area primarily designed for active activities of one or more age groups. This type of design may have, as its primary feature, play fields, playground apparatus, ball fields, active trail use (e.g., ATV use, snowmobiling, and cross country skiing), tennis, and/or basketball courts, or a combination thereof.

Barrier Free: Refers to the physical features that make sites and facilities universally accessible.

Environmental Corridor: A defined area, usually oriented in a linear pattern along a river or drainage pattern that contains a high concentration of environmentally significant features (plant species, wildlife, land forms, water features, etc.).

Isolated Natural Resource Areas: Minimum five acre size areas that generally consist of those natural resource base elements that have an "inherent" natural value, such as wetlands, woodlands, wildlife habitat areas, and surface water areas that are physically separated from primary and secondary environmental corridors by intensive urban or agricultural land uses.

Multi-use Trail System: A recreational system of trails in a community that affords a variety of year-round uses to a wide segment of the community (e.g. hiking, bicycling, jogging, cross-country skiing, etc.). Multi-use trail systems typically contain barrier free, hard surface segments that are accessible to individuals with disabilities.

Park Service Areas: The zone of influence of a park or recreation area. Service areas are usually determined by the average distance users are willing to travel to reach a facility. Although usually expressed in terms of service radius, it must be remembered that features such as major traffic arteries and rivers influence the distance users must travel. Also, a park or recreation area may be unique in the county or region and will therefore extend the zone of influence of that facility to the entire county or region.

Passive Recreation: Low impact activities such as walking, fishing, nature observation, and picnicking.

Passive Use Area: An area primarily designed for passive activities. This type of facility often emphasizes natural settings and de-emphasizes active recreation facilities.

Primary Environmental Corridor: Linear areas that include a wide variety of the most important natural resource and resource related elements (wetlands, woodlands, and wildlife habitat) that are at least 400 acres in size, two miles long, and 200 feet wide as designated by the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

Secondary Environmental Corridor: Linear areas typically located along small perennial and intermittent streams that facilitate surface water drainage with a minimum area of 100 acres and minimum of length of one mile that maintain pockets of natural resource areas. These areas are often remnants of primary environmental corridors that have been partially converted to intensive urban or agricultural use as designated by SEWRPC.

COMPREHENSIVE OUTDOOR RECREATION PLAN
COMMUNITY OPINION SURVEY – RESULTS
TOWN OF SOMERS

Part A: Current Park Usage

1. How many people live in your household?

24 Responses Total	
Choices	No. of Responses
1 person	3
2 persons	13
3 persons	3
4 persons	2
5 or more persons	3

2. In the last 12 months, how many times have you and/or your household used Town parks?

24 Responses		
Choices	No. of Responses	Handwritten Comments
None	6	
1-5 times	8	
6-10 times	3	
11-20 times	3	1. Shoreland Lutheran
20 or more times	4	

3. Is there a park within safe walking distance (less than ½ mile) form your home?

24 Responses		
Choices	No. of Responses	Handwritten Comments
Yes	10	1. Shoreland Lutheran
No	14	

4. Are you aware of the existing pedestrian/bicycle trails in the Town?

24 Responses	
Choices	No. of Responses
Yes	13
No	11

5. How often do you use pedestrian/bicycle trails in the Town?

24 Responses		
Choices	**No. of Responses**	**Handwritten Comments**
Daily	0	
Weekly	4	
Monthly	3	
Few Times a Year	3	
Never	14	1. There are none. I live along Sheridan Road. Where are the trails? 2. Don't know where they are. 3. County-don't know of Town trails.

6. What do you use the pedestrian/bicycle trails for?

Check all that apply		
Choices	**No. of Responses**	**Handwritten Comments**
Transportation	2	
Recreation	9	
Exercise	8	
I Do Not Use The Trails	12	1. What trails? 2. Would use for exercise and recreation if I knew where they were

7. How often do you use the fitness stations at Fabiano Park?

24 Responses		
Choices	**No. of Responses**	**Handwritten Comments**
Daily	0	
Weekly	0	
Monthly	0	
Few Times a Year	3	
Never	21	1. Did not know there were fitness stations there. Will check it out. Great idea. 2. Did not know they existed. 3. Is this where the cell phone tower is at? Thought this park was abandoned. Though no fault of the Park Commission.

Part B: State of the Existing Park System

8a. The Town of Somers Park System meets my outdoor recreation needs.
(Two people didn't respond to this question)

22 Responses -2 didn't respond	
Choices	**No. of Responses**
Strongly Agree	4
Agree	4
Neutral	5
Disagree	5
Strongly Disagree	4

8b. The Town's park system should offer a variety of both active and passive park uses.
Active: Ball diamonds, soccer fields, tennis courts, etc.
Passive: Picnic areas, hiking/nature trails, natural areas, etc.

24 Responses	
Choices	**No. of Responses**
Strongly Agree	9
Agree	10
Neutral	2
Disagree	0
Strongly Disagree	3

8c. The Town's park system should place extra emphasis on active recreation facilities and activities.

24 Responses	
Choices	**No. of Responses**
Strongly Agree	4
Agree	9
Neutral	8
Disagree	2
Strongly Disagree	1

8d. The Town's park system should conserve areas of environmental significance (woodlands, wetlands, water bodies, etc.)

24 Responses	
Choices	**No. of Responses**
Strongly Agree	12
Agree	8
Neutral	0
Disagree	1
Strongly Disagree	3

8e. The Town's park facilities are adequately accessible for those persons with disabilities.

24 Responses		
Choices	**No. of Responses**	**Handwritten Comments**
Strongly Agree	6	
Agree	5	
Neutral	7	1. Never been to Somers Park-we use bike trail, Petrifying Springs and Hawthorne Hollow a lot.
Disagree	6	
Strongly Disagree	0	

8f. The Town parks are clean and well maintained.
(One person didn't respond to this question)

23 Responses (1 didn't respond)		
Choices	**No. of Responses**	**Handwritten Comments**
Strongly Agree	6	
Agree	9	1. Could use mowing more often.
Neutral	6	1. Never been to Somers Park-we use bike trail, Petrifying Springs and Hawthorne Hollow a lot.
Disagree	1	
Strongly Disagree	1	

8g. The Town parks are too crowded.
(One person didn't respond to this question)

23 Responses		
Choices	**No. of Responses**	**Handwritten Comments**
Strongly Agree	1	
Agree	0	
Neutral	8	1. Never been to Somers Park-we use bike trail, Petrifying Springs and Hawthorne Hollow a lot.
Disagree	8	
Strongly Disagree	6	

8h. The Town parks offer adequate recreational opportunities for all age groups.

24 Responses		
Choices	**No. of Responses**	**Handwritten Comments**
Strongly Agree	5	
Agree	2	
Neutral	11	1. Never been to Somers Park-we use bike trail, Petrifying Springs and Hawthorne Hollow a lot.
Disagree	4	
Strongly Disagree	2	

8i. The Town parks offer adequate recreational opportunities for all seasons. (spring, summer, fall, winter)

24 Responses		
Choices	**No. of Responses**	**Handwritten Comments**
Strongly Agree	5	
Agree	6	
Neutral	8	1. Never been to Somers Park-we use bike trail, Petrifying Springs and Hawthorne Hollow a lot.
Disagree	3	
Strongly Disagree	2	

8j. Overall, the Town of Somers Park System adequately serves the outdoor recreational needs of Town residents.

24 Responses	
Choices	**No. of Responses**
Strongly Agree	4
Agree	3
Neutral	10
Disagree	5
Strongly Disagree	2

Part C: Park Facilities

9. Please rate the relative importance or need for each facility in the Town of Somers Park System.

24 Responses	No. of Responses			
Choices	**Not Important**	**Somewhat Important**	**Very Important**	**No Response**
Walking/Fitness Trails	5	3	16	
Playgrounds	2	10	12	
Basketball Courts	7	15	2	
Dog Parks 1 comment: See Below	9	5	10	
Fishing Areas	12	6	6	
Ice Rinks 1 comment: Outdoor Only	8	11	5	
Ball Diamonds	3	10	11	
Hiking Trails	5	5	14	
Soccer Fields	6	12	5	1
Outdoor Swimming Areas	13	9	2	
Tennis Courts	10	10	4	
Volleyball Courts	9	13	2	
Cross Country Ski Trails	9	8	7	
Public Gardens	10	7	7	
Horseshoe Pits 1 Comment: Dangerous w/out supervision	14	8	2	
Wildlife/Nature Viewing Area	9	5	10	
Skate Boarding Area	15	5	1	3
Permanent Restrooms	4	7	13	
Picnic Areas	3	9	12	
Picnic Shelters	4	8	12	
Campgrounds	18	5	1	
Sledding Areas	6	12	6	

Snowmobile Trails	19	4	1	
Pavilions (year round shelters)	8	9	7	
Nature Trails	4	8	12	
Conservancy Areas	9	4	11	
Bicycle Trails	4	7	13	
Performing Arts Space	13	9	2	
Rain Gardens	12	10	2	
Bocce Ball Fields	16	6	2	
Splash Pads	18	3	1	2 1. What are they?
Archery Ranges 1 Comment: Dangerous w/out supervision	21	2	1	

Handwritten Comments:

1. I have lived here 3 years. I was not aware of fitness stations at Fabiano Park. I was not aware of all Somers has to offer. I am aware of County bike trails and pets.

2. I would like to see the Pike River accessible for canoeing and kayaking. Both are growing in popularity and are a quiet activity. Perhaps funds are available for development. I would also like to see a Lake Michigan Shore Park. Perhaps a daylight hours only-just in an area where people could enjoy the beauty-no picnic area, playground, or overdevelopment. A County/Town joint effort.

3. Dog Park: We would be very interested in a fenced dog park, as would a lot of other people. It doesn't look like one will happen at Petrifying Springs, which a number of people had hoped for. A good model is the dog park south of the Milwaukee Airport.

4. I use Valley View Park with my grandchildren almost 3 days a week. They love the sand! I requested over 1-1/2 years ago to put at least some type of bench (should be on the west side of slide so sun is not in our eyes in the evenings). Still nothing. Don't just beautify all other parks and forget about little "Valley View". If possible, maybe some swings. There are 3 grandmothers one day with their grandchildren and nowhere for us to sit. Thank you! Kathleen Losch, 6305 44th Street, Unit 133, 53144 (262) 945-8584.

5. You did not invite additional comments, but I'll use this space to offer a few general observations. Somers is producing its first comprehensive outdoor recreational plan to meet DNR requirements for State grants. That word "comprehensive" is important. It signifies a broad, long-term approach to park and recreation needs throughout the Town. In its RFP, Somers stated that the consultant should review "adopted neighborhood plans" as well as six current parkland areas. No neighborhood plan has been adopted as yet for the Lakeshore corridor. The overriding issue in this area is the concept of potential public parks and spaces. The unhappy fact is that we have no public access to the Town's dominant natural feature- Lake Michigan. The same goes for the lower _____ of the Pike River. All this despite clean-out support for park space from planning and natural _____ professionals for more than 40 years. I realize that the Town has its hands full trying to develop the large

_____ property and other _____ in the _____ of Somers. But this immediate challenge should not prevent Somers from acknowledging a need to open scenic waterways to the public at some point in the future. Mount Pleasant looks ahead to doubling its park acreage by 2020. Pleasant Prairie's current plan foresees 16 new parks in the next 25 years. It is my belief that the need for Lakeshore Parks must be part of the Park Commission's long-range thinking. Two _____ supporting that view are enclosed. Our Town should not be preparing a park-recreation plan merely to quality for State grants. Advance planning for parks in a growing community makes sense whether grants are in the picture or not. Somewhere down the line, we should finally open up Lake Michigan to the public. Harlan Draeger, 375 Sheridan Road.

Town of Somers
Preliminary Conceptual Master Plans for Existing and Proposed Parks
Public Open House – Feedback Form
September 21, 2009

Please list below any comments that you have regarding the preliminary conceptual master plans that have been prepared for each of the existing and proposed parks in the Town of Somers:

1) Park behind Town Hall (14.00 acres):

Comments:

1. Good
2. Okay
3. Great idea
4. In general, too many "fragmented" parks. May compete with each other versus consolidating several into one LARGE park.
5. Great start

2) Park north of Town Hall on County Trunk Highway E (Gitzlaff property) (24.20 acres):

Comments:

1. Really good.
2. Duplicates some aspects of Hawthorne Hollow. They may be able to help you with restored prairie, etc.
3. Nice.
4. Community gardens too small.
5. We are retired and not into any of these sports except archery, so this is the only park we would use. Very much like the natural areas and community garden. Hopefully this park would be used by teachers and children at Somers Elementary for science lessons, etc. If you have a Nature Center (which is a great idea), have you thought about how you would staff it and maintain it? Only concern is that the driveway is quite long-eats up a lot of space, costly to plow, harder to police. Perhaps it could be located closer to the front, especially so the impact on the environmental corridor is lessened (less runoff).
6. Very good! Hard to tell if walking path would be 100 percent safe given where parking is.

3) Fabiano Park (1.70 acres):

Comments:

1. Very good, especially basketball courts and pavilion.
2. Okay.
3. Like the hard surface walking trail, landscaping, and pavilion. I believe the basketball court and volleyball will attract loitering by teenagers. I would prefer a greenspace and focus on plants/grass.
4. Great idea-love the basketball court-need to have activities for all ages.

5. Nice!
6. Great idea to dedicate this area to Officer Fabiano.

4) Park in Country Charm subdivision (2.00 acres):

Comments:

1. Good.
2. Nice greenspace.
3. Good for the subdivision.
4. Where will we park cars? Or are we expected to walk to the park?
5. Should be some (10) off street parking. Restrooms are "usually" out of service, graffiti targets and eyesores.
6. Love it. The sooner the better. Would like playground equipment as soon as possible.
7. Nice. I hope there is one like it across Hwy E by us.

5) Park on County Trunk Highway EA (34.70 acres):

Comments:

1. Really, really good.
2. Good trail.
3. Good idea.
4. Great.

6) Park in Valley View subdivision (1.65 acres):

Comments:

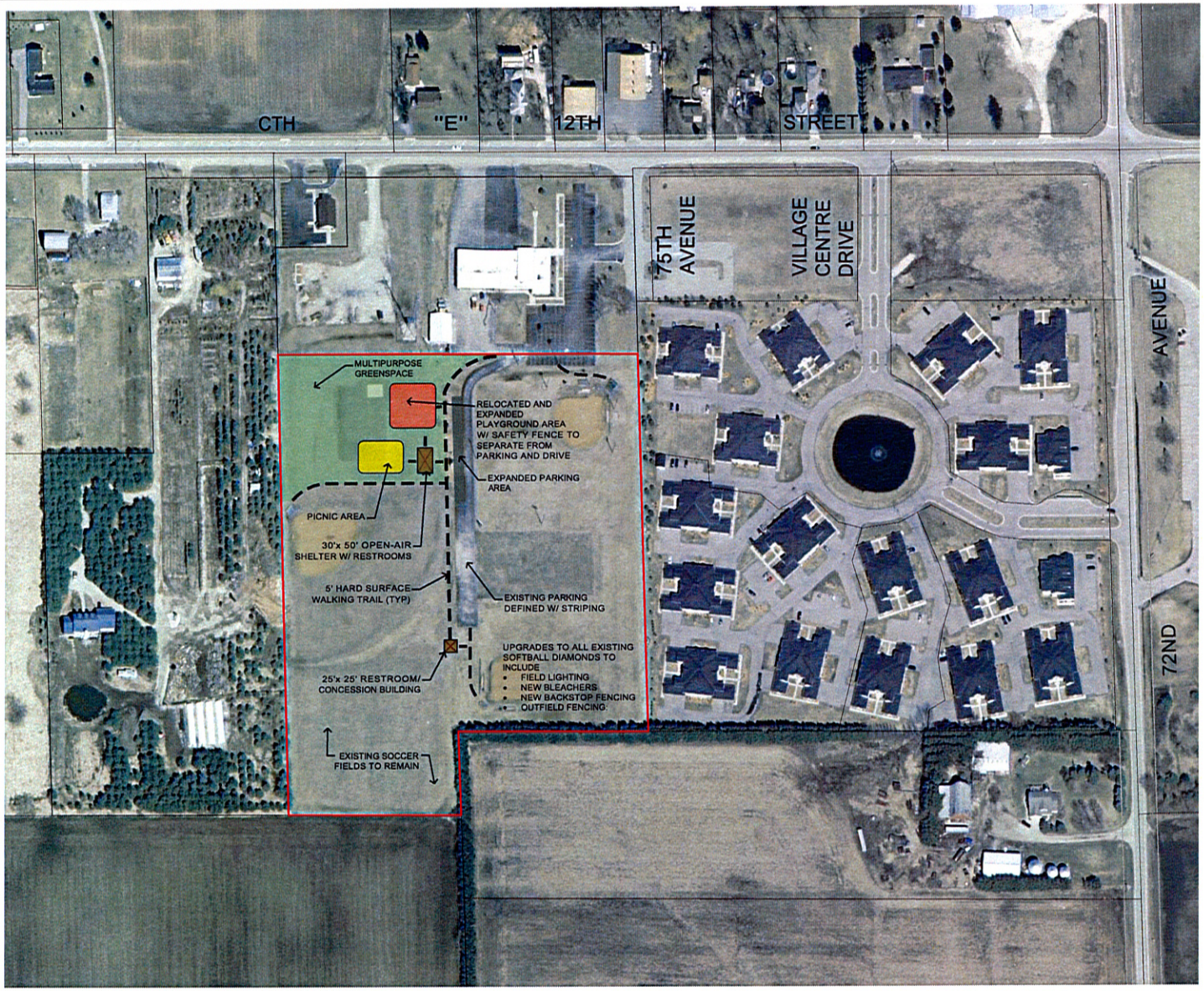
1. Good.
2. Tennis? Why? Who eradicates invasive species?
3. Good for the subdivision
4. Great.

General Comments:

1. Looks like a lot and really good parks (enough).

* Please leave your feedback form in the box provided by the door as you exit. Thank you for your interest in the Town of Somers park system!

Town of Somers and Ruekert/Mielke Project Team



14.00-ACRE PARK CONCEPT PLAN
TOWN HALL SITE

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

LEGEND

PROPERTY BOUNDARY

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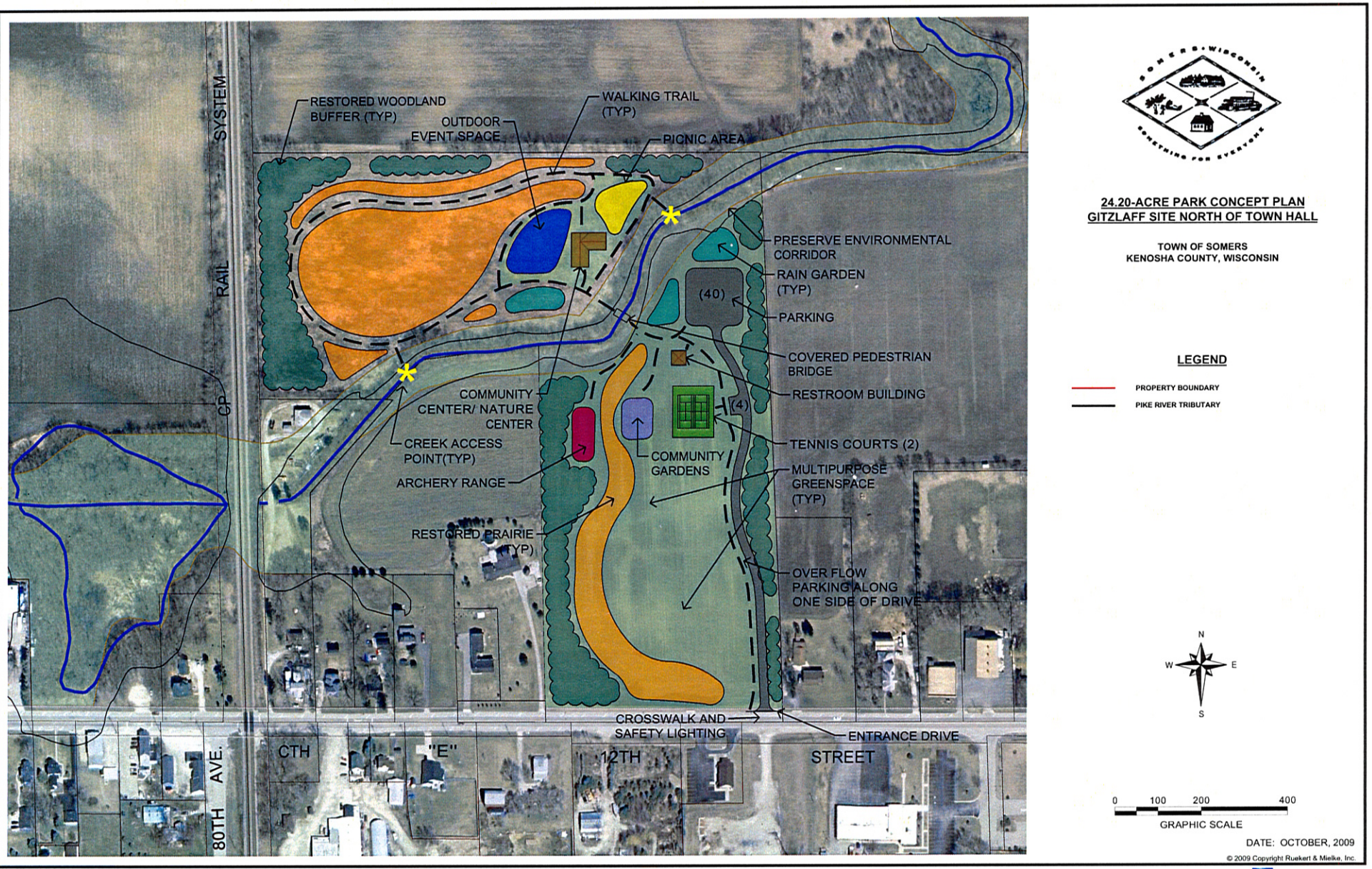
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GRAPHIC SCALE

DATE: OCTOBER, 2009

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SOURCE: RUEKERT-MIELKE
BASEMAP SOURCE: KENOSHA COUNTY PLANNING AND DEVELOPMENT



SOURCE:RUEKERT-MIELKE
BASEMAP SOURCE: KENOSHA COUNTY PLANNING AND DEVELOPMENT

Ruekert·Mielke
engineering solutions for a working world



FABIANO PARK CONCEPT PLAN

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

LEGEND

PROPERTY BOUNDARY

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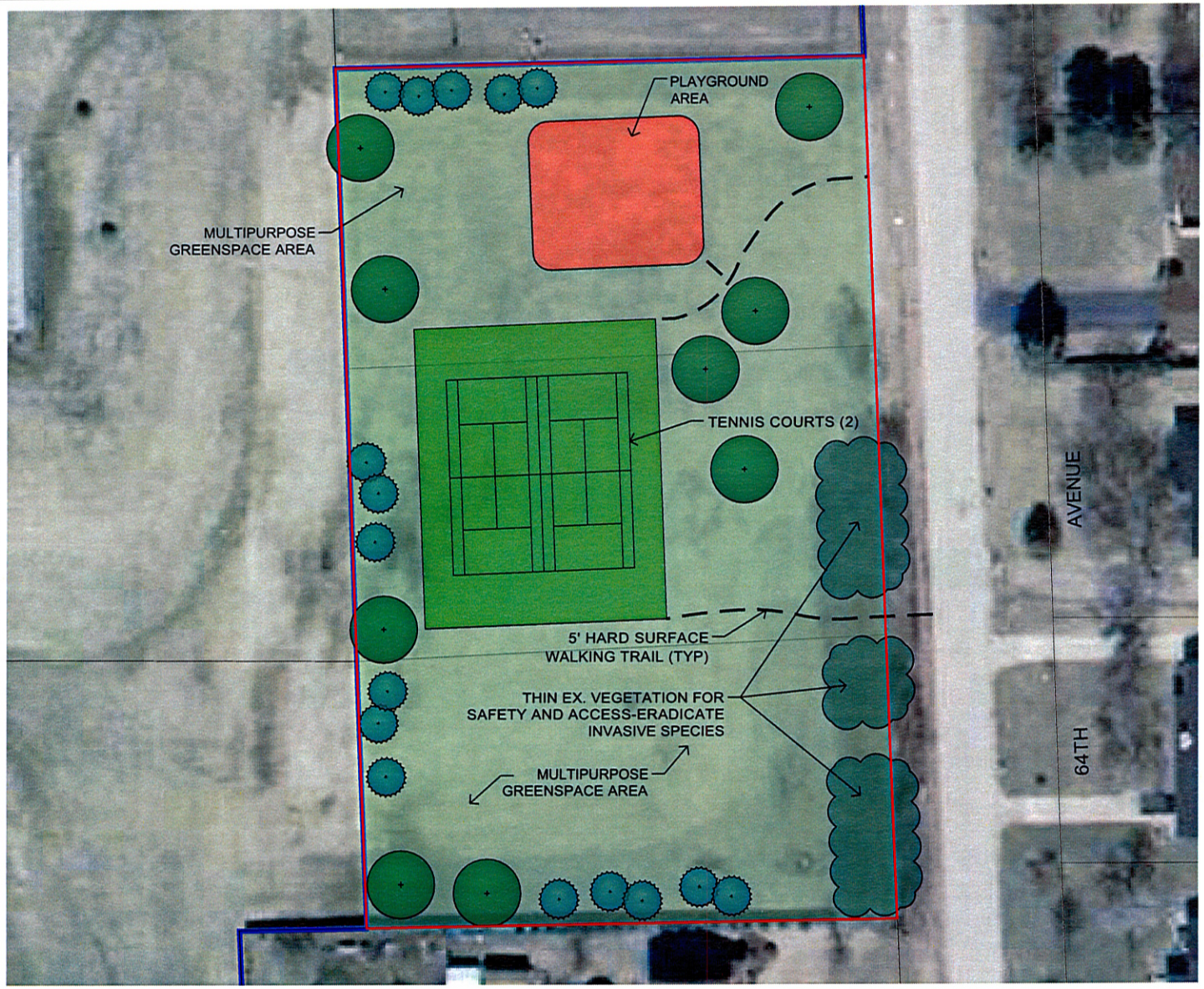
SCALE IN FEET

DATE: OCTOBER, 2009

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SOURCE:RUEKERT-MIELKE
BASEMAP SOURCE: KENOSHA COUNTY PLANNING AND DEVELOPMENT

Ruekert·Mielke
engineering solutions for a working world



1.65-ACRE PARK CONCEPT PLAN
VALLEY VIEW SUBDIVISION

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

LEGEND

- PROPERTY BOUNDARY
- SHADE TREE
- EVERGREEN TREE

N
W E
S

0 10 20 40 80
SCALE IN FEET

DATE: OCTOBER, 2009

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SOURCE: RUEKERT-MIELKE
BASEMAP SOURCE: KENOSHA COUNTY PLANNING AND DEVELOPMENT



SOMERS · WISCONSIN
SOMETHING FOR EVERYONE

34.70-ACRE PARK ON C.T.H EA CONCEPT PLAN

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

LEGEND

PROPERTY BOUNDARY

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0 100 200 400
GRAPHIC SCALE

DATE: OCTOBER, 2009

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SOURCE: RUEKERT-MIELKE
BASEMAP SOURCE: KENOSHA COUNTY PLANNING AND DEVELOPMENT

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SOMERS · WISCONSIN
SOMETHING FOR EVERYONE

COUNTRY CHARM SUBDIVISION PARK
CONCEPT PLAN

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

LEGEND

- PROPERTY BOUNDARY
- SHADE TREE
- EVERGREEN TREE

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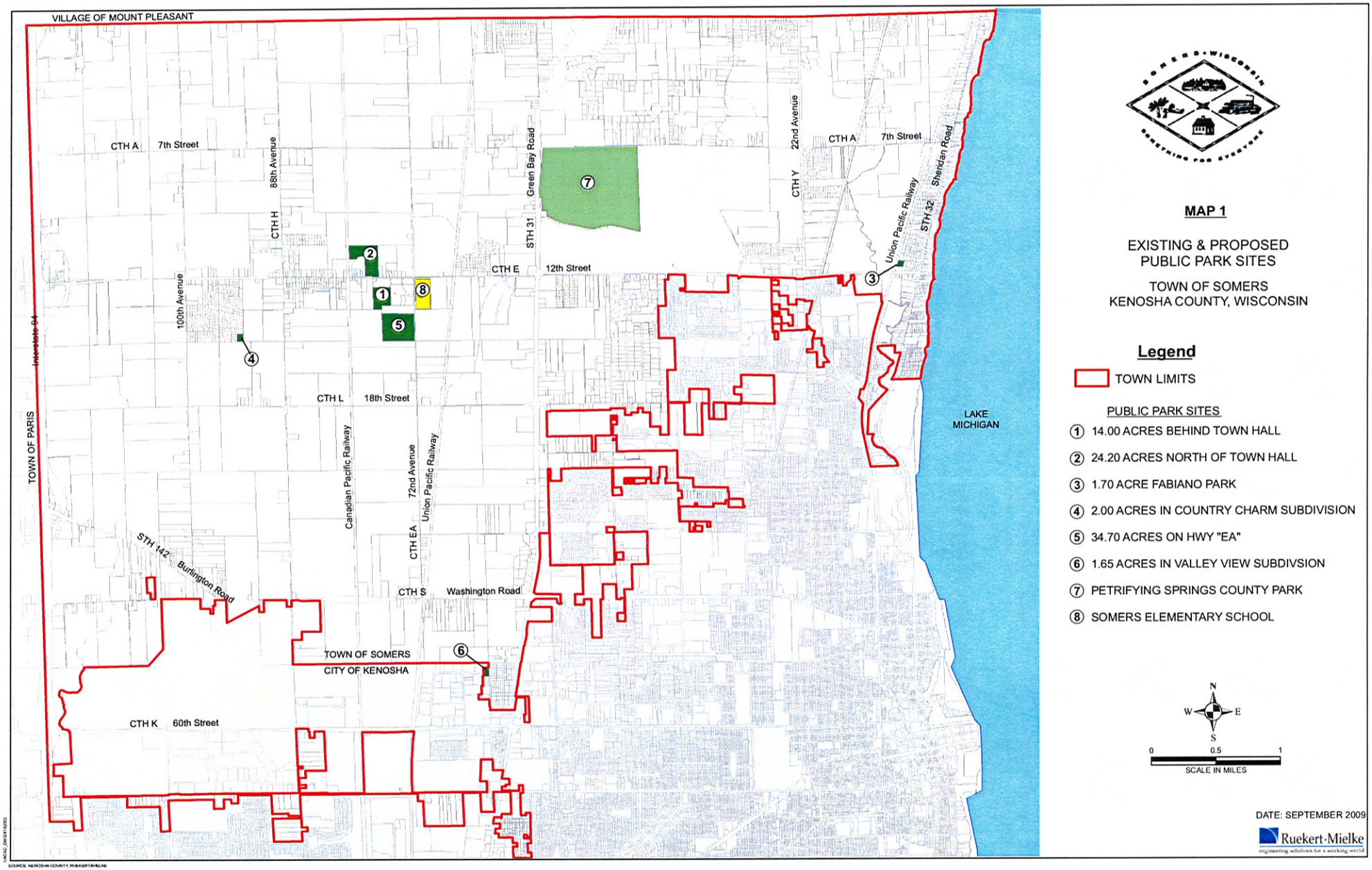
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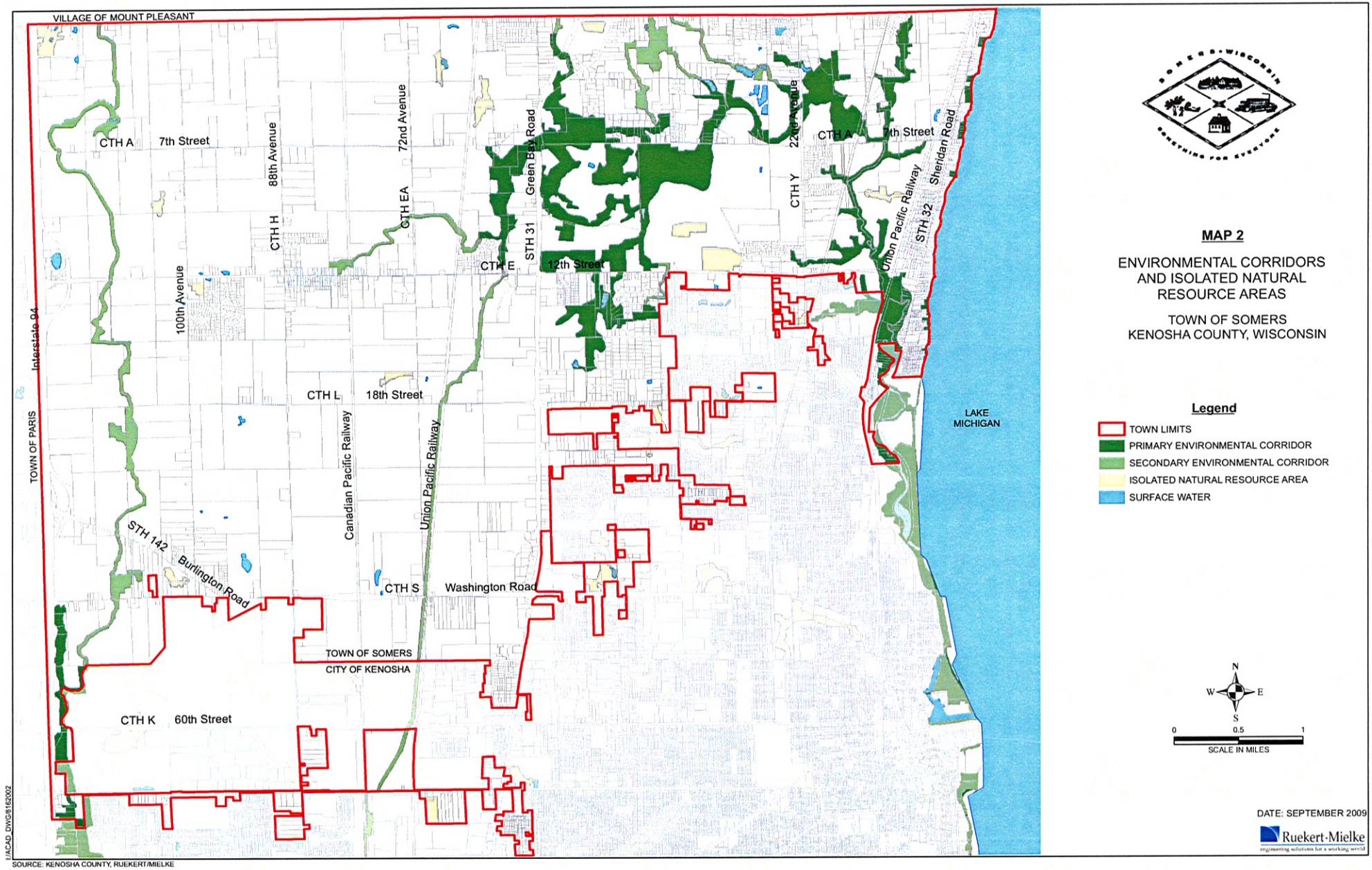
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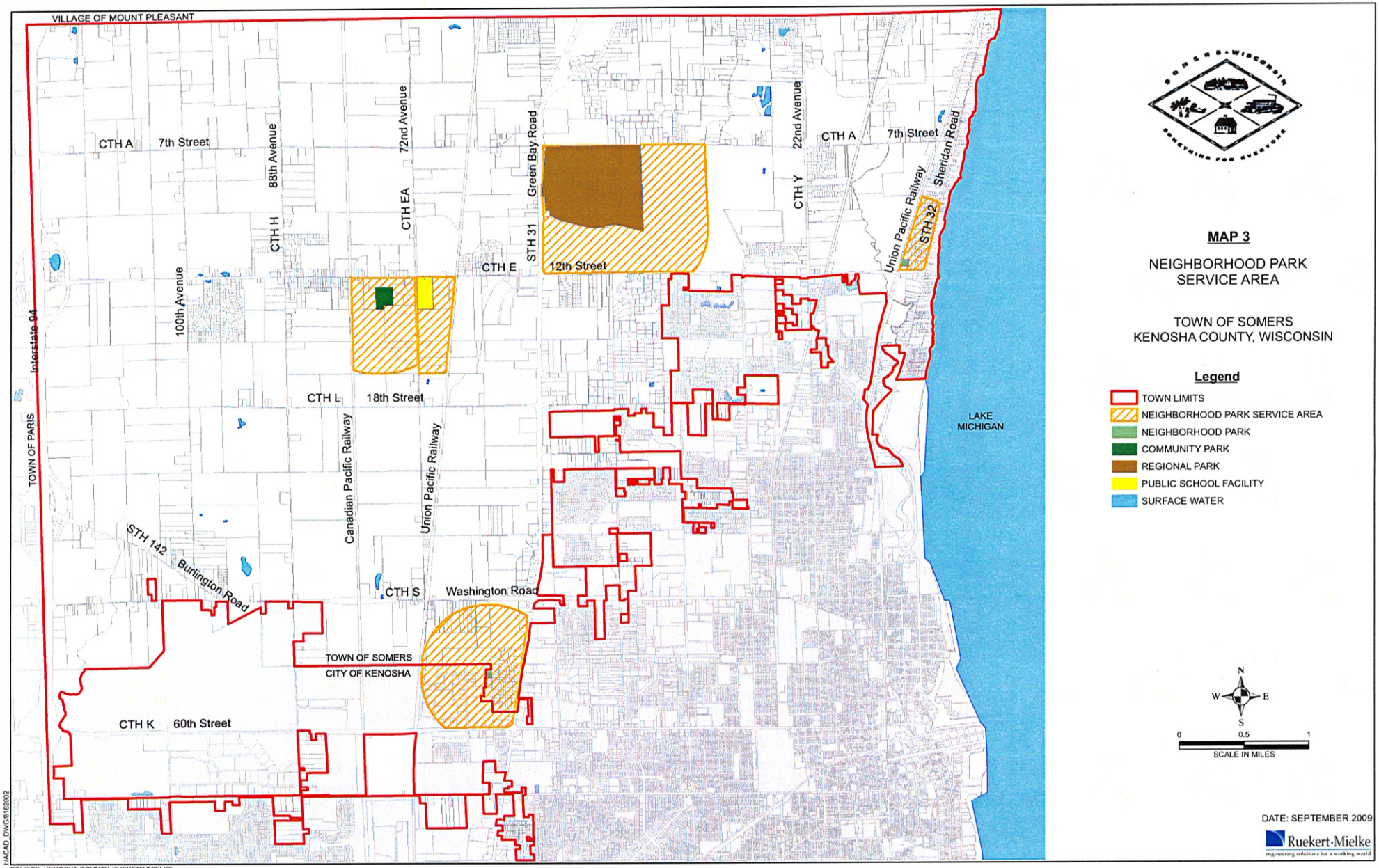
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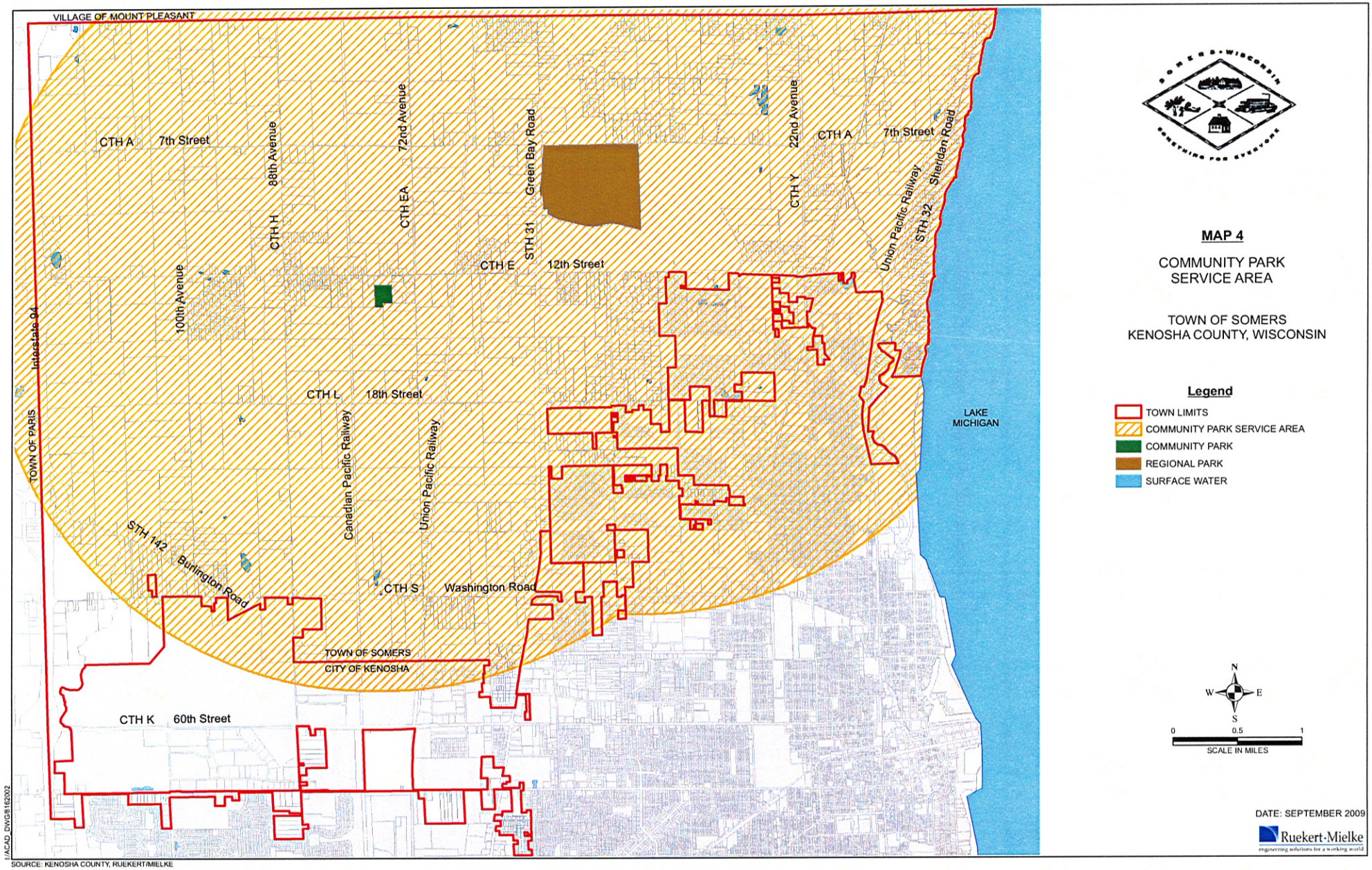
SOURCE: RUEKERT-MIELKE
BASEMAP SOURCE: KENOSHA COUNTY PLANNING AND DEVELOPMENT

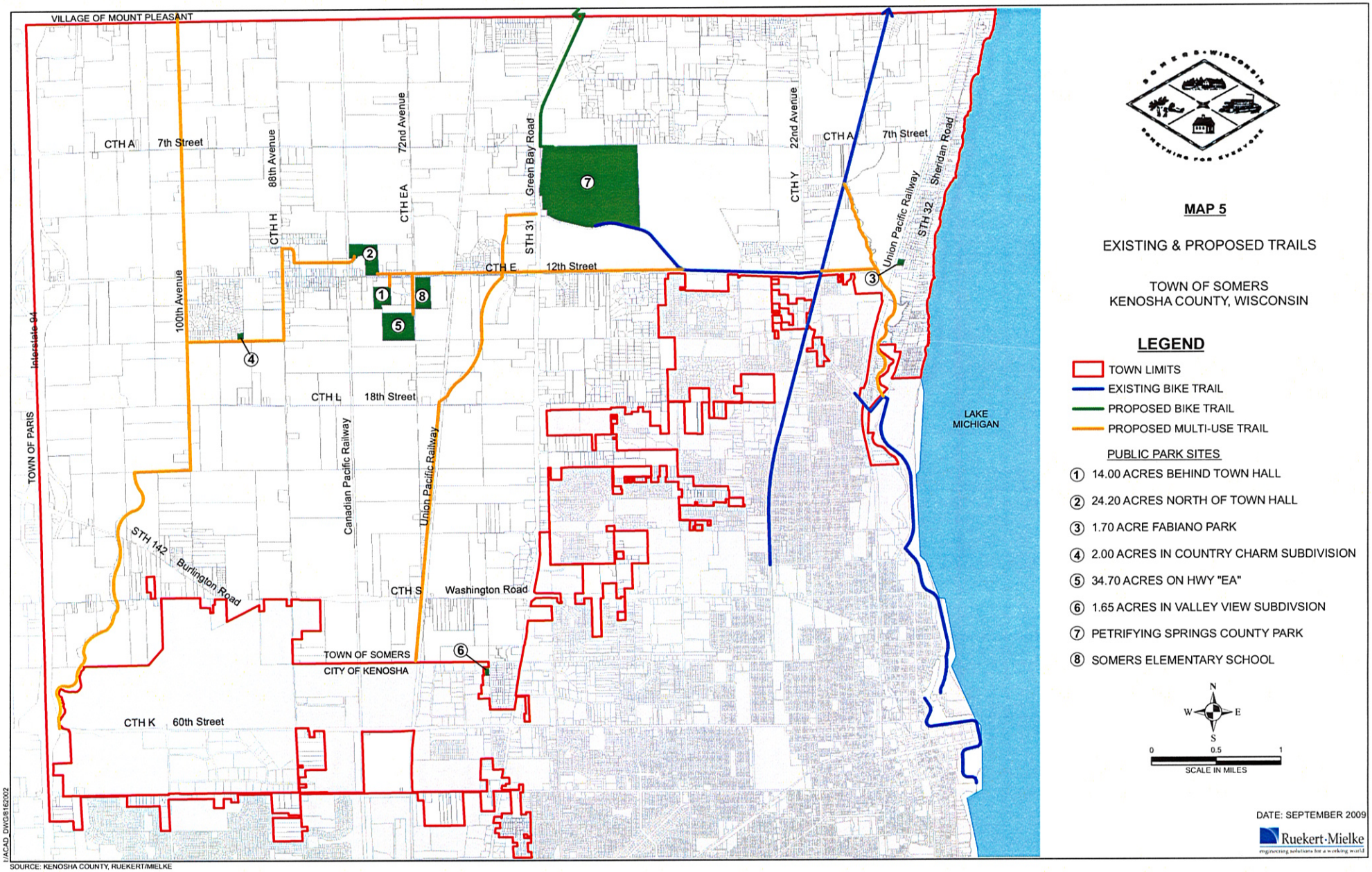
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VILLAGE OF MOUNT PLEASANT
TOWN OF PARIS
Interstate 94
CTH A
7th Street
88th Avenue
CTH H
100th Avenue
Green Bay Road
STH 31
CTH E
12th Street
22nd Avenue
CTH Y
CTH A
7th Street
Union Pacific Railway
STH 32
Sheridan Road
LAKE MICHIGAN
CTH L
18th Street
Canadian Pacific Railway
72nd Avenue
Union Pacific Railway
CTH EA
STH 142
Burlington Road
CTH S
Washington Road
TOWN OF SOMERS
CITY OF KENOSHA
CTH K
60th Street
MAP 1
EXISTING & PROPOSED
PUBLIC PARK SITES
TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN
Legend
TOWN LIMITS
PUBLIC PARK SITES
1 14.00 ACRES BEHIND TOWN HALL
2 24.20 ACRES NORTH OF TOWN HALL
3 1.70 ACRE FABIANO PARK
4 2.00 ACRES IN COUNTRY CHARM SUBDIVISION
5 34.70 ACRES ON HWY "EA"
6 1.65 ACRES IN VALLEY VIEW SUBDIVSION
7 PETRIFYING SPRINGS COUNTY PARK
8 SOMERS ELEMENTARY SCHOOL
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SCALE IN MILES
DATE: SEPTEMBER 2009
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VILLAGE OF MOUNT PLEASANT
CTH A
7th Street
88th Avenue
72nd Avenue
Green Bay Road
22nd Avenue
CTH A
7th Street
CTH Y
Union Pacific Railway
Sheridan Road
STH 32
CTH H
CTH EA
STH 31
CTH E
12th Street
100th Avenue
Interstate 94
TOWN OF PARIS
CTH L
18th Street
Canadian Pacific Railway
Union Pacific Railway
LAKE MICHIGAN
STH 142
Burlington Road
CTH S
Washington Road
TOWN OF SOMERS
CITY OF KENOSHA
CTH K
60th Street
MAP 2
ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN
Legend
TOWN LIMITS
PRIMARY ENVIRONMENTAL CORRIDOR
SECONDARY ENVIRONMENTAL CORRIDOR
ISOLATED NATURAL RESOURCE AREA
SURFACE WATER
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SCALE IN MILES
DATE: SEPTEMBER 2009
Ruekert·Mielke
engineering solutions for a working world
I:\ACAD_DWG\8162002
SOURCE: KENOSHA COUNTY, RUEKERT/MIELKE


VILLAGE OF MOUNT PLEASANT
CTH A
7th Street
88th Avenue
72nd Avenue
CTH H
CTH EA
Green Bay Road
STH 31
CTH E
12th Street
22nd Avenue
CTH Y
CTH A
7th Street
Sheridan Road
Union Pacific Railway
STH 32
100th Avenue
Interstate 94
TOWN OF PARIS
CTH L
18th Street
Canadian Pacific Railway
Union Pacific Railway
LAKE MICHIGAN
STH 142
Burlington Road
CTH S
Washington Road
TOWN OF SOMERS
CITY OF KENOSHA
CTH K
60th Street
MAP 3
NEIGHBORHOOD PARK SERVICE AREA
TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN
Legend
TOWN LIMITS
NEIGHBORHOOD PARK SERVICE AREA
NEIGHBORHOOD PARK
COMMUNITY PARK
REGIONAL PARK
PUBLIC SCHOOL FACILITY
SURFACE WATER
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SCALE IN MILES
DATE: SEPTEMBER 2009
Ruekert·Mielke
engineering solutions for a working world
I:\ACAD\ DWG\8162002
SOURCE: KENOSHA COUNTY, RUEKERT/MIELKE


VILLAGE OF MOUNT PLEASANT
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72nd Avenue
CTH H
CTH EA
Green Bay Road
STH 31
CTH E
12th Street
22nd Avenue
CTH A
7th Street
CTH Y
Union Pacific Railway
Sheridan Road
STH 32
100th Avenue
Interstate 94
TOWN OF PARIS
CTH L
18th Street
Canadian Pacific Railway
Union Pacific Railway
LAKE MICHIGAN
STH 142
Burlington Road
CTH S
Washington Road
TOWN OF SOMERS
CITY OF KENOSHA
CTH K
60th Street
MAP 4
COMMUNITY PARK SERVICE AREA
TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN
Legend
TOWN LIMITS
COMMUNITY PARK SERVICE AREA
COMMUNITY PARK
REGIONAL PARK
SURFACE WATER
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SCALE IN MILES
DATE: SEPTEMBER 2009
Ruekert·Mielke
engineering solutions for a working world
I:/ACAD_DWG/8162002
SOURCE: KENOSHA COUNTY, RUEKERT/MIELKE



MAP 5

EXISTING & PROPOSED TRAILS

TOWN OF SOMERS
KENOSHA COUNTY, WISCONSIN

LEGEND

- TOWN LIMITS
- EXISTING BIKE TRAIL
- PROPOSED BIKE TRAIL
- PROPOSED MULTI-USE TRAIL

PUBLIC PARK SITES

1. 14.00 ACRES BEHIND TOWN HALL
2. 24.20 ACRES NORTH OF TOWN HALL
3. 1.70 ACRE FABIANO PARK
4. 2.00 ACRES IN COUNTRY CHARM SUBDIVISION
5. 34.70 ACRES ON HWY "EA"
6. 1.65 ACRES IN VALLEY VIEW SUBDIVSION
7. PETRIFYING SPRINGS COUNTY PARK
8. SOMERS ELEMENTARY SCHOOL

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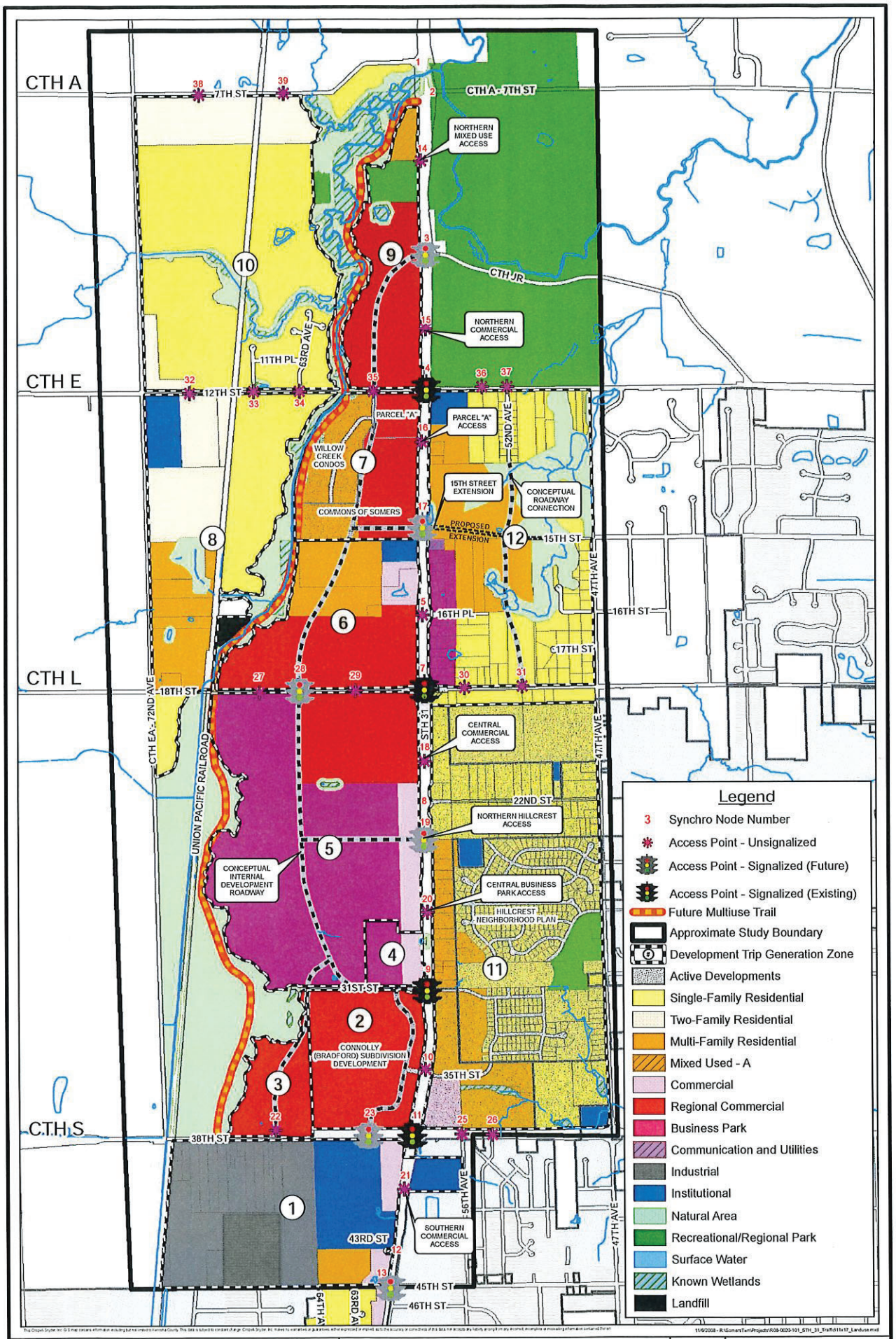
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SCALE IN MILES

DATE: SEPTEMBER 2009

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SOURCE: KENOSHA COUNTY, RUEKERT/MIELKE

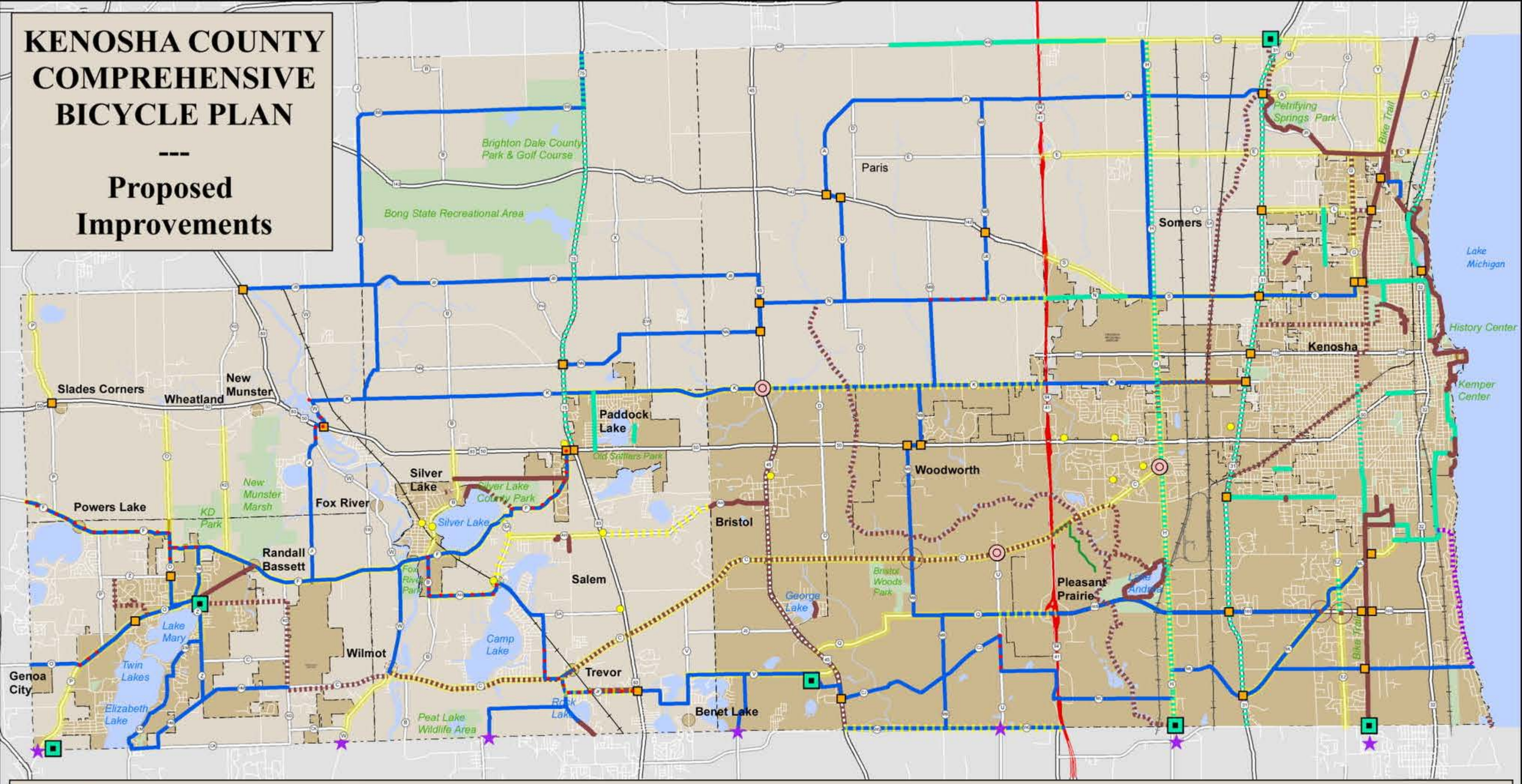


Town of Somers
Kenosha County, Wisconsin

Exhibit 3 - STH 31 Traffic Study
Future Land Use and Access

KENOSHA COUNTY COMPREHENSIVE BICYCLE PLAN

Proposed Improvements



Legend

Bikeway Symbols

- Bicycle Lane, Existing
- Bicycle Lane, Proposed
- Shared Use Path, Existing
- Shared Use Path, Proposed
- Bicycle Route, Planned
- Shared Lane Marking, Proposed
- Paved Shoulders, Existing
- Paved Shoulders, Proposed

Network Symbols

- Crossing Improvement
- Wayfinding Signage
- Exisiting Roundabout
- Western Kenosha County Transit Stop
- Planned Roundabout
- Connection to Existing/Proposed Illinois Trails

N

Miles

0 1.25 2.5 5

Map data provided by Kenosha County, the US Census Bureau and Wisconsin DOT. Map created June, 2013 by the Wisconsin Bike Fed.

Established 1843
Somers
VILLAGE & TOWN
www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator
Scott Seymour, Building Inspector

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: # 13 Review and discuss proposed Ordinance No. 2026-001, an ordinance to amend section 12.08(g)(5) and create (x) of the code of ordinances of the Village of Somers relating to regulations of mobile homes and mobile home parks.

BACKGROUND:

The Village regulates mobile homes and mobile home parks. Ordinance Section 12.08 defines requirements such as application and licensing requirements, allowable locations, and safety standards. Licensing is handled by the Clerk's Office, and standards are enforced by the building inspector.

SUMMARY:

Building Inspector Scott Seymour proposes amending the Mobile Home Stands and adding a General Requirements section. The intention is to comply with all State standards, improve public safety, and prevent the replacement of existing mobile homes with damaged and dilapidated mobile homes that are unfit for human occupancy.

COMMENTS:

In the event the Village Board agrees, this item will be placed on the January 13th Village Board meeting agenda for action.

ATTACHMENTS:

Proposed Ordinance No. 2026-001 Relating to Regulations of Mobile Homes and Mobile Home Parks

ORDINANCE NO. 2026-001

AN ORDINANCE TO AMEND SECTION 12.08(G)(5) AND CREATE (X) OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS RELATING TO REGULATIONS OF MOBILE HOMES AND MOBILE HOME PARKS

The Village Boat of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby amend Section 12.08(G)(5) and create (X) of the Code of Ordinances of the Village of Somers to read as follows:

(G)(5) Mobile Home Stands. The area of the mobile home shall be improved to provide adequate support for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning.

(a) The mobile home stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

(b) ~~The mobile home stand shall be provided with anchors and tie-downs such as cast-on-place concrete "dead men", eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors, or other devices securing the stability of the mobile home.~~

~~**(c)** Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each shall be able to sustain a minimum tensile strength of 2,800 pounds.~~

(X) General Requirements

1. All mobile homes shall comply with State and Village fire, health, and building regulations. Before a mobile home unit may be occupied, the owner must secure the inspection and approval of the Building Inspector regarding compliance with such regulations.
2. A Zoning Permit and Building Permit is required for each Mobile Home unit prior to installation
3. Mobile home units constructed prior to June 15, 1976, are prohibited unless they are lawful nonconforming uses and not otherwise a nuisance.
4. Before any mobile home is placed on a lot, regardless of year of manufacture, a stand consisting of a concrete slab consistent with SPS 321.40, or by structural analysis shall be erected on the lot. Concrete slab shall extend a minimum of 6 inches beyond skirting. Sufficient tie downs shall be provided to secure the mobile home.
5. All mobile home units shall have skirts around the entire mobile home made of plastic, fiberglass or other comparable non-combustible material approved by the Building Inspector and shall be of a permanent color or painted to match the appropriate mobile home so as to enhance the general appearance thereof.

6. A minimum of two off street parking spaces surfaced with asphalt or concrete shall be provided for each mobile home space. Parking on the grass is prohibited.
7. Wrecked, damaged, dilapidated, or abandoned mobile homes shall not be placed, kept, or stored in a Mobile Home Park or upon any premises in the Village. The Building Inspector shall determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. Such mobile homes are hereby declared to be a public nuisance. If the Inspector makes such a determination, he shall notify the licensee, landowners and/or owner of the mobile home in writing that such public nuisance exists. In the notice, he shall explain his findings upon which the determination is based and shall order such home removed from the park or site, or repaired to a safe, sanitary and wholesome condition of occupancy, within a reasonable time not to exceed 30 days.
8. Each mobile home shall be used primarily as a residence for one family. No mobile home shall be used primarily as a storage unit. Storage under mobile homes is prohibited.
9. Water and Sewer connections under the mobile home must be accessible and protected from freezing and other damage.
10. Any mobile home that is moved into a Mobile Home Park shall meet the following criteria: Shall have a pitched roof in good condition, Shall have thermal nonconductive windows and doors in good condition, Shall have exterior siding and material in good condition.

Dated at Somers, Wisconsin, this_____day of_____, 2026.

VILLAGE OF SOMERS

BY:_____
George Stoner, President

ATTEST:_____
Wendy Burnette, Clerk/Treasurer

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www.somerswi.gov
P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #14 Discuss resident request to maintain the cul-de-sac in the 1500 block of 48th Court

BACKGROUND:

Mr. Bob Lee, a resident of the Village of Somers proposed to have the cul-de-sac at the end of 48th Court be maintained by a contractor at his cost. He provided a proposed design, including plantings, and an installation proposal by Grow Rite.

COMMENTS:

If the Village Board is in support of the proposal, Administration will draft an agreement that outlines the proposal including the installation of the plantings, long-term maintenance, removal and responsibilities of all parties. More specifically:

- If the owner's property is sold or transferred, then the plantings will be removed.
- Height restrictions and setbacks to prevent site obstructions for roadway users.
- No hardscape allowed in the right of way.
- If the plantings aren't maintained, then the Village shall have a right to remove them.

ATTACHMENTS:

Letter from resident

Location map

Proposed design

Proposed agreement with contractor

Bob Lee Jr.
1525 48 Ct.
Kenosha, Wisconsin 53144

Hello George

E mailed this to you as well here is a hard copy.

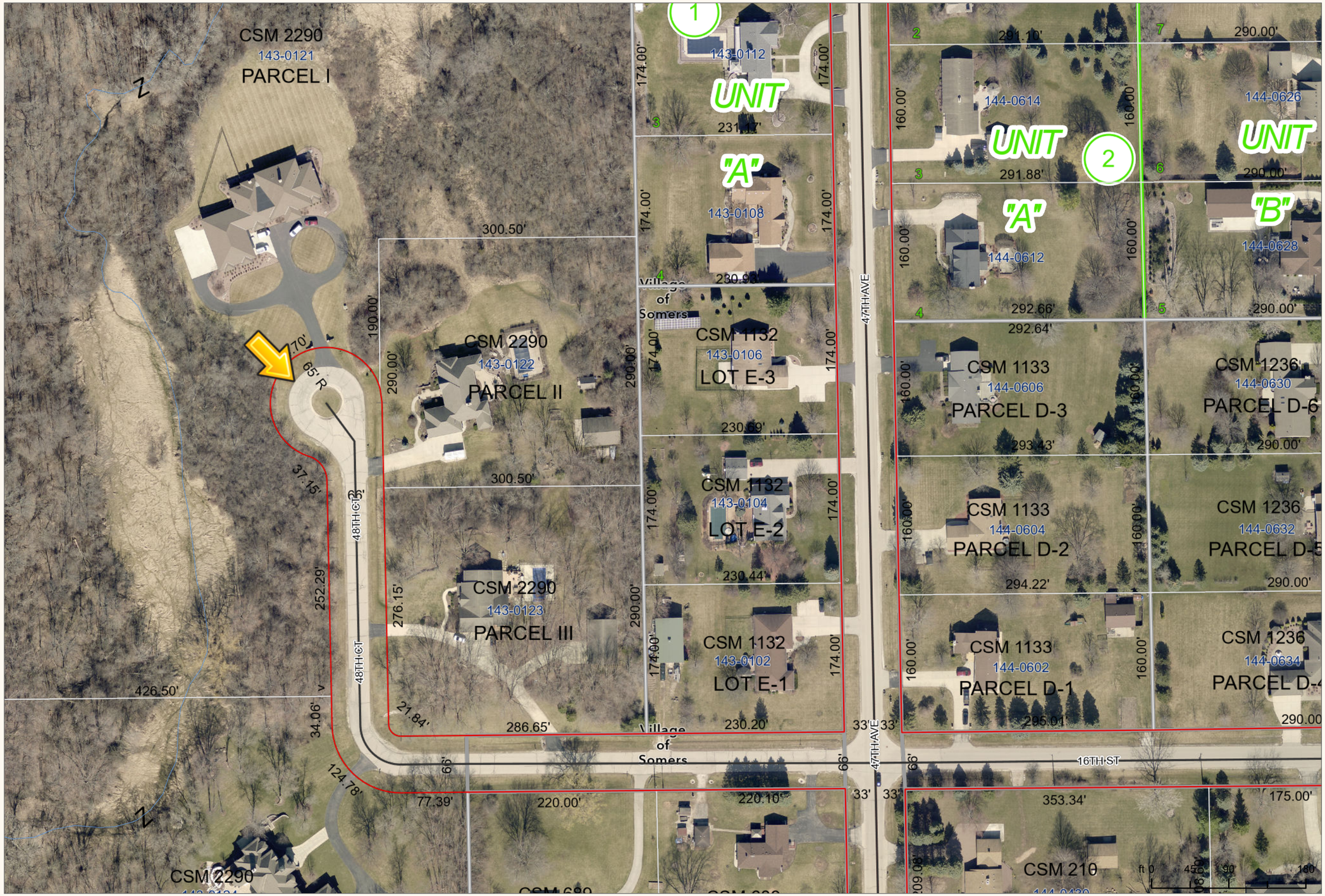
For the Village consideration, At My Expense to install & maintain the Cul-De-Sac in front of home. I would add outdoor lighting as well to accent the plantings. Could take out a bond if you like as an insurance policy for future upkeep Good either way with discussion

Thanks

Bob

bob@selectlee.com

Bob Lee



KENOSHA COUNTY
INTERACTIVE MAPPING

- Attractions
- Lakes
- Golf Courses
- Parks
- Water Features
- Street Centerlines
- Note Text Arrow Lines
- Easement Text Arrow Lines
- Easement Lines
- ROW Text Arrow Lines
- ROW Features
- Z-Ties (over water or ROW)
- Tax Pin Text Arrow Lines
- Dimension Text Arrow Lines
- Points of Tangency
- Z-Tie Arrow Lines
- Parcel Tie Lines

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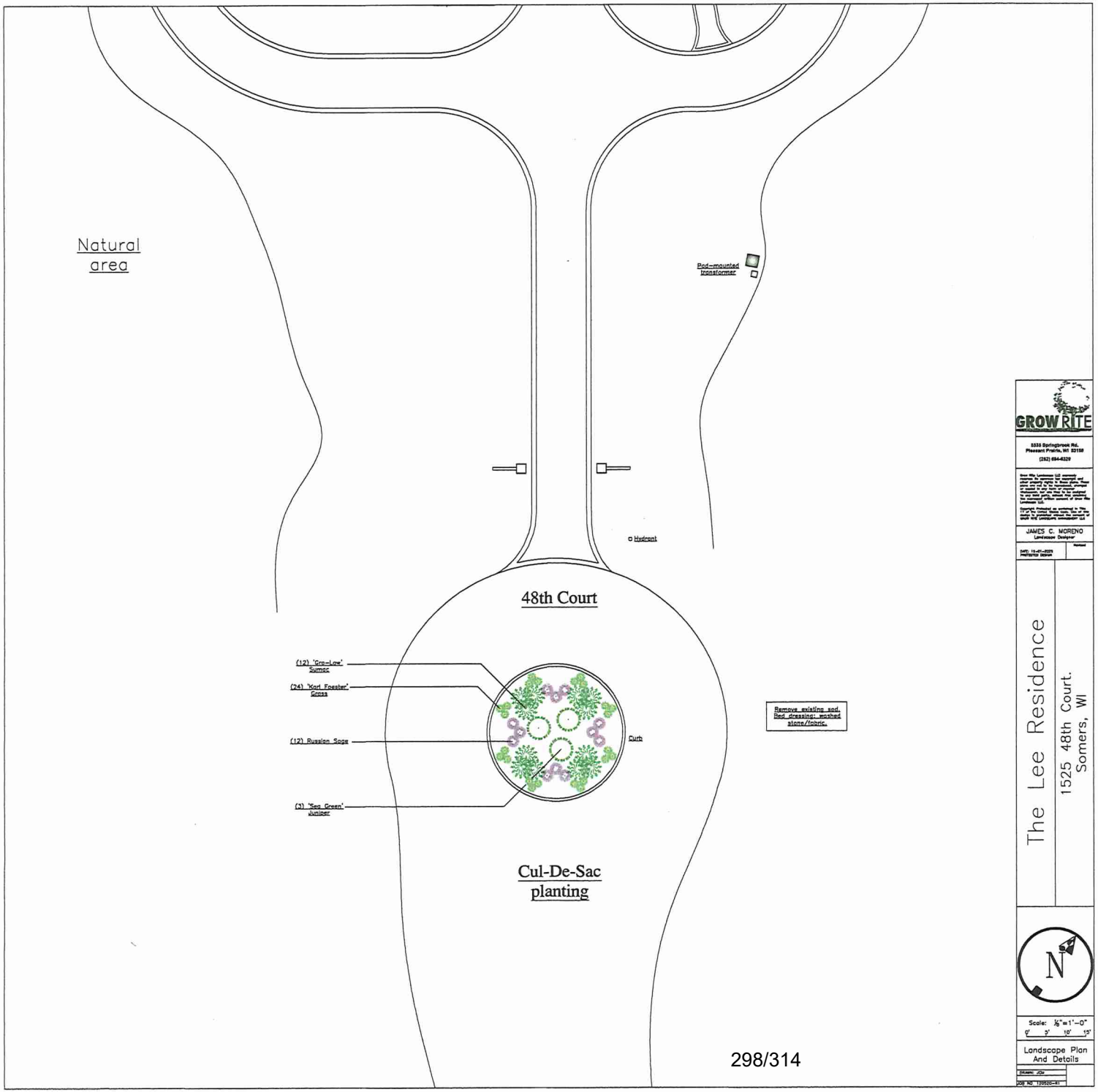
1:1,341
1" = 112'

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.

Date Printed: 12/23/2025







GROW RITE

5335 Springbrook Rd.
Pleasant Prairie, WI 53158
(262) 694-6329

JAMES C. MORENO
Landscape Designer

The Lee Residence

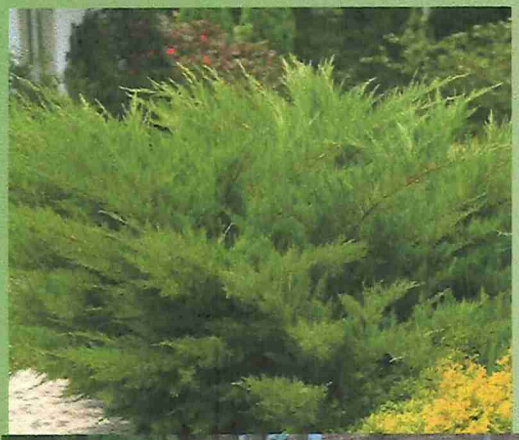
1525 48th Court.
Somers, WI

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Scale: 1/8"=1'-0"
0' 3' 10' 15'

Landscape Plan And Details

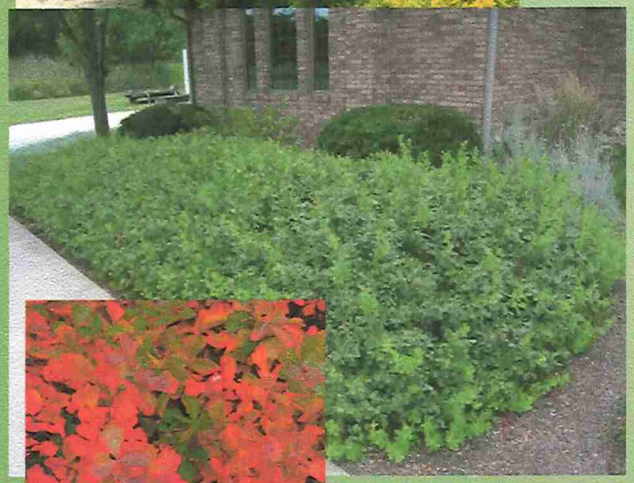
Lee (Cul-De-Sac plantings)



'Sea Green' Juniper (4-6' tall, 6' wide)



'Karl Foerster' Grass (2' wide, 3-4' tall).



'Gro-Low' Sumac. Groundcover shrub with excellent Fall color. (2-3' tall, 5' wide)



Russian Sage (3'x3')

GROW RITE
LANDSCAPE MANAGEMENT LLC
A Landscape Maintenance & Construction Company

Proposal #: 120520
Description: 26 Contract-Const
Proposal Date: December 4, 2025

Client Name: Lee, Bob
Submit To: Bob Lee
1525 48th CT
Kenosha, WI 53144

Job Name: Lee, Bob Res (1525) Const
Site Location: 1525 48th CT
Kenosha, WI 53144

Scope:
- Grow Rite Landscape Management LLC proposes to furnish the following landscape installation or maintenance services at your property.
- Please note that the prices associated within this proposal are calculated and based on GRL performing all the services within this proposal. In the event that the client would choose GRL for single services within this proposal, the prices may need to be revised.
- For any proposals that include any materials, GRL may need to substitute size or color based on current or future product availability. Should any of these changes be distinguishable, a GRL representative will be in contact with the Client for their approval.
- THERE ARE TIMES THINGS MAYBE OVERLOOKED, IN THE EVENT THERE ARE MATERIALS ON THE DESIGN BUT NOT CHARGED IN THIS PROPOSAL, THE CLIENT WILL BE RESPONSIBLE TO PAY FOR THE MATERIAL SHOULD THEY CARE FOR IT TO BE INSTALLED.

Plantings & Bed Finishes (Cul-Da-Sac)

- This group price is for the removal of the existing turf, preparation, installation of topsoil, installation of new plant material, and installation of landscape fabric and #8 washed stone to the entire island.
- Note that the Client is responsible to obtain permission for GRL to perform this work.

Quantity		Item Description	Price
3.00	#5	Juniperus chinensis 'Sea Green'	$298.39
12.00	#3	Rhus aromatica 'Gro-Low'	$964.64
12.00	#1	Perovskia atriplicifolia	$447.77
24.00	#1	Calamagrostis acutiflora 'Karl Forster'	$895.54
0.90	msf	Washed Stone Bedding Stone-#8, fabric/Preparation Sod R	$1,453.65
		Group Subtotal	**$4,059.99**
		Group Tax	**$223.30**
		Group Total	**$4,283.29**

Watering (Time & Material)

- This group includes watering services that will be billed as a time and material event at $85/hr.
- This group needs to be authorized for planting guaranty to be valid.
- THIS WILL BE FOR THE TIME OF INSTALLATION OF A SMALL PERIOD OF TIME DURING THE TRANSITION OF THE NEW PLANTING. NOTE THAT THE ACTUAL AMOUNT WILL BE DETERMINED BY MOTHER NATURE AND THE TIME OF THESE PLANTINGS.

Quantity		Item Description	Price
1.00	flat fee	Watering (Time & Material)	$0.00
		Group Subtotal	**$0.00**
		Group Tax	**$0.00**
		Group Total	**$0.00**

5535 Springbrook Road, Pleasant Prairie, WI 53158
Office: (262)694-6320 Email: info@growritelandscape.com Fax: (262)652-3929

Proposal #: 120520
Description: 26 Contract-Const
Proposal Date: December 4, 2025

Client Name: Lee, Bob
Submit To: Bob Lee
1525 48th CT
Kenosha, WI 53144

Job Name: Lee, Bob Res (1525) Const
Site Location: 1525 48th CT
Kenosha, WI 53144

Project Total $4,283.29

0 % Down Payment $0.00
Amount Due Upon Completion $0.00

Terms & Conditions

- **DOWNPAYMENT OF $2,141.65 AT SIGNING, AND $2,141.64 WILL BE DUE UPON THE COMPLETION OF THIS PROJECT.**

Payments: 50% down payment, balance due upon completion. Any unpaid amount from the date due is subject to a 1.5% interest charge after due date (18% APR). Any billing discrepancies are to be addressed in writing to Grow Rite Landscape Management LLC within 7 days of said bill. Any guarantees become void if invoice is not paid within 30 days of final billing. Either party may terminate this contract at any time giving the other party thirty (30) days written notice. Such termination shall not affect Grow Rite Landscape Management LLC's right to payment for services rendered prior to the termination. Should legal action be required for the collection of payments due and/or owing under this contract, client shall assume all court costs, disbursements and actual attorney's fees reasonably incurred by Grow Rite Landscape Management LLC in connection with the collection of such amounts. In addition, the owner shall be liable for all such costs and attorney's fees incurred in the defense of or in the prosecution of any appeal by Grow Rite Landscape Management LLC or for such fees and costs incurred during post-judgment collection actions taken by Grow Rite Landscape Management LLC. Your costs are presented as part of a total package. Any conditions or deletions may necessitate an adjustment to the cost of remaining services. Your signature below will serve as a contractual agreement. A certificate of insurance is available upon request. Please note that the costs on this proposal are valid for 30 days. Time is of the essence, your project will be placed into production & scheduled according to when the signed proposal and the down payment are received in the Grow Rite Landscape Management, LLC corporate office. **There will be a 3% processing charge with any credit card payments exceeding $8,000.00, for this project.**

- **Grow Rite Landscape Management LLC provides a one year, one time guarantee on the viability of plant material installations. This guarantee does not include the installation of annuals and bulbs or the transplanting of plant material moved on site. The proper care and watering of the plant material is the responsibility of the property owner and/or the client.**
- **Should a plant die, the plant must remain in the ground until Grow Rite has had the opportunity to view and record its condition. Any plant(s) removed before that will void the guaranty.**

By: James Moreno — Grow Rite Landscape Management
12/4/25 — Date
Accepted: _____ — Bob Lee
_____ — Date

5535 Springbrook Road, Pleasant Prairie, WI 53158
Office: (262)694-6320 Email: info@growritelandscape.com Fax: (262)652-3929

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VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #15 Discussion Regarding Requirement of Basements for New Construction of Single-Family Homes

BACKGROUND:

President Stoner requested to discuss requiring basements with new construction of single-family homes.

COMMENTS:

If the Village Board would like to consider, then staff will return with a proposed ordinance at an upcoming work session for review.

Established 1843
Somers
VILLAGE & TOWN
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P.O. Box 197, Somers, WI 53171 PH: 262-859-2822 FAX: 262-859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM

WORK SESSION: Jan. 6, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #16 Review and discuss proposed Village Building Standards for duplexes

SUMMARY

The Village adopted Building Standards for multi-family development. However, the Village does not have standards for duplexes and condominiums.

Several developers have requested for the Village's exterior building standards to develop concepts plans. The proposed standards were prepared by Trustee Nelson with input from staff. The standards would be useful for providing clear and consistent direction to developers while establishing long-term, sustainable housing options for the Village.

COMMENTS:

In the event the Village Board agrees, this item will be presented to the Plan Commission for discussion and brought to a future Village Board meeting for action or further discussion.

ATTACHMENTS:

Draft of the standards with notes

Village of Somers
Duplex Condominium Homes
Standards
(Draft for Review and Adoption)

Purpose

These standards are intended to ensure high-quality construction, protect property values, and preserve the visual character of the Village of Somers, Wisconsin. This list is not all-inclusive and may be supplemented by the Developer as appropriate. For duplex condominium homes located in higher-density settings, the standards also address considerations such as privacy, differing lifestyles, and the functional use of backyard spaces, all of which support a harmonious living environment. All new developments are required to comply with these standards unless a variance is approved by the Village Board.

Accessory Structures

Address in HOA: Storage sheds, gazebo, above ground fence, pool of any kind, and detached pergola.

Acoustic Privacy

Air Sealing

1. ~~Full continuous air barrier on each side of separation wall~~. This is not in keeping with the Code requirements and is not a good idea
2. Seal all penetrations with fire-rated ~~foam/~~caulk. No Foam
3. Seal around tubs, showers, rim joists, top and bottom plates.

Electrical & Mechanical Noise Control

1. Do not place electrical boxes back-to-back. On a fire separation wall this is in the Code
2. ~~Use putty pads on all outlet boxes in separation wall~~. This is in the Code only under certain circumstances
3. Seal baseplates, top plates, and drywall edges with acoustic caulk.
4. If possible, avoid running plumbing lines in the division wall.

HVAC Separation

1. No shared HVAC system.
2. No shared return air paths.
3. No unsealed penetrations for ducts.
4. Dryer vents must run independently to exterior.
5. Attic spaces partitioned per code

Layout and Window Privacy

1. Offset facing bedroom windows between units.
2. Place closets or bathrooms along the shared wall instead of bedrooms.
3. Use privacy glass for close-facing side windows.
4. Consider a 6–8-foot privacy fence between rear patios/decks.

5. Use sound-absorbing exterior materials where possible.

Shared Utility

1. Independent water shutoff for each unit.
2. Independent electrical service panel.
3. Independent gas meter.
4. Smoke/CO detectors not interconnected between units.

Walls, Ceilings, Floors

All buildings shall be constructed so there is a soundproof barrier between walls, ceilings, and floors of each unit with minimum STC rating of no less than STC60. All wastewater and storm water piping within, adjacent to, or passing through a residential unit shall be enclosed within walls that have a minimum STC 60 rating and/or the piping must be independently wrapped with an insurance that provides a minimum STC 60 rating. These specifications are required to be noted on the plan.

Animal Regulation

Address in HOA: Dog runs, outside dog houses, animal waste, noise, outside animal shelters, livestock, poultry, number of animals. Livestock and poultry are covered under Village Ordinance, but the HOA could be more restrictive

Architectural Design

1. Building design should be consistent with the existing neighborhood character.
2. Long, blank exterior walls must be avoided—include architectural features such as windows, trim, façade breaks, or other detailing.
3. Monotonous architecture, color, building elevations, and appearance shall be avoided.
4. Exterior siding: fiber-cement, high-grade vinyl (0.048 minimum), engineered wood, brick, stone, or high-quality composite.
5. Cementitious siding is required on the front façade.
6. Front facades shall include one or more of the following:
    a. Covered porch
    b. Windows including bay windows
    c. Dormers
    d. Changes in exterior siding material accents
    e. Variety of paint colors
    f. Stone or masonry on foundation, chimneys, base of porch columns at a minimum.

7. Placing a building at a 45-degree angle on a corner lot shall not be allowed. **(Why?)**
8. Specification of all materials must be indicated on plans.
9. Aluminum facia with defined gauge and ribbed.
10. Every effort shall be made not to locate air conditioning units near bedroom windows.
11. Accent siding such as scalloped, shingle-style, vertical board and batten and other panelized options along with a variety of colors are encouraged.
12. Avoid monotony within neighborhood by offering different house styles with customized exterior elevation and front façade options. No similar style with the same front elevation with the same combination of siding colors or brick/stone or roof colors shall be permitted on abutting or adjacent lots on the same street or on lots direction across the street.
13. Colors should be natural, subdued, and harmonious with surrounding development.
14. Minimum 25% brick or stone.
15. **HOA needs to address maintenance of architecturally significant features as to keep neighborhood unity and design consistency. Should duplexes have a separate agreement and put money away for a roof replacement? Should it be done neighborhood wide? Some roofs may need to be replaced sooner.**

Basements

1. Minimum of one egress window is required.
2. Construction with slab on grade or crawlspace is prohibited.
3. Full habitable basements are required. 9' minimum is recommended for finished basement.
4. **Replace with: "Basements are required for all dwelling units with a minimum height of 9 feet and on egress window."**

Decks and Patios

1. Allowed per Ordinance and Building Codes.
2. Design and materials subject to HOA design and material specifications.

Driveways & Walkways

1. Driveway minimum length is 24' from edge of garage structure to right of way/easement.
2. ~~Driveways and walkways must be installed and completed with one (1) year from date of occupancy permit~~. Village Ordinance allows 270 days from date of occupancy for final yard grade to be completed and inspected. Driveways and sidewalks will have to be in to accomplish this. They will pay a $1500 bond at issuance of permit to ensure it is completed on time.
3. In no case shall a driveway extend into the right-of-way or easement. Can you clarify what you mean by this?

4. The width of the driveway shall only be wide enough to provide access to the overhead garage doors. Current Ordinance allows a 24' driveway entrance
5. Separate parking areas are not allowed on the property. **(I don't understand. Can one have a designated parking space?)**
6. Private driveways must be kept separate. **(minimum separating for snow storage)**
7. Acceptable driveway materials: concrete, asphalt, pavers.
8. Driveway slopes must not exceed established safety limits.
9. New homes must include a paved walkway from the driveway to the primary entrance.

Dwelling Size

1. Per Village Ordinance

Garages

1. Each dwelling unit shall have a private, attached, enclosed garage for onsite storage of not less than two stalls for each unit. **Do we need to add a minimum depth for cars and garbage can?**
2. Garage must not dominate the principal façade.
3. Front or side load garages are permitted.
4. Rear load garages are prohibited.
5. Garage space shall not be used for any purpose other than ~~as a garage~~ parking vehicles.

Garbage and Recycling Can this one be reworded into one point?

1. Trash, garbage, or other waste shall not be kept except in sanitary containers and all such materials or other equipment for disposal shall be properly stored inside of ~~garages and outside of public view.~~ **(See below)**
2. All trash containers must be kept indoors except on day of collection.

Gas Meters

1. Locate on non-road/street side.

Electric: WE Energies

1. Require electric transformer boxes to be installed in rear yards within a dedicated easement.
2. Recommend WE Energies review/approve site plan for easement access and grading requirements before submission to Village for approval.

HOA Allowable/Not Permitted List Subject to Village Ordinance/Zoning This heading is confusing

1. Swimming pools of any kind.

2. Hot tubs.
3. Basketball hoops
4. Outside parking either in private driveways or on the lot anywhere of boats, buses, jet skis, snowmobiles, commercial advertising trucks, commercial vans, trailers, any recreational type vehicles, campers, all terrain vehicles, unlicensed or inoperative vehicles.
5. Cellular towers, HAM radio antennae, or other such antenna, satellite dishes, radio towers, of any kind.
6. Bird houses and bird feeders. **???**
7. Outdoor playground equipment including trampolines, swing sets, slides, and similar apparatus.
8. Solar panels. **??? Isn't this regulated by ordinance?**
9. Sports courts.
10. Car ports.
11. Outdoor incinerators.
12. Container gardens, raised container garden beds, flowerpots and plant containers on decks, sidewalks, and patios. **???**
13. Fire for cooking or recreation in a grill, fireplace, or other equipment specifically designed for outdoor residential uses. Are grills allowed?
14. Incinerators and burn barrels **(Is this different than #11)**
15. Installation and use of clothes lines and similar devices and the placement of drying of clothing, linens, rugs, or other items. **???**
16. Outdoor burning or open fires, including but not limited to, burning or trash, paper, cardboard, leaves, or items that emit noxious or hazardous smoke, except for outdoor cooking. **(What about a nice landscaped fire pit/patio?)**

Inspection for Quality Materials and Workmanship

1. The Building Inspector is 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 identified by inspector must be addressed for occupancy permits to be issued.
2. All structures must comply with the Wisconsin Uniform Dwelling Code (UDC) or Wisconsin Commercial Building Code, and Village Ordinances as applicable.

Landscaping for External Privacy.

Privacy Between Patios, Decks or Backyards

Fencing

1. 6 foot minimum height.
2. Extend fence at least 8-12 feet beyond patio edges to block diagonal views.

3. Board on board style for zero visibility
4. Shadow box style for airflow and partial privacy
5. Horizontal slat for modern aesthetic and tight spacing
6. Solid fence (wood, composite for maximum privacy

Privacy Walls (Green) recommended for Wisconsin climate

1.Arborvitae (Green Giant or Techny). Space 5 foot on center. Recommend 5–6-foot planting height.

2.Vertical tall shrubs or columnar trees directly beside patio

3.Staggered tree line instead of straight row

4.Raised berms

Side Yard Privacy Between Unit Entrances or Windows Facing Each Other

Stagger or Screen Entrances

1. Stagger plant beds to create visual separation.
2. Place evergreen shrubs, like boxwood. **(Arborvitae are mentioned above, should we have an appendix of allowed vegetation or just a definition of what is allowed (trees, plants, shrubs and grasses?)**
3. Columnar evergreens in narrow spaces.
4. Add ornamental grass and hearty perennials to soften the view.
5. Use 4–6-foot evergreen shrubs near windows.
6. Strategic small trees to provide overhead privacy. Place 12 feet from building.

Front Yard Privacy (Driveways, Walkways, Front Porches)

Layered Planning Bed

1. Low shrubs (2-3 feet near walkway)
2. Medium shrubs (4-6 feet further back) Hydrangea. **(See above, I think we are getting too far in the details. They should have a landscape plan review as an exhibit. We should list what plants are allowed. We do not have anyone on staff who has the skills to review all plant/vegetation options).**
3. Small ornamental tree anchoring the corner

Landscape Design, Installation, Maintenance Requirement

1. All landscaping on the duplex condominium home parcel shall be maintained exclusively by a qualified professional landscape maintenance contractor. Maintenance responsibilities shall **not** be assigned to, or required of, individual condominium unit owners. **(Handled through HOA)**

2. A comprehensive landscape plan covering the entire duplex condominium home parcel shall be submitted for approval. The landscape plan shall be prepared by a qualified professional landscape architect or landscape designer. The plan shall include all proposed plantings, trees, shrubs, groundcovers, lawn areas, hardscape elements, screening, grading, and any other related site improvements.
3. All landscaping required under the approved landscape plan shall be installed by a certified or otherwise qualified professional landscape contractor. Installation shall be completed in accordance with industry standards and the approved plan.
4. The Developer shall be responsible for the proper maintenance of all landscaping on the parcel until such time as responsibility is formally transferred to the homeowners' association or another approved entity. Maintenance shall include, but not be limited to, watering, mowing, pruning, fertilizing, weed and pest management, removal and replacement of dead or diseased plant materials, and upkeep of all hardscape features.
5. The Developer shall complete all required landscape installation prior to the issuance of certificates of occupancy, except that the Village may allow the use of a financial guarantee for seasonal planting delays. The Village shall inspect the site and verify compliance with the approved plan before granting final landscape approval.

Landscape Screening-Streetscape: Berming

Berm Requirements

1. To ensure high quality visual screening, reduce road noise, enhance privacy, and improve the aesthetic character of properties, all new construction along a major street/road/highway corridor must install a substantial landscaped berm along the full length of the property line.
2. The berm shall have the following minimum specifications: **(Is this required? What if the size of the lot does not allow it?)**
    a. Height: 4–6 feet above existing grade at its highest point.
    b. Crown Width: Minimum of 3 feet.
    c. Slope: No steeper than ~~3:1~~ 4:1 for stability and ease of maintenance.
    d. Shape: Berm must be contoured and curvilinear—not a straight, uniform mound—to achieve a natural appearance and improved sound dampening.
    e. Berms shall be constructed with clean fill, topsoil, and adequate drainage so as not to impact adjacent properties.

Landscape Screening Mechanical Equipment

1. Mechanical equipment (HVAC units, generators, propane tanks) must be screened with fencing, shrubbery, or architectural panels.
2. Service areas (~~trash bins,~~ (must be kept in garage) utility meters) must not be visible from the street. **(This may become irrelevant as our water meters will be read wirelessly)**

Village of Somers
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Landscape Screening Planting Requirements

1. To ensure year-round screening, a mixture of evergreen trees, shrubs, and ornamental plantings must be installed on and around the berm.

Evergreen Screening

1. A staggered row of evergreen trees (such as spruce, fir, or pine) must be planted along the berm. **(See above as vegetation)**
2. Spacing: 8–12 feet on center, depending on species.
3. Minimum height at installation: 6–8 feet.
4. Evergreens must create a continuous visual barrier within 3–5 years.

Arborvitae

1. Arborvitae may be used in combination with evergreens, especially in narrower areas.
2. Spacing: 3–4 feet apart for dense screening.
3. Recommended varieties: Techny, Green Giant, or North Pole, chosen for cold hardiness and disease resistance in Wisconsin.

Shrubs & Ornamental Grasses

1. A variety of hardy shrubs (dogwood, viburnum, ninebark, hydrangea, etc.) should be installed along the base of the berm for layered screening.
2. Ornamental grasses such as Karl Foerster feather reed grass, switchgrass, or little bluestem may be planted to add texture and winter interest.
3. Mulch and/or weed barriers must be applied at installation to prevent erosion and suppress weeds.

Landscape Screening Maintenance Requirements

1. All plantings must be maintained in healthy condition.
2. Dead or diseased plants must be removed and replaced within one growing season.
3. Weeds and brush on the berm must be controlled regularly.
4. Berms must remain intact and may not be cut, lowered, or removed without Village approval.

Parking

1. Common parking areas are intended for guests and/or service vehicles and are not to be used by dwelling owners as permanent parking spaces.

Signage

1. Incorporating “Somers, Wisconsin” on the development entrance is requested and very much appreciated.
2. Interior navigation signs are required for large developments.

3. Visible and illuminated address markers are required on all individual units. HOA will define style and color and placement location near door.
4. All other allowed signs specified in HOA.

Snow Storage and Removal

1. Detail snow removal areas and storage from common areas on plans.
2. Define responsible parties for private driveway and sidewalk snow management and removal.

Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Tentative Agenda
Tuesday, Jan. 13, 2026
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on Dec. 9. 2025, Vouchers dated December 11, 18, 29 and January 2 and 8, December ACH Payments, December Building Report, November Investment Statements
4	Correspondence:
5	Citizens Comments
6	President and Trustee Comments
7	Action on proposed Resolution 2026-001 for preliminary special assessments for the 12th Street Water Main Project
8	Action on proposed Resolution 2026-002 authorizing a public safety referendum to be placed on the April 7, 2026 ballot.
9	Action on proposal by Mueller Communications for a Public Education Campaign in the amount of $50,469.
10	Action on proposed partial payment request #1 from Payne & Dolan, Inc. for the 2025 Roadway Improvements project in the amount of $517,102.17.
11	Action on proposed final Payment Request for the 4th Street Culvert Replacement project in the amount of $2,825.00.
12	Action on proposed request by Richard J Investments LLC, 2402 16th Pl., Kenosha, WI 53140 (Owner); Doug Anderson, 3943 47th Ave., Kenosha, WI (Agent), requests site plan & exterior fenestration review on Tax Parcel # 82-4-222-093-0461, located in the SW 1/4 of Section 9, T2N, R22E, Village of Somers. *(For information only, the property is located on the southern end of 87th Ave. in the Eagle Chateau subdivision).*
13	Review and discuss Plan Commission recommendation to approve the request by Somers Creek Inc, 4011 80th St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St., Kenosha, WI 53142 (Agent);

	requesting approval of a final 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 only the property is located east of the Pike Creek Lift Station).*
14	Action on proposed Ordinance No. 2026-001, an ordinance to amend section 12.08(g)(5) and create (x) of the code of ordinances of the Village of Somers relating to regulations of mobile homes and mobile home parks.
15	Action on Operator's Licenses:
16	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the Jan. 13, 2026 Village Board Meeting & Tentative Agenda in 1 public place & on the Village website.

Dated this xxx day of xxx 2026 Wendy Burnette, Clerk-Treasurer

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

Original Post Date: , 2026