Village of Somers
7511 12th Street
Somers, WI 53171

Village Plan Commission Meeting
Agenda
Monday, March 9, 2026
5:30 P.M.

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of Feb, 9 Meeting
4. Correspondence
5. Citizen Comments
6. **Rezone with PUD:**

   Public Hearing and Action on Request by: Somers American Legion Post No 552, PO Box 31, Somers, WI 53171 (Owner); Arnold E. Gentz, PO Box 431, Somers, WI 53171 (Agent), requesting rezoning approval from I-1 Institutional Dist. & R-4 Urban Single-Family Residential Dist. to R-4 Urban Single-Family Residential Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #82-4-222-162-0275, located in the NW ¼ Section 16, T2 N, R22 E, Village of Somers.

7. **Rezone:**

   Public Hearing and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI 53144 (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403 (Agent), requesting a rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel # 82-4-222-171-0043, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

8. **Land Division (Preliminary Plat):**

   Discussion and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403 (Agent), requesting Preliminary Plat review of Bella Terra Subdivision on Tax Parcel #82-4-222-171-0043, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

9. **Comp Plan Amendment:**

Public Hearing and Action on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, PO Box 1481, Northbrook IL 60062 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from “Medium-Density Residential” to "High-Density Residential" on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers.

10. **Rezone:**

Public Hearing and Action on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, PO Box 1481, Northbrook IL 60062 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests a rezoning from R-9 Multiple-Family Residential Dist. & R-4 Urban Single-Family Residential Dist. to R-11 Multiple-Family Residential Dist. on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers.

11. **Land Division (Certified Survey Map):**

Discussion and Action on Request by:: SFW Land LLC & Fettner Hergott Investment Group LLC, PO Box 1481, Northbrook IL 60062 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requests approval of a Certified Survey Map (dated January 29, 2026 and prepared by Daniel E. Bednar of JSD) to create one (1) 27.548-acre Lot and one (1) 90.254-acre Lot on Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers.

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

Discussion and Action on Request by: SFW Land LLC & Fettner Hergott Investment Group LLC, PO Box 1481, Northbrook IL 60062 (Owners), Nick Asta, Roers Companies, 2 Carlson Pkwy N #400, Plymouth, MN, 55447 (Agent), requesting site plan review and exterior fenestration review on part of Tax Parcel #83-4-223-074-0006, located in the SE 1/4 of Section 7, T2N, R23E, Village of Somers.

13. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the March 9, 2026 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

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

DRAFT

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
JAN 28 2026
Kenosha County
Planning & Development

REZONING APPLICATION

(a) Property Owner's Name:
Somers American Legion Post 552 Signature: Owen L Davidson

Print Name: Owen Davidson, Vice Commander Signature: James A Fonk

Mailing Address: PO Box 31

City: Somers State: WI Zip: 53171

Phone Number: (262)374-1544 Owen L. Davidson / (262)859-2047 James Fonk

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

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

Print Name: Arnold E. Gentz Signature:

Business Name:

Mailing Address: PO Box 431

City: Somers State: WI Zip: 53171

Phone Number: (262)496-1655 E-mail (optional): eg070412@gmail.com

(c) Tax key number(s) of property to be rezoned:
82-4-222-162-0275

Property Address of property to be rezoned:
8229 12th Street

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
Parcel to be rezoned to R-4 and joined with adjacent parcel 82-4-222-162-010 (8301 12th Street) and used as a SINGLE FAMILY Residence with Accessory Building.
SEE ATTACHED NARRATIVE.

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: _____ County Board Supervisor: _____

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

* A survey of 8301 and 8229 12th Street is attached showing shared driveway and the location of the American Legion Building on 8229 12th Street and the residence on 8301 12th Street, and the GIS Map for each. A survey showing lot dimensions, building locations, and square footage to be provided.

AMERICAN LEGION
DAVID LEET POST 552
SOMERS, WISCONSIN
Post Office Box 31
Somers, Wisconsin 53171

January 28, 2026

HAND DELIVERED TO:

Village of Somers Plan Commission
Village Board of Trustees
c/o Mr. Luke Godshall
Kenosha County Public Works & Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Mr. Luke Godshall
Senior Land Use Planner
Kenosha County Public Works & Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, Wisconsin 53104

RE: Rezoning of 8229 12th Street, Somers, Wisconsin with Planned Unit Development Overlay
To be Joined to 8301 12th Street, Somers, Wisconsin

Dear Ladies and Gentlemen:

Accompanying this letter is a Rezoning Application being submitted in triplicate original for 8229 12th Street, Somers, Wisconsin, with a Planned Unit Development Overlay and to be joined to 8301 12th Street, Somers, Wisconsin. Also enclosed is a check in the amount of $1,450.00 payable to Kenosha County.

8229 12th Street is owned by the American Legion David Leet Post 552 of Somers, Wisconsin. The undersigned have been designated by the Executive Committee of Post 552 to sign documents necessary for the sale of the Post 552 Headquarters (8229 12th Street) to Arnold E. Gentz. The sale transaction between the Post 552 and Arnold E. Gentz requires the subject property to be rezoned from I-1 to R-4 and joined with Arnold Gentz' residence, 8301 12th Street. A copy of the Resolution

of the Executive Committee authorizing the undersigned to be signatories on documents associated with the sale transaction is attached.

Pursuant to the authority granted, Arnold E. Gentz (the prospective purchaser of 8229 12th Street) and his legal representatives are hereby authorized to submit the Rezoning Application and act on behalf of Post 552 in all matters associated.

Very truly yours,

Owen L. Davidson
Vice Commander

James Fonk
Chaplain

RESOLUTION OF THE EXECUTIVE COMMITTEE OF THE AMERICAN LEGION DAVID LEET POST 552 FOR SALE OF THE POST HEADQUARTERS BUILDING

The undersigned, being all of the sitting members of the Executive Committee of the American Legion David Leet Post 552 of Somers, Wisconsin (the "Post") hereby adopt the following Resolution:

WHEREAS, the sale of 8229 12th Street, Somers, Wisconsin (the "Post Headquarters") to Arnold E. Gentz and Bonnie Gentz was approved at an Adjourned Special Meeting of the Members of the Post on December 9, 2025. A true and correct copy of the Resolutions of the Members authorizing such sale is attached as Exhibit A.

RESOLVED: Vice Commander Owen L. Davidson, and in his absence, Chaplain James A. Fonk, are hereby authorized and directed to sign documents necessary for the sale of the Post Headquarters as stated above. Such authority extends to the execution of a Deed and any other closing document required by a title company to issue title insurance or otherwise required by the Executive Committee or the Members of the Post to conclude the contemplated transaction.

Dated this 12 day of December, 2025.

Arnold E. Gentz, Commander

Owen L. Davidson, Vice Commander

James A. Fonk, Chaplain

EXHIBIT C

ARNOLD E. GENTZ
8301 12th Street
PO Box 431
Somers, Wisconsin 53171

January 28, 2026

TO: Members of the Village of Somers
Plan Commission and Village Board of Trustees

I am acting as the agent for the Somers American Legion Post 552 and as the intended purchaser of the American Legion property located at 8229 12th Street, Village of Somers. I ask that this Rezoning Application for 8229 12th Street be treated in addition as a petition for a Planned Unit Development Overlay District for 8229 12th Street and 8301 12th Street.

My homestead property is 8301 12th Street, immediately adjacent on the west of 8229 12th Street. Subject to approval of this Application I will acquire 8229 12th Street and join it to 8301 12th Street as one parcel, zoned R-4 Urban Single-Family Residence zoning. My intended use of 8229 12th Street is to convert the existing American Legion building to an accessory building. By combining the parcels, my home becomes the primary residence as a unified parcel zoned R-4. Following acquisition of 8229 12th Street, my intent is to convert the American Legion building to a combined garage, workshop, and storage space. The building footprint would not change.

This concept was discussed with the Village of Somers Work Group at a meeting on September 18, 2025. When the concept was discussed the reaction of the Group was favorable. The process has been delayed in meeting requirements involving the American Legion governing board and members. Permission to acquire this building has now been granted. I wish to proceed subject to your approval.

When I acquire 8229 12th Street and join it with 8301 12th Street, it would be done with deed restrictions as suggested by the Work Group. Those restrictions would be:

- Restrict the use of the American Legion building to an accessory building subject to my homestead. This would comply with the Village zoning ordinance.

- Prohibit the use of the combined parcel for business purposes except as permitted under an R-4 zoning district.

- Prohibit the combined parcel from being subdivided unless the American Legion building is razed or otherwise altered so that it complies with applicable Village of Somers zoning ordinances.

This proposed plan creates benefits both for the current owner and any future owner of 8301 12th Street as well as the Village of Somers. These benefits include:

- Creating a unified parcel that conforms to existing zoning.

- It would place 8229 12th Street on the Village of Somers tax roll. It currently is exempt.

- It creates a better access point for both 8229 12th Street and 8301 12th Street than does the existing shared driveway now serving both parcels. The current and future owners of 8301 12th Street would have a right of access to the residence not subject to the cooperation or ownership of 8229 12th Street.

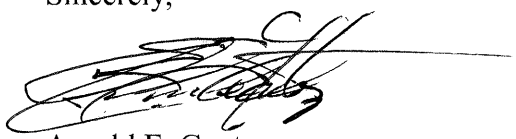
- Currently 8229 12th Street is non-conforming under its existing I-1 zoning district. That non-conforming status would be eliminated and not permit commercial establishments that would otherwise be permitted under an I-1 zoning district.

- Prohibiting the subdivision of the combined parcels unless the American Legion building was either razed or altered so as to conform to any future subdivided use zoning requirements.

- The current and any future owner of 8301 12th Street access will not be dependent upon consent or cooperation of the owner of 8229 12th Street.

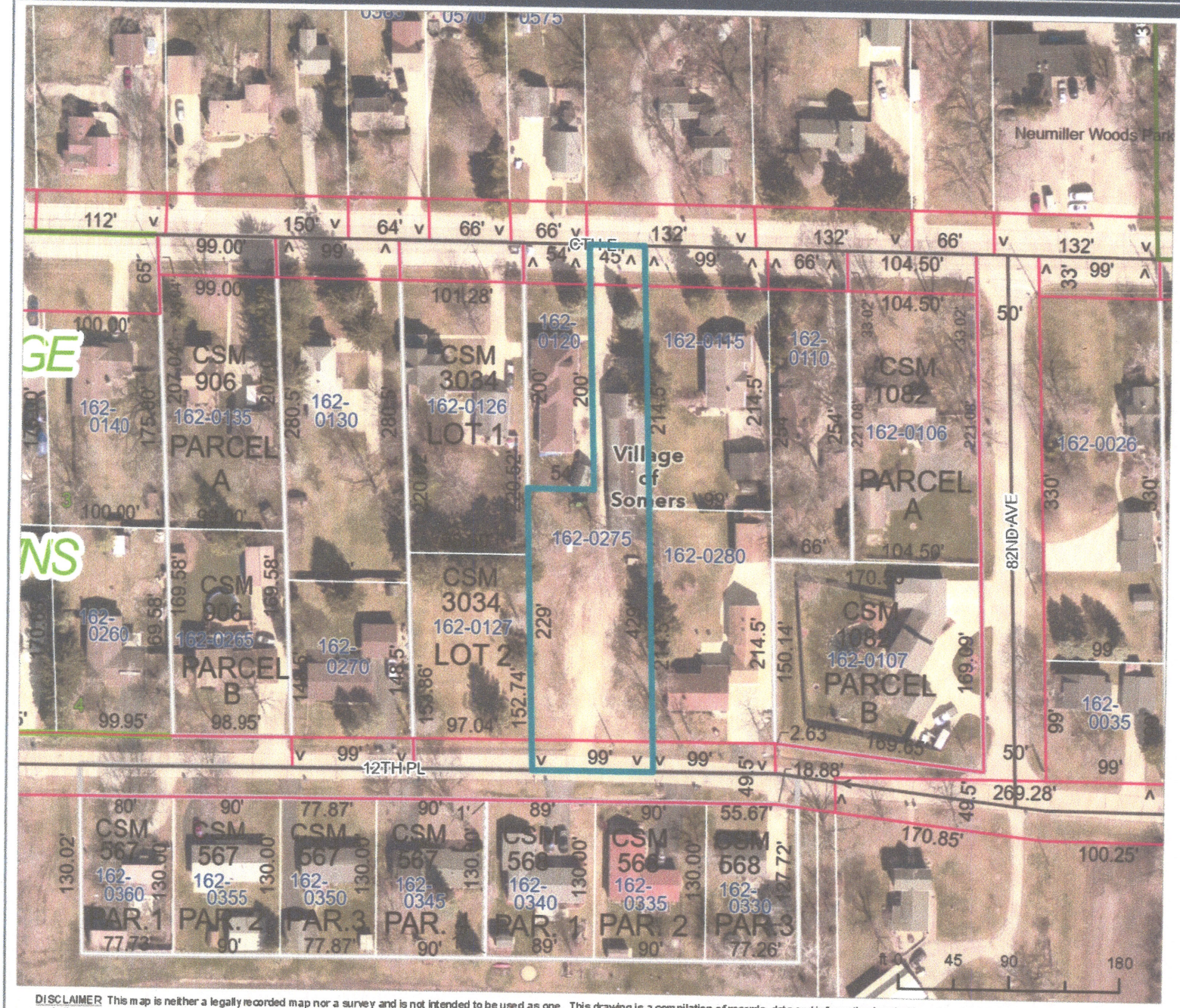
For the reasons set forth above, I respectfully request that this application for rezoning of 8229 12th Street, and the combination of this property with 8301 12th Street as a Planned Unit Development Overlay District be approved.

Sincerely,



Arnold E. Gentz

AmericanLegionProperty



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

Annie

Gentz Property



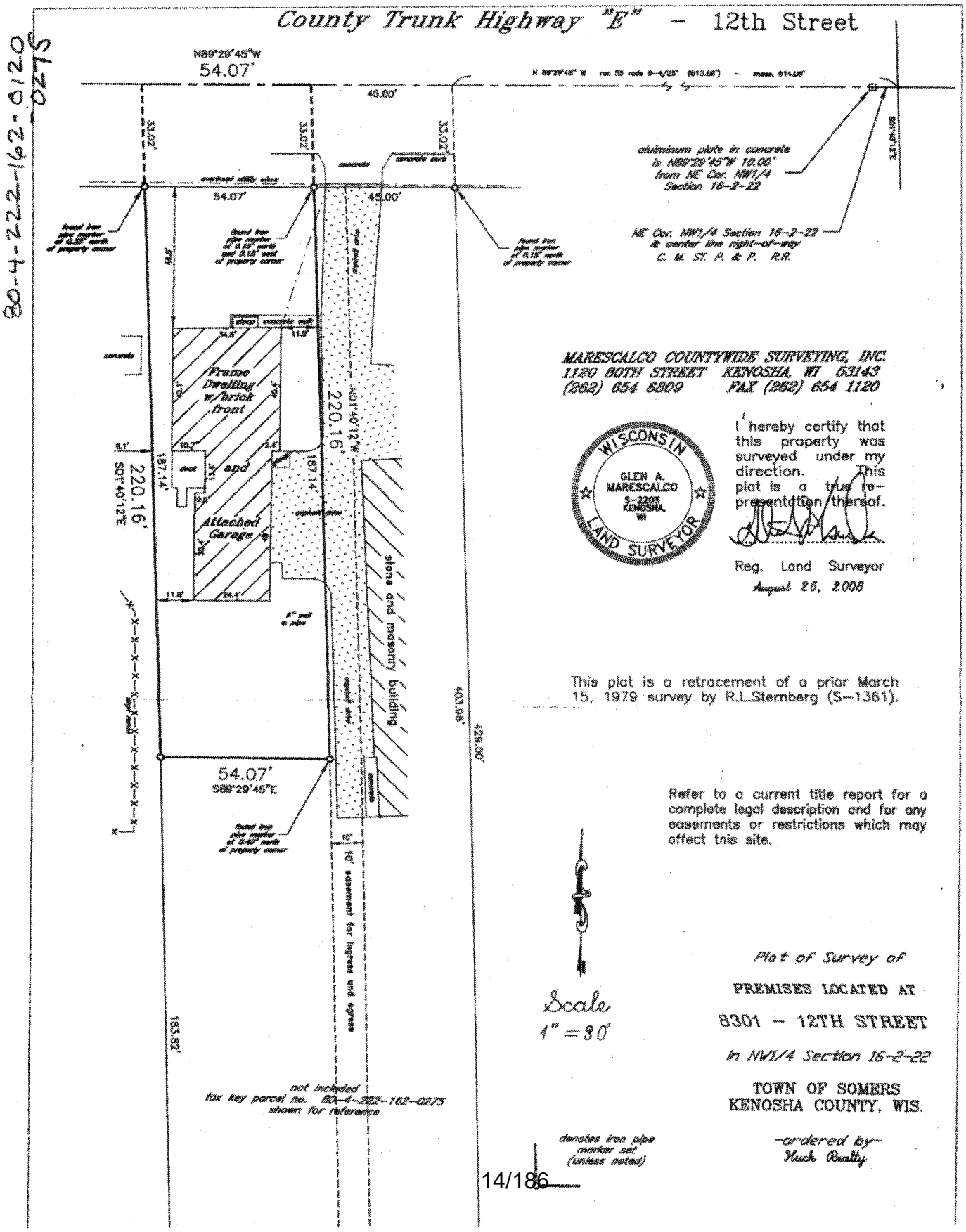
KENOSHA COUNTY
INTERACTIVE MAPPING

1:711
1" = 59'

Date Printed: 7/15/2025

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

80-4-222-162-0120
0275



MARESCALCO COUNTYWIDE SURVEYING, INC.
1120 BOTH STREET KENOSHA, WI 53143
(262) 654 6809 FAX (262) 654 1120

WISCONSIN
GLEN A. MARESCALCO
S-2203
KENOSHA, WI
LAND SURVEYOR

I hereby certify that this property was surveyed under my direction. This plat is a true representation thereof.

Reg. Land Surveyor
August 26, 2008

This plat is a retracement of a prior March 15, 1979 survey by R.L.Sternberg (S-1361).

Refer to a current title report for a complete legal description and for any easements or restrictions which may affect this site.

Plat of Survey of

PREMISES LOCATED AT

8301 - 12TH STREET

In NW1/4 Section 16-2-22

TOWN OF SOMERS
KENOSHA COUNTY, WIS.

-ordered by-
Huch Realty

Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
JAN 28 2026
Kenosha County
Planning & Development

REZONING APPLICATION

(a) Property Owner's Name:
Somers American Legion Post 552 Signature: Owen L Davidson

Print Name: Owen Davidson, Vice Commander Signature: James A Fonk

Mailing Address: PO Box 31

City: Somers State: WI Zip: 53171

Phone Number: (262)374-1544 Owen L. Davidson / (262)859-2047 James Fonk

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

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

Print Name: Arnold E. Gentz Signature:

Business Name:

Mailing Address: PO Box 431

City: Somers State: WI Zip: 53171

Phone Number: (262)496-1655 E-mail (optional): eg070412@gmail.com

(c) Tax key number(s) of property to be rezoned:
82-4-222-162-0275

Property Address of property to be rezoned:
8229 12th Street

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
Parcel to be rezoned to R-4 and joined with adjacent parcel 82-4-222-162-010 (8301 12th Street) and used as a SINGLE FAMILY Residence with Accessory Building.
SEE ATTACHED NARRATIVE.

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: _____ County Board Supervisor: _____

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

* A survey of 8301 and 8229 12th Street is attached showing shared driveway and the location of the American Legion Building on 8229 12th Street and the residence on 8301 12th Street, and the GIS Map for each. A survey showing lot dimensions, building locations, and square footage to be provided.

AMERICAN LEGION
DAVID LEET POST 552
SOMERS, WISCONSIN
Post Office Box 31
Somers, Wisconsin 53171

January 28, 2026

HAND DELIVERED TO:

Village of Somers Plan Commission
Village Board of Trustees
c/o Mr. Luke Godshall
Kenosha County Public Works & Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, Wisconsin 53104

Mr. Luke Godshall
Senior Land Use Planner
Kenosha County Public Works & Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, Wisconsin 53104

RE: Rezoning of 8229 12th Street, Somers, Wisconsin with Planned Unit Development Overlay
To be Joined to 8301 12th Street, Somers, Wisconsin

Dear Ladies and Gentlemen:

Accompanying this letter is a Rezoning Application being submitted in triplicate original for 8229 12th Street, Somers, Wisconsin, with a Planned Unit Development Overlay and to be joined to 8301 12th Street, Somers, Wisconsin. Also enclosed is a check in the amount of $1,450.00 payable to Kenosha County.

8229 12th Street is owned by the American Legion David Leet Post 552 of Somers, Wisconsin. The undersigned have been designated by the Executive Committee of Post 552 to sign documents necessary for the sale of the Post 552 Headquarters (8229 12th Street) to Arnold E. Gentz. The sale transaction between the Post 552 and Arnold E. Gentz requires the subject property to be rezoned from I-1 to R-4 and joined with Arnold Gentz' residence, 8301 12th Street. A copy of the Resolution

of the Executive Committee authorizing the undersigned to be signatories on documents associated with the sale transaction is attached.

Pursuant to the authority granted, Arnold E. Gentz (the prospective purchaser of 8229 12th Street) and his legal representatives are hereby authorized to submit the Rezoning Application and act on behalf of Post 552 in all matters associated.

Very truly yours,

Owen L. Davidson
Vice Commander

James Fonk
Chaplain

RESOLUTION OF THE EXECUTIVE COMMITTEE OF THE AMERICAN LEGION DAVID LEET POST 552 FOR SALE OF THE POST HEADQUARTERS BUILDING

The undersigned, being all of the sitting members of the Executive Committee of the American Legion David Leet Post 552 of Somers, Wisconsin (the "Post") hereby adopt the following Resolution:

WHEREAS, the sale of 8229 12th Street, Somers, Wisconsin (the "Post Headquarters") to Arnold E. Gentz and Bonnie Gentz was approved at an Adjourned Special Meeting of the Members of the Post on December 9, 2025. A true and correct copy of the Resolutions of the Members authorizing such sale is attached as Exhibit A.

RESOLVED: Vice Commander Owen L. Davidson, and in his absence, Chaplain James A. Fonk, are hereby authorized and directed to sign documents necessary for the sale of the Post Headquarters as stated above. Such authority extends to the execution of a Deed and any other closing document required by a title company to issue title insurance or otherwise required by the Executive Committee or the Members of the Post to conclude the contemplated transaction.

Dated this 12 day of December, 2025.

Arnold E. Gentz, Commander

Owen L. Davidson, Vice Commander

James A. Fonk, Chaplain

EXHIBIT C

ARNOLD E. GENTZ
8301 12th Street
PO Box 431
Somers, Wisconsin 53171

January 28, 2026

TO: Members of the Village of Somers
Plan Commission and Village Board of Trustees

I am acting as the agent for the Somers American Legion Post 552 and as the intended purchaser of the American Legion property located at 8229 12th Street, Village of Somers. I ask that this Rezoning Application for 8229 12th Street be treated in addition as a petition for a Planned Unit Development Overlay District for 8229 12th Street and 8301 12th Street.

My homestead property is 8301 12th Street, immediately adjacent on the west of 8229 12th Street. Subject to approval of this Application I will acquire 8229 12th Street and join it to 8301 12th Street as one parcel, zoned R-4 Urban Single-Family Residence zoning. My intended use of 8229 12th Street is to convert the existing American Legion building to an accessory building. By combining the parcels, my home becomes the primary residence as a unified parcel zoned R-4. Following acquisition of 8229 12th Street, my intent is to convert the American Legion building to a combined garage, workshop, and storage space. The building footprint would not change.

This concept was discussed with the Village of Somers Work Group at a meeting on September 18, 2025. When the concept was discussed the reaction of the Group was favorable. The process has been delayed in meeting requirements involving the American Legion governing board and members. Permission to acquire this building has now been granted. I wish to proceed subject to your approval.

When I acquire 8229 12th Street and join it with 8301 12th Street, it would be done with deed restrictions as suggested by the Work Group. Those restrictions would be:

- Restrict the use of the American Legion building to an accessory building subject to my homestead. This would comply with the Village zoning ordinance.

- Prohibit the use of the combined parcel for business purposes except as permitted under an R-4 zoning district.

- Prohibit the combined parcel from being subdivided unless the American Legion building is razed or otherwise altered so that it complies with applicable Village of Somers zoning ordinances.

This proposed plan creates benefits both for the current owner and any future owner of 8301 12th Street as well as the Village of Somers. These benefits include:

- Creating a unified parcel that conforms to existing zoning.

- It would place 8229 12th Street on the Village of Somers tax roll. It currently is exempt.

- It creates a better access point for both 8229 12th Street and 8301 12th Street than does the existing shared driveway now serving both parcels. The current and future owners of 8301 12th Street would have a right of access to the residence not subject to the cooperation or ownership of 8229 12th Street.

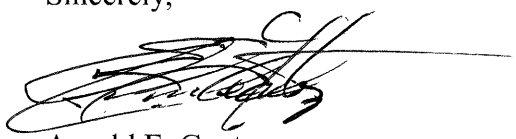
- Currently 8229 12th Street is non-conforming under its existing I-1 zoning district. That non-conforming status would be eliminated and not permit commercial establishments that would otherwise be permitted under an I-1 zoning district.

- Prohibiting the subdivision of the combined parcels unless the American Legion building was either razed or altered so as to conform to any future subdivided use zoning requirements.

- The current and any future owner of 8301 12th Street access will not be dependent upon consent or cooperation of the owner of 8229 12th Street.

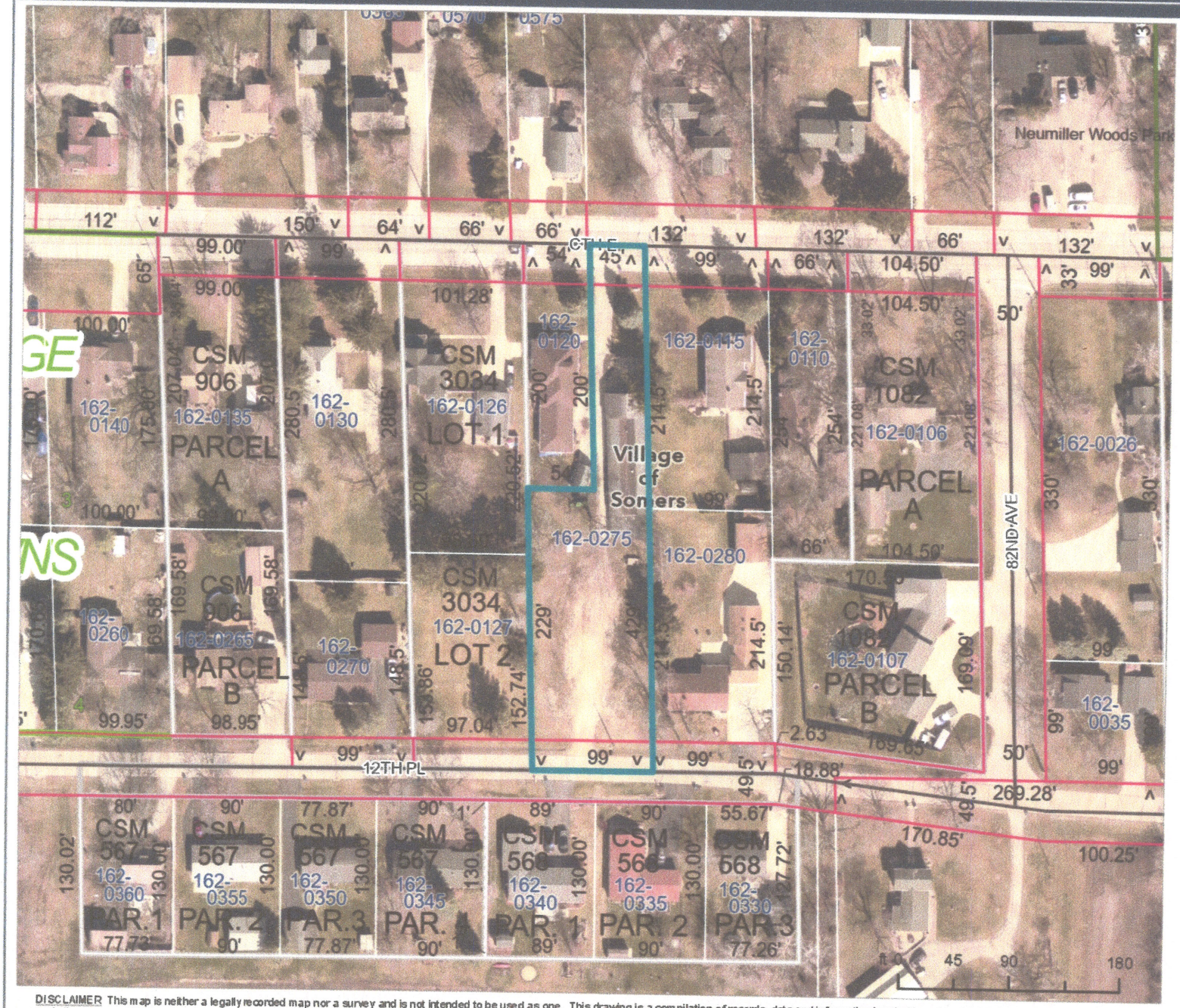
For the reasons set forth above, I respectfully request that this application for rezoning of 8229 12th Street, and the combination of this property with 8301 12th Street as a Planned Unit Development Overlay District be approved.

Sincerely,



Arnold E. Gentz

AmericanLegionProperty



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

Annie

Gentz Property



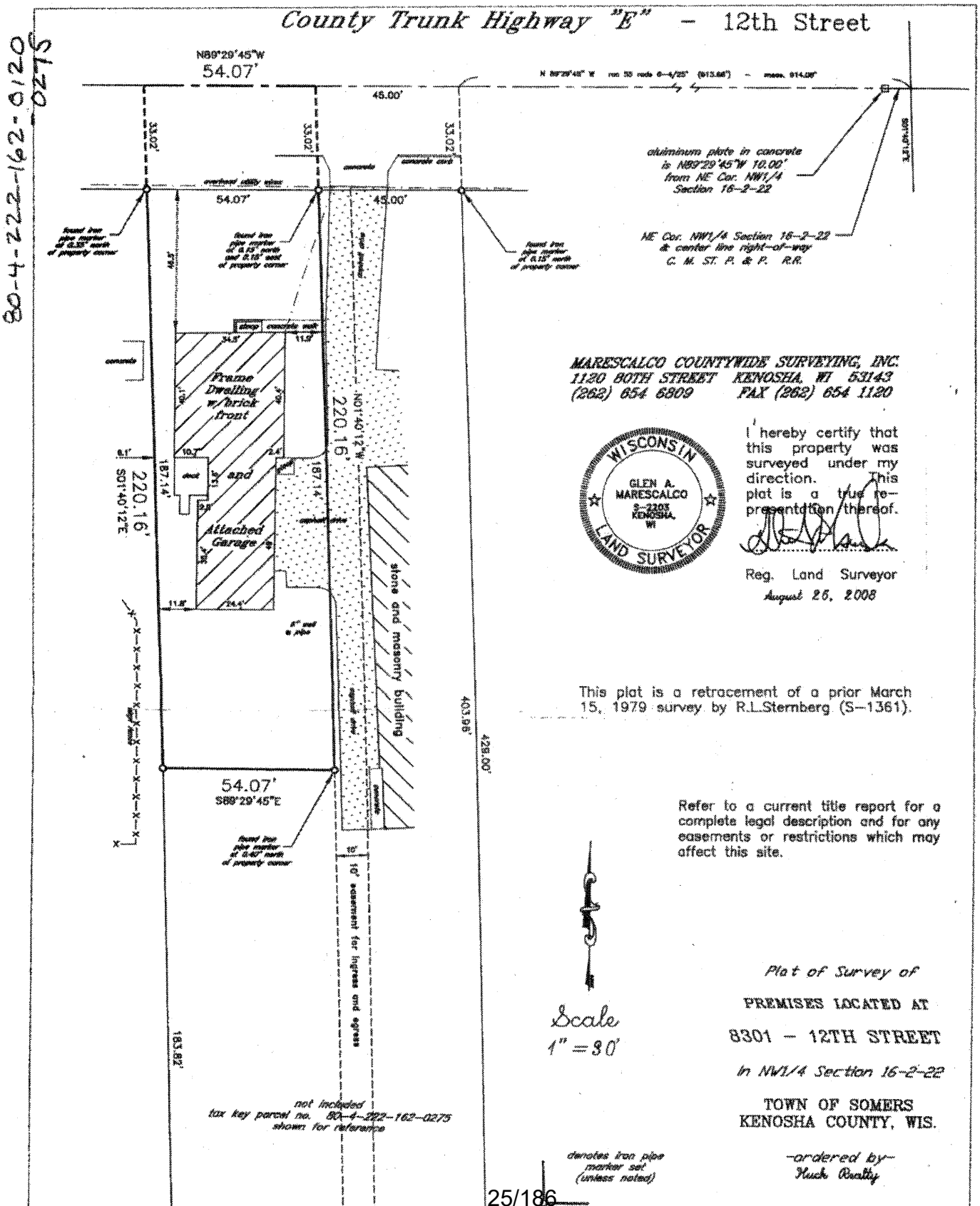
KENOSHA COUNTY
INTERACTIVE MAPPING

1:711
1" = 59'

Date Printed: 7/15/2025

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

80-4-222-162-0120
0275



MARESCALCO COUNTYWIDE SURVEYING, INC.
1120 BOTH STREET KENOSHA, WI 53143
(262) 654 6809 FAX (262) 654 1120

WISCONSIN
GLEN A. MARESCALCO
S-2203
KENOSHA, WI
LAND SURVEYOR

I hereby certify that this property was surveyed under my direction. This plat is a true representation thereof.

Reg. Land Surveyor
August 26, 2008

This plat is a retracement of a prior March 15, 1979 survey by R.L.Sternberg (S-1361).

Refer to a current title report for a complete legal description and for any easements or restrictions which may affect this site.

Scale
1" = 30'

denotes iron pipe marker set (unless noted)

Plat of Survey of

PREMISES LOCATED AT

8301 - 12TH STREET

In NW1/4 Section 16-2-22

TOWN OF SOMERS
KENOSHA COUNTY, WIS.

-ordered by-
Huch Realty

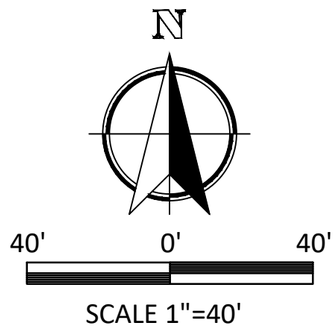
PARCEL 1:
That part of the Northwest 1/4 of Section 16, Town 2 North, Range 22 East, more particularly, described as follows: Commencing at a point on the North line of said Quarter Section, which is 55 rods Six and Four Twenty-fifths (6-4/25) feet West of the Northeast corner of said Quarter Section; thence South parallel to the East line 26 rods; thence West parallel to the North line 45 feet; thence North 26 rods to the North line of said Quarter Section; thence East along and upon the North line of said Quarter Section 45 feet to the place of beginning. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin, reserving therefrom a permanent easement over and across the West 10 feet of the above described real estate for the purpose of ingress and egress to and from the property adjoining on the West. No vehicles or other obstructions shall be left standing on said 10 foot easement.

Parcel 2:
Part of the Northwest 1/4 of Section 16, Town 2 North, Range 22 East of the Fourth Principal Meridian, more particularly described as: Commencing at a point on the North line of said Quarter Section which is 55 rods, Six and Four Twenty-fifths (6-4/25) feet West of the Northeast corner of said Quarter Section; thence South parallel to the East line 26 rods; thence West parallel to the North line to a point 18 rods East of the West line of the East half of the Northwest Quarter of said Section; thence North 26 rods to the North line of said Quarter Section; thence East along and upon the North line of said Quarter Section to the place of beginning; EXCEPTING THEREFROM the East 45 feet in width thereof; AND EXCEPTING THEREFROM the North 220 feet thereof. Said land being in the Village of Somers, County of Kenosha, State of Wisconsin. TOGETHER WITH a permanent easement over and across the West 10 feet of the above described 45 feet to be used only for ingress and egress to the property above described and no vehicles or obstructions shall be left standing on the said 10 foot easement at any time. This easement shall run with the land.

Address: 8229 12th Street
Tax Key No. 82-4-222-162-0275

PARCEL 3:
Part of the Northwest Quarter of Section 16 in Town 2North, Range 22 East of the Fourth Principal Meridian, and more particularly described as: Commencing at a point on the North line of said Quarter Section which is 55 rods and 6 4/25 feet West of the Northeast corner of said Quarter Section; thence South parallel to the East line 26 rods; thence West parallel to the North line, to a point 18 rods East of the West line of the East 1/2 of the Northwest 1/4 of said Section; thence North 26 rods to the North line of said 1/4 Section; thence East along and upon the North line of said Quarter Section to the place of beginning; EXCEPTING THEREFROM the East 45 feet in width thereof, together with a permanent easement over and across the West 10 feet of the last above described 45 feet to be used only for ingress and egress to the property above described and no vehicles or obstruction shall be left standing on the said 10 foot easement at anytime. This easement shall run with the land. ALSO EXCEPTING THEREFROM that part deeded to Town of Somers by Warranty Deed recorded May 31, 1963 in Volume 637 of Records, pages 396-7, and lying and being in the Town of Somers, in the County of Kenosha and State of Wisconsin.

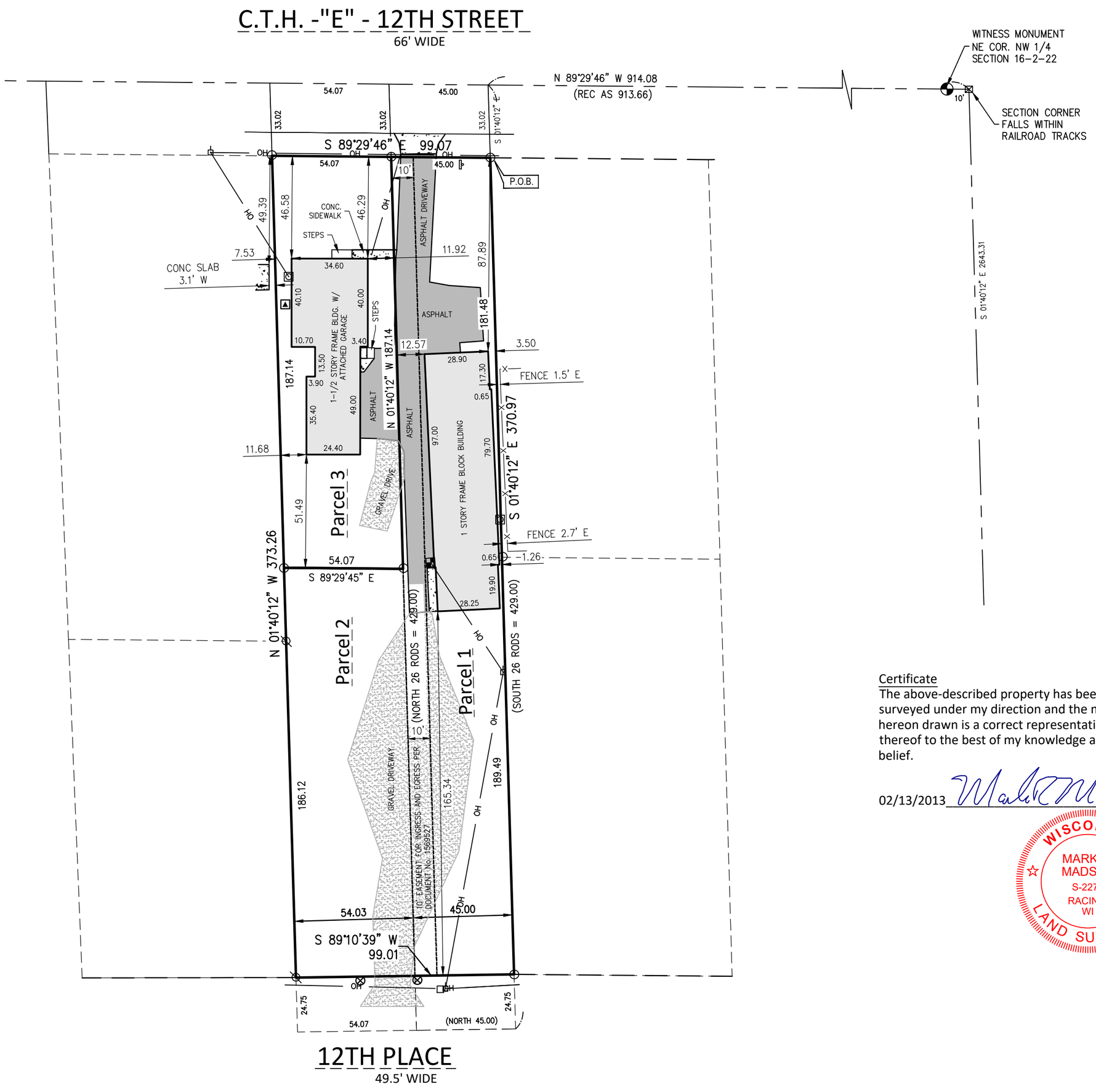
Address: 8301 12th Street
Tax Key No. 82-4-222-162-0120



LEGAL DESCRIPTION FOR LOT COMBINATION

Part of the Northwest Quarter of Section 16 in Township 2 North, Range 22 East, of the Fourth Principal Meridian, in the Village of Somers, Kenosha County, Wisconsin and more particularly described as follows: Commencing at the Northeast corner of the Northwest quarter of said Section 16; run thence N 89°29'46" W along the North line of said Northwest quarter 914.08 feet; thence S 01°40'12" E, parallel with the East line of said Northwest quarter, 33.02 feet to a point on the South right-of-way line of 12th Street (also known as County Trunk Highway - "E") and the point of beginning of parcel land to be described: continue thence S 01°40'12" E, parallel with the East line of said Northwest quarter, 370.97 feet to the Northerly right-of-way of 12th Place; thence S 89°10'39" W 99.01 feet along said North right-of-way line; thence N 01°40'12" W, parallel with the East line of said Northwest quarter, 373.26 feet to the South right-of-way line of said 12th Street and C.T.H. - "E"; thence S 89°29'46" E 99.07 feet along said South right-of-way and parallel with the North line of said Northwest quarter, to the point of beginning.

Containing: 36,839 sq. ft. and/or 0.846 acres



LEGEND

- 5/8" REBAR SET
- 1-1/4" IRON PIPE FOUND
- OVERHEAD WIRES
- HVAC
- FENCE
- GAS METER
- SIGN
- ELECTRIC METER
- POWER POLE

NOTES

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

( ) = RECORD BEARINGS AND/OR DISTANCES

FIELD WORK BY: ETM/JME
DATE: 02-09-2026

Certificate
The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

02/13/2013 Mark R Madsen

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

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

8229 & 8301 12TH STREET
COMBINE LOTS
FOR
BJELAJAC & KALLENBACH
SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

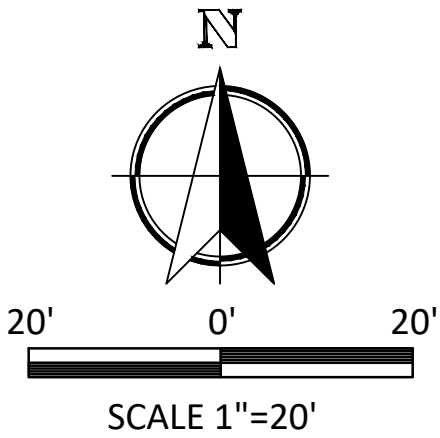
PROJ. MGR: MRM
DRAFTED: FRP
DATE: 02-09-2026
CHECKED: MRM
DATE: 02-09-2026

2026.0015.01

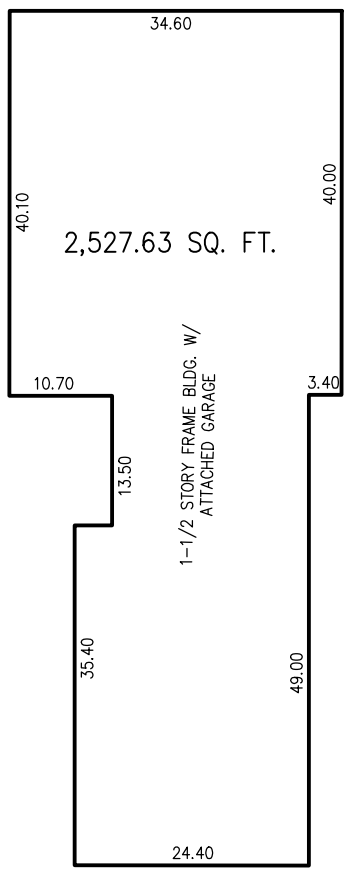
SHEET 1 OF 1

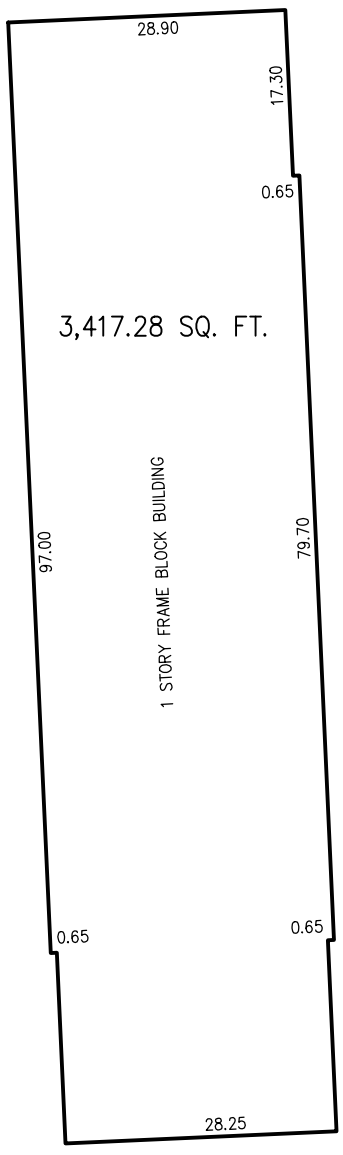
Monday, February 16, 2026 11:16:43 AM

BUILDING DETAIL



SCALE 1"=20'





Monday, February 16, 2026 4:05:04 PM

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

SCALE 1" = 20'
SHEET 1 OF 1 SHEETS
JOB NO. 2026.0015.01

Nancy Washburn – LDA
nancylynnwashburn@gmail.com
262-818-1836

January 29, 2026

Mr. Luke Godshall
Senior Land Use Planner
Kenosha County Public Works & Development Services
Division of Planning & Development
19600 75th Street, Suite 185-3
Bristol, WI 53104

Dear Luke:

Am pleased on behalf of Mastercraft Builders, LLC of Kenosha to submit to the Town/Village of Somers the Preliminary Plat and Zoning Request for Bella Terra Subdivision located on Hwy E.

The parcel consists of approximately 23 Acres located at 9027 12th Street. Our Preliminary Plat consists of 42 single family residential lots and 2 outlots and reflects the Concept Plan that was moved forward on December 8, 2025, by the Town/Village Plan commission.

The zoning application includes exhibits for the existing zoning and future zoning to R-4.5 Urban Single Family Residential District and C-1 lowland Conservation which is consistent with the Kenosha County Land Use Plan.

In view of the rising cost of infrastructure improvements we did request and previously received relief from the lot width requirement of 90 feet. The Subdivision will have a Planned Unit Development Overlay (PUD) so that can be accommodated. The majority of the lots in the Plat are 85 feet in width which allows for a sizable home with a 3-car garage.

The site will be serviced by sanitary sewer which is available in 12th Street. Municipal water is currently out for municipal bid and is to be installed in HWY E. We are hoping to coordinate our approvals, engineering and subdivision construction with the Water Main project initiated by the Village/Town Somers.

The Preliminary Plat considers our stormwater management needs and has been studied by our engineer, Randy Bruckner of JSD Engineering in Milwaukee, WI. He has considered the large pass-through stormwater as well as captured what we need to retain on site. Those features will be kept in Outlots 1 & 2 which will be owned by each individual lot owner in an undivided interest and managed by the Developer until a homeowner's association is created. The roadway is designed with a rural cross section, will be public and dedicated to the Town/Village on the final plat.

We anticipate that this will be built in 2 final phases. Those to be determined upon receipt of revised engineering. The goal is to build at least 20 to 22 lots in the first phase.

Attached is a Draft of the Restrictive Covenants for your review.

We have made application to WE Energies for electric, gas and their co-locates of ATT and spectrum. They are aware of the Village/Towns request to run their lines in the rear of all lots. They are awaiting our revised engineering and will be setting up a design meeting soon.

Nancy Washburn – LDA
nancylynnwashburn@gmail.com
262-818-1836

I have met with Greg Boldt from Kenosha County Highway and are in discussions on the process for submitting our plans for re-ditching or taking underground the ditch line in HWY E.

We previously had TADI perform a TIA as required by Kenosha County. The Plat and plans reflect the conditions from Kenosha County Highway.

The wetlands noted on the Preliminary Plat were delineated in the fall of 2020 by Dave Meyer of Wetland and Waterway Consultants and re-delineated in October of 2025 by Kristi Sherfinski of LandCO2, an assured delineator. Permits were also obtained in 2025 for the filling of the minor wetlands. The larger wetland complex in Outlot 2 is higher quality and will be protected from disturbance per the municipal code and further described in the Restrictive Covenants.

Mastercraft Builders will be the master builder in the subdivision. They estimate the value of the lot to be approximately 25% of the build contract. Further estimate the value of the typical lot and home packages will range from $550,000 to $700,000. Note that the model currently for sale on 12th street is listed at $649,900. That home is a 1,950 square foot, 4-bedroom, 2 bath ranch.

We look forward to presenting this to the Plan Commission and look forward to any comments received ahead of that meeting.

Respectfully Submitted,

Nancy Washburn

Nancy Washburn
Land Development Administration, LLC

Agent for Mastercraft Builders, LLC

Cc: Jim Duerrwaechter, Mastercraft Builders, LLC
Randy Bruckner, JSD Engineering
Jim Hurley, Village/Town of Somers Administrator

VILLAGE OF SOMERS
Department of Planning and Development

RECEIVED
JAN 29 2026
Kenosha County
Planning & Development

REZONING APPLICATION

(a) Property Owner's Name:
Mastercraft Builders, LLC

Print Name: Jim Duerrwaechter Signature:

Mailing Address: 5008 Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: 262-654-1220 E-mail (optional): jjd@mchomebuildersllc.com

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

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

Print Name: Nancy Washburn Signature: Nancy Washburn

Business Name: Land Development Administration

Mailing Address: 7450 County Line Rd

City: Mt. Pleasant State: WI Zip: 53403

Phone Number: 262-818-1836 E-mail (optional): nancylynnwashburn@gmail.com

(c) Tax key number(s) of property to be rezoned:
82-4-222-171-0040

Property Address of property to be rezoned:
9027 12th Street, Somers

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):
Property being rezoned to create a single family residential subdivision.

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: 19 County Board Supervisor: Keith Gray

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

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

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

VILLAGE OF SOMERS
Department of Planning & Development

VILLAGE OF SOMERS REZONING PROCEDURES

☐ **1.** Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

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

Meeting Date: December 18, 2025

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

Meeting Date: December 18, 2025

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

Filing Deadline: January 30, 2026

☐ **5.** Upon submission you will be given two copies of the date-stamped application. Submit 10 copies of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board and keep one for your records.

☐ **7.** Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): March 9, 2026

Village Board meeting date (tentative): March 17, 2026 Work session

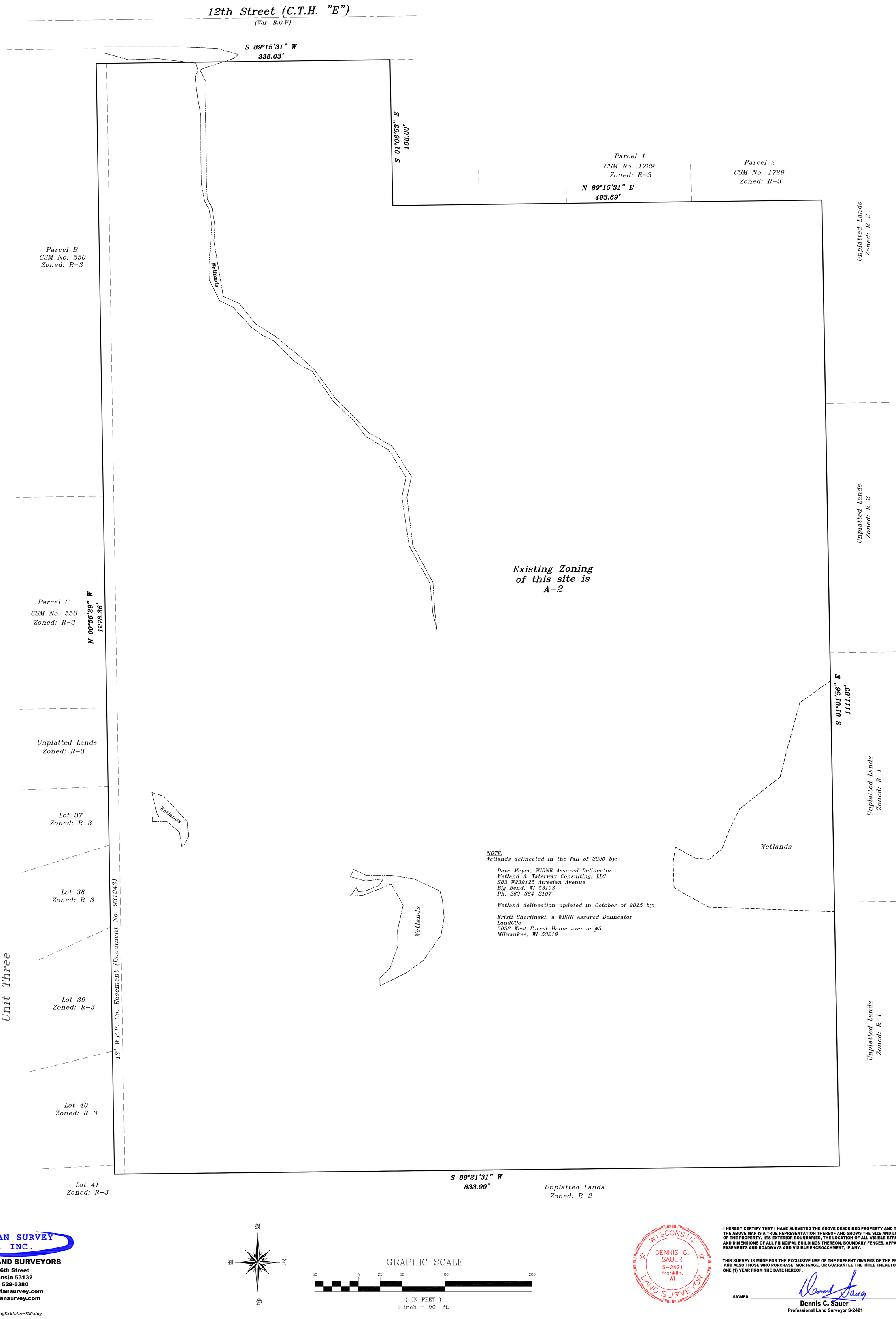
☐ **8.** Village clerk will provide written notice of final action to property owner/applicant.

Developer: MC Home Builders, LLC.

BELLA TERRA
ZONING EXHIBIT "A"
(Existing Conditions and Zoning)

LEGAL DESCRIPTION:
Lot 3 of **CERTIFIED SURVEY MAP NO. 3049**, being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin.

January 26, 2026



NOTE:
Wetlands delineated in the fall of 2020 by:

Dave Meyer, WIDNR Assured Delineator
Wetland & Waterway Consulting, LLC
S83 W239125 Atresian Avenue
Big Bend, WI 53103
Ph. 262-364-2197

Wetland delineation updated in October of 2025 by:

Kristi Sherfinski, a WDNR Assured Delineator
LandCO2
5032 West Forest Home Avenue #5
Milwaukee, WI 53219

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

Somers Site Mastercraft/ZoningExhibits-EX0.dwg

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

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

Developer: MC Home Builders, LLC.

BELLA TERRA
ZONING EXHIBIT "B"
(Proposed Lay-out and Zoning)

LEGAL DESCRIPTION:
Lot 3 of **CERTIFIED SURVEY MAP NO. 3049**, being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, Village of Somers, Kenosha County, Wisconsin.

January 26, 2026

NOTES:

1) Outlots to be managed by the Bella Terra Homeowners Association.

2) Outlots to be owned by the lot owners in an undivided 1/42 interest.

3) Proposed Zoning for this development to be as follows:

Residential Lots – R 4.5 (Urban Single Family Residential District with a PUD Overlay)
643,110 sq. ft. (14.76 acres).

Delineated Wetlands – C-1 (Lowland Resource Conservancy District)
24,938 sq. ft. (0.57 acres)

R4.5 (w/PUD Overlay) Minimum Building Setbacks
Street yard: 65 ft. from C.T.H. "E".
30 ft. from all other roads
Side yard: 10 ft. each side
Rear yard: 25 ft. min.

4) Wetlands delineated in the fall of 2020 by:
Dave Meyer, WIDNR Assured Delineator
Wetland & Waterway Consulting, LLC
S83 W239125 Artesian Avenue
Big Bend, WI 53103
(262) 364-2197

Updated in October of 2025 by:
Kristi Sherfinski, a WDNR Assured Delineator
LandCO2
5032 West Forest Home Avenue #5
Milwaukee, WI 53219
(414) 622-0103



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

Somers Site Mastercraft/ZoningExhibits-EX0.dwg

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

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

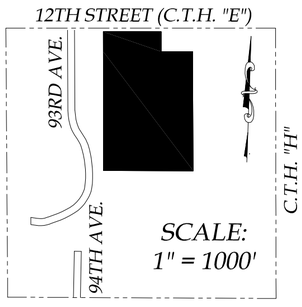
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

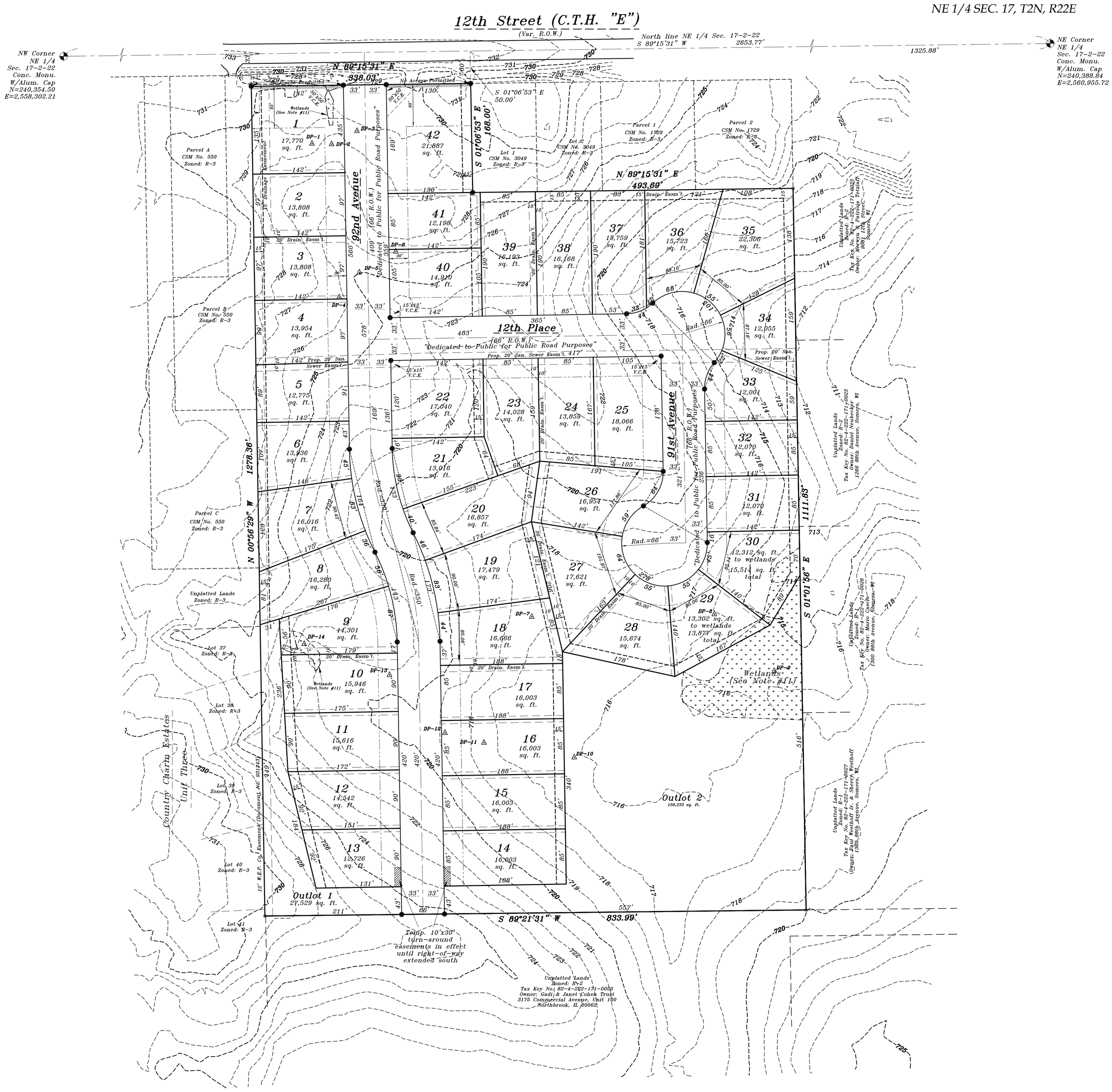
SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

PRELIMINARY PLAT OF
BELLA TERRA

Lot 3 of **CERTIFIED SURVEY MAP NO. 3049**, Being a part of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 22 East, in the Village of Somers, Kenosha County, Wisconsin



VICINITY SKETCH
NE 1/4 SEC. 17, T2N, R22E



NOTES:

1) Bella Terra is a single-family development.

2) There shall be no further land divisions within Bella Terra.

3) There shall be no moving of existing homes or sructures into Bella Terra.

4) All lots within this plat will be served by municipal sanitary sewer and water.

5) Outlots to be managed by the Bella Terra Homeowners Association.

6) Outlots to be owned by the lot owners in an undivided 1/42 interest.

7) Existing zoning of this property is A-2 General Agricultural.

8) Proposed Zoning for this development to be as follows:
Residential Lots - R 4.5 Urban Single Family Residential District with a PUD Overlay and C-1 Lowland Resource Conservancy District.

R 4.5 Minimum Setbacks

Street yard: 65 ft. min. from C.T.H.
30 ft. min. from all other roads
Side yard: 10 ft. min. each side
Rear yard: 25 ft. min.

9) "V.C.E." denotes Vision Corner Easement (sized as shown)

10) There shall be no filling, excavation or building eithin the wetland areas located on Lots 29 and 30.

11) Wetlands delineated in the fall of 2020 by:

Dave Meyer, WIDNR Assured Delineator
Wetland & Waterway Consulting, LLC
S83 W239125 Atresian Avenue
Big Bend, WI 53103
Ph. 262-364-2197

Wetland delineation updated in October of 2025 by:

Kristi Sherfinski, a WDNR Assured Delineator
LandCO2
5032 West Forest Home Avenue #5
Milwaukee, WI 53219

Typ. Lot Detail

◉ - *Denotes Iron Pipe Found*

● - *Denotes 1.270"(O.D.) x 18" No. 10 rebar, 4.30 lbs. per lin. ft. set*

1.05"(O.D.) x 24 iron pipe 1.13 lbs. per lin. ft. set at all other lot and outlot corners.

All distances are computed and measured to the nearest 0.01'.

All angles are computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01".

sq. ft. - Denotes lot areas to the nearest square foot.

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 1983/2011. The North line of the Northeast 1/4 Section 17, Township 2 North, Range 22 East has a reference bearing of S 89°15'31" W

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

October 15, 2021
Rev. November 30, 2021
Rev. January 21, 2026
Rev. January 22, 2026

PREPARED BY
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI. 53132
(414) 529-5380

PREPARED FOR
Mastercraft Builders, LLC (Owner/Developer)
5008 Green Bay Road
Kenosha, WI 53144
(262) 654-1220

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

SHEET 1 OF 1

Somers Site Mastercraft/Bella Terra Preliminary Plat-S0.dwg

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR
Bella Terra Subdivision

This Declaration is made by Mastercraft Builders, LLC, hereinafter called "Developer", and owner of certain properties in the Village/Town of Somers, Kenosha County, Wisconsin.

WITNESSETH;

WHEREAS, the Developer holds title, individually and as agent, to certain properties in the Village/Town of Somers, Kenosha County, Wisconsin, described on attached Exhibit "A", hereinafter called the "Properties".

That the Developer, hereby declares that said properties are subject to the following reservations, obligations, easements, building lines, setbacks, building restrictions, sanitation restrictions, conditions and agreements; that the same shall inure to the benefit of said properties, part and parcel, as hereinafter provided.

ARTICLE I
DEFINITIONS

The following words when used in this Declaration or any supplemental Declaration (unless the context shall prohibit) shall have the following definitions:

1.1 "DEVELOPER" shall mean Mastercraft Builders, LLC

1.2 "HOMEOWNERS ASSOCIATION" shall mean and refer to BELLA TERRA SUBDIVISION HOMEOWNERS ASSOCIATION.

1.3 "THE PROPERTIES" shall mean and refer to Lots 1 through 42 within the Bella Terra Subdivision and which are subject to this Declaration.

1.4 "COMMON AREAS" shall mean and refer to all easements for the benefit of the Homeowners Association shown on the recorded plat. It shall also include The Properties or so described as to use in this Declaration or in a deed or other conveyance from Developer, and Improvements thereon or other general improvements whenever located (such as the street signage and entrance marker), which are intended to be devoted to the common use, benefit and enjoyment of the Owners of The Properties.

1.5 "LOT" shall mean and refer to any plot of land shown upon any recorded final subdivision plat of The Properties, with the exception of Common Areas and Outlots.

1.6. "OWNER" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot; except that as to any Lot which is the subject of a land contract wherein the purchaser is in possession, the terms, "Owner" shall refer to such person instead of the vendor.

1.7 "MEMBER" shall mean and refer to all those Owners who are Members of the Association as provided in the "By-Laws of Bella Terra Subdivision Homeowners Association".

1.8 "ARCHITECTURAL CONTROL COMMITTEE" shall mean and refer to the Bella Terra Subdivision Architectural Control Committee.

1.9 STREET YARD. A yard extending across the full width of the Lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street centerline or right of way line, whichever is more as required by the district regulations and a line parallel thereto through the nearest point of the principal structure. Corner lots and through lots shall have two such yards.

ARTICLE II
PROPERTY SUBJECT TO THE DECLARATION

2.1 The following property shall be subject to this Declaration: (See attached Exhibit "B") The Final Plat for Bella Terra Subdivision.

2.2 AMENDMENTS. The additions authorized herein shall be made by filing for record a Supplemental Declaration approved by the Village/Town of Somers with respect to the Bella Terra Subdivision.

ARTICLE III

GENERAL PURPOSES AND CONDITIONS

3.1 GENERAL PURPOSES. The Properties are subject to the covenants and restrictions to insure the best use and the most appropriate development and improvement; to protect Owners of building sites against such use of surrounding building sites as will detract from the residential value of their property; to preserve, as far as is practical, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures; to insure the highest and best residential development of said property; to encourage and secure the erection of attractive homes thereon with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of residential building sites; to maintain and preserve natural conservancy areas; to secure and maintain proper set backs from street and adequate free spaces between structures; and in general to provide adequately for quality of improvement in said property, and thereby to preserve and enhance the values of investments made by purchasers of residential building sites therein. Any variance from the articles contained herein requires written authorization by the Architectural Control Committee.

The Developer reserves the right to have MC Homebuilders, LLC, as its exclusive builder.

3.2 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes except for the construction of model homes; speculation homes and/or marketing centers by the Developer, his agents, representatives or a designate. No building shall be erected, altered, placed or permitted to remain on any lot other than the following type:

(a) A one-story dwelling
(b) More than one-story

All such dwellings shall be constructed for single family occupancy with not less than two (2) bedrooms. Each dwelling must have a two-car private garage attached to the immediately adjoining principal building. A detached garage in lieu of an attached garage shall be allowed only upon written consent obtained from the Architectural Control Committee. A garage, including the roof, shall be of the same material and general design as the principal building.

3.3 ROOF PITCH, BASEMENT AND STRUCTURE LOCATION

(a) ROOF PITCH: Roof pitch for the house proper at least 5/12.
(b) BASEMENT REQUIREMENT: No dwelling shall be constructed with slab on grade construction.
(c) LOCATION OF STRUCTURE: No building shall be placed on an angle on a lot to accommodate a larger house. Houses shall be placed to be parallel to the street.

3.4 DWELLING SIZE. The floor area of the principal building, excluding garage and open porches, shall be as follows:

(a) One-Story dwelling: A minimum of 1600 square feet.
(b) More than One-Story dwelling: A minimum of 1800 sq. ft. (min 1st floor 1000 sq. ft)

3.5 GARAGES, PARKING.

(a) Each lot shall have a private enclosed garage (attached to the residence) for on-site storage to accommodate not less than two (2) automobiles for each one (1) family dwelling built or to be built upon that lot and to be connected to the street by a properly surfaced asphalt, concrete or brick driveway (which driveway shall be installed and completed within one (1) year from the date of final occupancy of the dwelling).

(b) All garages shall be attached to the dwelling either forming an integral part with the dwelling house or by porches and breezeways. All attached garages will be constructed at the same time construction of the main dwelling house is underway.

(c) Outbuildings such as detached accessory garages or sheds will be permitted. Parameters for outbuildings to be determined.

1) Color and building materials shall be consistent with the residence on the lot.

(d) Any storage sheds shall contain not less than 129 sq. ft. nor more than 180 sq. ft. All sheds shall be of a style, color and building material consistent with the residence on the lot. Approval for sheds is required under Section 4. All electricity to the shed shall be underground.

(e) No parking of any motorized or non-motorized vehicle, including but not limited to a mobile home, trailer, boat, camper or other vehicle, is permitted on the grassy portion of any lot.

(f) Temporary parking of a motorized or non-motorized vehicle such as a mobile home, trailer, boat camper, or other similar vehicle, is permitted but only on an asphalt, concrete or brick driveway and only for a period of time not to exceed 72 hours.

3.6 DIVISION OR COMBINATION OF LOTS. In no event may a lot or parcel be further divided or combined other than as provided in the current plat unless written consent is obtained from the ACC, the Village/Town of Somers and Kenosha County. Any lot line adjustments within the platted Subdivision will require formal Village/Town of Somers approval.

3.7 STRUCTURES.

(a) No structures of a temporary character, including but not limited to a mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding, shall be used on any lot at any time as a residence or for any other purpose, whether temporarily or permanently, unless otherwise provided herein.

(b) Temporary structures such as a construction trailer not intended for living purposes which may be necessary during the construction of a residence will be permitted for a period of not longer than six (6) months and must be removed within sixty (60) days after the completion of such construction. Temporary structures must be approved by the Village/Town of Somers.

(c) No existing principal or accessory building erected elsewhere shall be moved onto any portion of any lot. ALL HOMES ARE TO BE BUILT ON SITE.

3.8 GRADING, BUILDING, LOCATION AND LOT AREA.

(a) All grading and sump pump discharge locations must be approved by the Architectural Control Committee and in accordance with the applicable laws and drainage regulations of the Village/Town of Somers and Kenosha County. The sump pump discharge will be directed to drainage swales or front yard and rear yard ditches per the approved grading plan. No sump pumps or drain tile shall discharge directly into the wetlands. All lots shall have setbacks from the front lot line and from the interior lot lines of distances determined by the laws and ordinances of the Village/Town of Somers.

The Architectural Control Committee shall endeavor to maintain: (i) Street-yard setbacks of not less than 30', (ii) Side yard setbacks shall not be less than 10' from each side, (iii) Rear-yard setbacks shall not be less than 25, (iv) Setback from CTH E shall not be less than 65'.

(b) Within each set of building construction plans submitted to the Architectural Control Committee for that body's approval, shall be a lot grading and drainage plan which shall indicate the proposed top foundation grade, finished yard grade or garage floor grade and other grades upon the lot. Said plan shall have grades that conform to the Subdivision's Master Site Grading Plan and will be required by the Village/Town of Somers and Kenosha County as a part of the building permit application.

(c) Minor changes from said Master Site Grading Plan, where those changes do not violate the purpose, spirit and intent of said Master Site Grading Plan, shall be reviewed and may, if for good and sufficient reasons, be approved by the Architectural Control Committee with an approved erosion control permit. The Architectural Control Committee shall have the first option to accept any excess dirt but is not required to accept same.

(d) All dirt from the excavation of any lot which is not used on the lot shall be deposited, at such place or places in the Subdivision as may be directed by the Architectural Control Committee with an approved erosion control permit. The Architectural Control Committee shall have the first option to accept any excess dirt but is not required to accept same.

(e) Measures will be taken by the individual lot owners to control erosion during construction. Water drainage paths on individual lots will require placement of hay bales or silt fence or any other erosion control devices as directed by the Village/Town of Somers, Kenosha County or the ACC, to protect against erosion throughout the construction process and until the property is vegetatively stabilized. In addition, it will be the responsibility of individual lot owners to control tracking of mud, dirt, clay, stones, etc. on public streets during construction. Owners will need to comply with the Erosion Control and Construction Site Maintenance Ordinances of the Village/Town of Somers and Kenosha County.

3.9 COMPLETION. All construction of dwellings and incidental structures shall be completed within one (1) year of date of issuance of building permits by the Village/Town of Somers and Kenosha County including final grade, seeding and/or sodding of yards and planting of front yard trees as shown on the Master Tree Planting Plan.

3.10 EASEMENTS.

(a) Easements affecting The Properties are recorded on the Final Plat of Subdivision in the Office of the Register of Deeds of Kenosha County, Wisconsin. Each lot shall be subject to any easements granted or hereafter to be granted by Developer or its successors and assigns to the Village/Town of Somers, Kenosha County or any other permitting authority or public or semi-public utility companies, for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, telephone, cable TV and for other purposes, and for sewers, storm water drains, gas mains, water pipes and mains, similar services, and for performing any public or quasi-public utility function that Developer or its successors and assigns may deem fit and proper for the improvement and benefit of the Properties. Such easements shall be confined, so far as possible, in underground pipes or other conduits, and in an area within the WE Energies Easements as shown on the recorded Final Plat, with the necessary rights of ingress to and egress therefrom and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

(b) All telephone, electric, gas or cable television service to any building or any lot shall be from the underground utility system. No overhead service of any kind shall be allowed.

(c) Landscaping for the open spaces in Outlots 1 & 2 have been created by the Developer and approved by the Village/Town of Somers and Kenosha County as part of the stormwater management and maintenance approvals. The Village/Town of Somers and Kenosha County have been granted certain easements to said Outlots for entry to the extent necessary for maintenance, repair and replacement of storm water facilities. The installation and maintenance shall be the responsibility of the Developer until such time as the Developer conveys this responsibility to the Property Owners and the Homeowners Association. Such easements shall preclude other owners from interfering with, removing or altering such facilities, including maintenance or repair.

1-29-26

3.11 WETLAND PRESERVATION AREA RESTRICTIONS: The areas designated as Wetlands shown on the Final Plat shall be protected and maintained in their existing state and are subject to the following restrictions:

1) Grading, filling and removal of topsoil or other materials are prohibited, unless specifically authorized by the Village/Town of Somers, if applicable the Kenosha County Department of Parks and Land Use, The Wisconsin Department of Natural Resources and the Army Corp of Engineers.

2) The removal or destruction of any vegetative cover, i.e., trees shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased or dying vegetation may be removed, at the discretion of the land owner and with the approval from the Kenosha County Department of Parks and Land Use. Silvicultural thinning, upon recommendation of a forester or naturalist and with the approval from Kenosha County shall also be permitted.

3) Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited.

4) The introduction of plant material not indigenous to the existing environment is prohibited.

5) The construction of buildings is prohibited.

The obligations contained within this section and as imposed by the Final Plat shall run with the land, shall be binding upon the Developer, its successors, assigns and successors in-title, in their capacity as owners of any of the Lots and Outlots or portion thereof and shall benefit and be enforceable by the Homeowners Association. The Developer, its successors, assigns and successors in-title thereof shall be relieved of any protection or maintenance obligations they may have as Owners only to the extent that the Homeowners Association performs the required protection and the maintenance functions to the satisfaction of the Village/Town of Somers, Kenosha County and the Wisconsin Department of Natural Resources. The Homeowners Association and its Members shall be bound forever by the above-mentioned covenants and such similar covenants as are contained in the Final Plat.

3.12 ZONING LAWS, ETC. In addition to the provisions hereof, all lots shall be subject to all ordinances, zoning laws and other restrictions of the Village/Town of Somers, County of Kenosha, and State of Wisconsin applicable thereto.

3.13 LANDSCAPE – **Street Trees** The Lot Owner will provide and plant one (1) tree from the Village's list of approved species at least 2.0 inches in diameter, at a height of no less than 6' from planting grade, for each 50' of continuous frontage on all public streets approximately 6' behind the right of way line as shown on the lot owners ACC approved Landscape Plan. Such plantings will be completed within 12 months after occupancy of the home. Street trees and planting materials shall be the responsibility of the property owner to water, weed and maintain. If said plants are damaged or destroyed after the warranty period, it shall be the responsibility of the property owner to replace the plants within six (6) months of its removal.

3.13A LANDSCAPE PLAN - A Landscape Plan showing the proposed development of the entire lot along with building plans shall be submitted to the Architectural Control Committee for approval. Adequate surface drainage shall be installed in accordance with the approved grading plan and evidence of substantial progress in carrying out the approved Landscaped Plans shall be shown to said Architectural Control Committee, and all plans shall be completed within twelve (12) months after occupancy of the building. The landowner shall plant street trees with at least 2" caliber in accordance with the species and time schedule set forth by the Village/Town of Somers.

1-29-26

3.13B LANDSCAPE PLAN - **Lamp Post** – One (1) decorative lamp post as determined by the Builder will be required to be shown on the landscape plan and be installed as part of the landscape finishes within 1 year of Occupancy of the home. The Builder will charge each lot owner a fee upon closing of the lot in the amount of ????? and provide the lamp post to the lot owner at the time of installation.

3.14 NUISANCES. No noxious, noisy or offensive activity shall be carried on any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

There shall be no permanent outside parking of boats, buses, snowmobiles or recreational-type vehicles or trailers; these must be stored in garages. See Section 3.5 above.

External antennas or radio towers of any type for any purpose shall not be permitted on any lot with the written approval of the ACC.

Solar panels or solar collecting equipment or apparatus will be allowed and may be installed on roofs or in yards. Written approval from the ACC is required prior to installation.

No signboard of any character, kind or description shall be maintained upon any lot in the Subdivision except "rummage"; or "political" of a sign no greater than eighteen (18) inches by twenty-four (24) inches or signs bearing the name, address or both of the resident occupying such lot.

The Developer, its successors and assigns, shall be exempt from these sign restrictions during the entire development period. Larger signs may be used by the Developer or its agents or by a builder to advertise the property during the same and/or construction period upon receiving approval from the Village/Town of Somers. Further, the Developer, its successors and assigns shall be allowed to erect and maintain signs and markers identifying the Subdivision. The Developer, its successors and assigns, retains the right to maintain model homes; speculation homes and/or a marketing office during the development period.

3.15 OPERATION OF MOTOR VEHICLES. In no event may any motor driven vehicle be operated on any lot or parcel other than as egress or ingress thereto. No motor vehicles are permitted to be parked on grassy areas of the lots. No such vehicle may be operated in a noisy or offensive manner within the subdivision of said real property.

3.16 ANIMALS. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that not more than two (2) dogs or two (2) cats or two (2) other similar household pets, or a combination thereof in such number, may be kept, provided that such pets shall not be permitted unattended outside the owner's lot. (Potbellied pigs are not considered household pets). A separate outbuilding or enclosure may be erected or kept to house or restrain any animal or pet as long as it is at the rear of the residence and not located in any stormwater or other easements.

3.17 GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage and other waste materials and the same shall not be kept except in sanitary containers and in an inconspicuous place.

3.18 EXTERIOR BUILDING MATERIALS AND DWELLING QUALITY.

(a) All dwellings proposed to be erected, altered or modified shall, on construction plans, denote material(s), i.e. brick, stone, wood, vinyl or aluminum siding or other similar materials acceptable to the Architectural Control Committee and the construction shall be carried out in accordance with the material(s) as approved by the Architectural Control Committee.

(b) The design, layout and exterior appearance of each Dwelling proposed to be erected, altered or modified shall be such that, in the opinion of the Architectural Control Committee at the time of approving of the building plans, the Dwelling will be of a high quality and will have no substantial adverse effect upon values.

(c) The proposed color schemes for a Dwelling to be erected, altered, modified or repainted with a new color scheme shall be submitted to the ACC for approval prior to painting or staining. It shall be the aim of the ACC to harmonize colors for not only the dwelling proposed ,but to consider the affect of these colors and materials as they relate to other Dwellings.

(d) All color schemes including the color of siding, roof, brick or stone samples must be submitted for approval before installation on the dwelling.

3.19 FENCES. No fence of any kind shall be allowed in the front yard of any lot. Decorative fences must be suitable to and conforming to the improvement. Side yard fences can be no higher than 6' and must be placed on the inside of any easements of the lot line as to not interfere with storm water drainage and run off. The finished side of all fences must face adjacent houses or lots. No fence shall be erected or placed on any lot until the construction plans, placement and construction materials have been approved by the Architectural Control Committee. Building and zoning permits must also be secured from the Village/Town of Somers prior to any fence construction. No fence of any kind shall be allowed on any easement or right of way.

3.20 POOLS. The location, construction and installation of any swimming pool on any lot shall be subject to the approval of the ACC and shall be governed by the ordinances in effect for the Village/Town of Somers at the time a permit is requested. Building and zoning permits must be secured from the Village/Town of Somers prior to any pool installation. Fences around the swimming pool are required by the Village prior to filling with water.

ARTICLE IV
ARCHITECTURAL CONTROL

4.0 No building, shed or outbuilding shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the ACC as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation. No fence or wall shall be erected or placed on any lot unless similarly approved. Approval shall be as provided in Section 4.3 below.

4.1 "ARCHITECTURAL CONTROL COMMITTEE". The initial Architectural Control Committee shall be composed of James Duerrwaechter and David J. Wieners. The address of the Architectural Control Committee is 5008 Green Bay Road, Kenosha, WI 53144. The Architectural Control Committee may designate a representative to act for them. In the event of the death or resignation of a member of the Architectural Control Committee, the remaining member(s) shall have full authority to designate a successor. Neither the members of the Architectural Control Committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. If, at any time, the committee has ceased to exist as such and has failed to designate a representative to act for it, the Owners of a majority of the lots in the Subdivision may elect a successor committee at a meeting of Lot Owners called by notice in writing, mailed to the last known address of all Subdivision Lot Owners as shown on the assessment rolls of the Village/Town of Somers. The Architectural Control Committee may grant a special exception to the specific minimal restrictions where a literal application would cause undue hardship and where the granting of such a special exception would not be incompatible with the basic concept of Bella Terra Subdivision, or substantially adversely affect the value of any lot within Bella Terra Subdivision. The Architectural Control Committee may also be designated by the abbreviated "ACC".

4.2 PROCEDURE. All requests for written consent from the ACC as required in this Declaration of Restrictions and Easements shall be in writing. Electronic Submittal of requests to the ACC may be made electronically to: jamie@mastercraftbuilders.com. A consent from the ACC to be valid must be in writing and signed by a majority of its members or its designated representative. No special exception from the restrictions contained in this Declaration shall be permitted without first obtaining a valid consent.

4.3 SUBMITTAL. The Lot Owner shall submit two (2) sets of final plans, two (2) surveys showing the location of the house on the lot, and two (2) copies of the application. After review by the Committee and final determination of all required modifications, one (1) set of all documents will be returned to the home site owner marked "Approved as Noted," or "Resubmit" with the Committee comments attached. Only items to be extensively modified need to be re-submitted.

4.4 EXTERIOR MATERIALS. The perimeter of the first floor of every dwelling must be covered with brick, stone, aluminum, vinyl or other approved building material. If a second floor is planned and approved, the exterior covering must be of a material which the ACC deems harmonious with the Subdivision as a whole.

4.5 ACC FAILURE TO ACT. In the event the Architectural Control Committee fails to approve or disapprove within thirty (30) days after the plan and specifications have been submitted to it, or in the event of disapproval, if no suit to enjoin the addition, alteration or change or to require the removal thereof has been commenced before one (1) year from the date of completion thereof, then approval will not be required and this section will be deemed to have been fully complied with. The Architectural Control Committee shall have the right to waive minor infraction or deviations from these restrictions in cases of hardship. The Architectural Control Committee requires that any residence or attached garage be designed by an architect, professional engineer or designer experienced in residential design.

ARTICLE V
PROPERTY RIGHTS IN THE COMMON AREAS

5.1 OWNERS EASEMENT OF ENJOYMENT. Subject to the provisions herein every Owner shall have a right and easement of benefit and/or enjoyment in and to the Common Areas, which shall be appurtenant to and shall pass with the title to every lot. The following, subject to the Articles and By-Laws of the Association, constitute the present and contemplated future Common Areas of the Properties.

(a) Outlots 1 and 2 as shown on the Final Plat.

5.2 TITLE TO OUTLOTS. Each Lot owner within the subdivision shall have an equal undivided 1/42nd interest in the Outlots, and all deeds and other conveyances of any Lot within the subdivision shall be deemed to include such interest in the Outlots, whether or not so specifically stated in any such deed or other conveyance.

5.3 NO FEES OR ASSESSMENTS IN EVENT OF TAX FORFEITURE. Neither Kenosha County nor the Village/Town of Somers shall be liable for any fines, fees or special assessment in the event that Kenosha County or the Village/Town of Somers become the owner of one or more lots in the subdivision by reason of tax delinquency.

5.4 RIGHT TO ENTER AND MAINTAIN. The Developer and Association are hereby granted an easement and consequently shall have the right to enter upon any outlot and/or lot, at reasonable notice to the Owner, for the purpose of repairing, maintaining, renewing, or reconstructing any utilities, facilities, detention areas, drainage systems, or other improvements which benefit the outlots and lots. In the event the Association does not properly landscape or maintain any common area or outlot, or properly maintain any signage, the Village/Town of Somers may send written notice to the Association indicating that the Village has determined that the common areas, outlot and/or signage are not being properly landscaped and/or maintained, and further indicating that the Village/Town of Somers will perform such landscaping and/or maintenance if not properly done by the Association. The above-referenced notice shall give the Association a minimum of seven (7) days to correct the problem. If the common area, outlot and/or sign is not properly landscaped and/or maintained within the time granted by the above-referenced notice, the Village/Town of Somers shall then have the authority to landscape and/or maintain any such common area, outlot and/or sign referred to in said notice and shall have the right to charge the lot owners on a pro rata basis for any costs incurred by the Village as a result of said landscaping and/or maintenance. Said costs shall be assessed as special charges pursuant to Section 66.0627, Wis. Stats. If such charges are not paid by any lot owner within the period fixed by the Village/Town of Somers, such charges shall become a lien upon the lot owner's lot as provided in Section 66.0627, Wis. Stats., and shall be extended upon the tax rolls as a delinquent tax against the lot owner's lot as provided in Section 66.0627, Wis. Stats.

No prior written notification shall be required for emergency repairs.

1-29-26

5.5 TITLE TO COMMON AREAS. At such time as the Developer shall convey title to the Common Areas to the Lot Owner, they become Members and shall have the rights and obligation imposed by the Declaration with respect to such Common Areas

5.6 EXTENT OF OWNERS EASEMENTS. The rights and easements of benefit and/or enjoyment created hereby shall be subject to the following:

(a) The right of the Homeowners Association to dedicate or transfer all or any part of any Common Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Board of Directors, provided that no such dedication or transfer, determination as to purposes or as to conditions therefore, shall be effective unless instruments signed by Members entitle to cast 51% of the votes of the Membership have been recorded, agreeing in such dedication, transfer purposes or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least thirty (30) days in advance of any action taken; and

(b) The rights of the Homeowners Association to mortgage any or all of the Common Areas and facilities constructed on the Common Areas for the purpose of constructing or maintaining improvements or repair to Homeowner Association maintained land or facilities pursuant to approval of two thirds of the votes of the Members who are voting in person or by proxy at a regular meeting of the Association or at a meeting duly called for this purpose.

5.7. DAMAGE OR DESTRUCTION OF COMMON AREAS BY OWNER. In the event any Common Area or any portion of the storm water drainage system servicing The Properties is damaged or destroyed by an owner or any of their guests, tenants, licensees, agents or member of their family, such owner does hereby authorize the Association to repair said damaged area; the Association shall repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the areas may have been modified or altered subsequently by the Association in the discretion of the Association. The amount necessary for such repairs, together with 10% for overhead, shall be a Special Assessment upon the Lot of said Owner and shall accrue interest at the rate of 18% unless paid in full within fifteen (15) days after notice to pay. The Association shall be entitled to all costs of collection, including reasonable attorneys' fees, to the extent not prohibited by law against the Owner. Any such damage not caused by an Owner shall be the responsibility of the Association.

5.8 DISCLAIMER. Developer shall convey the Common Areas to the Association "as is"; all warranties regarding the Common Areas, express or implied, including warranties or condition, quality of construction and fitness for a particular use, are hereby disclaimed. The Association shall be responsible for obtaining adequate liability insurance for the Common Area. Developer shall have no liability for damage or injury to any person or property arising from the existence or continued use of the Common Areas. The Association shall indemnify and hold the Developer harmless against any and all claims relating to the Common Area.

ARTICLE VI
SUBDIVISION ASSOCIATION

6.1 PURPOSE FOR THE SUBDIVISION ASSOCIATION. The Developer has deemed it desirable for the effective preservation of the values and amenities in the Subdivision to create an agency to which should be delegated and assigned the powers of maintaining and administering the Outlots described herein together with storm water management practices described in the Storm Water Management Practice Maintenance Agreement in the Subdivision, and administering and enforcing the covenants and restrictions herein. The Developer has also deemed it desirable that the Subdivision Association shall have the power to assess, collect and disburse the assessments and charges hereinafter created. To this end there will be incorporated under the laws of the State of Wisconsin, Bella Terra Homeowners Association, Inc. (referred to in this Declaration as the "Homeowners Association") for the purposes of exercising the functions aforesaid.

6.2 MEMBERSHIP. Every person or entity who is an Owner within the Subdivision shall be a member of the Homeowners Association, provided that no person or entity who holds an interest merely as security for the performance of an obligation shall be a member.

6.3 MANAGEMENT. The Subdivision Association shall be managed by a Board of Directors. The Board of Directors shall initially consist of three (3) members. As long as the Developer owns any of the Property, the Board of Directors of the Homeowners Association shall be appointed by the Developer. After the Developer no longer owns any Property, has approved all primary residences, and all primary residences have been issued occupancy permits by the Village/Town of Somers, the Board of Directors shall thereafter consist of five (5) and shall be elected by the Owners. However, nothing contained herein shall prevent the Developer, at its sole discretion, from turning control of the Board of Directors of the Homeowners Association over to the members of the Homeowners Association at any time. The Developer shall be entitled to one (1) vote for each Lot owned and one (1) vote for each Residential Unit owned; provided, however, that notwithstanding any other provision for voting, the Developer shall have sufficient votes to constitute a majority of votes until all Lots and Residential Units are sold.

6.4 VOTING RIGHTS. The Homeowners Association shall have one class of membership: members shall be Owners and shall be entitle to one vote for each Lot and one vote for each Residential Unit owned in which they hold the interest required for membership. When more than one person holds such interest or interests in any Lot or Residential Unit, e.g., and without limitation by enumeration, as tenant in common, joint tenancy or survivorship marital property, there shall be cast one (1) vote amongst them for each Lot they so own and one (1) vote for each Residential Unit owned. The presence in person or by proxy of any duly called meeting of members of the Homeowners Association in person or by proxy of Owners holding more than ten percent (10%) of the votes shall constitute a quorum.

6.5 ANNUAL ASSESSMENTS. Each Owner shall be subject to a general annual assessment for the purpose of defraying the costs of maintaining and administering the Outlots areas of the Subdivision. Such annual assessment shall be a pro rata share (i.e., one (1) share per Lot and one (1) share per Residential Unit), of the cost incurred by the Homeowners Association to maintain the Outlot areas for the recreation, health, safety, welfare and enjoyment of its members. Said cost shall include, but not be limited to payment of electricity and other utility bills, taxes, insurance, legal, repair, replacement, reserves and additions to the improvements made upon said Outlot areas, and the cost of labor, equipment, materials, management and supervision thereof. The Developer shall

pay its pro rata share of such annual assessments for each Lot and Residential Unit it still owns in the Subdivision. Such annual assessment shall be levied by the Homeowners Association as of January 1st for each year and the statement for such amount shall be mailed to the Owners as of such date, and be payable on or before March 1st of each year. The initial annual assessment shall be $???.00 per Lot and Residential Unit owned prorated per annum. Such annual assessment may be changed by a majority of the votes of the members of the Homeowners Association present at any meeting called for such purpose, in person or by proxy. The assessment, however, as established by the Homeowners Association, shall be set taking into consideration the cost of current maintenance and future needs and may be in any lesser or greater sum than the initial assessment which will meet these requirements.

6.6 SPECIAL ASSESSMENTS. A special assessment may be levied by the Homeowners Association for the purpose of defraying in whole or in part the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement upon the Outlot areas in the Subdivision, if consented by a two-thirds (2/3) majority vote of the members voting at a duly called meeting of the Homeowners Association at which a quorum is present. Such special assessments shall be due and payable ninety (90) days after the required affirmative majority vote of the members of the Homeowners Association.

6.7 PROOF OF PAYMENT. The Subdivision Association shall, upon demand at any time, furnish to any Owner a certificate in writing signed by an officer of the Homeowners Association setting forth whether said assessments have been paid. Such certificate shall be conclusive evidence of the payment of any and all assessments therein stated to have been paid.

6.8 LIENS AND COLLECTION OF ASSESSMENTS.
(a) Establishment of Liens. Any and all Subdivision Association assessments made by the Subdivision Association and in accordance with the provisions of this Declaration with interest thereon at the lesser of eighteen percent (18%) per annum or the highest rate allowed by law and costs of collection, including, but not limited to, reasonable attorney's fees are hereby declared to be a charge and a continuing lien upon the Lots and Residential Units against which each such Subdivision Association assessment was made. Each Subdivision Association assessment against a Lot, and Residential Unit, together with interest and costs of collection thereof, including reasonable attorney's fees, shall be the personal obligation of the Owner of each Lot, and Residential Unit assessed. Said lien shall be effective only from and after the time of the recordation with the Register of Deeds of Kenosha County, of a written acknowledged statement by the Subdivision Association setting forth the amount due to the Subdivision Association as of the date the statement is signed. Upon full payment of all sums secured by that lien, the party making payment shall be entitled to a satisfaction of the statement of lien in recordable form. Notwithstanding anything to the contrary herein contained, where an institutional mortgage of record obtains title to a Lot, or Residential Unit as a result of foreclosure of its mortgage or by virtue of deed in lieu of foreclosure, such acquirer of title, its successors or assigns, shall not be liable for the share of Subdivision Association assessments pertaining to such Lot, or Residential Unit or charged to the former Owner thereof which became due prior to the acquisition of title as a result of the foreclosure or deed in lieu thereof, unless the Subdivision Association assessment against the Lot, or Residential Unit in question is secured by a claim of lien for the Subdivision Association assessment, as recorded prior to the recordation of the lis pendens in the mortgage foreclosure proceedings or with respect to which a deed in lieu of foreclosure was given.

(b) Collection of Subdivision Association Assessments. In the event any Owner shall fail to pay any Subdivision Association assessment or installment thereof, charged to such Owner, within fifteen (15) days after the same becomes due, then the Subdivision Association, through its Board of Directors, shall have any and all of the following remedies, to the extent permitted by law, which remedies are cumulative, and which remedies are not in lieu of, but are in addition to, all other remedies available to the Subdivision Association: (i) To advance on behalf of the Owner in default, funds to accomplish the needs of the Subdivision Association, up to and including the full amount for which such Owner is liable to the Subdivision Association, in the amount or amounts of money so advanced, together with interest and all costs of collection thereof, including but not limited to, reasonable attorney's fees, may thereupon be collected by the Subdivision Association, and such advance by the Subdivision Association shall not waive the default. (ii) To file an action in equity to foreclose its lien at any time after the effective date thereof. The lien may be foreclosed by an action in the name of the Subdivision Association in like manner as the foreclosure of a mortgage on real property. (iii) To file an action at law to collect said Subdivision Association assessment, plus interest, plus court costs and reasonable attorney's fees without waiving any lien rights or rights of foreclosure in the Subdivision Association.

(c) Collection by Developer. In the event for any reason the Subdivision Association shall fail to collect the Subdivision Association assessment, then in that event, the Developer shall at all times have the right (but not the obligation): (i) To advance such sums as the Subdivision Association could have collected as set forth above; and (ii) To collect such Subdivision Association assessment and, if applicable, any such sums advanced by Developer; utilizing remedies available to the Subdivision Association as set forth above, which remedies (including, but not limited to, recovery of reasonable attorney's fees) are hereby declared to be available to Developer

ARTICLE VII
GENERAL PROVISION

7.1 TERM AND AMENDMENT. Unless amended as herein provided, this Declaration shall run with the Property and be binding upon all persons claiming under the Developer, and shall be for the benefit of and be enforceable solely by the Homeowners Association for a period of one hundred years (100) years from the date this Declaration is recorded and shall automatically be extended for successive periods of fifty (50) years unless an instrument signed by the Owners of two-thirds of the Lots has been recorded, agreeing to terminate this Declaration in whole or in part. For the first fifteen (15) years following the date this Declaration is recorded, this Declaration may be amended, subject to the Village/Town of Somers written approval, at any time by written Declaration, executed in such manner as to be recordable; setting forth such annulment, labor, change, modification, or amendment executed: (a) solely by the Developer until such time as Developer conveys 55% of all Lots to other Owners, and thereafter (b) by Owners of 75% of the Lots (such Owners and percentage to be determined as provided in the By-Laws), provided the written consent of the Developer or its successors and assigns is first obtained, so long as the Developer, or its successors and assigns shall own any Lots. Subsequent to such fifteen (15) year period, this Declaration may be amended by written Declaration executed by at least 75% of the Lots subject to this Declaration provided that prior written approval of the Village/Town of Somers is obtained. Such written Declaration shall become effective upon recording in the Office of the Register of Deeds of Kenosha County, Wisconsin. All amendments shall be consistent with the general plan of development embodied in this Declaration.

7.2 SEVERABILITY. Invalidation of any one of these restrictions by judgment or order of any court or administrative agency shall in no way affect any other restriction and such other restriction(s) shall remain in full force and effect. Any restriction, which shall be or become in violation of any law, regulation or restriction of a governmental body, shall be construed as if in conformity with such law, regulation or restriction.

7.3 OCCUPANCY AND USE OF RESIDENCES. All residences shall be occupied and used for single- family residence purposes only.

7.4 COMPLIANCE WITH THE LAW. The Developer, its successors and assigns, and all parties hereafter having an interest in the property, are subject to all rules, codes, regulations, and ordinances of the Village/Town of Somers, Kenosha County, the State of Wisconsin and the federal government, and the same may be more restrictive than these Restrictions. In the event there is a conflict between the requirements of these Restrictions and any provision of the Village, County, State or federal law or regulation, the more restrictive provisions shall apply.

Dated this _____ day of _____, 2026.

_____
Mastercraft Builders, LLC - Member

STATE OF WISCONSIN)
) SS
COUNTY OF KENOSHA)

This Agreement was acknowledged before me this _____ day of _____, 2026 by _____, whose presence is known to me to be the Member of MasterCraft Builders, LLC.

Notary Public, Wisconsin.
My commission expires:

1-29-26

**Exhibits to the Restrictive Covenants for Bella Terra,
Village/Town of Somers, Wisconsin**

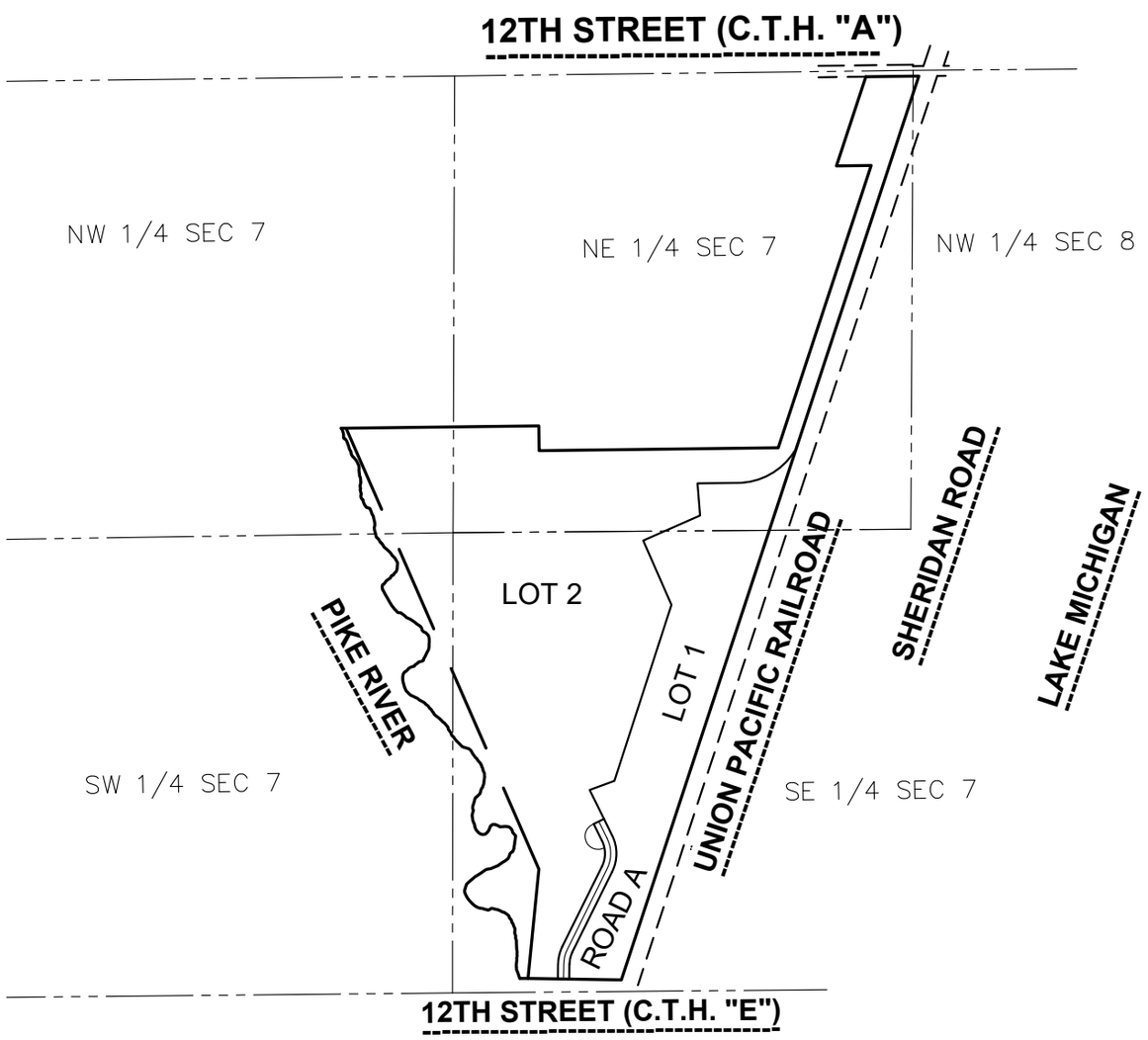
Exhibit A: Legal Description of the Property

Exhibit B: Bella Terra Subdivision Final Plat

This Document Prepared by:
James J. Duerrwaechter
5008 Green Bay Road
Kenosha, WI 53142

CERTIFIED SURVEY MAP NO. ___

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.



VICINITY MAP

SECTION 7, T02N, R23E
KENOSHA COUNTY

NOTES

1. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY REFERENCE SYSTEM (WisCRS), KENOSHA COUNTY. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 07-02-23, BEARS N00°16'48"E.
2. SEE SHEET 2 & 3 FOR BOUNDARY DETAILS.
3. SEE SHEET 5 FOR LINE AND CURVE TABLES
4. PARCEL NUMBER 83-4-223-074-0006

north

0' 500' 1000'

SCALE: 1"=1000'

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

DRAFT

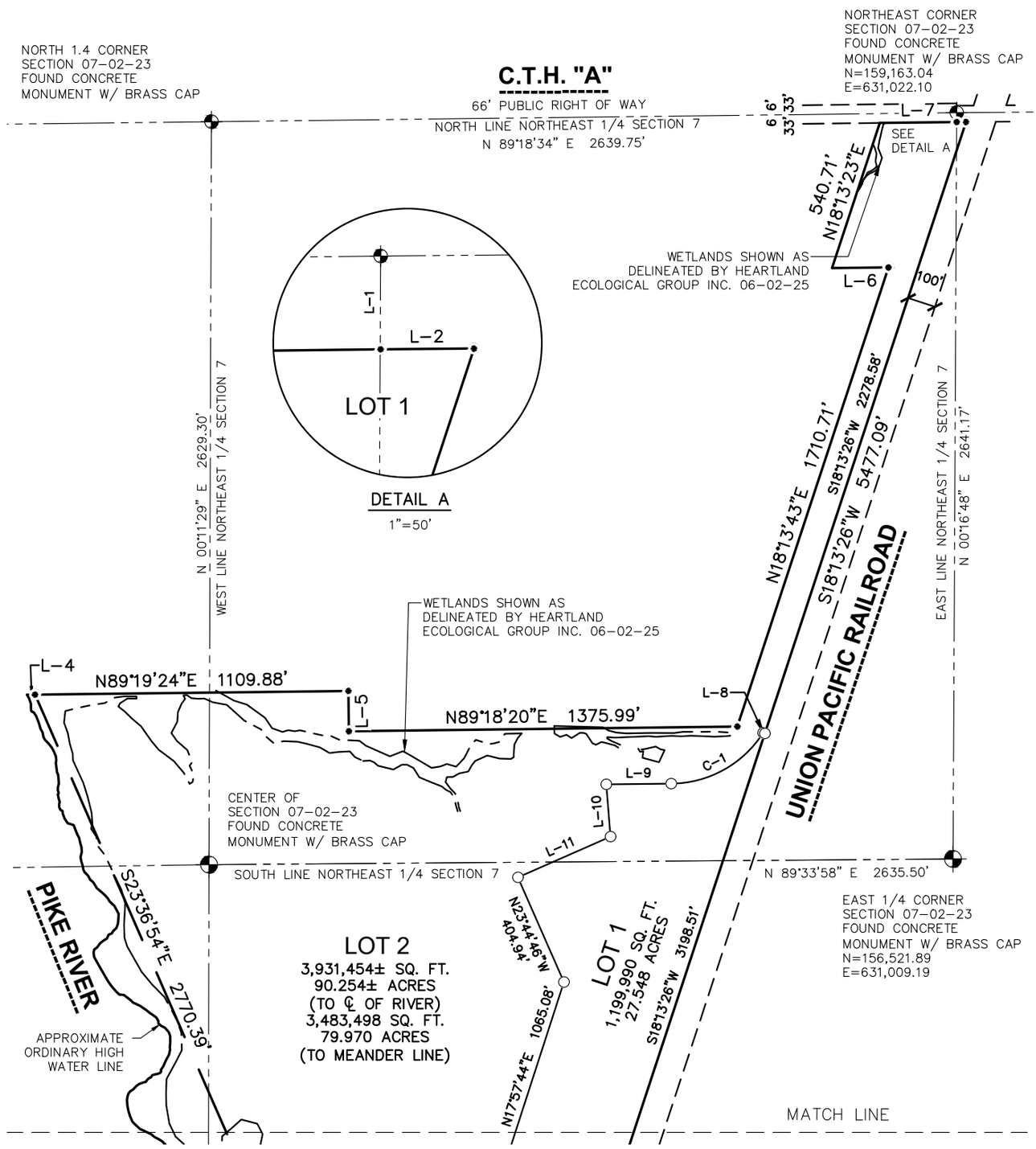
THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR S-2812.

SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SUBDIVIDER: ROERS ACQUISITIONS LLC OWNERS: SFW LAND, LLC FETTNER HERGOTT INVESTMENT GROUP LLC	PROJECT NO: 24-14964 FIELDBOOK/PG: ___ SHEET NO: 1 OF 7	SURVEYED BY: CL DRAWN BY: CMD

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 CSM.dwg Layout: S1 User: dan.bednar Plotted: Jan 29, 2026 - 4:16pm

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- MEANDER LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- DELINEATED WETLANDS
- EDGE OF WATER

north

0' 250' 500'

SCALE: 1"=500'

WISCONSIN
DANIEL E. BEDNAR
S-2812
GERMANTOWN WI
LAND SURVEYOR

DRAFT

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

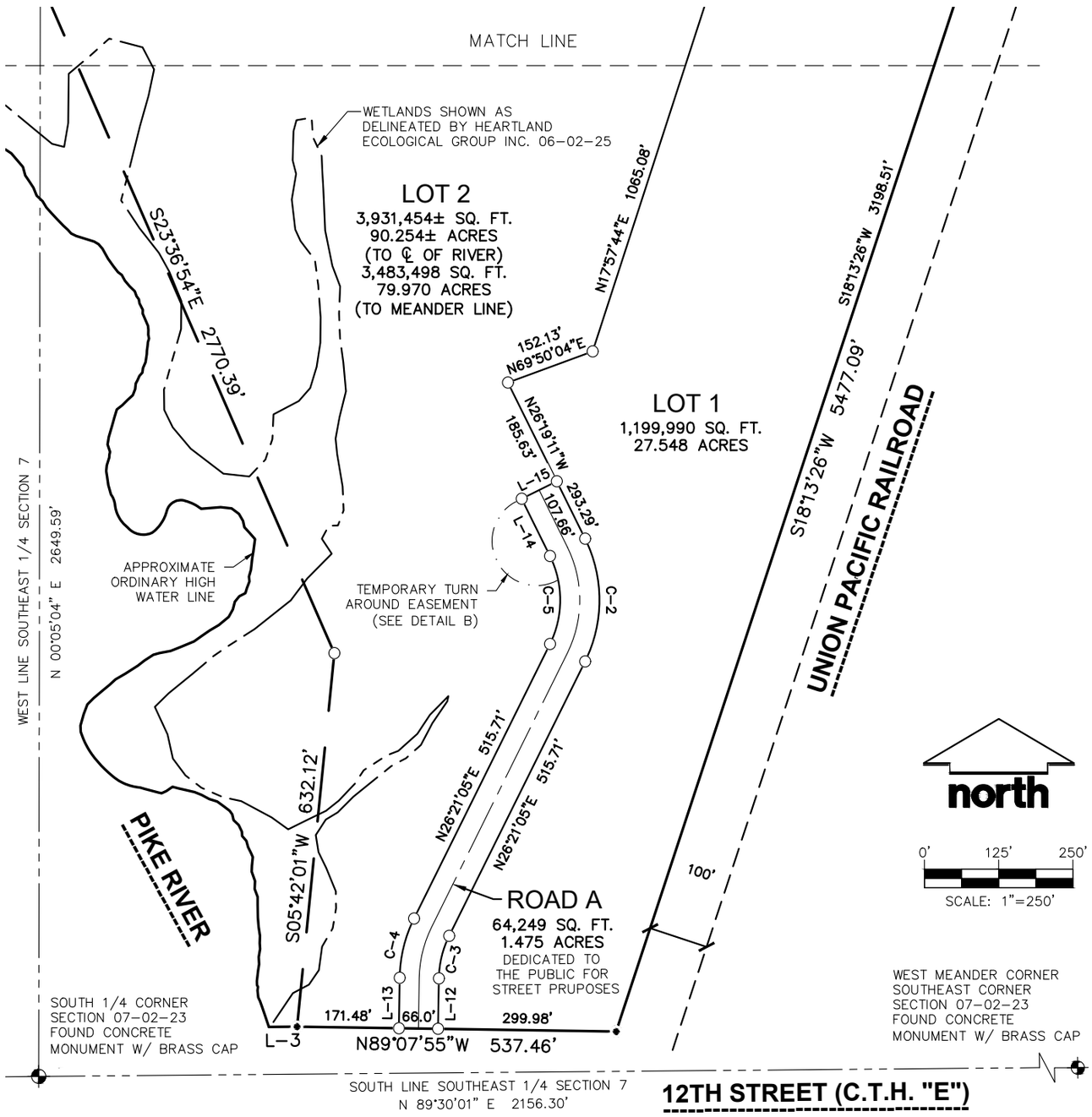
THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR S-2812.

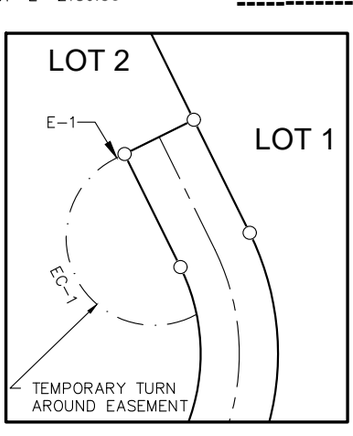
DATE: JANUARY __, 2026
SHEET NO: 2 OF 7

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 CSM.dwg Layout: S2 User: dan.bednar Plotted: Jan 29, 2026 - 4:16pm

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.





DETAIL A
1"=150'

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- MEANDER LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- DELINEATED WETLANDS
- APPROXIMATE ORDINARY HIGH WATER LINE

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

DRAFT

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR S-2812.

DATE: JANUARY __, 2026
SHEET NO: 3 OF 7

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 CSM.dwg Layout: S3 User: dan.bednar Plotted: Jan 29, 2026 - 4:16pm

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
EC–1	239.38'	75.00'	182°52'33"	149.95'	S27°36'43"E

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E–1	S63°49'33"W	8.81'

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C–1	390.06'	056°51'31"	N61°05'37"E	371.40'	387.09'	211.16
C–2	233.00'	052°40'16"	N00°00'57"E	206.73'	214.19'	115.34
C–3	167.00'	025°29'00"	N13°36'35"E	73.67'	74.28'	37.76
C–4	233.00'	025°29'00"	S13°36'35"W	102.78'	103.63'	52.69
C–5	167.00'	052°40'16"	N00°00'57"E	148.17'	153.52'	82.67

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N0°16'48"E	33.00'
L–2	N89°31'18"E	33.23'
L–3	S89°31'42"W	47.39'
L–4	S89°19'24"W	28.57'
L–5	S0°42'24"E	142.54'
L–6	S89°18'23"W	199.77'
L–7	N89°18'34"E	272.13'
L–8	S72°27'09"E	6.61'
L–9	N89°24'43"E	230.20'
L–10	N4°35'52"W	185.56'
L–11	N66°15'14"E	358.04'
L–12	N0°52'05"E	84.90'
L–13	N0°52'05"E	84.90'
L–14	N26°19'11"W	107.66'
L–15	S63°40'49"W	66.00'



SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR S–2812.

DATE: JANUARY __, 2026
SHEET NO: 4 OF 7

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 CSM.dwg Layout: S4 User: dan.bednar Plotted: Jan 29, 2026 - 4:16pm

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

LEGAL DESCRIPTION

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE TOWN OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S 00°16'48" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 7, 33.00 FEET TO A POINT ON THE SOUTH LINE OF COUNTY TRUNK HIGHWAY "A" (CTH A) AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 89°31'18" E ALONG SAID SOUTH LINE 33.23 FEET TO A POINT ON THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE S 18°13'26" W ALONG SAID LINE 5477.09 FEET TO A POINT ON THE NORTH LINE OF COUNTY TRUNK HIGHWAY "E"; THENCE N 89°07'55" W ALONG SAID NORTH LINE 537.46 FEET TO A POINT ON A MEANDER LINE OF THE PIKE RIVER; THENCE N 05°42'01" E ALONG SAID LINE 632.12 FEET; THENCE N 23°36'54" W ALONG SAID LINE 2770.39 FEET; THENCE N 89°19'24" E 1109.88 FEET; THENCE S 00°42'24" E 142.54 FEET; THENCE N 89°18'20" E 1375.99 FEET; THENCE N 18°13'43" E 1710.71 FEET ; THENCE S 89°18'23" W 199.77 FEET; THENCE N 18°13'23" E 540.71 FEET TO A POINT ON THE SAID SOUTH LINE OF CTH A; THENCE N 89°18'34" E ALONG SAID LINE 272.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,747,737 SQUARE FEET OR 108.9930 ACRES TO THE MEANDER LINE.
SAID PARCEL CONTAINS 5,195,693± SQUARE FEET OR 119.2770± ACRES TO THE ℄ OF THE PIKE RIVER.

SURVEYOR'S CERTIFICATE

I, DANIEL E. BEDNAR, PROFESSIONAL LAND SURVEYOR S-2812, DO HEREBY CERTIFY THAT BY DIRECTION OF ROERS COMPANIES, I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN.

DRAFT

DANIEL E. BEDNAR, S-2812 DATE
PROFESSIONAL LAND SURVEYOR

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

DRAFT

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR S-2812.

DATE: JANUARY __, 2026
SHEET NO: 5 OF 7

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 CSM.dwg Layout: S5 User: dan.bednar Plotted: Jan 29, 2026 - 4:16pm

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

SFW LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID LIMITED LIABILITY COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF SOMERS FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID SFW LAND, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

SFW LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

_____

DAVID S. COHEN, AUTHORIZED REPRESENTATIVE

STATE OF _____) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2026, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED SFW LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____

NOTARY PUBLIC,

_____ COUNTY, _____

_____ MY COMMISSION EXPIRES



DRAFT

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR S-2812.

DATE: JANUARY __, 2026
SHEET NO: 6 OF 7

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 CSM.dwg Layout: S6 User: dan.bednar Plotted: Jan 29, 2026 - 4:17pm

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

FETTNER HERGOTT INVESTMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID LIMITED LIABILITY COMPANY FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF SOMERS FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID FETTNER HERGOTT INVESTMENT GROUP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2026.

FETTNER HERGOTT INVESTMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

_____
JAY HERGOTT, AUTHORIZED REPRESENTATIVE

_____
MARILYN FETTNER, AUTHORIZED REPRESENTATIVE

STATE OF _____) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2026, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED FETTNER HERGOTT INVESTMENT GROUP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC,

_____ COUNTY, _____

_____ MY COMMISSION EXPIRES

VILLAGE OF SOMERS PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF SOMERS PLAN COMMISSION ACTION OF _____, 2026.

_____ _____
WENDY BURNETTE, SECRETARY DATE

VILLAGE OF SOMERS PLAN COMMISSION

VILLAGE OF SOMERS BOARD APPROVAL CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOMERS ON THE _____ DAY OF _____ , 2026.

_____
WENDY BURNETTE, CLERK
VILLAGE OF SOMERS

WISCONSIN
DANIEL E. BEDNAR S-2812 GERMANTOWN WI
LAND SURVEYOR

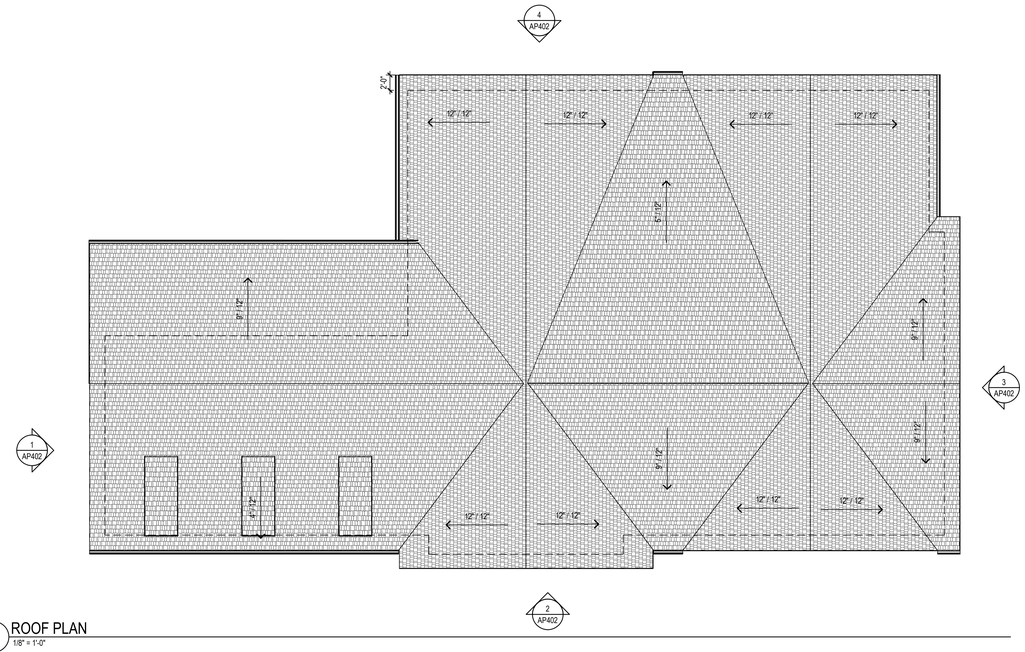
DRAFT

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

THIS INSTRUMENT WAS DRAFTED BY DANIEL E. BEDNAR S-2812.

DATE: JANUARY __, 2026
SHEET NO: 7 OF 7

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 CSM.dwg Layout: S7 User: dan.bednar Plotted: Jan 29, 2026 - 4:17pm



2 ROOF PLAN
1/8" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"

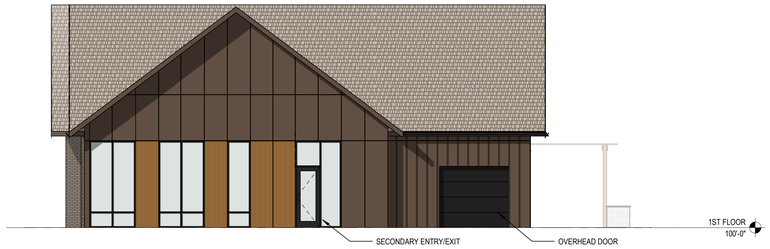
0 4' 8'

SQUARE FOOTAGE		
CLUB HOUSE	SF	
1ST	5,093	
TOTAL	**5,093 GSF**	

Engberg Anderson

SOMERS CLUBHOUSE

CLUBHOUSE PLAN
Scale: As indicated
Date: 01/30/26
Engberg Anderson Project No.: 253855



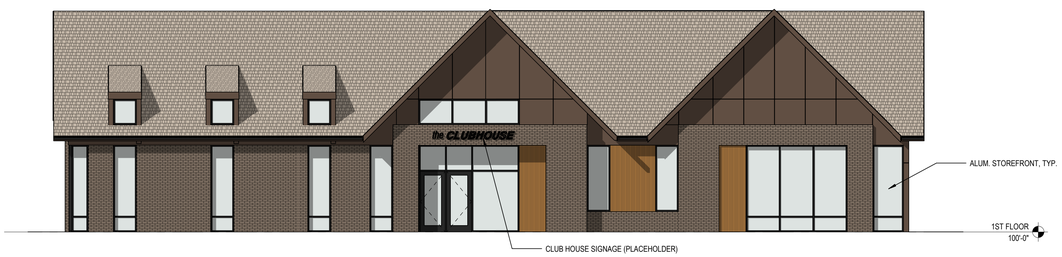
3 CLUBHOUSE - NORTH ELEVATION
1/8" = 1'-0"



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



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



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

EXTERIOR MATERIALS

- DIMENSIONAL ASPHALT SHINGLES
- BRICK MASONRY
- BOARD & BATTEN - CEMENT BOARD
- CEMENT BOARD PANEL
- WOOD LOOK CEMENT BOARD

Engberg Anderson

SOMERS CLUBHOUSE

EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"
Date: 01/30/26
Engberg Anderson Project No.: 253855

AP402



Engberg Anderson

SOMERS CLUBHOUSE

RENDERING
Scale:
Date: 01/30/26
Engberg Anderson Project No.: 253855



Engberg Anderson

SOMERS CLUBHOUSE

RENDERING
Scale:
Date: 01/30/26
Engberg Anderson Project No.: 253855



Engberg Anderson

SOMERS CLUBHOUSE

RENDERING
Scale:
Date: 01/30/26
Engberg Anderson Project No.: 253855



Engberg Anderson

SOMERS CLUBHOUSE

RENDERING
Scale:
Date: 01/30/26
Engberg Anderson Project No.: 253855

Village of Sommers Comprehensive Plan Amendment - Compatibility Responses

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain

The proposed apartment complex advances Kenosha County's adopted goals and objectives by supporting sustainable growth patterns, expanding housing choice, and strengthening transportation connectivity while protecting community character and public resources.

Balanced and Sustainable Land Use

The development encourages a balanced and sustainable distribution of land uses by introducing residential housing in an area served by existing public infrastructure and services. By locating new housing within an established urban service area, the project supports efficient land use patterns that meet the social, physical, and economic needs of County residents while minimizing the extension of public utilities and services. This approach helps accommodate projected population and household growth through the 2035 planning horizon without contributing to unnecessary land consumption or sprawl.

Efficient Growth and Infrastructure Utilization

The proposed apartment complex is designed to utilize existing transportation, utility, and public service infrastructure, thereby reducing long-term public costs and promoting fiscally responsible development. Concentrating residential growth in areas with existing infrastructure supports infill and redevelopment objectives, enhances service efficiency, and avoids the leapfrog approach to land development. The project avoids environmentally sensitive areas and incorporates site design practices that protect natural resources, consistent with County objectives to preserve environmental quality and community character.

Housing Choice and Affordability

The development directly supports the County's goal of promoting a range of affordable housing choices for residents of all income levels, ages, and abilities. The apartment complex expands rental housing opportunities for working households, young families, seniors, and individuals with disabilities, helping to address documented housing needs within Kenosha County. The project's design encourages flexibility in housing options and incorporates elements of universal design principles to improve accessibility and usability

for residents with varying physical abilities, supporting aging in place and inclusive community living.

Community Character and Quality of Life

Through thoughtful site planning, building orientation, and landscaping, the proposed development complements the distinct character of the community. The project contributes to an attractive and healthful physical environment by incorporating open space, resident amenities, and opportunities for social interaction. By locating more compact residential development within urbanized areas, the project helps preserve rural landscapes, agricultural vistas, and natural resources elsewhere in the County.

Transportation and Mobility

The apartment complex supports the County's transportation goals by promoting development patterns that reduce vehicle dependency and encourage multiple transportation options. The site's proximity to existing road networks, transit routes, and community destinations allows residents to access employment, services, and recreation efficiently. The project's realization of multi-modal principles will result in the development's residents having healthier lifestyle choices when it comes to connectivity.

Long-Term Sustainability and Fiscal Responsibility

By aligning residential growth with existing services and infrastructure, the proposed apartment complex enables the County and local jurisdictions to better evaluate and manage long-term fiscal impacts. The project supports efficient service delivery, balanced development, and sustainable land use practices that benefit both current and future residents.

Conclusion

Overall, the proposed apartment complex is consistent with Kenosha County's comprehensive planning goals and objectives. It accommodates anticipated growth, expands affordable and accessible housing options, promotes efficient and sustainable development patterns, supports multimodal transportation, and preserves the County's natural and community assets. The project represents a responsible approach to growth that advances the long-term health, safety, and welfare of Kenosha County residents.

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

The proposed Comprehensive Plan amendment to expand the high-density residential considerations to more of the subject property is compatible with the surrounding land

uses and supports the existing development pattern in the area. The site is located in proximity to the University of Wisconsin–Parkside and Carthage College, both of which are institutional land uses that generate ongoing demand for nearby housing for students, faculty, staff, and affiliated professionals. The proposed development also aligns well with the shared-use sidepath located adjacent to the site. This multimodal facility provides safe and convenient pedestrian and bicycle access, supporting non-vehicular transportation, reducing reliance on automobiles, and promoting a healthy lifestyle.

Open space areas surrounding the site further enhance compatibility by providing visual buffers, recreational opportunities, and transitions between different land uses. The presence of open space helps mitigate potential impacts associated with this development, such as building scale and activity levels, while contributing to an attractive and healthful living environment. Placing apartment development like this within close proximity to open space can enhance safety through passive surveillance and increase utilization of recreational amenities. Overall, the proposed Comprehensive Plan amendment represents an appropriate and compatible land use transition that supports institutional uses, leverages existing transportation infrastructure, and respects surrounding open space.

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

The proposed amendment is not expected to result in any negative environmental impacts. The conversion of the site from active farmland to a thoughtfully planned and stabilized development, incorporating modern stormwater management and treatment systems, is anticipated to provide an overall environmental benefit. Properly designed stormwater facilities will control runoff, reduce erosion, and improve water quality before discharging to the surrounding watershed. All site construction activities will be conducted in accordance with an approved stormwater runoff and erosion control plan and will comply with applicable state and local development standards, ensuring that environmental resources are protected both during construction and over the long term.

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

The proposed apartment complex delivers a substantial public benefit by expanding access to high-quality housing while supporting the community's long-term planning, economic, and sustainability objectives. By introducing a mix of modern, well-designed residential units in a compact and efficient development pattern, the project helps address current and projected housing demand, supports workforce and family housing needs, and

promotes more efficient use of land and existing infrastructure. The development encourages walkability and connectivity, reduces pressure for outward expansion, and incorporates sustainable design practices that lower environmental impacts over time. In addition, the project is expected to strengthen the local tax base, support nearby businesses, and contribute to a safe, attractive, and cohesive neighborhood, providing lasting social and economic benefits to the broader community.

e-5) Are public roads, services, and utilities available, or planned to be available in the near

The public roads, services, and utilities are adjacent to this property and provide the necessary means to serve the proposed development associated with the amendment. The site is located in an area already served by public water and sanitary sewer systems with sufficient capacity to accommodate the proposed development. In addition, existing pedestrian infrastructure in the vicinity, including sidepaths and connections to nearby destinations, supports safe and convenient non-vehicular access. Together, these facilities provide a strong foundation for the proposed development and can serve it efficiently without the need for significant new public infrastructure investments.

Water

Water service to the development will be provided in accordance with direction from the Village of Somers Utility Department. The site will be served by an extension of the existing 12-inch public water main located within the 12th Street (CTH E) public right-of-way. The proposed 12-inch water main will extend east–west within the 12th Street right-of-way. A proposed 12-inch water main will then extend north within the proposed public roadway serving the site and the future development to the west. An 8-inch public water main looped branch will extend into the development reconnect to a secondary proposed 12-inch public water main which will extend into and throughout the development to provide service. This 12-inch main will connect back to the existing 8-inch public water main in 10th Street, creating a fully looped water system. An additional 12-inch public water main extension for future development to the north will terminate at the northern property limits. The Village of Somers Utility Department has confirmed that the proposed water system meets Village standards and that sufficient capacity is available to serve the development.

Sanitary Sewer

Sanitary service to the development will be provided in accordance with direction from the Village of Somers Utility Department. Sanitary service to the site will be provided via an extension of the existing 10-inch public sanitary sewer main located in South 11th Place. The proposed public main extension will enter the site from the east and extend west

across the property, terminating with a plugged stub to accommodate a future extension to the adjacent parcel. Two 10-inch public sanitary sewer laterals will branch from the public main and extend north and south to serve the full development. two additional laterals will also extend from this system. One 8-inch public sanitary extension to the east to service the Village of Somers Fire Station No.2, and one 10-inch public sanitary sewer stub to the north which will terminate at the northern property boundary for future development use. The Village of Somers Utility Department has confirmed that both capacity and system utilization are adequate to support the proposed development.

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

There are existing and planned facilities and services that will adequately serve the development. An existing bus route travels along 12th, providing transit service to the site that would connect to the area's higher education facilities. The development's proximity to these institutions makes the proposed development housing desirable to students and university employees. A fire station, which would serve the development, is located on the southeast corner of the site. The planned expansion of the Pike Trail will connect this development to downtown Kenosha in the south, positively impacting both recreational and alternative transportation modes to jobs, shopping, dining, and services. Nearby recreation opportunities, including sports fields, can be found at Peorio Park just south of this development.

Somers Land Use Plan 2035 "Existing Comprehensive Plan"



KENOSHA COUNTY INTERACTIVE MAPPING

- Street Centerlines

CountyLUP

- Agricultural and Rural-Density Residential
- Business/Industrial Park
- Commercial
- Extractive
- Farmland Protection
- General Agricultural and Open Land
- Governmental and Institutional
- High-Density Residential
- INRA
- Industrial
- Landfill
- Medium-Density Residential
- Mixed Use
- Nonfarmed Wetland
- Office/Professional Services
- Other Conservancy Land to be Preserved
- PEC
- Park and Recreational
- Rural-Density Residential
- SEC
- Street and Highway Right-of-Way
- Suburban-Density Residential
- Surface Water
- TCU

N S

1:6,000
1" = 500'

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

Date Printed: 1/30/2026

Somers Land Use Plan 2035 "Proposed Comprehensive Plan Classification Change"



KENOSHA COUNTY
INTERACTIVE MAPPING

- Street Centerlines

CountyLUP

- Agricultural and Rural-Density Residential
- Business/Industrial Park
- Commercial
- Extractive
- Farmland Protection
- General Agricultural and Open Land
- Governmental and Institutional
- High-Density Residential
- INRA
- Industrial
- Landfill
- Medium-Density Residential
- Mixed Use
- Nonfarmed Wetland
- Office/Professional Services
- Other Conservancy Land to be Preserved
- PEC
- Park and Recreational
- Rural-Density Residential
- SEC
- Street and Highway Right-of-Way
- Suburban-Density Residential
- Surface Water
- TCU

N
S

1:6,000
1" = 500'

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

Date Printed: 1/30/2026

May 2015

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:
SFW LLC + FETTNER HERGOTT LLC x [signature] Sole MGR.
Signature

Mailing Address:
1431 TOULON

City: HIGHLAND PARK State: IL Zip: 60035

Phone Number: (847) 204-5810 E-mail (optional): _____

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):
Roers Companies (Attn: Nick Asta) x [signature]
Signature

Mailing Address:
2 Carlson Pkwy N #400

City: Plymouth State: MN Zip: 55447

Phone Number: 651.252.7019 E-mail (optional): nick.asta@roerscompanies.com

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

Medium Density Residentail and High-Density Residential

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

High-Density Residential

VILLAGE OF SOMERS

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

SFW LLC x _____
Signature

Mailing Address:

7 Mountain Road

City: Lexington State: MA Zip: 02420

Phone Number: (505) 577-8286 E-mail (optional): david@jdinvestco.com

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Roers Companies (Attn: Nick Asta) x _____
Signature

Mailing Address:

2 Carlson Pkwy N #400

City: Plymouth State: MN Zip: 55447

Phone Number: 651.252.7019 E-mail (optional): nick.asta@roerscompanies.com

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

Medium Density Residentail and High-Density Residential

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

High-Density Residential

Scanned with CamScanner

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

Roers Companies is proposing the construction of a high-quality, residential community consisting of 200 modern, family-oriented apartment units located at the northwest of 12th Street and Sheridan Road in Kenosha, Wisconsin. The development will be composed of 15 two-story stacked flat buildings, by way of five 8-unit buildings and ten 16-unit buildings. These structures are thoughtfully designed to comply with all applicable zoning requirements and Village guidance. Building architecture will incorporate masonry elements, large windows, and durable cementitious siding, creating an attractive and cohesive residential environment. The project will provide a combination of tuck-under garages and surface parking, with each unit assigned one dedicated garage space. Berms and enhanced landscaping will be integrated throughout the site to create a sense of inward cohesion, buffer future development to the west, and provide visual and spatial separation from the railroad corridor to the east.

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:

See word file attachment for full explanation.

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

The proposed Comprehensive Plan amendment to expand the high-density residential considerations to more of the subject property is compatible with the surrounding land uses and supports the existing development pattern in the area. The site is located in proximity to the University of Wisconsin–Parkside and Carthage College, both of which are institutional land uses that generate ongoing demand for nearby housing for students, faculty, staff, and affiliated professionals. The proposed development also aligns well with the shared-use sidepath located adjacent to the site. This multimodal facility provides safe and convenient pedestrian and bicycle access, supporting non-vehicular transportation, reducing reliance on automobiles, and promoting a healthy lifestyle.

Open space areas surrounding the site further enhance compatibility by providing visual buffers, recreational opportunities, and transitions between different land uses. The presence of open space helps mitigate potential impacts associated with this development, such as building scale and activity levels, while contributing to an attractive and healthful living environment. Placing the apartment development like this within close proximity to open space can enhance safety through passive surveillance and increase utilization of recreational amenities. Overall, the proposed Comprehensive Plan amendment represents an appropriate and compatible land use transition that supports institutional uses, leverages

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

The proposed amendment is not expected to result in any negative environmental impacts. The conversion of the site from active farmland to a thoughtfully planned and stabilized development, incorporating modern stormwater management and treatment systems, is anticipated to provide an overall environmental benefit. Properly designed stormwater facilities will control runoff, reduce erosion, and improve water quality before discharging to the surrounding watershed. All site construction activities will be conducted in accordance with an approved stormwater runoff and erosion control plan and will comply with applicable state and local development standards, ensuring that environmental resources are protected both during construction and over the long term.

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

The proposed apartment complex delivers a substantial public benefit by expanding access to high-quality housing while supporting the community's long-term planning, economic, and sustainability objectives. By introducing a mix of modern, well-designed residential units in a compact and efficient development pattern, the project helps address current and projected housing demand, supports workforce and family housing needs, and promotes more efficient use of land and existing infrastructure. The development encourages walkability and connectivity, reduces pressure for outward expansion, and incorporates sustainable design practices that lower environmental impacts over time. In addition, the project is expected to strengthen the local tax base, support nearby businesses, and contribute to a safe, attractive, and cohesive neighborhood, providing lasting social and economic benefits to the broader community.

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

The public roads, services, and utilities are adjacent to this property and provide the necessary means to serve the proposed development associated with the amendment. The site is located in an area already served by public water and sanitary sewer systems with sufficient capacity to accommodate the proposed development. In addition, existing pedestrian infrastructure in the vicinity, including sidepaths and connections to nearby destinations, supports safe and convenient non-vehicular access. Together, these facilities provide a strong foundation for the proposed development and can serve it efficiently without the need for significant new public infrastructure investments.

See word file attachment for full explanation on water and sewer utilities.

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

There are existing and planned facilities and services that will adequately serve the development. An existing bus route travels along 12th, providing transit service to the site that would connect to the area's higher education facilities. The development's proximity to these institutions makes the proposed development housing desirable to students and university employees. A fire station, which would serve the development, is located on the southeast corner of the site. The planned expansion of the Pike Trail will connect this development to downtown Kenosha in the south, positively impacting both recreational and alternative transportation modes to jobs, shopping, dining, and services. Nearby recreation opportunities, including sports fields, can be found at Peorio Park just south of this development.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Village of Somers Comprehensive Plan:

Lot 2 in Certified Survey Map No. 2275, recorded November 26, 2001 as Document No. 1244084 and being part of the Northwest 1/4 of the Northwest 1/4 of Section 8 and of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and of the Southeast 1/4 of the Northwest 1/4 and of the Northeast 1/4 of the Southwest 1/4 and of the Northeast 1/4, Northwest 1/4, Southwest 1/4 of the Southeast 1/4 of Section 7, and part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 2 North, Range 23 East. Said land being in the Town of Somers, County of Kenosha, State of Wisconsin.
Tas key #: 83-4-223-074-0006

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

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

Request for Land Use Plan Map Amendment (payable to "Kenosha County") $1,435.00

IMPORTANT TELEPHONE NUMBERS

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

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

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

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

ATTACH TO-SCALE MAP OF PROPERTY SHOWING EXISTING COMP. PLAN MAP CLASSIFICATIONS HERE

ATTACH TO-SCALE MAP OF PROPERTY SHOWING PROPOSED COMP. PLAN MAP CLASSIFICATIONS HERE

GENERAL NOTES

1. PROPOSED SITE DEVELOPMENT WILL RESULT IN AN INCREASE OF IMPERVIOUS SURFACE BY 410,559 S.F. (9.425 ACRES) AND WILL DISTURB MORE THAN 1 ACRE WHICH IS THE THRESHOLD THAT TRIGGERS STORMWATER MANAGEMENT. STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE AND HAS BEEN DESIGN TO BE HANDLE THROUGH THE UTILIZATION OF THREE STORMWATER BASINS.

2. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.

3. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.

4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.

5. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.

6. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

7. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.

8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

10. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:

10.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
10.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
10.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
10.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
10.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
10.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. GENERAL:
1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT IF PROVIDED. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.

3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
3.2. WEATHER LIMITATIONS:
3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM AR I ICIAL EA SOURCES IS LESS AN UNLESS A VALID EN INEER-ACCE ED COLD WEA ER AVIN LAN IS IN E EC .
3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
3.2.4. A LY ACK COA ONLY W EN E AIR EM ERA URE IS 2 OR MORE UNLESS E EN INEER A ROVES O ERWISE IN WRI IN .
3.2.5. ALL AS AL O U ER AND LOWER LAYERS S ALL E DELIVERED O E RO EC SI E A A EM ERA URE NO LOWER AN 2 .
3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
3.4. BINDER COURSE AGGREGATE:
3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
3.5. SURFACE COURSE AGGREGATE
3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
3.6. ASPHALTIC MATERIALS
3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.

4. CONCRETE PAVING SPECIFICATIONS:
4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

5. PAVEMENT MARKING SPECIFICATIONS:
5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.

5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT IF PROVIDED. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

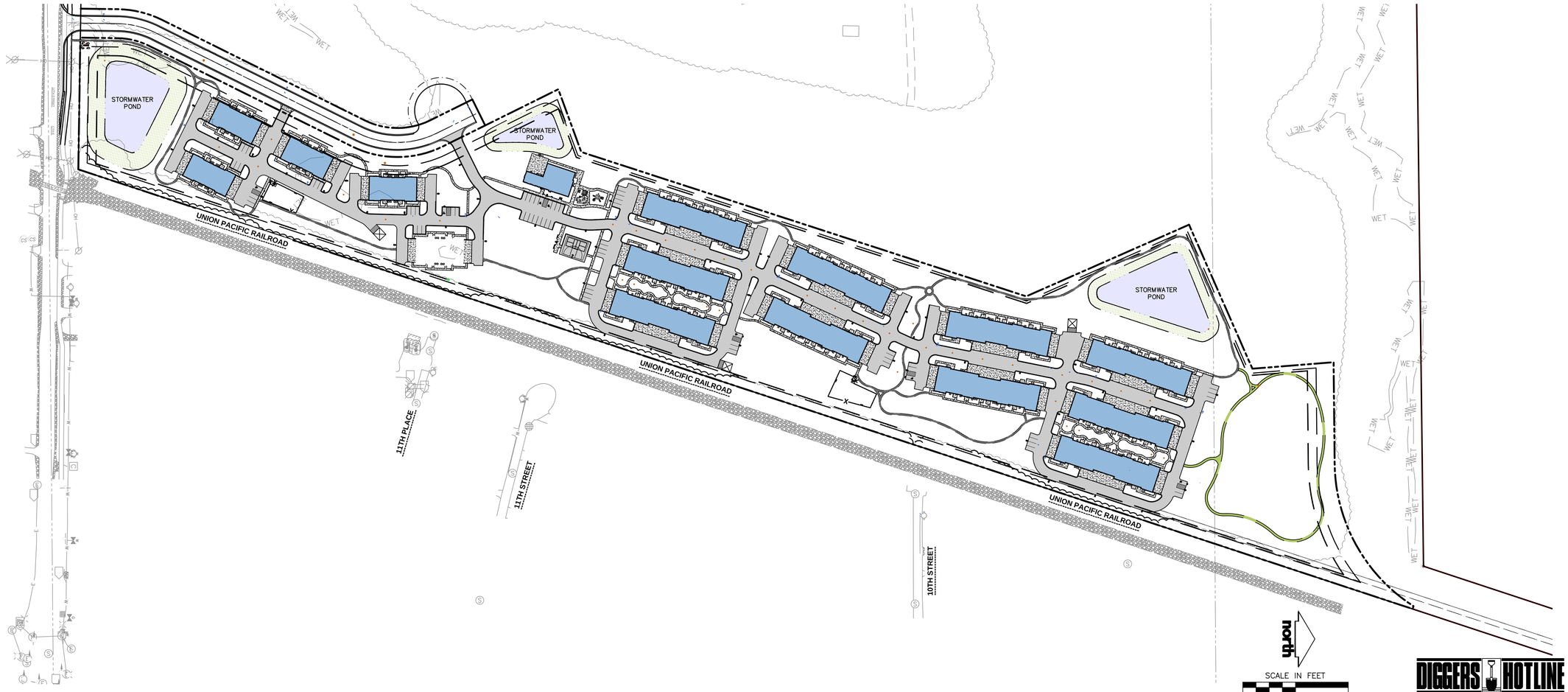
ASPHALT PAVEMENT
1-1/2" BITUMINOUS SURFACE COURSE
2" BITUMINOUS BINDER COURSE
8" CRUSHED AGGREGATE BASE COURSE

CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4" CRUSHED AGGREGATE BASE COURSE

CONCRETE PAD
6" PORTLAND CEMENT CONCRETE
6" CRUSHED AGGREGATE BASE COURSE

SITE INFORMATION

PARCEL NO.	071006316030
SITE AREA	179,681 S.F. (4.125 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	263
ACCESSIBLE	7
TOTAL PARKING STALLS	270
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	0 SF (0.00 ACRES)
EXISTING PERVIOUS SURFACE AREA	1,199,990 SF (27.548 ACRES)
PROPOSED PAVED AREA	267,334 SF (6.137 ACRES)
PROPOSED BUILDING FOOTPRINT	124,376 SF (2.855 ACRES)
PROPOSED AGGREGATE PATH	18,849 SF (0.433 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	410,5591 SF (9.425 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	34%
PROPOSED PERVIOUS SURFACE AREA	789,432 SF (18.123 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	66%
PROPOSED NET IMPERVIOUS INCREASE	410,559 SF (9.425 ACRES)
DISTURBED AREA	1,199,990 SF (27.548 ACRES)



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: N:\JSD\NC\projects\2026\02\24-14964\DWG\Civil Sheets\24-14964 C2.0 Site Plan.dwg Layout: C2.0 User: Patrick.Shay

VILLAGE OF SOMERS
Department of Planning & Development

VILLAGE OF SOMERS REZONING PROCEDURES

☐ **1.** Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance. Note: If the proposed rezoning is part of a proposed land division see the Certified Survey Map Information and Procedures.

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

Meeting Date: March 20th, 2025

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

Meeting Date: March 20th, 2025

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

Filing Deadline: January 30th, 2026

☐ **5.** Upon submission you will be given two copies of the date-stamped application. Submit 10 copies of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board and keep one for your records.

☐ **7.** Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): March 9th, 2026

Village Board meeting date (tentative): May 12th, 2026

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

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center
Department of Public Works & Development Services
19600 - 75th Street, Suite 185-3
Bristol, Wisconsin 53104-9772

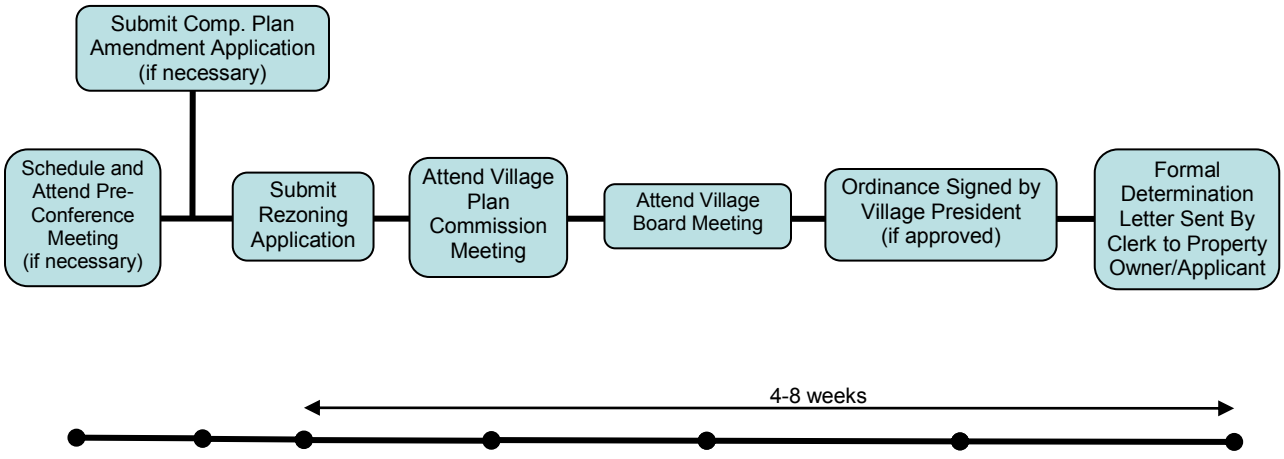
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

Public Works Division of Highways 857-1870

Administration Building
Division of Land Information 653-2622

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

Rezoning Procedure Timeline



For Reference Purposes

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
SFW LLC + FETTNER HERGOTT LLC
Print Name: JAY S. HERGOTT Signature: Mgr.
Mailing Address: 1431 TOULON COURT
City: HIGHLAND PARK State: IL Zip: 60035
Phone Number: 847 204 5810 E-mail (optional):

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

(b) Agent's Name (if applicable):
Print Name: Nick Asta Signature:
Business Name: Roers Companies
Mailing Address: 2 Carlson Pkwy N #400
City: Plymouth State: MN Zip: 55447
Phone Number: 651.252.7019 E-mail (optional): nick.asta@roerscompanies.com

(c) Tax key number(s) of property to be rezoned:
83-4-223-074-0006

Property Address of property to be rezoned:
TBD

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

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:
SFW LLC

Print Name: David S Cohen, Manager Signature: [signature]

Mailing Address: 7 Mountain Road

City: Lexington State: MA Zip: 02420

Phone Number: (505) 577-8286 E-mail (optional): david@jdinvestco.com

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

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

Print Name: Nick Asta Signature: [signature]

Business Name: Roers Companies

Mailing Address: 2 Carlson Pkwy N #400

City: Plymouth State: MN Zip: 55447

Phone Number: 651.252.7019 E-mail (optional): nick.asta@roerscompanies.com

(c) Tax key number(s) of property to be rezoned:
83-4-223-074-0006

Property Address of property to be rezoned:
TBD

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

Scanned with CamScanner

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

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

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

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

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

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

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

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

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

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

Supervisory District Number: 15 County Board Supervisor: Dave Geertsen

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

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

(For other fees see the Fee Schedule)

Note: Agricultural Use Conversion Charge

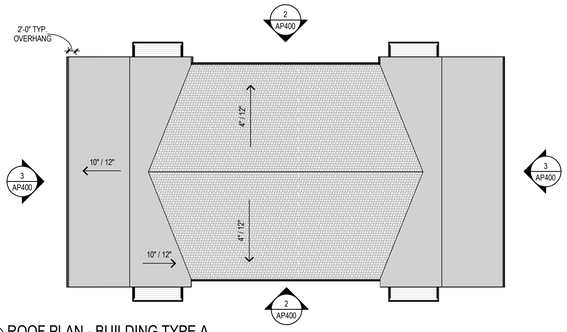
The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may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

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

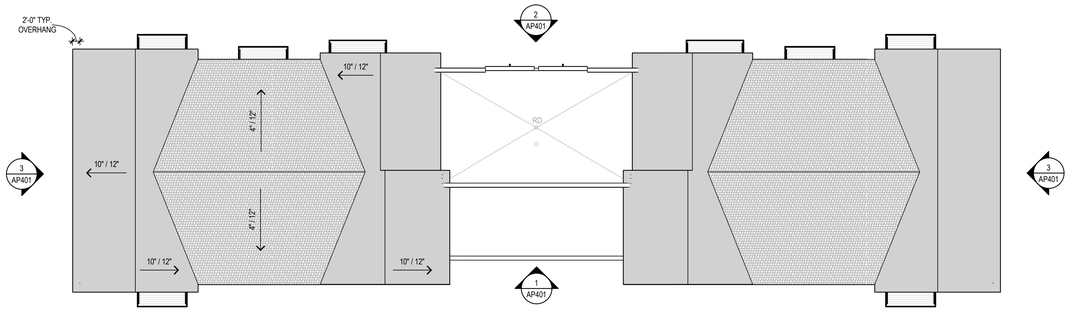
ATTACH TO-SCALE MAP OF
PROPERTY SHOWING
EXISTING ZONING
CLASSIFICATIONS HERE

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

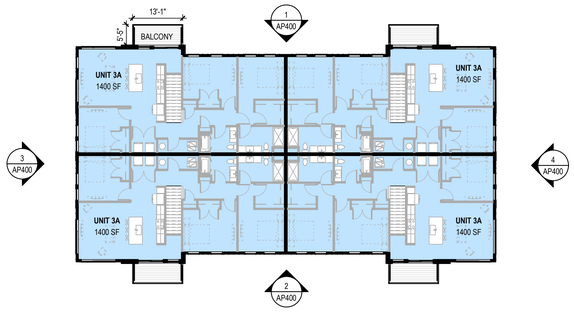
SQUARE FOOTAGES			
BLDG TYPE A	SF	# OF BLDGS	
1ST	5,909		
2ND	5,909		
TOTAL	**11,818**	5	**59,090 GSF**
BLDG TYPE B			
1ST	13,095		
2ND	12,195		
TOTAL	**25,290**	10	**252,900 GSF**
TOTAL		**15**	**311,990 GSF**



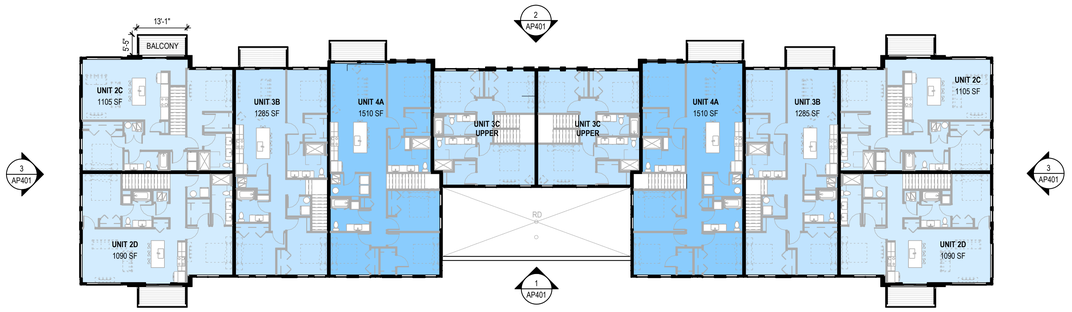
5 ROOF PLAN - BUILDING TYPE A
1/16" = 1'-0"



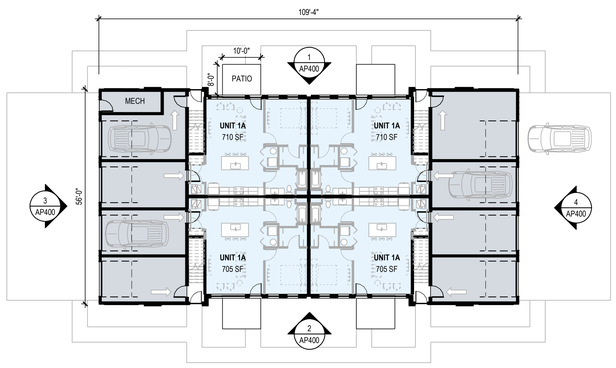
6 ROOF PLAN - BUILDING TYPE B
1/16" = 1'-0"



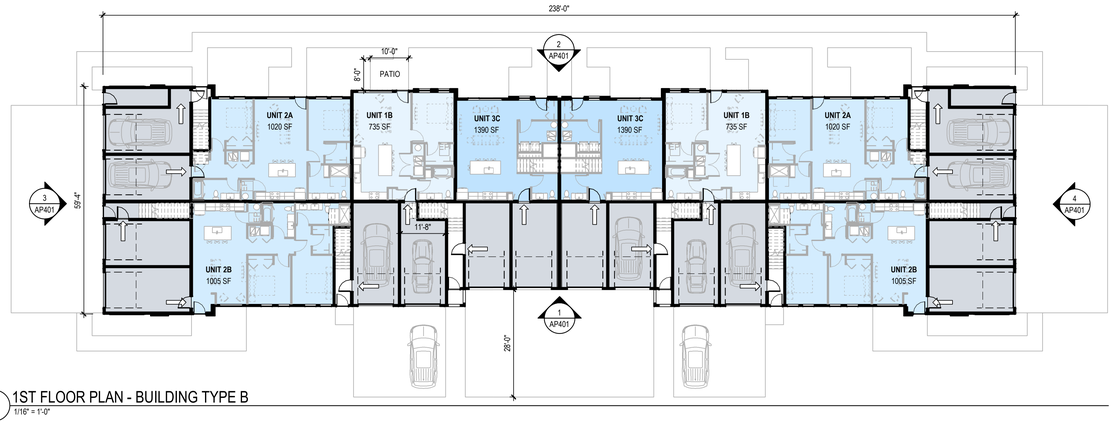
3 2ND FLOOR PLAN - BUILDING TYPE A
1/16" = 1'-0"



4 2ND FLOOR PLAN - BUILDING TYPE B
1/16" = 1'-0"



1 1ST FLOOR PLAN - BUILDING TYPE A
1/16" = 1'-0"



2 1ST FLOOR PLAN - BUILDING TYPE B
1/16" = 1'-0"

Engberg Anderson

SOMERS FLATS

BUILDING PLANS
Scale: As indicated
Date: 01/30/2026
Engberg Anderson Project No.: 253855



3 END ELEVATION - BUILDING TYPE A
1/8" = 1'-0"

EXTERIOR MATERIALS

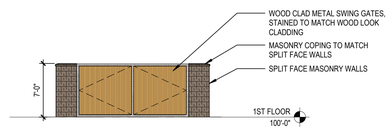
- DIMENSIONAL ASPHALT SHINGLES
- BRICK MASONRY
- BOARD & BATTEN - CEMENT BOARD
- CEMENT BOARD PANEL
- WOOD LOOK CEMENT BOARD



4 END ELEVATION 2 - BUILDING TYPE A
1/8" = 1'-0"



6 ELEV. - TRASH ENCL. TYP.
1/8" = 1'-0"



5 ELEV. - TRASH ENCL. GATE
1/8" = 1'-0"



1 DRIVE ELEVATION - BUILDING TYPE A
1/8" = 1'-0"



2 PRIMARY ELEVATION - BUILDING TYPE A
1/8" = 1'-0"

Engberg Anderson

SOMERS FLATS

EXTERIOR ELEVATIONS BUILDING A
Scale: 1/8" = 1'-0"
Date: 01/30/25
Engberg Anderson Project No.: 253855

AP400



3 END ELEVATION 1 - BUILDING TYPE B
1/8" = 1'-0"



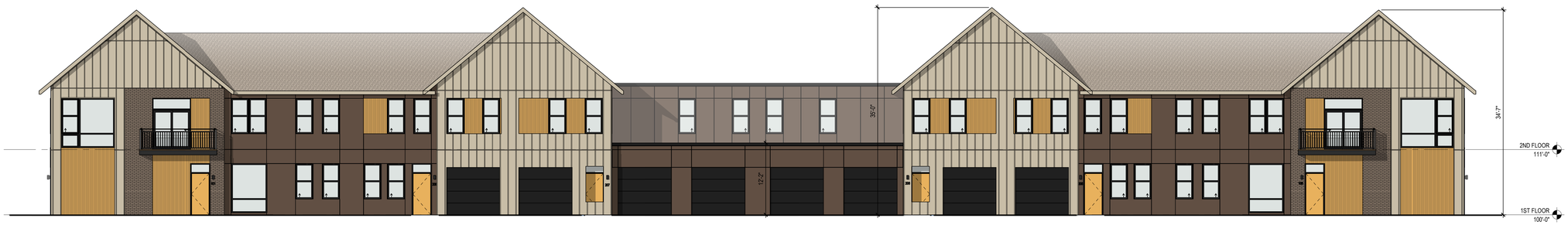
4 END ELEVATION 2 - BUILDING TYPE B
1/8" = 1'-0"

EXTERIOR MATERIALS

- DIMENSIONAL ASPHALT SHINGLES
- BRICK MASONRY
- BOARD & BATTEN - CEMENT BOARD
- CEMENT BOARD PANEL
- WOOD LOOK CEMENT BOARD



2 PRIMARY ELEVATION - BUILDING TYPE B
1/8" = 1'-0"



1 DRIVE ELEVATION - BUILDING TYPE B
1/8" = 1'-0"

Engberg Anderson

SOMERS FLATS

EXTERIOR ELEVATION - BUILDING B
Scale: 1/8" = 1'-0"
Date: 01/30/26
Engberg Anderson Project No.: 253855

AP401



Engberg Anderson

SOMERS FLATS

RENDERING
Scale:
Date: 01/30/26
Engberg Anderson Project No.: 253855



Engberg Anderson

SOMERS FLATS

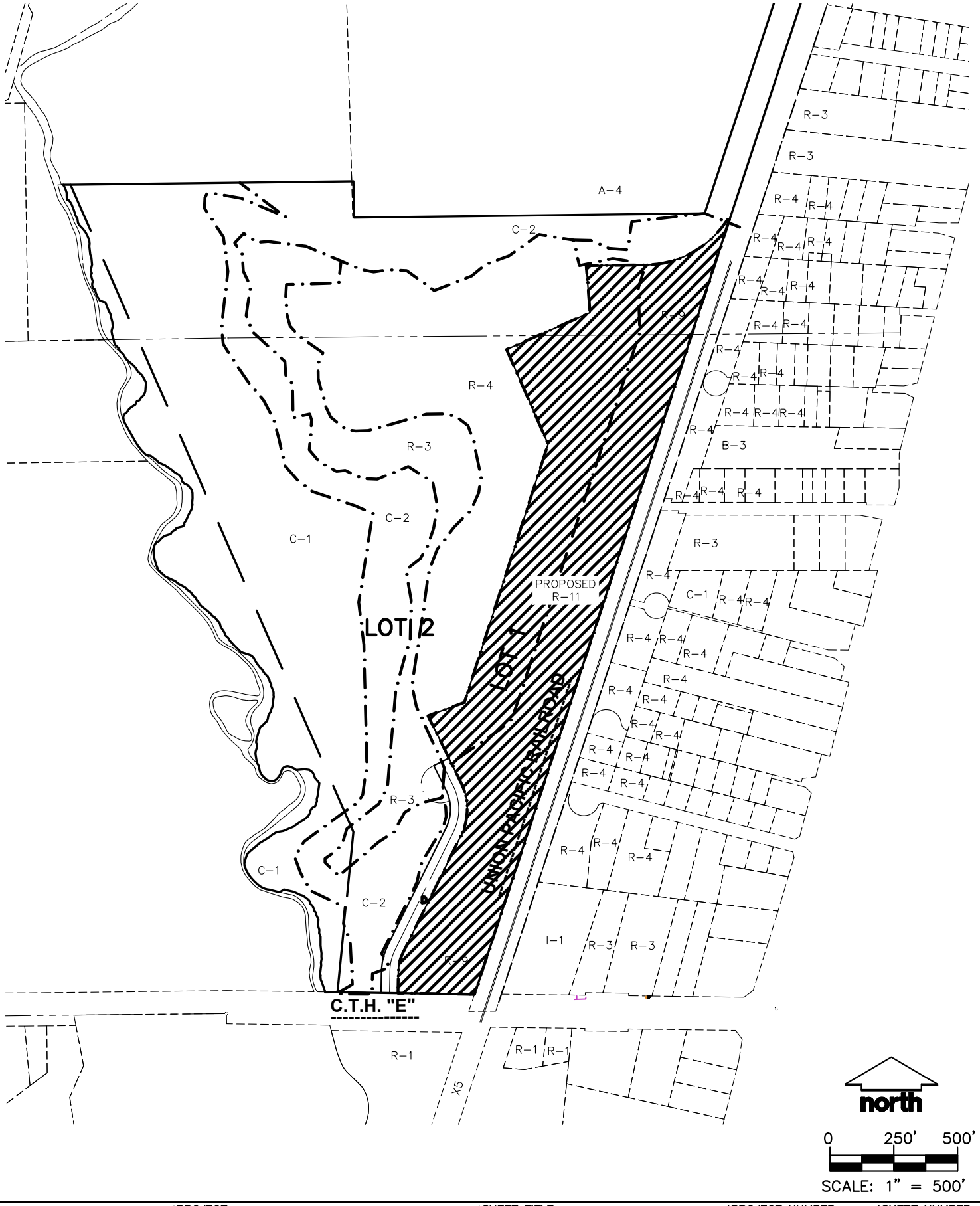
RENDERING
Scale:
Date: 01/30/26
Engberg Anderson Project No.: 253855



Engberg Anderson

SOMERS FLATS

RENDERING
Scale:
Date: 01/30/26
Engberg Anderson Project No.: 253855



File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 Zoning Exhibit.dwg Layout: Zoning Exhibit User: dan.bednar Plotted: Jan 30, 2026 - 8:40am

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

PROJECT:
SOMERS ZONING EXHIBIT

12TH STREET, VILLAGE OF SOMERS

SHEET TITLE:
REZONING EXHIBIT

PROJECT NUMBER: 24-14964
DRAWN BY: CPL/DEB
DATE: 01/29/26

SHEET NUMBER: 1

LEGAL DESCRIPTION

THAT PART OF LOT 2 OF CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE VILLAGE OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE S 00°16'48" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 7, 33.00 FEET TO A POINT ON THE SOUTH LINE OF COUNTY TRUNK HIGHWAY "A" (CTH A); THENCE N 89°31'18" E ALONG SAID SOUTH LINE 33.23 FEET TO A POINT ON THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE S 18°13'26" W ALONG SAID LINE 2278.58 FEET AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING S 18°13'26" W, 3198.51 FEET TO A POINT ON THE NORTH LINE OF COUNTY TRUNK HIGHWAY "E" (CTH E); THENCE N 89°07'55" W, 299.98' TO A POINT; THENCE N 00°52'05" E, 84.90 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE CHORD BEARS N 13°36'35" E AND WHOSE RADIUS IS 167.00 FEET, 73.67 FEET TO A POINT; THENCE N 26°21'05" E, 515.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE CHORD BEARS N 00°00'57" E AND WHOSE RADIUS IS 233.00 FEET, 206.73 FEET TO A POINT; THENCE N 26°19'11" W, 293.29 FEET TO A POINT; THENCE N 69°50'04" E, 152.13 FEET TO A POINT; THENCE N 17°57'44" E, 1065.08 FEET TO A POINT; THENCE N 23°44'46" W, 404.94 FEET TO A POINT; THENCE N 66°15'14" E, 358.04 FEET TO A POINT; THENCE N 04°35'52" W, 185.56 FEET TO A POINT; THENCE N 89°24'43" E, 230.96 FEET; THENCE NORTHEASTERLY ALONG A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE CHORD BEARS N 61°05'37" E AND WHOSE RADIUS IS 390.06 FEET, 371.46 FEET TO A POINT; THENCE S 72°27'09" E, 6.61 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,214,941 SQUARE FEET OR 27.8912 ACRES.

File: \\JSDINC\projects2\2024\2414964\DWG\Survey Sheets\2414964 Zoning Exhibit.dwg Layout: Legal Description User: dan.bednar Plotted: Jan 30, 2026 - 8:40am

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

PROJECT:
SOMERS ZONING EXHIBIT
12TH STREET, VILLAGE OF SOMERS

SHEET TITLE:
EXHIBIT LEGAL DESCRIPTION

PROJECT NUMBER: 24-14964
DRAWN BY: CPL
DATE: 01/20/26

SHEET NUMBER: 2

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION (AS FURNISHED)
GUARANTY COMMERCIAL TITLE, INC., FILE No.: 68460, EFFECTIVE DATE: FEBRUARY 26, 2025 AT 8:00 A.M.

LOT 2 IN CERTIFIED SURVEY MAP NO. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT NO. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 23 EAST. SAID LAND BEING IN THE TOWN OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 7th St, Village of Somers, WI

TAX KEY NUMBER: 83-4-223-074-0006

NOTES CORRESPONDING TO SCHEDULE B-PART II – EXCEPTIONS
GUARANTY COMMERCIAL TITLE, INC., FILE No.: 68460, EFFECTIVE DATE: FEBRUARY 26, 2025 AT 8:00 A.M.

1, 2, 3, 4 VISIBLE EVIDENCE SHOWN.

5, 6, 7 NOT SURVEY RELATED.

(8) Terms, conditions, easements and wetlands as delineated on Certified Survey Map No. 2275 dated September 6, 2001 and recorded on November 26, 2001 as Document No. 1244084.

(9) Terms and Conditions within an Application for Shoreland Conditional Use Permit dated June 10, 1992 and recorded on June 7, 1993 in Volume 1593, page 797 as Document No. 928861.

(10) A portion of the Land contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein.

(11) Rights of the public in any portion of the subject premises lying below the ordinary high water mark of Pike River and ponds, and rights of the government to regulate the use of the shore and riparian rights.

NOTES CORRESPONDING TO TABLE A REQUIREMENTS:

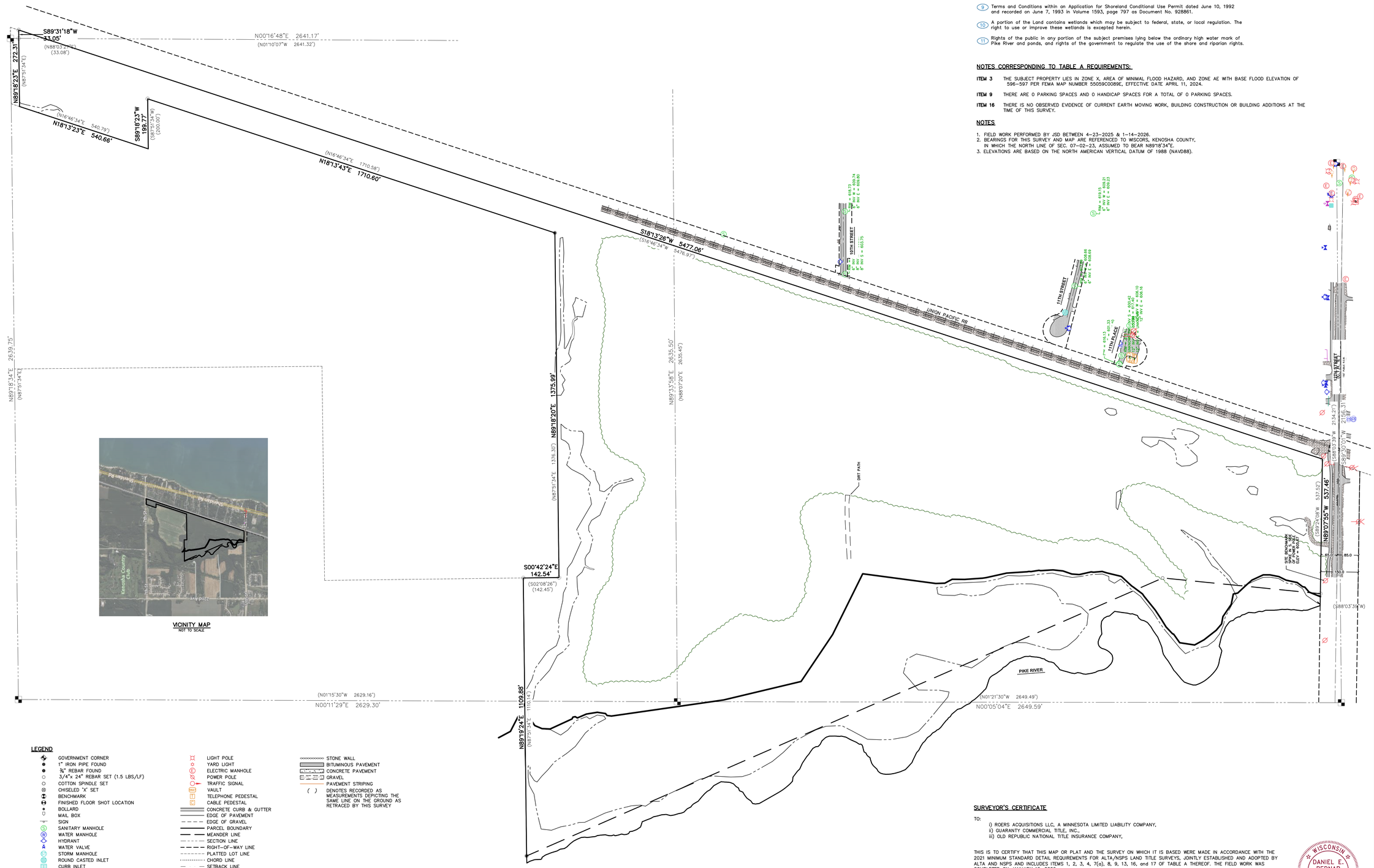
ITEM 3 THE SUBJECT PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND ZONE AE WITH BASE FLOOD ELEVATION OF 596-597 PER FEMA MAP NUMBER 55059C0089E, EFFECTIVE DATE APRIL 11, 2024.

ITEM 9 THERE ARE 0 PARKING SPACES AND 0 HANDICAP SPACES FOR A TOTAL OF 0 PARKING SPACES.

ITEM 16 THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

NOTES

1. FIELD WORK PERFORMED BY JSD BETWEEN 4-23-2025 & 1-14-2026.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO WISCORS, KENOSHA COUNTY, IN WHICH THE NORTH LINE OF SEC. 07-02-23, ASSUMED TO BEAR N89°18'34"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



VICINITY MAP
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- ¾" REBAR FOUND
- 3/4"x 24" REBAR SET (1.5 LBS/LF)
- COTTON SPINDLE SET
- CHISELED "X" SET
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- MAIL BOX
- SIGN
- SANITARY MANHOLE
- WATER MANHOLE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- GAS VALVE
- ELECTRIC TRANSFORMER
- LIGHT POLE
- YARD LIGHT
- ELECTRIC MANHOLE
- POWER POLE
- TRAFFIC SIGNAL
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONCRETE CURB & GUTTER
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PARCEL BOUNDARY
- MEANDER LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- CHORD LINE
- SETBACK LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- FENCE LINE
- STONE WALL
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- PAVEMENT STRIPING
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

SURVEYOR'S CERTIFICATE

TO:
i) ROERS ACQUISITIONS LLC, A MINNESOTA LIMITED LIABILITY COMPANY,
ii) GUARANTY COMMERCIAL TITLE, INC.,
iii) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 16, and 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2026

DRAFT

DANIEL E. BEDNAR, S-2812
PROFESSIONAL LAND SURVEYOR
Email: dan.bednar@jsdinc.com
Website: www.jsdinc.com

JANUARY 19, 2026

WISCONSIN DANIEL E. BEDNAR S-2812 GERMANTOWN WI LAND SURVEYOR

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
Roers Companies

CLIENT ADDRESS:
Two Carlson Pkwy North, Suite 400
Plymouth, MN 55447

PROJECT:
12th Street Multi-Family Development

PROJECT LOCATION:
7th St
Village of Somers, Racine County
WI, 53171

north

SCALE IN FEET
150' 0 150'

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: INIT 00/00/00

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
1 OF 1

PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\JSD\INC\projects\2026\24-14964\DWG\Survey Sheets\24-14964 ALTA.dwg Layout: ALTA-36x42 User: dan.bednar Plotted: Jan 19, 2026 - 4:45pm XrefIs:

TOPOGRAPHIC AND UTILITY MAP

PART OF THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4, THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE SE 1/4, AND THE NE 1/4, SW 1/4, AND SE 1/4, OF THE NE 1/4 OF SECTION 7, AND IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, ALL IN TOWNSHIP 2 NORTH, RANGE 23 EAST, KENOSHA COUNTY, WISCONSIN



VICINITY MAP
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 3/4"x 24" REBAR SET (1.5 LBS/LF)
- 1" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND
- ¾" REBAR FOUND
- BENCHMARK
- BOLLARD
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- SIGNAL CONTROLLER BOX
- VAULT
- MAIL BOX
- RAILROAD TRACKS
- PARCEL BOUNDARY
- MEANDER LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- GUARD OR SAFETY RAIL
- WALL LINE
- EDGE OF BANK
- DELINEATED WETLANDS
- EDGE OF GRAVEL
- EDGE OF BITUMINOUS
- EDGE OF PAVEMENT
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- FM — FORCE MAIN
- E — UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- 875 — INDEX CONTOUR
- 874 — INTERMEDIATE CONTOUR
- +874.28 SPOT ELEVATION
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

1. FIELD WORK COMPLETED ON MAY 8, 2025.
2. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY REFERENCE SYSTEM (WisCRS), KENOSHA COUNTY THE NORTH LINE OF SEC. 07-02-23, ASSUMED TO BEAR AS N89°18'34"E.
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A SPIKE IN THE SOUTH FACE OF A POWER POLE, SOUTHWEST OF SITE, ELEVATION = 605.67'
4. CONTOUR INTERVAL IS ONE FOOT.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20251628079, 20251628098, 20251628109, AND 20251628118, WITH A CLEAR DATE OF APRIL 24, 2025.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
   TOWN AND VILLAGE OF SOMERS
   KENOSHA WATER UTILITY
   WISCONSIN DOT SOUTHEAST REGION
   AT&T DISTRIBUTION
   TIME WARNER CABLE
   WE ENERGIES (GAS AND ELECTRIC)
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. ROADWAY UTILITY RECORD DRAWINGS WERE REQUESTED FROM THE TOWN OF SOMERS. THE UTILITIES SHOWN REPRESENT FIELD LOCATED UTILITIES IN COMBINATION WITH THE SUPPLIED CITY RECORDS.
11. OVERALL SITE MAP. SEE PAGES 2-5 FOR SITE DETAILS.

LEGAL DESCRIPTION

LOT 2 IN CERTIFIED SURVEY MAP No. 2275, RECORDED NOVEMBER 26, 2001 AS DOCUMENT No. 1244084 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 AND OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 23 EAST, SAID LAND BEING IN THE TOWN OF SOMERS, COUNTY OF KENOSHA, STATE OF WISCONSIN.

TAX KEY NO: 83-4-223-074-0006

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT UNDER THE DIRECTION OF ROERS COMPANIES THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR
Email: andy.wilkowski@jsdinc.com
Website: www.jsdinc.com

DATE

WISCONSIN ANDREW W. WILKOWSKI S-3121 SURVEYOR

DRAFT

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PKWY N, STE. 400
PLYMOUTH, MN, 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
SOMERS, KENOSHA COUNTY WISCONSIN, 53140

north

SCALE IN FEET
150' 0 150'

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CPL 01/16/26

SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
1 OF 5

PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14964\DWG\Survey Sheets\24-14964 TU Map.dwg, Layout: 30x42 User: dan.boehar Plotted: Jan 19, 2026 - 4:44pm XrefIs:

TOPOGRAPHIC AND UTILITY MAP

PART OF THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4, THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE SE 1/4, AND THE NE 1/4, SW 1/4, AND SE 1/4, OF THE NE 1/4 OF SECTION 7, AND IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, ALL IN TOWNSHIP 2 NORTH, RANGE 23 EAST, KENOSHA COUNTY, WISCONSIN



PLAN MAP OVERVIEW
NOT TO SCALE

N89°18'20"E 1375.99'
(N87°51'34"E 1376.30')

N89°33'58"E 2635.50'
(N88°07'20"E 2635.45')

S18°13'26"W 5477.08'
(S18°45'14"W 5478.67')

PROPOSED LOT 1

PROPOSED LOT 2

UNION PACIFIC RAILROAD

LEGEND

- GOVERNMENT CORNER
- 3/4"x 24" REBAR SET (1.5 LBS/LF)
- 1" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND
- ¾" REBAR FOUND
- BENCHMARK
- BOLLARD
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- SIGNAL CONTROLLER BOX
- VAULT
- MAIL BOX
- RAILROAD TRACKS
- PLAT BOUNDARY
- MEANDER LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- GUARD OR SAFETY RAIL
- WALL LINE
- EDGE OF BANK
- DELINEATED WETLANDS
- EDGE OF GRAVEL
- EDGE OF BITUMINOUS
- EDGE OF PAVEMENT
- SAN — SANITARY SEWER
- W — WATER LINE
- ST — STORM SEWER
- FM — FORCE MAIN
- E — UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- 875 — INDEX CONTOUR
- 874 — INTERMEDIATE CONTOUR
- +874.29 SPOT ELEVATION
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

north
SCALE IN FEET
40' 0 40'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PKWY N, STE. 400
PLYMOUTH, MN, 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
SOMERS, KENOSHA COUNTY WISCONSIN, 53140

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CPL 01/16/26

SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
2 OF 5

PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14964\DWG\Survey Sheets\24-14964 TU Map.dwg, Layout: 30x42 (2) User: dan.bolshar Plotted: Jan 16, 2026 - 4:44pm XrefPath:

TOPOGRAPHIC AND UTILITY MAP

PART OF THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4, THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE SE 1/4, AND THE NE 1/4, SW 1/4, AND SE 1/4, OF THE NE 1/4 OF SECTION 7, AND IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, ALL IN TOWNSHIP 2 NORTH, RANGE 23 EAST, KENOSHA COUNTY, WISCONSIN



PLAN MAP OVERVIEW
NOT TO SCALE

EAST BANK OF PIKE RIVER
APPROX. ELEV. 591.3

CENTER OF
SECTION 07-02-23
FOUND CONCRETE
MONUMENT W/ BRASS
CAP

PROPOSED LOT 2

LEGEND

GOVERNMENT CORNER	PLAT BOUNDARY
3/4"x 24" REBAR SET (1.5 LBS/LF)	MEANDER LINE
1" IRON PIPE FOUND	SECTION LINE
3/4" IRON PIPE FOUND	CENTERLINE
¾" REBAR FOUND	RIGHT-OF-WAY LINE
BENCHMARK	PROPERTY LINE
BOLLARD	EASEMENT LINE
POST	GUARD OR SAFETY RAIL
SIGN	WALL LINE
SANITARY MANHOLE	EDGE OF BANK
HYDRANT	DELINEATED WETLANDS
WATER VALVE	EDGE OF GRAVEL
CURB STOP/SERVICE VALVE	EDGE OF BITUMINOUS
STORM MANHOLE	EDGE OF PAVEMENT
ROUND CASTED INLET	SANITARY SEWER
SQUARE CASTED INLET	WATER LINE
ENDWALL/END OF PIPE	STORM SEWER
GAS REGULATOR/METER	FORCE MAIN
GAS VALVE	UNDERGROUND ELECTRIC
ELECTRIC MANHOLE	EDGE OF WOODS OR BRUSH
ELECTRIC PEDESTAL	BUILDING
ELECTRIC TRANSFORMER	BITUMINOUS PAVEMENT
LIGHT POLE	CONCRETE PAVEMENT
POWER POLE W/GUY	GRAVEL
SIGNAL CONTROLLER BOX	875 INDEX CONTOUR
VAULT	874 INTERMEDIATE CONTOUR
MAIL BOX	+874.29 SPOT ELEVATION
RAILROAD TRACKS	( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

north
SCALE IN FEET
40' 0 40'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PKWY N, STE. 400
PLYMOUTH, MN, 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
SOMERS, KENOSHA COUNTY WISCONSIN, 53140

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CPL 01/16/26

SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
3 OF 5

PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14964\DWG\Survey Sheets\24-14964 TU Map.dwg, Layout: 30x42 (3), User: dan.bednar, Plotted: Jan 19, 2026 - 4:44pm

TOPOGRAPHIC AND UTILITY MAP

PART OF THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4, THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE SE 1/4, AND THE NE 1/4, SW 1/4, AND SE 1/4, OF THE NE 1/4 OF SECTION 7, AND IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, ALL IN TOWNSHIP 2 NORTH, RANGE 23 EAST, KENOSHA COUNTY, WISCONSIN



PLAN MAP OVERVIEW
NOT TO SCALE

EXISTING BUILDINGS/STRUCTURES

PROPOSED LOT 1

PROPOSED LOT 2

UNION PACIFIC RAILROAD

S18°12'26"W 5477.08' (S18°16'07"W 5476.97')

11TH STREET

RIM = 617.89
6" INV W = 608.66
6" INV E = 608.69

LEGEND

GOVERNMENT CORNER	PLAT BOUNDARY
3/4"x 24" REBAR SET (1.5 LBS/LF)	MEANDER LINE
1" IRON PIPE FOUND	SECTION LINE
3/4" IRON PIPE FOUND	CENTERLINE
¾" REBAR FOUND	RIGHT-OF-WAY LINE
BENCHMARK	PROPERTY LINE
BOLLARD	EASEMENT LINE
POST	GUARD OR SAFETY RAIL
SIGN	WALL LINE
SANITARY MANHOLE	EDGE OF BANK
HYDRANT	DELINEATED WETLANDS
WATER VALVE	EDGE OF GRAVEL
CURB STOP/SERVICE VALVE	EDGE OF BITUMINOUS
STORM MANHOLE	EDGE OF PAVEMENT
ROUND CASTED INLET	SANITARY SEWER
SQUARE CASTED INLET	WATER LINE
ENDWALL/END OF PIPE	STORM SEWER
GAS REGULATOR/METER	FORCE MAIN
GAS VALVE	UNDERGROUND ELECTRIC
ELECTRIC MANHOLE	EDGE OF WOODS OR BRUSH
ELECTRIC PEDESTAL	BUILDING
ELECTRIC TRANSFORMER	BITUMINOUS PAVEMENT
LIGHT POLE	CONCRETE PAVEMENT
POWER POLE W/GUY	GRAVEL
SIGNAL CONTROLLER BOX	875 INDEX CONTOUR
VAULT	874 INTERMEDIATE CONTOUR
MAIL BOX	+874.28 SPOT ELEVATION
RAILROAD TRACKS	( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

north
SCALE IN FEET
40' 0 40'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PKWY N, STE. 400
PLYMOUTH, MN, 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
SOMERS, KENOSHA COUNTY WISCONSIN, 53140

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CPL 01/16/26

SHEET TITLE:
TOPOGRAPHIC AND UTILITY SURVEY

SHEET NUMBER:
4 OF 5

PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14964\DWG\Survey Sheets\24-14964 TU Map.dwg Layout: 30x42 (4) User: dan.bednar Plotted: Jan 19, 2026 - 4:44pm Xref's:

TOPOGRAPHIC AND UTILITY MAP

PART OF THE SE 1/4 OF THE NW 1/4, THE NE 1/4 OF THE SW 1/4, THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE SE 1/4, AND THE NE 1/4, SW 1/4, AND SE 1/4, OF THE NE 1/4 OF SECTION 7, AND IN PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, ALL IN TOWNSHIP 2 NORTH, RANGE 23 EAST, KENOSHA COUNTY, WISCONSIN

PROPOSED LOT 2

PROPOSED LOT 1

PROPOSED ROAD A

N05°41'45"E 832.14'

EAST BANK OF PIKE RIVER APPROX. OHWM ~586.3'

UNION PACIFIC RAILROAD

S18°13'26"W 5477.08'

SHEET METAL SHACK

N89°07'55"W 537.46'

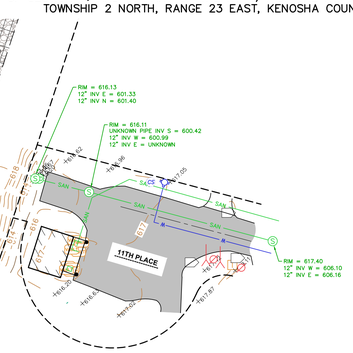
(S89°24'08"W 537.52')

SITE BENCHMARK
SPIKE IN S. SIDE OF POWER POLE
ELEV = 605.67

(S88°03'39"W 2134.21')

S89°30'01"W 2156.31'

12TH STREET (C.T.H. "E")
150' PUBLIC R.O.W.





PLAN MAP OVERVIEW
NOT TO SCALE

LEGEND

- GOVERNMENT CORNER
- 3/4"x 24" REBAR SET (1.5 LBS/LF)
- 1" IRON PIPE FOUND
- 3/4" IRON PIPE FOUND
- ¾" REBAR FOUND
- BENCHMARK
- BOLLARD
- POST
- SIGN
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- CURB STOP/SERVICE VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- SQUARE CASTED INLET
- ENDWALL/END OF PIPE
- GAS REGULATOR/METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- POWER POLE W/GUY
- SIGNAL CONTROLLER BOX
- VAULT
- MAIL BOX
- RAILROAD TRACKS
- PLAT BOUNDARY
- MEANDER LINE
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT LINE
- GUARD OR SAFETY RAIL
- WALL LINE
- EDGE OF BANK
- DELINEATED WETLANDS
- EDGE OF GRAVEL
- EDGE OF BITUMINOUS
- EDGE OF PAVEMENT
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- FORCE MAIN
- UNDERGROUND ELECTRIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- 614.26 SPOT ELEVATION
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

north
SCALE IN FEET
40' 0 40'

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PKWY N, STE. 400
PLYMOUTH, MN, 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
SOMERS, KENOSHA COUNTY WISCONSIN, 53140

MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Prepared By: CPL 01/16/26

SHEET TITLE:
TOPOGRAPHIC AND UTILITY MAP

SHEET NUMBER:
5 OF 5

PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\Civil\2024\24-14964\DWG\Survey Sheets\24-14964 TU Map.dwg Layout: 30x42 (5) User: dan.bednar Plotted: Jan 19, 2026 - 4:44pm XrefS:

VILLAGE OF SOMERS
Department of Planning & Development

LAND DIVISION APPLICATION

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

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

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

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

Applicant Name: Roers Companies (Attn: Nick Asta) Date 01.30.2026

Mailing Address: 2 Carlson Pkwy N #400, Plymouth, MN 55447 Phone # 651.252.7019

Phone #

Tax Parcel Number(s): 83-4-223-074-0006

Acreage of Project: 119.2770 AC +/- to C/L

Location of Property (including legal description):

Lot 2 in Certified Survey Map No. 2275, recorded November 26, 2001 as Document No. 1244084 and being part of the Northwest 1/4 of the Northwest 1/4 of Section 8 and of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and of the Southeast 1/4 of the Northwest 1/4 and of the Northeast 1/4 of the Southwest 1/4 and of the Northeast 1/4, Northwest 1/4, Southwest 1/4 of the Southeast 1/4 of Section 7, and part of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 2 North, Range 23 East. Said land being in the Town of Somers, County of Kenosha, State of Wisconsin.

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

Existing Zoning: R-4 & R-9 Proposed Zoning: R-11

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

Present Medium Density and High Density Residential (See map) 

Proposed High Density Residential

Present Use(s) of Property: Agricultural

Proposed Use(s) of Property: Multi-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:

[signature] 1-22-26

Property Owner's Signature Date

Property Owner's Signature Date

REQUIRED APPLICABLE SIGNATURES:

[signature] 1/22/2026

Applicant's Signature Date

[signature] 1/22/2026

Developer's Signature Date

ATTACH TO-SCALE COPY
OF DRAFT CERTIFIED
SURVEY MAP DOCUMENT
OR PLAT DOCUMENT HERE

GENERAL NOTES

1. PROPOSED SITE DEVELOPMENT WILL RESULT IN AN INCREASE OF IMPERVIOUS SURFACE BY 410,559 S.F. (9.425 ACRES) AND WILL DISTURB MORE THAN 1 ACRE WHICH IS THE THRESHOLD THAT TRIGGERS STORMWATER MANAGEMENT. STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE AND HAS BEEN DESIGN TO BE HANDLE THROUGH THE UTILIZATION OF THREE STORMWATER BASINS.

2. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.

3. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.

4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.

5. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.

6. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

7. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.

8. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

10. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:

10.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
10.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
10.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
10.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
10.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
10.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. GENERAL:
1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT IF PROVIDED. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
1.3. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
1.4. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
1.5. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.

2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.

3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
3.2. WEATHER LIMITATIONS:
3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM AR I ICIAL EA SOURCES IS LESS AN UNLESS A VALID EN INEER-ACCE ED COLD WEA ER AVIN LAN IS IN E EC .
3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
3.2.4. A LY ACK COA ONLY W EN E AIR EM ERA URE IS 2 OR MORE UNLESS E EN INEER A ROVES O ERWISE IN WRI IN .
3.2.5. ALL AS AL O U ER AND LOWER LAYERS S ALL E DELIVERED O E RO EC SI E A A EM ERA URE NO LOWER AN 2 .
3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
3.4. BINDER COURSE AGGREGATE:
3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
3.5. SURFACE COURSE AGGREGATE
3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
3.6. ASPHALTIC MATERIALS
3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.

4. CONCRETE PAVING SPECIFICATIONS:
4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

5. PAVEMENT MARKING SPECIFICATIONS:
5.1. ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.

5.2. ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT IF PROVIDED. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

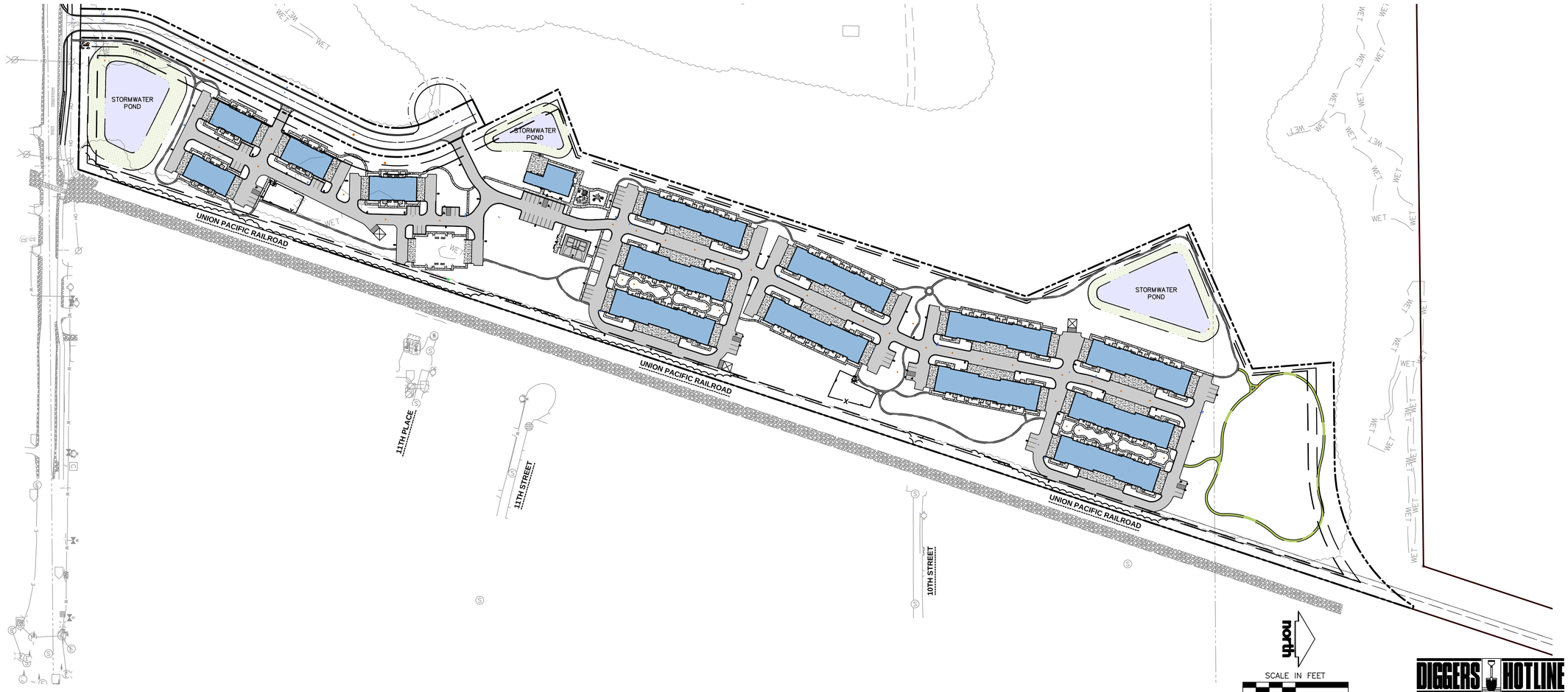
ASPHALT PAVEMENT
1-1/2" BITUMINOUS SURFACE COURSE
2" BITUMINOUS BINDER COURSE
8" CRUSHED AGGREGATE BASE COURSE

CONCRETE PAVEMENT
5" PORTLAND CEMENT CONCRETE
4" CRUSHED AGGREGATE BASE COURSE

CONCRETE PAD
6" PORTLAND CEMENT CONCRETE
6" CRUSHED AGGREGATE BASE COURSE

SITE INFORMATION

PARCEL NO.	071006316030
SITE AREA	179,681 S.F. (4.125 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	263
ACCESSIBLE	7
TOTAL PARKING STALLS	270
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	0 SF (0.00 ACRES)
EXISTING PERVIOUS SURFACE AREA	1,199,990 SF (27.548 ACRES)
PROPOSED PAVED AREA	267,334 SF (6.137 ACRES)
PROPOSED BUILDING FOOTPRINT	124,376 SF (2.855 ACRES)
PROPOSED AGGREGATE PATH	18,849 SF (0.433 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	410,5591 SF (9.425 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	34%
PROPOSED PERVIOUS SURFACE AREA	789,432 SF (18.123 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	66%
PROPOSED NET IMPERVIOUS INCREASE	410,559 SF (9.425 ACRES)
DISTURBED AREA	1,199,990 SF (27.548 ACRES)



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

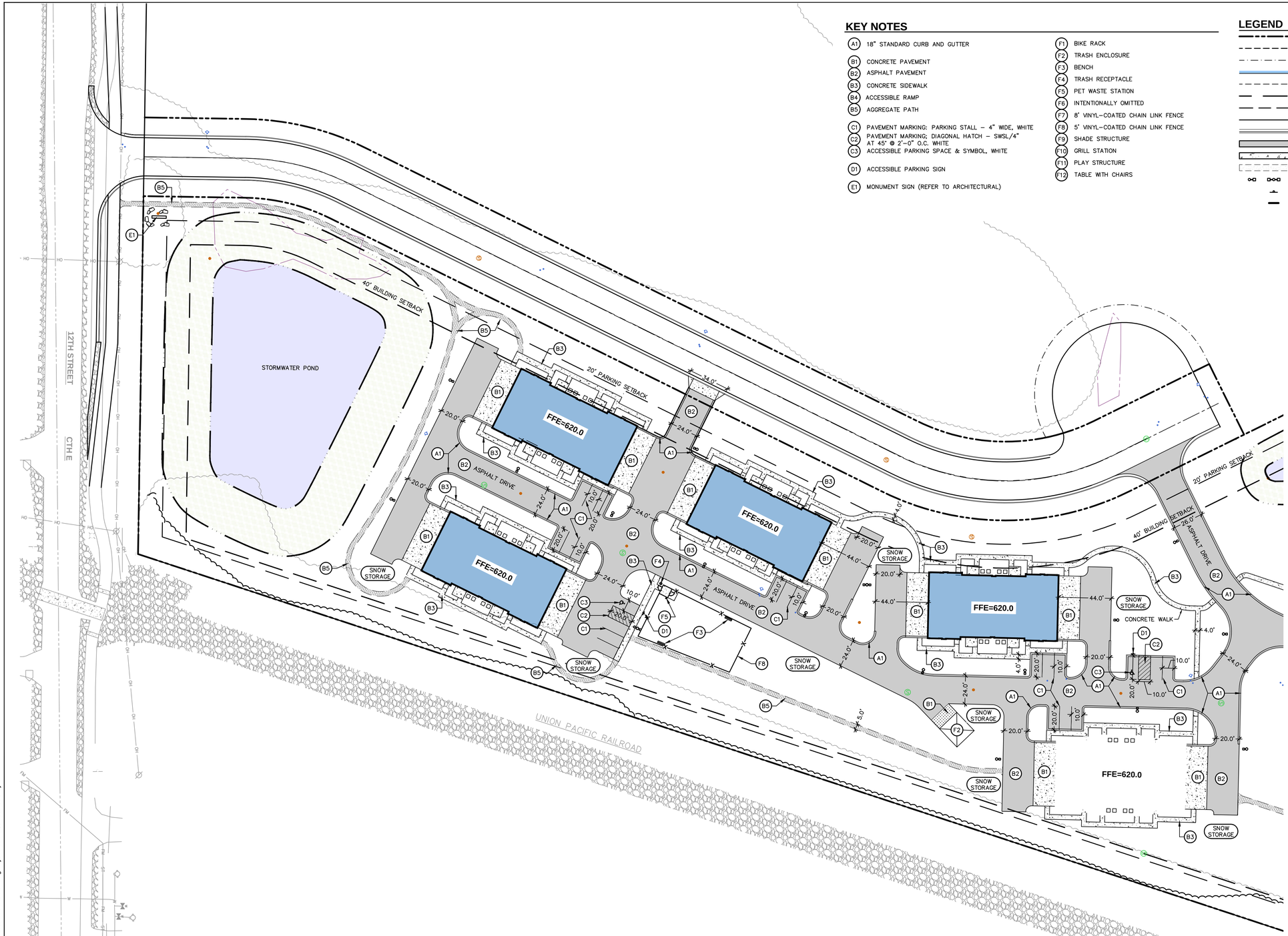
File: N:\JSD\NC\projects\2026\02\24-14964\DWG\Civil Sheets\24-14964 C2.0 Site Plan.dwg Layout: C2.0 User: Patrick.Shay

KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- B1 CONCRETE PAVEMENT
- B2 ASPHALT PAVEMENT
- B3 CONCRETE SIDEWALK
- B4 ACCESSIBLE RAMP
- B5 AGGREGATE PATH
- C1 PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
- C2 PAVEMENT MARKING: DIAGONAL HATCH – SWSL/4" AT 45° @ 2'-0" O.C. WHITE
- C3 ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
- D1 ACCESSIBLE PARKING SIGN
- E1 MONUMENT SIGN (REFER TO ARCHITECTURAL)
- F1 BIKE RACK
- F2 TRASH ENCLOSURE
- F3 BENCH
- F4 TRASH RECEPTACLE
- F5 PET WASTE STATION
- F6 INTENTIONALLY OMITTED
- F7 8' VINYL-COATED CHAIN LINK FENCE
- F8 5' VINYL-COATED CHAIN LINK FENCE
- F9 SHADE STRUCTURE
- F10 GRILL STATION
- F11 PLAY STRUCTURE
- F12 TABLE WITH CHAIRS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
SOUTH SITE PLAN

SHEET NUMBER:
C2.1

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

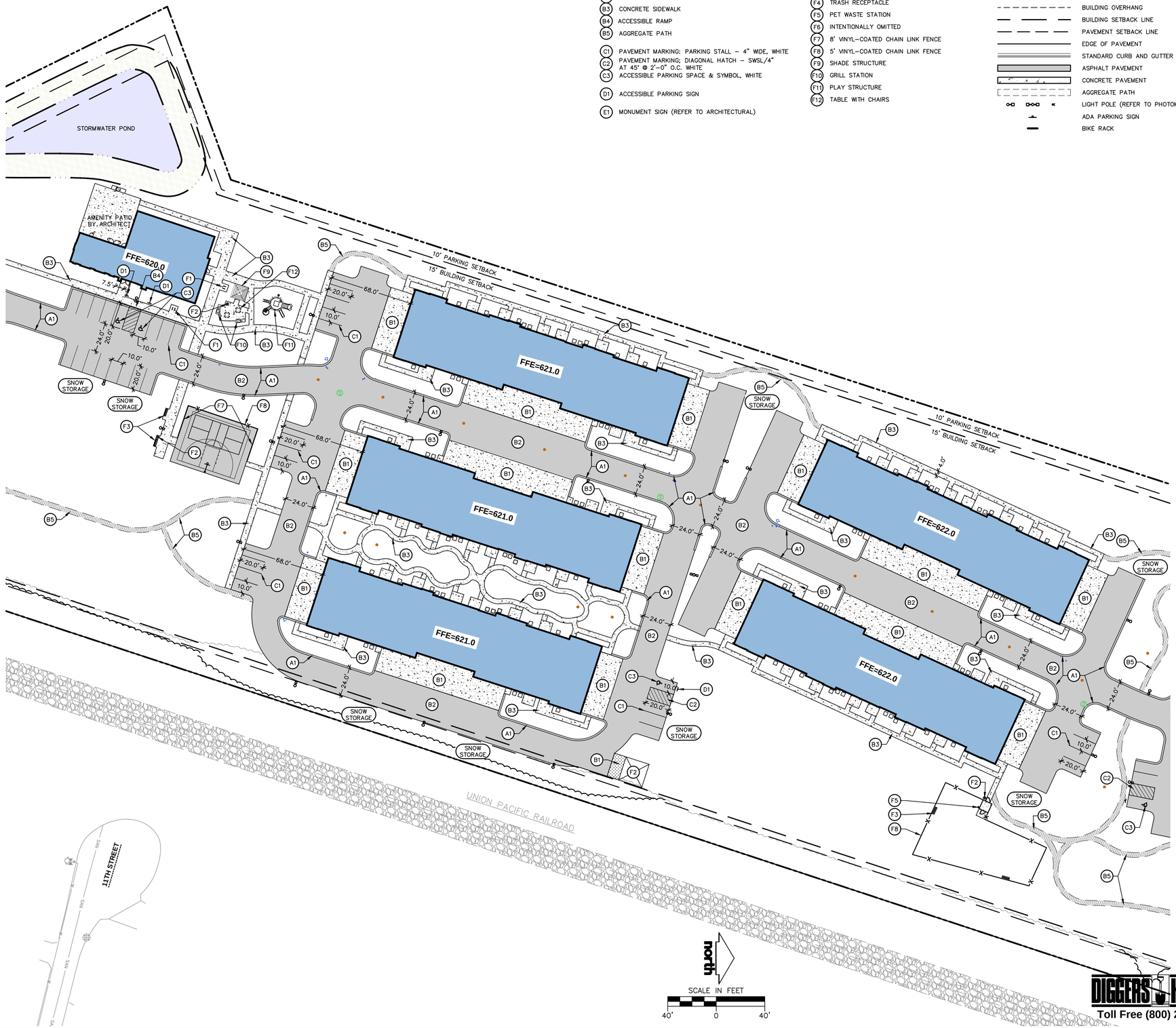
File: \\JSDINC\projects\2026\24-14964\DWG\Civil Sheets\24114964 C2.0 Site Plan.dwg Layout: C2.1 User: Patrick.Shay

KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- B1 CONCRETE PAVEMENT
- B2 ASPHALT PAVEMENT
- B3 CONCRETE SIDEWALK
- B4 ACCESSIBLE RAMP
- B5 AGGREGATE PATH
- C1 PAVEMENT MARKING: PARKING STALL – 4" WIDE, WHITE
- C2 PAVEMENT MARKING: DIAGONAL HATCH – SWSL/4" AT 45° @ 2'-0" O.C. WHITE
- C3 ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
- D1 ACCESSIBLE PARKING SIGN
- E1 MONUMENT SIGN (REFER TO ARCHITECTURAL)
- F1 BIKE RACK
- F2 TRASH ENCLOSURE
- F3 BENCH
- F4 TRASH RECEPTACLE
- F5 PET WASTE STATION
- F6 INTENTIONALLY OMITTED
- F7 8' VINYL-COATED CHAIN LINK FENCE
- F8 5' VINYL-COATED CHAIN LINK FENCE
- F9 SHADE STRUCTURE
- F10 GRILL STATION
- F11 PLAY STRUCTURE
- F12 TABLE WITH CHAIRS

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
MIDDLE SITE PLAN

SHEET NUMBER:
C2.2

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\JSD\INC\projects\2025\24141964\4DWG\Civil Sheets\24141964 C2.0 Site Plan.dwg Layout: C2.2 User: Patrick.Shay



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BIKE RACK

KEY NOTES

- A1 18" STANDARD CURB AND GUTTER
- B1 CONCRETE PAVEMENT
- B2 ASPHALT PAVEMENT
- B3 CONCRETE SIDEWALK
- B4 ACCESSIBLE RAMP
- B5 AGGREGATE PATH
- C1 PAVEMENT MARKING; PARKING STALL – 4" WIDE, WHITE
- C2 PAVEMENT MARKING; DIAGONAL HATCH – SWSL/4" AT 45° @ 2'-0" O.C. WHITE
- C3 ACCESSIBLE PARKING SPACE & SYMBOL, WHITE
- D1 ACCESSIBLE PARKING SIGN
- E1 MONUMENT SIGN (REFER TO ARCHITECTURAL)
- F1 BIKE RACK
- F2 TRASH ENCLOSURE
- F3 BENCH
- F4 TRASH RECEPTACLE
- F5 PET WASTE STATION
- F6 INTENTIONALLY OMITTED
- F7 8' VINYL-COATED CHAIN LINK FENCE
- F8 5' VINYL-COATED CHAIN LINK FENCE
- F9 SHADE STRUCTURE
- F10 GRILL STATION
- F11 PLAY STRUCTURE
- F12 TABLE WITH CHAIRS

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
**TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447**

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
**12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI**

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
NORTH SITE PLAN

SHEET NUMBER:
C2.3

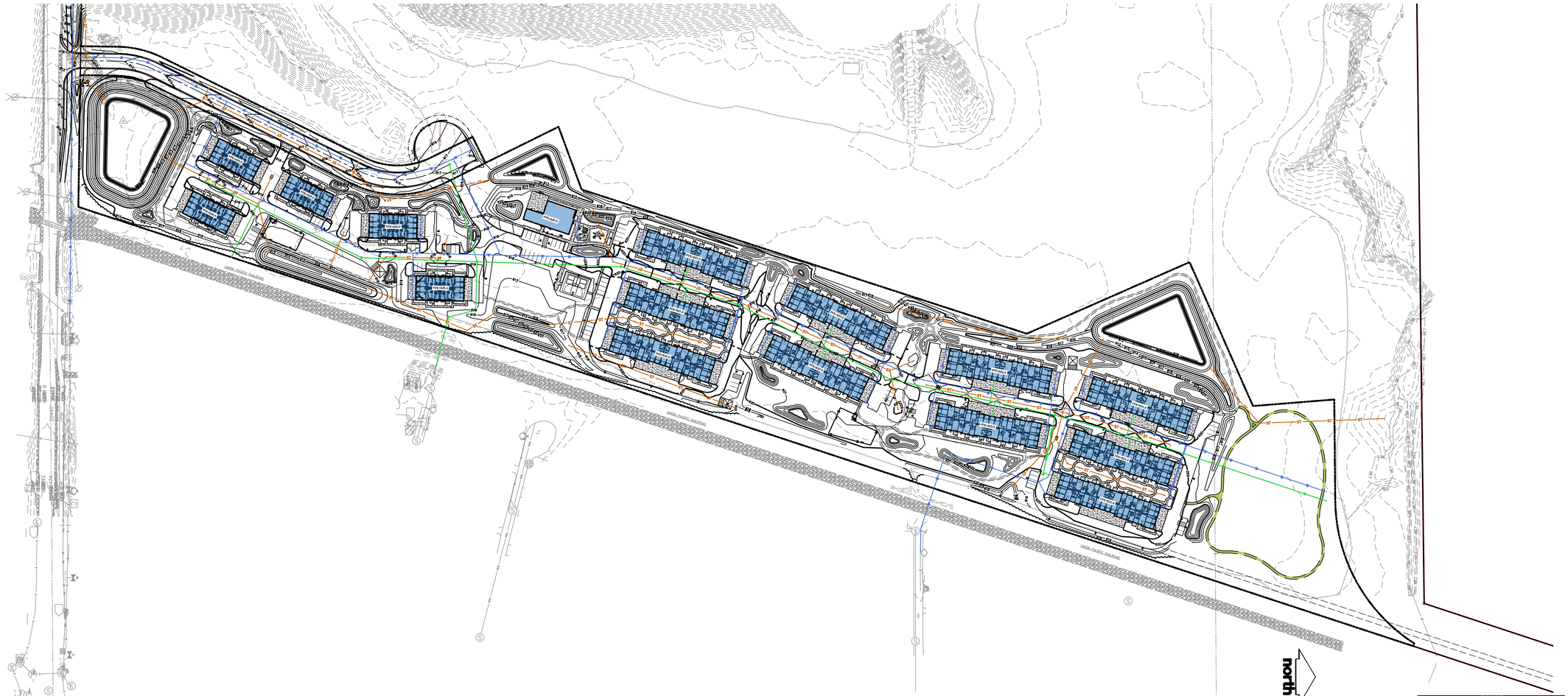
JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\JSDINC\projects\2026\24-14964\DWG\Civil Sheets\24-14964 C2.0 Site Plan.dwg Layout: C2.3 User: Patrick.Shay

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- 851 — PROPOSED 1 FOOT CONTOUR
- 850 — PROPOSED 5 FOOT CONTOUR
- 851 — EXISTING 1 FOOT CONTOUR
- 850 — EXISTING 5 FOOT CONTOUR
- 852.00 — SPOT ELEVATION
  PROPOSED – 852.00
  EXISTING – EX: 852.00±



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

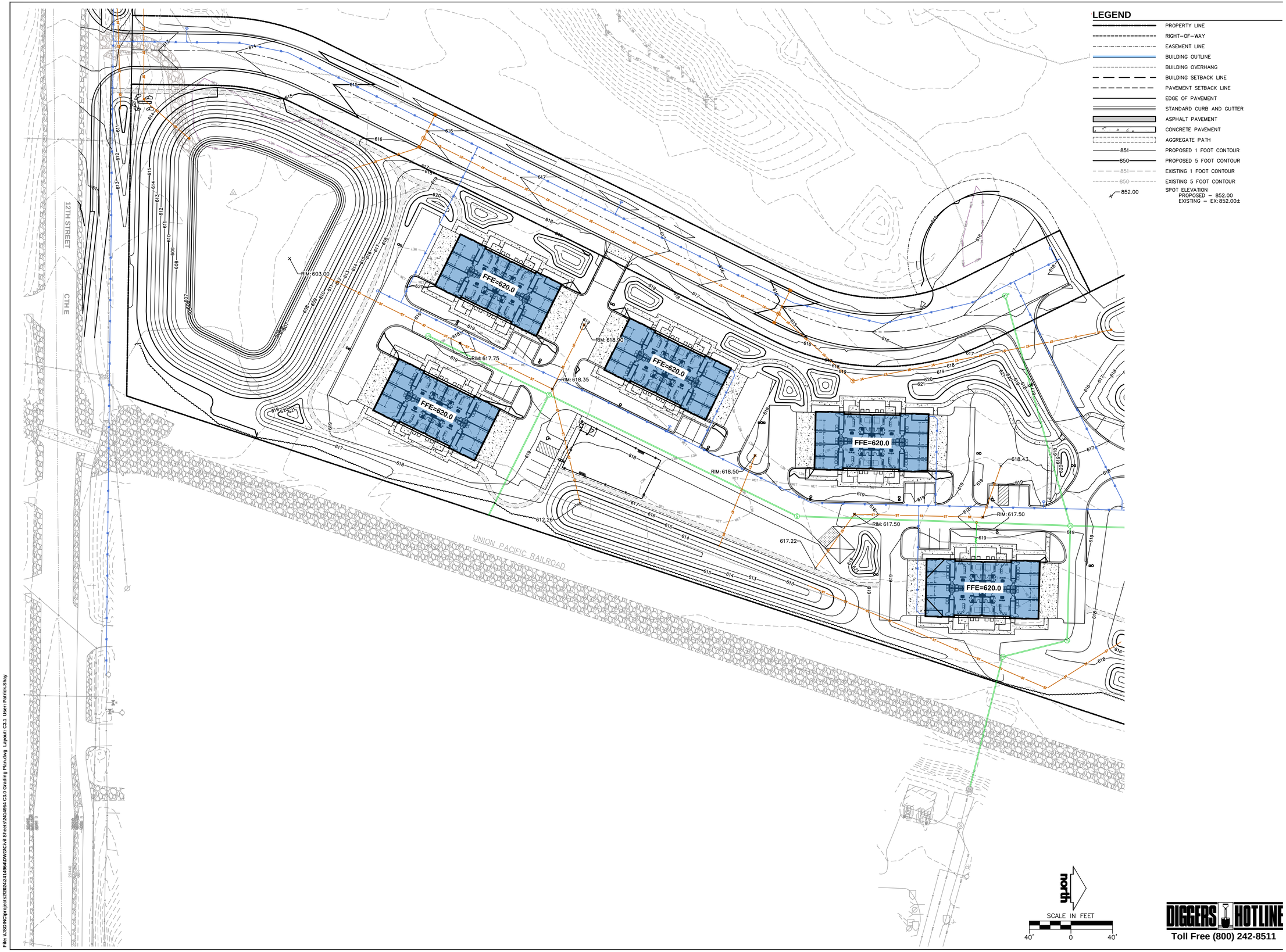
SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2026\24-14964\DWG\Civil Sheets\24-14964 C3.0 Grading Plan.dwg Layout: C3.0 User: Patrick.Shay



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

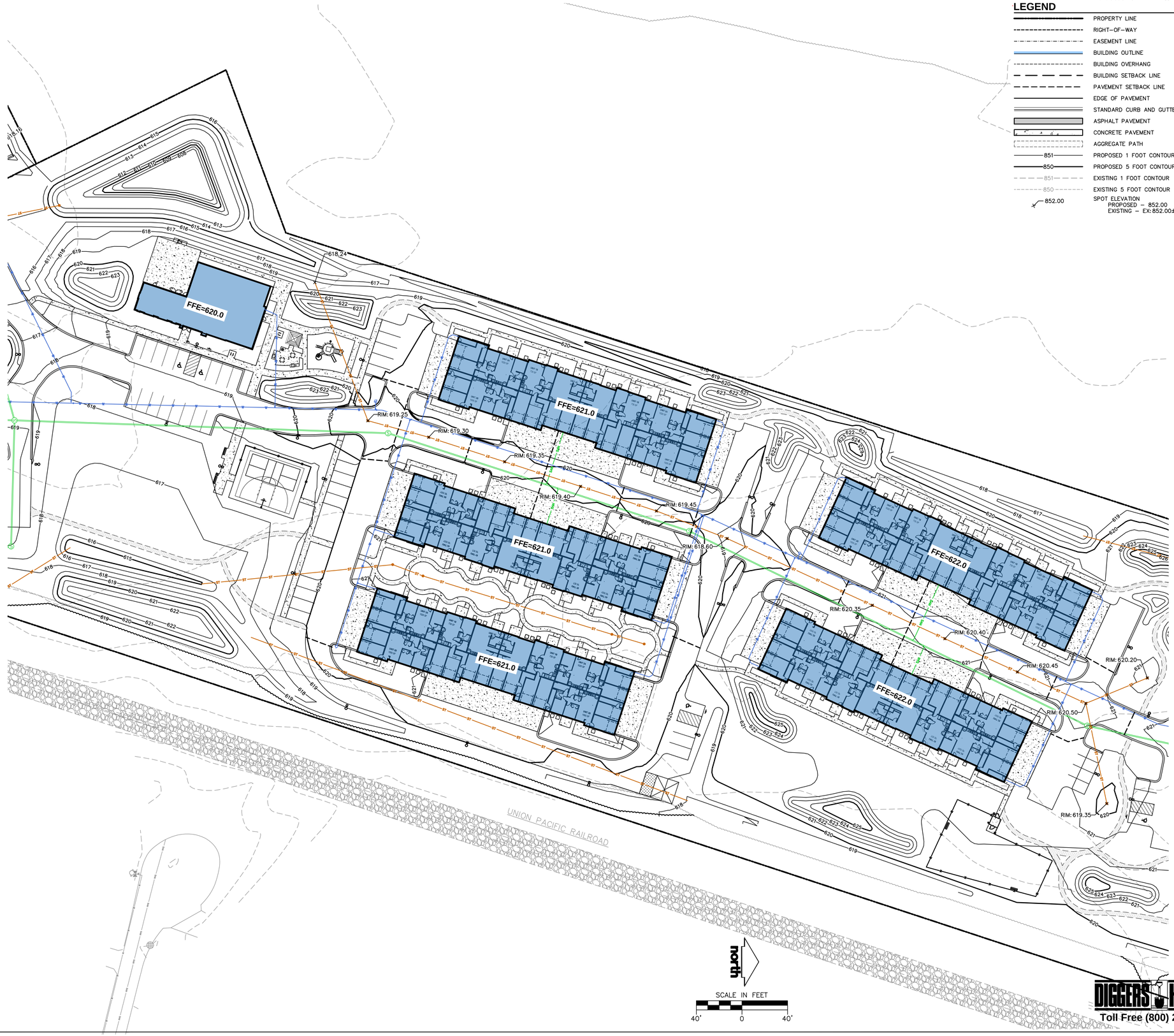
SHEET TITLE:
SOUTH GRADING PLAN

SHEET NUMBER:
C3.1

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\JSD\INC\projects\2024\24141496\4DWG\Civil Sheets\24141496 C3.0 Grading Plan.dwg Layout: C3.1 User: Patrick.Shay



File: I:\JSD\NC\projects\2020\24141964\4DWG\Civil Sheets\24141964 C3.0 Grading Plan.dwg Layout: C3.2 User: Patrick.Shay

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
MIDDLE GRADING PLAN

SHEET NUMBER:
C3.2

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
MIDDLE GRADING PLAN

SHEET NUMBER:
C3.3

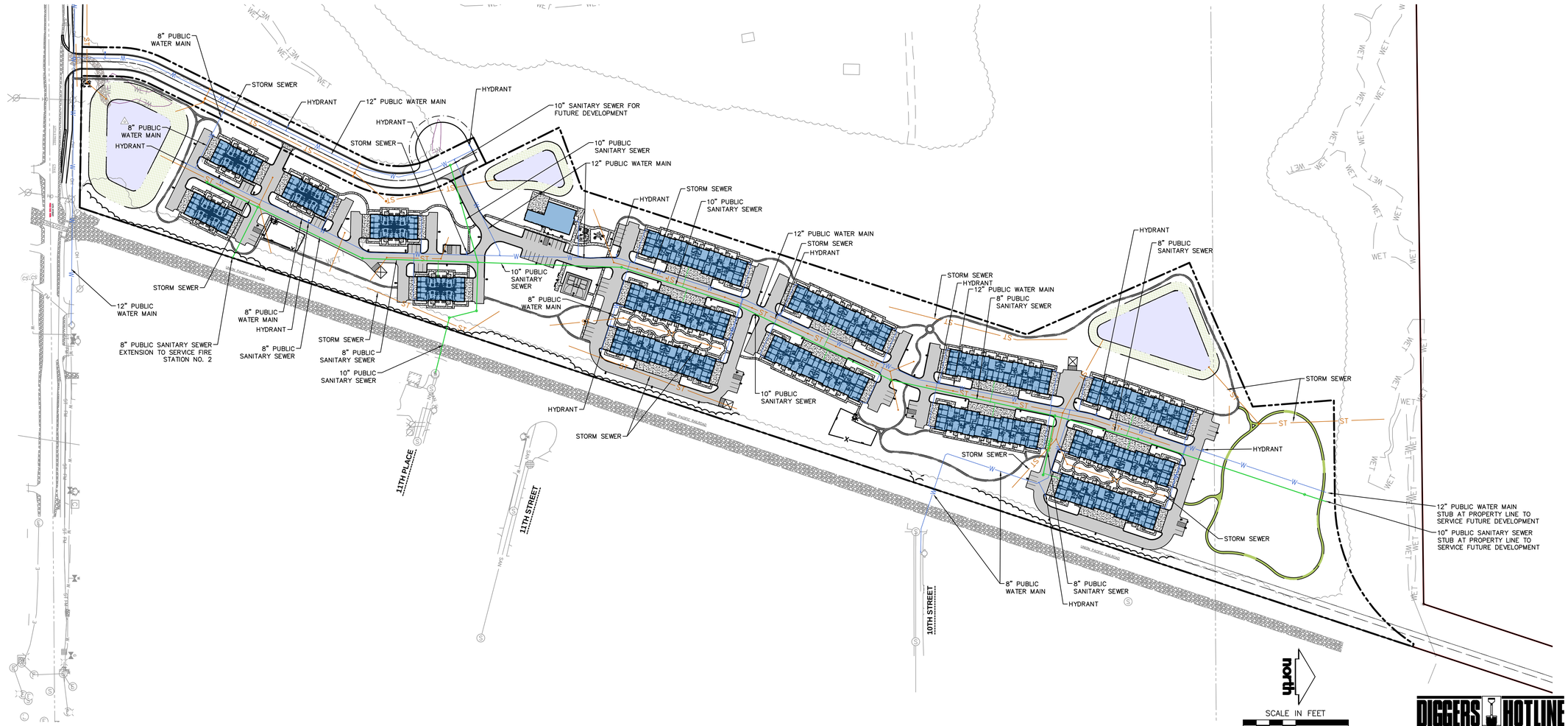
JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\JSD\NC\projects\2026\0241496\4DWG\Civil Sheets\24149564 C3.0 Grading Plan.dwg Layout: C3.3 User: Patrick.Shay

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- SANITARY SEWER
- WATERMAIN
- STORM SEWER



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:
C4.0

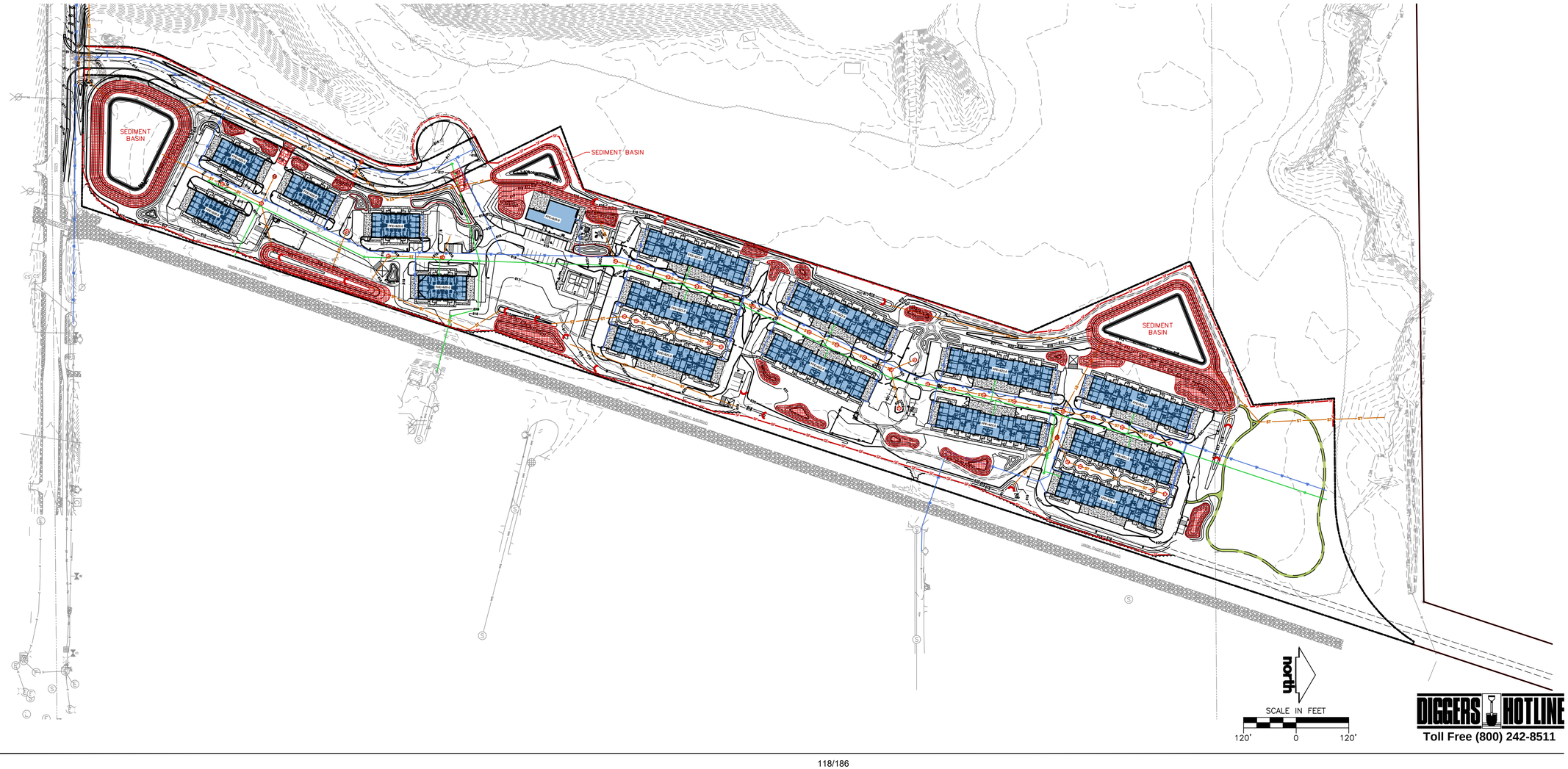
JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: I:\SDINC\projects\2020\24-14964\DWG\Civil Sheets\24-14964 C4.0 Utility Plan.dwg Layout: C4.0 User: Patrick.Shay

LEGEND

- PROPERTY LINE
- RIGHT–OF–WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- 851 — PROPOSED 1 FOOT CONTOUR
- 850 — PROPOSED 5 FOOT CONTOUR
- 851 — EXISTING 1 FOOT CONTOUR
- 850 — EXISTING 5 FOOT CONTOUR
- 852.00 — SPOT ELEVATION
  PROPOSED – 852.00
  EXISTING – EX: 852.00±
- SF SF — SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- DITCH CHECK
- INLET PROTECTION



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

SHEET TITLE:
OVERALL EROSION CONTROL PLAN

SHEET NUMBER:
C5.0

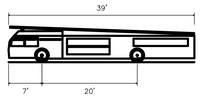
JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2026\24-14964\DWG\Civil Sheets\24114964 C5.0 Erosion Control Plan.dwg Layout: C3.0 User: Patrick.Shay

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- AGGREGATE PATH
- VEHICLE ENVELOPE LIMITS
- VEHICLE WHEELBASE TRACKING LIMITS



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

SITE INFORMATION

PARCEL NO.	0710063160 30
SITE AREA	179,681 S.F. (4.125 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	263
ACCESSIBLE	7
TOTAL PARKING STALLS	270
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	0 SF (0.00 ACRES)
EXISTING PERVIOUS SURFACE AREA	1,199,990 SF (27.548 ACRES)
PROPOSED PAVED AREA	267,334 SF (6.137 ACRES)
PROPOSED BUILDING FOOTPRINT	124,376 SF (2.855 ACRES)
PROPOSED AGGREGATE PATH	18,849 SF (0.433 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	410,5591 SF (9.425 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	34%
PROPOSED PERVIOUS SURFACE AREA	789,432 SF (18.123 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	66%
PROPOSED NET IMPERVIOUS INCREASE	410,559 SF (9.425 ACRES)
DISTURBED AREA	1,199,990 SF (27.548 ACRES)



DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (Initials)
Reviewed By: (Initials)
Approved By: (Initials)

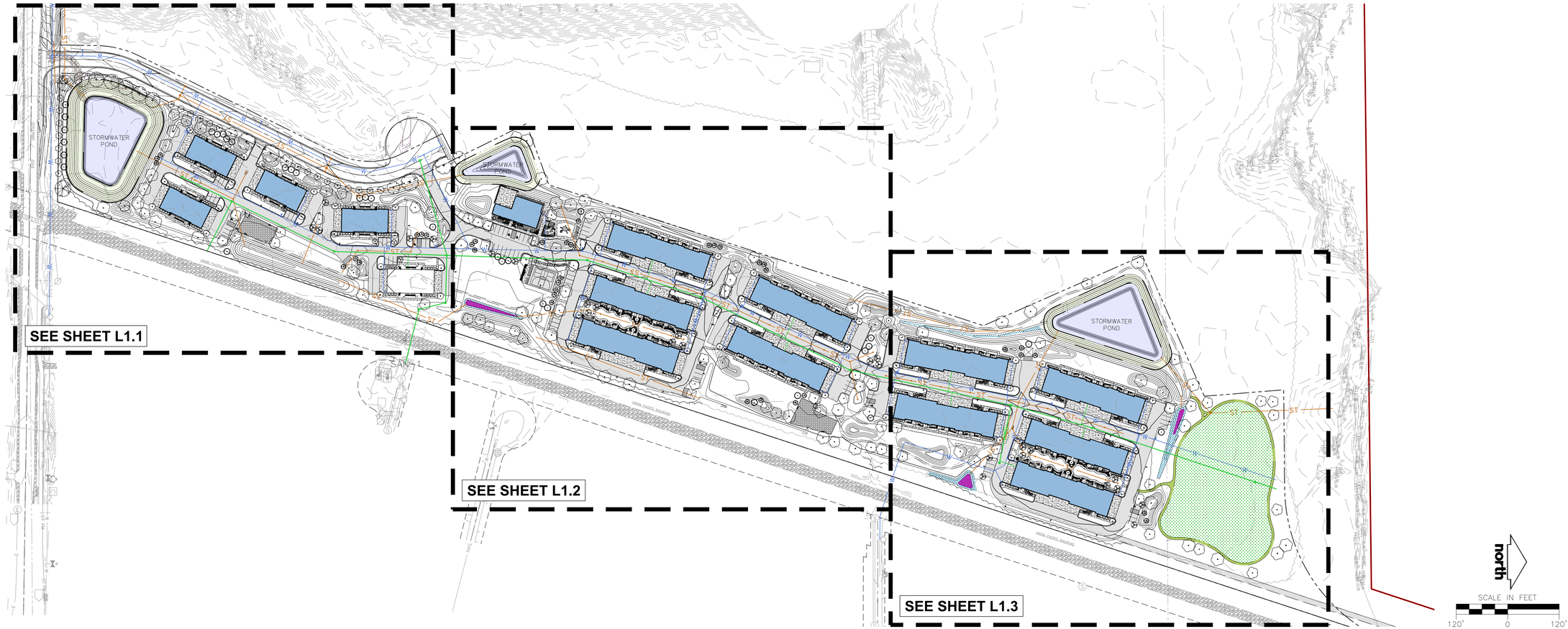
SHEET TITLE:
TRAFFIC CIRCULATION EXHIBIT

SHEET NUMBER:
EXHIBIT

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: N:\SOMC\projects\2026\02\24-14964\DWG\Civil Sheets\Exhibits\24-14964 Traffic Circulation.dwg Layout: C2.0 User: Patrick.Shay



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
EVERGREEN TREE					
	LALA	*Larix laricina* / Tamarack	B & B	8' Ht. (min)	4
	PIGL	*Picea glauca* / White Spruce	B & B	6' Ht. (min)	33
	PIGLD	*Picea glauca 'Densata'* / Black Hills Spruce	B & B	6' Ht. (min)	37
ORNAMENTAL TREES					
	CECA	*Cercis canadensis 'Columbus'* / Columbus Strain Eastern Redbud	B & B	6' Ht. (min)	26
	HEMIT	*Heptacodium miconioides 'SMNHMRF'* / Temple of Bloom® Seven Son Flower	B & B	8' Ht. (min)	1
	MARR	*Malus x 'Royal Raindrops'* / Royal Raindrops Crabapple	B & B	1.5" Cal	6
	MAAD	*Malus x 'Adirondack'* / Adirondack Crabapple	B & B	1.5" Cal	4
OVERSTORY DECIDUOUS TREES					
	ACMI	*Acer miyabei 'Morton'* / State Street™ Miyabe Maple	B & B	2.5"Cal	6
	GIBI	*Ginkgo biloba 'Autumn Gold'* TM / Autumn Gold Maidenhair Tree	B & B	1.5" Cal	63
	GIBIP	*Ginkgo biloba 'Princeton Sentry'* / Princeton Sentry Maidenhair Tree	B & B	1.5" Cal	8
	GLTR	*Gleditsia triacanthos inermis 'Shademaster'* TM / Shademaster Locust	B & B	1.5" Cal	61
	GLDRS	*Gleditsia triacanthos inermis 'Draves'* / Street Keeper® Honey Locust	B & B	2.5" Cal	61
	PEAC	*Platanus x acerifolia 'Morton Circle'* TM / Exclamation London Plane Tree	B & B	1.5" Cal	4
	QUBI	*Quercus bicolor* / Swamp White Oak	B & B	1.5" Cal	2
	QUWA	*Quercus x warei 'Regal Prince'* / Regal Prince Oak	B & B	1.5" Cal	14
	TITO	*Tilia tomentosa 'PNI 6051'* / Green Mountain® Silver Linden	B & B	1.5" Cal	4

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
DECIDUOUS SHRUBS					
	CAFL	*Calycanthus floridus 'SMNCAF'* / Simply Scentsational® Sweetshrub	#5	24" Ht. (min)	3
	COBA	*Cornus baileyi* / Bailey's Red-twig Dogwood	B & B	36" Ht. (min)	60
	COSE	*Cornus sericea 'Farrow'* / Arctic Fire® Red Twig Dogwood	#3	24" Ht. (min)	115
	RORA	*Rosa x 'Radtko'* / Double Knock Out® Red Rose	#3	24" Ht. (min)	42
	SYPU	*Syringa pubescens patula 'Miss Kim'* / Miss Kim Korean Lilac	#5	24" Ht. (min)	48
	SYPA	*Syringa x 'SMNJRP' TM* / Bloomerang Dwarf Pink Lilac	#5	24" Ht. (min)	8
	VIJU	*Viburnum x juddii* / Judd Viburnum	B & B	36" Ht. (min)	42
EVERGREEN SHRUBS					
	BUGV	*Buxus x 'Green Velvet'* / Green Velvet Boxwood	B & B	18" Ht. (min)	163
	BUGM	*Buxus x 'Green Mountain'* / Green Mountain Boxwood	B & B	18" Ht. (min)	8
	JUCH	*Juniperus chinensis 'Sea Green'* / Sea Green Juniper	#5	24" Ht. (min)	174
	JUSA	*Juniperus sabina 'Mini-Arcadia'* / Mini Arcadia Juniper	#5	24" Dia. (min)	6
	JUGO	*Juniperus x 'Grey Owl'* / Grey Owl Juniper	#5	24" Dia. (min)	40
	TAMEH	*Taxus x media 'Hicksii'* / Hicks Anglo-Japanese Yew	#5	30" Ht. (min)	68
PERENNIALS & GRASSES					
	ALSU	*Allium x 'Summer Beauty'* / Summer Beauty Allium	#1	Min. 8"-18"	94
	CAAC	*Calamagrostis x acutiflora 'Karl Foerster'* / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	482
	CANE	*Calamintha nepeta 'Montrose White'* / Montrose White Catmint	#1	Min. 8"-18"	45
	GEBI	*Geranium x cantabrigiense 'Biokovo'* / Biokovo Cranesbill	#1	Min. 8"-18"	32
	HEMC	*Hemerocallis x 'Chicago Apache'* / Daylily	#1	Min. 8"-18"	11
	HEBT	*Heuchera x 'Berry Timeless'* / Berry Timeless Coral Bells	#1	Min 8"-18"	52
	MOCAH	*Molinia caerulea 'Heidebraut'* / Heidebraut Moor Grass	#1	Min 8"-18"	42
	PAVI	*Panicum virgatum 'Shenandoah'* / Shenandoah Switch Grass	#1	Min. 8"-18"	72
	SANEC	*Salvia nemorosa 'Caradonna'* / Cardonna Meadow Sage	#1	Min. 8"-18"	14
	SCSC	*Schizachyrium scoparium 'Prairie Blues'* / Prairie Blues Little Bluestem *	#1	Min. 8"-18"	388
	SEAF	*Sedum x 'Autumn Fire'* / Autumn Fire Sedum	#1	Min 8"-18"	16
	SPHE	*Sporobolus heterolepis* / Prairie Dropseed	#1	Min. 8"-18"	177

MUNICIPAL LANDSCAPE REQUIREMENTS

ZN 3.19(5) OPEN YARD AREAS (68,610 Square Feet)

Landscape Requirement: *1 Evergreen or Deciduous Tree per 1,050 SF of Open Yard Area*
Calculation: *68,610 / 1,000 x 2 Trees = 137.2*
Total Landscaping Required: ***138 Trees***
Total Landscaping Provided: ***138 Trees***
Provisions: *All lots shall provide a combination of deciduous, evergreen, ornamental trees and shrubs. Two ornamental trees or shrubs shall equal one evergreen or deciduous tree*

TREE TYPE	*QTY*
Overstory Deciduous Trees	93
Evergreen Trees	44
Ornamental Trees	4
Total Trees =	***138***

ZN 3.19(6) BUILDING FOUNDATIONS (5,278 LF TOTAL)

Landscape Requirement: *1 Ornamental Tree (or 2 Shrubs) per 20 LF of Building Foundation*
Calculation: *5,278 / 20 = 263.9 Trees*
Total Landscaping Required: ***264 Trees***
Total Landscaping Provided: ***322 Trees***
Provisions: *All lots shall provide a combination of ornamental trees and shrubs, larger trees shall not be us. Plant drip lines shall be located within 10 feet of building foundations*

PLANT TYPE	*QTY*
Ornamental Trees	16
Shrubs	612
Total Trees =	***322***

ZN 3.19(7) STREET FRONTAGE (1,297 Linear Feet)

Landscape Requirement: *1 Evergreen or Deciduous Tree per 30 LF of Street Frontage*
Calculation: *1,297 / 30 = 43.2*
Total Landscaping Required: ***44 Trees***
Total Landscaping Provided: ***44 Trees***
Provisions: *All lots shall provide a combination of deciduous, evergreen and ornamental trees. Landscaping shall comply with the traffic visibility requirements of § ZN 3.06(1) Shrubs shall not be used to meet this requirement. Two ornamental trees shall equal one evergreen or deciduous tree*

TREE TYPE	*QTY*
Overstory Deciduous Trees	38
Evergreen Trees	6
Ornamental Trees	0
Total Trees =	***44***

ZN 3.19(8) PARKING AREA PERIMETERS (3,901 Linear Feet)

Landscape Requirement: *1 Evergreen or Deciduous Tree per 25 LF of Parking Area Perimeter*
Calculation: *3,901 / 25 = 156.0*
Total Landscaping Required: ***156 Trees***
Total Landscaping Provided: ***156 Trees***
Provisions: *All lots shall provide a combination of deciduous, evergreen and ornamental trees. Two ornamental trees or four shrubs shall equal one evergreen or deciduous tree*

PLANT TYPE	*QTY*
Overstory Deciduous Trees	86
Evergreen Trees	24
Ornamental Trees	30
Shrubs	102
Total Trees =	***156***

ZN 3.19(9) PARKING AREA INTERIORS

Landscape Requirements: *All parking aisles or bays shall terminate with a landscaped island of at least 160 square feet and contain at least one deciduous or ornamental tree. Every third parking bay shall have a continuous landscaped planting strip of not less than 8 feet in width running the entire length of the bay and contain at least one deciduous or ornamental tree per 50 feet.*

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
5. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
6. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
7. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
8. ALL DISTURBED AREAS TO RECEIVE TURFGRASS SEED MIX UNLESS OTHERWISE DEPICTED

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- 8" CONCRETE RIBBON CURB
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- S SANITARY SEWER
- W WATERMAIN
- D STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- TREE REMOVAL
- SHRUB REMOVAL
- LANDSCAPE EDGING
- DECORATIVE STONE MULCH
- PRAIRIE SEED MIX
- TURFGRASS SEED MIX
- SOD
- RAINWATER RENEWAL SEED MIX

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 01-19-2026

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: HMB
Reviewed By: KJY
Approved By: KJY

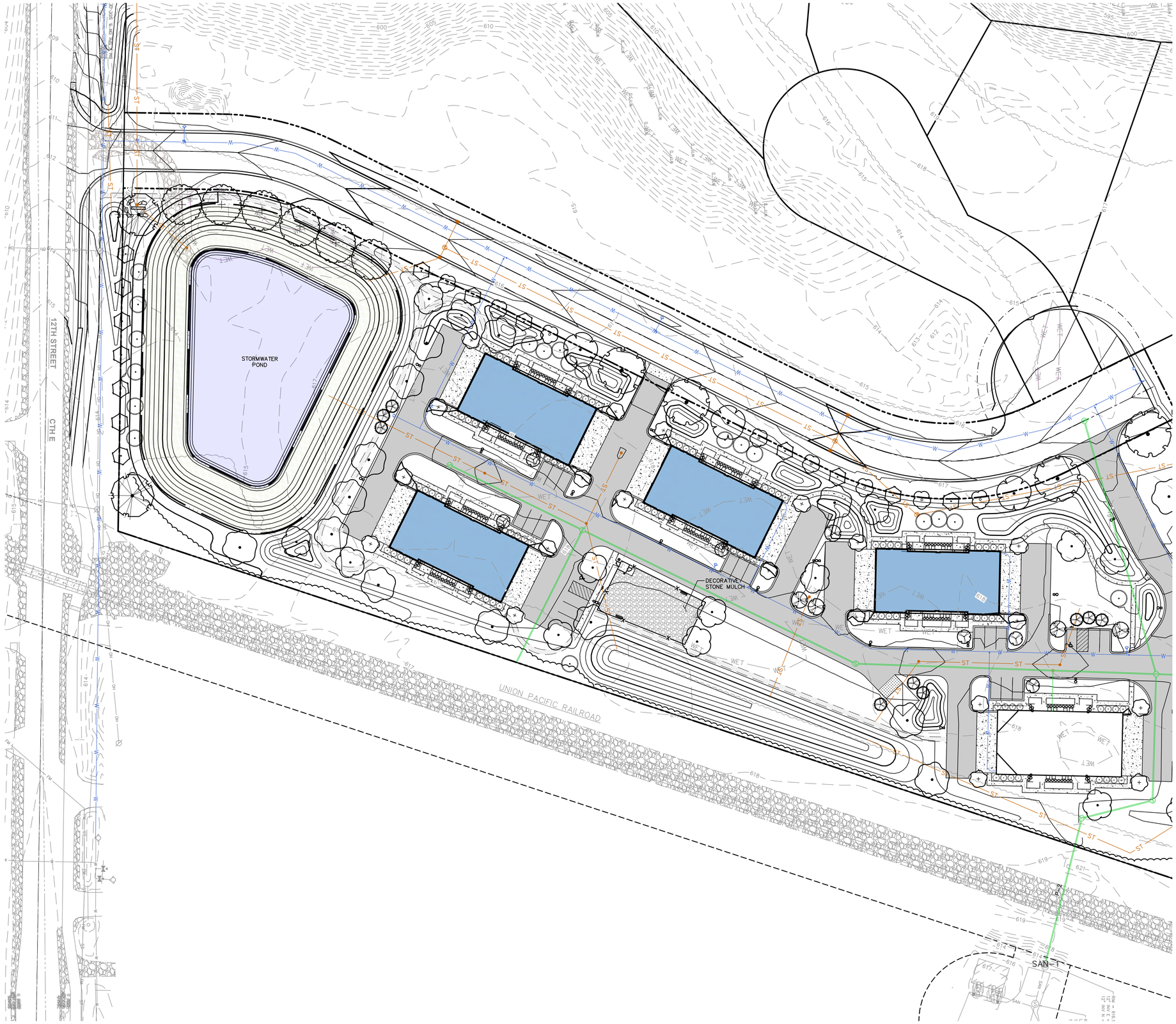
SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L1.0

JSD PROJECT NO: 24-14984

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14984\DWG\Landscape Sheets\24-14984 Landscape Sheets.dwg Layout: L1.0 User: joshua.donaldson



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- W WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- LANDSCAPE EDGING
- DECORATIVE STONE MULCH
- PRAIRIE SEED MIX
- RAINWATER RENEWAL SEED MIX
- NATIVE VEGETATED MAT OR NATIVE PLUGS
- TURFGRASS SEED MIX
- SOD

north

SCALE IN FEET

40' 0 40'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 01-19-2026

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: HMB
Reviewed By: KJY
Approved By: KJY

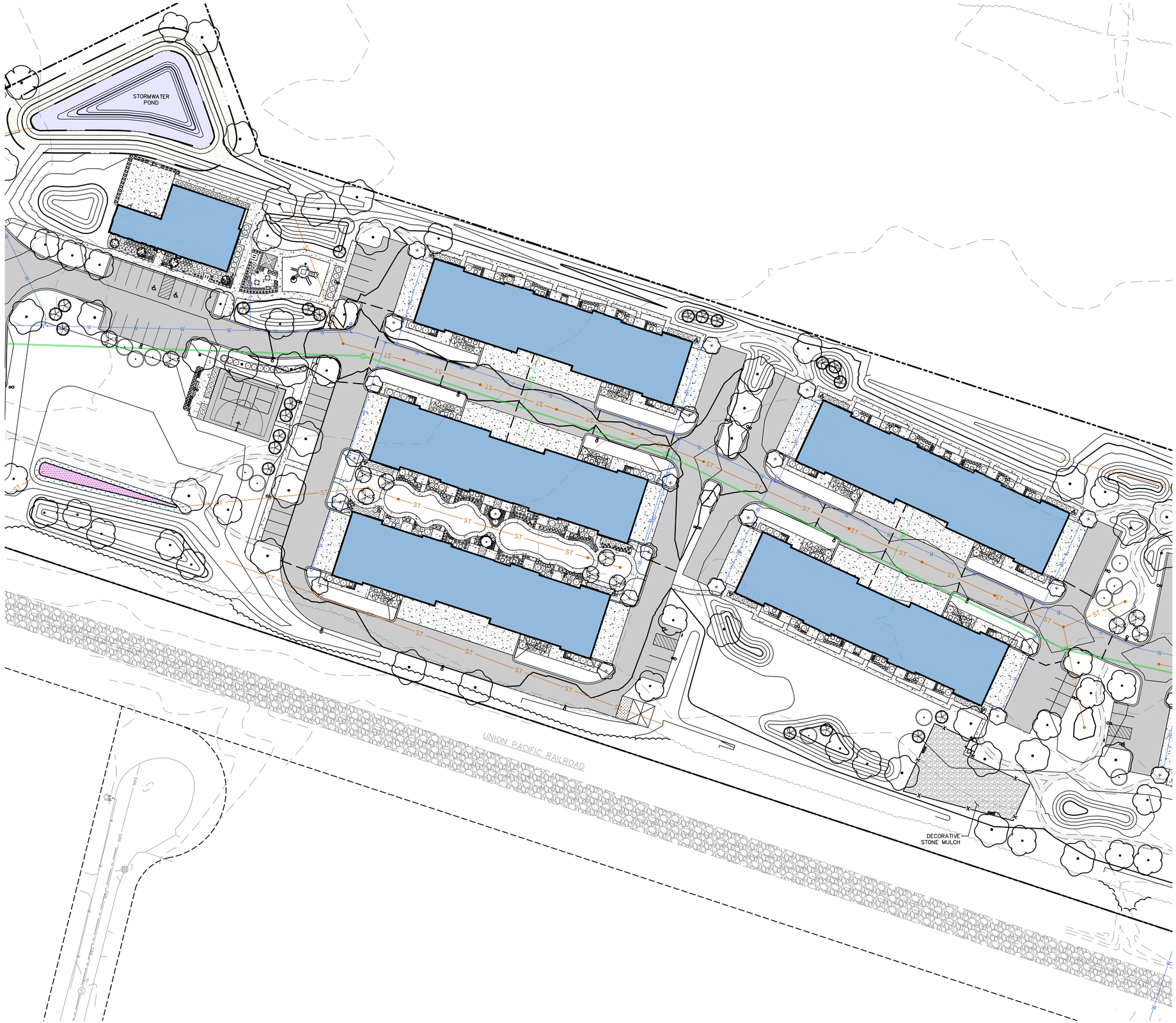
SHEET TITLE:
SOUTH LANDSCAPE PLAN

SHEET NUMBER:
L1.1

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14964\DWG\Landscape Sheets\24-14964 Landscape Sheets.dwg Layout: L1.1 User: joshua.donaldson



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- SAN EXISTING SANITARY SEWER
- W EXISTING WATERMAIN
- ST EXISTING STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- LANDSCAPE EDGING
- DECORATIVE STONE MULCH
- PRAIRIE SEED MIX
- RAINWATER RENEWAL SEED MIX
- NATIVE VEGETATED MAT OR NATIVE PLUGS
- TURFGRASS SEED MIX
- SOD

north

SCALE IN FEET

40' 0 40'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
**TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447**

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
**12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI**

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 01-19-2026

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	HMB
Reviewed By:	KJY
Approved By:	KJY

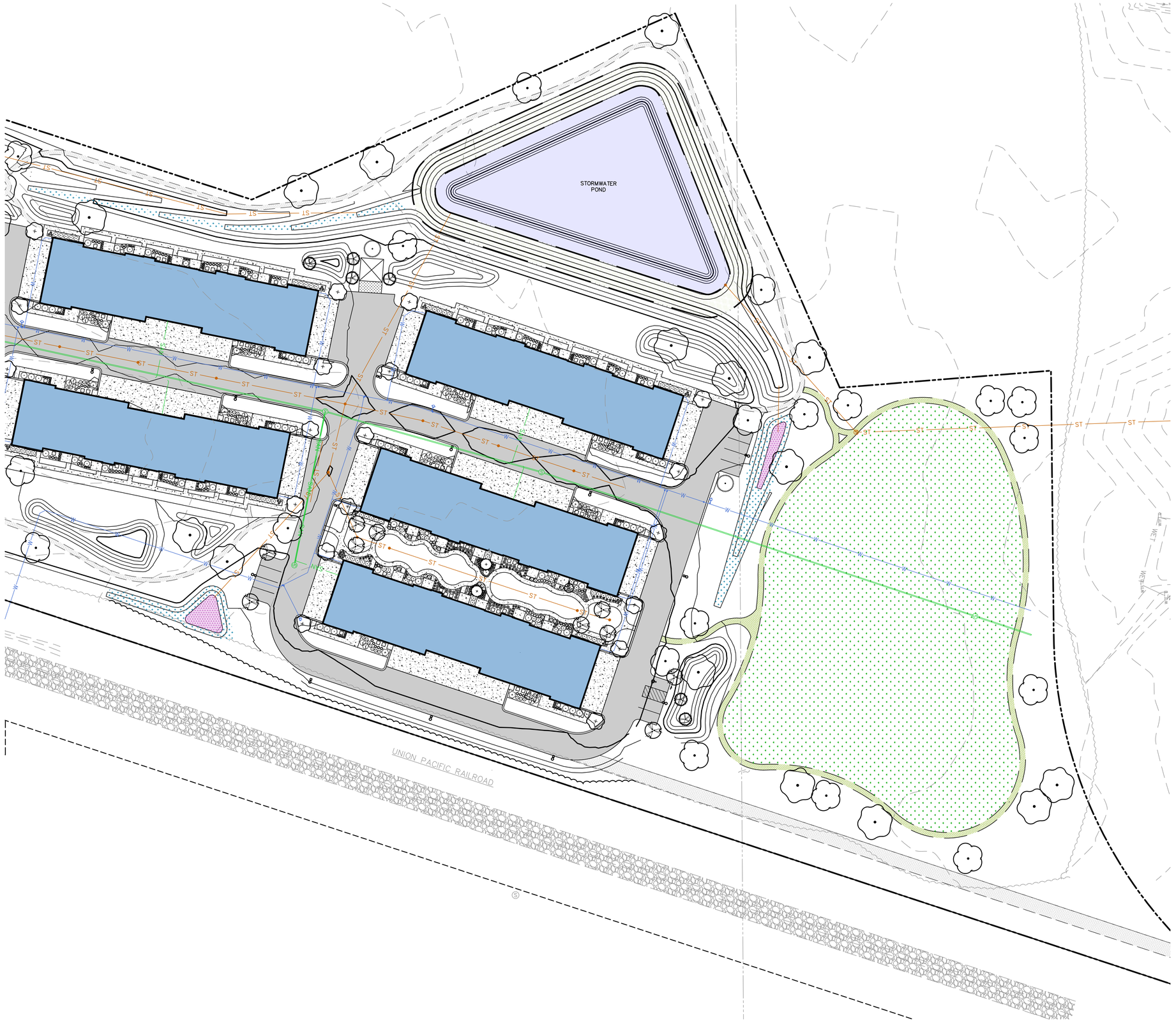
SHEET TITLE:
MIDDLE LANDSCAPE PLAN

SHEET NUMBER:
L1.2

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14964\DWG\Landscape Sheets\24-14964 Landscape Sheets.dwg Layout: L1.2 User: joshua.donaldson



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- BOULDER WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- FLAG POLE
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- BIKE RACK
- LANDSCAPE EDGING
- DECORATIVE STONE MULCH
- PRAIRIE SEED MIX
- RAINWATER RENEWAL SEED MIX
- NATIVE VEGETATED MAT OR NATIVE PLUGS
- TURFGRASS SEED MIX
- SOD

north

SCALE IN FEET

40' 0 40'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
**TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447**

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
**12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI**

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 01-19-2026

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: HMB
Reviewed By: KJY
Approved By: KJY

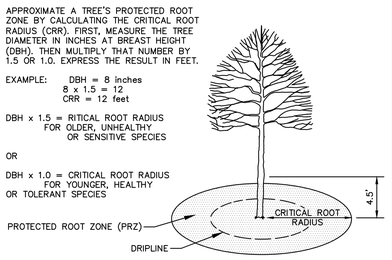
SHEET TITLE:
NORTH LANDSCAPE PLAN

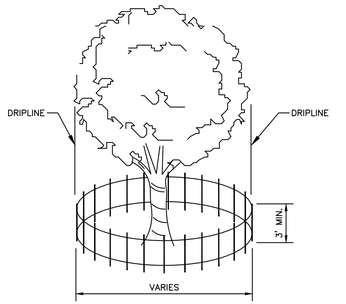
SHEET NUMBER:
L1.3

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2024\24-14964\DWG\Landscape Sheets\24-14964 Landscape Sheets.dwg Layout: L1.3 User: joshua.donaldson



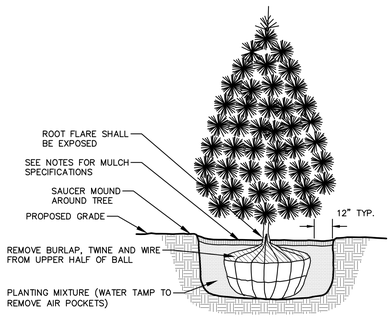


NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL

N.T.S.

REV. 01-04-2019

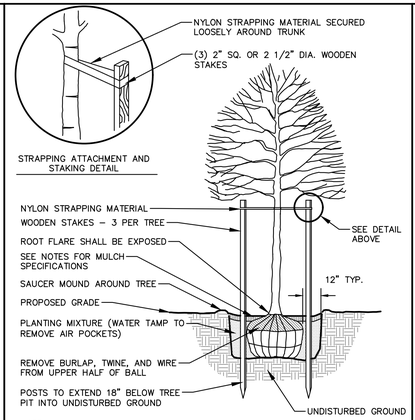


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED

EVERGREEN TREE PLANTING DETAIL

N.T.S.

REV. 01-03-2019

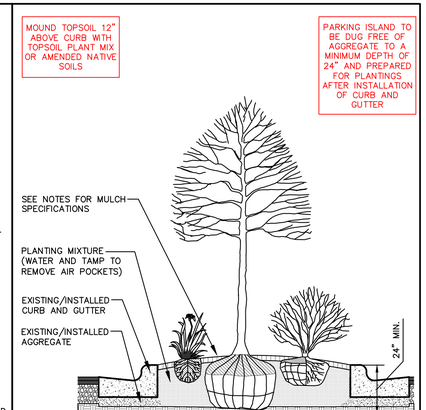


NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

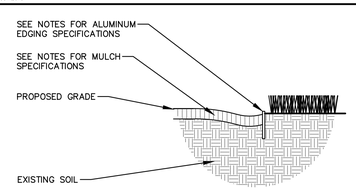
REV. 01-04-2019



PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

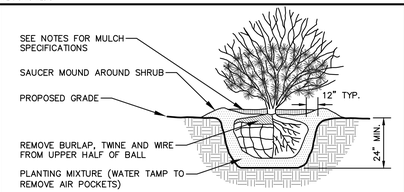
REV. 01-03-2019



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

REV. 01-03-2019

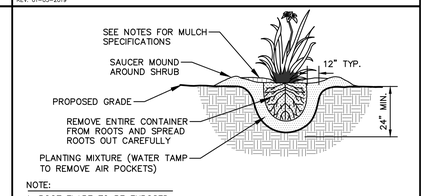


NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV. 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED

PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV. 01-03-2019

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R–O–W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1–800–242–8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL–DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED NONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS – STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3–INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3–INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE–EMERGENT GRANULAR HERBICIDE WEED–PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS – ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 9813–R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – "NO–MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1–1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
2. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED–FREE
3. MATERIALS – SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36–48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST–PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL–BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
4. MATERIALS – PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608–296–3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
5. MATERIALS – BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'–0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

OR

6. MATERIALS – BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID–JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)–YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**
2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**
4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

DIGGERS HOTLINE
Toll Free (800) 242-8511

File: \\SDINC\projects\2020\24149\64\DWG\Landscape Sheets\24149l64 Landscape Sheets.dwg Layout: L2.0 User: joshua.donaldson

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ROERS COMPANIES

CLIENT ADDRESS:
**TWO CARLSON PARKWAY NORTH
PLYMOUTH, MN 55447**

PROJECT:
12TH STREET MULTI-FAMILY DEVELOPMENT

PROJECT LOCATION:
**12TH STREET
VILLAGE OF SOMERS
KENOSHA COUNTY, WI**

REVIEW DRAWING
NOT TO BE USED FOR CONSTRUCTION
DATE OF ISSUE 01-19-2026

PLAN MODIFICATIONS:

#	Date:	Description:
1	01/30/2026	SITE PLAN REVIEW SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: HMB
Reviewed By: KJY
Approved By: KJY

SHEET TITLE:
LANDSCAPE DETAILS & NOTES

SHEET NUMBER:
L2.0

JSD PROJECT NO: 24-14964

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



Plan View
Scale - 1" = 100ft

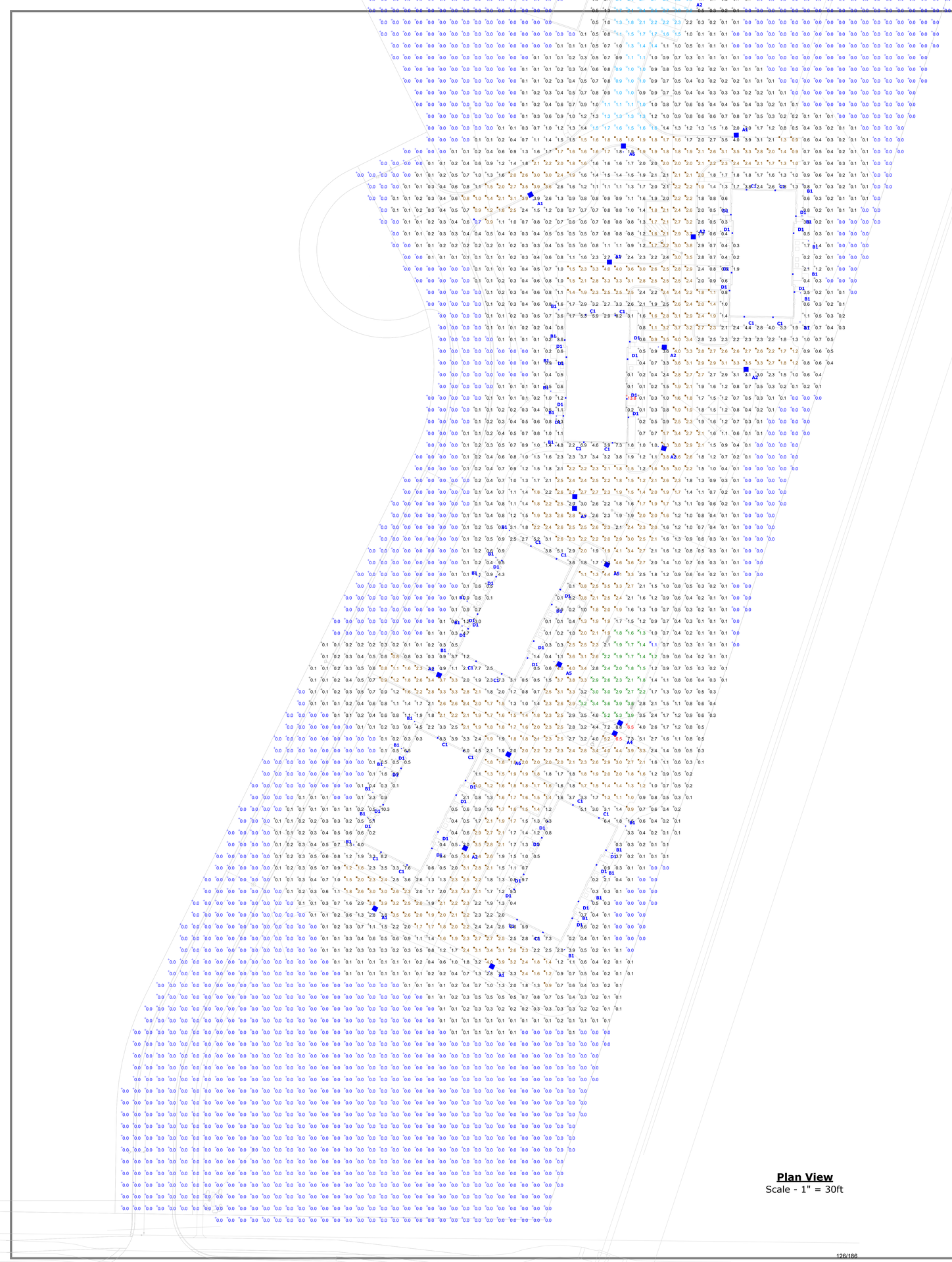
LLF

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	Wattage
	A1	6	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	14851	122
	A2	28	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	11830	122
	A3	7	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	122
	A4	1	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	244
	A5	8	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	12183	122
	A6	2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15446	122
	A7	2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, No Shield	15446	244
	B1	96	PERFORMANCE IN LIGHTING	KHA SLIM LED 36''-AL 10W 4K-96	36'' BOLLARD 14W 4000K	546	14
	C1	102	STONCO	ASW25-SCT-G1-8-PCB-BW	WALL PACK MOUNTED 10'-6" AFF - 4000K	1966	15
	D1	198	LIGMAN	MV-30001-W-W40	WALL SCONCE - DIRECT ONLY - MOUNTED 7'-0" AFF - 4000K	957	11

SPECTRUM
lighting & controls

ROERS MULTIFAMILY
SOMERS, WI
SITE PHOTOMETRIC

Designer
JAW
Date
01/27/2026
Scale
SEE PLAN



Plan View
Scale - 1" = 30ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SOUTH PARKING AND DRIVE	■	2.3 fc	6.5 fc	0.7 fc	9.3:1	3.3:1
DOG PARK	✳	2.6 fc	6.5 fc	1.1 fc	5.9:1	2.4:1
SITE ALL	+	0.8 fc	13.8 fc	0.0 fc	N/A	N/A

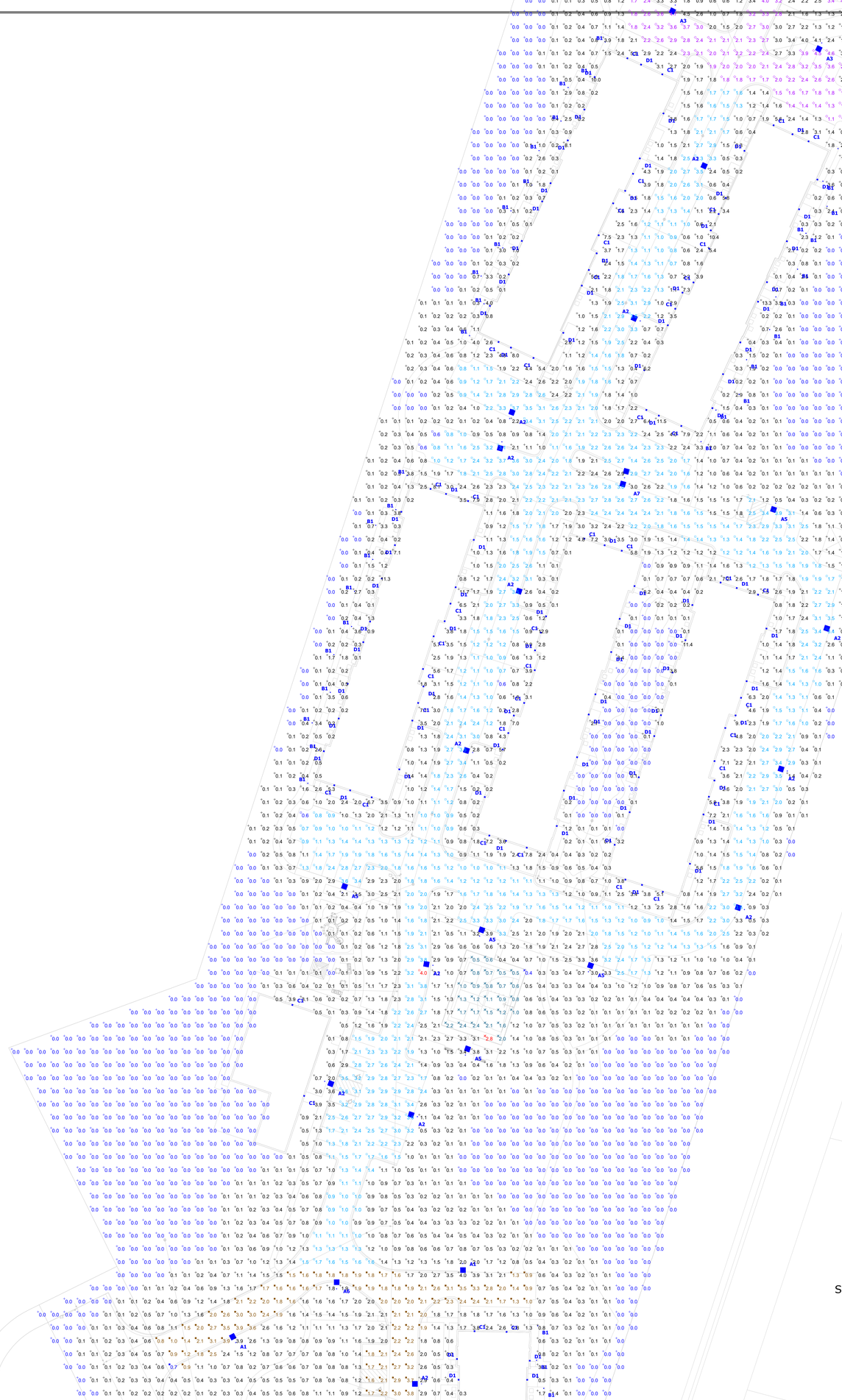
Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A1	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	14851	0.95	122
	A2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	11830	0.95	122
	A3	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	0.95	122
	A4	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	0.95	244
	A5	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	12183	0.95	122
	A6	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15446	0.95	122
	A7	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, No Shield	15446	0.95	244
	B1	PERFORMANCE IN LIGHTING	KHA SLIM LED 36''-AL 10W 4K-96	36'' BOLLARD 14W 4000K	546	0.95	14
	C1	STONCO	ASW25-SCT-G1-8-PCB-BW	WALL PACK MOUNTED 10'-6" AFF - 4000K	1966	0.95	15
	D1	LIGMAN	MV-30001-W-W40	WALL SCONCE - DIRECT ONLY - MOUNTED 7'-0" AFF - 4000K	957	0.95	11

SPECTRUM lighting & controls

ROERS MULTIFAMILY
SOMERS, WI
SITE PHOTOMETRIC

Designer
JAW
Date
01/27/2026
Scale
SEE PLAN



Plan View
Scale - 1" = 30ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BASKETBALL COURT	✕	1.2 fc	2.8 fc	0.4 fc	7.0:1	3.0:1
CENTER PARKING AND DRIVE	▯	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1
SITE ALL	+	0.8 fc	13.8 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
□ ▫	A1	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	14851	0.95	122
□ ▫	A2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	11830	0.95	122
□ ▫	A3	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	0.95	122
□ □	A4	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	0.95	244
□ ▫	A5	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	12183	0.95	122
□ ▫	A6	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15446	0.95	122
□ □	A7	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, No Shield	15446	0.95	244
◯	B1	PERFORMANCE IN LIGHTING	KHA SLIM LED 36"-AL 10W 4K-96	36" BOLLARD 14W 4000K	546	0.95	14
□	C1	STONCO	ASW25-SCT-G1-8-PCB-BW	WALL PACK MOUNTED 10'-6" AFF - 4000K	1966	0.95	15
□	D1	LIGMAN	MV-30001-W-W40	WALL SCONCE - DIRECT ONLY - MOUNTED 7'-0" AFF - 4000K	957	0.95	11

SPECTRUM lighting is common

ROERS MULTIFAMILY
SOMERS, WI
SITE PHOTOMETRIC

Designer
JAW
Date
01/27/2026
Scale
SEE PLAN



Plan View
Scale - 1" = 30ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH PARKING AND DRIVE	◇	2.1 fc	4.9 fc	0.5 fc	9.8:1	4.2:1
SITE ALL	+	0.8 fc	13.8 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
▫	A1	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	14851	0.95	122
▫	A2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	11830	0.95	122
▫	A3	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	0.95	122
▫	A4	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	0.95	244
▫	A5	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	12183	0.95	122
▫	A6	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15446	0.95	122
▫	A7	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, No Shield	15446	0.95	244
◯	B1	PERFORMANCE IN LIGHTING	KHA SLIM LED 36"-AL 10W 4K-96	36" BOLLARD 14W 4000K	546	0.95	14
□	C1	STONCO	ASW25-SCT-G1-8-PCB-BW	WALL PACK MOUNTED 10'-6" AFF - 4000K	1966	0.95	15
□	D1	LIGMAN	MV-30001-W-W40	WALL SCONCE - DIRECT ONLY - MOUNTED 7'-0" AFF - 4000K	957	0.95	11

ROERS MULTIFAMILY
SOMERS, WI
SITE PHOTOMETRIC

Designer
JAW
Date
01/27/2026
Scale
SEE PLAN



Plan View
Scale - 1" = 100ft

LLF

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	Wattage
	A1	6	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	14851	122
	A2	28	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-3-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	11830	122
	A3	7	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	122
	A4	1	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15536	244
	A5	8	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding - MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	12183	122
	A6	2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, MOUNTED TO 23'-0" POLE WITH 2'-0" BASE	15446	122
	A7	2	SIGNIFY GARDCO	ECF-S-32L-1.2A-NW-G2-5W	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5W OPTIC, No Shield	15446	244
	B1	96	PERFORMANCE IN LIGHTING	KHA SLIM LED 36''-AL 10W 4K-96	36'' BOLLARD 14W 4000K	546	14
	C1	102	STONCO	ASW25-SCT-G1-8-PCB-BW	WALL PACK MOUNTED 10'-6" AFF - 4000K	1966	15
	D1	198	LIGMAN	MV-30001-W-W40	WALL SCONCE - DIRECT ONLY - MOUNTED 7'-0" AFF - 4000K	957	11

SPECTRUM
lighting & controls

ROERS MULTIFAMILY
SOMERS, WI
SITE PHOTOMETRIC

Designer
JAW
Date
01/27/2026
Scale
SEE PLAN

GARDCO

Site and Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**WW-G2** Warm White 3000K, 70CRI Generation 2	**AR**[2] Arm Mount (standard)	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)
	48L 48 LEDs (3 modules)	**900** 900mA **1A** 1050mA **1.2A**[19] 1200mA	**NW-G2** Neutral White 4000K, 70CRI Generation 2	The following mounting kits must be ordered separately (See accessories)	**Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270°	
	64L 64 LEDs (4 modules)	**900** 900mA **1A**[19] 1050mA	**CW-G2** Cool White 5000K, 70CRI Generation 2	**SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W	

Distribution (continued)

AFR Auto Front Row
AFR-90 Auto Front Row, Rotated left 90°
AFR-270 Auto Front Row, Rotated right 270°
BLC Back Light Control
BLC-90 Back Light Control rotated at 90°
BLC-270 Back Light Control rotated at 270°
LCL[19] LEED Corner Optic Left
RCL[19] LEED Corner Optic Right

Options

Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours		**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA **BAC**[20,21] Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
BL[1,4,7,18] Bi-level functionality	**IMRI3**[15] Integral with #3 lens **IMRI7**[15] Integral with #7 lens				
WIAP[4,6,16] Wireless Interact (includes SR driver and SR receptacle - do NOT select SRDR)	**LB** Low (7'-15' mounting height) sensor, Black color housing Wireless Interact, integral **LW** Low (7'-15' mounting height) sensor, White color housing **HB** High (15'-40' mounting height) sensor, Black color housing **HW** High (15'-40' mounting height) sensor, White color housing				

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, FAWS, SRDR, or WIAP dimming control options.
16. WIAP must be combined with Motion sensing lens LB or LW or HB or HW.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.
20. Extended lead times apply. Contact factory for details
21. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

Declare. interact

DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org

DLC LISTED PREMIUM DLC LISTED c UL us

ECF-S EcoForm small

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side Shield

Standard optic orientation	
HIS-32-H[20]	Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H[20]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H[20]	Internal House Side Shield for 64 LEDs (4 modules)
Optic at 90 or 270 orientation	
HIS-32-V[20]	Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V[20]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V[20]	Internal House Side Shield for 64 LEDs (4 modules)

Footnotes
20. Not available with Type 5 or 5W optics.
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories

ECF-BD-G2	Bird deterrent
ECF-RAM-G2-(F)	Retrofit Arm mount kit
ECF-SF-G2-(F)	Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F)	Wall mount with surface conduit rear entry permitted

Controls Accessories

IRT9015	Handheld remote for grouping and configuration of Wireless Interact WIAP (at least 1 required per site or use the Interact Pro App).

Pole Top Fitters

(**F**) = Specify finish

PTF2 - Pole top fitter fits 23/8-21/2" OD x 4" depth tenon	
PTF2-1-90-(F)	1 luminaire at 90°
PTF2-2-90-(F)	2 luminaires at 90°
PTF2-2-180-(F)	2 luminaires at 180°
PTF2-3-90-(F)	3 luminaires at 90°
PTF2-4-90-(F)	4 luminaires at 90°
PTF2-3-120-(F)	3 luminaires at 120°
PTF3 - Pole top fitter fits 3-31/2" OD x 6" depth tenon	
PTF3-1-90-(F)	1 luminaire at 90°
PTF3-2-90-(F)	2 luminaires at 90°
PTF3-2-180-(F)	2 luminaires at 180°
PTF3-3-90-(F)	3 luminaires at 90°
PTF3-4-90-(F)	4 luminaires at 90°
PTF3-3-120-(F)	3 luminaires at 120°

Ready to Go configurations (when ordered with the "RS-" catalog code, the following configurations will ship in 2 weeks):

Catalog Number	12NC
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BZ	912401466002
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-MGY	912401466003
RS-ECF-S-32L-1A-NW-G2-AR-3-UNV-BK	912401534554
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BZ	912401466004
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-MGY	912401466005
RS-ECF-S-32L-1A-NW-G2-AR-4-UNV-BK	912401534555
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BZ	912401466006
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-MGY	912401466007
RS-ECF-S-32L-1A-NW-G2-AR-5-UNV-BK	912401534556
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BZ	912401466008
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-MGY	912401466009
RS-ECF-S-48L-1A-NW-G2-AR-3-UNV-BK	912401534557
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BZ	912401466010
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-MGY	912401466011
RS-ECF-S-48L-1A-NW-G2-AR-4-UNV-BK	912401534558
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BZ	912401466012
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-MGY	912401466013
RS-ECF-S-48L-1A-NW-G2-AR-5-UNV-BK	912401534559
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BZ	912401466014
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-MGY	912401466015

Catalog Number	12NC
RS-ECF-S-64L-1A-NW-G2-AR-3-UNV-BK	912401534560
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BZ	912401466016
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-MGY	912401466017
RS-ECF-S-64L-1A-NW-G2-AR-4-UNV-BK	912401534561
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BZ	912401466018
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-MGY	912401466019
RS-ECF-S-64L-1A-NW-G2-AR-5-UNV-BK	912401534562
RS-ECF-RAM-G2-DGY	912401466487
RS-ECF-RAM-G2-MGY	912401466488
RS-ECF-RAM-G2-WH	912401466485
RS-ECF-RAM-G2-BZ	912401466486
RS-ECF-RAM-G2-BK	912401466484
RS-HIS-32-H	912401466489
RS-HIS-48-H	912401466491
RS-HIS-64-H	912401466493

ECF-S EcoForm small

Area luminaire

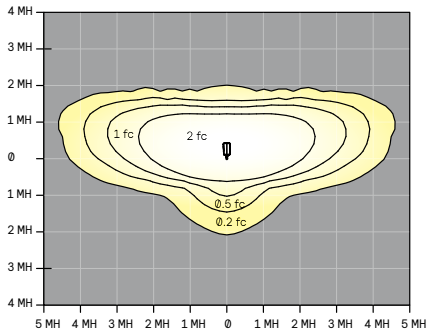
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

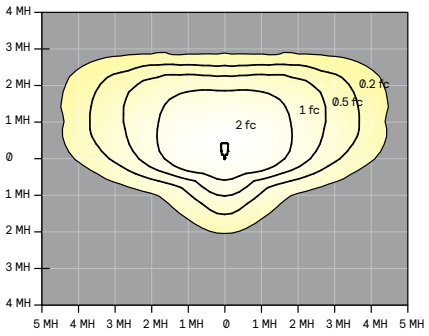
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>120,000 hours	>99%

Optical Distributions

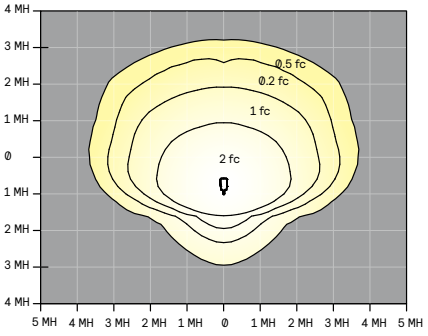
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



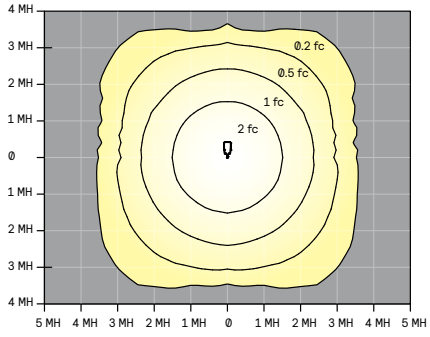
Type 2



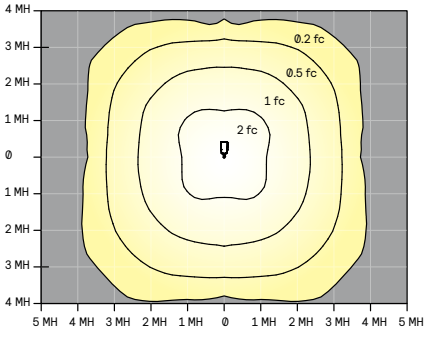
Type 3



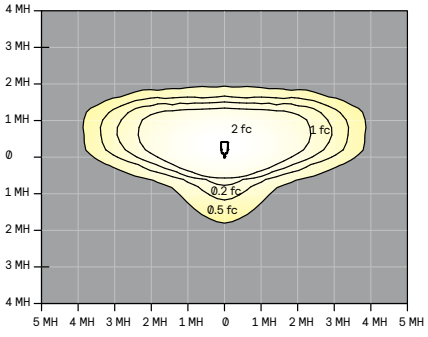
Type 4



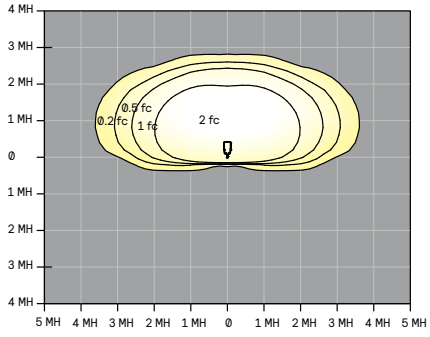
Type 5



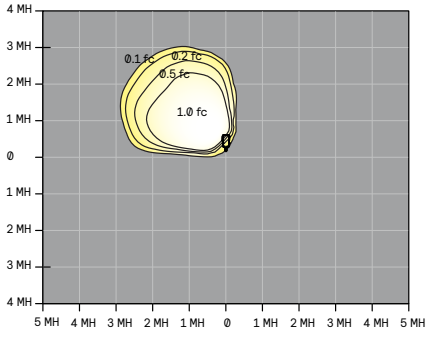
Type 5W



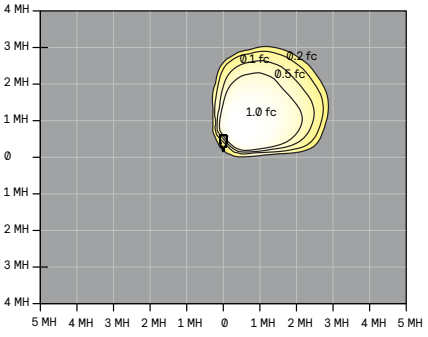
AFR



BLC



LCL



RCL

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	3,691	B0-U0-G1	94	2,449	B0-U0-G1	62
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	5,005	B0-U0-G2	91	3,183	B0-U0-G1	58
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	6,409	B0-U0-G2	89	4,106	B0-U0-G1	57
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	9,024	B1-U0-G2	87	5,793	B0-U0-G2	56
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	10,010	B1-U0-G2	84	6,426	B0-U0-G2	54
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	11,880	B1-U0-G2	89	7,626	B0-U0-G2	57
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	13,453	B1-U0-G2	86	8,636	B0-U0-G2	55
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	14,934	B1-U0-G3	83			
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	15,723	B1-U0-G3	90	10,093	B0-U0-G2	58
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	17,714	B1-U0-G3	87			

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134	27526	B5-U0-G3	134	27330	B5-U0-G4	133

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			BLC			LCL or RCL		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	3,991	B0-U0-G1	101	2,633	B0-U0-G1	67
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	5,412	B0-U0-G2	99	3,423	B0-U0-G1	62
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	6,930	B0-U0-G2	96	4,415	B0-U0-G1	61
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	9,756	B1-U0-G2	94	6,229	B0-U0-G2	60
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	10,822	B1-U0-G2	90	6,910	B0-U0-G2	58
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	12,843	B1-U0-G2	96	8,200	B0-U0-G2	62
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	14,544	B1-U0-G3	93	9,286	B0-U0-G2	59
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	16,145	B1-U0-G3	90			
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24,700	B3-U0-G2	139	16,998	B1-U0-G3	97	10,853	B0-U0-G2	62
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27,828	B4-U0-G3	135	19,150	B1-U0-G3	94			

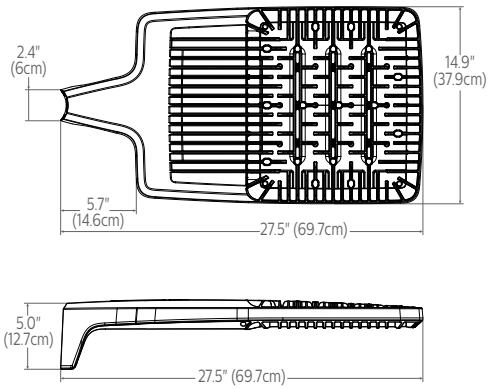
ECF-S EcoForm small

Area luminaire

Dimensions

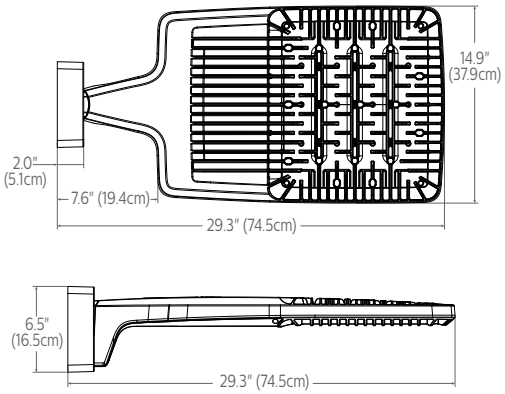
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



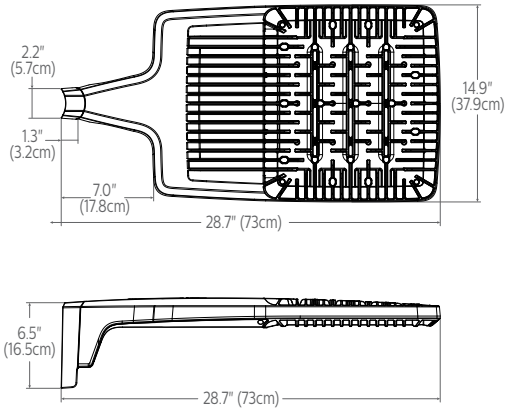
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



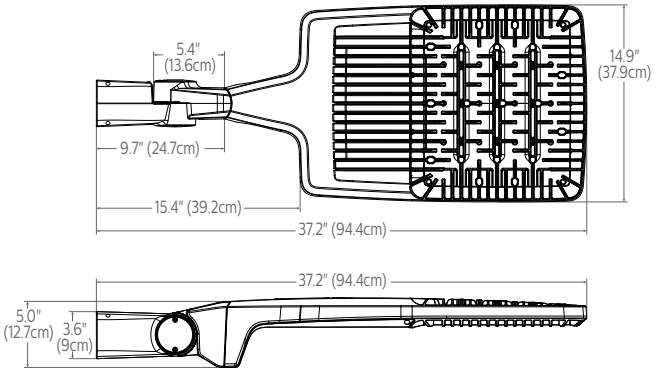
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

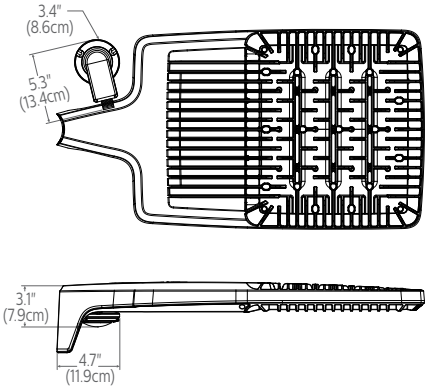


Slip fitter (**SF**)

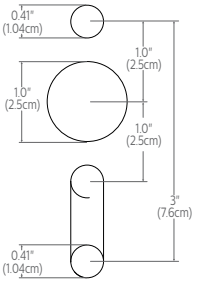
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



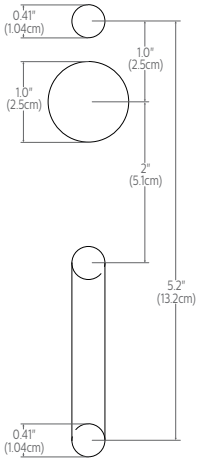
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



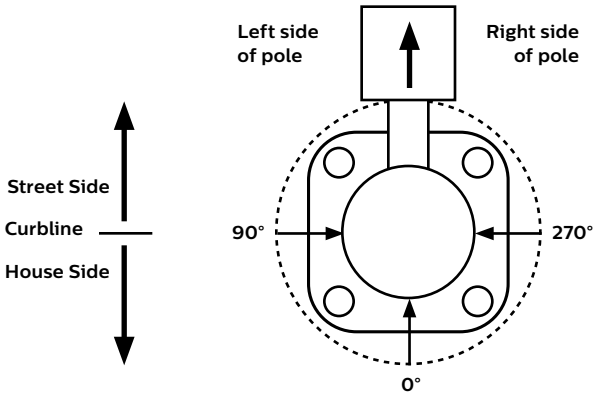
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

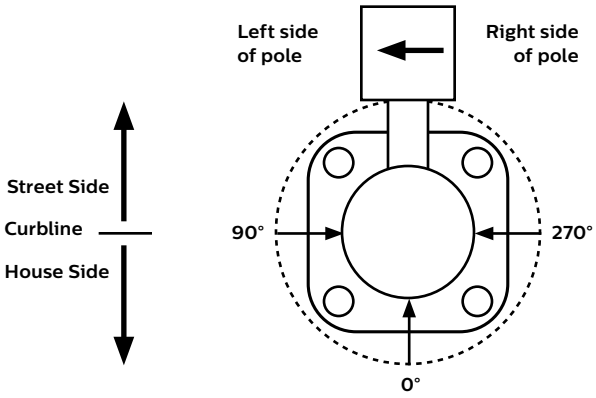
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

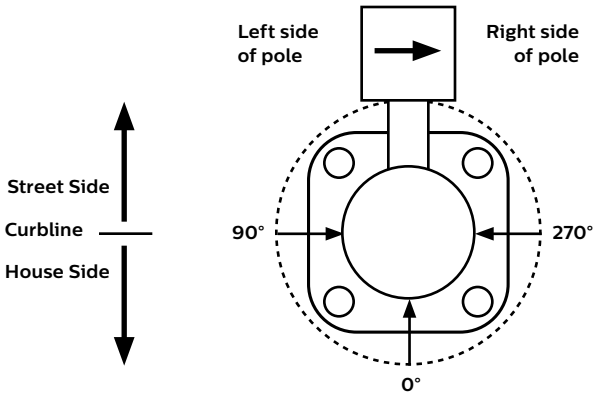
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

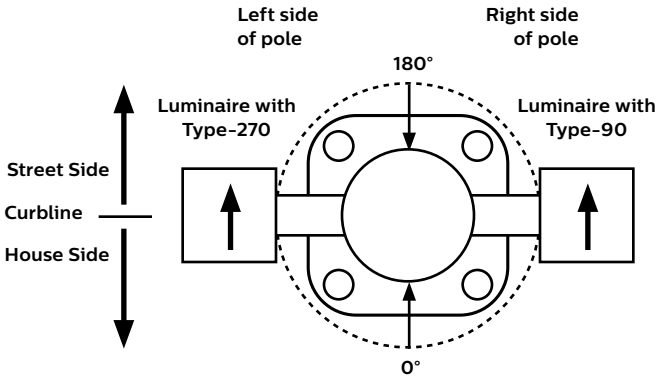
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 152 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC, LCL, and RCL optics to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

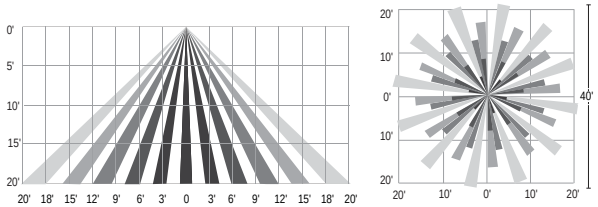
Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

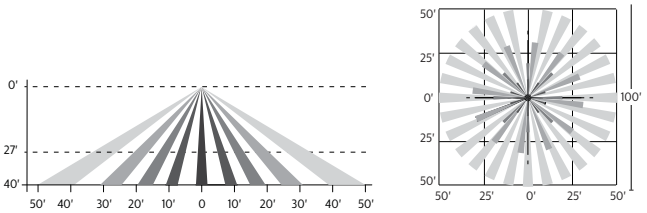
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



ECF-S EcoForm small

Area luminaire

Specifications

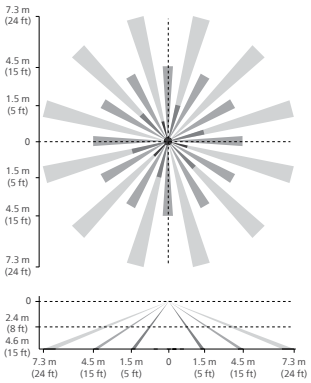
Control options

Outdoor Interact (WIAP): Connected sensor with integral occupancy and daylight sensing, supports wireless mesh connectivity. Sensor works in the standalone mode when configured without a gateway. When used with a gateway you are able to access additional functionalities such as energy monitoring, scheduling and BMS integration. Interact offers an App, a portal and a broad portfolio of Interact-ready Indoor and Outdoor luminaires, lamps and retrofit kits all working on the same system. The App provides flexibility to choose between a standalone or gateway mode. Setup with the gateway requires wired Internet access to the gateway. WIAP includes SR driver and SR receptacle. Daylight harvesting supported through dimming - activated via the Interact App. Sensors IP66 rated.

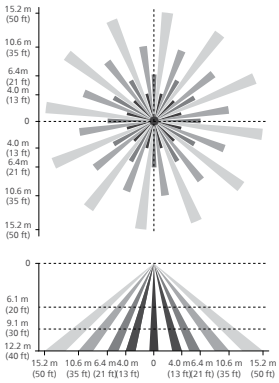
For more information on Interact Pro visit:

www.interact-lighting.com/interactproscalablesystem

LB or LW low sensor



HB or HW high sensor



Note: The beam patterns shown are intended solely as a general guide and are not to scale. Sensing capabilities and coverage area depend on many factors including the size, speed and direction of travel of persons and vehicles; sensor mounting height; environmental and site conditions; etc.

Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRD7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

• Declare label certified, ID SGY-0015 (View full Declare label)

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

© 2025 Signify Holding. All rights reserved. The information provided herein is subject to change, without notice. Signify does not give any representation or warranty as to the accuracy or completeness of the information included herein and shall not be liable for any action in reliance thereon. The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract, unless otherwise agreed by Signify.

GENLYTE SOLUTIONS
a signify business

Signify North America Corp.
400 Crossing Blvd, Suite 600
Bridgewater, NJ 08807
Telephone: 800-555-0050

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9008

All trademarks are owned by Signify Holding or their respective owners.

KHA SLIM 36"





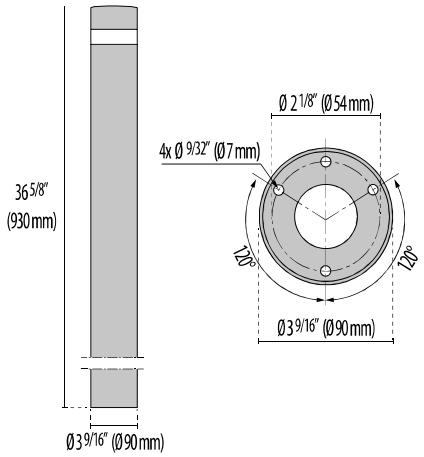
Slim bollard series. Fixtures consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free aluminum extruded post.
- Copper-free precision die-cast aluminum housing and top cap.
- Corrosion-resistant AISI 316 stainless steel post and top cap.
- Clear UV-stabilized, high-impact resistant diffuser.
- Stainless steel external hardware.
- Custom molded, anti-aging gasket(s).
- Internal specular reflector coated with 5-layers of PVD 99.98% pure aluminum providing >95% reflection.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- IESNA Type V light distribution.
- 5-year warranty.
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Five optional finishes available. Add finish suffix to any part number for textured Black (BK-81), Iron gray (AN-96), Aluminum metallic (GR-94), White (WH-87), Iron rust (RB-10) when not standard.
- Consult factory for dimming options, marine-grade, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options including static colors.
- Consult factory for custom post height options.
- Anchor bolts available for bollards (ordered separately).
- Suitable for most coastal applications (stainless steel versions).
- Marine Grade finish.
- Suitable for Natatorium applications.
- Consult factory for any Buy American Act (BAA) or Build America Buy America Act (BABAA) requirements.

IP 66 · WET · PRONTO · cULus LISTED · 79 · RAL · IK 08 6J

FINISHES

- **AN-96** / Iron gray / Textured
- **BK-81** / Black / Textured
- **INOX** / Stainless steel / Matt
- **GR-94** / Aluminum metallic / Textured
- **WH-87** / White / Textured
- **RB-10** / Iron rust / Textured



KHA
36"

Lumen Output	27K	3K	35K	4K	5K
Kha Slim 36"	450	482	514	546	592

14W Max Wattage

Scan Here for Installation Instructions

Revision 11
06/25

Order Guide - Kha Slim 36"

Order code example	KHAS-36-14-SS-3K-120-NA-HSS

KHAS- | | | | | | | |

Bollard Height	Wattage	Finish	Kelvin	Voltage	Controls	Accessories
26 26 inch (min) **36** 36 inch **42** 42 inch **XX** Specify height must be over min	**8** 8 watt **10** 10 watt **14** 14 watt (max) **XX** Specify wattage must be below max	**SS** Stainless Steel **AM** Aluminum Metallic **IG** Iron Gray **IR** Iron Rust **BK** Textured Black **WH** Textured White **CC** Custom Color	**27K** 2700k **3K** 3000k **35K** 3500k **4K** 4000k **5K** 5000k **65K** 6500k **RED** Static Red **BLU** Static Blue **GRN** Static Green	**UNV** 120-277V	**NA** Non Dimming **0-10V** 0-10V Dimming Driver **ELV** 120V Line-Voltage Dimming Driver	**HSS** House Side Shield **UNL** Unlit Bollard **BABAA** Build America Buy America Act compliant (not available for all options)

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

INCLUDED ACCESSORIES

DESCRIPTION	FINISH	PART NUMBER
KHA SLIM 36"		
Anchor rods for in-ground concrete mounting stainless steel plate with galvanised steel rods (KHA SLIM H max 93 cm/36.61" only)		**14071320**



Stonco

by signify

Wall Mount

Adjustable Slim Wall Pack

ASW 25W and 75W



Adjustable Slim Wall Pack features a discreet design that will complement any building exterior. Two sizes are available, with three wattage and three CCT selectable options each.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

example: ASW25-SCT-G1-8-PCB-BW

Family	CCT	Generation	Input Voltage	Controls	Finish
	SCT	G1	8	PCB	BW
ASW25 Adjustable Slim Wall Pack – Selectable wattage 15W/20W/25W **ASW75** Adjustable Slim Wall Pack – Selectable wattage 45W/60W/75W	**SCT** Field Selectable – 3CCT 3000K, 4000K & 5000K	**G1** Generation 1	**8** UNV	**PCB** Photocontrol	**BW** Brown Grey

Specifications

Housing

Die-cast aluminum housing with UV stabilized polycarbonate lens mounted with stainless steel hardware.

IP Rating

LED light engine is weather proof rated IP65.

Electrical

Electrical Driver efficiency (>90% at full load). Available in 120-277V. IP65 compliant driver. RoHS compliant. Standard surge protection 4kV.

Optical System and Controls

Three color temperature options 3000K, 4000K (Default), 5000K. 70 CRI. Photo control button (PCB) included as standard.

Mounting

Offers a 0 to 90° tilt option. Mounts to standard 3 ½" to 4" square and octagonal or 4 inch round electrical junction boxes, using a simple flip cover design for easy access.

Light Engine

System efficacy up to 120lm/W

Lumen output options:

15W: 1800lm, **20W:** 2400lm, **25W:** 3000lm
45W: 5400lm, **60W:** 7200lm, **75W:** 9000lm

Listings

cETL listed. Suitable for Wet Locations. Suitable for use in ambient from -40°C to 40°C (-40°F to 104°F). All versions are DLC 5.1 Premium qualified.

Finish

Powder coat finish, standard color is Brown Grey (BW).

Limited Warranty

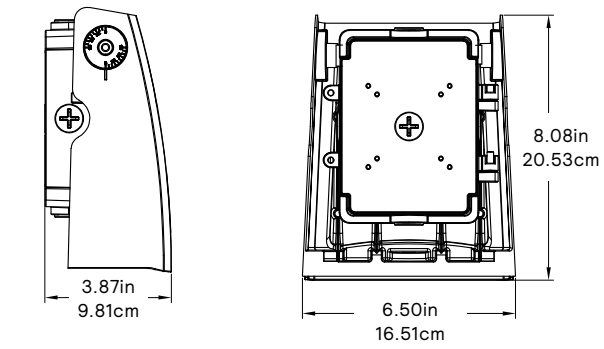
Luminaires are all covered by a 5-year limited warranty. See signify.com/warranties for details.

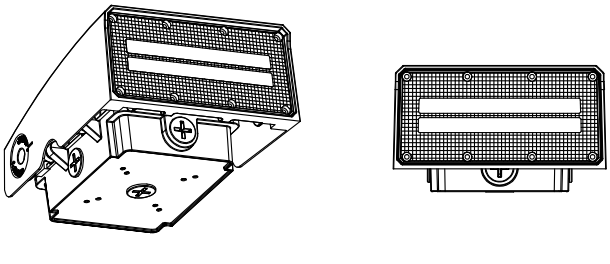
ASW Adjustable Slim Wall Pack

25W and 75W

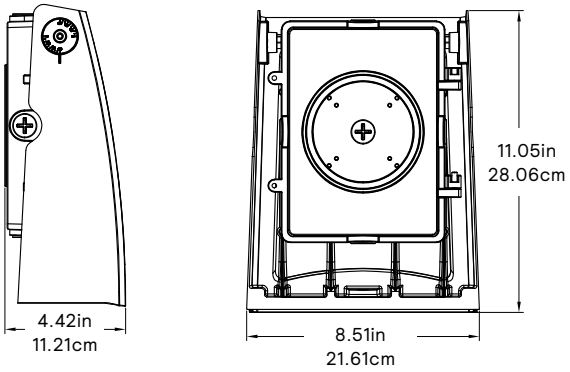
Dimensions

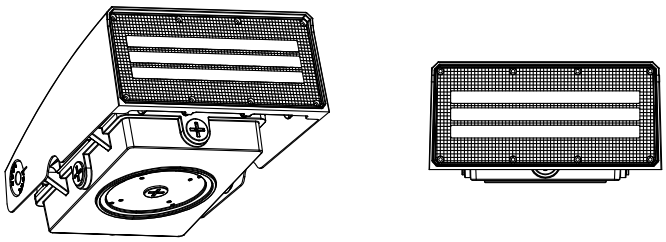
ASW25





ASW75





LED Wattage and Lumen Values

Ordering Codes	Total LEDs	System Current (mA)	Color Temp. (K)	Average System Wattage[1]	Lumen Output[1,2]	Efficacy (LPW)	Weight (kg)
ASW25-SCT-G1-8-PCB-BW	52	250	3000/4000/5000	15W/20W/25W	1800/2400/3000	120	1.32
ASW75-SCT-G1-8-PCB-BW	100	750	3000/4000/5000	45W/60W/75W	5400/7200/9000	120	2.4

1. Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Measured wattage may vary due to variation in input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Predicted Lumen Depreciation Data

Ordering Codes	Ambient Temperature °C	L_{70} Per TM-21[1,2]	Lumen Maintenance % @ 60,000hrs
ASW25-SCT-G1-8-PCB-BW	-40°C to 40°C	L70 > 50,000hrs @25C	86%
ASW75-SCT-G1-8-PCB-BW	-40°C to 40°C	L70 > 50,000hrs @25C	86%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.

© 2022 Signify Holding. All rights reserved. The information provided herein is subject to change, without notice. Signify does not give any representation or warranty as to the accuracy or completeness of the information included herein and shall not be liable for any action in reliance thereon. The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract, unless otherwise agreed by Signify.

Signify North America Corporation
400 Crossing Blvd, Suite 600
Bridgewater, NJ 08807
Telephone: 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone: 800-668-9008

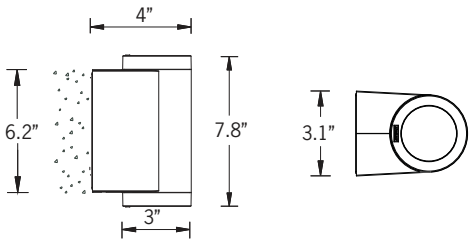
All trademarks are owned by Signify Holding or their respective owners.

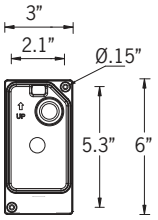
UMV-30001

Marvik 1 Surface Downlight



11w COB 976 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 3.5 lbs





Mounting Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it’s almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical, single or double-sided wall family. Compact and decorative appearance belies powerful outputs and technical optics for perfect task illumination

A stunning new waterproof & dust proof wall cylinder range, designed with no visible fasteners, a one-piece body and integrated driver housing.
This smart mechanical modern designed luminaire with cylindrical body provides a stylish solution to wall mounted cylinders.

This innovative design houses a variety of COB wattages to suit designer’s specific requirements as well as a selction of field interchangeable reflector optics, that include narrow, medium, wide and very wide distributions. This series is available in 3 different diameters, namely 3”, 4” & 6” to suit lighting design requirements.

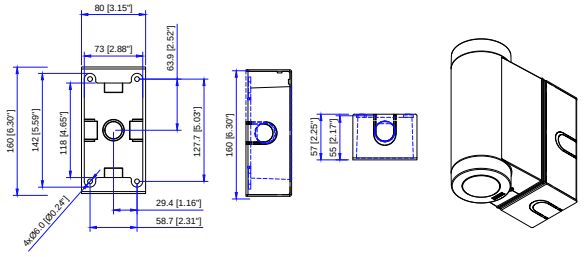
These luminaires are suitable for various facade lighting requirements along with accent lighting, building columns and architectural highlighting etc. The Marvik 1 protrudes 4” from the wall, making this product suitable for ADA applications.

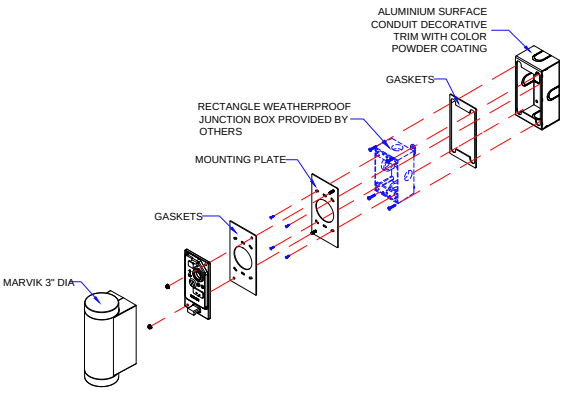
This luminaire range can be provided with a bayonet lock baffle to reduce glare, as well as a frosted lens option. The SCE surface conduit entry box option can be provided as an option for an attractive solution to surface conduit entry.

Ligman can also provide custom made boxes to fit on a round surface like a column, pillar or pole.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15˚ allowable to permit leveling).

Additional Options (Consult Factory For Pricing)





SCBT
Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box [Provided by contractor]
Example: Hubbell: - 5322-0 - 1-Gang Weatherproof Box, Five 1/2” in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UMV-30001

Marvik 1 Surface Downlight

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UMV - 30001 - 11w - M - W30 - 02 - 120/277v - Options

UMV-30001	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	11w COB 976 Lumens	N - Narrow 23˚ M - Medium 25˚ W - Wide 37˚ VW - Very Wide 71˚	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

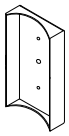
INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH
- SU01 - CONCRETE FINISH
- SU02 - SOFTSCAPE FINISH
- SU03 - STONE FINISH
- SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
4MP - 4" Mounting Plate
DIM - 0-10v Dimming
SCBT - Surface Conduit Box Trim
RPA - Round Pole Adapter
B - Baffle
F - Frosted Lens



RPA
Round Pole Adapter



B
Baffle

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon
Walnut, Chestnut, Bamboo, Galvanized
Pine, Mahogany, Birch, Steel



Actual: Inspired by Nature Finish
[Two-Tone]

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

Marvik Product Family



Marvik 1

- UMV-30001-11w-976lm
- UMV-30002-20w-1674lm



Marvik 2

- UMV-30011-20w-1802lm
- UMV-30012-27w-2387lm
- UMV-30013-11w-1132lm



Marvik 3

- UMV-30021-40w-3795lm
- UMV-30022-48w-4622lm
- UMV-30023-20w-1627lm



Marvik 4

- UMV-30031-2x11w-2x976lm



Marvik 5

- UMV-30041-2x13w-2x1245lm
- UMV-30042-2x10w-2x893lm



Marvik 6

- UMV-30051-2x26w-2x2722lm
- UMV-30052-2x20w-2x1627lm

VILLAGE OF SOMERS
Department of Planning and Development

VILLAGE OF SOMERS SITE PLAN REVIEW PROCEDURES

1. Contact the Kenosha County Department of Planning & Development and check with staff to determine if your proposed zoning change meets the requirements of the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035, Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance and the Village of Somers Land Division and Platting Control Ordinance.

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

Meeting Date: March 20th, 2025

3. Contact the Village of Somers to determine if your site plan review application requires concept review by the Village Plan Commission. If so, contact the Village of Somers clerk to schedule a concept meeting with the Village Plan Commission.

Meeting Date: March 20th, 2025

4. Complete and submit to the Kenosha County Department of Planning & Development the Village of Somers Site Plan Review Application by the filing deadline.

Filing Deadline: January 30th, 2026

5. Upon submission you will be given two copies of the date-stamped application. Submit a copy of the date-stamped application to the Village of Somers clerk for placement on the agendas of the Village of Somers Plan Commission and the Village of Somers Board. Keep the other copy for your records.

7. Attend the Village Plan Commission and the Village Board meetings. **NOTE:** You must attend or the Village will not be able to act on your request. At these meetings you will be asked to brief the committee on your request.

Village Plan Commission meeting date (tentative): March 9th, 2026

Village Board meeting date (tentative): May 12th, 2026

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

SITE PLAN REVIEW CHECKLIST

Owner: SFW LLC + FETTNER HERGOTT Date 12-22-26

Mailing Address: 1431 TOULON COURT Phone # 847-204-5810

Phone #

Agent: Roers Companies (atten: Nick Asta) Phone #

Mailing Address: 2 Carlson Pkwy N #400 Phone # 651.252.7019

Plymouth, MN 55447

Architect/Engineer: Kevin Yeska Phone # 608.609.6794

Mailing Address: 507 W. Verona Ave, Suite 500 Phone #

Verona, WI 53593

Tax Parcel Number(s): 83-4-223-074-0006 Acreage of Project: 27.548

Existing Zoning: R-4 & R-9 Proposed Zoning: R-11

Conditional Use Permit:

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

Description of project: Multi-family Apartment

Size of existing building(s): N/A

Size of new building(s) and/or addition(s): 10-16 unit buildings (18,140 sf), 5-8 unit buildings (8,440 sf.), & Club House (4,695 sf)

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

Number of proposed units: 200 Description of units: Stacked Flats

Density: 12.4 units per acre

☐ Plat of Survey Submitted:

☐ Covenants and Restrictions Submitted

A. BUILDING PLANS SUBMITTED? (BUILDING APPEARANCE)

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

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

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

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

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

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

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

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

B. SITE PLAN SUBMITTED?

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

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

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

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

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

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

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

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

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

C. LANDSCAPING AND LIGHTING PLAN SUBMITTED?

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

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

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

Appropriate buffers shall be provided between dissimilar uses.

D. SEWER VERIFICATION/SANITATION EVALUATION OR APPLICATION SUBMITTED?

E. UTILITY PLANS SUBMITTED?

F. STORMWATER DRAINAGE AND EROSION CONTROL PLAN SUBMITTED?

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

IMPORTANT TELEPHONE NUMBERS

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

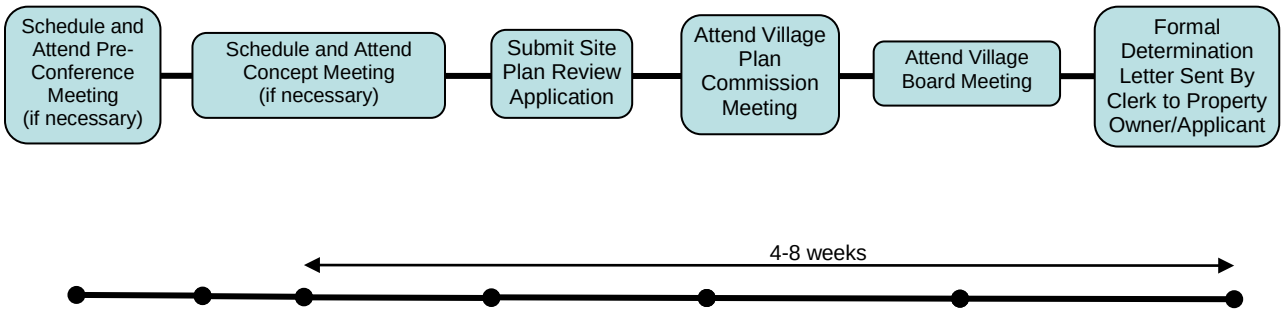
Division of County Development (including Sanitation & Land Conservation)..... **857-1895**
Facsimile #..... 857-1920

Public Works Division of Highways 857-1870

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

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

Site Plan Review Procedure Timeline



For Reference Purposes

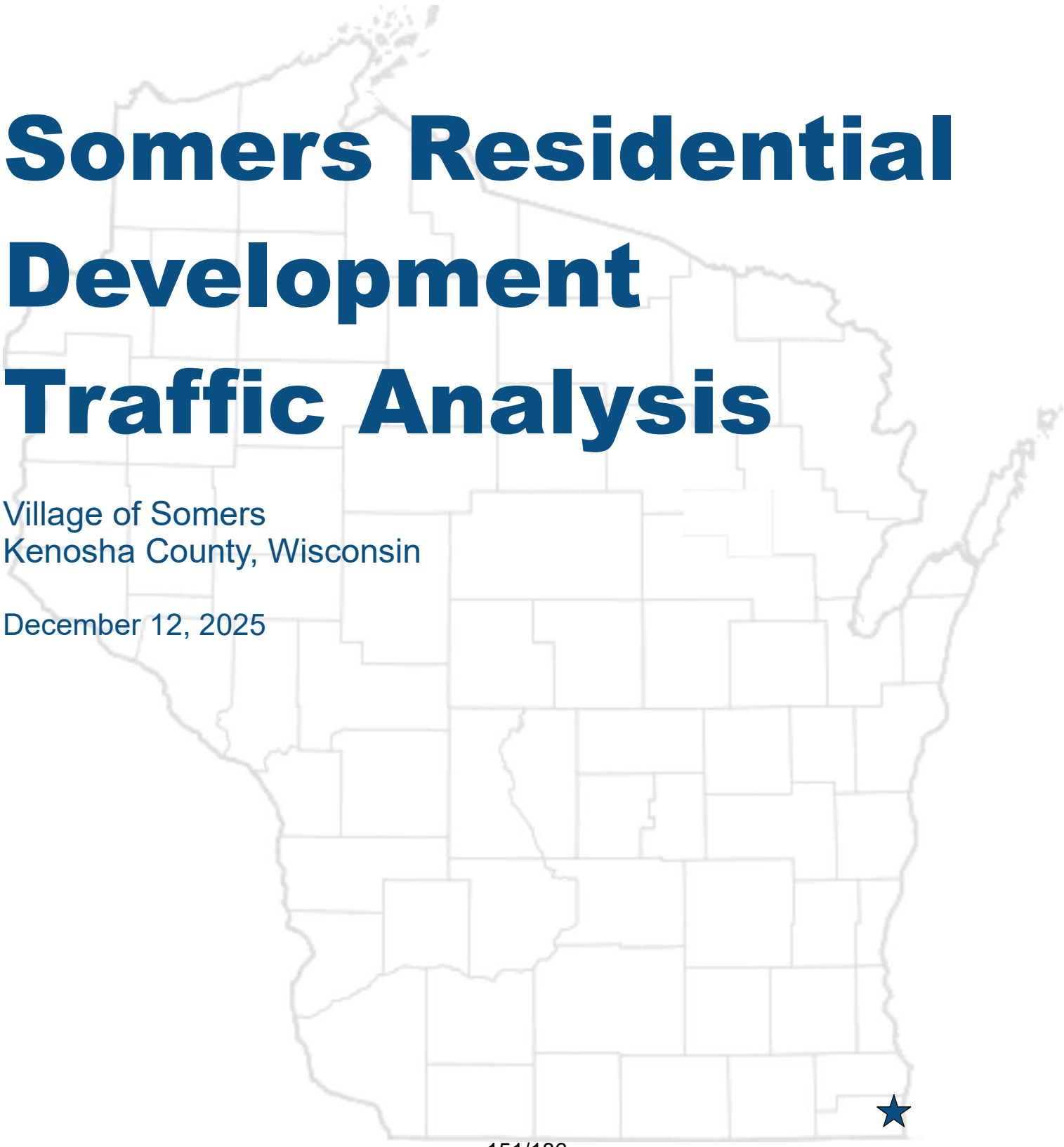
TRAFFIC ANALYSIS & DESIGN, INC.

P.O. Box 128
Cedarburg, WI 53012
800.605.3091
www.tadi-us.com

Somers Residential Development Traffic Analysis

Village of Somers
Kenosha County, Wisconsin

December 12, 2025



TRAFFIC IMPACT ANALYSIS FOR:

SOMERS RESIDENTIAL DEVELOPMENT

VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

DATE SUBMITTED: Dec. 12, 2025

PREPARED FOR:
Roers Companies
Two Carlson Parkway, Suite 400
Plymouth, MN 55447
Contact Person: Nick Asta, Developer

PREPARED BY:
TADI
P.O. Box 128
Cedarburg, WI 53012
Phone: (614) 483-1297
Contact Person: Daniel Bieberitz, P.E., PTOE

"I certify that this Traffic Impact Analysis has been prepared by me or under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering."

Daniel C. Bieberitz

Daniel Bieberitz, P.E., PTOE
TADI

Traffic Impact Analysis
Table of Contents

LIST OF EXHIBITS ii
LIST OF APPENDICES ii
PART A – INTRODUCTION 1
PART B – STUDY AREA 1
PART C – TRAFFIC VOLUMES 1
C1. Year 2017 Existing Traffic Volumes 1
C2. Proposed Development Access 1
C3. Trip Generation & Distribution 2
PART D – INTERSECTION CAPACITY ANALYSIS 2
D1. Level of Service Definitions 2
D2. Traffic Operations – Year 2026 Initial Build Volumes 3
D3. Traffic Operations – Year 2035 Total Build Volumes 3
PART E – LEFT/RIGHT-TURN LANE WARRANTS 4
PART F – RECOMMENDED MODIFICATIONS 4
PART G – CONCLUSION 5

LIST OF EXHIBITS

Exhibit 1.....Site Location Map

Exhibit 2.....Conceptual Site Plan

Exhibit 3.....Existing Transportation Detail

Exhibit 4.....Year 2017 Existing Traffic Volumes

Exhibit 5.....Year 2025 Projected Traffic Volumes

Exhibit 6.....Development Trip Generation Tables

Exhibit 7.....Trip Distribution Diagram

Exhibit 8.....Year 2026 Initial Development New Trips

Exhibit 9.....Year 2026 Initial Build Traffic Volumes

Exhibit 10.....Year 2035 Total Buildout New Trips

Exhibit 11.....Year 2035 Total Build Traffic Volumes

Exhibit 12.....Left-Turn and Right-Turn Lane Warrants Based on Year 2026 Initial Build Traffic Volumes, CTH E & Site Driveway

Exhibit 13.....Left-Turn and Right-Turn Lane Warrants Based on Year 2035 Total Build Traffic Volumes, CTH E & Site Driveway

Exhibit 14.....Year 2026 Initial Build of Development Recommended Modifications

Exhibit 15.....Year 2035 Total Build of Development Recommended Modifications

LIST OF APPENDICES

Appendix A.....Traffic

Existing Traffic Counts

Appendix B ..... Year 2026 Initial Build Traffic Peak hour Analysis Outputs

Appendix C ..... Year 2035 Total Build Traffic Peak Hour Analysis Outputs

PART A – INTRODUCTION

A residential development is being proposed on the north side of CTH E/12th Street just west of the railroad tracks in the Village of Somers. The new development will consist of initially 200 multifamily units and the second phase will consist of up to 125 single family homes.

This traffic study summarizes the trip generation and traffic operations anticipated with the proposed development at the proposed site driveway intersection.

PART B – STUDY AREA

An aerial of the study area with the proposed development site location is shown in Exhibit 1. A conceptual site plan for the proposed development is shown in Exhibit 2.

The study area includes the intersection of CTH E and the proposed site driveway. Exhibit 3 shows the existing transportation details near the study area intersection.

CTH E/12th Street is an east/west principal arterial street with a 45-mph speed limit within the study area. According to the Wisconsin Department of Transportation (WisDOT), the 2024 annual average daily traffic (AADT) west of State Trunk Highway (STH) 32 was 4,600 vehicles per day (vpd). There is a multi-use path on the north side of CTH E within the study area. There is no street lighting along CTH E within the study area.

PART C – TRAFFIC VOLUMES

C1. Year 2017 Existing Traffic Volumes

TADI obtained directional hourly traffic counts (48-hour count) from WisDOT, which was from June 26-28, 2017 on CTH E just west of STH 32. Based on these hourly traffic counts, the AM peak hour is from 7:00 to 8:00 am and the PM peak hour is from 4:00 to 5:00 pm from the June 27, 2017 data. Exhibit 4 shows the existing peak hour traffic volumes.

Since the traffic count was completed in year 2017, traffic growth rates were obtained from WisDOT's planning level forecasts completed on STH 32 just north of CTH E. (WisDOT's planning level forecasts are only completed on their own system - STH, USH & interstates). The general growth rate is 0.8% per year, so traffic on CTH E was increased by 7% to the year 2025 traffic volumes.

In addition to the yearly growth rate, a factor for school traffic was added since the count was taken in June. A WisDOT permanent count station is located on STH 31 just south of CTH E, which has data for hourly traffic volumes per month of the year. The September 2025 data was compared to the June 2025 data on STH 31 to determine variations in traffic between these two months. The AM peak hour showed that traffic in September is on average 5% higher than June. However, for the PM peak hour, traffic is relatively the same between June and September. Therefore, traffic was increased on CTH E for the AM peak hour by 5% to account for school traffic. The updated year 2025 project traffic volumes, taking into account the growth rate from 2017 and the school traffic, is shown on Exhibit 5.

The WisDOT direction counts are included in Appendix A.

C2. Proposed Development Access

The development has one proposed full access driveway along CTH E approximately 380 feet west of the railroad tracks or 1,460 feet west of STH 32. This access will also serve the future single family portion of development. See Exhibit 2 for proposed site driveway location.

C3. Trip Generation & Distribution

Trips for the proposed development were calculated based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE land uses #220 Multifamily Housing (Low Rise, Not Close to Rail Transit) and #210 Single-Family Detached Housing were used for the trip generation of the development. The initial phase will include 200 multifamily units and is expected to break ground in the summer of 2026. The final phase of the development will include up to 125 single family homes and is expected to break ground in the Fall of 2026.

The development trip generation tables for the initial phase of the development (200 multifamily units) and the total build of the development (200 multifamily units and 125 single family homes) are shown on Exhibit 6. As shown on Exhibit 6, the initial build development is expected to generate 1,360 trips on a typical weekday with 85 trips (20 in/65 out) during the weekday AM peak hour and 105 trips (65 in/40 out) during the weekday PM peak hour.

The total build of the development is expected to generate 2,600 trips on a typical weekday with 175 trips (45 in/130 out) during the weekday AM peak hour and 230 trips (145 in/85 out) during the weekday PM peak hour.

The trip distribution of new site trips was based on the existing peak hour traffic count along CTH E and AADT volumes along STH 32 and CTH Y. The distribution of the development trips is listed below and shown graphically on Exhibit 7.

- 40% to/from west on CTH E
- 60% to/from east on CTH E

The new trips for the initial build were assigned to the study intersections based on their respective trip distribution percentages. The traffic assignments of the initial build development trips are shown on Exhibit 8. The Year 2026 initial build traffic volumes, shown in Exhibit 9, were determined by summing the Year 2025 projected traffic volumes (Exhibit 5) and the initial development new trips shown in Exhibit 8.

The traffic assignments of the total build development new trips are shown on Exhibit 10. The Year 2035 total build traffic volumes, shown in Exhibit 11, were determined by summing the Year 2025 projected traffic volumes (Exhibit 5) and the total development new trips shown in Exhibit 10.

PART D – INTERSECTION CAPACITY ANALYSIS

D1. Level of Service Definitions

The study area intersections were analyzed based on the procedures set forth in the *Highway Capacity Manual, 7th Edition* (HCM). Intersection operation is defined by "Level of Service." Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS 'A', to very poor, represented by LOS 'F'. For the purpose of this study and as a standard in southeast Wisconsin, LOS D or better was used to define desirable peak hour operating conditions at the study area intersections. Descriptions of the various levels of service are shown in Table 1.

Table 1: Level of Service Descriptions

LOS	Control Delay/Vehicle (sec/veh)	Unsignalized Intersection - Traffic Flow Description	Relative Delay
A	≤10	Free-flow traffic operations at avearge travel speeds. Vehicles completely unimpeded in ability to maneuver.	Short Delays
B	> 10 - 15	Reasonably unimpeded traffic operations at average travel speeds. Vehicle maneuverability slightly restricted. Low traffic delays.	
C	> 15 - 25	Stable traffic operations. Lane changes becoming more restricted. Travel speeds reduced to half of average free flow travel speeds. Longer intersection delays.	
D	> 25 - 35	Small increases in traffic flow can cause increased delays. Delays likely attributable to increased traffic and less acceptable gaps in traffic at two-way stop intersections.	Moderate Delays
E	> 35 - 50	Significant delays. Travel speeds reduced to one-third of average free flow travel speed.	
F	> 50	Extremely low speeds. Intersection congestion. Long delays. Extensive traffic queues at intersections.	Long Delays

Source: Highway Capacity Manual, Transportation Research Board, Washington, D.C., 2010

D2. Traffic Operations – Year 2026 Initial Build Volumes

The analysis of the Year 2026 initial build traffic volumes was conducted using and the traffic volumes in Exhibit 9 and the intersection geometry of one southbound shared left-turn/right-turn lane with stop control for the proposed site driveway and one approach lane for each direction on CTH E (free-flow). Based on the results of the capacity analysis (LOS, delay, and queue length) as shown on Table 2, all movements are expected to operate at a LOS B or better at the site driveway intersection.

Table 2
Year 2026 Initial Build Traffic Peak Hour Operating Conditions
With Existing Geometrics with Side-Street Traffic Control

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
		Lanes->	*1*	-	-	*1*			-			*1*			
Node 100: CTH E & Site Driveway *One-Way Stop Control*	AM	LOS	A	-	-	*			-			B			A
		Delay	7.4	-	-	*			-			10			2.3
		Queue	0'	-	-	*			-			25'			
	PM	LOS	A	-	-	*			-			B			A
		Delay	7.8	-	-	*			-			11.4			1.4
		Queue	25'	-	-	*			-			25'			

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

The analysis worksheets of the existing conditions are included in Appendix B.

D3. Traffic Operations – Year 2035 Total Build Volumes

The analysis for Year 2035 total build traffic volumes was conducted using the same geometry as the initial build analysis and the traffic volumes in Exhibit 11. Based on the results of the capacity analysis as shown on Table 3, all movements are shown to continue to operate at a LOS B or better at the site driveway intersection.

Table 3
Year 2035 Total Build Traffic Peak Hour Operating Conditions
With Existing Geometrics with Side-Street Traffic Control

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
		Lanes->	*1*		-	-	*1*			-			*1*		
Node 100: CTH E & Site Driveway *One-Way Stop Control*	AM	LOS	A		-	-	*			-			B		A 3.8
		Delay	7.4		-	-	*			-			10.8		
		Queue	0'		-	-	*			-			25'		
	PM	LOS	A		-	-	*			-			B		A 2.7
		Delay	8.1		-	-	*			-			13.1		
		Queue	25'		-	-	*			-			25'		

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

An additional analysis was conducted with a westbound right-turn lane at the site driveway and with the year 2035 total build traffic volumes. (See Part E for right-turn lane warrants.) From Table 4, all movements are shown to continue to operate at a LOS B or better at the study intersection with the westbound right-turn lane.

Table 4
Year 2035 Total Build Traffic Peak Hour Operating Conditions
With WB Right-Turn Lane & Side-Street Traffic Control

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
		Lanes->	*1*		-	-	*1*	*1*		-			*1*		
Node 100: CTH E & Site Driveway *One-Way Stop Control*	AM	LOS	A		-	-	*	*		-			B		A 3.8
		Delay	7.4		-	-	*	*		-			10.7		
		Queue	0'		-	-	*	*		-			25'		
	PM	LOS	A		-	-	*	*		-			B		A 2.6
		Delay	8.1		-	-	*	*		-			12.5		
		Queue	25'		-	-	*	*		-			25'		

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

The analysis worksheets are included in Appendix C.

PART E – LEFT/RIGHT-TURN LANE WARRANTS

Left and right-turn lane warrants were analyzed following WisDOT's Facilities Development Manual (FDM), Sections 11-25-5.2 and 10.3. The proposed site driveway intersection was analyzed with the left-turn and right-turn lane charts, which are shown on Exhibit 12 for the year 2026 initial build volumes and Exhibit 13 for the year 2035 total build traffic volumes.

Based on the year 2026 initial build traffic volumes, left-turn and right-turn lanes are not warranted at the site driveway. (The volumes represented in the red and blue dots are shown to the left of their respective colored lines.) However, based on the year 2035 total build traffic volumes, a westbound right-turn lane is warranted based on the PM peak hour, but not an eastbound left-turn lane.

PART F – RECOMMENDED MODIFICATIONS

Modifications are for jurisdictional consideration and are not legally binding. The Village of Somers and Kenosha County reserves the right to determine alternative solutions.

The recommended modifications at the proposed site driveway intersection are shown for the initial build of development (200 multifamily units) and the total build of the development (multifamily plus 125 single family homes).

Based on the year 2026 initial build development traffic, capacity analysis, and the turn lane warrants, the following improvements are recommended for the initial development, which are also shown on Exhibit 14:

CTH E/12th Street at Proposed Site Driveway

- Construct the proposed access drive with one southbound approach lane (shared left/right-turn) with side-street stop control.
- No additional improvements are needed on CTH E.

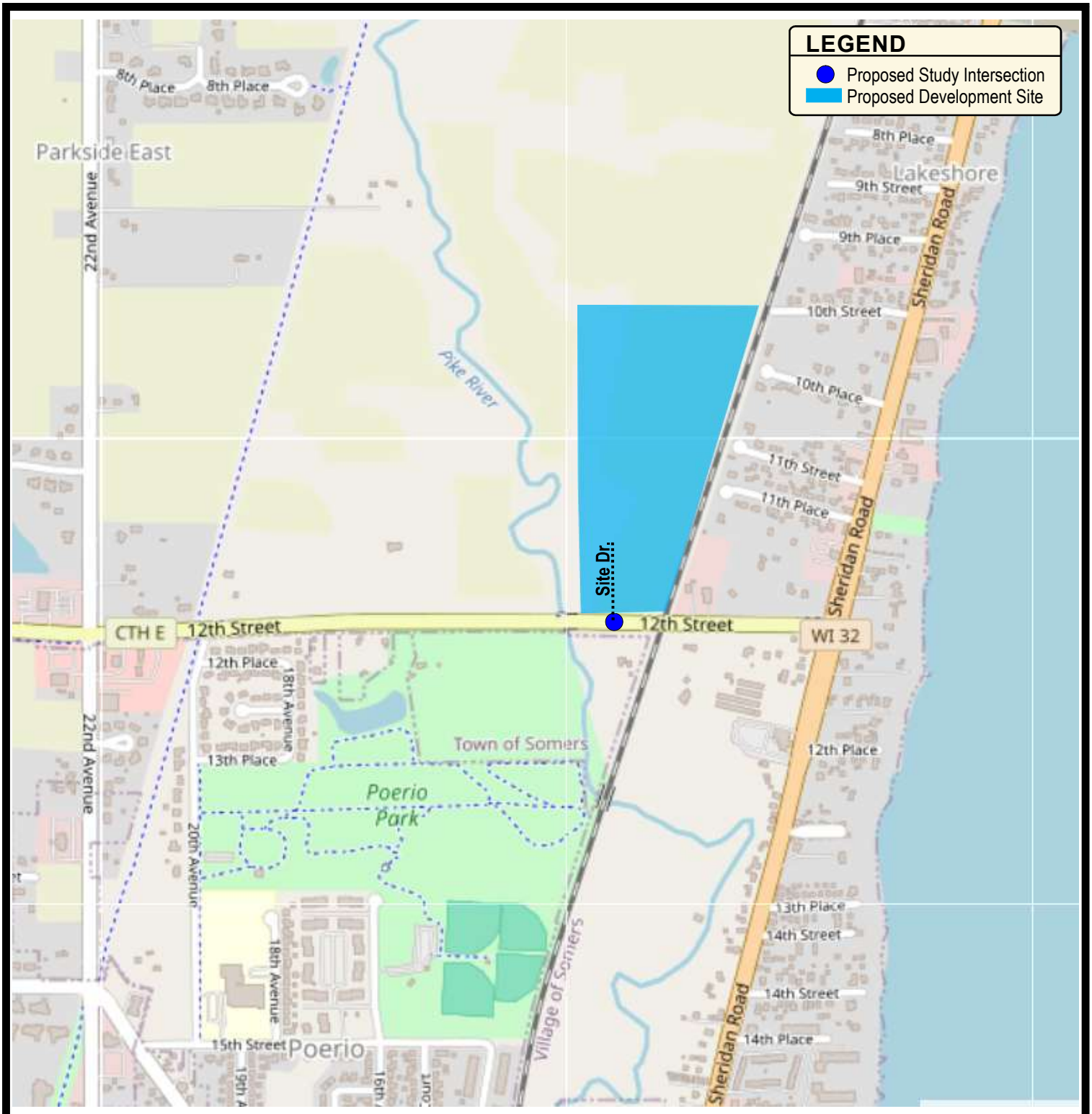
Based on the year 2035 total build development traffic, capacity analysis, and the turn lane warrants, the following additional improvements are recommended for the total build development, which are also shown on Exhibit 15:

CTH E/12th Street at Proposed Site Driveway

- Construct a 100-foot westbound right-turn lane with a 150-foot taper on CTH E.

PART G – CONCLUSION

With the addition of the proposed residential development, traffic volumes will increase along CTH E and the surrounding arterials; however, all movements at the proposed site driveway are expected to operate safely and efficiently with the recommended improvements.



OpenStreetMap® is *open data*, licensed under the Open Data Commons Open Database License (ODbL) by the OpenStreetMap Foundation (OSMF).

TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N

EXHIBIT 1
SITE LOCATION MAP

SOMERS, WISCONSIN



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N

EXHIBIT 2
CONCEPTUAL SITE PLAN

SOMERS, WISCONSIN



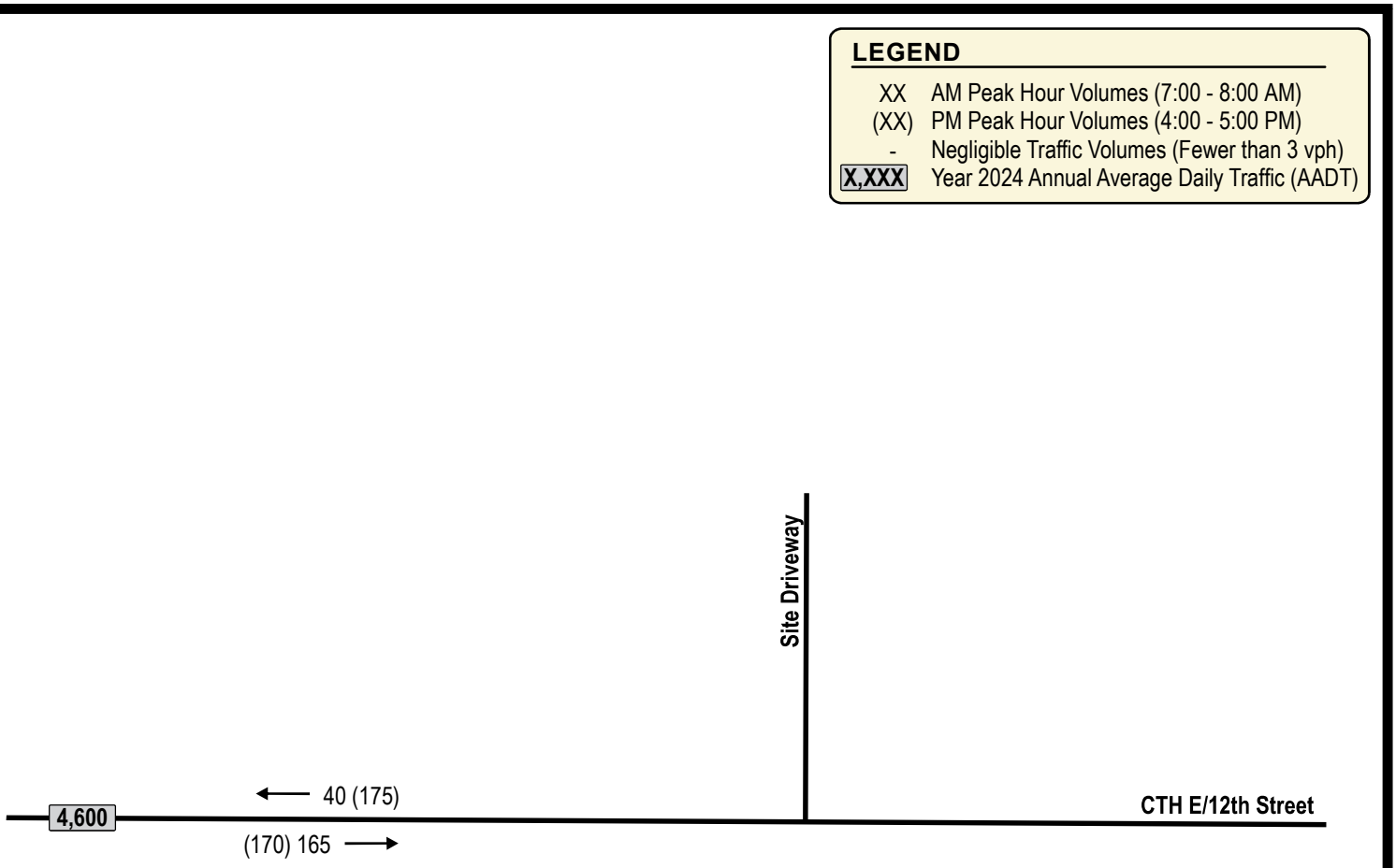
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N

NOT TO SCALE

EXHIBIT 3
EXISTING TRANSPORTATION DETAIL

SOMERS, WISCONSIN



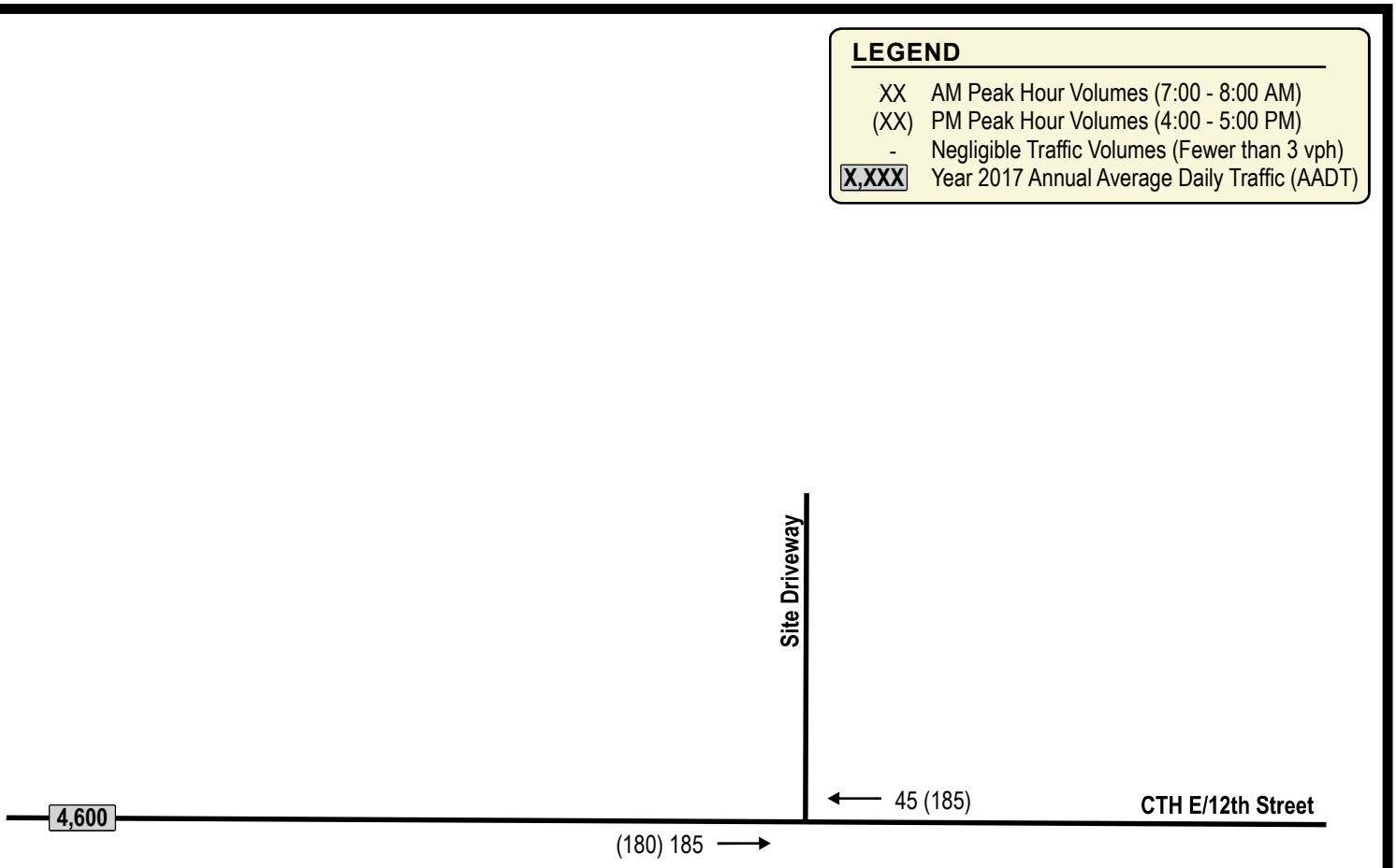
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N

NOT TO SCALE

EXHIBIT 4
YEAR 2017 EXISTING TRAFFIC VOLUMES

SOMERS, WISCONSIN



TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N
NOT TO SCALE

EXHIBIT 5
YEAR 2025 PROJECTED TRAFFIC VOLUMES

SOMERS, WISCONSIN

On-Site Trip Generation Table [1] - Initial Build

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Multifamily Housing (Low-Rise) (Not Close to Rail Transit)	220	200 Units	1,360 FCE	20 (24%)	65 (76%)	85 FCE	65 (63%)	40 (37%)	105 FCE
Total New Trips			**1,360**	**20**	**65**	**85**	**65**	**40**	**105**

[1] *ITE Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

TRIP DISTRIBUTION

West on CTH E	40%	540	10	25		25	15
East on CTH E	60%	820	10	40		40	25
	100%	***1360***	***20***	***65***		***65***	***40***

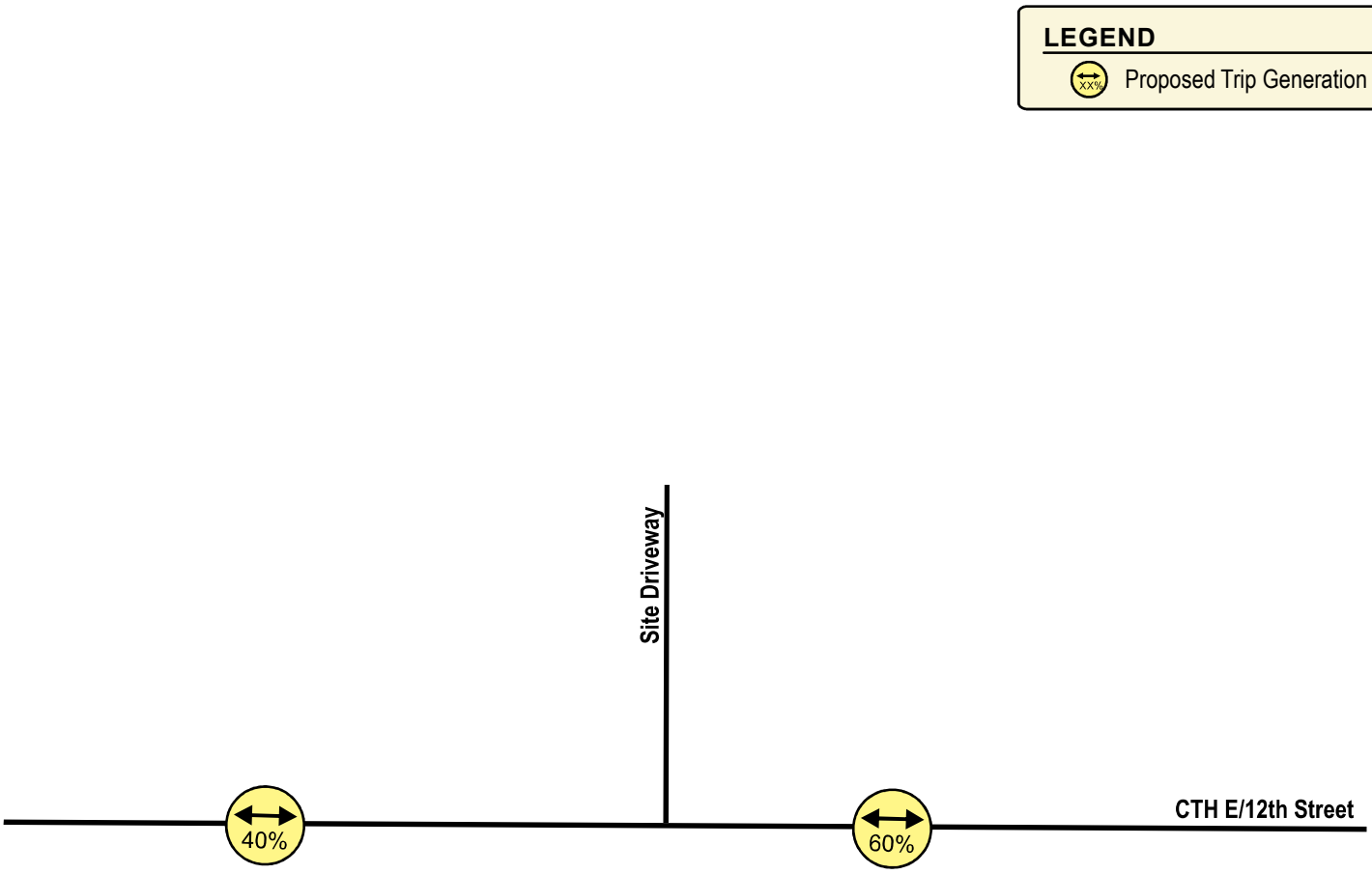
On-Site Trip Generation Table [1] - Total Build

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Multifamily Housing (Low-Rise) (Not Close to Rail Transit)	220	200 Units	1,360 FCE	20 (24%)	65 (76%)	85 FCE	65 (63%)	40 (37%)	105 FCE
Single-Family Detached Housing	210	125 Units	1,240 FCE	25 (25%)	65 (75%)	90 FCE	80 (63%)	45 (37%)	125 FCE
Total New Trips			**2,600**	**45**	**130**	**175**	**145**	**85**	**230**

[1] *ITE Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

TRIP DISTRIBUTION

West on CTH E	40%	1040	20	50		60	35
East on CTH E	60%	1560	25	80		85	50
	100%	***2600***	***45***	***130***		***145***	***85***



TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

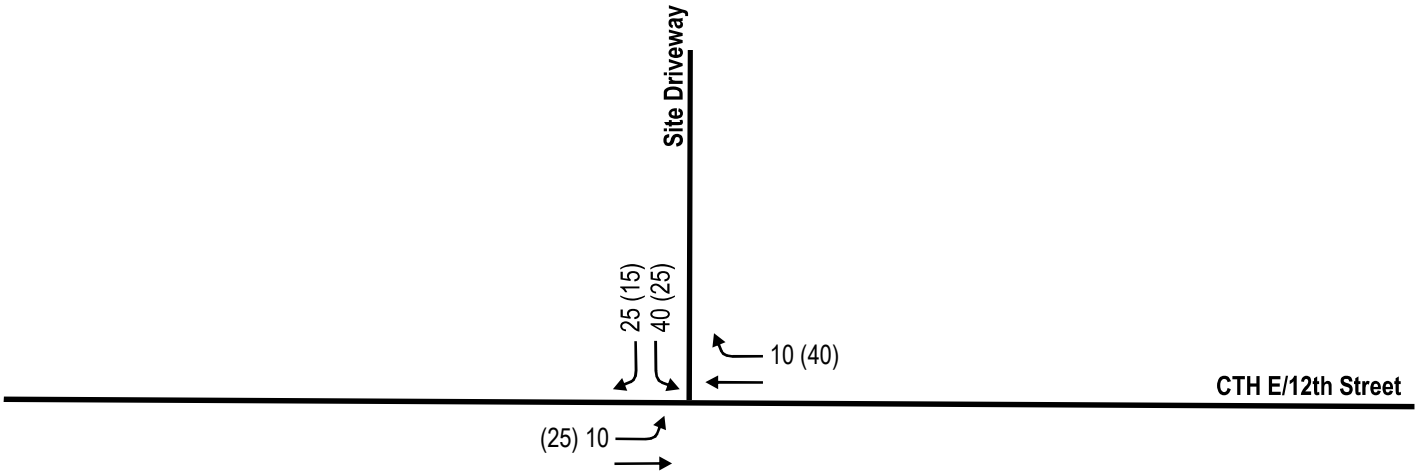
N
NOT TO SCALE

EXHIBIT 7
TRIP DISTRIBUTION DIAGRAM

SOMERS, WISCONSIN

LEGEND

XX	AM Peak Hour Volumes (7:00 - 8:00 AM)
(XX)	PM Peak Hour Volumes (4:00 - 5:00 PM)
-	Negligible Traffic Volumes (Fewer than 3 vph)



TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N

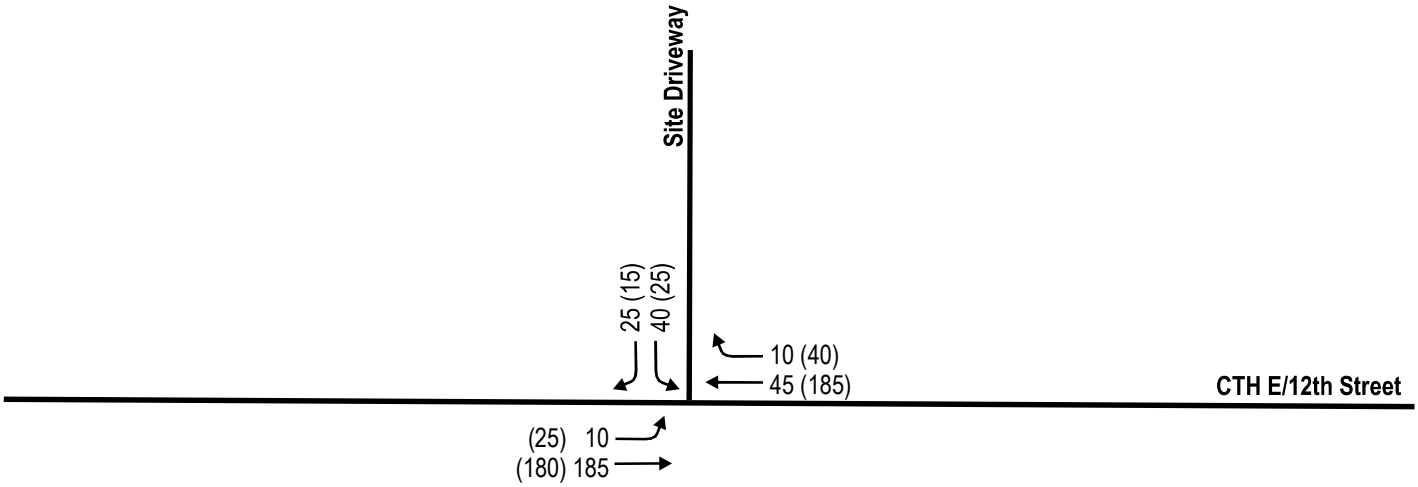
NOT TO SCALE

EXHIBIT 8
INITIAL DEVELOPMENT NEW TRIPS

SOMERS, WISCONSIN

LEGEND

XX	AM Peak Hour Volumes (7:00 - 8:00 AM)
(XX)	PM Peak Hour Volumes (4:00 - 5:00 PM)
-	Negligible Traffic Volumes (Fewer than 3 vph)



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

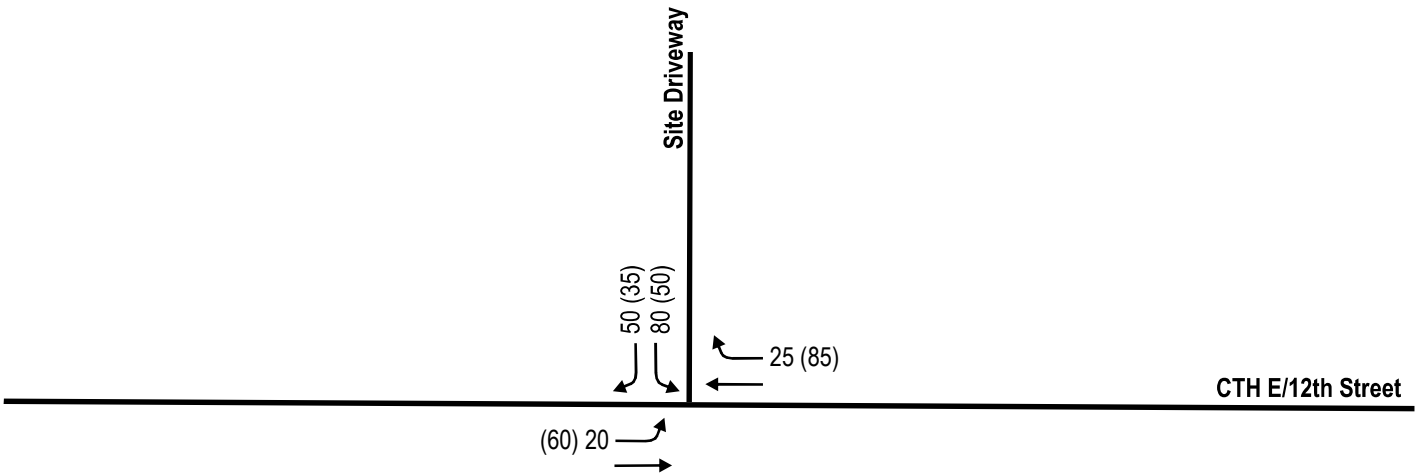
N
NOT TO SCALE

EXHIBIT 9
YEAR 2026 INITIAL BUILD TRAFFIC VOLUMES

SOMERS, WISCONSIN

LEGEND

XX	AM Peak Hour Volumes (7:00 - 8:00 AM)
(XX)	PM Peak Hour Volumes (4:00 - 5:00 PM)
-	Negligible Traffic Volumes (Fewer than 3 vph)



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

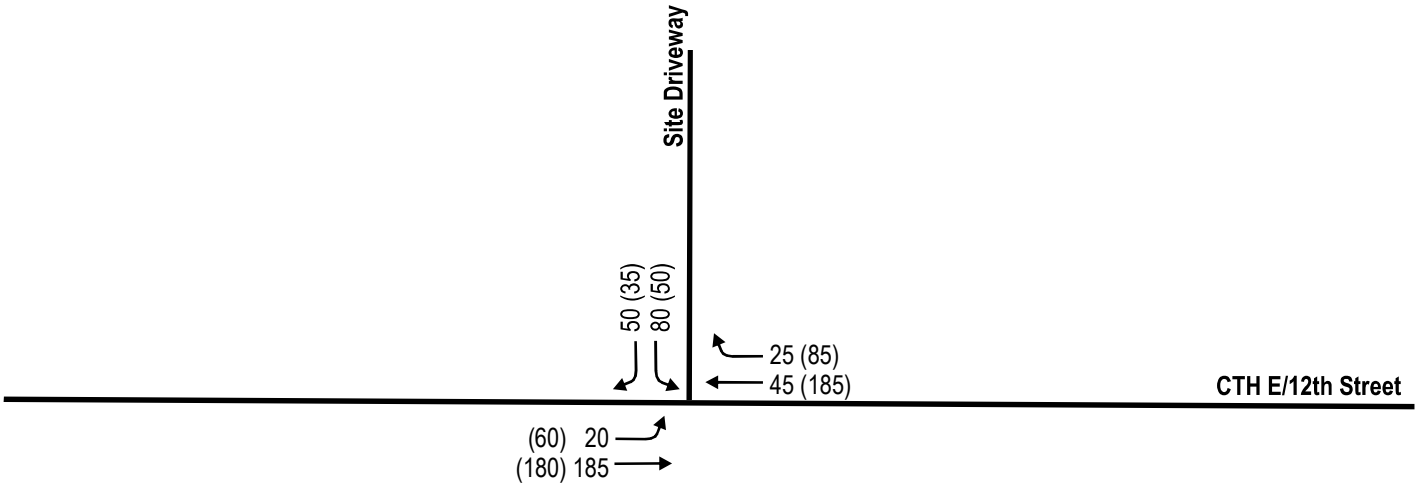
N
NOT TO SCALE

EXHIBIT 10
YEAR 2035 TOTAL BUILDOUT NEW TRIPS

SOMERS, WISCONSIN

LEGEND

XX	AM Peak Hour Volumes (7:00 - 8:00 AM)
(XX)	PM Peak Hour Volumes (4:00 - 5:00 PM)
-	Negligible Traffic Volumes (Fewer than 3 vph)



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N
NOT TO SCALE

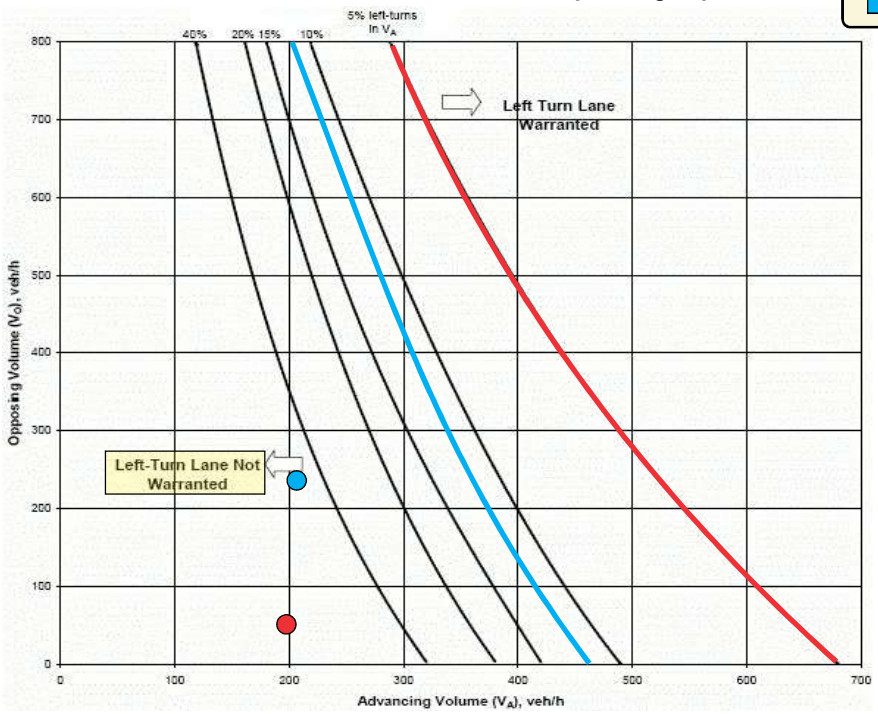
EXHIBIT 11
YEAR 2035 TOTAL BUILD TRAFFIC VOLUMES

SOMERS, WISCONSIN

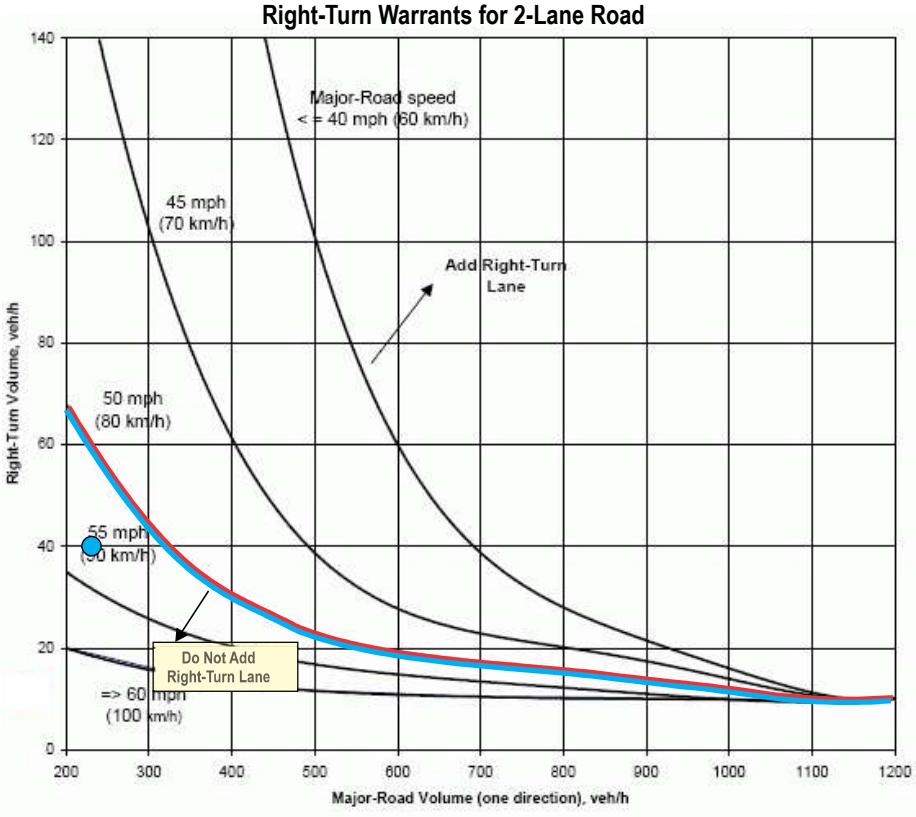
LEGEND

- AM Peak Hour Data
- PM Peak Hour Data

Left-Turn Warrant for 2-Lane Road with 50mph Design Speed



Right-Turn Warrants for 2-Lane Road



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N

NOT TO SCALE

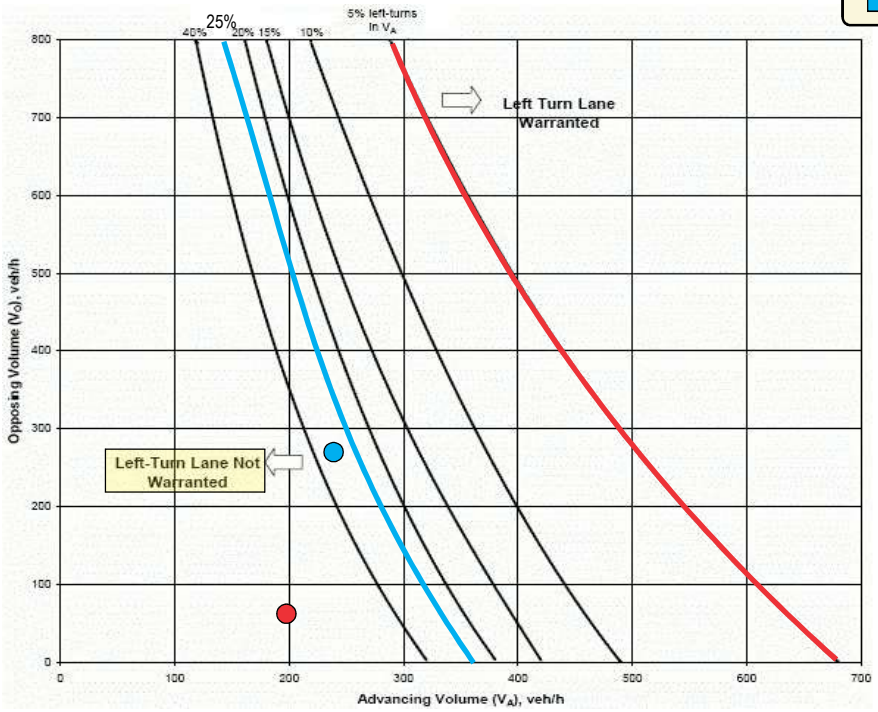
EXHIBIT 12
LEFT-TURN AND RIGHT-TURN LANE WARRANTS
BASED ON 2026 INITIAL BUILD TRAFFIC VOLUMES
CTH E & SITE DRIVEWAY

SOMERS, WISCONSIN

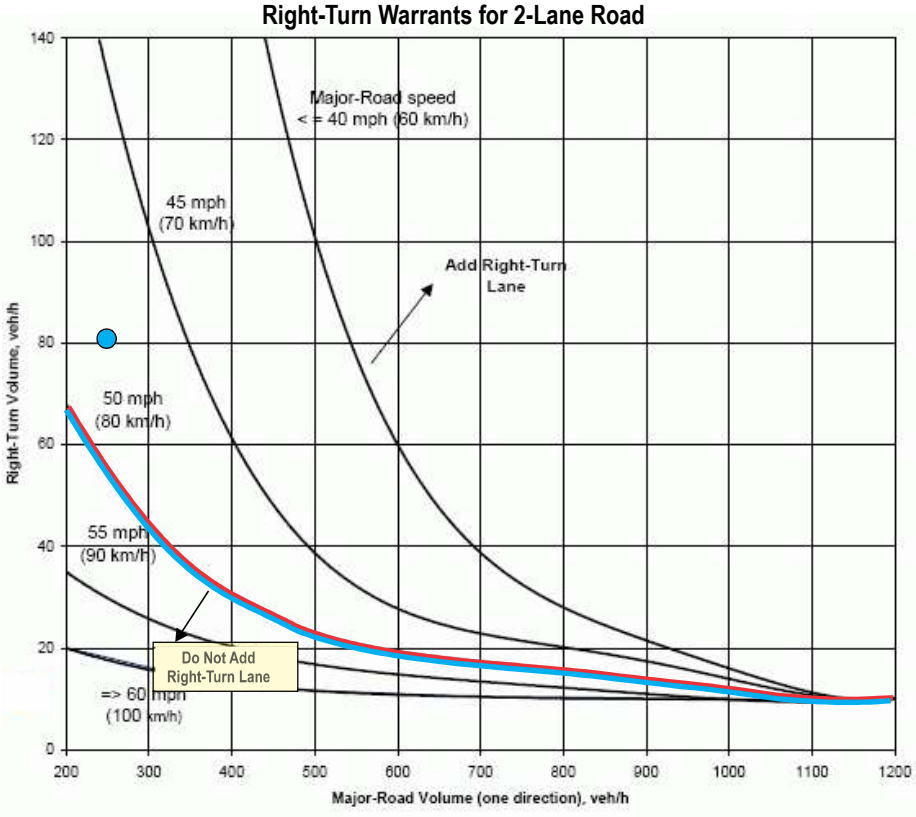
LEGEND

- AM Peak Hour Data
- PM Peak Hour Data

Left-Turn Warrant for 2-Lane Road with 50mph Design Speed



Right-Turn Warrants for 2-Lane Road



TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N

NOT TO SCALE

EXHIBIT 13
LEFT-TURN AND RIGHT-TURN LANE WARRANTS
BASED ON 2035 TOTAL BUILD TRAFFIC VOLUMES
CTH E & SITE DRIVEWAY

SOMERS, WISCONSIN



TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N
NOT TO SCALE

EXHIBIT 14
YEAR 2026 INITIAL BUILD OF DEVELOPMENT
RECOMMENDED MODIFICATIONS

SOMERS, WISCONSIN



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3573; 12/10/25

N
NOT TO SCALE

EXHIBIT 15
YEAR 2035 TOTAL BUILD OF DEVELOPMENT
RECOMMENDED MODIFICATIONS

SOMERS, WISCONSIN

Appendix A
Traffic

Existing Traffic Counts

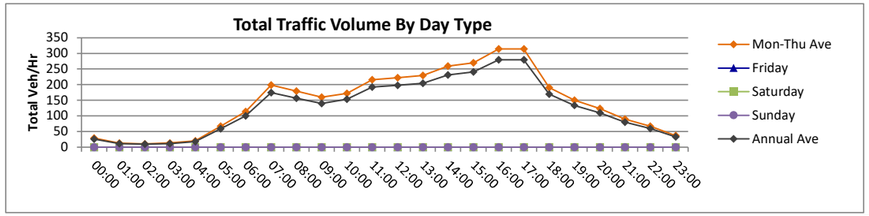
Wisconsin Department of Transportation

Hourly Traffic Volume Report **2017-Jun-26 to 2017-Jun-28**

Coverage Count

48 Hour Count - Averages and Graphs Do Not Include All Days

Location	**CTH E WEST OF STH 32 SOMERS TNSHP**	Segment ID	
Site #	300591	Seasonal Factor Group	2
Region	SE	Daily Factor Group	2
County	KENOSHA	Axle Factor Group	5
Funct. Class	U Principal Arterial - Other	Growth Factor Group	1



Hour	Sun			Mon 2017-06-26			Tues 2017-06-27			Wed 2017-06-28			Thur			Fri			Sat		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59			-			-	16	11	*27*	21	11	*32*			-			-			-
01:00-01:59			-			-	7	5	*12*	9	5	*14*			-			-			-
02:00-02:59			-			-	6	5	*11*	11	0	*11*			-			-			-
03:00-03:59			-			-	10	4	*14*	10	3	*13*			-			-			-
04:00-04:59			-			-	10	7	*17*	14	10	*24*			-			-			-
05:00-05:59			-			-	37	29	*66*	39	29	*68*			-			-			-
06:00-06:59			-			-	82	33	*115*	83	30	*113*			-			-			-
07:00-07:59			-			-	167	42	*209*	151	38	*189*			-			-			-
08:00-08:59			-			-	133	48	*181*	128	49	*177*			-			-			-
09:00-09:59			-			-	117	47	*164*	111	45	*156*			-			-			-
10:00-10:59			-	89	66	*155*	104	86	*190*			-			-			-			-
11:00-11:59			-	102	97	*199*	113	119	*232*			-			-			-			-
12:00-12:59			-	106	100	*206*	119	119	*238*			-			-			-			-
13:00-13:59			-	105	121	*226*	111	122	*233*			-			-			-			-
14:00-14:59			-	125	123	*248*	128	143	*271*			-			-			-			-
15:00-15:59			-	119	137	*256*	156	128	*284*			-			-			-			-
16:00-16:59			-	158	126	*284*	169	175	*344*			-			-			-			-
17:00-17:59			-	157	141	*298*	189	141	*330*			-			-			-			-
18:00-18:59			-	132	58	*190*	124	67	*191*			-			-			-			-
19:00-19:59			-	94	50	*144*	119	37	*156*			-			-			-			-
20:00-20:59			-	82	34	*116*	79	52	*131*			-			-			-			-
21:00-21:59			-	62	25	*87*	63	29	*92*			-			-			-			-
22:00-22:59			-	45	18	*63*	56	15	*71*			-			-			-			-
23:00-23:59			-	20	14	*34*	33	8	*41*			-			-			-			-
Daily Total	-	-	-	-	-	-	**2,148**	**1,472**	***3,620***	-	-	-	-	-	-	-	-	-	-	-	-
AM Peak	-	-	-	-	-	-	**167**	**48**	***209***	**151**	**49**	***189***	-	-	-	-	-	-	-	-	-
Hour	-	-	-	-	-	-	07:00	08:00	*07:00*	07:00	08:00	*07:00*	-	-	-	-	-	-	-	-	-
MD Peak	-	-	-	**125**	**123**	***248***	**128**	**143**	***271***	-	-	-	-	-	-	-	-	-	-	-	-
Hour	-	-	-	14:00	14:00	*14:00*	14:00	14:00	*14:00*	-	-	-	-	-	-	-	-	-	-	-	-
PM Peak	-	-	-	**158**	**141**	***298***	**189**	**175**	***344***	-	-	-	-	-	-	-	-	-	-	-	-
Hour	-	-	-	16:00	17:00	*17:00*	17:00	16:00	*16:00*	-	-	-	-	-	-	-	-	-	-	-	-
Daily Peak	-	-	-	-	-	-	**189**	**175**	***344***	-	-	-	-	-	-	-	-	-	-	-	-
Hour	-	-	-	-	-	-	17:00	16:00	*16:00*	-	-	-	-	-	-	-	-	-	-	-	-
% of Total	-	-	-	-	-	-	8.8%	11.9%	*9.5%*	-	-	-	-	-	-	-	-	-	-	-	-
Daily Ave	-	-	-	-	-	-	**90**	**61**	***151***	-	-	-	-	-	-	-	-	-	-	-	-

Seasonal Fctr				0.924	0.924		0.924	0.924		0.924	0.924										
Daily Fctr				0.981	0.981		0.948	0.948		0.948	0.948										
Axle Factor				0.500	0.500		0.500	0.500		0.500	0.500										
Pulse Fctr				2.000	2.000		2.000	2.000		2.000	2.000										
Overall Fctr	0.000	0.000		0.906	0.906		0.876	0.876		0.876	0.876		0.000	0.000		0.000	0.000		0.000	0.000	

Hour	Mon-Thurs Average			Mon-Fri Average			7 Day Average			Estimated Annual Ave		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	19	11	*30*	-	-	-	-	-	-	16	10	*26*
01:00-01:59	8	5	*13*	-	-	-	-	-	-	7	4	*11*
02:00-02:59	9	3	*11*	-	-	-	-	-	-	7	2	*10*
03:00-03:59	10	4	*14*	-	-	-	-	-	-	9	3	*12*
04:00-04:59	12	9	*21*	-	-	-	-	-	-	11	7	*18*
05:00-05:59	38	29	*67*	-	-	-	-	-	-	33	25	*59*
06:00-06:59	83	32	*114*	-	-	-	-	-	-	72	28	*100*
07:00-07:59	159	40	*199*	-	-	-	-	-	-	139	35	*174*
08:00-08:59	131	49	*179*	-	-	-	-	-	-	114	42	*157*
09:00-09:59	114	46	*160*	-	-	-	-	-	-	100	40	*140*
10:00-10:59	97	76	*173*	-	-	-	-	-	-	86	68	*153*
11:00-11:59	108	108	*216*	-	-	-	-	-	-	96	96	*192*
12:00-12:59	113	110	*222*	-	-	-	-	-	-	100	97	*198*
13:00-13:59	108	122	*230*	-	-	-	-	-	-	96	108	*204*
14:00-14:59	127	133	*260*	-	-	-	-	-	-	113	118	*231*
15:00-15:59	138	133	*270*	-	-	-	-	-	-	122	118	*240*
16:00-16:59	164	151	*314*	-	-	-	-	-	-	146	134	*279*
17:00-17:59	173	141	*314*	-	-	-	-	-	-	154	126	*280*
18:00-18:59	128	63	*191*	-	-	-	-	-	-	114	56	*170*
19:00-19:59	107	44	*150*	-	-	-	-	-	-	95	39	*134*
20:00-20:59	81	43	*124*	-	-	-	-	-	-	72	38	*110*
21:00-21:59	63	27	*90*	-	-	-	-	-	-	56	24	*80*
22:00-22:59	51	17	*67*	-	-	-	-	-	-	45	15	*60*
23:00-23:59	27	11	*38*	-	-	-	-	-	-	24	10	*33*
Daily Total	**2,061**	**1,401**	***3,462***	-	-	-	-	-	-	**1,826**	**1,244**	**3,070**
AM Peak	**159**	**49**	***199***	-	-	-	-	-	-	**139**	**42**	***174***
Hour	07:00	08:00	*07:00*	-	-	-	-	-	-	07:00	08:00	*07:00*
MD Peak	**127**	**133**	***260***	-	-	-	-	-	-	**113**	**118**	***231***
Hour	14:00	14:00	*14:00*	-	-	-	-	-	-	14:00	14:00	*14:00*
PM Peak	**173**	**151**	***314***	-	-	-	-	-	-	**154**	**134**	***280***
Hour	17:00	16:00	*16:00*	-	-	-	-	-	-	17:00	16:00	*17:00*
Daily Peak	**173**	**151**	***314***	-	-	-	-	-	-	**154**	**134**	***280***
Hour	17:00	16:00	*16:00*	-	-	-	-	-	-	17:00	16:00	*17:00*
% of Total	8.4%	10.7%	*9.1%*	-	-	-	-	-	-	8.4%	10.8%	*9.1%*
Daily Ave	**86**	**58**	***144***	-	-	-	-	-	-	**76**	**52**	***128***

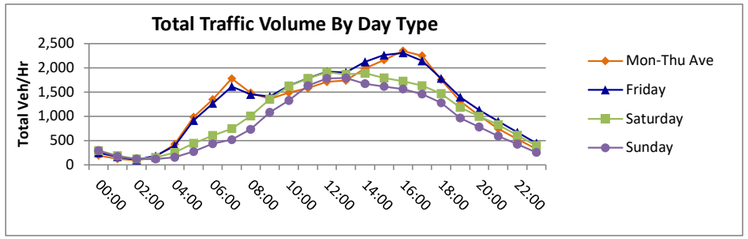
Wisconsin Department of Transportation

Monthly Average Hourly Volume by Day of Week

Jun 2025

Continuous Count

Location	**STH 31 - SOUTH OF CTH E**	Segment ID	6945
Site #	306104	Seasonal Factor Group	2
Region	SE	Daily Factor Group	2
County	KENOSHA	Axle Factor Group	5
Funct. Class	U Principal Arterial - Other	Growth Factor Group	1



Hour	Sundays			Mondays			Tuesdays			Wednesdays			Thursdays			Fridays			Saturdays		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	147	145	*292*	75	71	*146*	126	85	*211*	136	79	*214*	133	82	*215*	148	100	*248*	163	130	*294*
01:00-01:59	93	80	*173*	47	45	*92*	76	61	*137*	72	56	*129*	83	57	*140*	96	72	*168*	106	84	*190*
02:00-02:59	63	56	*119*	36	38	*75*	54	49	*102*	58	44	*101*	57	43	*99*	59	46	*105*	71	49	*119*
03:00-03:59	52	68	*119*	54	94	*147*	73	97	*170*	68	100	*168*	87	95	*182*	74	113	*187*	70	83	*153*
04:00-04:59	87	68	*155*	176	248	*424*	189	245	*434*	184	251	*436*	181	233	*414*	176	217	*393*	122	134	*256*
05:00-05:59	127	146	*273*	461	480	*941*	516	515	*1,030*	480	491	*971*	483	516	*998*	457	460	*917*	231	214	*445*
06:00-06:59	210	226	*435*	600	695	*1,295*	642	747	*1,389*	621	721	*1,341*	649	718	*1,367*	599	668	*1,266*	299	305	*604*
07:00-07:59	227	292	*519*	752	965	*1,718*	833	1,001	*1,834*	797	987	*1,784*	820	965	*1,785*	736	880	*1,616*	352	393	*745*
08:00-08:59	321	411	*731*	660	812	*1,473*	679	829	*1,507*	691	803	*1,494*	658	812	*1,470*	633	817	*1,450*	442	568	*1,010*
09:00-09:59	486	598	*1,084*	620	720	*1,340*	621	741	*1,361*	612	728	*1,340*	615	779	*1,394*	636	773	*1,409*	622	730	*1,352*
10:00-10:59	611	716	*1,326*	685	742	*1,427*	701	805	*1,505*	706	777	*1,483*	744	804	*1,548*	783	844	*1,627*	774	852	*1,626*
11:00-11:59	819	814	*1,633*	747	779	*1,526*	767	797	*1,564*	785	786	*1,571*	814	857	*1,671*	863	925	*1,787*	876	908	*1,784*
12:00-12:59	891	890	*1,781*	834	823	*1,657*	838	859	*1,696*	847	861	*1,707*	896	886	*1,781*	945	975	*1,920*	978	932	*1,909*
13:00-13:59	901	889	*1,790*	842	841	*1,683*	857	865	*1,722*	866	880	*1,746*	905	898	*1,803*	958	948	*1,906*	953	914	*1,867*
14:00-14:59	810	863	*1,673*	950	981	*1,931*	1,012	999	*2,010*	953	996	*1,948*	1,023	1,045	*2,069*	1,059	1,065	*2,123*	961	926	*1,887*
15:00-15:59	816	798	*1,615*	1,086	1,048	*2,134*	1,100	1,078	*2,178*	1,076	1,066	*2,142*	1,120	1,082	*2,201*	1,183	1,082	*2,265*	943	850	*1,793*
16:00-16:59	763	802	*1,566*	1,169	1,161	*2,330*	1,219	1,139	*2,358*	1,193	1,116	*2,309*	1,238	1,163	*2,401*	1,195	1,113	*2,308*	902	825	*1,728*
17:00-17:59	720	740	*1,460*	1,158	1,090	*2,248*	1,151	1,149	*2,301*	1,126	1,098	*2,224*	1,109	1,125	*2,234*	1,077	1,067	*2,143*	808	826	*1,634*
18:00-18:59	649	629	*1,278*	900	813	*1,713*	904	828	*1,731*	937	820	*1,756*	961	865	*1,826*	921	860	*1,781*	752	716	*1,468*
19:00-19:59	493	469	*963*	686	574	*1,261*	709	589	*1,298*	716	595	*1,311*	741	651	*1,393*	754	645	*1,399*	614	568	*1,182*
20:00-20:59	393	389	*781*	506	453	*960*	538	474	*1,012*	546	475	*1,021*	550	510	*1,060*	596	537	*1,132*	495	504	*999*
21:00-21:59	305	288	*593*	368	323	*691*	406	356	*762*	395	353	*747*	430	354	*783*	456	443	*900*	413	417	*831*
22:00-22:59	214	211	*425*	266	252	*518*	266	246	*512*	284	250	*534*	276	282	*558*	339	335	*674*	303	306	*609*
23:00-23:59	137	117	*254*	160	145	*305*	176	157	*332*	173	157	*330*	191	143	*334*	235	216	*451*	191	203	*394*
Daily Total	**10,335**	**10,705**	***21,039***	**13,842**	**14,193**	***28,035***	**14,448**	**14,706**	***29,154***	**14,318**	**14,488**	***28,806***	**14,760**	**14,963**	***29,723***	**14,974**	**15,199**	***30,173***	**12,439**	**12,435**	***24,874***
AM Peak	**486**	**598**	***1,084***	**752**	**965**	***1,718***	**833**	**1,001**	***1,834***	**797**	**987**	***1,784***	**820**	**965**	***1,785***	**736**	**880**	***1,616***	**622**	**730**	***1,352***
Hour	09:00	09:00	*09:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	09:00	09:00	*09:00*
MD Peak	**901**	**890**	***1,790***	**950**	**981**	***1,931***	**1,012**	**999**	***2,010***	**953**	**996**	***1,948***	**1,023**	**1,045**	***2,069***	**1,059**	**1,065**	***2,123***	**978**	**932**	***1,909***
Hour	13:00	12:00	*13:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	12:00	12:00	*12:00*
PM Peak	**816**	**802**	***1,615***	**1,169**	**1,161**	***2,330***	**1,219**	**1,149**	***2,358***	**1,193**	**1,116**	***2,309***	**1,238**	**1,163**	***2,401***	**1,195**	**1,113**	***2,308***	**943**	**850**	***1,793***
Hour	15:00	16:00	*15:00*	16:00	16:00	*16:00*	16:00	17:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	15:00	15:00	*15:00*
Daily Peak	**901**	**890**	***1,790***	**1,169**	**1,161**	***2,330***	**1,219**	**1,149**	***2,358***	**1,193**	**1,116**	***2,309***	**1,238**	**1,163**	***2,401***	**1,195**	**1,113**	***2,308***	**978**	**932**	***1,909***
Hour	13:00	12:00	*13:00*	16:00	16:00	*16:00*	16:00	17:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	12:00	12:00	*12:00*
% of Total	8.7%	8.3%	*8.5%*	8.4%	8.2%	*8.3%*	8.4%	7.8%	*8.1%*	8.3%	7.7%	*8.0%*	8.4%	7.8%	*8.1%*	8.0%	7.3%	*7.7%*	7.9%	7.5%	*7.7%*
Daily Ave	**431**	**446**	***877***	**577**	**591**	***1,168***	**602**	**613**	***1,215***	**597**	**604**	***1,200***	**615**	**623**	***1,238***	**624**	**633**	***1,257***	**518**	**518**	***1,036***

Hour	Mon-Thurs Average			Mon-Fri Average			7 Day Average		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	117	79	*196*	123	83	*207*	132	99	*231*
01:00-01:59	70	55	*124*	75	58	*133*	82	65	*147*
02:00-02:59	51	43	*94*	53	44	*97*	57	46	*103*
03:00-03:59	70	96	*167*	71	100	*171*	68	93	*161*
04:00-04:59	183	244	*427*	181	239	*420*	159	199	*359*
05:00-05:59	485	500	*985*	479	492	*971*	394	403	*796*
06:00-06:59	628	720	*1,348*	622	710	*1,332*	517	583	*1,100*
07:00-07:59	801	979	*1,780*	788	960	*1,747*	645	783	*1,428*
08:00-08:59	672	814	*1,486*	664	815	*1,479*	583	722	*1,305*
09:00-09:59	617	742	*1,359*	620	748	*1,369*	601	724	*1,326*
10:00-10:59	709	782	*1,491*	724	794	*1,518*	715	791	*1,506*
11:00-11:59	778	805	*1,583*	795	829	*1,624*	810	838	*1,648*
12:00-12:59	853	857	*1,710*	872	881	*1,752*	890	889	*1,779*
13:00-13:59	868	871	*1,738*	886	886	*1,772*	898	891	*1,788*
14:00-14:59	984	1,005	*1,989*	999	1,017	*2,016*	967	982	*1,949*
15:00-15:59	1,095	1,068	*2,164*	1,113	1,071	*2,184*	1,046	1,001	*2,047*
16:00-16:59	1,205	1,145	*2,349*	1,203	1,138	*2,341*	1,097	1,046	*2,143*
17:00-17:59	1,136	1,115	*2,252*	1,124	1,106	*2,230*	1,021	1,013	*2,035*
18:00-18:59	925	831	*1,757*	924	837	*1,761*	860	790	*1,650*
19:00-19:59	713	602	*1,316*	721	611	*1,332*	673	585	*1,258*
20:00-20:59	535	478	*1,013*	547	490	*1,037*	518	477	*995*
21:00-21:59	400	346	*746*	411	366	*777*	396	362	*758*
22:00-22:59	273	258	*530*	286	273	*559*	278	269	*547*
23:00-23:59	175	150	*325*	187	163	*350*	180	162	*343*
Daily Total	**14,342**	**14,587**	***28,929***	**14,468**	**14,710**	***29,178***	**13,588**	**13,812**	**27,400**
AM Peak	**801**	**979**	***1,780***	**788**	**960**	***1,747***	**645**	**783**	***1,428***
Hour	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*
MD Peak	**984**	**1,005**	***1,989***	**999**	**1,017**	***2,016***	**967**	**982**	***1,949***
Hour	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*
PM Peak	**1,205**	**1,145**	***2,349***	**1,203**	**1,138**	***2,341***	**1,097**	**1,046**	***2,143***
Hour	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*
Daily Peak	**1,205**	**1,145**	***2,349***	**1,203**	**1,138**	***2,341***	**1,097**	**1,046**	***2,143***
Hour	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*
% of Total	8.4%	7.8%	*8.1%*	8.3%	7.7%	*8.0%*	8.1%	7.6%	*7.8%*
Daily Ave	**598**	**608**	***1,205***	**603**	**613**	***1,216***	**566**	**576**	***1,142***

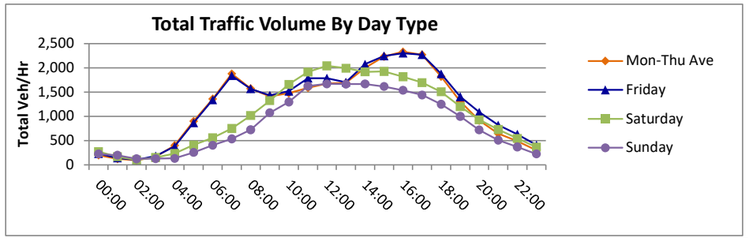
Wisconsin Department of Transportation

Monthly Average Hourly Volume by Day of Week

Sep 2025

Continuous Count

Location	**STH 31 - SOUTH OF CTH E**	Segment ID	6945
Site #	306104	Seasonal Factor Group	2
Region	SE	Daily Factor Group	2
County	KENOSHA	Axle Factor Group	5
Funct. Class	U Principal Arterial - Other	Growth Factor Group	1



Hour	Sundays			Mondays			Tuesdays			Wednesdays			Thursdays			Fridays			Saturdays		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	110	118	*227*	79	79	*158*	109	80	*189*	128	104	*232*	133	88	*221*	138	98	*235*	155	120	*274*
01:00-01:59	109	90	*198*	50	44	*94*	67	56	*123*	81	69	*150*	70	60	*130*	79	62	*141*	95	74	*169*
02:00-02:59	68	58	*125*	40	37	*77*	54	37	*91*	65	37	*101*	57	43	*100*	60	42	*102*	56	48	*104*
03:00-03:59	54	75	*128*	53	87	*141*	61	104	*165*	67	102	*169*	79	100	*179*	74	109	*183*	67	85	*152*
04:00-04:59	70	64	*133*	134	225	*359*	156	246	*401*	173	254	*427*	168	250	*417*	154	224	*378*	102	132	*234*
05:00-05:59	116	142	*258*	377	395	*771*	442	495	*937*	460	486	*946*	446	491	*938*	416	454	*870*	199	212	*411*
06:00-06:59	191	214	*404*	540	631	*1,170*	648	740	*1,388*	678	771	*1,449*	680	738	*1,417*	633	706	*1,339*	271	287	*558*
07:00-07:59	251	285	*536*	697	888	*1,584*	850	1,083	*1,933*	880	1,119	*1,999*	892	1,101	*1,993*	803	1,035	*1,838*	374	377	*751*
08:00-08:59	325	399	*723*	677	747	*1,424*	754	838	*1,592*	811	863	*1,674*	746	846	*1,591*	753	814	*1,567*	441	579	*1,019*
09:00-09:59	485	587	*1,072*	619	681	*1,301*	694	767	*1,461*	680	747	*1,427*	700	759	*1,458*	687	747	*1,435*	600	721	*1,321*
10:00-10:59	594	701	*1,295*	673	735	*1,408*	739	771	*1,511*	721	770	*1,491*	747	752	*1,499*	746	773	*1,519*	835	827	*1,662*
11:00-11:59	825	802	*1,627*	744	782	*1,526*	770	828	*1,598*	787	827	*1,614*	803	816	*1,620*	822	962	*1,785*	956	956	*1,912*
12:00-12:59	830	837	*1,667*	820	845	*1,665*	851	843	*1,694*	838	822	*1,660*	846	852	*1,697*	875	912	*1,787*	1,021	1,020	*2,041*
13:00-13:59	852	810	*1,662*	849	840	*1,689*	842	849	*1,691*	808	836	*1,644*	851	887	*1,738*	920	785	*1,705*	1,005	989	*1,994*
14:00-14:59	801	867	*1,668*	901	994	*1,895*	974	1,068	*2,042*	958	1,041	*1,999*	944	1,112	*2,056*	1,048	1,027	*2,075*	974	945	*1,918*
15:00-15:59	809	805	*1,614*	1,050	1,057	*2,107*	1,133	1,123	*2,257*	1,118	1,133	*2,251*	1,168	1,153	*2,321*	1,166	1,082	*2,248*	977	949	*1,926*
16:00-16:59	761	778	*1,538*	1,109	1,034	*2,143*	1,220	1,143	*2,363*	1,239	1,174	*2,413*	1,233	1,167	*2,400*	1,203	1,099	*2,302*	899	919	*1,818*
17:00-17:59	734	707	*1,441*	1,052	1,054	*2,106*	1,172	1,158	*2,329*	1,146	1,148	*2,294*	1,196	1,158	*2,354*	1,141	1,132	*2,273*	812	882	*1,694*
18:00-18:59	652	598	*1,250*	893	813	*1,706*	946	901	*1,847*	954	883	*1,837*	991	901	*1,891*	955	923	*1,878*	757	750	*1,507*
19:00-19:59	494	505	*999*	642	560	*1,202*	715	581	*1,296*	696	611	*1,307*	760	651	*1,412*	751	654	*1,405*	606	595	*1,201*
20:00-20:59	364	357	*720*	444	400	*844*	486	460	*946*	465	455	*920*	481	476	*957*	584	501	*1,085*	468	463	*932*
21:00-21:59	264	245	*508*	293	268	*561*	346	341	*687*	307	314	*621*	369	343	*712*	414	407	*820*	354	376	*730*
22:00-22:59	190	179	*369*	216	219	*435*	227	246	*473*	243	262	*505*	272	271	*544*	318	314	*633*	280	265	*545*
23:00-23:59	124	100	*224*	147	135	*282*	166	132	*298*	157	147	*304*	180	154	*334*	221	187	*408*	200	166	*366*
Daily Total	**10,068**	**10,319**	***20,386***	**13,099**	**13,550**	***26,649***	**14,424**	**14,891**	***29,314***	**14,458**	**14,972**	***29,430***	**14,810**	**15,167**	***29,977***	**14,960**	**15,047**	***30,007***	**12,504**	**12,734**	***25,238***
AM Peak	**485**	**587**	***1,072***	**697**	**888**	***1,584***	**850**	**1,083**	***1,933***	**880**	**1,119**	***1,999***	**892**	**1,101**	***1,993***	**803**	**1,035**	***1,838***	**600**	**721**	***1,321***
Hour	09:00	09:00	*09:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*	09:00	09:00	*09:00*
MD Peak	**852**	**867**	***1,668***	**901**	**994**	***1,895***	**974**	**1,068**	***2,042***	**958**	**1,041**	***1,999***	**944**	**1,112**	***2,056***	**1,048**	**1,027**	***2,075***	**1,021**	**1,020**	***2,041***
Hour	13:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*	12:00	12:00	*12:00*
PM Peak	**809**	**805**	***1,614***	**1,109**	**1,057**	***2,143***	**1,220**	**1,158**	***2,363***	**1,239**	**1,174**	***2,413***	**1,233**	**1,167**	***2,400***	**1,203**	**1,132**	***2,302***	**977**	**949**	***1,926***
Hour	15:00	15:00	*15:00*	16:00	15:00	*16:00*	16:00	17:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	17:00	*16:00*	15:00	15:00	*15:00*
Daily Peak	**852**	**867**	***1,668***	**1,109**	**1,057**	***2,143***	**1,220**	**1,158**	***2,363***	**1,239**	**1,174**	***2,413***	**1,233**	**1,167**	***2,400***	**1,203**	**1,132**	***2,302***	**1,021**	**1,020**	***2,041***
Hour	13:00	14:00	*14:00*	16:00	15:00	*16:00*	16:00	17:00	*16:00*	16:00	16:00	*16:00*	16:00	16:00	*16:00*	16:00	17:00	*16:00*	12:00	12:00	*12:00*
% of Total	8.5%	8.4%	*8.2%*	8.5%	7.8%	*8.0%*	8.5%	7.8%	*8.1%*	8.6%	7.8%	*8.2%*	8.3%	7.7%	*8.0%*	8.0%	7.5%	*7.7%*	8.2%	8.0%	*8.1%*
Daily Ave	**419**	**430**	***849***	**546**	**565**	***1,110***	**601**	**620**	***1,221***	**602**	**624**	***1,226***	**617**	**632**	***1,249***	**623**	**627**	***1,250***	**521**	**531**	***1,052***

Hour	Mon-Thurs Average			Mon-Fri Average			7 Day Average		
	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*	Pos Dir	Neg Dir	*Total*
00:00-00:59	112	88	*200*	117	90	*207*	122	98	*219*
01:00-01:59	67	57	*124*	69	58	*128*	79	65	*144*
02:00-02:59	54	38	*92*	55	39	*94*	57	43	*100*
03:00-03:59	65	98	*163*	67	100	*167*	65	94	*160*
04:00-04:59	158	244	*401*	157	240	*397*	137	199	*336*
05:00-05:59	431	467	*898*	428	464	*892*	351	382	*733*
06:00-06:59	636	720	*1,356*	636	717	*1,353*	520	584	*1,104*
07:00-07:59	830	1,047	*1,877*	824	1,045	*1,869*	678	841	*1,519*
08:00-08:59	747	823	*1,570*	748	821	*1,570*	644	726	*1,370*
09:00-09:59	673	738	*1,412*	676	740	*1,416*	638	716	*1,354*
10:00-10:59	720	757	*1,477*	725	760	*1,485*	722	761	*1,483*
11:00-11:59	776	813	*1,589*	785	843	*1,628*	815	853	*1,669*
12:00-12:59	839	840	*1,679*	846	855	*1,701*	869	876	*1,744*
13:00-13:59	837	853	*1,690*	854	839	*1,693*	875	857	*1,732*
14:00-14:59	944	1,054	*1,998*	965	1,048	*2,013*	943	1,008	*1,950*
15:00-15:59	1,117	1,117	*2,234*	1,127	1,110	*2,237*	1,060	1,043	*2,103*
16:00-16:59	1,200	1,130	*2,330*	1,201	1,123	*2,324*	1,095	1,045	*2,140*
17:00-17:59	1,141	1,129	*2,271*	1,141	1,130	*2,271*	1,036	1,034	*2,070*
18:00-18:59	946	874	*1,820*	948	884	*1,832*	878	824	*1,702*
19:00-19:59	703	601	*1,304*	713	611	*1,324*	666	594	*1,260*
20:00-20:59	469	448	*917*	492	458	*950*	470	445	*915*
21:00-21:59	329	317	*645*	346	335	*680*	335	328	*663*
22:00-22:59	240	249	*489*	255	262	*518*	249	251	*500*
23:00-23:59	162	142	*304*	174	151	*325*	171	146	*317*
Daily Total	**14,198**	**14,645**	***28,843***	**14,350**	**14,725**	***29,075***	**13,475**	**13,811**	**27,286**
AM Peak	**830**	**1,047**	***1,877***	**824**	**1,045**	***1,869***	**678**	**841**	***1,519***
Hour	07:00	07:00	*07:00*	07:00	07:00	*07:00*	07:00	07:00	*07:00*
MD Peak	**944**	**1,054**	***1,998***	**965**	**1,048**	***2,013***	**943**	**1,008**	***1,950***
Hour	14:00	14:00	*14:00*	14:00	14:00	*14:00*	14:00	14:00	*14:00*
PM Peak	**1,200**	**1,130**	***2,330***	**1,201**	**1,130**	***2,324***	**1,095**	**1,045**	***2,140***
Hour	16:00	16:00	*16:00*	16:00	17:00	*16:00*	16:00	16:00	*16:00*
Daily Peak	**1,200**	**1,130**	***2,330***	**1,201**	**1,130**	***2,324***	**1,095**	**1,045**	***2,140***
Hour	16:00	16:00	*16:00*	16:00	17:00	*16:00*	16:00	16:00	*16:00*
% of Total	8.5%	7.7%	*8.1%*	8.4%	7.7%	*8.0%*	8.1%	7.6%	*7.8%*
Daily Ave	**592**	**610**	***1,202***	**598**	**614**	***1,211***	**561**	**575**	***1,137***

Appendix B
Year 2026 Initial Build Traffic
Peak Hour Analysis Outputs

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	185	45	10	40	25
Future Vol, veh/h	10	185	45	10	40	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	11	206	50	11	44	28

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	61	0	-	0	283	56
Stage 1	-	-	-	-	56	-
Stage 2	-	-	-	-	228	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1523	-	-	-	707	1011
Stage 1	-	-	-	-	967	-
Stage 2	-	-	-	-	810	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1523	-	-	-	701	1011
Mov Cap-2 Maneuver	-	-	-	-	701	-
Stage 1	-	-	-	-	959	-
Stage 2	-	-	-	-	810	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.38	0	9.98
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	92	-	-	-	795
HCM Lane V/C Ratio	0.007	-	-	-	0.091
HCM Ctrl Dly (s/v)	7.4	0	-	-	10
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	25	180	185	40	25	15
Future Vol, veh/h	25	180	185	40	25	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	28	200	206	44	28	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	250	0	-	0	483	228
Stage 1	-	-	-	-	228	-
Stage 2	-	-	-	-	256	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1298	-	-	-	542	812
Stage 1	-	-	-	-	810	-
Stage 2	-	-	-	-	787	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1298	-	-	-	529	812
Mov Cap-2 Maneuver	-	-	-	-	529	-
Stage 1	-	-	-	-	791	-
Stage 2	-	-	-	-	787	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.96	0	11.38
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	220	-	-	-	609
HCM Lane V/C Ratio	0.021	-	-	-	0.073
HCM Ctrl Dly (s/v)	7.8	0	-	-	11.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2

Appendix C
Year 2035 Total Build Traffic
Peak Hour Analysis Outputs

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	20	185	45	25	80	50
Future Vol, veh/h	20	185	45	25	80	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	22	206	50	28	89	56

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	78	0	-	0	314	64
Stage 1	-	-	-	-	64	-
Stage 2	-	-	-	-	250	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1502	-	-	-	679	1000
Stage 1	-	-	-	-	959	-
Stage 2	-	-	-	-	792	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1502	-	-	-	668	1000
Mov Cap-2 Maneuver	-	-	-	-	668	-
Stage 1	-	-	-	-	943	-
Stage 2	-	-	-	-	792	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.73	0	10.79
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	176	-	-	-	766
HCM Lane V/C Ratio	0.015	-	-	-	0.189
HCM Ctrl Dly (s/v)	7.4	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.7

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	60	180	185	85	50	35
Future Vol, veh/h	60	180	185	85	50	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	67	200	206	94	56	39

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	300	0	-	0	586	253
Stage 1	-	-	-	-	253	-
Stage 2	-	-	-	-	333	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1244	-	-	-	473	786
Stage 1	-	-	-	-	789	-
Stage 2	-	-	-	-	726	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1244	-	-	-	444	786
Mov Cap-2 Maneuver	-	-	-	-	444	-
Stage 1	-	-	-	-	742	-
Stage 2	-	-	-	-	726	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.01	0	13.06
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	450	-	-	-	541
HCM Lane V/C Ratio	0.054	-	-	-	0.175
HCM Ctrl Dly (s/v)	8.1	0	-	-	13.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.6

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	20	185	45	25	80	50
Future Vol, veh/h	20	185	45	25	80	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	22	206	50	28	89	56

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	78	0	-	0	300	50
Stage 1	-	-	-	-	50	-
Stage 2	-	-	-	-	250	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1502	-	-	-	691	1018
Stage 1	-	-	-	-	972	-
Stage 2	-	-	-	-	792	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1502	-	-	-	680	1018
Mov Cap-2 Maneuver	-	-	-	-	680	-
Stage 1	-	-	-	-	956	-
Stage 2	-	-	-	-	792	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.73	0	10.67
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	176	-	-	-	780
HCM Lane V/C Ratio	0.015	-	-	-	0.185
HCM Ctrl Dly (s/v)	7.4	0	-	-	10.7
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.7

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	60	180	185	85	50	35
Future Vol, veh/h	60	180	185	85	50	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	67	200	206	94	56	39

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	300	0	-	0	539	206
Stage 1	-	-	-	-	206	-
Stage 2	-	-	-	-	333	-
Critical Hdwy	4.15	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.245	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1244	-	-	-	503	835
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	726	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1244	-	-	-	473	835
Mov Cap-2 Maneuver	-	-	-	-	473	-
Stage 1	-	-	-	-	779	-
Stage 2	-	-	-	-	726	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	2.01	0	12.47
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	450	-	-	-	576
HCM Lane V/C Ratio	0.054	-	-	-	0.164
HCM Ctrl Dly (s/v)	8.1	0	-	-	12.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.6