

Village of Somers Duplex Condominium Homes Standards

Purpose

These standards are established to ensure high-quality construction, protect property values, and preserve the visual character of the Village of Somers, Wisconsin. The standards are not intended to be all-inclusive and may be supplemented by the Developer, subject to Village review and approval. For duplex condominium developments in higher-density settings, the standards further address design considerations related to privacy and compatibility of differing lifestyles in support of a harmonious living environment.

Compliance with these standards is required for all new developments unless a variance is granted by the Village Board. These standards do not apply to zero lot line residential developments.

These standards may be amended from time to time.

Duplex Condominium Homes

Under these duplex condominium homes standards, a Duplex Condominium is a residential building containing two (2) dwelling units that are established as condominium units. Under this form of ownership:

1. Each unit owner holds fee simple ownership of the interior space of their individual dwelling unit, as defined by the condominium declaration and plats.
2. The building structure, exterior elements, and all common grounds, including but not limited to roofs, foundations, exterior walls, driveways, private roads, landscaping, and utilities serving more than one unit, are owned collectively as common elements by the condominium association.
3. The Condominium Owners' Association (COA) is responsible for the maintenance, repair, and replacement of the common elements in accordance with the condominium declaration, bylaws, and applicable provisions of Wisconsin Statutes.

Acoustic Privacy

Air Sealing

1. Seal all penetrations with fire-rated caulk where fire assemblies are provided, and consistent with the requirements of the assembly.
2. Seal around tubs, showers, rim joists, top and bottom plates.

Electrical & Mechanical Noise Control

1. Use putty pads on all outlet boxes in separation wall.
2. Seal baseplates, top plates, and drywall edges with acoustic caulk.

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HVAC Separation

1. No shared HVAC system.
2. No shared return air paths.
3. No unsealed penetrations for ducts.
4. Dryer vents must run independently to exterior.
5. Attic spaces properly partitioned, per Code

Layout and Window Privacy

1. Use privacy glass for close-facing side windows.
2. Provide 6'0"–8'0" privacy fence between rear patios/decks.
3. Use sound-absorbing exterior materials.

Shared Utility

1. Independent water shutoff for each unit.
2. Independent electrical service panels.
3. Independent gas meter.
4. Hard wire smoke/CO detectors. Detectors not interconnected between units.

Animal Regulation

Address animal regulation in HOA: Dog runs, outside dog houses, animal waste, noise, outside animal shelters, livestock, poultry, number of animals.

Architectural Design

1. Design shall incorporate a combination of front and side-loaded garage to minimize visual prominence of garage doors or placing the living units at opposite ends, resulting in a look and feel of a detached home.
2. Design should emphasize front doors and living spaces rather than vehicle access.
3. Building design should be consistent with the existing neighborhood character.
4. Long, blank exterior walls must be avoided—include architectural features such as windows, trim, façade breaks, or other detailing.
5. Monotonous architecture, color, building elevations, and appearance shall be avoided.
6. Exterior siding: fiber-cement, high-grade vinyl (0.048 minimum), engineered wood, brick, stone, or high-quality composite.
7. Cementitious siding, stone, or brick or a combination is required on the front façade.

8. Front facades shall be architecturally pleasing and non-monotonous and could include one or more of the following:

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- a. Covered porch
 - b. Windows including bay windows
 - c. Dormers
 - d. Changes in exterior siding material accents
 - e. Variety of paint colors
 - f. Stone or masonry on foundation, chimneys, base of porch columns at a minimum.
9. Building placement on the lot must be perpendicular to the property line.
 10. Specification of all materials must be indicated on plans.
 11. Aluminum fascia with defined gauge and ribbed required.
 12. Every effort shall be made not to locate air conditioning units near bedroom windows.
 13. Accent siding such as scalloped, shingle-style, vertical board and batten and other panelized options along with a variety of colors are required.
 14. Avoid monotony within neighborhood by offering different house styles with customized exterior elevation and front façade options. No similar style with the same front elevation with the same combination of siding colors or brick/stone or roof colors shall be permitted on abutting or adjacent lots on the same street or on lots direction across the street.
 15. Colors should be natural, subdued, and harmonious with surrounding development.
 16. Minimum 50% brick or stone on front façade.

Basements

1. Minimum of one egress window is required.
2. Construction with slab on grade or crawlspace is prohibited.
3. Super 8 minimum height required.
4. The structure shall be set on a permanent enclosed foundation with a full basement unless the soil-bearing capacity, as determined by a structural engineer, prohibits such foundation.

Bicycle and Pedestrian Easement Trails

1. All new development and redevelopment shall incorporate bicycle and pedestrian paved trails where feasible, typically located on a utility easement in appropriate areas that may connect existing trails. Projects shall provide safe, continuous connections to existing or planned trails, sidewalks, and adjacent properties and shall be designed in accordance with Village standards. Facilities shall support walking and bicycling for transportation and recreation and minimize conflicts with motor vehicle traffic.
2. Trails shall be constructed to standards comparable to the Kenosha County trail system and shall be asphalt paved with a minimum width of ten (10) feet. Areas within the trail easement not occupied by pavement shall be seeded. Trail easements shall be platted as public access

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easements. All such trails shall be considered an extension of the Village park system, with mowing and plowing provided by the Village.

Decks and Patios

1. Allowed per Ordinance and Building Codes.
2. Design and materials subject to HOA design and material specifications.

Driveways & Walkways

1. Driveway minimum length is 24' from edge of garage structure to right of way/easement or general parking area.
2. Ordinance allows 270 days from date of occupancy for final yard grade to be completed and inspected. Driveways and sidewalks will have to be in to accomplish this. This will pay a \$1,500 bond at issuance of permit to ensure it is completed on time.)
3. The width of the driveway allows a 24' driveway entrance per current ordinance.
4. Separate parking areas are not allowed on the property.
5. Private driveways must be kept separate.
6. Acceptable driveway materials: concrete, asphalt, pavers.
7. Driveway slopes must not exceed established safety limits.
8. New homes must include a paved walkway from the driveway to the primary entrance.

Dwelling Size

1. Per Village Ordinance

Garages

1. Each dwelling one bedroom unit shall have one private, attached, enclosed garage for onsite. Dwellings with two bedrooms or more shall have a minimum of a two stall garage.
2. Garage must not dominate the principal façade.
3. Rear load garages are prohibited.

Garbage and Recycling

1. Trash, garbage, or other waste or waste containers shall not be kept outdoors.
2. All trash containers must be kept indoors except on day of collection.

Gas Meters

1. Locate on non-road/street side.

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Electric Box Placement Location

1. Electric WE utility boxes serving individual residential lots shall be located within a dedicated easement in the rear yard of each lot.
2. Consultation with WE Energies regarding excavation, grading, and utility placement is recommended early in the engineering design process to ensure proper coordination and approval.

HOA Specifications/Amenities. Developer required to address in HOW document.

1. Swimming pools of any kind.
2. Hot tubs.
3. Basketball hoops
4. Outside parking either in private driveways or on the lot anywhere of boats, buses, jet skis, snowmobiles, commercial advertising trucks, commercial vans, trailers, any recreational type vehicles, campers, all-terrain vehicles, unlicensed or inoperative vehicles.
5. Cellular towers, HAM radio antennae, or other such antenna, satellite dishes, radio towers, of any kind.
6. Bird houses and bird feeders.
7. Outdoor playground equipment including trampolines, swing sets, slides, and similar apparatus.
8. Solar panels.
9. Sports courts.
10. Car ports.
11. Outdoor incinerators.
12. Container gardens, raised container garden beds, flowerpots and plant containers on decks, sidewalks, and patios.
13. Grills gas or fire, fireplace, or other equipment specifically designed for outdoor residential uses.
14. Incinerators and burn barrels
15. Installation and use of clothes lines and similar devices and the placement of drying of clothing, linens, rugs, or other items.
16. Outdoor burning or open fires, including but not limited to, burning of trash, paper, cardboard, leaves, or items that emit noxious or hazardous smoke, except for outdoor cooking.

Inspection for Quality Materials and Workmanship

1. The Building Inspector is authorized to inspect and confirm specified interior and exterior materials, quality workmanship, and that manufacturer installation requirements have been

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met for warranties to be valid. All issues identified by inspector must be addressed for occupancy permits to be issued.

2. All structures must comply with the Wisconsin Uniform Dwelling Code (UDC) or Wisconsin Commercial Building Code, and Village Ordinances as applicable.

Landscaping for External Privacy.

Privacy Between Patios, Decks in Backyards is Mandatory

Positioning garages either at opposite ends of buildings or a combination of a side and front loads limits direct sightlines between private patios and yard, enhancing usability and enjoyment of outdoor space.

Landscaping may be adjusted depending on building design.

Fencing

1. 6' 0" minimum height.
2. Extend fence at minimum of 8'0"-12'0" feet beyond patio edges to block diagonal views.
3. Board on board style for zero visibility
4. Shadow box style for airflow and partial privacy
5. Horizontal slat for modern aesthetic and tight spacing
6. Solid fence (wood, composite for maximum privacy

Privacy Walls (Green) recommended for Wisconsin climate

1. Arborvitae (Green Giant or Techny). Space 5' 0" on center. 5'0" – 6' 0" required planting height.
2. Vertical tall shrubs or columnar trees directly beside patio
3. Staggered tree line instead of straight row
4. Raised berms.

Side Yard Privacy Between Unit Entrances or Windows Facing Each Other

Stagger or Screen Entrances

1. Stagger plant beds to create visual separation.
2. Place evergreen shrubs, like boxwood.
3. Columnar evergreens in narrow spaces.
4. Add ornamental grass and hearty perennials to soften the view.
5. Use 4' 0" – 6' 0" evergreen shrubs near windows.
6. Strategic small trees to provide overhead privacy. Place minimum 12' 0" from building.

Front Yard Privacy (Driveways, Walkways, Front Porches)

Layered Planning Bed

1. Low shrubs (2' – 3' near walkway)

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2. Medium shrubs (4' – 6' further back) Hydrangea.
3. Small ornamental tree anchoring the corner

Landscape Design, Installation, Maintenance Requirement

1. All landscaping on the duplex condominium home parcel shall be maintained exclusively by a qualified professional landscape maintenance contractor. Maintenance responsibilities shall **not** be assigned to, or required of, individual condominium unit owners.
2. A comprehensive landscape plan covering the entire duplex condominium home parcel shall be submitted for approval. The landscape plan shall be prepared by a qualified professional landscape architect or landscape designer. The plan shall include all proposed plantings, trees, shrubs, groundcovers, lawn areas, hardscape elements, screening, grading, and any other related site improvements.
3. All landscaping required under the approved landscape plan shall be installed by a certified or otherwise qualified professional landscape contractor. Installation shall be completed in accordance with industry standards and the approved plan.
4. The COA shall be responsible for the proper maintenance of all landscaping on the parcel until such time as responsibility is formally transferred to the homeowners' association or another approved entity. Maintenance shall include, but not be limited to, watering, mowing, pruning, fertilizing, weed and pest management, removal and replacement of dead or diseased plant materials, and upkeep of all hardscape features.
5. The Developer shall complete all required landscape installation prior to the issuance of certificates of occupancy, except that the Village may allow the use of a financial guarantee for seasonal planting delays. The Village shall inspect the site and verify compliance with the approved plan before granting final landscape approval.

Landscape Screening-Streetscape: Berming *Berm Requirements*

To ensure high quality visual screening, reduce road noise, enhance privacy, and improve the aesthetic character of properties, all new construction along a major street/road/highway corridor must install a substantial landscaped berm along the full length of the property line.

Landscape Screening Mechanical Equipment

1. Mechanical equipment (HVAC units, generators, propane tanks) must be screened with fencing, shrubbery, or architectural panels.

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2. Service areas must not be visible from the street.

Landscape Screening Planting Requirements

To ensure year-round screening, a mixture of evergreen trees, shrubs, and ornamental plantings must be installed on and around the berm.

Evergreen Screening

1. A staggered row of evergreen trees (such as spruce, fir, or pine) must be planted along the berm.
2. Spacing: 8–12 feet on center, depending on species.
3. Minimum height at installation: 6–8 feet.
4. Evergreens must create a continuous visual barrier within 3–5 years.

Arborvitae

1. Arborvitae may be used in combination with evergreens, especially in narrower areas.
2. Spacing: 3–4 feet apart for dense screening.
3. Recommended varieties: Techny, Green Giant, or North Pole, chosen for cold hardiness and disease resistance in Wisconsin.

Shrubs & Ornamental Grasses

1. A variety of hardy shrubs (dogwood, viburnum, ninebark, hydrangea, etc.) should be installed along the base of the berm for layered screening.
2. Ornamental grasses such as Karl Foerster feather reed grass, switchgrass, or little bluestem may be planted to add texture and winter interest.
3. Mulch and/or weed barriers must be applied at installation to prevent erosion and suppress weeds.

Landscape Screening Maintenance Requirements

1. All plantings must be maintained in healthy condition.
2. Dead or diseased plants must be removed and replaced within one growing season.
3. Weeds and brush on the berm must be controlled regularly.
4. Berms must remain intact and may not be cut, lowered, or removed without Village approval.

Parking

1. Common parking areas that are included in the development are intended for guests and/or service vehicles and are not to be used by dwelling owners as permanent parking spaces.

Certified Installation Requirement:

Duplex Condominium Home Standards
Work Session Village Board Reviewed January 6, 2026
Plan Commission Reviewed January 12, 2026
Work Session Village Board Reviewed January 20, 2026
Reviewed with Developer Feb. 11, 2026
Updated by Village Feb. 17, 2026

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Exterior siding shall be installed exclusively by a manufacturer-certified installer in good standing at the time of installation. Failure to utilize a certified installer or to adhere strictly to manufacturer installation specifications shall render the siding warranty null and void. Documentation of installer certification shall be provided to Building Inspector.

Signage

1. Monument or similar signage that identifies the development at any entry point is to include reference to "Somers, Wisconsin".
2. Interior navigation signs are required for large developments.
3. Visible and illuminated address markers are required on all individual units. HOA will define style and color and placement location near door.
4. All other allowed signs specified in HOA.
5. Street signs shall comply with Village standard sign colors and logo

Snow Storage and Removal

1. Detail snow removal areas and storage from common areas on plans.
2. Define responsible parties for private driveway and sidewalk snow management and removal.

Sound Attenuation- Walls, Ceilings, Floors

All buildings shall be constructed so there is a soundproof barrier between walls, ceilings, and floors of each unit with minimum STC rating of no less than STC60. All wastewater and storm water piping within, adjacent to, or passing through a residential unit shall be enclosed within walls that have a minimum STC 60 rating and/or the piping must be independently wrapped with insulation that provides a minimum STC 60 rating. These specifications are required to be noted on the plan. Standards are outlined in the GA-600-2024 Fire Resistance and Sound Control Design Manual.

Streetlights within Residential Development

Street lighting within residential developments shall be provided at the discretion of the homeowners' association (HOA). When installed, all streetlights shall be post-top style fixtures only. The HOA shall be responsible for the installation, operation, ongoing maintenance, and all associated electric costs of such lighting. The Village shall have no obligation for the installation, maintenance, or utility costs of street lighting within residential developments.