Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Amended Agenda
Tuesday, September 8, 2026
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on August 12, 2026, Vouchers dated August 13, 20, 27 & September 3rd, & August ACH Payments, August Building Report, July Investment Statements
4	Correspondence:
5	President and Trustee Comments
6	Citizens Comments
7	Motion to adopt a Proclamation recognizing September 22, 2026, as Veterans Suicide Awareness & Remembrance Day
8	Motion to approve purchase of Water Meter replacements in the amount of $84,090 from Core & Main
9	Motion to approve Blood Services Agreement with Froedtert Hospital
10	Motion to approve Request to Rezone and for a Land Division (Preliminary Plat) 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 rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., a PUD Planned Unit Development Overlay Dist., and a preliminary plat of the 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. *(For information use only, the property is located on the south side of Highway E, across from Shoreland Lutheran High School).*
11	Motion to approve updated Request for a Conditional Use by: Somers Creek, Inc., 4011 80TH St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St, Kenosha, WI (Agent), requesting approval of a Conditional Use for a model single-family home related to a temporary

	real estate sales office in the R-5 Dist. on Tax Parcel # 82-4-222-151-0601, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only, this is the approved Somers Creek subdivision, across from the Hawthorne Apartments.)*
12	Motion to approve Request for a Land Division (Certified Survey Map) by: Lakeview Townhomes LLC, PO Box 976, Kenosha, WI 53141 (Owner), requesting approval of a Certified Survey Map (dated April 21, 2026, and prepared by John P. Konopacki of Pinnacle Engineering Group) to divide Tax Parcel #83-4- 223-052-7017 into one (1) 1.91-acre Lot and one (1) 2.31-acre Lot, located in the NW 1/4 of Section 5, T2N, R23E, Village of Somers. *(For information use only, this property is located between the Union Pacific Railroad and Sheridan Road across from the Seawall Condominiums.)*
13	Motion to adopt Ordinance 2026-011 to Amend the Comprehensive Plan by: RPF Somers Outlots LLC, 1949 St Johns Ave., Ste 202, Highland Park, IL 60035 (Owner), William A. Morris, 5313 87th Pl., Pleasant Prairie, WI 53158 (Agent), requesting 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 “Commercial" to “Governmental and Institutional" on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers. *(For information use only, these two parcels are located just north of the Wisconsin Veterinary Referral Center along Green Bay Road.)*
14	Motion to approve Request to Rezone, Site Plan & Exterior Fenestration by: RPF Somers Outlots LLC, requesting rezoning from B-3 Highway Business Dist. to I-1 Institutional Dist., and a site plan and exterior fenestration on Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers.
15	Action on Operator’s Licenses: Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz and Kylee Stefani
16	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the September 8, 2026 Village Work Session Meeting & Agenda in 1 public place & on the Village website.

Dated this September 4, 2026 Wendy Burnette, Clerk-Treasurer

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

Village of Somers
Proceedings from the Regular Board August 12, 2026

President Stoner called the meeting to order at 5:34 p.m.

President Stoner led the Pledge of Allegiance.

Present: President Stoner, Trustees Ben Harbach, Jack Aupperle, Joe Smith, Jackie Nelson, Scott Fredrick, and Karl Ostby. Also present: Administrator Jim Hurley, Assistant Administrator Kevin Poirier, Clerk/Treasurer Wendy Burnette and Chief Andersen.

Consent and Approval of Minutes of Regular meetings on July 14, 2026, Special Meeting Minutes on July 14 and 21, 2026, Vouchers dated July 16, 23, 30 and August 6th, July ACH Payments, July Building Report, June Investment Statements

Trustee Nelson moved to approve Minutes of Regular meetings on July 14, 2026, Special Meeting Minutes on July 14 and 21, 2026, Vouchers dated July 16, 23, 30 and August 6th, July ACH Payments, July Building Report, June Investment Statements.

Seconded by Trustee Smith

Trustee Harbach questioned the legal expenses from Rosenbauer, noting a $456 charge this month compared to approximately $2,800 in June, and asked whether the expenses were related to the dog track matter and if continued legal representation was necessary. Administrator Hurley explained that the legal work was being performed for the Town Board and that Chairman Molinaro and Administrator Hurley were monitoring the matter. Trustee Harbach asked whether Rosenbauer was actively performing legal work, and Administrator Hurley confirmed that they were.

Motion carried. 7-0 vote

Correspondence: Department of Transportation Proclamation for Crash Responder Week

Citizens' Comments:

Madilyn Petersen 510 9th Place

Ms. Petersen spoke regarding the proposed Rowers development and reiterated concerns previously presented to the Plan Commission. She stated that Somers is not falling behind surrounding communities by limiting apartment development and expressed concerns about overcrowding and the impact of large apartment complexes on the community. She suggested alternatives such as beach access, a community garden, or a recreation center to provide community benefits and long-term jobs rather than additional apartment housing.

Carl Kirkorian 502 9th Place

Mr. Kirkorian spoke regarding the proposed low-income housing development near Station 2 and expressed opposition to additional housing and development in Somers. He suggested the

Sheridan Road property could instead be used for a park or lake access and encouraged the Village to slow the pace of development. Mr. Kirkorian also raised concerns regarding road conditions and maintenance, including a large hole near Market Square and Firestone, and questioned whether completed road work is being properly inspected.

President and Trustee Comments

Trustee Nelson asked if Administration could provide the Highway E water main final list of property owners, including the payment terms selected by each property owner and the related income schedule, if available. Administrator Hurley explained that the information should be distributed once the assessments are finalized, as it is still subject to approval and there may be additional work. Nelson requested that the information be provided once the final assessments are completed.

Trustee Ostby thanked the Clerk/Treasurer and her staff for another successful election and noted the strong voter turnout.

Trustee Harbach raised safety concern regarding a hole near the intersection of Birch Road and the truck route. Assistant Administrator Poirier confirmed the area is under city jurisdiction and indicated that Public Works would address the issue.

Trustee Harbach also questioned the overgrown weeds on the property near E-A and E. President Stoner explained that the property is owned by Cardinal, which is reportedly in bankruptcy, and indicated that the matter would be followed up on with Scott regarding weed control.

Motion to approve proposed Resolution # 2026- 020, a Resolution of the Somers Village Board of Trustees approving the installation of a bench and little library on the playground at Veteran's Memorial Park

Trustee Harbach moved to approve Resolution # 2026- 020, a Resolution of the Somers Village Board of Trustees approving the installation of a bench and little library on the playground at Veteran's Memorial Park

Seconded by Trustee Nelson

Trustee Nelson expressed her appreciation for the family's efforts and stated that she believed it was a wonderful initiative. Motion carried. 7-0 vote

Receive and file the 2025 Audit

Erica Blumberg presented the 2025 Audit to the Village Board.

Trustee Ostby questioned a footnote in the audit report stating that the Village does not have a deposit and investment policy and that approximately $14.5 million was not covered by FDIC insurance or collateralized securities. Trustee Ostby noted that the Village does have an investment policy requiring deposits exceeding FDIC coverage to be collateralized and stated that a significant portion is collateralized through letters of credit from the Federal Home Loan Bank. Erica stated that she would

review the documentation and confirm the information with Administrator Hurley to ensure the footnote is accurate.

Trustee Nelson asked how the new accounting standards would impact the Village's staff, including whether new software or additional training would be required. The auditor explained that the changes primarily affect the presentation of the financial statements and would not significantly change the staff's day-to-day accounting processes. Any additional information needed would be coordinated with staff and was not expected to result in additional expenses.

Trustee Ostby asked about the threshold for making a budget amendment. Erica explained that a budget amendment is generally required when expenditures exceed the original budget for a fund, while minor changes within the overall fund budget may not require an amendment. Erica noted that she would need to verify the specific percentage threshold. She also recommended making budget amendments closer to the time the related action occurs rather than waiting until the end of the year.

President Stoner made a motion to accept and file the 2025 audit. Trustee Ostby motioned. Seconded by Trustee Harbach. Motion carried. 7-0 vote

Motion to approve Payne and Dolan's request for first payment in the amount of $537,330.44 for the 2026 Paving Project in the Valley View subdivision and Change Order #1 request in the amount of $2,167

Trustee Harbach moved to approve Payne and Dolan's request for first payment in the amount of $537,330.44 for the 2026 Paving Project in the Valley View subdivision and Change Order #1 request in the amount of $2,167

Seconded by Trustee Smith

Motion carried. 7-0 vote

Motion to approve proposed Resolution # 2026-019, 2026 Budget Amendment, due to acceptance of the FEMA SAFER Grant. The grant was formally accepted in May 2026.

Trustee Aupperle moved to approve the Resolution # 2026-019, 2026 Budget Amendment, due to acceptance of the FEMA SAFER Grant. The grant was formally accepted in May 2026.

Seconded by Trustee Ostby

Motion carried. 6-1 vote

Motion to approve lab costs and testing by Eurofins SF Analytics Laboratory for possible municipal water contamination investigation related to fire response at 16th Place in the amount of $13,800

Trustee Smith moved to approve lab costs and testing by Eurofins SF Analytics Laboratory for possible municipal water contamination investigation related to fire response at 16th Place in the amount of $13,800

Seconded by Trustee Harbach

President Stoner questioned the price of the testing. Utility Manager Josh Fugate stated that the DNR was contacted after the incident and they advised that the water needed to be tested and because this was a specialized test the fee was a lot higher than a normal test.

Motion carried. 7-0 vote

Motion to approve order of 2027 Western Star Tandem Axel Patrol Truck from Truck Country in the amount of $155,484 to be paid in 2027

Trustee Ostby moved to approve 2027 Western Star Tandem Axel Patrol Truck from Truck Country in the amount of $155,484 to be paid in 2027.

Seconded by Trustee Fredrick

President Stoner stated that he is not supporting any amounts until the board figures out where the funds will be coming from.

Trustee Ostby mentioned these items have been on our 10-year Capital Improvement Plan. This has been in discussion for the past several years. President Stoner stated until we have development to pay for these CIPs, he will not approve. Superintendent Josh Sullivan mentioned this truck is almost 20 years old. Trustee Harbach asked how much we will get on a trade in. Staff mentioned probably around 25K.

Trustee Nelson asked what will our motion be? To pay it in 2027? That was confirmed by other board members. The village is just committing to buying the truck now so we can lock in the 2026 rate however, we will not be paying for it until 2027.

Motion carried. 6-1 vote

Motion to approve proposed Ordinance 2026-009, Contractor Qualification Requirements

Trustee Ostby moved to approve Ordinance 2026-009, Contractor Qualification Requirements

Seconded by Trustee Aupperle

President Stoner questioned the proposed change to the contractor prequalification process. Assistant Administrator Poirier explained that the engineering consultant recommended allowing contractors to obtain and review the project plans before completing the prequalification process. Trustee Ostby stated that the purpose of the change was to expand the pool of potential contractors by allowing firms to review the plans and determine whether they were interested in submitting a bid before proceeding with the qualification process.

Motion carried. 7-0 vote

Motion to approve proposed Ordinance 2026-010 to Amend Section 12.04 Penalties, and Create Section 12.16 Mobile Temporary Food Vendors

Trustee Fredrick moved to approve Ordinance 2026-010 to Amend Section 12.04 Penalties, and Create Section 12.16 Mobile Temporary Food Vendors

Seconded by Trustee Smith

Administrator Hurley mentioned he would like this ordinance to go into effect on January 1, 2027, so that food vendors can be contacted so they are aware of the change.

Trustee Ostby moved to amend Ordinance 2026-010 to be effective January 1, 2027. Seconded by Trustee Nelson.

Motion carried. 7-0 Vote

Action on Animal Sheltering Agreement with the Wisconsin Humane Society

Trustee Aupperle moved to approve the Animal Sheltering Agreement with the Wisconsin Humane Society.

Seconded by Trustee Fredrick Motion carried 7-0 vote

Motion to adopt proposed Resolution # 2026-018 to create Village of Somers Ward 14 and assign thereto the Territory attached per Ordinance #2026-008. For information purposes, this is for the annexation of parcel #45-4-221-241-0102 (Truck Country of Wisconsin)

Trustee Nelson moved to approve Resolution # 2026-018 to create Village of Somers Ward 14 and assign thereto the Territory attached per Ordinance #2026-008. For information purposes, this is for the annexation of parcel #45-4-221-241-0102 (Truck Country of Wisconsin)

Seconded by Trustee Aupperle Motion carried. 7-0 vote

Motion to approve application for the Class "B" (Picnic) Beer License and Temporary "Class B" Wine from Friends of Hawthorn Hollow DBA Hawthorn Hollow Nature Sanctuary & Arboretum for their Walk in the Woods Art Fair on September 12th from 10 to 4 p.m., their Gala Under the stars form 6 to 9 p.m. and their Spooky Hollow Night 1 and 2 on October 23rd and 24th from 6 to 9 p.m. Located at 880 Green Bay Road, Kenosha, Wisconsin 53144, and requests to waive fees.

Trustee Aupperle moved to approve application for the Class "B" (Picnic) Beer License and Temporary "Class B" Wine from Friends of Hawthorn Hollow DBA Hawthorn Hollow Nature Sanctuary & Arboretum for their Walk in the Woods Art Fair on September 12th from 10 to 4 p.m., their Gala Under the stars from 6 to 9 p.m. and their Spooky Hollow Night 1 and 2 on October 23rd and 24th from 6 to 9 p.m. Located at 880 Green Bay Road, Kenosha, Wisconsin 53144, and requests to waive fees.

Seconded by Trustee Ostby Motion carried. 7-0 vote

Action on Operator's Licenses: Madison Laplant, Ashley Majors, Linda Olson, Amy Richards, Amanda Rodriguez, Donovan Sanchez

Trustee Ostby moved to approve Operator's Licenses: Madison Laplant, Ashley Majors, Linda Olson, Amy Richards, Amanda Rodriguez, Donovan Sanchez

Seconded by Trustee Smith

Motion carried. 7-0 vote

Motion to convene in closed session per WI Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, specifically the Clerk-Treasurer

Trustee Fredrick Aye, Trustee Nelson Aye, Trustee Aupperle Aye, President Stoner Aye, Trustee Ostby Aye, Trustee Harbach Aye, Trustee Smith Aye

Motion to convene into open session

Trustee Fredrick Aye, Trustee Nelson Aye, Trustee Aupperle Aye, President Stoner Aye, Trustee Ostby Aye, Trustee Harbach Aye, Trustee Smith Aye

Trustee Ostby moved to approve the compensation to the Village Clerk/Treasurer Wendy Burnette for the completion of Clerk/Treasurer certification Part I as stated in her contract for $2,500. Seconded by Trustee Harbach.

Motion carried. 7-0 vote

President Stoner made a motion to Adjourn at 6:40pm

These minutes are considered a draft and have not been approved by the Village Board. Wendy Burnette Clerk/Treasurer

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 08/13/2026 - 08/13/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
08/13/2026	POOL	370(E)	BCM1	BCM ONE INC	553.38
08/13/2026	POOL	371(E)	WEE001	WE ENERGIES	89.05
08/13/2026	POOL	372(E)	WEE001	WE ENERGIES	202.48
08/13/2026	POOL	373(E)	WEE001	WE ENERGIES	14.98
08/13/2026	POOL	374(E)	WEE002	WE ENERGIES	82.68
08/13/2026	POOL	375(E)	WEE002	WE ENERGIES	2,058.46
08/13/2026	POOL	66529	HOP001	ANDREA & ORENDORFF LLP	20,001.90
08/13/2026	POOL	66530	BLAINFF	BLAIN SUPPLY INC	93.97
08/13/2026	POOL	66531	BTM001	BOUND TREE MEDICAL LLC	50.75
08/13/2026	POOL	66532	SPECTRUM	CHARTER COMMUNICATIONS	139.98
08/13/2026	POOL	66533	THELETTER	CHRISTINA CHATMAN	220.25
08/13/2026	POOL	66534	COLUMNS	COLUMN SOFTWARE PBC	248.50
08/13/2026	POOL	66535	CFS001	CONSERV FS,INC	112.50
08/13/2026	POOL	66536	CORE	CORE & MAIN LP	343.00
08/13/2026	POOL	66537	FIRESERV	FIRE SERVICE INC	406.28
08/13/2026	POOL	66538	UHS002	FROEDTERT SOUTH INC-OCC MED	266.00
08/13/2026	POOL	66539	GALLS	GALLS LLC	293.33
08/13/2026	POOL	66540	NAP002	GENUINE PARTS COMPANY INC	59.20
08/13/2026	POOL	66541	CRO001	HOMETOWN ENTERPRISES INC	23.50
08/13/2026	POOL	66542	KENCNTIT	KENOSHA COUNTY INFORMATION	8,700.00
08/13/2026	POOL	66543	ACEHARDWAR	KENOSHA HADWARE NORTH LLC	0.75
08/13/2026	POOL	66544	KWU001	KENOSHA WATER UTILITY	48,395.68
08/13/2026	POOL	66545	MARTIN001	MARTIN SYSTEMS LLC	450.00
08/13/2026	POOL	66546	MEN001	MENARDS INC - RACINE	49.21
08/13/2026	POOL	66547	MUNILAW	MUNICIPAL LAW & LITIGATION GROUP SC	7,402.70
08/13/2026	POOL	66548	OTTER	OTTER SALES & SERVICE INC	141.90
08/13/2026	POOL	66549	PAY001	PAYNE & DOLAN INC	537,330.44
08/13/2026	POOL	66550	RPFSOMOUTL	RPF-SOMERS OUTLOTS LLC	277,397.00
08/13/2026	POOL	66551	SCSPIKECR	SCS PIKE CREEK LLC	272,515.00
08/13/2026	POOL	66552	BEARDEV	SOMERS CREEK DEVELOPMENT	63,401.92
08/13/2026	POOL	66553	STAFFORD	STAFFORD ROSENBAUM LLP	1,255.50
08/13/2026	POOL	66554	THEGOOD	THE GOOD GUYS SEWR & DRAIN INC	245.00
08/13/2026	POOL	66555	VANSCOY	VAN SCOYOC ASSOCIATES	1,000.00
08/13/2026	POOL	66556	VILLSOM	VILLAGE OF SOMERS	136,548.08
08/13/2026	POOL	66557	WIHUMANE	WISCONSIN HUMANE SOCIETY	942.64

POOL TOTALS:

Total of 35 Checks:	1,381,036.01
Less 0 Void Checks:	0.00
Total of 35 Disbursements:	1,381,036.01

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 08/20/2026 - 08/20/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
08/20/2026	POOL	376(E)	KWIKTRIP	KWIK TRIP INC	3,956.38
08/20/2026	POOL	377(E)	SAMSMC	SAM'S CLUB MC/SYNCB	219.97
08/20/2026	POOL	378(E)	USBANK	US BANK NATIONAL ASSOCIATION	1,434.97
08/20/2026	POOL	379(E)	WEE001	WE ENERGIES	176.42
08/20/2026	POOL	380(E)	WEE001	WE ENERGIES	111.26
08/20/2026	POOL	381(E)	WEE001	WE ENERGIES	10.23
08/20/2026	POOL	382(E)	WEE001	WE ENERGIES	389.53
08/20/2026	POOL	383(E)	WID002	WI DEPT OF JUSTICE	105.00
08/20/2026	POOL	66563	BAXTER	BAXTER & WOODMAN INC	22,410.58
08/20/2026	POOL	66564	BTM001	BOUND TREE MEDICAL LLC	425.18
08/20/2026	POOL	66565	AMOCO	BP KENOSHA TRAVEL PLAZA LLC	3,671.78
08/20/2026	POOL	66566	CDWGOV	CDW GOVERNMENT	114.05
08/20/2026	POOL	66567	CSC001	CENTURY SECURITY	35.00
08/20/2026	POOL	66568	JEF001	JEFFERSON FIRE & SAFETY INC	744.86
08/20/2026	POOL	66569	R&RINS	R & R INSURANCE SERVICES INC	18,326.87
08/20/2026	POOL	66570	RICOHUSA	RICOH USA, INC	163.90
08/20/2026	POOL	66571	SBS001	SAFEGUARD BUSINESS SYSTEMS	617.72
08/20/2026	POOL	66572	STRAND	STRAND ASSOCIATES INC	1,800.00
08/20/2026	POOL	66573	KNS001	THE KENOSHA NEWS	399.00
08/20/2026	POOL	66574	VONBRIES	VON BRIESEN & ROPER SC	9,581.50
08/20/2026	POOL	66575	WMCCA	WI MUNICIPAL COURT CLERK ASSOC	55.00

POOL TOTALS:

Total of 21 Checks:	64,749.20
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	64,749.20

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 08/27/2026 - 08/27/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
08/27/2026	POOL	384(E)	WEE001	WE ENERGIES	108.76
08/27/2026	POOL	385(E)	WEE001	WE ENERGIES	7,687.80
08/27/2026	POOL	66576	AAC001	ASSOCIATED APPRAISAL	8,323.11
08/27/2026	POOL	66577	BAXTER	BAXTER & WOODMAN INC	6,500.00
08/27/2026	POOL	66578	CATALIS	CATALIS PUBLIC WORKS & CITIZEN	4,000.00
08/27/2026	POOL	66579	SPECTRUM	CHARTER COMMUNICATIONS	199.86
08/27/2026	POOL	66580	SPECTRUM	CHARTER COMMUNICATIONS	39.47
08/27/2026	POOL	66581	DJS001	DJ'S SCUBA LOCKER INC	120.99
08/27/2026	POOL	66582	EUROFINSSF	EUROFINS SF ANALYTICAL LABORATORIES	13,800.00
08/27/2026	POOL	66583	UHS001	FROEDTERT SOUTH INC-PHARMACY	292.80
08/27/2026	POOL	66584	NAP002	GENUINE PARTS COMPANY INC	94.85
08/27/2026	POOL	66585	STO001	GEORGE STONER	200.00
08/27/2026	POOL	66586	INTER001	INTERSPIRO INC	249.75
08/27/2026	POOL	66587	JEF001	JEFFERSON FIRE & SAFETY INC	1,450.00
08/27/2026	POOL	66588	ACEHARDWAR	KENOSHA HADWARE NORTH LLC	53.89
08/27/2026	POOL	66589	MCDON001	MCDONALD OVERHEAD DOOR INC	3,550.00
08/27/2026	POOL	66590	PSC001	PUBLIC SERVICE COMMISSION OF WI	614.10
08/27/2026	POOL	66591	STAFFORD	STAFFORD ROSENBAUM LLP	450.00
08/27/2026	POOL	66592	THOMASOUT	THOMAS OUTDOOR SUPPLY	71.98
08/27/2026	POOL	66593	VONBRIES	VON BRIESEN & ROPER SC	665.00
08/27/2026	POOL	66594	WBURNETTE	WENDY BURNETTE	148.63

POOL TOTALS:

Total of 21 Checks:	48,620.99
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	48,620.99

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 09/03/2026 - 09/03/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
09/03/2026	POOL	386(E)	BCM1	BCM ONE INC	553.38
09/03/2026	POOL	387(E)	QUADIENT	QUADIENT FINANCE USA INC	553.50
09/03/2026	POOL	388(E)	T0000175	STEVEN KRAUSE	115.80
09/03/2026	POOL	389(E)	VERIZON	VERIZON COMMUNICATIONS INC	227.57
09/03/2026	POOL	390(E)	WEE001	WE ENERGIES	11.73
09/03/2026	POOL	66597	ACCURATE	ACCURATE PRINTING CO INC	382.00
09/03/2026	POOL	66598	BRUM	ANN BRUMBACK	68.61
09/03/2026	POOL	66599	AT&T001	AT&T	99.54
09/03/2026	POOL	66600	AT&TMOB	AT&T MOBILITY	461.29
09/03/2026	POOL	66601	CSC001	CENTURY SECURITY	190.00
09/03/2026	POOL	66602	CORE	CORE & MAIN LP	1,219.40
09/03/2026	POOL	66603	DIMARIA	DAN DIMARIA	80.12
09/03/2026	POOL	66604	EHLERS	EHLERS	1,500.00
09/03/2026	POOL	66605	GALLS	GALLS LLC	199.98
09/03/2026	POOL	66606	STO001	GEORGE STONER	17.60
09/03/2026	POOL	66607	HOTSY	HOTSY CLEANING SYSTEM	383.35
09/03/2026	POOL	66608	JEF001	JEFFERSON FIRE & SAFETY INC	947.87
09/03/2026	POOL	66609	SOR001	JOHN E SORENSEN	77.65
09/03/2026	POOL	66610	JCFP	JOHNSON CONTROLS FIRE	1,307.37
09/03/2026	POOL	66611	KARLSTORZ	KARL STORZ ENDOSCOPY-AMERICA INC	649.75
09/03/2026	POOL	66612	KCSHERIF	KENOSHA CO SHERIFF DEPT	73,744.58
09/03/2026	POOL	66613	MEN001	MENARDS INC - RACINE	171.53
09/03/2026	POOL	66614	STERICYCLE	STERICYCLE INC	18.53
09/03/2026	POOL	66615	USPOST	US POSTMASTER	501.50
09/03/2026	POOL	66616	WELDSTAR	WELDSTAR COMPANY	251.10
09/03/2026	POOL	66617	WAM001	WILLIAM A MORRIS	159.39
09/03/2026	POOL	66618	ZOL001	ZOLL MEDICAL CORP GPO	744.80

POOL TOTALS:

Total of 27 Checks:	84,637.94
Less 0 Void Checks:	0.00
Total of 27 Disbursements:	84,637.94

Village of Somers			
ACH payments and checks from Payroll system during the month of August 2026			
DATE	**CHECK#**	**PAYABLE TO**	**AMOUNT**
8/6/2026	ACH	PNP BILLPAYMENT	$ 279.56
8/7/2026	ACH	SOMERS PAYROLL	$ 83,642.74
8/7/2026	EFT1505	INTERNAL REVENUE SERVICE	$ 29,750.69
8/7/2026	EFT1506	WI DEPT. OF REVENUE	$ 4,896.35
8/7/2026	EFT1507	IL DEPT OF REVENUE	$ 222.21
8/7/2026	EFT1508	WISCONSIN DEFERRED COMP	$ 2,773.60
8/7/2026	EFT1509	WI SCTF	$ 219.23
8/7/2026	EFT1510	SOMERS FIRE FIGHTERS	$ 650.00
8/7/2026	66497	BRIGHTHOUSE FINANCIAL	$ 215.00
8/11/2026	ACH	ANALYSIS LOSS FEE/MISC FEE	$ 429.38
8/13/2026	ACH	PNP BILLPAYMENT	$ 46.00
8/14/2026	ACH	DEPOSIT ITM RTND CK# 8427	$ 3,235.65
8/19/2026	ACH	DEBIT MEMO CK# 41767 NO MICR LINE	$ 65.00
8/20/2026	ACH	PNP BILLPAYMENT	$ 248.94
8/21/2026	ACH	SOMERS PAYROLL	$ 89,374.27
8/21/2026	EFT1511	INTERNAL REVENUE SERVICE	$ 31,306.28
8/21/2026	EFT1512	WI DEPT. OF REVENUE	$ 5,017.93
8/21/2026	EFT1513	IL DEPT OF REVENUE	$ 222.21
8/21/2026	EFT1514	WISCONSIN DEFERRED COMP	$ 2,776.35
8/21/2026	EFT1515	AFLAC INSURANCE	$ 212.80
8/21/2026	EFT1516	WI SCTF	$ 219.23
8/21/2026	EFT1517	SOMERS FIRE FIGHTERS	$ 650.00
8/21/2026	EFT1518	WI EMPLOYEE TRUST FUNDS	$ 41,421.74
8/21/2026	EFT1519	METLIFE VISION	$ 165.28
8/21/2026	EFT1520	DELTA DENTAL	$ 3,116.64
8/21/2026	EFT1522	EMPLOYEE TRUST FUNDS	$ 59,852.42
8/21/2026	EFT1523	DELTA DENTAL	$ 320.66
8/21/2026	EFT1524	LIBERTY NATIONAL	$ 1,406.96
8/21/2026	66558	SANTORO, MICHAEL	$ 74.47
8/21/2026	66559	BRIGHTHOUSE FINANCIAL	$ 215.00
8/21/2026	66561	SECURIAN FINANCIAL GROUP, INC	$ 73.48
8/21/2026	66562	SECURIAN FINANCIAL GROUP, INC	$ 978.33
		TOTAL	**$ 364,078.40**
		2026 LOAN PAYMENTS & AGENT FEES	
8/26/2026	ACH	WIRE TRANSFER - BTSC PAYING AGENT	$ 4,220.00
8/26/2026	ACH	WIRE TRANSFER - BTSC PAYING AGENT	$ 44,950.00
8/26/2026	ACH	WIRE TRANSFER - BTSC PAYING AGENT	$ 58,050.00
		TOTAL	**$ 107,220.00**

August 2026 Building Permit Report

Permit Types	August	YTD
Above Ground Pool	0	2
Accessory Buildings	4	17
Addition	0	2
Alterations	0	20
Commercial	0	3
Deck	1	8
Driveway Approach / Culvert	1	5
Dumpster	1	11
Electrical	14	73
Fence	4	24
Garage	1	7
In Ground Pool		1
Foundation Repairs	1	2
Land Disturbance	1	6
Mechanical	4	46
New House	1	4
Occupancy		1
Other		1
Plumbing	9	52
Residential Solar		1
Razing		3
Roofing	7	44
Service		1
Siding		3
Sign	2	6
Work in the Right of Way	2	17
Total	**53**	**360**

Total Revenue	**$ 10,490.54**	**$ 179,672.24**

2025 Revenue	**$ 3,854.00**	**$ 96,486.09**

2026 VILLAGE OF SOMERS MONTHLY INVESTMENT INCOME

JULY	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)	TOTALS
INTEREST	$ 16,466.06	$ 40,227.63	$ -	$ 26,350.29	$ 2,363.93	$ 27,891.99	$ -	$ 113,299.90
TOTAL INCOME	**$ 16,466.06**	**$ 40,227.63**	**$ -**	**$ 26,350.29**	**$ 2,363.93**	**$ 27,891.99**	**$ -**	**$ 113,299.90**

JULY	EHLERS	YEAR TO DATE
FEES	$ -	$ 413.34
	$ -	**413.34**

JULY	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)	TOTALS
ENDING BALANCES	$ 5,094,796.05	$ 4,976,594.31	$ -	$ 8,466,254.16	$ 769,319.99	$ 8,181,089.91	$ 3,000,000.00	$ 30,488,054.42

*3 CD's-Cell Tower
$540,000 5/13/26

JULY	EHLERS-BORROWING
ACCRUED INTEREST	$ -

JULY	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)
INTEREST RATE	3.83%	3.87%-Average		3.68%	3.68%	3.625%	3.95%

JULY	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	TOTALS	PROJECTED FOR YEAR END
Year to date GF	$ 36,652.25	$ 34,728.46	$ -	Included in Tri-City total.	$ 15,724.91	$ 190,500.94	$ 277,606.56	$ 420,000.00
Year to date all Funds	$ 94,708.63	$ 89,737.62	$ 2,676.46	$ 181,844.52	$ 15,724.91	$ 332,634.13	$ 717,326.27	$ 900,000.00
GF INTEREST PERCENTAGE	38.70%	38.70%		Included in Tri-City Interest	100%	38%	39%	

LGIP = Local Government Investment Pool
V = Village
T = Town
Ehlers= 2023 borrowing for CIP
GF = General Fund

PROCLAMATION

A PROCLAMATION OF THE VILLAGE OF SOMERS BOARD OF TRUSTEES REGOGNIZING SEPTEMBER 22, 2026, AS VETERANS SUICIDE AWARENESS & REMEMBRANCE DAY

WHEREAS, according to VA.gov, from 2001-2014, an average of 20 Veterans and Active Military died by suicide each day, totaling at least 7,300 veterans and active military lost in one year; and

WHEREAS, the Suicide Awareness and Remembrance (SAR) flag was created to honor the service & forever remember the lives of the veterans & military lost to suicide; and

WHEREAS, the SAR flag also stands as a tangible symbol of hope to living veterans & military to show that the public cares as a nation; and

WHEREAS, raising awareness of veterans' suicide reduces the stigma of mental health and suicide, lets veterans who are struggling with mental health know they are not alone, and encourages them to seek treatment; and

WHEREAS, the goal of the Veterans SAR Flag Corporation is to have the federal government recognize September 22nd as Veterans Suicide Awareness and Remembrance Day.

WHEREAS, in solidarity with the Veterans SAR Flag Corporation's endeavor to facilitate suicide prevention for veterans and military, the Village of Somers will raise the SAR Flag at Village Hall on Tuesday, September 22, 2026.

NOW, THEREFORE, BE IT PROCLAIMED by the Village Board of Trustees the following:

(1) officially recognizes the Suicide Awareness and Remembrance Flag and designates the flag as the Nation's symbol to raise our continued awareness of military and veteran suicide, as well as our commitment to recognize and resolve military and veteran suicide;

(2) forever remembers the lives and honors the service of those military and veterans who have died by suicide;

(3) commits to the raising of awareness of veteran and military suicide via the SAR flag; and

(4) commits to posting the SAR Flag above the Village Hall on September 22, 2026.

Dated at Somers, Wisconsin, this_____day of _____, 2026.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Wendy Burnette, Clerk/Treasurer

SUICIDE AWARENESS & REMEMBRANCE FLAG

HONORING THE SERVICE
& FOREVER REMEMBERING THE LIVES
OF THE VETERANS & MILITARY
LOST TO SUICIDE.

OUR MISSION

OUR PRIMARY MISSION IS TO BREAK THE STIGMA OF MENTAL HEALTH, SUICIDE, AND SEEKING TREATMENT WITHIN OUR WARRIOR CULTURE TO FACILITATE SUICIDE PREVENTION FOR OUR VETERANS AND MILITARY.

S A R

HONOR THE FALLEN

©

FOLLOW US

@SARFLAG @SAR_HONORTHEFALLEN @FACEBOOK.COM/SARHONORTHEFALLEN SARFLAG.ORG

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★



THIS IS THE SUICIDE AWARENESS & REMEMBRANCE FLAG OR SAR FLAG (SPOKEN AS: S-A-R) CREATED BY USAF VETERAN KEVIN W. HERTELL

The SAR Flag was created to honor the service & forever remember the lives of the Veterans & Military lost to suicide, as well as to honor, respect, and unite their Families.

The SAR Flag also stands as a tangible symbol of hope to living Veterans & Military to show that we care as a nation, to remind them that stigma-free treatment is available and to know that they are not alone.

Once the SAR Flag is approved by Congress, it will stand as our nation's commitment to recognize & remember those Veterans & Military who died by suicide, further work on prevention, to end Veteran & Military suicide.

We Need Your Support! - Help Us Help Them!

The stigma of suicide only perpetuates it.
Please don't use phrases like: "committed suicide" or "killed themselves." This is inaccurate, is extremely insensitive to the surviving family, and contributes to the stigma associated with suicide.

They did not "commit a crime." Instead use the phrases "died by suicide" or "lost to suicide." Suicide isn't the individual's fault. When someone dies by suicide, they've succumbed to a mental ailment similar to the way in which someone can die from a physical illness.

If your Battle Buddy/ Wingman/ Teammate, Etc. is struggling, escort them to a health care provider, Chaplain, or call the Military & Veteran's Crisis Lifeline: 988 and press 1.

Suicide is preventable! Don't wait for your friend, buddy or teammate to reach out, YOU reach out to them - have them call 988! You could be the difference!

Please go to sarflag.org to check out our complete mission, to stay up to date on events, legislation status and more. There you can learn how to fly an SAR Flag, post a decal, or wear an SAR t-shirt in support.

Tell your friends!
Together we will finally honor & remember those Veterans/Military lost, as well as honor, respect, and unite their Families. Help us break the stigma to save lives!

We Honor. We Remember. We Will End Veteran/Military Suicide Together.

‘A SYMBOL TO REMOVE THE STIGMA’

PHOTO COURTESY OF VFW POST 1384



The Veterans SAR Flag Corporation Vice President Fred Nielsen (left center) and Suicide Awareness and Remembrance flag creator Kevin Hertell (right center), along with members of VFW Post 1384 in Long Beach, N.Y., hold up the SAR flag on Sept. 26 on Long Island. The acronym SAR represents Suicide Awareness and Remembrance.

A VFW Auxiliary member in New York created a flag that honors and remembers veterans and troops lost to suicide. Now, the flag is raised in 24 states and flies over a VFW Post on Long Island.

BY DAVE SPIVA

Kevin Hertell comes from a proud military family. His uncle — an Army Gulf War veteran — and grandfather — an Army, Army Air Corps and Air Force World War II and Korean War veteran — inspired Hertell to join the Air Force.

Hertell also had a cousin in the military. Robert Dean was an Air Force veteran who died by suicide in 2016. After his cousin’s death, Hertell began researching the topic of suicide among veterans and troops, which he calls an epidemic.

“At that time, I decided our country needs a symbol to remove the stigma of suicide and mental health,” Hertell said. “A symbol to continually raise awareness and to remember and honor those who died by suicide.”

And so, the idea for the Suicide Awareness and Remembrance flag, or SAR flag, was born. Hertell, who served from 1999 to 2003 as an F-16 crew chief, spent the next year designing the symbol on the flag. He took inspiration from the POW/MIA and Gold Star flags.

Hertell said that having a recogniz-

PHOTO COPYRIGHT BY THE VETERANS SAR FLAG CORPORATION



The Suicide Awareness and Remembrance, or SAR, flag was created by Air Force veteran and VFW Post 1384 Auxiliary member Kevin Hertell. He said a goal of his is to make sure the SAR flag is raised over the U.S. Capitol and White House in the future.

MEANINGS AND SYMBOLISMS OF THE SAR FLAG

The Suicide Awareness and Remembrance flag was created by Air Force veteran and VFW Post 1384 Auxiliary member Kevin Hertell. He incorporated many ideas into the flag, including:

- The black background, which represents mourning the individual.
- The gold, which represents a military member who has passed.
- The veteran displayed in a somber position pays homage to the POW/MIA flag.
- The black circle around the veteran, which represents the military coming together to mourn the individual.
- The two buds, which represents the average of 20 veterans and military members who die from suicide each day.

able symbol and flag will help elevate the issues of veterans' suicide to the public consciousness.

"By normalizing an otherwise taboo subject of mental health among veterans, we will allow them to seek out the care they need without fear of judgment," Hertell said.

AN 'ATTAINABLE GOAL'

Hertell said the flag is already being flown in 24 states. His goal for the SAR flag is to make sure it is raised over the U.S. Capitol and White House one day.

"I think it's a very attainable goal," said Hertell, the president and executive director of The Veterans SAR Flag Corporation — a 501(c)(3) nonprofit. "We are using the POW/MIA flag as a blueprint. We want to get to a point where the SAR flag is officially recognized by Congress, much like the POW/MIA flag is. I truly believe the SAR flag can be anywhere that the POW/MIA flag is."

Another one of Hertell's endeavors is working to have the federal government recognize Sept. 22 as Veterans Suicide Awareness and Remembrance Day. He said he has already started working with the states of New York and New Jersey to make the day recognized in each state.

"There is no reason why we can't honor those lost by suicide and forever remember them," Hertell said. "We can do that by changing the stigma when it comes to getting help with mental health. This will allow more veterans to get treated. Mental health ailments are treatable, and suicide is preventable. It's up to us to do something about it."

FOLLOW THE VETERANS SAR FLAG CORPORATION

For more information about the SAR flag, visit *www.sarflag.org.*

Also, follow The SAR Flag on social media:
INSTAGRAM: @sar_honorthefallen
FACEBOOK: *www.facebook.com/SARhonorthefallen*
YOUTUBE: Search "SAR Flag Honor The Fallen"

'AS LONG AS WE EXIST'

On Sept. 26, VFW Post 1384 in Long Beach, N.Y., held its inaugural VFW Block Party, which includes activities for community members. But before the fun began, the Post held a flag-raising ceremony for the SAR flag.

The ceremony took place after Hertell contacted the Post about the SAR flag. Joe Braskey, the junior-vice commander of the Post on Long Island, said he took an immediate interest in the SAR flag's mission. Braskey — a Navy veteran, who served aboard the *USS Saipan (LHA-2)*, *USS Seattle (AOE-3)* and *USS Dwight D. Eisenhower (CVN-69)* — said the more he researched Hertell's nonprofit organization, the more the message resonated with him.

"It became even clearer to me that talking about suicide and mental health issues is the calling of many Post-9/11 veterans," Braskey said. "I believe the SAR flag's goals are all encompassing like no other. I can't think of a better way for our Post to advocate for veterans. As long as we exist, the SAR flag will be flown above the Post."

Braskey said that seeing the SAR flag outside of the Post makes him think about the thousands of veteran lives lost to suicide and the family members who were affected. He added that he hopes the flag will help save lives.

"I think about the POW/MIA flag, and what it did for the Vietnam generation," Braskey said. "It raised our nation's consciousness of those who are still missing in action. I think that's what we are helping to accomplish with the SAR flag." ✪

EMAIL *dspiva@vfw.org*

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

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: September 8, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Josh Fugate, Utilities Manager

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #8 Approve proposed purchase of replacement Water Meters from Core & Main in the amount of $84,090.

BACKGROUND:

Last year, the Village Board approved the "Water Meter Replacements" CIP item in the amount of $87,000. This purpose was to purchase meter and meter reading equipment to complete the required meter changeouts this year. The State requires water utilities to replace meters every twenty years.

Staff received a quote from Core & Main for the required meters and meter reading equipment needed for this year in the amount of $84,090.

COMMENTS:

ARPA funding for the major meter replacement program included 770 meters and SmartPoints radio transmitters for meters 20 years or older as of 2024. This funding did not include transmitters for meters under 20 years old, which now need to be upgraded to do remote / drive-by readings.

Large meters now 20 years old need to be replaced. They were not included in the ARPA funding.

PROPOSED ACTION:

"Approve proposed purchase of replacement Water Meters from Core & Main in the amount of $84,090."

ATTACHMENTS:

Somers – Omni+ Meters 8-14-26a

Meter Replacement CIP Request – 2025

Bid Proposal for Somers - Omni+ Meters 8-14-26

VILLAGE OF SOMERS
Job Location: Somers, WI
Bid Date: 08/14/2026
Core & Main Bid #: 5141193

Core & Main
15655 West Rogers Dr
New Berlin, WI 53151
Phone: 2627865186
Fax: 2627864240

Seq#	Qty	Description	Units	Price	Ext Price
10	23	1-1/2 C2 OMNI+ METER	EA	1,595.00	36,685.00
20	4	2 C2 OMNI+ METER	EA	1,840.00	7,360.00
		LAY LENGTH 15.25" OR 17"			
40	1	4 C2 OMNI+ METER 20"LL	EA	4,045.00	4,045.00
60	200	510M M2 S/POINT TC SP HR & LD NON-PIT SET 5396353751201MI	EA	180.00	36,000.00
				Sub Total	**84,090.00**
				Tax	0.00
				Total	**84,090.00**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

FY 2026 CIP Request Form

1. Department	Public Works	2. Date Requested	10/10/2025
3. Project Name	Water Meter Replacements	4. Requested by	Joshua Fugate
5. Project Number	1	6. # of Requests Submitted	
7. Priority of Request	1 of 1		

8. Item /Description (Rationale for Project, Ex. Why now? Why this budget?)

The Department is requesting funding to replace residential and commercial water meters that will exceed 20 years of age, as required by Public Service Commission (PSC) regulations. Meters beyond this age no longer meet accuracy standards and can result in unaccounted-for water loss and billing inaccuracies. This program also includes the replacement of large-diameter meters (1-1/2" and greater) that have reached the end of their service life. Replacing these meters will ensure compliance with PSC mandates, maintain accurate measurement and billing, and improve overall system efficiency and revenue reliability. The budget requested was calculated by taking the amount of meters reaching 20 years old in 2026 and dividing it by the correct meter size charge for each category of meters. These meters were not included in the ARPA funds due to their age justification not being reached during the fund period.

9. Included in Prior CIPs	NO	10. If Yes, Budget Year	
11. $$$ Budgeted in Prior CIP			
12. Age of Item to be Replaced	20	13. Estimated Useful Life of Replacement	20
14. End of Useful Life Year	2046		

15. Suggested Source of Funding (Cash, General Obligation Bond, Revenue Bond, Sewer Fund, Water Fund, Storm Water Fund, Reserves
If known, please give rationale for suggested funding source)

Water Fund

16. Amount Requested for FY2026

$87,000.00

SOMERS FIRE & RESCUE

P.O. Box 197
Somers, WI 53171
(262-859-2277)

CHIEF
Benjamin Andersen

Somers Village Board

I Chief Ben Andersen am requesting authorization to sign a service contract with Froedtert Pleasant Prairie Hospital for access to blood products from their blood bank. We at Somers Fire Rescue Department strive to offer the highest level of care to our residents. One of the newest advancements in pre-hospital care is the ability to administer blood in the field. Studies have shown that administering blood sooner saves lives and is much more effective than saline which we used in the past. The attached service agreement would give us the ability to carry and give blood in our ambulances. We would only pay for the blood if we use it which we can bill for. This agreement allows us to get blood from the hospital and return it before its end of use date so it can be used in the hospital if not used in the field so no blood is wasted. There is some equipment needed for us to carry blood on the ambulances but the Somers Fire Rescue Association and Somers IAFF Local 4831 are covering those cost through fundraisers so that the village does not need to fund the almost $15,000 initial equipment purchase. This will allow us to carry blood products on our 2 front line ambulances for now. City of Kenosha and Village of Bristol already have blood programs which has already saved lives.

Respectfully Submitted

Fire Chief Ben Andersen

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement") is made this _____ day of _____, 202_ ("Effective Date"), and is by and between Froedtert South, Inc., ("System") and Somers Fire & Rescue.

RECITALS:

WHEREAS, System owns and operates an acute care hospital in Pleasant Prairie, Wisconsin, which includes a building located at 9555 76th Street, Pleasant Prairie, Wisconsin (the "Froedtert Pleasant Prairie Hospital") which includes a blood bank;

WHEREAS, Somers Fire & Rescue is a provider of basic and advanced life support ambulance transportation services in Kenosha County, Wisconsin which requires blood bank services;

WHEREAS, Somers Fire & Rescue desires, and System agrees to provide blook bank services as described in this Agreement with the understanding that the blood bank services are for Emergency Medical Services (EMS) provided by Somers Fire & Rescue;

NOW, THEREFORE, in consideration of the foregoing and the covenants contained herein, the parties agree as follows:

1. SYSTEM RIGHTS AND RESPONSIBILITIES

In addition to its rights and responsibilities described elsewhere in this Agreement, System shall have the following rights and responsibilities:

1.1. Blood Bank Services. System agrees to provide the following "Services" through System personnel:

1.1.1. Arrange for and obtain group O packed red blood cell products from a blood product supplier (currently, Versiti);
1.1.2. Manage the blood product availability and assure that blood products are usable and unexpired;
1.1.3. Validate the suitability of Somers Fire & Rescue's blood storage devices for storing the blood products;
1.1.4. Discard expired and other unusable blood products; and
1.1.5. Provide blood products to Somers Fire & Rescue for ambulances in agreed upon amounts.

1.2. Service Standards. System warrants that it will perform the Services for Somers Fire & Rescue in timely, professional and workmanlike manner, in accordance with generally accepted professional standards in the industry, in compliance with applicable state and federal laws and regulations applicable to blood bank products of this Agreement. System will also comply with all rules, regulations and policies applicable to System in providing the Services in support of the EMS operations, including facility requirements, safety and security procedures, building access and restricted areas. System shall maintain complete and accurate records regarding the Services and provide Somers Fire & Rescue copies of the records as reasonably requested by Somers Fire & Rescue. System warrants to Somers Fire & Rescue that all persons performing

under this Agreement are properly credentialed as required by applicable law and are experienced, qualified and authorized to perform the Services.

1.3. Schedule of Services. System agrees that it will provide the Services required under this Agreement on the schedule determined by the parties on the Effective Date and any adjustments that the parties may agree upon from time-to-time.

2. Somers FIRE & RESCUE RIGHTS AND RESPONSIBILITIES

2.1. Somers Fire & Rescue Obligations. Somers Fire & Rescue agrees that it will maintain the blood products in the designated blood storage devices; perform daily quality control/quality assurance checks of the blood storage devices; pick up/drop off blood products from System at agreed upon times; provide a safe work area for System to validate Somers Fire & Rescue's blood storage devices; and maintain the storage and work area in compliance with all applicable laws for blood product storage and OSHA.

2.2. Applicable laws and regulations. Somers Fire & Rescue agrees that it will comply with applicable laws and regulations, best practices and System's instruction applicable to the devices used for storing blood products. Somers Fire & Rescue will instruct System and personnel providing the Services under this Agreement regarding any facility requirements, safety and security procedures, building access and restricted areas.

3.0 TERM and TERMINATION: This Agreement shall commence on the Effective Date and shall have an initial term of one (1) year from the Effective Date and will be automatically renewed for successive one (1) year terms. This Agreement may be terminated during the initial term or any renewal term upon thirty (30) days' advance written notice by either party to the other.

3.1 Effect of Termination. In the event of termination of this Agreement, System shall cease to perform the Services and Somers Fire & Rescue shall pay System for all amounts due to System for Services rendered.

4.0 BILLING

4.1 Blood Products Billing. System is responsible for payment to the blood products supplier for the blood products that System arranges for and obtains for use by Somers Fire & Rescue. System will bill Somers Fire & Rescue for blood products used by Somers Fire & Rescue for patients transported to any facility operated, or not operated by System. Somers Fire & Rescue is also responsible for payment of any "wasted" blood products while in the possession of Somers Fire & Rescue. "Wasted" blood products are those that expire, are not maintained/stored as directed by System, and/or are damaged.

4.2 Services Fee and Blood Products Payment. System will submit invoices to Somers Fire & Rescue monthly for the Services rendered in the previous month. Payment terms are net thirty (30) days upon Somers Fire & Rescue's receipt of System's invoice.

4.3 Services Fee. Somers Fire & Rescue shall pay System for the Services in the amounts set forth on Schedule A (the "**Services Fee**").

5.0 Confidential Information. Under the terms of the Agreement, both Parties and their employees and agents may learn and have access to information relating to the other Party including, but not limited to, information pertaining to the other Party's finances, markets and service areas, real estate, assets, manner of operation, intellectual property, data on pricing, costs, employees and employee compensation, patients and client information, and suppliers, as well as medical records, internal quality control information and other information relating to the medical treatment rendered to patients (collectively the "Confidential Information"). Both Parties agree that it shall not: (i) disclose or use, or authorize anyone else to disclose or use, any Confidential Information in any matter whatsoever; (ii) review any Confidential Information which the Party has not been specifically authorized by the other Party to review; (iii) make copies of any Confidential Information, except as specifically authorized by the other Party; (iv) remove any Confidential Information from System; or (v) discuss in any manner with any third parties, any Confidential Information. The parties further acknowledge that Somers Fire & Rescue does not need to access patient Protected Health Information (PHI) during the course of performance under this Agreement. If the need to access PHI becomes a requirement in order for Somers Fire & Rescue to perform any of its current or future obligations under this Agreement, or if Somers Fire & Rescue inadvertently comes into contact with such PHI, Somers Fire & Rescue and System shall promptly mutually agree on particular appropriate procedures as to the manner in which such PHI is going to be handled. It is understood that said procedures shall be in accordance with applicable laws, including HIPAA, if applicable. The obligations of both Parties hereunder shall survive the termination of this Agreement. In the event of a violation of this provision, either Party shall be entitled to injunctive relief against such violation, in addition to such other remedies as the violated Party may have in law or equity. In addition to any monetary damages that either Party may be entitled to, the violated Party shall be entitled to recover reasonable attorneys' fees and costs in enforcing the terms of this Agreement.

6.0 Insurance. During the Term and any applicable statute of limitations period, System will, at its sole expense, maintain in full force and effect at least the following types and amounts of insurance coverage: (i) Commercial General Liability insurance with limits no less than $1,000,000 per occurrence and $3,000,000 in the aggregate; and (iii) Workers Compensation Insurance (if applicable) that satisfies all state statutory requirements and limits, including Employers Liability Insurance in amounts not less than $500,000 per incident for each employee.

7.0 Exclusion from Participation in Federal Health Care Programs. The parties represent that they (and each of their employees, subcontractors, agents and representatives performing under this Agreement): (a) are not currently excluded, debarred or otherwise ineligible to participate in Medicare, Medicaid or other Federal health care programs (the "Federal Health Care Programs"); (b) are not convicted of a criminal offense related to the provision of healthcare items or services even if not yet excluded, debarred or otherwise declared ineligible to participate in the Federal Health Care Programs; and (c) are not under investigation or otherwise aware of any circumstances which may result in a party's (or their employees, subcontractors, agents or representatives performing under this Agreement) exclusion from participation in the Federal Health Care Programs. The parties agree that representations in this section are ongoing during the term of this Agreement. Each party agrees it will immediately notify the other party of any change in the status of the representations set forth in this section and will immediately remove from performing under this Agreement any person for whom the representations above are not accurate. Notwithstanding any other term of this Agreement, any breach

of this section gives the non-breaching party the right to terminate this Agreement immediately without penalty.

8.0 MISCELLANEOUS

8.1 **Notices.** Any notices or other communications required or permitted to be given under this Agreement will be in writing and will be delivered by personal delivery, nationally recognized overnight courier service, or registered or certified mail (return receipt requested, postage prepaid). Notices are deemed to have been given on: (i) the date when personally delivered; (ii) the date which immediately follows the date of delivery to such overnight courier service; or (iii) the date which is seven (7) days from the date of deposit in the United States Postal Service in the manner described above. Notices must be addressed as indicated below, and either party may change such address in accordance with this section:

System:

Froedtert South, Inc.
6308 8th Avenue
Kenosha, WI 53143
Attn: President, CEO & General Counsel

Somers Fire & Rescue:

Somers Fire & Rescue
7511 – 12th Street
Kenosha, WI 53144
Attn: Ben Andersen, Fire Chief

8.2 Relationship of Parties. The parties are independent contractors, and this Agreement will not be construed as creating any agency, partnership, joint venture, or employment relationship between the parties. Neither party, by virtue of this Agreement, will have any right, power, or authority to bind the other party or direct the activities of the other party's employees or contractors.

8.3 Nondiscrimination. In addition to any other requirement of law, no party to this Agreement will discriminate against any employee or applicant for employment or against any patient because of age, race, religious creed, color, disability, marital status, sex, national origin, ancestry, sexual orientation, arrest record, conviction record, veteran status or handicap in its performance of this Agreement.

8.4 Responsibility For Own Acts. Each party is responsible for the acts and omissions of itself and its employees, subcontractors, directors, officers and agents. This section will not constitute a waiver by any party of any right to indemnification, contribution, subrogation or other remedy available to that party by operation of law or in equity. Somers Fire & Rescue's liability shall be limited by Wisconsin State Statutes § 345.05(3) for automobile and § 893.80(3) for general liability.

8.5 Force Majeure. Any delays or failure by either party in the performance of any obligations under this Agreement shall be excused if and to the extent caused by any law or act of any government, acts of God, strikes or other labor disturbances, war (whether declared or not), sabotage, and any other cause or causes, whether similar or dissimilar to those herein specified, beyond the reasonable control of such party (each a "Force Majeure Event"), which directly impacts either party's performance under this Agreement. If a Force Majeure Event continues for a period of thirty (30) consecutive days ("Force Majeure Period"), either party may terminate this Agreement following such Force Majeure Period.

8.6 Amendment. Somers Fire & Rescue and System may amend, modify and supplement this Agreement only in such manner as may be agreed upon by Somers Fire & Rescue and System in writing.

8.7 Entire Agreement. This Agreement and the attached exhibit embody the entire agreement between the parties with respect to the Services. There have been and are no agreements, representations or warranties between the parties other than those set forth or provided in this Agreement. The terms and conditions of this Agreement shall prevail in any conflict between this Agreement and all prior oral and written commitments, contracts, and understandings related thereto. The parties agree that all preprinted terms, conditions and requirements on purchase orders or invoices are invalid and of no effect.

8.8 Assignment. This Agreement shall not be assigned by either party without the prior written consent of the other party.

8.9 Severability. In the event that any portion of this Agreement is held unenforceable or invalid by a court of competent jurisdiction, the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without the unenforceable or invalid portion, and the remaining provisions of this Agreement remains in full force and effect.

8.10 Governing Law. Any claim, controversy or dispute arising under or related to this Agreement shall be governed by the laws of the State of Wisconsin, without regard to its choice of law principles. The parties submit themselves to the jurisdiction of the courts of Kenosha County, Wisconsin.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date.

Froedtert South, Inc.

Signature: _____
Name: _____
Title: _____
Date: _____

Somers Fire & Rescue

Signature: _____
Name: _____

Title: _____
Date: _____

Schedule A

Service Fee

Description	Measurement	Cost per Unit
O+ Packed Red Blood Cells / Leukoreduced	Unit	*$252

***Annual Increase:** System may increase the Services fee by no more than 8% as of the first anniversary of this Agreement and on each anniversary thereafter by giving notice and an updated Schedule A to Somers Fire & Rescue.

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

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: September 8, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village/Town Administrator

AGENDA ITEM: #10 Approve Request to Rezone and for a Land Division (Preliminary Plat) 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 rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., a PUD Planned Unit Development Overlay Dist., and a preliminary plat of the 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. *(For information use only, the property is located on the south side of Highway E, across from Shoreland Lutheran High School).*

BACKGROUND:

In January 2026, Mastercraft Builders, LLC, applied for rezoning and a preliminary plat at tax parcel 82-4-222-171-0043. The details of the submission are included in the 2/27/26 memo from Senior Land Use Planner Luke Godshall.

In March, the Village hosted a public hearing regarding the requests. At the meeting, the Village learned that surrounding properties did not receive notice of the hearing. Staff confirmed and rescheduled the hearing to the April Plan Commission meeting.

Per the meeting minutes of the April public hearing, the items were tabled by the Plan Commission until after the Village engineer approves the stormwater plans for the site.

Mastercraft revised the preliminary plat in response to the comments from Kenosha County Zoning and Highways, including:

- Indicated a total of 60 feet of right-of-way to be dedicated for public road purposes on the south half of the CTH “E”/12th Street right-of-way. Lot 42 was reduced from 21,887 to 20,586 sq. ft.
- Added a note stating there shall be no direct vehicular access to CTH E (12th Street) from Lots 1 and 42.
- Added a legend item for the triangular symbols labelled as “DP-1”, “DP-2”, etc.
- Identified all phases of the proposed subdivision on the preliminary plat.

No changes were required for the rezoning request.

At the August Plan Commission meeting, the Village engineer provided a recommendation of approval of the preliminary plat. The engineer confirmed that Outlot 2 has sufficient space for the detention pond.

Minor wetlands on lots 1 and 9&10 were removed from the plat because the Wisconsin Department of Natural Resources (WDNR) confirmed that the developer’s wetland delineations met the criteria for a non-federal wetland exemption, and will be filled. The wetland on Outlot 2 remains because it is not part of the exemption.

The Village Plan Commission unanimously recommended approval of the rezoning and preliminary plat. However, it was discovered that the rezoning request included “public hearing” on the agenda in error, and staff was asked to confirm with legal counsel if a second hearing is now legally required.

A hearing is only required if there is a material change to the application and/or plans. The Village engineer and Zoning are not of the opinion that the above stated changes are significant.

The stormwater review did not result in changes to the plat, and the remaining changes were to address comments from Zoning, and Kenosha County Highways. A final plat is still required, which will need to address the remaining items discussed in the 8/4/2026 Zoning memo.

If the Village chooses to host a second hearing, it can only be for the rezoning request because the preliminary plat has met the conditions per §. 18.20 of the Village Code, and the Village must approve within 90 days of the submission, or an extension agreed to by both parties (§. 18.19). The developer agreed to extend the approval period until after receiving approval of the plat from the Village engineer, which has been met.

In April, the Village hosted a public hearing on the rezoning request, which has not changed from the submission received in January 2026.

Additionally, the Village could have issues with approving a preliminary plat and a final plat, which must be approved within 30 days of approving the preliminary plat as long as it conforms to all technical requirements set forth in § 18.20 and § 18.23, but the property has not been rezoned. I would need to further research with legal counsel.

Lastly, the Village will send notices to surrounding properties of the final plat to advise of the Plan Commission meeting.

UPDATES:

Village staff confirmed with zoning staff that stormwater ponds are not included on preliminary plats. Per the August 2026 memo from Luke Godshall, he is recommending approval of the phase 1 preliminary plat. He provided comments to be addressed in the final plat.

The civil plans are included in the packet. Per engineer Brett Biwer, stormwater plans are not fully approved prior to preliminary plats. He confirmed that Outlot 2 is sufficiently sized for the proposed stormwater pond.

SUGGESTED ACTION:

"Motion to approve request to Rezone and for a Land Division (Preliminary Plat) by: Mastercraft Builders LLC, requesting rezoning from A-2 General Agricultural Dist. to R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., a PUD Planned Unit Development Overlay Dist., and a preliminary plat of the 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. Subject to:

- *A Development Agreement being recorded*
- *Recommendations on Zoning Memo from Luke Godshall dated August 4, 2026"*

ATTACHMENTS:

Civil Plans

8/4/2026 Memo from Zoning

2/27/2026 Memo from Zoning

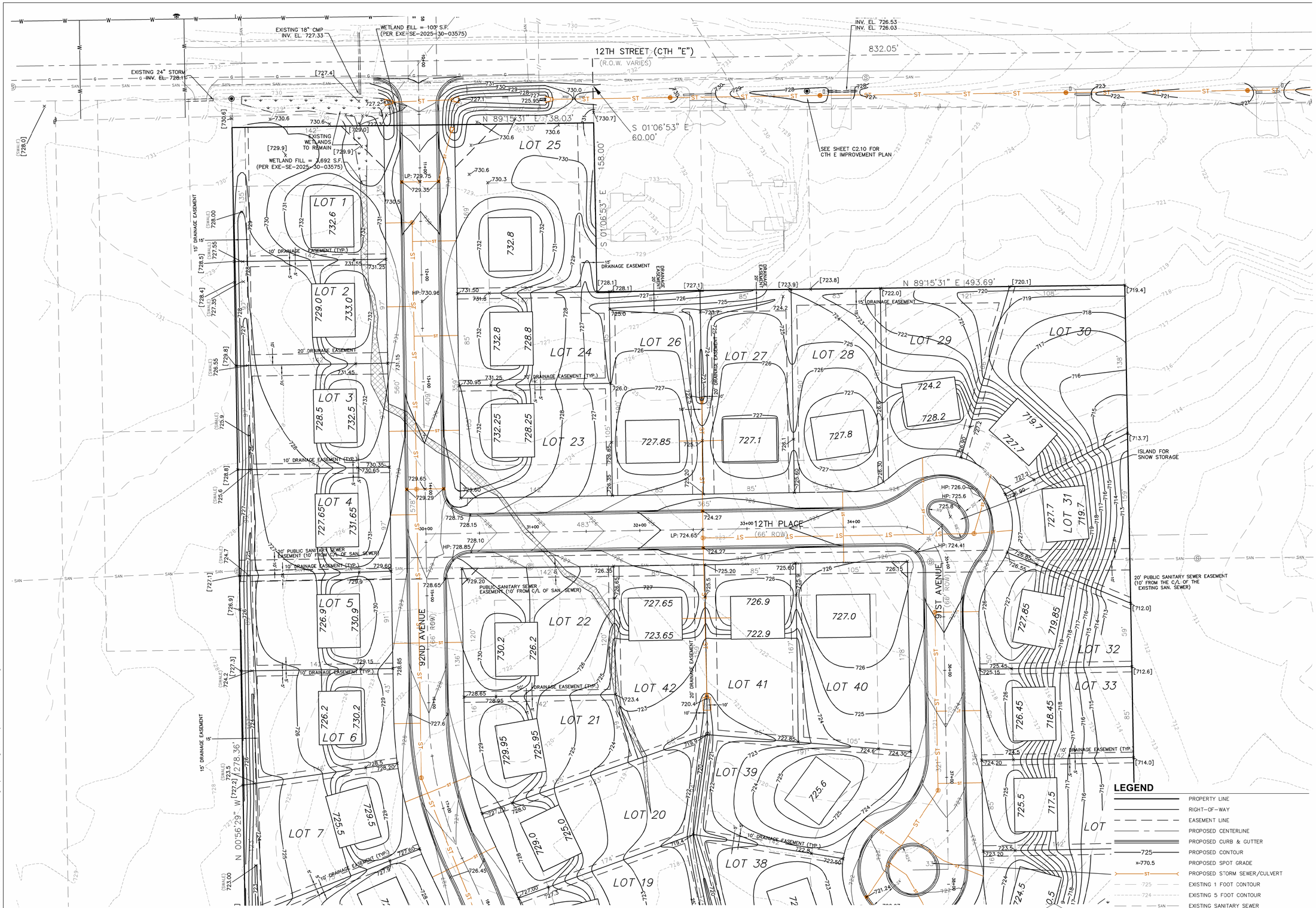
Project Narrative

Rezoning Application

4/13/2026 Preliminary Plat

Approval from Village Engineering

Draft Declaration of Covenants



725.0
720.0

NOTE:
1. SUGGESTED BUILDING PAD LOCATION AND YARD GRADES HAVE BEEN SHOWN FOR EACH LOT. ANY DEVIATION IS THE RESPONSIBILITY OF THE LOT OWNER/BUILDER SUBJECT TO THE REQUIREMENTS OF THE VILLAGE OF SOMERS.

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

north
SCALE IN FEET
40' 0 40'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- 725 PROPOSED CONTOUR
- x-770.5 PROPOSED SPOT GRADE
- ST PROPOSED STORM SEWER/CULVERT
- 725 EXISTING 1 FOOT CONTOUR
- 724 EXISTING 5 FOOT CONTOUR
- SAN EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE W/GUY WIRE
- EXISTING FENCE
- RIP-RAP

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

CLIENT:
MASTERCRAFT BUILDERS

CLIENT ADDRESS:
5008 GREEN BAY ROAD
KENOSHA, WI 53144

PROJECT:
BELLA TERRA SUBDIVISION

PROJECT LOCATION:
9215 12TH STREET
SOMERS, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	02-06-2026	NOI SUBMITTAL
2	03-09-2026	REVIEW COMMENTS #1
3	08-05-2026	REVIEW COMMENTS #2
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:	M.C.S.
Reviewed By:	R.S.B.
Approved By:	C.A.J.

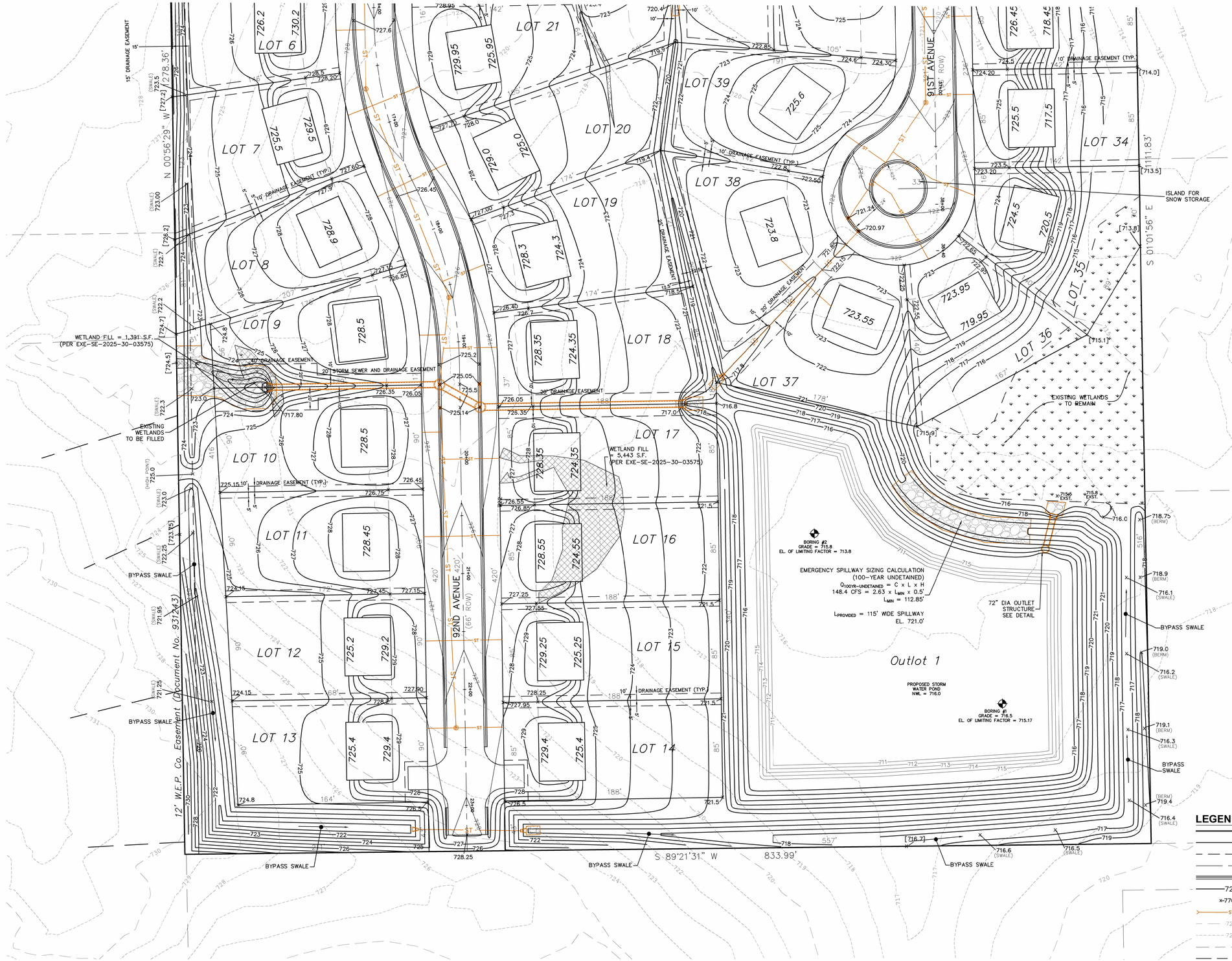
SHEET TITLE:
GRADING PLAN NORTH

SHEET NUMBER:
C1.0

JSD PROJECT NO: 25-15841

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.

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725.0
720.0

NOTE:
1. SUGGESTED BUILDING PAD LOCATION AND YARD GRADES HAVE BEEN SHOWN FOR EACH LOT. ANY DEVIATION IS THE RESPONSIBILITY OF THE LOT OWNER/BUILDER SUBJECT TO THE REQUIREMENTS OF THE VILLAGE OF SOMERS.

north
SCALE IN FEET
40' 0 40'

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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
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- 725 PROPOSED CONTOUR
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- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE W/GUY WIRE
- EXISTING FENCE
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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MASTERCRAFT BUILDERS

CLIENT ADDRESS:
5008 GREEN BAY ROAD
KENOSHA, WI 53144

PROJECT:
BELLA TERRA SUBDIVISION

PROJECT LOCATION:
9215 12TH STREET
SOMERS, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	02-06-2026	NOI SUBMITTAL
2	03-09-2026	REVIEW COMMENTS #1
3	08-05-2026	REVIEW COMMENTS #2
4		
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12		
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14		
15		

Designed By: M.C.S.
Reviewed By: R.S.B.
Approved By: C.A.J.

SHEET TITLE:
GRADING PLAN SOUTH

SHEET NUMBER:
C1.1

JSD PROJECT NO: 25-15841

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Village of Somers, Wisconsin

Standard Material Specification Checklist

Prepared by:

BAXTER & WOODMAN
Consulting Engineers

www.baxterwoodman.com

Date: March 22, 2018
Last Revised: April 2026

GENERAL

- □ Comply with the Standard Specifications for Sewer and Water Construction in Wisconsin, latest edition.
- □ Obtain written approval for the proposed Plans and Specifications from the Village Engineer prior to construction.

SANITARY SEWER

GENERAL

- □ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- □ Bedding material thickness shall be 4" below the pipe and tucked underneath pipe manually.
- □ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- □ Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - 1,600 lbs sand
  - 1,000 lbs #1 stone
  - 1,400 lbs #2 stone
  - 25 gals water (0 to -0.5 gal variance)
- □ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- □ Mandrel test: 95% mandrel after 30-days.
- □ Internal sewer inspection: Closed circuit color television with a small flow of water in the pipe.
- □ Low-pressure air test: Per Standard Specifications.
- □ Manhole vacuum test: Per Standard Specifications.
- □ Place tracer wire on sanitary sewer main: No. 10 AWG stranded or solid insulated copper wire and Copperhead Industries – Snake Pit Terminal Box at laterals, or approved equal. Grounding rods are required at all dead ends.
- □ Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be green and state "sewer" within the warning text.

PIPE MATERIAL

- □ Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.
  - Having integral bell type flexible elastomeric joints meeting the requirements of ASTM D3212. Gaskets shall meet the requirements of ASTM F477. PVC material shall have a minimum cell classification of 12454C or 12364C and a minimum modulus of elasticity of 500,000 psi. PVC material shall have a cell classification of 12454B, 12454C, 12364C or 13364B, except that 12364C and 13364B shall have a minimum modulus of elasticity of 500,000 psi. Lateral pipe material shall conform to the requirements of Paragraph above.

- 2 - April 2026

- Sanitary sewer pipe used in gravity flow horizontal directional drilling shall be fusible polyvinyl chloride (PVC) or Certa-Flo restrained joint PVC pipe as approved by the Village Engineer.
- Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784..
  1. Pipe shall be Fusible PVC® by Underground Solutions, Inc. or equal.
  2. Pipe used for sanitary sewer shall be colored green.

MANHOLE MATERIALS

- □ 48-inch ID precast concrete w/eccentric cone (typ.), ASTM C478.
- □ Design flat top slabs to resist H-20 loading.
- □ Frames and covers: Neenah R-1580 (R-1550) or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- □ Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R-1916-C, East Jordan 1058 WT, or equal.
- □ Use a minimum of 2 inches and a maximum of 12 inches of concrete adjusting rings. The top of manhole castings shall be set 1/4 inch below the newly finished asphalt surfaces, finished grade of concrete pavement, or elevations per the plan within grass or lawn areas. Casting shall be placed level within grass areas or match the slope of the adjacent finished surface in all other areas. Manhole frames shall be adjusted to the maximum extent possible by using adjusting rings of various thicknesses and tapers. Adjusting rings shall be set with butyl rubber sealant troweled into a 1/4 inch thick layer over the entire mating surface of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent-Seal butyl base sealant in trowelable grade or equal. After placing rings, minor permanent shimming of the casting to obtain the necessary elevation and slope shall be performed. Temporary wedging is not permitted. Shims shall have a minimum surface area of 8 square inches and be made of steel, or other non-degradable material approved by the Village. Shims shall be placed at a minimum of three locations between the casting and top adjusting ring to prevent rocking of the casting. After the shims have been correctly placed the Contractor shall then trowel the butyl rubber sealant or non-shrink grout, if approved by the Village, over the mating surfaces and then place the casting onto the manhole. Installing the butyl or grout between the adjusting ring and casting by pushing, tuckpointing, or any other method, from the outside of the rings is not permitted. Contractor shall take care to prevent the butyl rubber sealant from getting on the interior surface of the rings and frame within the chimney.
- □ An external sealing wrap shall be placed on the entire manhole chimney from the casting to the 6-inches below the top of the manhole cone section and installed per manufacturers recommendations. The external sealing wrap shall be EZ-WRAP, as manufactured by Press-Seal Gasket Corporation, or approved equal.
- □ Exterior joint protection: WrapidSeal by CCI Pipeline Systems or MacWrap by Mar Mac Construction Products.
- □ Exterior surface treatment: Heavy-duty coal tar pitch, Top-Coat or bituminous Super Service Black.
- □ Inside drop manholes are not allowed on new manholes. Inside drop manholes may only be installed on existing manholes if approved by the Village and WDNR.

- 3 - April 2026

SANITARY LATERALS

- □ Minimum 6-inch PVC SDR-26.
  - Install sewer laterals at a typical 2.08% (1/4-inch per foot) grade unless otherwise approved by the Village. Minimum lateral grade is 1.04% (1/8-inch per foot) and maximum grade is 4.16% (1/2-inch per foot).
  - All laterals exceeding 100-feet in length shall have cleanouts installed on them. Cleanouts shall be placed at 100-foot maximum spacing or as directed / approved by the Village.
  - Lateral(s) under existing pavement or shoulder areas shall be installed by boring, unless otherwise approved by the Village.
- □ Provide wye connections unless allowed otherwise by Village Engineer. Provide an SDR-26 tee with a riser sleeve on deeper installations.
- □ Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- □ Lateral pipe locator wire and terminal post: No. 10 AWG stranded or solid insulated copper wire with Copperhead Industries – Snake Pit Terminal Box, or approved equal.
- □ Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
- □ Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
- □ The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

WATER MAIN

GENERAL

- □ Only joint deflections within pipe manufacturer's specifications are permitted without fittings.
- □ Polyethylene wrap: Provide 8 mil on ductile iron pipe, valves, valve boxes, fittings, fire hydrant barrel sections, and curb boxes.
- □ Bedding & cover material: 3/8" crushed limestone chips to 12" above pipe (pea gravel is not acceptable).
- □ Bedding material shall cover 4" below the pipe and tucked underneath pipe manually.
- □ Slurry Material Backfill material shall be placed in a clean concrete mixer truck and thoroughly mixed in the following quantities for each cubic yard required:
  - 1,600 lbs sand
  - 1,000 lbs #1 stone
  - 1,400 lbs #2 stone
  - 25 gals water (0 to -0.5 gal variance)
- □ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.

- 4 - April 2026

- □ Operation of valves:
  - By Village representatives or agents unless allowed otherwise.
  - Operation of valves within a private development will be done by contractor until public utilities are accepted by the Village.
- □ One-hour pressure test: 150 psi with no loss.
- □ Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.
- □ Water services over 2-inch diameter shall meet the specifications for water main and include a gate valve/valve box at the point of connection to the water main.
- □ Water services equal or less than 2-inch diameter shall meet the specifications for water services and have a curb stop/service box placed one foot from the right-of-way line.
- □ All water main materials including but not limited to pipe, tubing, valves, valve boxes, hydrants, joint restraints, fittings, and fasteners shall be manufactured in the USA.
- □ The Contractor shall install water main at the grades per the Village approved plans with no high points constructed in the main except at hydrant locations and as approved by the Village. If a high point which could trap air cannot be prevented, then an air release assembly shall be constructed at that point. The Village reserves the right to order the Contractor to relay water mains placed at the wrong grade.
- □ Valves, hydrants, copper service pipe, corp. stops, and curb stops removed as part of the project shall be delivered to the Village & Town of Somers Public Works Department, 7511 12th Street, Kenosha, WI, 53144.
- □ Pipe shall have underground marking tape after the bedding layer is laid on the top of the pipe centered. Marking tape shall be non-detectable and a minimum of 3 inches wide. Tape shall be blue and state "water" within the warning text.

PIPE MATERIAL

- □ PVC: Conforming to AWWA C-900, pressure class 235, (DR 18).
- □ Tracer wire shall be installed with PVC pipe, extend wire to hydrants terminated in a Copperhead Industries – Snake Pit Terminal Box, or approved equal set behind the hydrant.
- □ Polyvinyl chloride (PVC) pipe shall meet the requirement of AWWA C900 (4 inch through 30 inch diameter), DR18, pressure rating of 235, with cast iron O.D., and integral elastomeric bell and spigot joints.
- □ Pipe shall be installed the same year it was manufactured unless approved by the Village Engineer.
- □ Water main pipe material used in directionally drilled water main shall be fusible polyvinyl chloride (PVC), high density polyethylene (HDPE) or Certa-Lok restrained joint PVC pipe as approved by the Village Engineer.
- □ Fusible polyvinyl chloride (PVC) pipe meeting the requirement of AWWA C900 (4 inch through 36 inch diameter) with cast iron O.D. and thermal butt fused joints between pipe sections. Joint gaskets shall not be required. PVC material shall have a cell classification of 12454 as defined in ASTM D1784.
  - Pipe shall be Fusible C-900® by Underground Solutions, Inc.
  - Pipe used for water main shall be colored blue.
- □ High density polyethylene (HDPE) water main (4 inch through 36 inch diameter) shall meet the requirements of AWWA C906, DR 11, with cast iron O.D. Pipe material shall have a cell classification of PE 3408/PE 3608 (345464C) as specified in ASTM D3350.

- 5 - April 2026

- HDPE pipe has a greater wall thickness than PVC and DI pipe resulting in a smaller inside diameter. Unless the plans specifically state HDPE pipe, the HDPE pipe installed shall be larger diameter than that shown on the plans so that the inside diameter is the same as, or larger, than the adjacent pipe sections.
- Pipe used for water main shall be striped blue.

LOCATOR WIRE

- □ Tracer locator wire: Install with PVC pipe, stranded or solid blue insulated copper, minimum No. 10 AWG.
- □ Tracer wire for use in horizontal directional drilling shall be SoloShot Xtreme 7x7 stranded CCS as manufactured by Copperhead Industries, LLC of Monticello, Minnesota or equal.
- □ For horizontal directional drilling type construction and electrical conduit, tape the tracer wire to the pipe at 5-foot intervals leaving sufficient slack to accommodate the stretching of the pipe during pull-back. Tracer wire within directional drilling sections shall be continuous with no splices.
- □ Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- □ Terminal Box: Copperhead Industries – Snake Pit Terminal Box, or approved equal.
- □ Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- □ Secure terminal box to back side of fire hydrant barrel and all service curb stops and set top of box flush with finished grade. Connect service locator wire to water main locator wire.
- □ Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
- □ Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
- □ The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

FITTINGS

- □ Only American-made fittings, pipe, valves, and hydrants will be allowed.
- □ Ductile iron fittings: Meet AWWA C-110/ANSI A21.10 or A21.53. Fittings shall be ductile iron or cast iron, cement mortar lined with internal and external bituminous coating and meeting the requirements of AWWA Standard C110 (ANSI 21.10). Fittings shall be supplied with mechanical joints and rubber gaskets.
- □ Ductile iron mechanical joints fittings meeting the requirements of AWWA Standard C153 for "compact fittings", 3-inch through 24-inch size, may be used in place of the fittings specified above.
- □ All water main nuts, bolts, and rods including connections to mains, fittings, valves and hydrants, shall be stainless steel. Nuts shall have a colored fluoropolymer lubricant coating to prevent galling.
- □ If a sleeve is required, a full-bodied solid sleeve shall be used.
- □ Fittings shall be polyethylene wrapped per Standard Specifications.
- □ Bolts and nuts: A-304 stainless steel, no substitutions.
- □ Use restrained joints on all fittings.

- 6 - April 2026

- □ Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking or wedging will not be permitted.
- □ Stainless steel rods shall be used to restrain 90° and 45° bends on hydrant leads and offsets.

VALVES

- □ 4-inch to 12-inch: Resilient-Seated Gate Valves. Resilient seated gate valves shall meet the requirements of AWWA C515. Resilient-seated gate valves shall be American Flow Control Series 2500, Clow F-6100,or Mueller A-2362. Resilient-Seated Gate Valves. Resilient seated gate valves shall meet the requirements of AWWA C515. **All 6-inch and 8-inch valves shall be resilient-seated gate valves** unless otherwise approved by the Village.14-inch and larger: Butterfly valve, Clow Model 4500, or approved equal. Resilient-seated gate valves shall be American Flow Control Series 2500, Clow F-6100, or Mueller A-2362.
- □ Butterfly valves shall be AWWA rubber-seated butterfly valves meeting the requirements of AWWA C504, Class 150B. All **14-inch and larger diameter valves shall be butterfly valves**. Butterfly valves shall be Pratt "Groundhog", Kennedy, Dresser "M&H", Clow, or Mueller "Lineseal III".
- □ Provide restrained joints on all valve fittings.
- □ Developer shall provide one spare valve of each size installed to the Public Works Department.

VALVE BOXES

- □ Valve boxes shall be two (2) piece cast iron valve boxes consisting of a bottom (5-1/4" shaft diameter) section and screw type top section with cover marked "WATER". Valve box sections must be installed with the bell section above the spigot so that soil cannot drop into the threads. Acceptable manufactures include: Tyler 6850 series and Bingham and Taylor 4905.
- □ If additional sections are required to adjust the valve box to grade the top section must be removed and replaced with a taller section. Internal extensions are not permitted.
- □ Valve boxes for gate valves shall be installed with the Valve Box Adaptor II and butterfly valves with the Butterfly Valve Adaptor as manufactured by Adaptor, Inc., of Oak Creek, Wisconsin, or equal. Valve box adapters shall be furnished for the specific size and model valve to be equipped.
- □ On water mains greater than 8-feet deep, provide bituminous coated carbon steel valve operating extension rods with 2-inch square operating nuts terminating within 2 feet below the lid for all main line valves.
- □ Do not extend tracer wire into valve boxes.

TAPPING VALVE AND SLEEVES

- □ Two-piece bolted stainless steel type with mechanical joints.
- □ Sleeve Model/Manufacturer: Cascade CST extra heavy duty, or approved equal.
- □ Valve Model/Manufacturer: Clow F-5093 or Kennedy C950.

- 7 - April 2026

WATER SERVICES

- □ Water service piping for all new and relaid services from ¾-inch through 2-inch diameter shall be polyethylene (PE) tubing (copper tube size) conforming to AWWA C-901 and ASTM D2737, PE 4710, DR 9.0 (250 psi working pressure). Use 1-1/2-inch diameter standard residential service. Use compression type mechanical fittings for corporation stop and curb valve. Flared fittings shall not be used.
- □ Size: 1-inch, 1 ½-inch, and 2-inch.
- □ Utilize stainless steel stiffeners of compatible size and connection type.
- □ Depth of bury: Between 6-feet and 6.5-feet from main to curb box.
- □ Service pipe shall be seamless from the main to the curb box.
- □ Service saddles for connecting to PVC pipes: Stainless steel saddle with O-ring and grade 30 rubber grid map; Cascade styles CSC1, CSC2, CS22, or approved equal.
  - Tap PVC pipe using a shell cutter with internal teeth. Do not use a standard drill and tap for direct tapping under pressure.
- □ Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet conforming to AWWA C-800.
- □ Curb stops: McDonald No. 6106, Mueller H-15209N, or approved equal. Arch or Minneapolis style OK.
- □ Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes. Mueller H-10336 arch pattern curb box with a H-10400 foot piece, or approved equal
- □ Polywrap service box.
- □ Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.
- □ Place Teflon tape on corporation stop threads prior to installation. Corporation stops shall be torqued to a maximum of 35 ft.-lb. or as recommended by the manufacturer.
- □ Service taps shall be located at least 3-feet from the following:
  - The back of the bell where the bell transitions to the barrel of the pipe.
  - The spigot insertion line.
  - Joint restraint hardware.
  - Adjacent service taps.

FIRE HYDRANTS

- □ Model/Manufacturer: Mueller A-423.
- □ All hydrant body hardware shall be stainless steel.
- □ Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
- □ Nozzle height: 18-inches to 26-inches to finish grade.
- □ Equip steamer nozzle with a 5" Storz Quick Connect.
- □ Hydrant extensions: Fire hydrants are required to come from the factory with the correct bury depth. The use of hydrant extensions must be approval by the Village and will be limited to one riser or offset with fittings. Riser hardware shall be stainless steel.
- □ Auxiliary valves: Connect directly to water main at an anchor tee.
- □ Hydrant lead pipe: C-900 PVC with restrained joints.
- □ Hydrant leads and fittings: Restrain by Mega-lug gland or approved equal.
- □ Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
- □ Spacing: Maximum 400 feet (residential subdivisions).
- □ Place locator wire terminal boxes at all hydrant locations.

- 8 - April 2026

- □ Install 3/8" diameter, 5' long fiberglass hydrant marker with spring and reflective bands on all hydrants.
- □ Developer shall provide one spare hydrant to the Public Works Department. All hydrant body hardware shall be stainless steel.

STORM SEWER

GENERAL

- □ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- □ Consolidation of backfill: 95% standard Proctor density for imported granular material and 100% for excavated material of existing aggregate material in the adjacent trench wall. Use mechanical means, unless allowed otherwise.
- □ Provide sump pump connection/storm sewer pipes for all new homes with flexible watertight tee service connector, KOR-N-TEE by NPC Systems, or approved equal.

PIPE MATERIAL

- □ Within road right-of-way: Minimum 12-inch reinforced concrete pipe, minimum class III, conforming to ASTM C76 or ASTM C507.
- □ Outside road right-of-way: Alternate pipe material, such as HDPE ADS N-12, may be permitted by Village Engineer.
- □ Rubber O-ring gasket pipe required.

MANHOLE MATERIALS

- □ Design flat top slabs to resist H-20 loading.
- □ Frames and closed lids: Heavy duty, indented top solid lid, non-rocking, Neenah R-1580 with Type B lid or approved equal.
- □ Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or approved equal.
- □ Beehive grate manhole covers: Neenah R-2560 E1 or approved equal.
- □ Manholes shall be 4'-0" diameter minimum.
- □ Joints for manhole riser section shall be made with non-shrink grout, rubber "O"-ring gaskets, a continuous ring of butly rubber sealant (EZ-Stik or Kent Seal in rope form) or approved equal.
- □ Adjusting rings and manhole frames shall be set with non-shrink grout or butyl rubber sealant troweled into a 1/4-inch thick layer over the entire surface areas of the top of cone and all adjusting rings. The butyl rubber sealant shall be EZ-Stik or Kent Seal butyl base sealant in trowelable grade or approved equal.

CATCH BASINS

- □ 2'x3' precast concrete box with a minimum 12-inch sump for catch basins in the curb line.
- □ 2' diameter precast concrete structure with a minimum 12-inch sump for catch basins in grassed areas.
- □ Do not place catch basins within the entire curb return at intersections, if possible.
- □ Curb inlet frames: Neenah R-3067-L.
- □ Turf area drainage grates: Beehive type, Neenah R-2560 E1 or approved equal.

- 9 - April 2026

DRIVEWAY CULVERTS

- □ Minimum 15-inch diameter CMP or RCP with flared end sections.

STORM LATERALS

- □ Minimum 6-inch PVC SDR-26.
- □ Provide wye connections unless allowed otherwise.
- □ Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- □ Lateral pipe locator wire and terminal post: No. 10 AWG strand or solid insulated copper wire and Copperhead Industries – Snake Pit Terminal Box, or approved equal.
- □ Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
- □ Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
- □ The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

STREET PAVEMENTS

PAVEMENT MARKINGS

- □ Epoxy pavement markings required for streets.

- 10 - April 2026

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. 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.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. 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.
6. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
9. THE VILLAGE OF SOMERS RECOMMENDS THE DEVELOPER CONSIDER A PRE-CONSTRUCTION SITE DRAIN TILE SURVEY OR EXPLORATORY EXCAVATIONS TO CONFIRM THE PRESENCE AND LOCATION OF EXISTING DRAIN TILES ON THE PROPERTY. ALL EXISTING SURFACE AND SUBSURFACE DRAINAGE PATHWAYS MUST BE MAINTAINED OR PROPERLY REROUTED.
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"

STORMWATER FACILITIES CONSTRUCTION NOTES

1. TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. PERMANENT STORMWATER BASINS USED AS TEMPORARY SEDIMENT BASINS SHALL BE DREDGED TO DESIGN DEPTH AFTER SITE IS STABILIZED.

PAVING NOTES

1. GENERAL:
1.1. PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS AND APPLICABLE JURISDICTIONAL SPECIFICATIONS.ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
1.2. 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.

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 ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
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. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
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. PAVEMENT MARKING SPECIFICATIONS:
4.1. 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 EPOXY PAINT PER SPECIFICATIONS.

GRADING AND EARTHWORK NOTES

1. ALL SITE PREP AND EARTHWORK SHALL CONFORM TO A GEOTECHNICAL REPORT. DEVELOPER TO PROVIDE GETECHNICAL REPORT FOR SITE EARTHWORK.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
5. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
6. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
7. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
8. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
9. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
10. SOIL MATERIAL SPECIFICATIONS:
10.1. FILL AND BACKFILL MATERIALS
10.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
10.2. IMPORTED FILL MATERIAL
10.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
10.3. GRANULAR FILL
10.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.

10.4. BUILDING STRUCTURAL FILL
10.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2. OF THE STATE HIGHWAY SPECIFICATIONS AND GEOTECHNICAL REPORT .

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH VILLAGE OF SOMERS STANDARD MATERIAL SPECIFICATION CHECKLIST.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(11)(H), SPS 382.36(7)(C)10., AND SPS 382.40(8)(K) FOR PRIVATE UTILITIES AND PER VILLAGE SPECIFICATIONS FOR PUBLIC UTILITIES. COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE TO BE DESIGNED BY OTHERS. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
13. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
14. STORM SEWER SPECIFICATIONS: SEE VILLAGE SPECIFICATIONS
14.1. FIELD TILE CONNECTIONS:
14.1.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
15. WATER MAIN & WATER LATERAL SPECIFICATIONS: SEE VILLAGE SPECIFICATIONS
18. SEPARATION DISTANCES
  - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
    - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING
    - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.
19. SANITARY SEWER SPECIFICATIONS: SEE VILLAGE SPECIFICATIONS

CONSTRUCTION SITE DEWATERING NOTES

1. ALL CONSTRUCTION SITE DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 FOR PUMPING DISCHARGE RATES OF LESS THAN 70 GPM. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE JURISDICTIONAL DEWATERING PERMITS. FOR DISCHARGE RATES EXCEEDING 70 GPM, CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING OF DEWATERING SYSTEM AS A HIGH CAPACITY DEWATERING WELL WITH WDNR AND LOCAL JURISDICTIONS.
2. CONTRACTOR SHALL DISCHARGE TREATED EFFLUENT FROM DEWATERING SYSTEM TO LOCATIONS IN ACCORDANCE WITH WDNR TECHINCAL STANDARD 1061. CONTRACTOR SHALL OBTAIN APPROVAL FROM LOCAL JURISDICTION OR ADJACENT PRIVATE PROPERTY OWNERS FOR ALL DISCHARGES TO JURISDICTION'S PUBLIC INFRASTRUCTURE OR PRIVATE PROPERTY.
3. IN THE EVENT OF DIRTY/UNCLEAR DISCHARGE, CONTRACTOR SHALL HALT PUMPING OPERATIONS AND EVALUATE THE DEWATERING TREATMENT/FILTERING SYSTEM.
4. IN THE EVENT CONTRACTOR FINDS SIGNS OF CONTAMINATION IN THE GROUNDWATER OR SITE SOILS, ALL DEWATERING PRACTICES SHALL BE HALTED AND CONTAMINATION SHALL BE EVALUATED BY A QUALIFIED PROFESSIONAL TO PREVENT TRANSPORTATION OF CONTAMINATES DOWNSTREAM OF DISCHARGES.
4.1. IF DEWATERING PRACTICES CONTINUE WITH CONTAMINATED GROUNDWATER OR SOIL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS TO CONTINUE OPERATION OF DEWATERING SYSTEMS.
4.2. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DISCHARGE CONSTRUCTION SITE DEWATERING PRACTICES TO THE SANITARY SEWER WITHOUT AUTHORIZATION AND PERMIT APPROVALS FROM THE LOCAL JURISDICTION.

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CLIENT:
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CLIENT ADDRESS:
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PROJECT:
BELLA TERRA SUBDIVISION

PROJECT LOCATION:
9215 12TH STREET
SOMERS, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	02-06-2026	NOI SUBMITTAL
2	03-09-2026	REVIEW COMMENTS #1
3	08-05-2026	REVIEW COMMENTS #2
4		
5		
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Designed By: R.S.B.
Reviewed By: P.J.S.
Approved By: C.A.J.

SHEET TITLE:
VILLAGE SPECS. & NOTES

SHEET NUMBER:
C5.0

JSD PROJECT NO: 25-15841

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File: \\JSDINC\new projects\2025\2515841\DWG\Civil Sheets\25-15841-ConDocs.dwg Layout: NOTES & DETAILS User: mary.schmidbauer Plotted: Aug 05, 2026 - 8:55am Xref's:

EROSION CONTROL NOTES

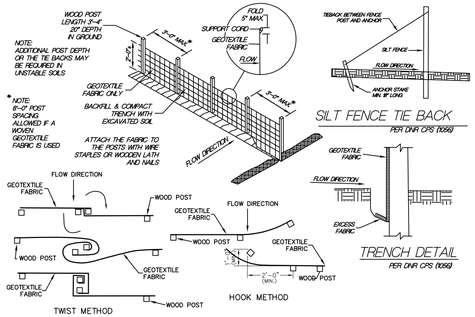
1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
9. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
10. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
11. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    - 11.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 11.2. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 11.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
13. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
14. A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.
15. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - 15.1. THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED OR IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 15.2. CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED *(I.E., THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAY)*. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - 15.3. STABILIZATION MEASURES SHALL BE DETERMINED BASED ONSITE CONDITIONS WHEN CONSTRUCTION ACTIVITY HAS CEASED INCLUDING, BUT NOT LIMITED TO, WEATHER CONDITIONS AND LENGTH OF TIME THE MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
        - 15.3.1. PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
        - 15.3.2. TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS.ACRE) IN SPRING/SUMMER OR WHEAT OR CEREAL RYE (150LBS/ACRE) IN FALL
        - 15.3.3. HYDRO-MULCHING WITH A TACKIFIER
        - 15.3.4. WOVEN AND NON-WOVEN GEOTEXTILES
        - 15.3.5. EROSION MATTING
        - 15.3.6. SODDING
        - 15.3.7. OTHER MEASURES AS APPROVED BY THE ENGINEER
16. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A CONTIGUOUS DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
17. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR REQUEST FOR PERMIT CLOSURE IN ACCORDANCE WITH JURISDICTION PERMIT AND SPECIFICATION REQUIREMENTS.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. SEEDING SPECIFICATIONS:
    - 5.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 5.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 5.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
6. SEED PREPARATION SPECIFICATIONS:
    - 6.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
    - 6.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
    - 6.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
    - 6.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
7. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
    - 7.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 7.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

CONSTRUCTION SCHEDULE

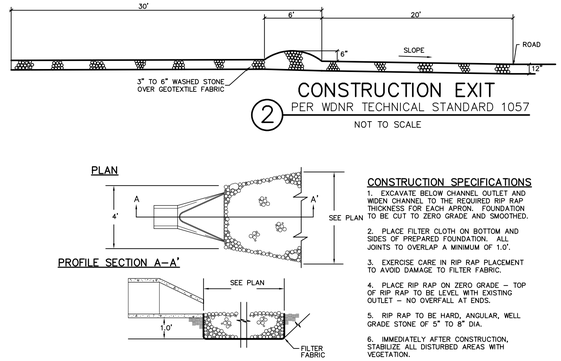
1. **OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.**
2. **INSTALL CONSTRUCTION EXIST.**
3. **INSTALL SILT FENCE.**
4. **INSTALL DITCH CHECKS ALONG 12TH STREET.**
5. **INSTALL BYPASS SWALE ALONG WITH TOPSOILING, SEEDING AND MATTING. STOCKPILE ANY ADDITIONAL SOIL AT LOCATION SHOWN AND SURROUND STOCKPILE WITH SILT FENCE.**
6. **STRIP TOPSOIL FROM TEMPORARY SEDIMENTATION BASIN AND STOCKPILE AT LOCATION SHOWN.**
7. **INSTALL TEMPORARY SEDIMENT BASIN (FUTURE WET POND) COMPLETE WITH STANDPIPE, OUTLET PIPE AND EMERGENCY SPILLWAY AND PROVIDE PERMANENT OR TEMPORARY STABILIZATION.**
8. **STRIP AND STOCKPILE TOPSOIL FROM ROADWAY AND ANY OTHER AREAS OF FILL FOR FUTURE FINISH GRADING.**
9. **ROUGH GRADE SITE INCLUDING PROPOSED ROADWAY AND ROADSIDE DITCHES.**
10. **INSTALL SANITARY SEWER AND WATER MAIN COMPLETE WITH LATERALS**
11. **INSTALL RCP CULVERT UNDER ROADWAY ALONG WITH RIP RAP.**
12. **INSTALL GRAVEL BASE OF ROADWAY.**
13. **FINISH GRADE ROADSIDE AND DRAINAGE DITCHES. PROVIDE PERMANENT SEEDING AND MATTING AND INSTALL ROADSIDE DITCH CHECKS.**
14. **PROVIDE TEMPORARY STABILIZATION FOR ALL LOT AREAS.**
15. **INSTALL FIRST LIFT OF ASPHALT.**
16. **CONTRACTOR TO INSPECT WET POND AND REMOVE ANY CONSTRUCTION SEDIMENT ABOVE THE BOTTOM ELEVATION SHOWN ON THE GRADING PLAN.**
17. **AFTER 70% VEGETATIVE COVER IS ESTABLISHED, CONTRACTOR TO REMOVE DITCH CHECKS AND FINISH GRADE ALL REMAINING SLOPES WITH TOPSOIL. VEGETATE AND MAT ALL DISTURBED AREAS.**
18. **ALL REMAINING UTILITIES (GAS/ELECTRIC/CABLE, ETC.) TO BE INSTALLED. RESTORATION OF THESE DISTURBED AREAS TO BE COMPLETED UTILITIES INSTALLED.**
19. **ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.**



CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE

1 SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE

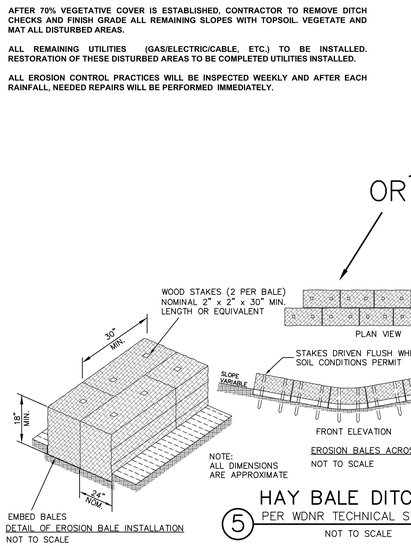


CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

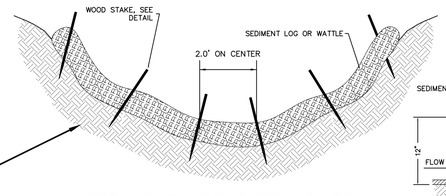
2 CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE

3 OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE

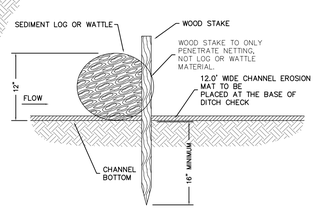


DETAIL OF EROSION BALE INSTALLATION
NOT TO SCALE

5 HAY BALE DITCH CHECK
PER WDNR TECHNICAL STANDARD 1062
NOT TO SCALE



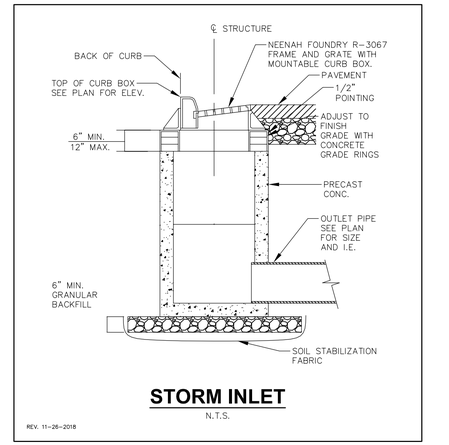
OR



5 SEDIMENT LOG DITCH CHECK
PER WDNR TECHNICAL STANDARD 1062
NOT TO SCALE

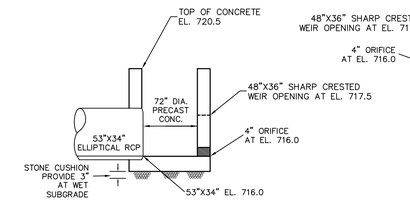
DITCH CHECK NOTES:

1. PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC.. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE LOG REMAINS IN CONTACT WITH SLOPE.
2. DO NOT ALLOW FLOW TO OVERTOP INSTALLATION.
3. STAKE TO BE PLACED AT TOE OF SLOPE, BOTH SIDES
4. 1 $\frac{3}{4}$" X 1 $\frac{3}{4}$" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS OR WATTLES.
5. INSTALL EROSION MAT PER MANUFACTURES SPECIFICATIONS.
6. INSPECT DITCH CHECKS WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
7. DITCH CHECK SHALL BE AMERICAN EXCELSIOR CURLEX 12" SEDIMENT LOG, NORTH AMERICAN GREEN WS–12 OR OTHER APPROVED DITCH CHECK AS SPECIFIED IN THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).
8. SPACING TO BE INSTALLED PER WDNR–CPS 1062 (EVERY TWO (2) VERTICAL FEET) AS SHOWN ON PLANS.

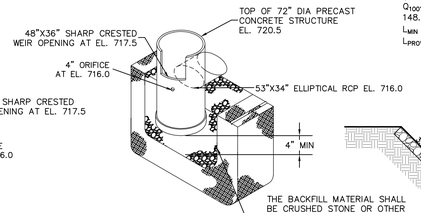


STORM INLET
N.T.S.

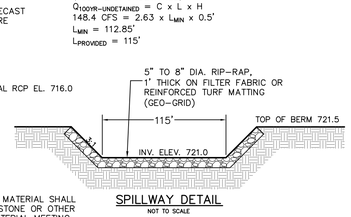
REV. 11–26–2018



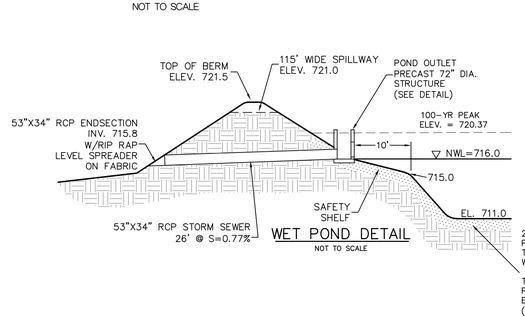
PRECAST 72" DIA OUTLET STRUCTURE
NOT TO SCALE



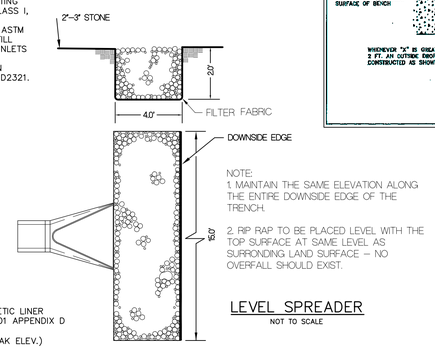
EMERGENCY SPILLWAY SIZING CALCULATION
(100–YEAR UNDETAINED)
$Q_{100YR-UNDETAINED} = C \times L \times H$
148.4 CFS = 2.63 x L_{MIN} x 0.5'
L_{MIN} = 112.85'
$L_{PROVIDED}$ = 115'



SPILLWAY DETAIL
NOT TO SCALE

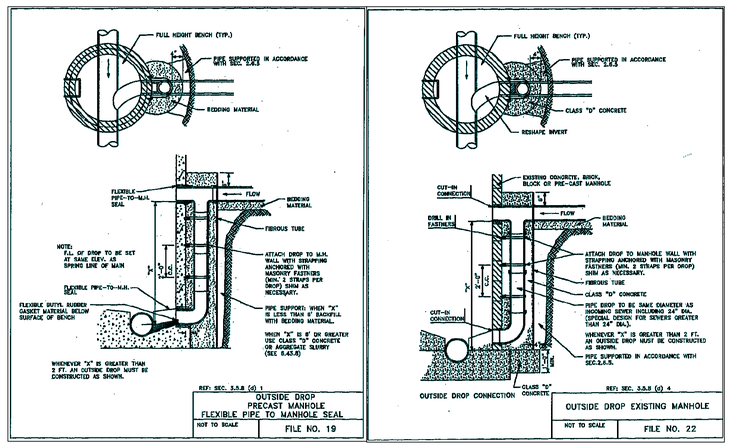


WET POND DETAIL
NOT TO SCALE



NOTE:
1. MAINTAIN THE SAME ELEVATION ALONG THE ENTIRE DOWNSIDE EDGE OF THE TRENCH.
2. RIP RAP TO BE PLACED LEVEL WITH THE TOP SURFACE AT SAME LEVEL AS SURRONDING LAND SURFACE – NO OVERFALL SHOULD EXIST.

LEVEL SPREADER
NOT TO SCALE



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:
MASTERCRAFT BUILDERS

CLIENT ADDRESS:
5008 GREEN BAY ROAD
KENOSHA, WI 53144

PROJECT:
BELLA TERRA SUBDIVISION

PROJECT LOCATION:
9215 12TH STREET
SOMERS, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	02-06-2026	NOI SUBMITTAL
2	03-09-2026	REVIEW COMMENTS #1
3	08-05-2026	REVIEW COMMENTS #2
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: R.S.B.
Reviewed By: P.J.S.
Approved By: C.A.J.

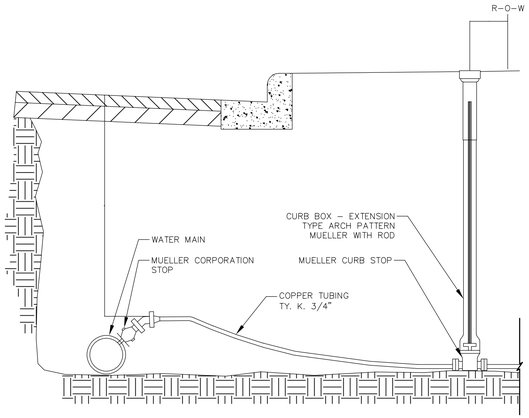
SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C5.1

JSD PROJECT NO: 25-15841

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File: \\JSDINC\new projects\2025\25-15841\DWG\Civil Sheets\25-15841-ConDocs.dwg Layout: NOTES & DETAILS User: mary.schmidbauer Plotted: Aug 05, 2026 - 8:57am Xrefs:



WATER SERVICE INSTALLATION

N.T.S.

REV. 12-04-2018

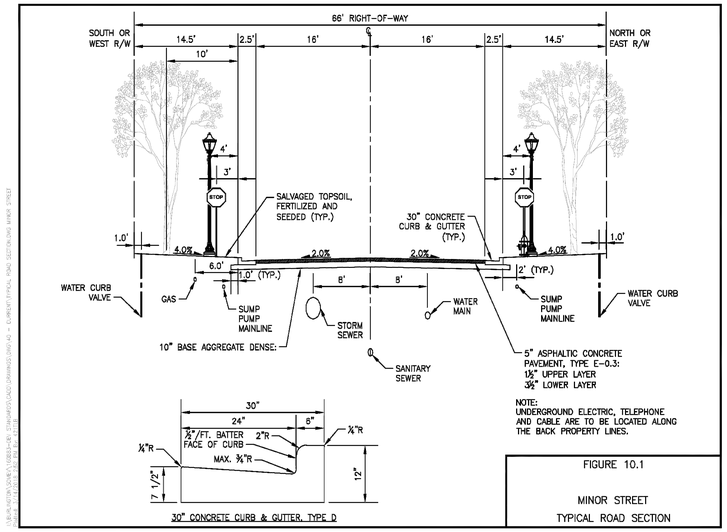
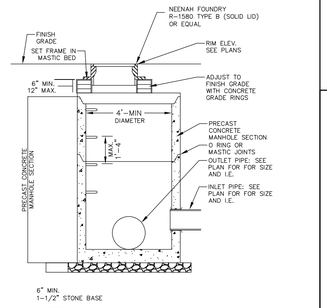


FIGURE 10.1

MINOR STREET

TYPICAL ROAD SECTION

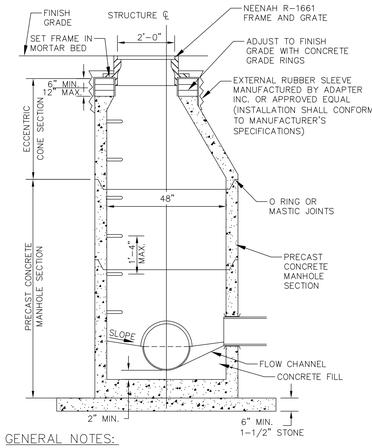


GENERAL NOTES:

1. INLET CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

STORM SEWER MANHOLE

N.T.S.



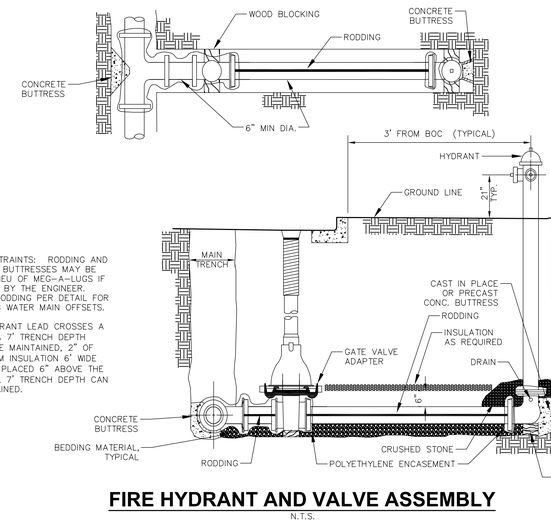
GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.

REV. 12-6-2018



1. JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS.
2. WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6' WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED.

FIRE HYDRANT AND VALVE ASSEMBLY

N.T.S.

REV. 12-03-2018

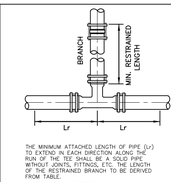
MINIMUM RESTRAINING LENGTH (FT) TABLE

DESCRIPTION	PIPE DIAMETER 4"	6"	8"	10"	12"
VALVES, PLUGS, CAPS					
EITHER SIDE OF VALVE AND BEFORE PLUG/CAP	21	30	40	48	56
HORIZONTAL BENDS					
11-1/4° BEND	1	1	2	2	2
22-1/2° BEND	2	2	3	4	4
45° BEND	3	5	6	7	8
90° BEND	8	10	13	16	19
45° VERTICAL OFFSET					
LENGTH HIGH SIDE - LHS (BASED ON 6' OF COVER)	9	13	17	20	24
LENGTH LOW SIDE - LLS (BASED ON 7' OF COVER)	3	4	5	6	7

REDUCERS SMALL DIAMETER SIDE(INCHES)	LARGE DIAMETER SIDE (INCHES) 4"	6"	8"	10"	12"
4"	NA	16	29	39	49
6"	NA	NA	17	29	41
8"	NA	NA	NA	16	30
10"	NA	NA	NA	NA	17

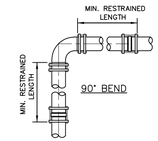
TEE SIZE (MAINLINE X BRANCH)	MINIMUM ATTACHED LENGTH OF PIPE IN FEET (Lr) 0	2	4	8	10	12	14	18	20
	LENGTH OF RESTRAINED BRANCH								
4X4	21	9	1	1	1	1	1	1	1
6X4	21	4	1	1	1	1	1	1	1
8X4	21	1	1	1	1	1	1	1	1
10X4	21	1	1	1	1	1	1	1	1
12X4	21	1	1	1	1	1	1	1	1
6X6	30	18	6	1	1	1	1	1	1
8X6	30	14	1	1	1	1	1	1	1
10X6	30	10	1	1	1	1	1	1	1
12X6	30	6	1	1	1	1	1	1	1
8X8	40	28	15	1	1	1	1	1	1
10X8	40	24	9	1	1	1	1	1	1
12X8	40	21	3	1	1	1	1	1	1
10X10	48	35	23	1	1	1	1	1	1
12X10	48	33	18	1	1	1	1	1	1
12X12	56	44	32	7	1	1	1	1	1

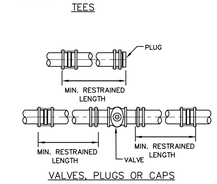
NOTES:
1. TABLE VALUES BASED UPON EBAA 'CL, GRANULAR FILL' SOIL TYPES (INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, LEAN CLAYS - BACKFILLED WITH GRANULAR MATERIAL)
2. TABLE VALUES ARE BASED UPON PVC PIPE MATERIAL
3. TABLE CALCULATION PARAMETERS ARE BASED UPON A SAFETY FACTOR OF 1.5 TO 1, A TYPE 'S' TRENCH, A TEST PRESSURE OF 150 P.S.I. AND A BURY DEPTH OF 6 FEET.



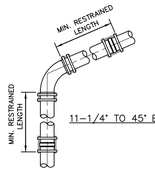
THE MINIMUM ATTACHED LENGTH OF PIPE (Lr) TO EXTEND IN EACH DIRECTION ALONG THE RUN OF THE TEE SHALL BE A SOLID PIPE WITHOUT JOINTS. REFER TO THE LENGTH OF THE RESTRAINED BRANCH TO BE DERIVED FROM TABLE.

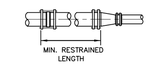
TEES



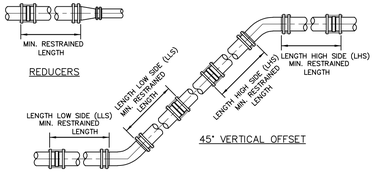


VALVES, PLUGS OR CAPS

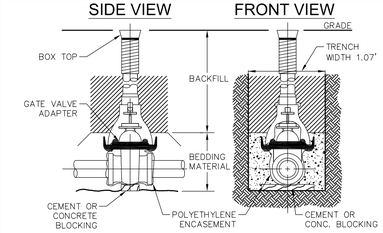




REDUCERS



45° VERTICAL OFFSET



GATE VALVE BOX SETTING

N.T.S.

REV. 12-04-2018

DECKER SUPPLY CO., INC.
1-800-274-5495
www.deckersupply.com
Phone: 608-249-2405
Fax: 608-242-5777

CUSTOMER: Village & Town of Somers | **DATE: 9/17/2025**

PROJECT: Municipal Street Name Signs | **PAGE: 1 OF 2**





*Sizes will vary for different legends

SIGN: SNS	SIZE: 24" X 8" / Double Sided	LEGEND: White	MESSAGE: 4" Highway B		RADIUS: N/A
QTY:	SHEETING: Prismatic High Intensity	BACKGROUND: Green	SUBSTRATE: Extruded Aluminum	MARGIN: N/A	BORDER: N/A

NOTE: ALL SIGNING DETAILS CONFORM TO LATEST WIS D.O.T. OR U.S. MUTCD STANDARD SIGN PLATE SPECIFICATIONS - REFERENCE WIS D.O.T. OR U.S. MUTCD STANDARD SPECIFICATION FOR HIGHWAY & STRUCTURE CONSTRUCTION LATEST EDITION

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:
MASTERCRAFT BUILDERS

CLIENT ADDRESS:
5008 GREEN BAY ROAD
KENOSHA, WI 53144

PROJECT:
BELLA TERRA SUBDIVISION

PROJECT LOCATION:
9215 12TH STREET
SOMERS, WI

PLAN MODIFICATIONS:

#	Date:	Description:
1	02-06-2026	NOI SUBMITTAL
2	03-09-2026	REVIEW COMMENTS #1
3	08-05-2026	REVIEW COMMENTS #2
4		
5		
6		
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11		
12		
13		
14		
15		

Designed By: R.S.B.
Reviewed By: P.J.S.
Approved By: C.A.J.

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C5.2

JSD PROJECT NO: 25-15841

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File: \\JSDINC\new projects\2025\25-15841\DWG\Civil Sheets\25-15841-ConDocs.dwg Layout: NOTES & DETAILS User: mary.schmidbauer Plotted: Aug 05, 2026 - 9:00am Xrefs:

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **03-27-26**
RPT DATE: **08-04-26**
MTG DATE: **08-10-26**
RE: **Bella Terra subdivision**

PROJECT/SITE INFO:

1.	Petitioner/Agent:	Nancy Washburn, Land Development Administration, LLC
2.	Property Owner:	Mastercraft Builders LLC
3.	Location/Address:	South side of CTH E, approx. ¼ mile west of CTH H
4.	Tax key Number(s):	82-4-222-171-0043
5.	Area:	22.4 acres
6.	Existing Zoning:	A-2 General Agricultural Dist.
7.	Proposed Zoning:	R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., PUD Planned Unit Development Overlay Dist.
8.	Existing Land Use:	Medium-Density Residential, Nonfarmed Wetland, Other Conservancy Land to be Preserved
9.	Proposed Land Use:	no change proposed

PROJECT OVERVIEW:
The Petitioner is seeking approvals to amend the zoning designation on the subject parcel to allow for a proposed 42-Lot single-family residential subdivision development known as Bella Terra.

PLANNER COMMENTS:
In the time since the previous plan commission meetings have been held for this project on March 9th and April 13th 2026, the Petitioner has submitted a revised preliminary plat (dated revised April 13, 2026) and revised *"Declaration of Covenants, Restrictions and Easements for Bella Terra Subdivision"* document on 3/13/2026. Both documents address all zoning-related comments from the previous staff report of 2/27/2026 (copy attached).

The Petitioner has also submitted a final plat document (dated March 24, 2026) in preparation of receiving preliminary plat approval from the Village Board. The submitted final plat document is for Phase 1 of the subdivision which consists of 25 of the planned 42 single-family Lots. Phase 2 of the subdivision would be created with a future final plat to create the remaining Lots as depicted on the preliminary plat.

The submitted final plat of Phase 1 conforms to the requirements found in the Village of Somers Land Division and Platting Control ordinance (Chapter 18). There are a couple of minor items to be revised on the final plat which have been indicated in the staff recommendation below. These items, and any other items which may be determined by the Plan Commission and Board, will need to be incorporated into a revised final plat before eventually being recorded with the Kenosha County Register of Deeds.

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

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

2. The following items shall be revised on the face of the plat:
    a. Remove Note 7) which reads "Existing zoning of this property is A-2 General Agricultural" (rezoning approval for this site from A-2 to R-4.5, PUD Overlay, and C-1 has been approved by the Village Board).
    b. Revise Note 2) to read "There shall be no further land divisions within Bella Terra, except for Outlot 3 which is reserved to be platted as Phase 2 of the Bella Terra subdivision."

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

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **01-29-26**
RPT DATE: **02-27-26**
MTG DATE: **03-09-26**
RE: **Bella Terra Rezoning & Preliminary Plat**

PROJECT/SITE INFO:

1.	Petitioner/Agent:	Nancy Washburn, Land Development Administration, LLC
2.	Property Owner:	Mastercraft Builders LLC
3.	Location/Address:	South side of CTH E, approx. ¼ mile west of CTH H
4.	Tax key Number(s):	82-4-222-171-0043
5.	Area:	22.4 acres
6.	Existing Zoning:	A-2 General Agricultural Dist.
7.	Proposed Zoning:	R-4.5 Urban Single-Family Residential Dist., C-1 Lowland Resource Conservancy Dist.
8.	Existing Land Use:	Medium-Density Residential, Nonfarmed Wetland, Other Conservancy Land to be Preserved
9.	Proposed Land Use:	no change proposed

PROJECT OVERVIEW:
The Petitioner is proposing to amend the zoning designation on the subject parcel to allow for a proposed 42-Lot single-family residential subdivision development known as Bella Terra.

PLANNER COMMENTS:
The submitted rezoning application proposes R-4.5 zoning with a Planned Unit Development (PUD) overlay to allow for a reduced lot width reduction from 90 feet (required by ordinance) to 85 feet. All Lots of the subdivision would meet minimum R-4.5 zoning standards for lot area (at least 12,000 square feet) and minimum setback requirements (65' from CTH E, 30' from Village roads, 10' side and 25' rear). The proposed R-4.5 zoning for the site is consistent with the adopted land use plan category of 'Medium-Density Residential' and therefore no amendment to the land use plan is required.

Wetlands have recently been professionally delineated on the site in October 2025. The submitted project narrative indicates that minor wetlands will be filled, while a larger wetland area identified near the southeastern portion of the development tract will be retained and rezoned to C-1 Lowland Resource Conservancy.

The submitted preliminary plat, dated revised January 22, 2026 and prepared by Dennis C. Sauer of Metropolitan Survey Service, Inc., generally conforms to the requirements found in the Village of Somers Land Division and Platting Control ordinance (Chapter 18). Several items that will need to be added to and revised on the preliminary plat have been indicated in the staff recommendation below. These items, and any other items determined by the Plan Commission and Board, will need to be incorporated into a revised plat for eventual Final Plat approval.

Kenosha County Highways has reviewed the proposed preliminary plat and has indicated that CTH "E" (12th Street) is planned to be a 120-foot total right-of-way width. The preliminary plat shall be revised to clearly indicate that a total of 60 feet of right-of-way is dedicated to the public for road purposes on the south half of CTH "E".

Lots within the subdivision are proposed to be accessed via new streets to be dedicated to the Village of Somers. These streets are labelled on the preliminary plat as "92nd Avenue", "12th Place" and "91st Avenue". The County Land Information Office has reviewed and approved the street layout and names as proposed on preliminary plat.

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

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

2. The following items shall be added to the face of the preliminary plat:
    a. Per Kenosha County Highways, indicate a total of 60 feet of right-of-way to be dedicated for public road purposes on the south half of the CTH "E"/12th Street right-of-way.
    b. Add a note stating there shall be no direct vehicular access to CTH E (12th Street) from Lots 1 and 42.
    c. Per Section 18.20(B)(18) of the Village ordinance, add conceptual sanitary sewer, water main and storm sewer layout.
    d. Add a legend item for the triangular symbols labelled as "DP-1", "DP-2", etc…
    e. If applicable, identify all proposed phases of the proposed subdivision on the preliminary plat.
    f. If applicable, locate and identify any proposed development sign easements on the preliminary plat.

3. The following items shall be revised on the face of the preliminary plat:
    a. In Note #11, revise "eithin" to read "within".

4. The following items shall be revised in the draft *"Declaration of Covenants, Restrictions and Easements for Bella Terra Subdivision"* document:
    a. Revise references to "Village/Town of Somers" to read "Village of Somers".
    b. Remove references to "Kenosha County" on page 4 (sections 3.6, 3.8(a), 3.8(b)), page 5 (sections 3.8(e), 3.9, 3.10(c)), and page 6 (section 3.11).
    c. Remove references to "Kenosha County Department of Parks and Land Use" on page 6 (sections 3.11 1) & 3.11 2)).

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

Nancy Washburn – LDA
[redacted]

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.

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: [signature]

Mailing Address: 5008 Green Bay Road

City: Kenosha State: WI Zip: 53144

Phone Number: [redacted] E-mail (optional): [redacted]

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: [redacted] E-mail (optional): [redacted]

(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.

May 2015

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

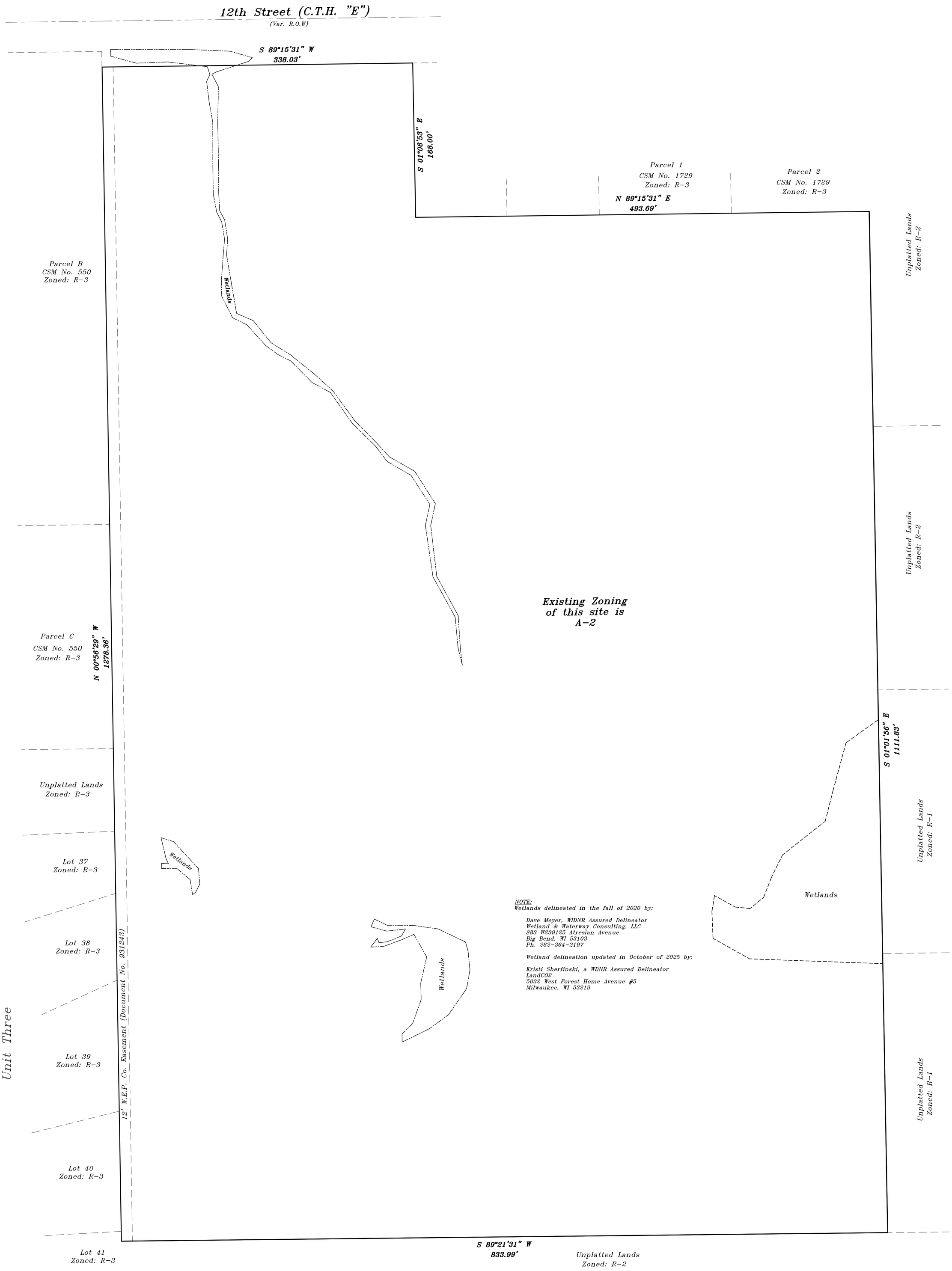
☐ **8.** Village clerk will provide written notice of final action to property owner/applicant.

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



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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

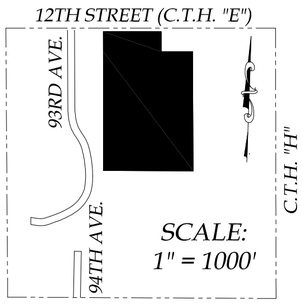
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, 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 structures 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 within the wetland areas located on Lots 29 and 30.

11) There shall be no direct vehicular access to CTH E (12th Street) from Lots 1 and Lot 42

12) Wetlands delineated in the fall of 2020 by:

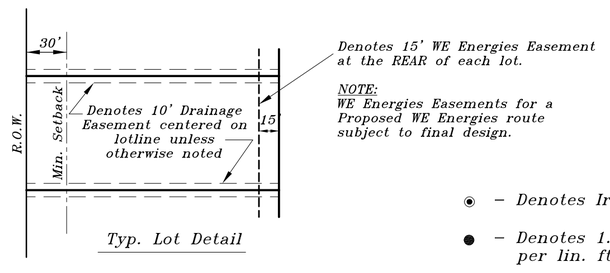
Dave Meyer, WIDNR Assured Delineator
Wetland & Waterway Consulting, LLC
S83 W239125 Atresian Avenue
Big Bend, WI 53103
Ph. 262-364-2197

Wetland delineation updated in October of 2025 by:

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

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



Typ. Lot Detail

◉ – *Denotes Iron Pipe Found*

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

△ – *Denotes Wetland Data Point*

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

All angles are computed to the nearest 00°00'00.5" and
All distances are computed and measured to the nearest 0.01'.

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.

M:\FINALPLATS\SOMERS\Bella Terra\Bella Terra Preliminary Plat-S0.dwg



October 15, 2021
Rev. November 30, 2021
Rev. January 21, 2026
Rev. January 22, 2026
Rev. March 12, 2026
Rev. April 13, 2026

METROPOLITAN SURVEY SERVICE, INC.
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survey@metropolitansurvey.com
www.metropolitansurvey.com

SHEET 1 OF 1

BAXTER & WOODMAN Consulting Engineers

Memo

To:	Plan Commission Village of Somers 7511 12th Street, P.O. Box 197 Somers, WI 53171	**Date:** **From:** **Project No.:**	August 6, 2026 Brett D. Biwer, P.E. 2501880.00

Subject: Bella Terra – Stormwater Design

We recommend approval of the preliminary plat dated April 13, 2026, based on the engineering and stormwater management plans dated August 5, 2026, prepared by JSD Engineering.

Sincerely:

Brett D. Biwer

Brett D. Biwer, P.E.

Copy to: Jim Hurley, Village Administrator
George Stoner, Village President
Kevin Poirier, Assistant Village Administrator
Douglas R. Snyder, P.E., Village Engineer
Jim Duerrwaechter, Mastercraft
Nancy Washburn, Mastercraft
Randy Bruckner, JSD

P:\SOMEV\2501880-Bella Terra Subdivision Second A\00-General Municipal\2026-08-06 Pond Volume Memo\Bella Terra Pond Memo 8-6-26.docx

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

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

VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: Sept. 8, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Kevin Poirier, Assistant Administrator

REVIEWED BY: Jim Hurley, Administrator

AGENDA ITEM: #11 Approve updated request for a Conditional Use by: Somers Creek, Inc., 4011 80TH St, Kenosha, WI 53142 (Owner), Daniel Szczap, Bear Development, LLC, 4011 80th St, Kenosha, WI (Agent), requesting approval of a Conditional Use for a model single-family home related temporary real estate sales office in the R-5 Dist. on Tax Parcel # 82-4-222-151-0601, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers. *(For information use only, this is the approved Somers Creek subdivision, across from the Hawthorne Apartments).*

BACKGROUND:

The model home proposed by Bear Development in the Somers Creek subdivision requires a Conditional Use Permit. The Board reviewed the request at the Aug. 18 Work Session. After the meeting, it was noted that the lot the model home would be on was misidentified.

Last week, staff presented the updated exhibit at the work session meeting.

PROPOSED ACTION:

"Motion to approve updated request for a Conditional Use by: Somers Creek, Inc., requesting approval of a Conditional Use for a model single-family home related temporary real estate sales office in the R-5 Dist. on Tax Parcel # 82-4-222-151-0601, located in the NE 1/4 of Section 15, T2N, R22E, Village of Somers."

ATTACHMENTS:

Kenosha County Zoning Memo dated July 27

Conditional Use Permit Application with Exhibits

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **06-10-26**
MTG DATE: **08-10-26**
RPT DATE: **07-27-26**
RE: **Somers Creek Subdivision Model Home**

PROJECT/SITE INFO:

1. Petitioner/Agent: Daniel Szczap, Bear Development
2. Property Owner: Somers Creek Inc
3. Location/Address: Lot 2 in Somers Creek subdivision
4. Tax key Number(s): 82-4-222-151-0601
5. Area: 0.43 acres
6. Existing Zoning: R-5 Urban Single-Family Residential Dist.

PROJECT OVERVIEW:

The Petitioner is seeking review and approval to allow the construction and use of a model home within the Somers Creek subdivision. The proposed model home would be located on Lot 2 of the subdivision. The model home will be used by Bear Homes for marketing and sales purposes during the build-out of the subdivision and would be open seven days a week from 10am to 6pm. Under Village ordinance, a model home requires approval of a conditional use permit.

PLANNER COMMENTS:

The submitted application includes plans of the home to be constructed on Lot 2 of the newly-platted Somers Creek subdivision. The plans depict a 2,226 square foot 1-story single-family residence having an overall dimension of 53' 8" x 69'. The plans show that the home meets minimum zoning ordinance standards for a single-family residence in the R-5 zoning district. Planning & Development would issue a zoning permit for the single-family residence, in addition to building permits that are required form the Village of Somers building inspection department.

The submitted application does not indicate how long the model home might be used; however it should be noted that under the Village's conditional use requirements the model home may be used for a maximum of (3) years from the issued date of a zoning permit.

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of the proposed project, staff would recommend the following:

1. The conditional use permit shall be subject to the following conditional use standards for model single-family homes and related temporary real estate sales office located within the model unit as listed in Section ZN 5.03(8)(b)77 of the Village of Somers zoning ordinance, below:
    a. Models may be located in all new subdivisions for a period not to exceed three years from the date of issuance of a zoning permit.
    b. Models shall not be used as a real estate office other than incidental to showing the model dwelling.
    c. Models shall be designed in such manner as they will blend with existing neighborhood environments.
    d. Models shall not be opened beyond 9:00 p.m.
    e. One sign shall be permitted provided, however, that it is no larger than four feet by six feet and provided further that in the event that said sign is lighted, there is no flashing or traveling lights associated with said sign.
    f. Proper exterior maintenance of the property shall be provided such as maintaining the lawn and yard, removal of snow, etc.
    g. Models shall be completely landscaped and have a paved driveway within one year from the date of issuance of the zoning permit.
    h. No parking lots shall be created that would not normally be found in a single-family development.
    i. Sufficient parking shall be provided on subdivision roads and in model home driveways, but in no case shall the parking be allowed on any federal, state, or County highway. Any parking on subdivision roads shall be done in such a manner as to minimize congestion to the surrounding neighborhood.
    j. In those cases where five or more homes are developed into a "parade of homes", the developer shall provided sufficient temporary off-street parking for the duration of the exhibit. This parking need not, however, be paved or graveled.

2. Subject to a zoning permit and building permit being issued prior to construction of the model home.

VILLAGE OF SOMERS
Department of Planning & Development

CONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

SOMERS CREEK INC

Print Name: Daniel Szczap Signature: [signature]

Mailing Address: 4011 80TH ST

City: KENOSHA State: WI Zip: 53142

Phone Number: on file E-mail (optional): on file

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: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(c) Architect's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(d) Engineer's Name (if applicable):

Print Name: _____ Signature: _____

Business Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ E-mail (optional): _____

(e) Tax key number(s) of subject site:

82-4-222-151-0602

Address of the subject site:

Vacant

(f) Plan of Operation (or attach separate plan of operation)

Type of structure:

Single-family model home

Proposed operation or use of the structure or site:

The applicant is requesting a Conditional Use Permit to construct a single-family model home on Lot 2. The proposed model home will be used for temporary sales and marketing purposes associated with the subdivision development and will later be converted to a standard single-family home.

Number of employees (by shift): 1

Hours of Operation: 10:00 AM to 6:00 PM, seven (7) days a week

Any outdoor entertainment? If so, please explain: No

Any outdoor storage? If so, please explain: No

Zoning district of the property: R-5

(g) Attach a plat of survey prepared by a professional land surveyor or site plan drawn to scale and approved by the Kenosha County Department of Planning & Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, existing and proposed gravel, asphalt and concrete surfaces, existing and proposed signage, existing and proposed buildings, and existing and proposed landscaping.

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the Village Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or professional surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Village of Somers Planning & Development office, Village Plan Commission or Village Board:

(h) The Kenosha County Department of Planning & Development may ask for additional information.

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

Request for Conditional Use Permit (payable to “Kenosha County”) $1,350.00

(For other fees see the Fee Schedule)

June 19th, 2026

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

Re: Conditional Use Permit – Somers Creek

Dear Mr. Hurley:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as formal application for a Conditional Use Permit. Bear Development is acting on behalf of the owner of record, Somers Creek, Inc.

The purpose of this request is to allow the construction and use of a model home within the Somers Creek subdivision. The proposed model home will be located on Lot 2 and will be used by Bear Homes for marketing and sales purposes during the build-out of the subdivision. We believe the model home will help attract potential homeowners to the community and give the prospective buyers a better understanding of the Bear Homes offerings.

According to Chapter ZN 5.03 of the Village ordinance, this request is being submitted for review and approval through the Conditional Use Permit process, including review by the Plan Commission and Village Board. Upon approval and execution of the Conditional Use Permit, the permit will be recorded with the Kenosha County Register of Deeds in accordance with Village requirements.

We do not believe the proposed model home will create any negative impacts on the surrounding neighborhood or community, as the use is temporary and consistent with the approved subdivision plans. Once the home is no longer needed for marketing and sales purposes, the property will be sold as a single-family residence.

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

Thank you for your time and consideration.
Sincerely,

Daniel Szczap
Bear Development, LLC

KENOSHA COUNTY
INTERACTIVE MAPPING

N

S

1:3,600

1" = 300'

Date Printed: 6/12/2026

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.

ABBREVIATED TRAFFIC IMPACT STUDY FOR:

WILLOW CREEK RESIDENTIAL DEVELOPMENT

12th STREET/SOMERS ROAD (CTH E) AT 58th AVENUE
VILLAGE OF SOMERS, KENOSHA COUNTY, WISCONSIN

DATE SUBMITTED: July 10, 2025

PREPARED FOR:
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Phone: (262) 842-0556
Contact Persons: Dan Szczap

PREPARED BY:
Traffic Analysis & Design, Inc.
P.O. Box 128
Cedarburg, WI 53012
Phone: (800) 605-3091
Contact Persons: Don Lee, P.E. (WisDOT TIA Certification # SE05-804-046)
John Bieberitz, P.E., PTOE (WisDOT TIA Certification # SE05-804-044)

"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."

_____
Donald J. Lee, P.E.
Wisconsin Registration #35214-006
Traffic Analysis & Design, Inc.

Willow Creek Residential Development
Traffic Impact Analysis
Table of Contents

LIST OF EXHIBITS ii
LIST OF APPENDICES iii
CHAPTER I – INTRODUCTION & EXECUTIVE SUMMARY 1
Part A – Purpose of Report and Study Objectives 1
Part B – Executive Summary 1
CHAPTER II – PROPOSED DEVELOPMENT 5
Part A – On-Site Development 5
Part B – Study Area 5
Part C – Off-Site Land Use and Development 5
Part D – Site Accessibility 6
CHAPTER III – ANALYSIS OF EXISTING CONDITIONS 7
Part A – Physical Characteristics 7
Part B – Traffic Volumes 7
Part C – Capacity Level of Service 7
Part D – Sources of Data 8
CHAPTER IV – FORECASTED TRAFFIC 9
Part A – Background Traffic Forecasting 9
Part B – Site Traffic Forecasting 9
Part C – Background and Build Traffic 10
CHAPTER V – TRAFFIC AND IMPROVEMENT ANALYSIS 11
Part A – Site Access 11
Part B – Capacity Level of Service Analysis 11
Part C – Queueing Analysis 11
Part D – Pedestrian, Bicycle, Bus Service and Multi-Use Trail Considerations 11
Part E – Speed Considerations/Sight Distance 12
Part F – Traffic Control Needs 12
CHAPTER VI – RECOMMENDATIONS AND CONCLUSION 13
Part A – Recommendations 13
Part B – Conclusion 14

LIST OF EXHIBITS

Exhibit 1-1 .....Project Overview Map
Exhibit 1-2A.....Conceptual Site Plan – Willow Creek Residential
Exhibit 1-2B.....Conceptual Site Plan – Off-site Development
Exhibit 1-3 .....Recommended Modifications

Exhibit 2-1 .....Project Overview Map
Exhibit 2-2A.....Conceptual Site Plan – Willow Creek Residential
Exhibit 2-2B.....Conceptual Site Plan – Off-site Development
Exhibit 2-3 .....Village of Somers/Kenosha County 2035 Comprehensive Land Use Plan

Exhibit 3-1 .....Existing Transportation Detail
Exhibit 3-2A.....Existing Traffic Volumes
Exhibit 3-2B.....Background Traffic Volumes
Exhibit 3-3 .....Existing Traffic Operations – Without Modifications

Exhibit 4-3A.....On-site Trip Generation & Distribution Tables
Exhibit 4-3B.....Off-site Trip Generation & Distribution Tables
Exhibit 4-4 .....Trip Distribution Diagram
Exhibit 4-5 .....On-site New Trips
Exhibit 4-8A.....Off-site New Trips
Exhibit 4-8B.....Off-site Pass-by Trips
Exhibit 4-8C.....Off-site Driveway Trips
Exhibit 4-11 .....Full Build Traffic Volumes

Exhibit 5-1 .....Background Traffic Operations – Without Modifications
Exhibit 5-3 .....Full Build Traffic Operations – Without Modifications
Exhibit 5-12 .....Full Build Traffic Operations – With Modifications
Exhibit 5-18 .....Existing Traffic Maximum Queue Lengths
Exhibit 5-19 .....Background Traffic Maximum Queue Lengths
Exhibit 5-21 .....Full Build Traffic Maximum Queue Lengths

LIST OF APPENDICES

Appendix A.....Traffic

Existing Turning Movement Counts
Saturation Flow Rate Calculations
Traffic Signal Plans and Timings
Intersection Sight Design Calculations

Appendix B ...Peak Hour Analysis Outputs

Existing Traffic
Background Traffic
Full Build Traffic

Appendix C ...Peak Hour Improvement Analysis Outputs

Full Build Traffic – With Modifications

CHAPTER I – INTRODUCTION & EXECUTIVE SUMMARY

PART A – PURPOSE OF REPORT AND STUDY OBJECTIVES

A residential development is being proposed along the south side of 12th Street/Somers Road/County Trunk Highway (CTH) E to the west of Green Bay Road/State Trunk Highway (STH) 31 in the Village of Somers, Kenosha County, Wisconsin. Access to the site is proposed via a new roadway connection to CTH E; specifically, a new south leg of the existing 58th Avenue intersection with CTH E. As part of the development, Kenosha County and the Village of Somers have requested a traffic impact analysis be conducted to determine the additional traffic expected to be generated by the development and to identify roadway modifications, if any, attributed to the new development for the opening year traffic scenario.

This report documents the procedures, findings, and conclusions of the traffic impact analysis. The analysis identifies recommended modifications based on existing intersection geometrics, background traffic volumes, and additional traffic expected to be generated by the proposed development within the limits of the study area.

PART B – EXECUTIVE SUMMARY

The executive summary includes a description of the study area, description of the development and conclusions based on the findings of the TIA.

B1. Location of Study Site with Respect to Area Roadway Network

A residential development is being proposed along the south side of 12th Street/Somers Road/County Trunk Highway (CTH) E at 58th Avenue in the Village of Somers, as shown in Exhibit 1-1. The study area for the proposed development is anticipated to include the following existing intersections:

- 12th Street/Somers Road/CTH E with 58th Avenue (existing one-way stop control, proposed two-way stop control)
- Green Bay Road/STH 31 with 12th Street/Somers Road/CTH E (existing traffic signal control)

B2. On-Site Development Description

The proposed on-site development is expected to include 73 single-family residential houses. A conceptual site plan for the proposed on-site development is shown on Exhibit 1-2A. The site currently consists of agricultural lands with a wooded area along the west edge of the property. A stream is also located within the wooded area to the west of the site. A vacant sports bar is located immediately to the east, on the southwest corner of the Green Bay Road intersection with CTH E. A convenience store/gas station is located on the northwest corner of this intersection. Additional agricultural lands with wooded areas are located to the south of the proposed site. A cemetery, as well as additional agricultural lands, exists on the southeast corner of the Green Bay Road intersection with CTH E. Residential neighborhoods also exist along CTH E to the east and west along CTH E, within the general area.

Initial build out of the site is planned later this year with full build out over the next few years. For planning purposes, all parcels are expected to be included in the opening year Full Build traffic scenario.

B3. Off-Site Development Description

According to the Village of Somers, one off-site development is expected within the limits of the study area. The previously approved residential/mixed-use development located on the north side

of CTH E, immediately west of STH 31. The conceptual site plan for this off-site development is shown on Exhibit 1-2B. The residential component as well as one outlot were previously completed for this site. The following land uses are assumed for the remaining outlots located within the site along STH 31 as well as the unleased residential units within the site (based on information provided by the Hawthorne Apartments leasing agent in July of 2025). Note that the types of uses and areas of the two commercial buildings (outlots C & D) listed below were taken from the previously approved TIA (dated July 27, 2018) for this development as follows.

- Apartments – 17 units
- Drive-through Bank (Outlot C) – 3 drive-thru lanes
- Retail (Outlot D) – 16,500 sf

Build out of the off-site development is unknown at this time; however, for traffic study purposes full build out of this site was included in the opening year Background traffic scenario.

B4. Site Generated Traffic

The traffic volumes expected to be generated by the proposed on-site and off-site developments are based on the size and type of the proposed uses, and on trip rates as published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. A combination of trip rates and fitted curve equations were utilized to determine the expected new trips based on current ITE practices.

Due to the nature of the planned on-site land use types (residential), no internal linked or pass-by trips were assumed for the site. A linked trip occurs when a patron of one tenant visits another tenant prior to exiting the site. Pass-by trips occur when motorists already on the highway system stop at a development site prior to continuing on their intended route (e.g., an existing motorist eastbound on CTH E stops at the residential site prior to continuing eastbound on CTH E). Linked and pass-by trips for the off-site development were taken directly from the previously approved July 27, 2018 TIA.

Under full build out, the on-site development is expected to generate 55 new trips (15 entering/40 exiting) during a typical weekday morning peak hour. During a typical weekday evening peak hour, the on-site development is expected to generate 75 new trips (45 entering/30 exiting). On a typical weekday, the on-site development is expected to generate approximately 760 new trips (380 entering/380 exiting) under full build conditions.

Under full build out, the off-site development is expected to generate 100 new trips (45 entering/55 exiting) during a typical weekday morning peak hour. Of the 100 new trips, none are expected to be linked trips and 20 are expected to be pass-by trips resulting in 80 new trips (35 entering/45 exiting) during a typical weekday morning peak hour. During a typical weekday evening peak hour, the off-site development is expected to generate 235 new trips (125 entering/110 exiting). Of the 235 new trips, approximately 10 are expected to be linked trips and another 50 are expected to be pass-by trips resulting in 175 new trips (95 entering/80 exiting). On a typical weekday, the development is expected to generate 1,600 new trips of which approximately 40 are expected to be linked trips and another 320 are expected to be pass-by trips resulting in approximately 1,240 new trips (620 entering/620 exiting) under full build conditions.

B5. Proposed Access to the Developments

Access to the site is proposed via a new roadway connection to CTH E; specifically, a new south leg of the existing 58th Avenue intersection with CTH E. The north leg of the intersection is the main access to the off-site development.

B6. Recommended Modifications

The study area intersections were analyzed based on the procedures set forth in the *Highway Capacity Manual (HCM), 7th Edition*. 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, LOS D or better was used to define acceptable peak hour operating conditions.

Recommended modifications, shown in Exhibit 1-3, are split into the following categories:

- "Existing Traffic" – These modifications are expected to be necessary to accommodate the Existing traffic volumes without the proposed development.
- "Background Traffic" – These modifications are expected to be necessary to accommodate the Background traffic, which includes the previously approved off-site development, without the proposed on-site development. The Background traffic recommended modifications are in addition to conditions as they currently exist.
- "Full Build Traffic" – These modifications are expected to be necessary to accommodate the Full Build traffic volumes which includes full build out of the proposed on-site residential development as well as background traffic. Full Build traffic modifications are in addition to background traffic recommended modifications.

The analysis was conducted using existing intersection geometrics and traffic control and the existing traffic signal timings. The following modifications, as shown in Exhibit 1-3, are recommended to accommodate the Existing, Background and Full Build traffic volumes, respectively. *Modifications are for jurisdictional consideration and are not legally binding. The Village of Somers and Kenosha County reserve the right to determine alternative solutions.*

Node 100: 12th Street/Somers Road & Proposed West Drive/58th Avenue

- Provide a full access roadway connection onto 12th Street/Somers Road from the south with a single exit lane and a single entrance lane (two-lane undivided roadway section) on the south approach.
- Provide stop sign control on the south approach.
- Provide three lanes on the west approach: a dedicated left-turn lane, a through lane and a dedicated right-turn lane (addition of a dedicated right-turn lane).
- Using pavement marking, provide two lanes on the north approach: a dedicated right-turn lane and a shared thru/left-turn lane (change existing left-turn lane to a shared lane).
- No changes proposed to the east approach.

Node 200: STH 31 & 12th Street/Somers Road

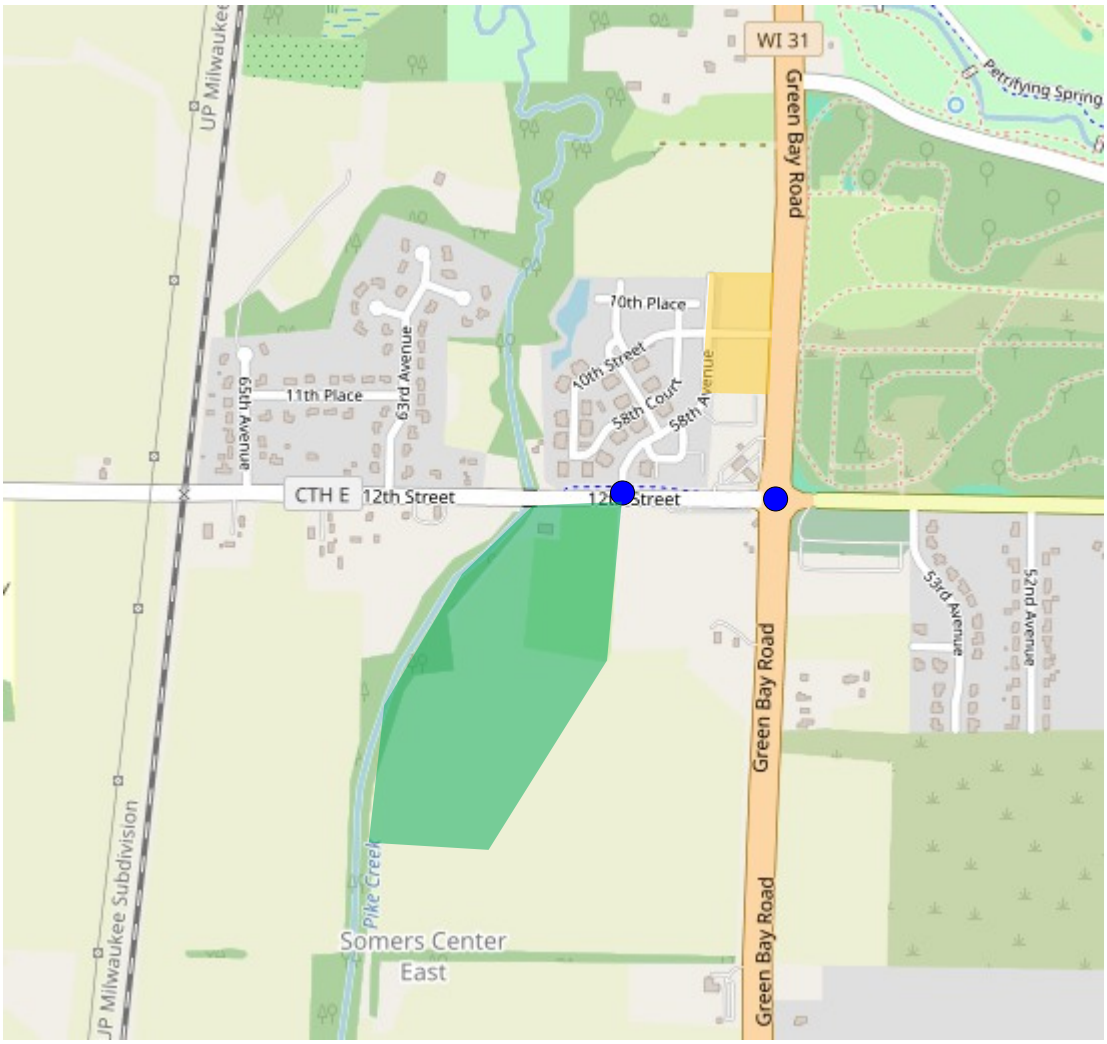
- *Existing Traffic:* No modifications.
- *Background Traffic:* No modifications.
- *Full Build Traffic:* No modifications.

It is noted that all traffic 95th percentile queue lengths at the STH 31 intersection with 12th Street/Somers Road and the 12th Street/Somers Road intersection with 58th Avenue are expected to fit within the existing left-turn and right-turn lanes as they currently exist at the intersections.

All intersections are expected to operate acceptably under the Full Build traffic volume conditions with these recommended modifications.

B7. Conclusion

To accommodate the full build out of the development site, recommended modifications are expected to be necessary at the study area intersections. All movements at the study area intersections are expected to operate safely and efficiently with the modifications identified in this TIA with the full build out of the development.



LEGEND

- Study Area Intersection
- On-Site Development
- Off-Site Development - Commercial/Outlots

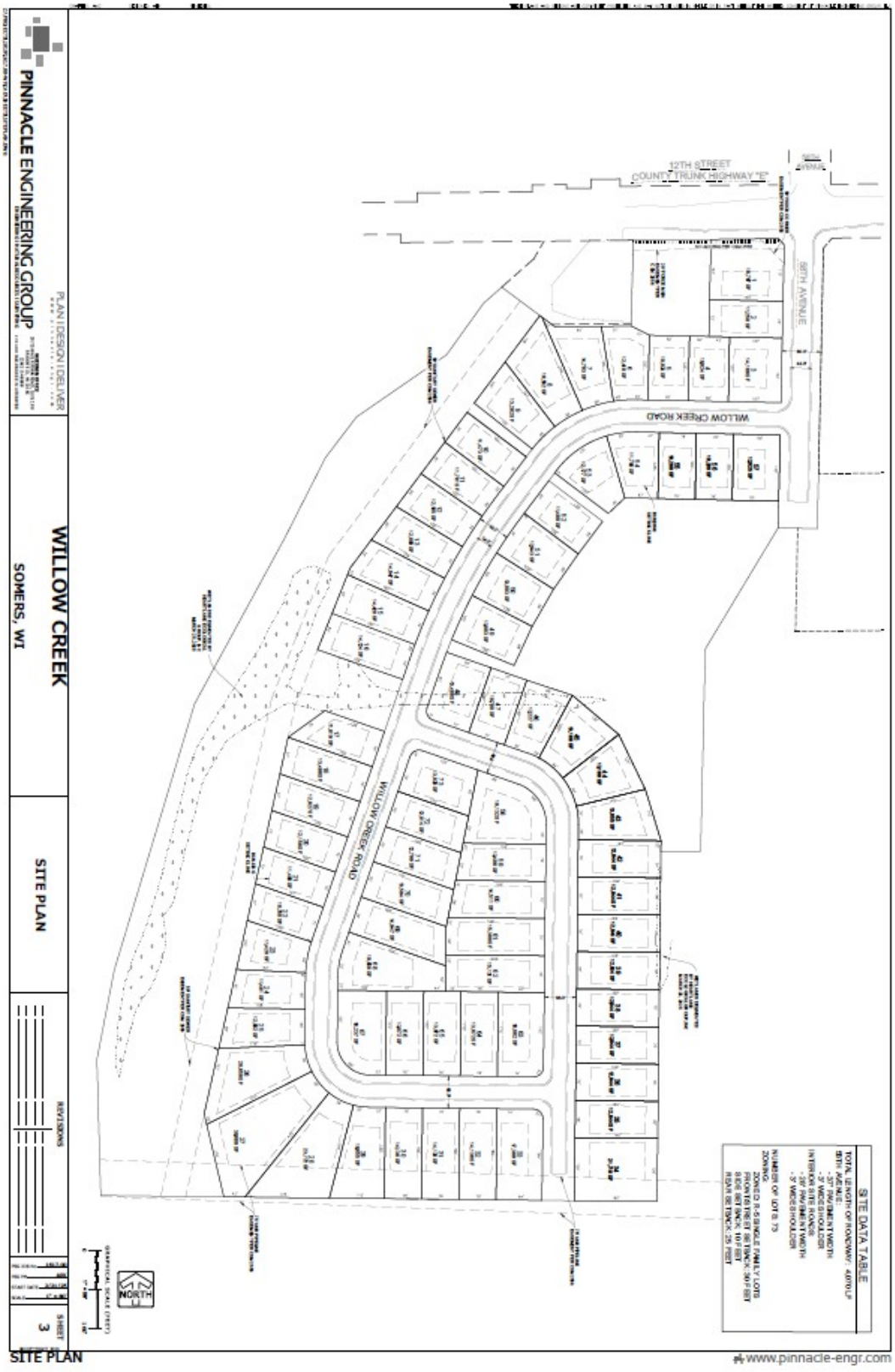
TRAFFIC ANALYSIS & DESIGN, INC.

3497: 7-10-25

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EXHIBIT 1-1
PROJECT OVERVIEW MAP

SOMERS, WISCONSIN

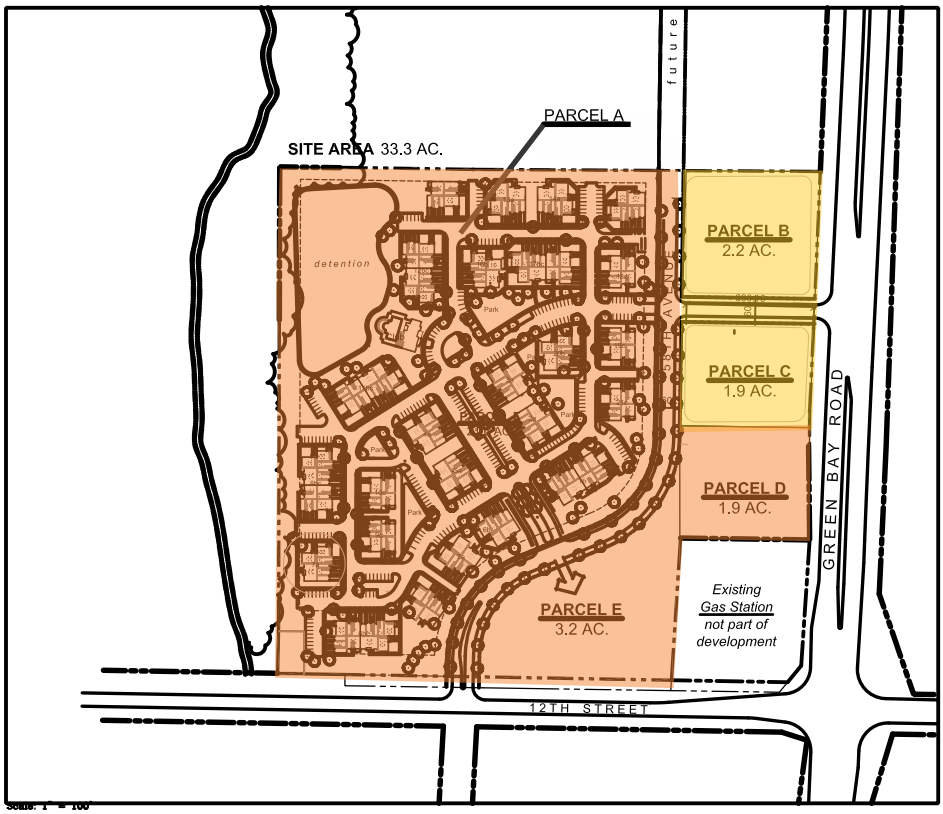


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TRAFFIC ANALYSIS & DESIGN, INC.
3497: 7-10-25

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EXHIBIT 1-2A
CONCEPTUAL SITE PLAN
WILLOW CREEK RESIDENTIAL

SOMERS, WISCONSIN



Site Information:

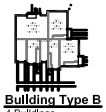
8 BUILDING Type A -	56 units
5 BUILDING Type B -	40 units
6 BUILDING Type C -	36 units
6 BUILDING Type BC -	84 units
Carriage Home Rental	216 units
TOTAL UNITS	216 units
	21.6 Ac (10.0 Du/Ac)
PARKING (To be Updated)	
Carriage Home Rental	
Garage	121 sp.
Surface	265 sp.
Total	386 Spaces (1.78:1)



Building Type A
9 Buildings
4 Garages/Building

Studio	0
1BR	1
2BR	5
3BR	1

7 units per building



Building Type B
4 Buildings
4 Garages/Building

Studio	1
1BR	4
2BR	3
3BR	0

8 units per building



Building Type C
5 Buildings
5 Garages/Building

Studio	0
1BR	5
2BR	1
3BR	0

6 units per building



Building Type D
5 Buildings
9 Garages/Building

Studio	1
1BR	9
2BR	4
3BR	0

14 units per building

Ravine Park Partners

Somers, Wisconsin

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

Revised: May 10, 2018

LEGEND

- Previously Completed
- Commercial/Outlots Remaining

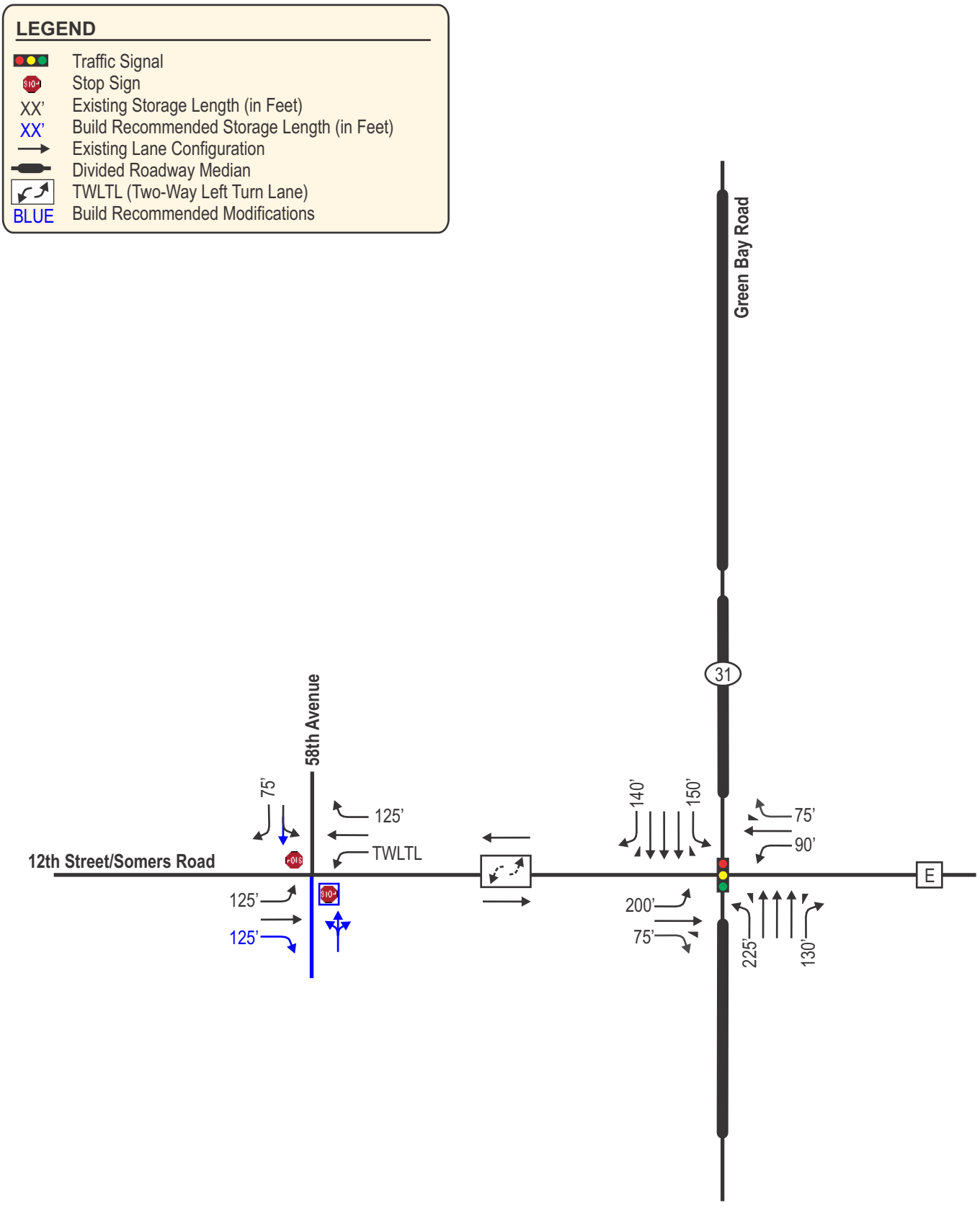
TRAFFIC ANALYSIS & DESIGN, INC.

3497: 7-10-25

N

EXHIBIT 1-2B
CONCEPTUAL SITE PLAN
OFF-SITE DEVELOPMENT

SOMERS, WISCONSIN



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3497: 7-10-25

N
NOT TO SCALE

EXHIBIT 1-3
RECOMMENDED MODIFICATIONS

SOMERS, WISCONSIN

CHAPTER II – PROPOSED DEVELOPMENT

PART A – ON-SITE DEVELOPMENT

A1. Development Description and Site Location

A residential development is being proposed along the south side of 12th Street/Somers Road/County Trunk Highway (CTH) E to the west of Green Bay Road/State Trunk Highway (STH) 31 in the Village of Somers, Kenosha County, Wisconsin. A project overview map illustrating the location of the proposed development site is shown in Exhibit 2-1.

A2. Land Use and Intensity

The site currently consists of agricultural lands with a wooded area along the west edge of the property. A stream is also located within the wooded area to the west of the site. A vacant sports bar is located immediately to the east, on the southwest corner of the Green Bay Road intersection with CTH E. A convenience store/gas station is located on the northwest corner of this intersection. Additional agricultural lands with wooded areas are located to the south of the proposed site. A cemetery, as well as additional agricultural lands, exists on the southeast corner of the Green Bay Road intersection with CTH E. Residential neighborhoods also exist along CTH E to the east and west along CTH E, within the general area.

A3. Site Plan

The proposed on-site development is expected to include 73 single-family residential houses. A conceptual site plan for the proposed on-site development is shown on Exhibit 2-2A. Access to the site is proposed via a new roadway connection to CTH E; specifically, a new south leg of the existing 58th Avenue intersection with CTH E. The north leg of the intersection is the main access to the off-site development.

A4. Development Phasing

Initial build out of the site is planned later this year with full build out over the next few years. For planning purposes, all parcels are expected to be included in the opening year Full Build traffic scenario.

PART B – STUDY AREA

B1. Influence Area

Based on the location of the site in relation to CTH E and STH 31, the proposed development is expected to draw from a local customer base. Therefore, the areas of significant influence include the Village of Somers, the City of Kenosha, the Village of Sturtevant and the other surrounding cities, villages, and towns.

B2. Area of Significant Traffic Impact

The study area for the proposed development is anticipated to include the following existing intersections:

- 12th Street/Somers Road/CTH E with 58th Avenue (existing one-way stop control, proposed two-way stop control)
- Green Bay Road/STH 31 with 12th Street/Somers Road/CTH E (existing traffic signal control)

PART C – OFF-SITE LAND USE AND DEVELOPMENT

According to the Village of Somers, one off-site development is expected within the limits of the study area. The previously approved residential/mixed-use development located on the north side

of CTH E, immediately west of STH 31. The conceptual site plan for this off-site development is shown on Exhibit 2-2B. The residential component as well as one outlot were previously completed for this site. The following land uses are assumed for the remaining outlots located within the site along STH 31 as well as the unleased residential units within the site (based on information provided by the Hawthorne Apartments leasing agent in July of 2025). Note that the types of uses and areas of the two commercial buildings (outlots C & D) listed below were taken from the previously approved TIA (dated July 27, 2018) for this development as follows.

- Apartments – 17 units
- Drive-through Bank (Outlot C) – 3 drive-thru lanes
- Retail (Outlot D) – 16,500 sf

Build out of the off-site development is unknown at this time; however, for traffic study purposes full build out of this site was included in the opening year Background traffic scenario. The Village of Somers/Kenosha County 2035 comprehensive land use plan is shown in Exhibit 2-3.

PART D – SITE ACCESSIBILITY

D1. Study Area Roadways

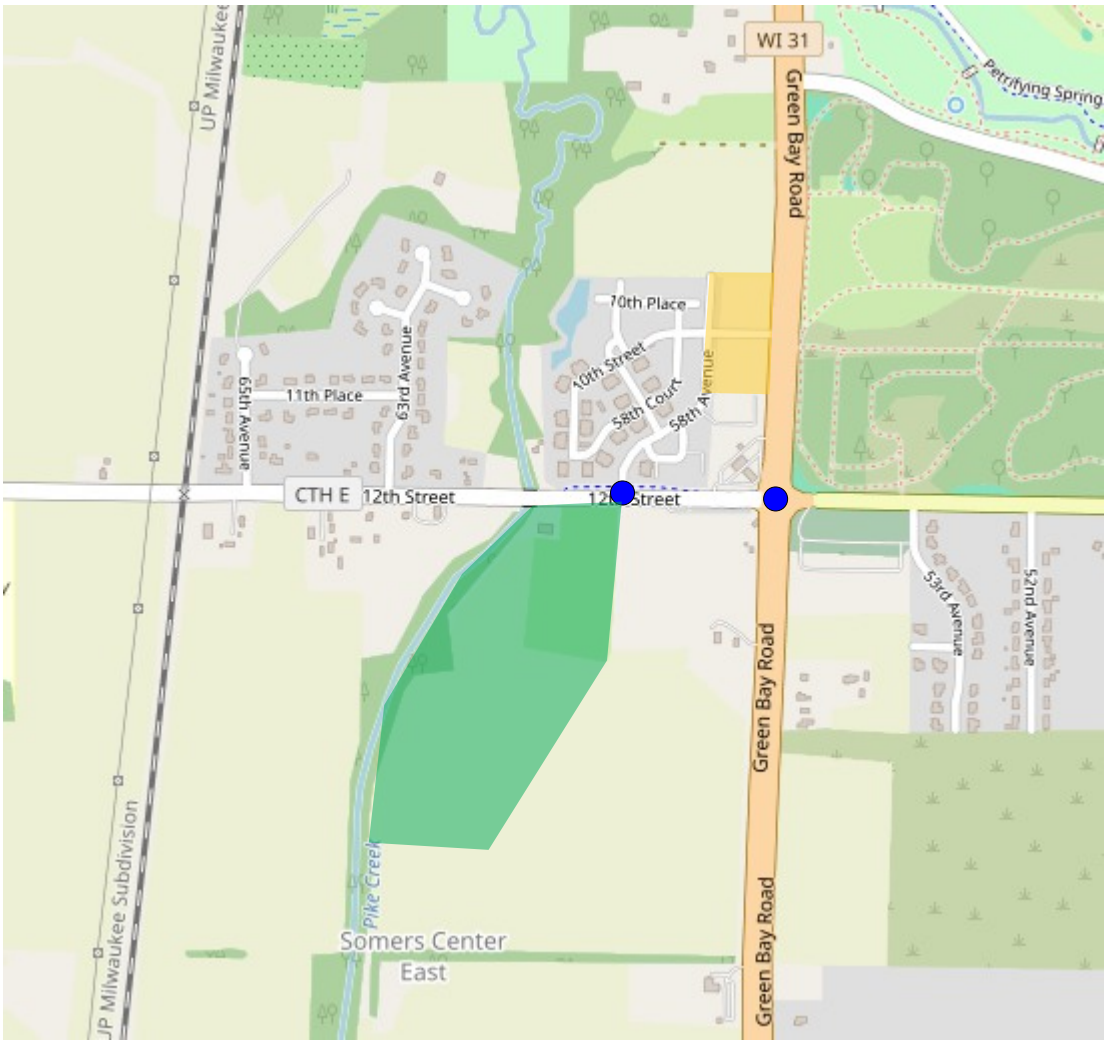
The study area roadways are discussed below:

Green Bay Road (STH 31) is a six-lane divided north/south arterial highway within the limits of the study area. The posted speed limit along Green Bay Road is 55 miles per hour (mph) within the study area. According to WisDOT, the Year 2024 average annual daily traffic volumes (AADT's) on Green Bay Road were approximately 23,600 per day (vpd) north of 12th Street/Somers Road and 26,100-vpd south of 12th Street/Somers Road. No sidewalks are provided along Green Bay Road, and parking is not allowed on Green Bay Road within the limits of the study area.

12th Street/Somers Road (CTH E) is a two-lane undivided east/west arterial highway that widens to provide turn lanes at its intersection with Green Bay Road and 58th Avenue. A short Two-Way-Left-Turn-Lane (TWLTL) cross section is also provided between 58th Avenue and STH 31. The posted speed limit along 12th Street/Somers Road is 40-mph to the west of Green Bay Road and 45-mph to the east of Green Bay Road. The WisDOT Year 2024 AADT's on 12th Street/Somers Road were approximately 6,400-vpd east of Green Bay Road and 6,000-vpd west of Green Bay Road. A multi-use trail is provided along the north side of 12th Street/Somers Road between a point about 350 feet west of 58th Avenue and STH 31. No additional sidewalks are provided along 12th Street/Somers Road and parking is not allowed on 12th Street/Somers Road, outside the limits of the 12th Street/Somers Road intersection with Green Bay Road and within the limits of the study area.

D2. Alternative Modes of Transportation

Other than the multi-use trail provided along the north side of 12th Street/Somers Road between a point about 350 feet west of 58th Avenue and STH 31, no sidewalks or bike facilities are provided along CTH E or STH 31 within the limits of the study area; however, a narrow paved shoulder is provided along both sides of CTH E to the east of STH 31 and along the south side of CTH E to the west of STH 31. Bike lanes are also provided immediately west of the study area, along both sides of CTH E. Transit is not present within the limits of the study area.



LEGEND

- Study Area Intersection
- On-Site Development
- Off-Site Development - Commercial/Outlots

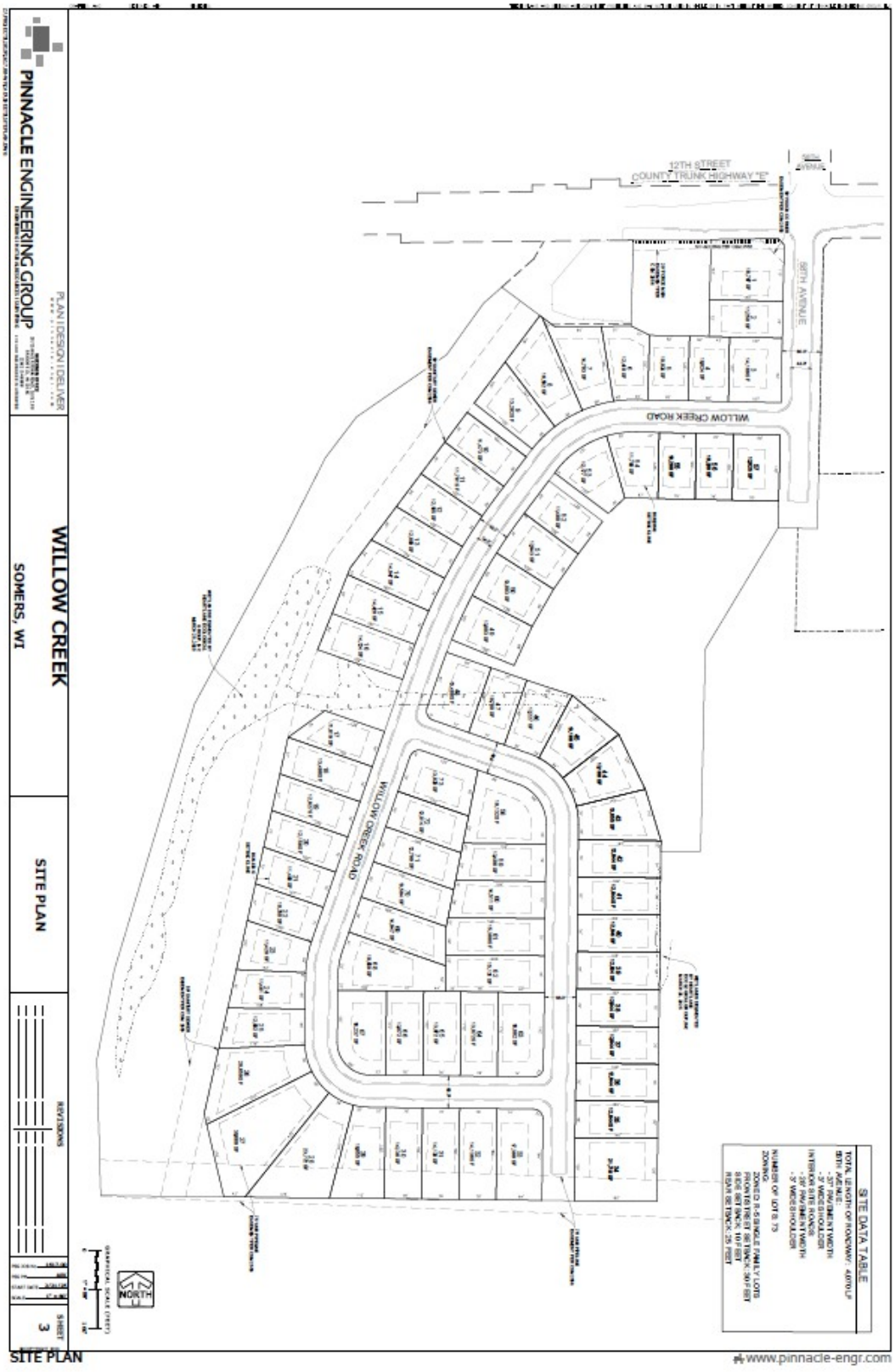
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EXHIBIT 2-1
PROJECT OVERVIEW MAP

SOMERS, WISCONSIN



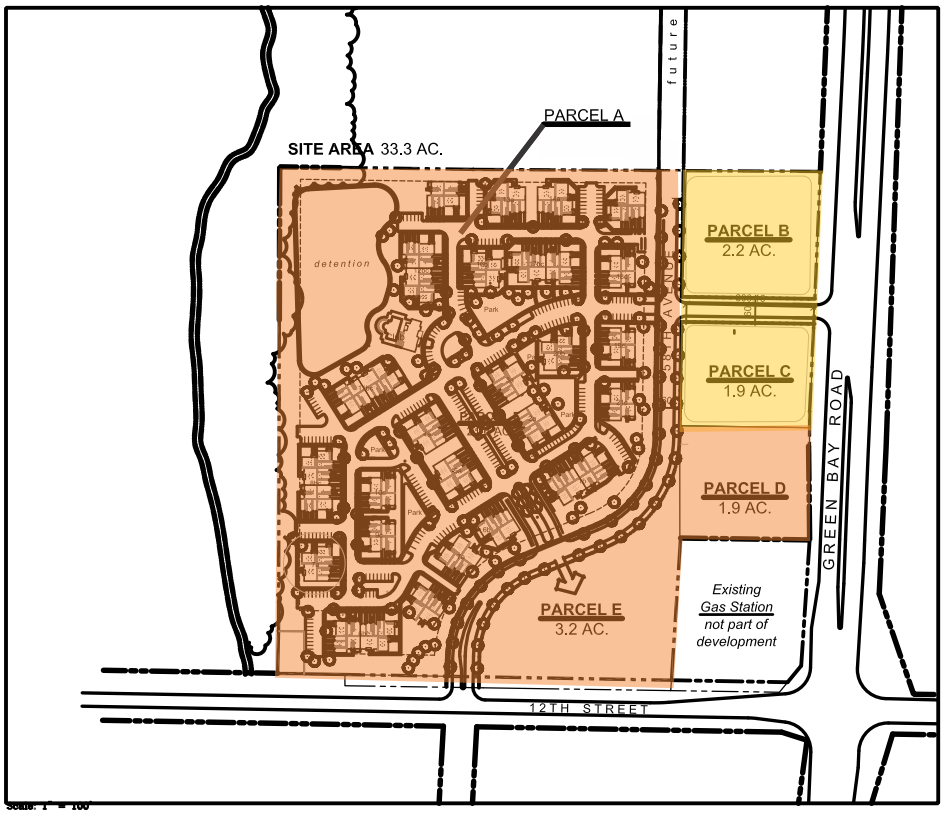
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EXHIBIT 2-2A
CONCEPTUAL SITE PLAN
WILLOW CREEK RESIDENTIAL

97/197

SOMERS, WISCONSIN



Site Information:

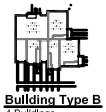
8 BUILDING Type A -	56 units
5 BUILDING Type B -	40 units
6 BUILDING Type C -	36 units
6 BUILDING Type BC -	84 units
Carriage Home Rental	216 units
TOTAL UNITS	216 units
	21.6 Ac (10.0 Du/Ac)
PARKING (To be Updated)	
Carriage Home Rental	
Garage	121 sp.
Surface	265 sp.
Total	386 Spaces (1.78:1)



Building Type A
9 Buildings
4 Garages/Building

Studio	0
1BR	1
2BR	5
3BR	1

7 units per building



Building Type B
4 Buildings
4 Garages/Building

Studio	1
1BR	4
2BR	3
3BR	0

8 units per building



Building Type C
5 Buildings
5 Garages/Building

Studio	0
1BR	5
2BR	1
3BR	0

6 units per building



Building Type D
5 Buildings
9 Garages/Building

Studio	1
1BR	9
2BR	4
3BR	0

14 units per building

Ravine Park Partners

Somers, Wisconsin

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

Revised: May 10, 2018

LEGEND

- Previously Completed
- Commercial/Outlots Remaining

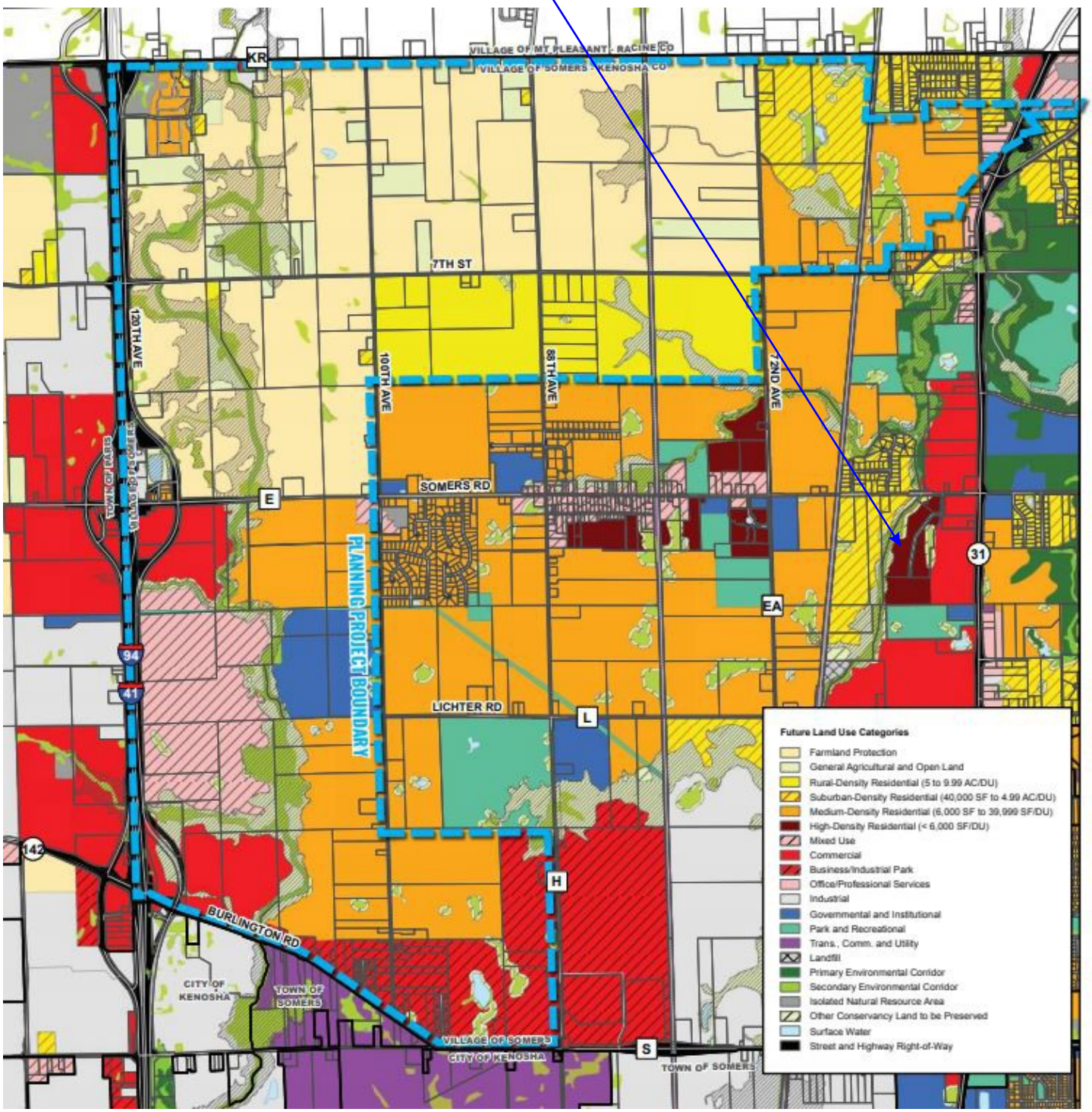
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EXHIBIT 2-2B
CONCEPTUAL SITE PLAN
OFF-SITE DEVELOPMENT

SOMERS, WISCONSIN



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EXHIBIT 2-3
VILLAGE OF SOMERS/KENOSHA COUNTY 2035 COMPREHENSIVE LAND USE PLAN

SOMERS, WISCONSIN

CHAPTER III – ANALYSIS OF EXISTING CONDITIONS

PART A – PHYSICAL CHARACTERISTICS

Exhibit 3-1 shows the existing transportation detail for the study area intersections. More specifically, the exhibit illustrates intersection lane configurations, intersection traffic controls, and posted speed limits.

PART B – TRAFFIC VOLUMES

The weekday morning and weekday evening peak hours are expected to drive the improvements needed to adequately accommodate the residential development, as they represent the highest trip generation for the site and the highest volumes along Green Bay Road and 12th Street/Somers Road. Therefore, in late June of 2025, Traffic Analysis & Design, Inc. conducted weekday morning (6:00 to 9:00 am) and weekday evening (3:00 to 6:00 pm) turning movement traffic counts at the 12th Street/Somers Road intersections with Green Bay Road and 58th Avenue.

Based on the turning movement counts; the weekday morning and weekday evening peak hours were identified as being 7:15 to 8:15 am and 4:15 to 5:15 pm; respectively. The existing traffic volumes are shown in Exhibit 3-2A. The traffic counts used to determine peak hour factors and truck percentages have been included in the appendix of this study.

The off-site development new traffic was added to the existing peak hour turning movement volumes to determine the Background traffic volumes as shown in Exhibit 3-2B (see *Chapter IV, Section A & C1* for further discussion).

PART C – CAPACITY LEVEL OF SERVICE

C1. Level of Service Definitions

The study area intersections were analyzed based on the procedures set forth in the *Highway Capacity Manual (HCM), 7th Edition*. 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, LOS D was used to define acceptable peak hour operating conditions. Descriptions of the various levels of service are as follows:

> *LOS A* is the highest level of service that can be achieved. Under this condition, intersection approaches appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation. At signalized and unsignalized intersections, average delays are less than 10 seconds.
>
> *LOS B* represents stable operation. At signalized intersections, average vehicle delays are 10 to 20 seconds. At unsignalized intersections, average delays are 10 to 15 seconds.
>
> *LOS C* still represents stable operation, but periodic backups of a few vehicles may develop behind turning vehicles. Most drivers begin to feel restricted, but not objectionably so. At signalized intersections, average vehicle delays are 20 to 35 seconds. At unsignalized intersections, average delays are 15 to 25 seconds.
>
> *LOS D* represents increasing traffic restrictions as the intersection approaches instability. Delays to approaching vehicles may be substantial during short peaks within the peak period, but periodic clearance of long lines occurs, thus preventing excessive backups. At signalized intersections, average vehicle delays are 35 to 55 seconds. At unsignalized intersections, average delays are 25 to 35 seconds.

LOS E represents the capacity of the intersection. At signalized intersections, average vehicle delays are 55 to 80 seconds. At unsignalized intersections, average delays are 35 to 50 seconds.

LOS F represents jammed conditions where the intersection is over capacity and acceptable gaps for unsignalized intersections in the mainline traffic flow are minimal. At signalized intersections, average vehicle delays exceed 80 seconds. At unsignalized intersections, average delays exceed 50 seconds.

C2. Existing Traffic Operations – No Modifications

Exhibit 3-3 shows the Existing traffic peak hour operating conditions at the study area intersections. The Existing traffic analysis was conducted using the existing lane configurations shown in Exhibit 3-1, the Existing traffic volumes shown in Exhibit 3-2A and the existing traffic signal timings as shown in the appendix of this study.

As shown in Exhibit 3-3, all movements are currently operating acceptably at LOS C or better at the study area intersections under the Existing traffic volume conditions during the weekday morning and weekday evening peak periods.

PART D – SOURCES OF DATA

The following sources of data were obtained for use in conducting this traffic study:

- Turning movement traffic counts – TADI
- Existing transportation details – TADI along with Google Earth
- Existing Traffic Signal Timings – WisDOT
- On-site development information – Bear Development LLC
- Off-site development information – City of Somers



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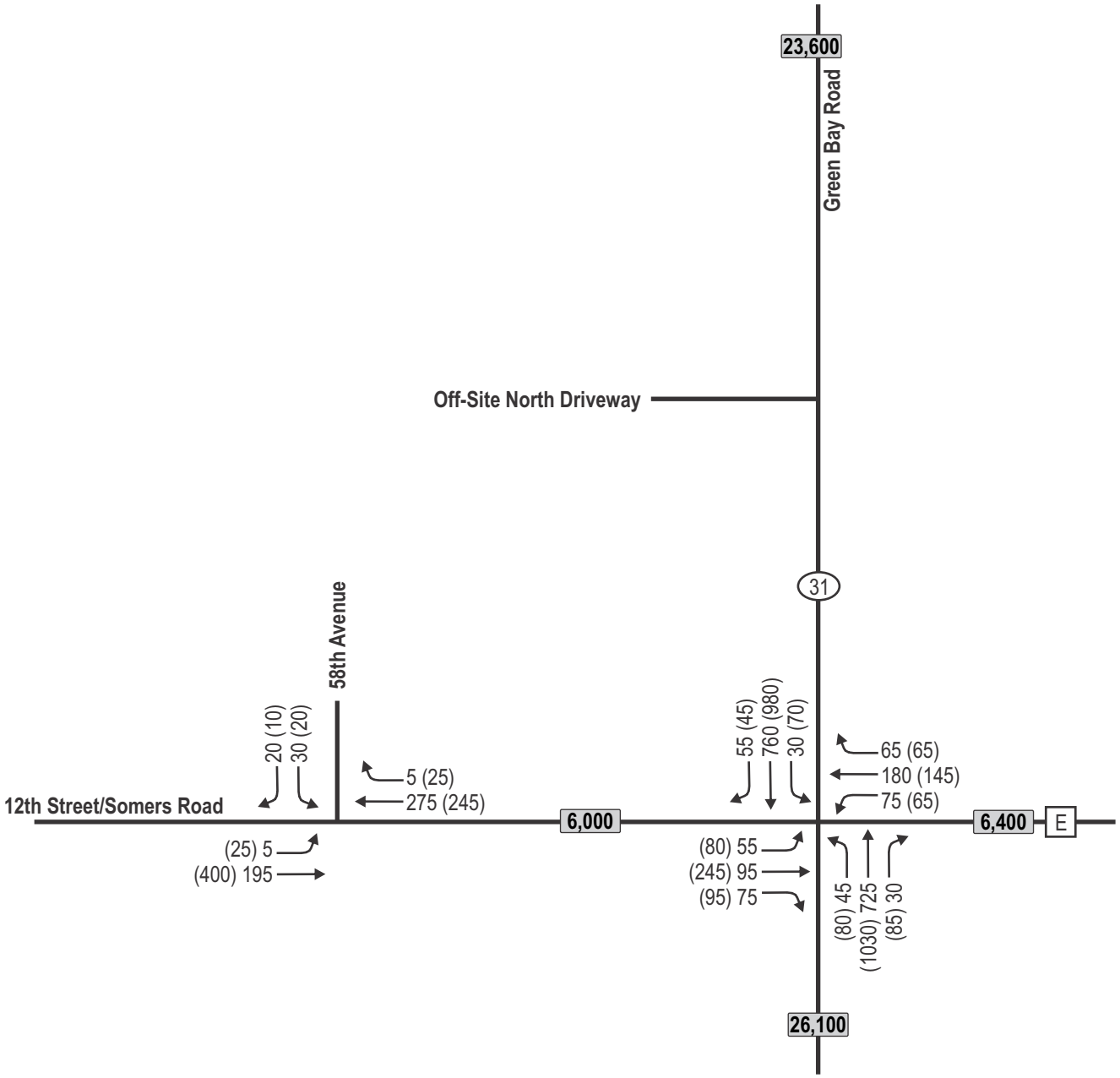
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EXHIBIT 3-1
EXISTING TRANSPORTATION DETAIL

SOMERS, WISCONSIN

LEGEND

XX	AM Peak Hour (7:15 - 8:15 AM)
(XX)	PM Peak Hour (4:15 - 5:15 PM)
-	Negligible Traffic Volumes (Fewer than 3 vph)
X,XXX	2024 Annual Average Daily Traffic (AADT)



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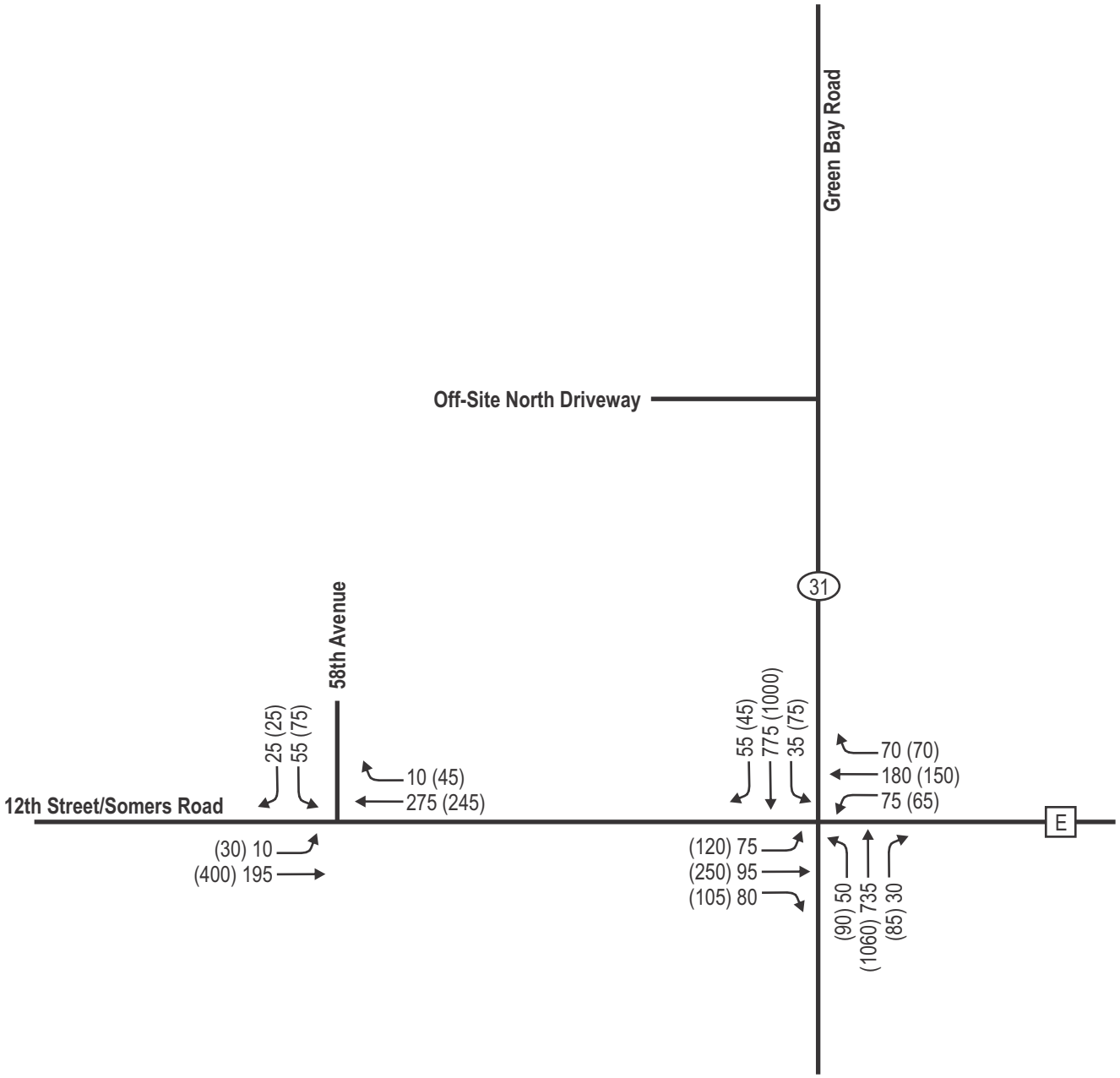
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EXHIBIT 3-2A
YEAR 2025 EXISTING TRAFFIC VOLUMES

SOMERS, WISCONSIN

LEGEND

XX AM Peak Hour (7:15 - 8:15 AM)
(XX) PM Peak Hour (4:15 - 5:15 PM)
\- Negligible Traffic Volumes (Fewer than 3 vph)



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EXHIBIT 3-2B
BACKGROUND TRAFFIC VOLUMES
INCLUDES OFF-SITE DEVELOPMENT

SOMERS, WISCONSIN

Exhibit 3-3
Year 2025 Existing Traffic Peak Hour Operating Conditions
With Existing Geometrics and Traffic Control

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Node 100: 12th Street/CTH E & 58th Avenue *One-Way Stop Control*		*Lanes->*	*1*	*1*	-	-	*1*	*1*		-		*1*	-	*1*	
	AM	LOS	A	*	-	-	*	*		-		B	-	B	
		Delay	8.0	*	-	-	*	*		-		13.3	-	10.0	
		Queue	25'	*	-	-	*	*		-		25'	-	25'	
	PM	LOS	A	*	-	-	*	*		-		C	-	A	
		Delay	7.9	*	-	-	*	*		-		17.2	-	9.7	
		Queue	25'	*	-	-	*	*		-		25'	-	25'	
Node 200: 12th Street/CTH E & Green Bay Road/STH 31 *Traffic Signal Control*		*Lanes->*	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*3*	*1*	*1*	*3*	*1*	
	AM	LOS	C	B	B	B	B	B	C	B	B	C	B	B	B
		Delay	20.4	16.1	15.6	18.5	17.3	15.5	21.0	12.3	10.4	21.9	13.3	11.3	14.1
		Queue	50'	70'	40'	60'	125'	35'	45'	120'	25'	35'	125'	30'	
	PM	LOS	C	C	B	C	B	B	C	B	B	C	B	B	B
		Delay	23.1	21.3	18.6	26.4	19.5	18.3	26.4	15.7	12.8	26.5	15.8	12.7	17.4
		Queue	75'	200'	60'	70'	120'	45'	90'	205'	45'	80'	195'	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.

CHAPTER IV – FORECASTED TRAFFIC

PART A – BACKGROUND TRAFFIC FORECASTING

Since the identified off-site development is partially completed and operational and since the overall development has been previously approved, per the approved July 27, 2018 TIA, the off-site development has been included in the Background traffic volumes used in this study. The off-site development new traffic was added to the existing peak hour turning movement volumes to determine the Background traffic volumes as shown in Exhibit 3-2B (see *Chapter IV, Section C1* for further discussion).

PART B – SITE TRAFFIC FORECASTING

The traffic volumes expected to be generated by the proposed on-site and off-site developments are based on the size and type of the proposed uses, and on trip rates as published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. A combination of trip rates and fitted curve equations were utilized to determine the expected new trips based on current ITE practices.

B1. Trip Generation

As shown in Exhibit 4-3A, under full build out, the on-site development is expected to generate 55 new trips (15 entering/40 exiting) during a typical weekday morning peak hour. During a typical weekday evening peak hour, the on-site development is expected to generate 75 new trips (45 entering/30 exiting). On a typical weekday, the on-site development is expected to generate approximately 760 new trips (380 entering/380 exiting) under full build conditions.

As shown in Exhibit 4-3B, under full build out, the off-site development is expected to generate 100 new trips (45 entering/55 exiting) during a typical weekday morning peak hour. Of the 100 new trips, none are expected to be linked trips and 20 are expected to be pass-by trips resulting in 80 new trips (35 entering/45 exiting) during a typical weekday morning peak hour. During a typical weekday evening peak hour, the off-site development is expected to generate 235 new trips (125 entering/110 exiting). Of the 235 new trips, approximately 10 are expected to be linked trips and another 50 are expected to be pass-by trips resulting in 175 new trips (95 entering/80 exiting). On a typical weekday, the development is expected to generate 1,600 new trips of which approximately 40 are expected to be linked trips and another 320 are expected to be pass-by trips resulting in approximately 1,240 new trips (620 entering/620 exiting) under full build conditions.

B2. Mode Split

Pedestrians, bicyclists, and future bus users may use their respective modes to access the proposed development, though these alternate modes are expected to make up a very small portion of the overall trips to/from the study area. Therefore, for the purpose of this TIA, all trips to/from the on-site developments were assumed to occur via motor vehicle.

B3. Determination of Linked and Pass-by Trip Traffic

Due to the nature of the planned on-site land use types (residential), no internal linked or pass-by trips were assumed for the site. A linked trip occurs when a patron of one tenant visits another tenant prior to exiting the site. Pass-by trips occur when motorists already on the highway system stop at a development site prior to continuing on their intended route (e.g., an existing motorist eastbound on CTH E stops at the residential site prior to continuing eastbound on CTH E). Linked and pass-by trips for the off-site development were taken directly from the previously approved July 27, 2018 TIA.

B4. Trip Distribution

The trip distribution for the residential development, listed below and shown in table format in Exhibits 4-3A&**B**, and graphically on Exhibit 4-4, was determined based on the existing traffic counts, the type of proposed land uses, the location of existing populations, and anticipated growth areas outside the immediate study area.

- 40 percent to/from the north on Green Bay Road
- 40 percent to/from the south on Green Bay Road
- 10 percent to/from the west on 12th Street/Somers Road
- 10 percent to/from the east on 12th Street/Somers Road

B5. Trip Assignment

The full build new trips for the on-site development were assigned to the study area and are shown in Exhibit 4-5.

The off-site full build new trips for the remaining build out of the identified off-site development were assigned to the study area and are shown in Exhibit 4-8A and the full build off-site development pass-by trips are shown in Exhibit 4-8B. The full build new trips for the identified off-site development were added to the full build off-site development pass-by trips to determine the full build driveway trips for the identified off-site development, as shown in Exhibit 4-8C.

PART C – BACKGROUND AND BUILD TRAFFIC

C1. Background Traffic

The Existing traffic volumes, Exhibit 3-2A, were added to the off-site development driveway trips, illustrated in Exhibit 4-8C, to determine the Background traffic volumes (Exhibit 3-2B).

C2. Full Build Traffic

The Background traffic volumes, Exhibit 3-2B, were added to the on-site full build new trips, illustrated in Exhibit 4-5, to determine the Full Build traffic volumes (Exhibit 4-11).

Exhibit 4-3A

On-Site Trip Generation Table[1]

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
Single-Family Detached Housing	210	73 Units	760 FCE	15 (26%)	40 (74%)	55 FCE	45 (63%)	30 (37%)	75 FCE
Total New Trips			**760**	**15**	**40**	**55**	**45**	**30**	**75**

[1] *ITE Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

TRIP DISTRIBUTION (New Trips)

North on Green Bay	40%	300	5	15	15	10	
South on Green Bay	40%	300	5	15	20	10	
East on 12th Street	10%	80	5	5	5	5	
West on 12th Street	10%	80	0	5	5	5	
	100%	***760***	***15***	***40***	***45***	***30***	

Exhibit 4-3B

Off-Site Trip Generation Table[1]

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
Strip Retail Plaza (<40k) Outlot B	822	19.000 x 1,000 SF	1,030 (54.45)	25 (60%)	20 (40%)	45 (2.36)	65 (50%)	60 (50%)	125 FCE
Drive-in Bank (Outlot C)	912	3 Drive-Thru Lanes	390 FCE	15 (61%)	10 (39%)	25 FCE	40 (49%)	40 (51%)	80 (27.07)
Multifamily Housing (Low-Rise) (Not Close to Rail Transit)	220	17 Units	180 FCE	5 (24%)	25 (76%)	30 FCE	20 (63%)	10 (37%)	30 FCE
Total Trips			**1,600**	**45**	**55**	**100**	**125**	**110**	**235**
Minus Linked Trips	*(822)*	*0%*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Minus Linked Trips	*(912)*	*10%*	*-40*	*0*	*0*	*0*	*-5*	*-5*	*-10*
Total Linked Trip Reduction			**-40**	**0**	**0**	**0**	**-5**	**-5**	**-10**
Total Driveway Trips			**1,560**	**45**	**55**	**100**	**120**	**105**	**225**
Wkday: AM (PM) Pass-by Trips	*(822)*	*20%: 20% (20%)*	*-210*	*-5*	*-5*	*-10*	*-15*	*-15*	*-30*
Wkday: AM (PM) Pass-by Trips	*(912)*	*30%: 30% (30%)*	*-110*	*-5*	*-5*	*-10*	*-10*	*-10*	*-20*
Total Pass-by Trip Reduction			**-320**	**-10**	**-10**	**-20**	**-25**	**-25**	**-50**
Total New Trips			**1,240**	**35**	**45**	**80**	**95**	**80**	**175**

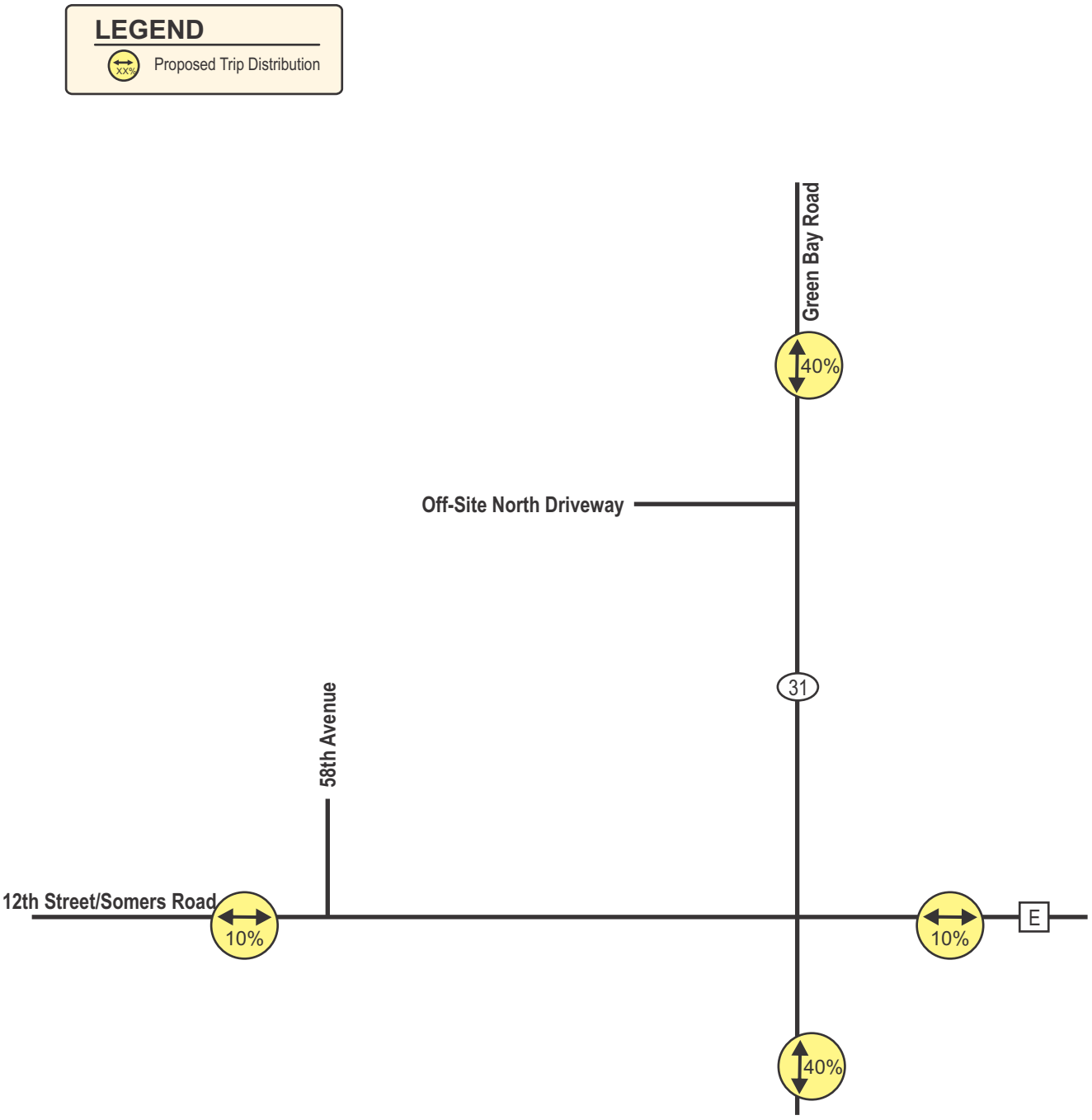
[1] *ITE Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

TRIP DISTRIBUTION (New Trips)

North on Green Bay	40%	500	10	15		40	30
South on Green Bay	40%	500	15	20		40	30
East on 12th Street	10%	120	5	5		10	10
West on 12th Street	10%	120	5	5		5	10
	100%	***1240***	***35***	***45***		***95***	***80***

TRIP DISTRIBUTION (Pass-by Trips)

North on Green Bay	40% (40%)	5	5		10	10
South on Green Bay	40% (40%)	5	5		10	10
East on 12th Street	10% (10%)	0	0		5	5
West on 12th Street	10% (10%)	0	0		0	0
		10	***10***		***25***	***25***



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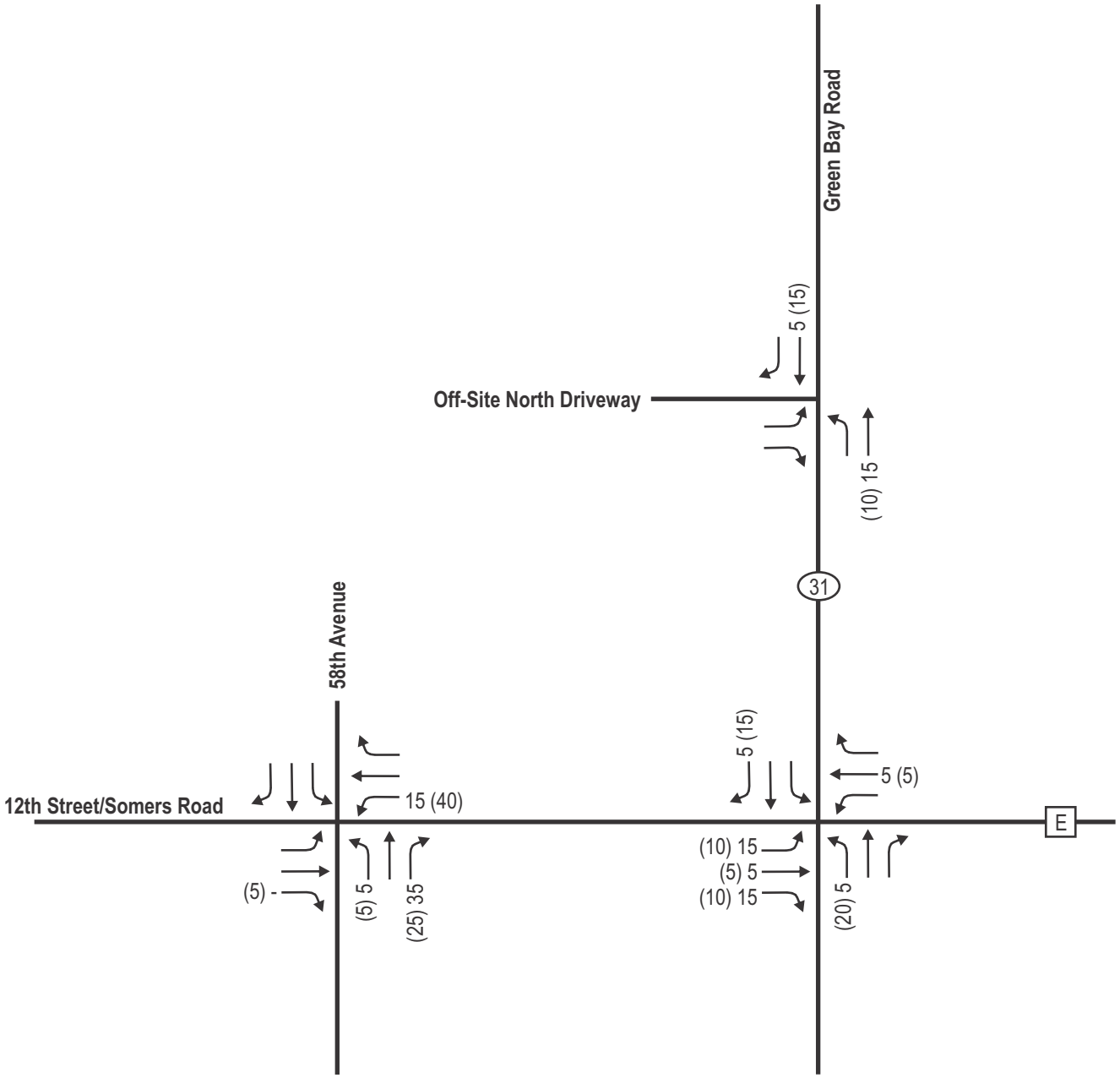
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EXHIBIT 4-4
TRIP DISTRIBUTION DIAGRAM

SOMERS, WISCONSIN

LEGEND

XX AM Peak Hour (7:15 - 8:15 AM)
(XX) PM Peak Hour (4:15 - 5:15 PM)
\- Negligible Traffic Volumes (Fewer than 3 vph)



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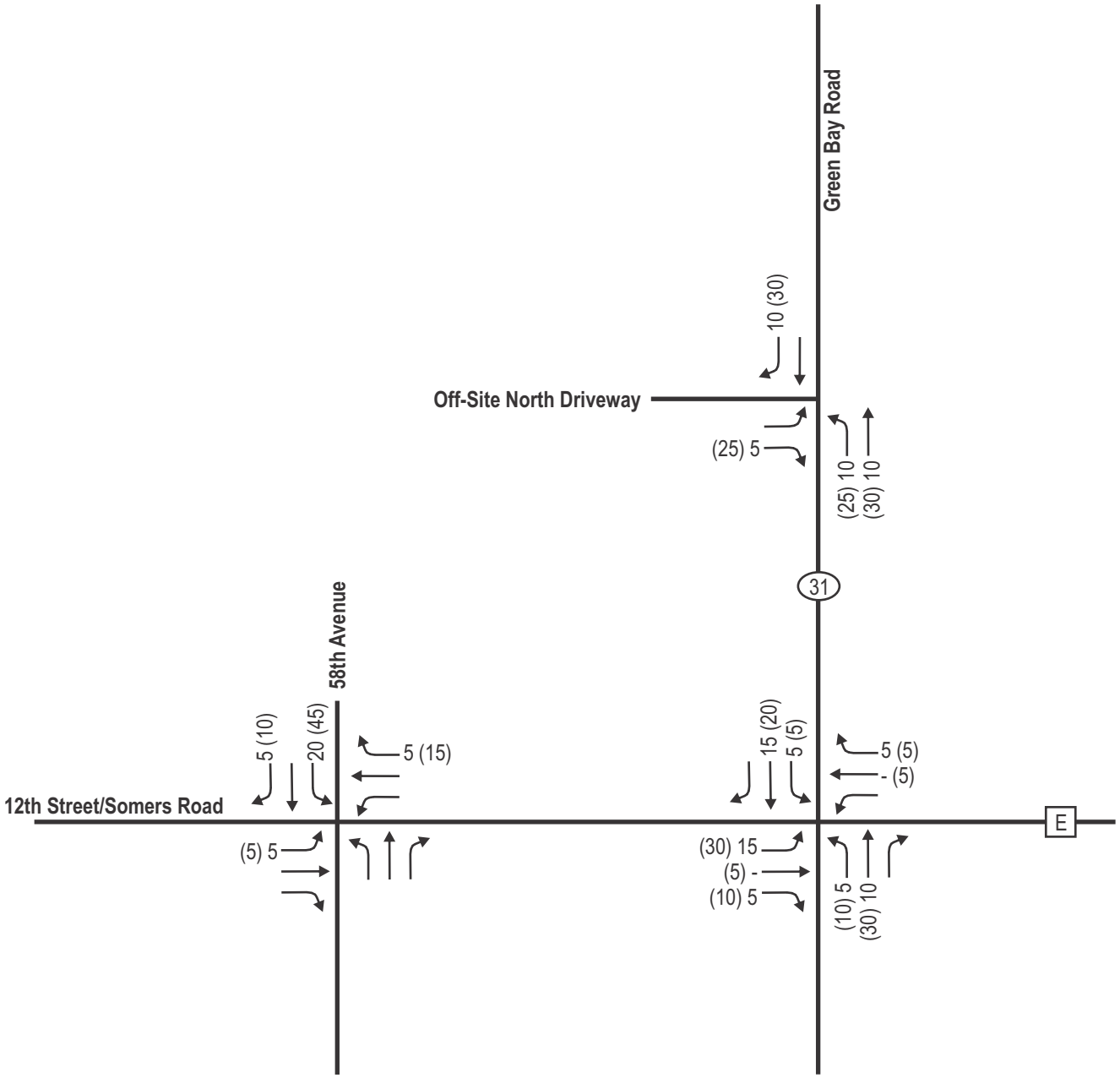
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EXHIBIT 4-5
ON-SITE NEW TRIPS

SOMERS, WISCONSIN

LEGEND

XX AM Peak Hour (7:15 - 8:15 AM)
(XX) PM Peak Hour (4:15 - 5:15 PM)
\- Negligible Traffic Volumes (Fewer than 3 vph)



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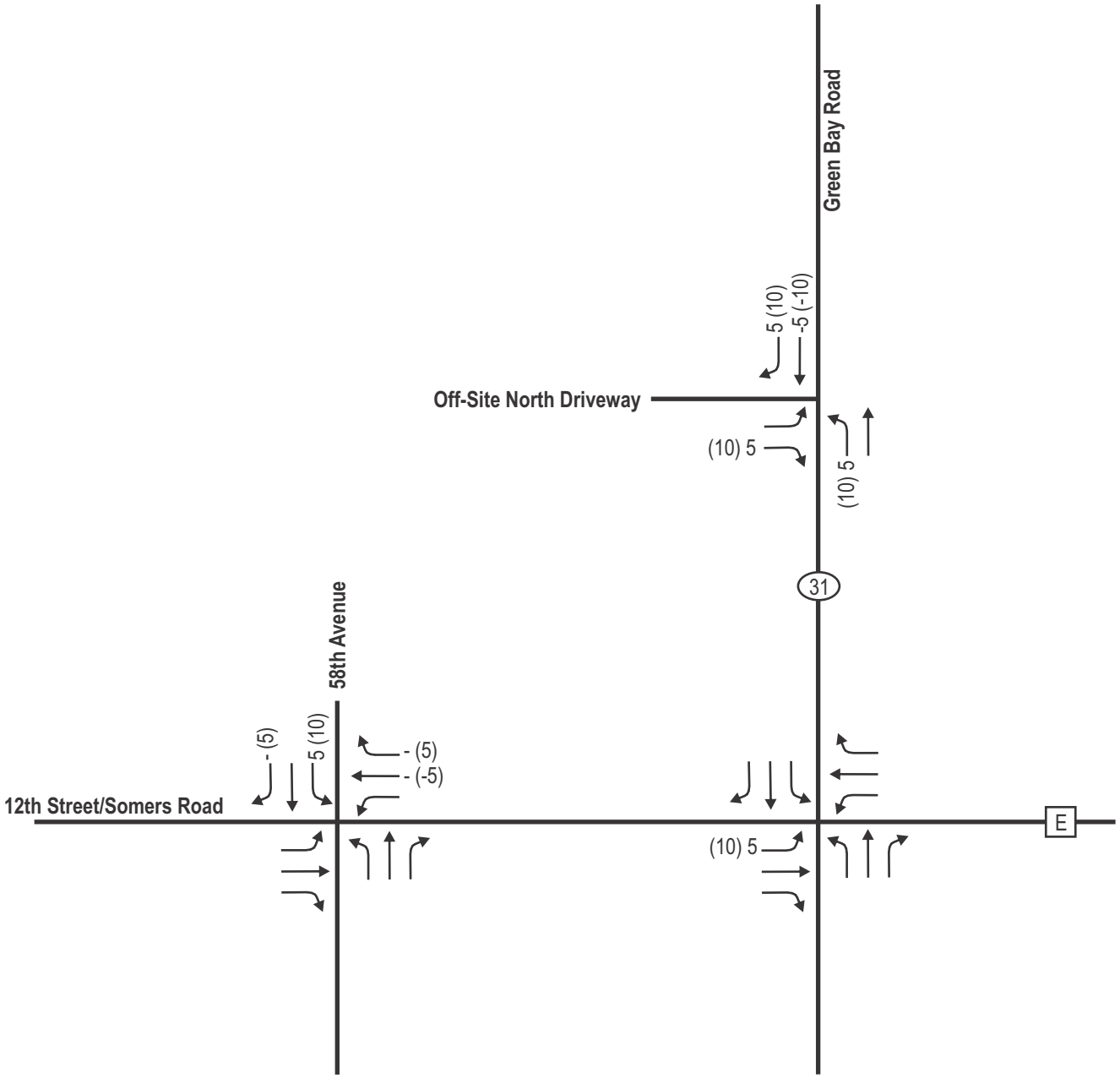
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EXHIBIT 4-8A
OFF-SITE NEW TRIPS

SOMERS, WISCONSIN

LEGEND

XX AM Peak Hour (7:15 - 8:15 AM)
(XX) PM Peak Hour (4:15 - 5:15 PM)
\- Negligible Traffic Volumes (Fewer than 3 vph)



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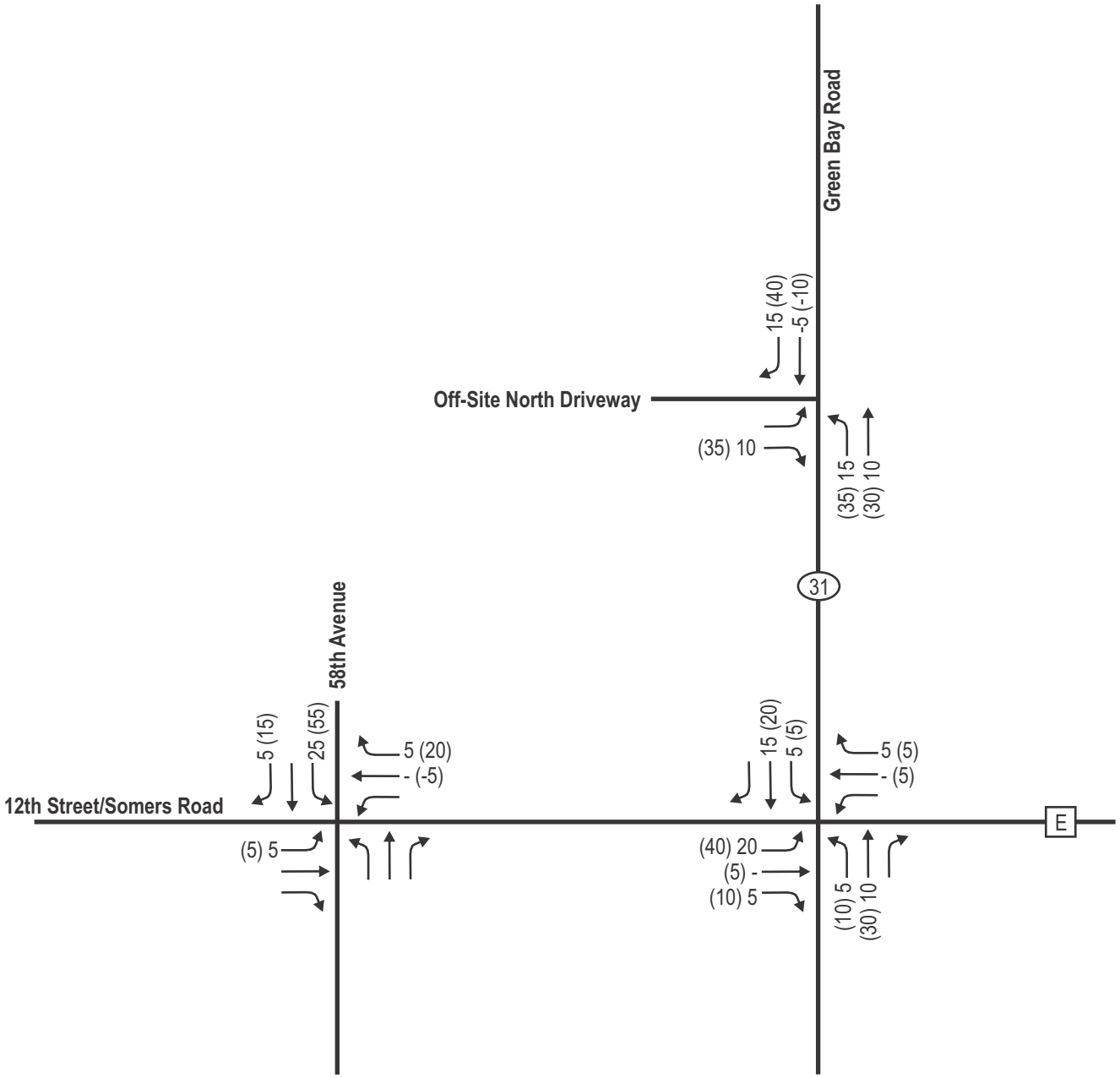
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EXHIBIT 4-8B
OFF-SITE PASS-BY TRIPS

SOMERS, WISCONSIN

LEGEND

XX AM Peak Hour (7:15 - 8:15 AM)
(XX) PM Peak Hour (4:15 - 5:15 PM)
\- Negligible Traffic Volumes (Fewer than 3 vph)



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TRAFFIC ANALYSIS & DESIGN, INC.
3497: 7-10-25

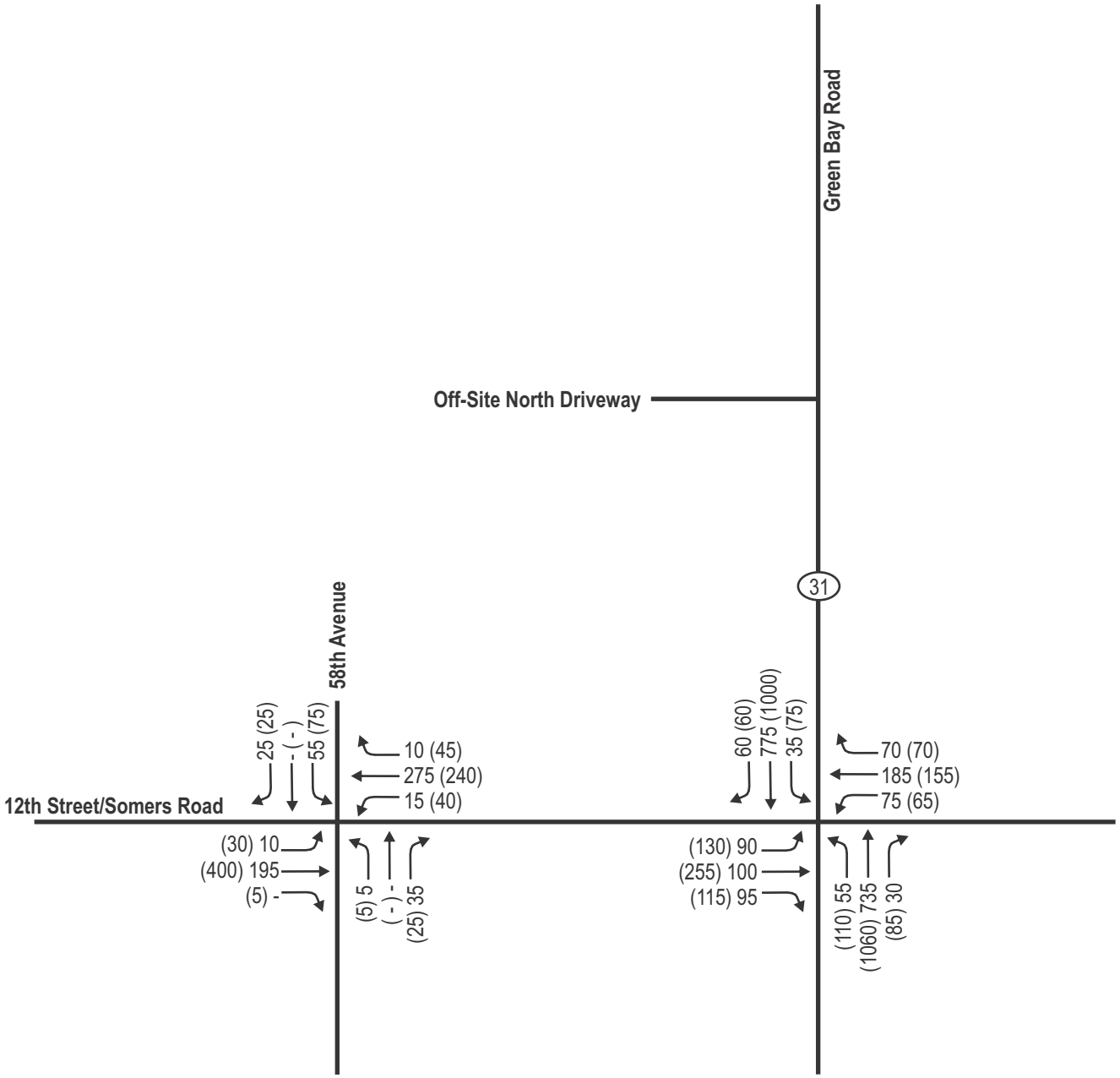
N
NOT TO SCALE

EXHIBIT 4-8C
OFF-SITE DRIVEWAY TRIPS

SOMERS, WISCONSIN

LEGEND

XX	AM Peak Hour (7:15 - 8:15 AM)
(XX)	PM Peak Hour (4:15 - 5:15 PM)
-	Negligible Traffic Volumes (Fewer than 3 vph)



TADI
TRAFFIC ANALYSIS & DESIGN, INC.
3497: 7-10-25

N
NOT TO SCALE

EXHIBIT 4-11
FULL BUILD TRAFFIC VOLUMES

SOMERS, WISCONSIN

CHAPTER V – TRAFFIC AND IMPROVEMENT ANALYSIS

PART A – SITE ACCESS

Access to the site is proposed via a new roadway connection to CTH E; specifically, a new south leg of the existing 58th Avenue intersection with CTH E. The north leg of the intersection is the main access to the off-site development.

PART B – CAPACITY LEVEL OF SERVICE ANALYSIS

B1. Background Traffic Operating Conditions – No Modifications

Exhibit 5-1 shows the Background traffic (with off-site development) peak hour operating conditions at the study area intersections. The Background traffic analysis was conducted using existing intersection configurations and traffic control.

As shown, all movements are expected to continue to operate at LOS C or better conditions during the typical weekday morning and weekday evening peak hours under the Background traffic (with off-site development) peak hour operating conditions.

B2. Full Build Traffic Operating Conditions – No Modifications

Exhibit 5-3 shows the Full Build traffic peak hour operating conditions at the study area intersections. The Full Build traffic includes the full build out of the development site. The Full Build traffic analysis was conducted using existing intersection configurations and traffic control.

As shown, all movements are expected to operate at LOS D or better conditions during the typical weekday morning and weekday evening peak hours under the Full Build traffic peak hour operating conditions.

B3. Full Build Traffic Operating Conditions – *With Modifications*

Modifications to accommodate the Full Build traffic volumes are summarized in *Chapter VI – Recommendations and Conclusion*.

As shown in Exhibit 5-12, all movements are expected to operate at LOS D or better conditions with the modifications recommended to accommodate the Full Build traffic volumes.

PART C – QUEUEING ANALYSIS

To estimate storage length requirements for turn bays at the study area intersections with modifications, a queuing analysis has been conducted. Note that the 95th percentile probable queue lengths were used for the design of turn bay storage at traffic signal and stop sign-controlled intersections. The following is a list of where the results of the queuing analysis can be found. Only the build scenarios with identified modifications are listed.

- Existing Traffic – Exhibit 3-3
- Background Traffic – Exhibit 5-1
- Full Build Traffic – Exhibit 5-12

PART D – PEDESTRIAN, BICYCLE, BUS SERVICE AND MULTI-USE TRAIL CONSIDERATIONS

A multi-use trail is provided along the north side of 12th Street/Somers Road between a point about 350 feet west of 58th Avenue and STH 31. Other than the multi-use trail, no sidewalks or bike facilities are provided along STH 31 within the limits of the study area; however, a narrow paved shoulder is provided along both sides of CTH E to the east of STH 31 and along the south side of CTH E to the west of STH 31. Bike lanes are also provided immediately west of the study area, along both sides of CTH E. Transit is not present within the limits of the study area.

PART E – SPEED CONSIDERATIONS/SIGHT DISTANCE

The party responsible for designing the intersections will be responsible for cross-checking, verifying, and designing for all applicable sight distances. Site observation utilizing online street view imagery indicates that intersection sight distance (ISD) is expected to be met at the 12th Street/Somers Road intersection with 58th Avenue using the calculations provided in the appendix of this report. However, sight distance should be verified in the field as part of any new roadway design as the development moves forward.

PART F – TRAFFIC CONTROL NEEDS

Modifications to the existing traffic control are not recommended at any of the study area intersections. Stop control is recommended for the new south approach at the 12th Street/Somers Road intersection with 58th Avenue.

Exhibit 5-1
Year 2025 Background Traffic Peak Hour Operating Conditions
With Existing Geometrics and Traffic Control

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Node 100: 12th Street/CTH E & 58th Avenue *One-Way Stop Control*		*Lanes->*	*1*	*1*	-	-	*1*	*1*		-		*1*	-	*1*	
	AM	LOS	A	*	-	-	*	*		-		B	-	B	
		Delay	8.0	*	-	-	*	*		-		14.0	-	10.0	
		Queue	25'	*	-	-	*	*		-		25'	-	25'	
	PM	LOS	A	*	-	-	*	*		-		C	-	A	
		Delay	8.0	*	-	-	*	*		-		20.5	-	9.8	
		Queue	25'	*	-	-	*	*		-		25'	-	25'	
Node 200: 12th Street/CTH E & Green Bay Road/STH 31 *Traffic Signal Control*		*Lanes->*	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*3*	*1*	*1*	*3*	*1*	
	AM	LOS	C	B	B	B	B	B	C	B	B	C	B	B	B
		Delay	21.1	16.2	15.8	18.6	17.3	15.7	21.8	13.1	11.0	22.6	14.0	11.8	14.8
		Queue	65'	70'	45'	60'	125'	40'	50'	120'	25'	40'	130'	30'	
	PM	LOS	C	C	B	C	C	B	C	B	B	C	B	B	B
		Delay	25.0	21.9	19.1	27.3	20.0	18.8	27.2	16.1	13.0	27.4	16.2	13.0	18.1
		Queue	115'	215'	65'	70'	130'	50'	100'	220'	45'	85'	210'	30'	

(-) 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.

Exhibit 5-3
Year 2025 Full Build Traffic Peak Hour Operating Conditions
With Existing Geometrics and 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*	*1*	*1*			*1*		*1*	
Node 100: 12th Street/CTH E & 58th Avenue *One-Way Stop Control*	AM	LOS	A	*		A	*	*	B			C		B	
		Delay	8.0	*		7.7	*	*	10.3			15.3		10.0	
		Queue	25'	*		25'	*	*	25'			25'		25'	
	PM	LOS	A	*		A	*	*	B			D		A	
		Delay	8.0	*		8.4	*	*	13.0			26.4		9.8	
		Queue	25'	*		25'	*	*	25'			35'		25'	
		Lanes->	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*3*	*1*	*1*	*3*	*1*	
Node 200: 12th Street/CTH E & Green Bay Road/STH 31 *Traffic Signal Control*	AM	LOS	C	B	B	B	B	B	C	B	B	C	B	B	B
		Delay	21.6	16.2	15.9	18.7	17.3	15.6	22.7	13.7	11.5	23.6	15.0	12.7	15.5
		Queue	75'	75'	50'	65'	130'	40'	55'	125'	25'	40'	135'	30'	
	PM	LOS	C	C	B	C	C	B	C	B	B	C	B	B	B
		Delay	25.4	21.9	19.2	27.4	20.0	18.7	27.5	16.3	13.2	27.6	16.8	13.6	18.4
		Queue	125'	220'	70'	70'	135'	50'	115'	220'	45'	90'	215'	35'	

(-) 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.

Exhibit 5-12
Year 2025 Full Build Traffic Peak Hour Operating Conditions
With Modified Geometrics and 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*	*1*	*1*	*1*			*1*		*1*	
Node 100: 12th Street/CTH E & 58th Avenue *One-Way Stop Control*	AM	LOS	A	*	*	A	*	*	B			C		B	
		Delay	8.0	*	*	7.7	*	*	10.3			15.3		10.0	
		Queue	25'	*	*	25'	*	*	25'			25'		25'	
	PM	LOS	A	*	*	A	*	*	B			D		A	
		Delay	8.0	*	*	8.4	*	*	13.0			26.3		9.8	
		Queue	25'	*	*	25'	*	*	25'			35'		25'	
		Lanes->	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*3*	*1*	*1*	*3*	*1*	
Node 200: 12th Street/CTH E & Green Bay Road/STH 31 *Traffic Signal Control*	AM	LOS	C	B	B	B	B	B	C	B	B	C	B	B	B
		Delay	21.6	16.2	15.9	18.7	17.3	15.6	22.7	13.7	11.5	23.6	15.0	12.7	15.5
		Queue	75'	75'	50'	65'	130'	40'	55'	125'	25'	40'	135'	30'	
	PM	LOS	C	C	B	C	C	B	C	B	B	C	B	B	B
		Delay	25.4	21.9	19.2	27.4	20.0	18.7	27.5	16.3	13.2	27.6	16.8	13.6	18.4
		Queue	125'	220'	70'	70'	135'	50'	115'	220'	45'	90'	215'	35'	

(-) 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.

CHAPTER VI – RECOMMENDATIONS AND CONCLUSION

PART A – RECOMMENDATIONS

The study area intersections were analyzed based on the procedures set forth in the *Highway Capacity Manual (HCM), 7th Edition*. 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, LOS D or better was used to define acceptable peak hour operating conditions.

Recommended modifications, shown in Exhibit 1-3, are split into the following categories:

- "Existing Traffic" – These modifications are expected to be necessary to accommodate the Existing traffic volumes without the proposed development.
- "Background Traffic" – These modifications are expected to be necessary to accommodate the Background traffic, which includes the previously approved off-site development, without the proposed on-site development. The Background traffic recommended modifications are in addition to conditions as they currently exist.
- "Full Build Traffic" – These modifications are expected to be necessary to accommodate the Full Build traffic volumes which includes full build out of the proposed on-site residential development as well as background traffic. Full Build traffic modifications are in addition to background traffic recommended modifications.

The analysis was conducted using existing intersection geometrics and traffic control and the existing traffic signal timings. The following modifications, as shown in Exhibit 1-3, are recommended to accommodate the Existing, Background and Full Build traffic volumes, respectively. *Modifications are for jurisdictional consideration and are not legally binding. The Village of Somers and Kenosha County reserve the right to determine alternative solutions.*

Node 100: 12th Street/Somers Road & Proposed West Drive/58th Avenue

- Provide a full access roadway connection onto 12th Street/Somers Road from the south with a single exit lane and a single entrance lane (two-lane undivided roadway section) on the south approach.
- Provide stop sign control on the south approach.
- Provide three lanes on the west approach: a dedicated left-turn lane, a through lane and a dedicated right-turn lane (addition of a dedicated right-turn lane).
- Using pavement marking, provide two lanes on the north approach: a dedicated right-turn lane and a shared thru/left-turn lane (change existing left-turn lane to a shared lane).
- No changes proposed to the east approach.

Node 200: STH 31 & 12th Street/Somers Road

- *Existing Traffic:* No modifications.
- *Background Traffic:* No modifications.
- *Full Build Traffic:* No modifications.

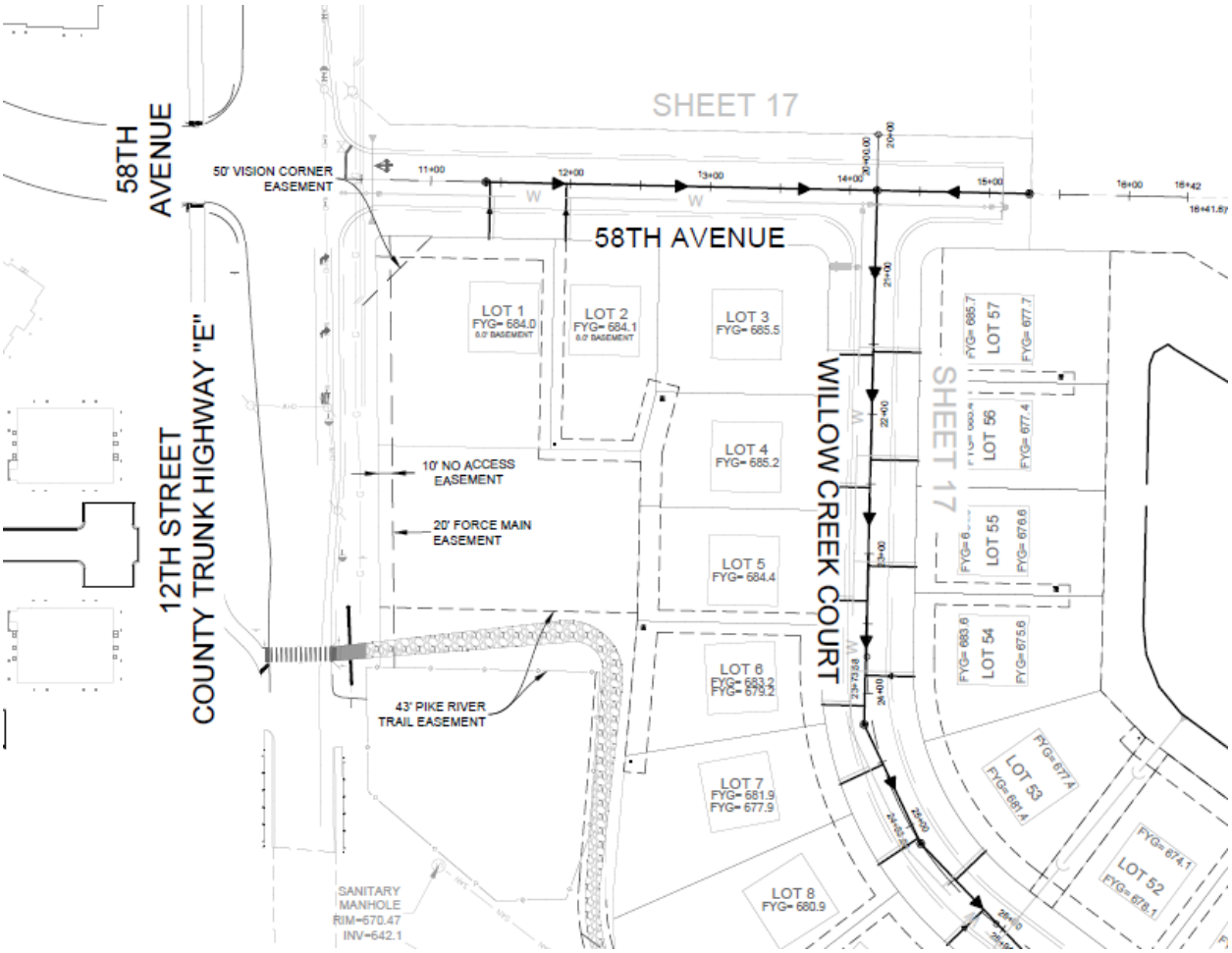
It is noted that all traffic 95th percentile queue lengths at the STH 31 intersection with 12th Street/Somers Road and the 12th Street/Somers Road intersection with 58th Avenue are expected to fit within the existing left-turn and right-turn lanes as they currently exist at the intersections.

All intersections are expected to operate acceptably under the Full Build traffic volume conditions with these recommended modifications.

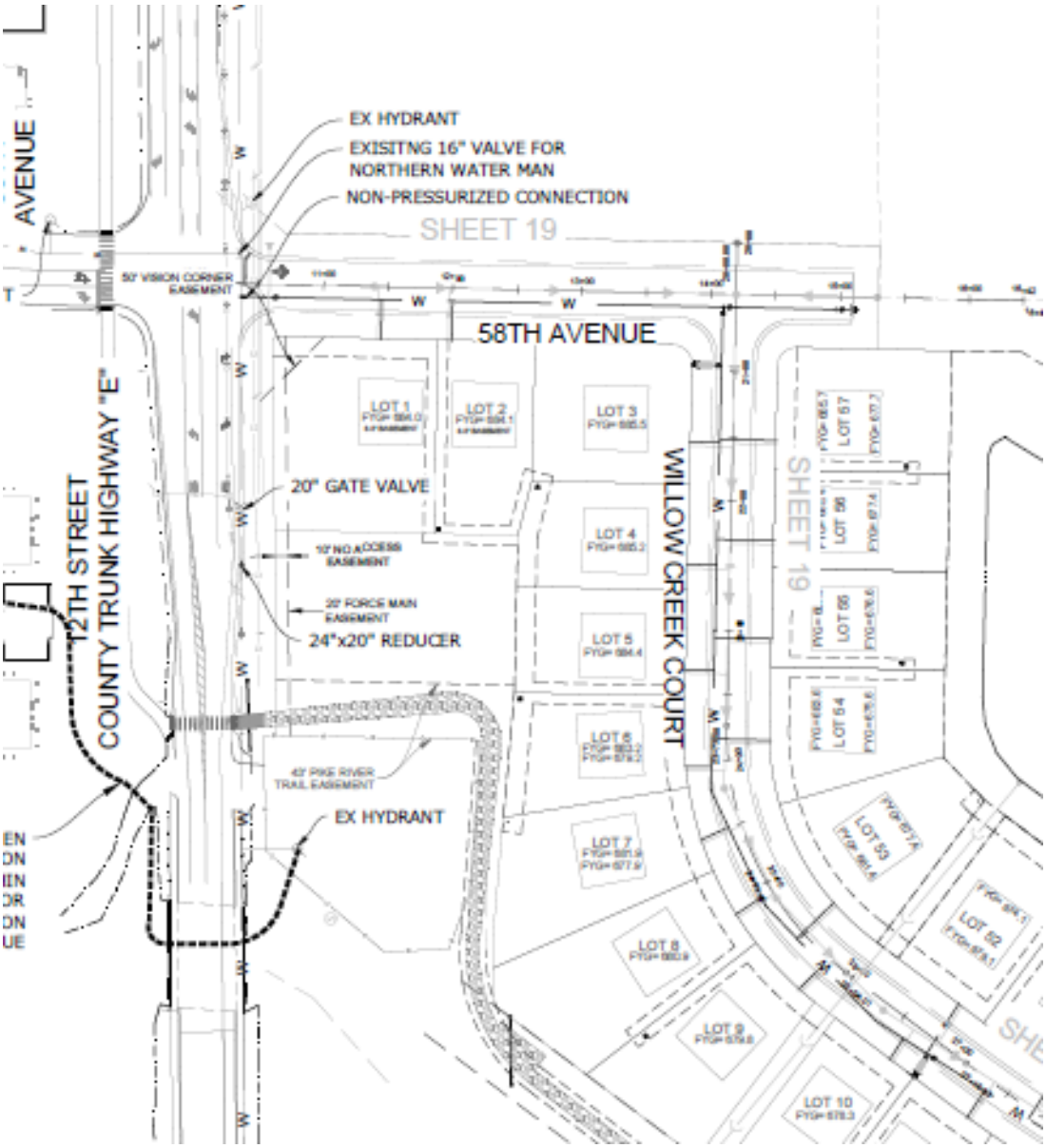
PART B – CONCLUSION

To accommodate the full build out of the development site, recommended modifications are expected to be necessary at the study area intersections. All movements at the study area intersections are expected to operate safely and efficiently with the modifications identified in this TIA with the full build out of the development.

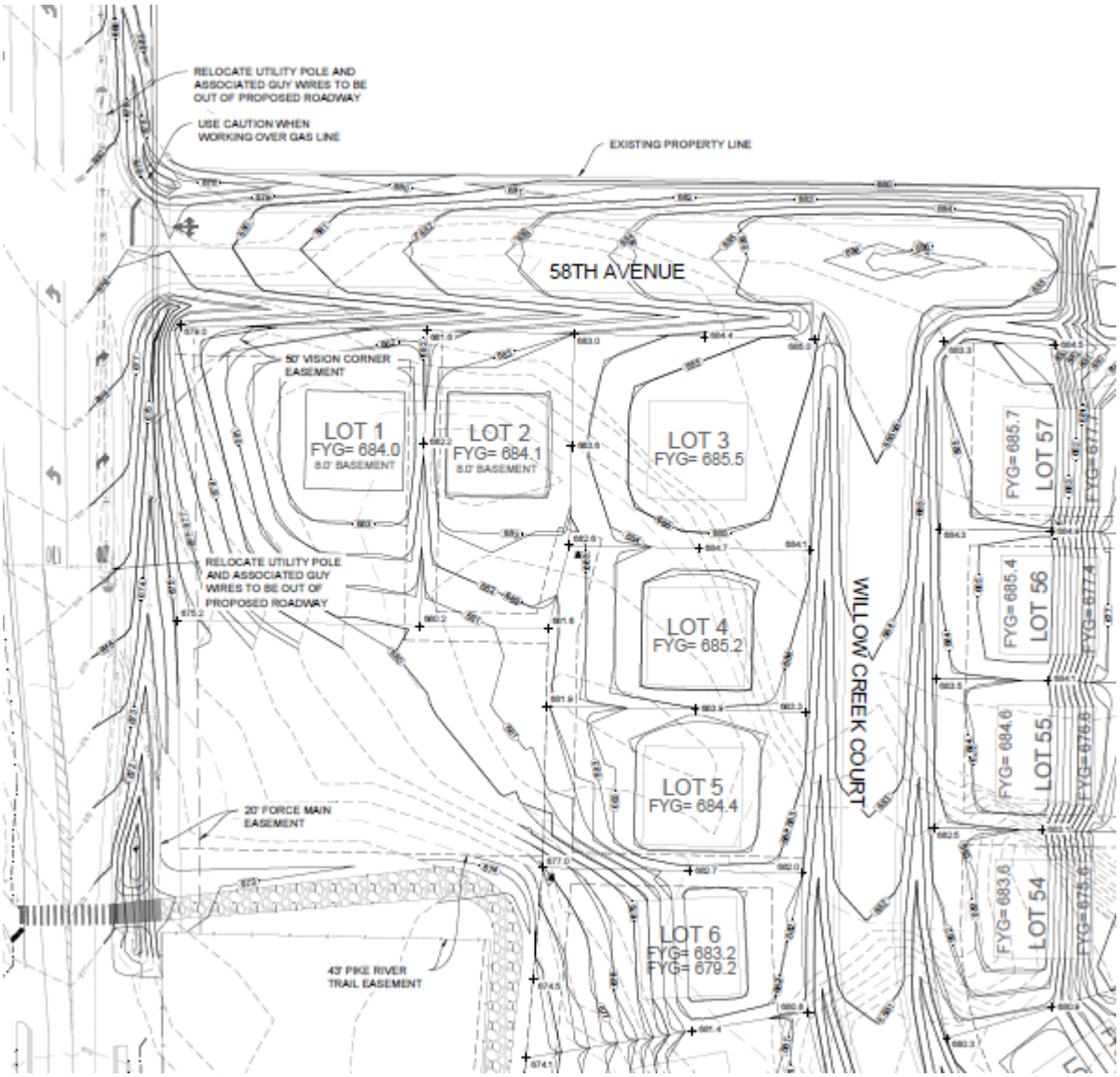
SANITARY SEWER PLAN



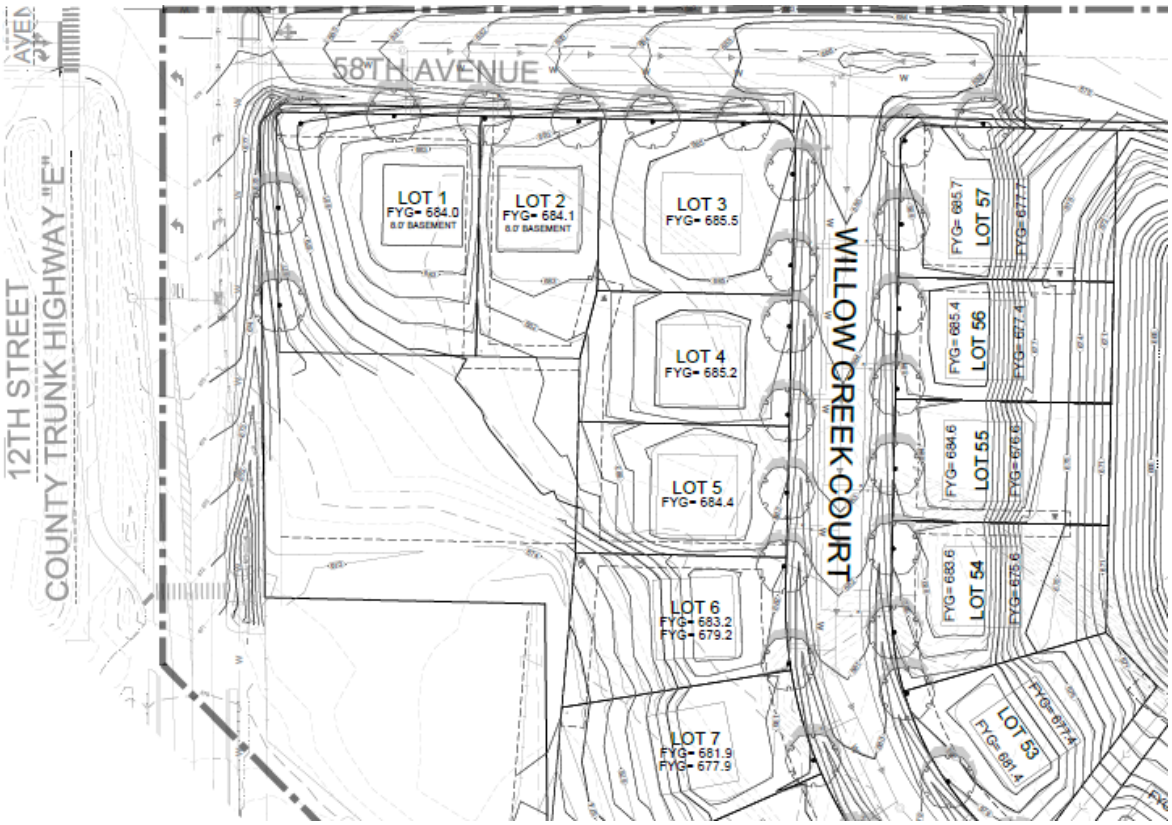
WATER MAIN PLAN



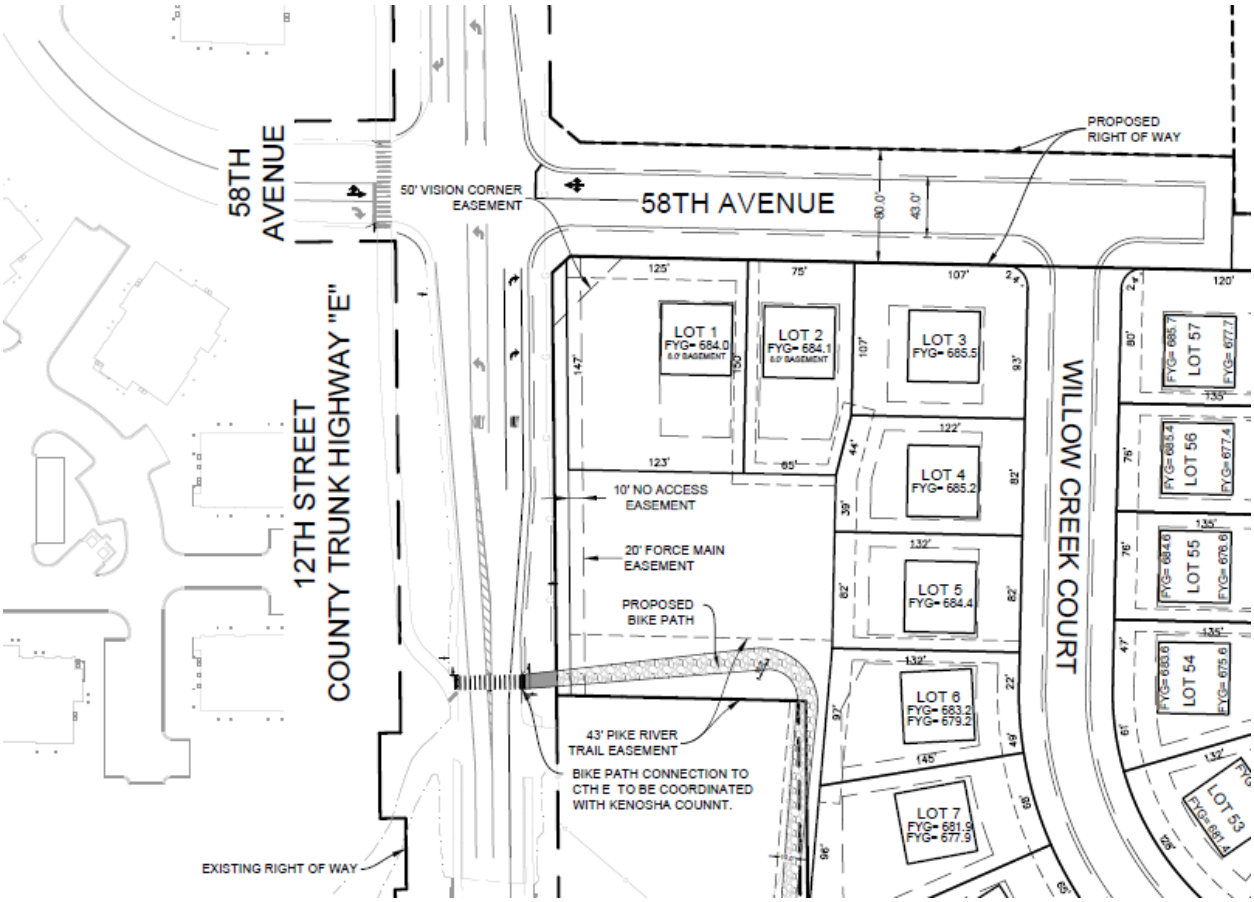
GRADING PLAN

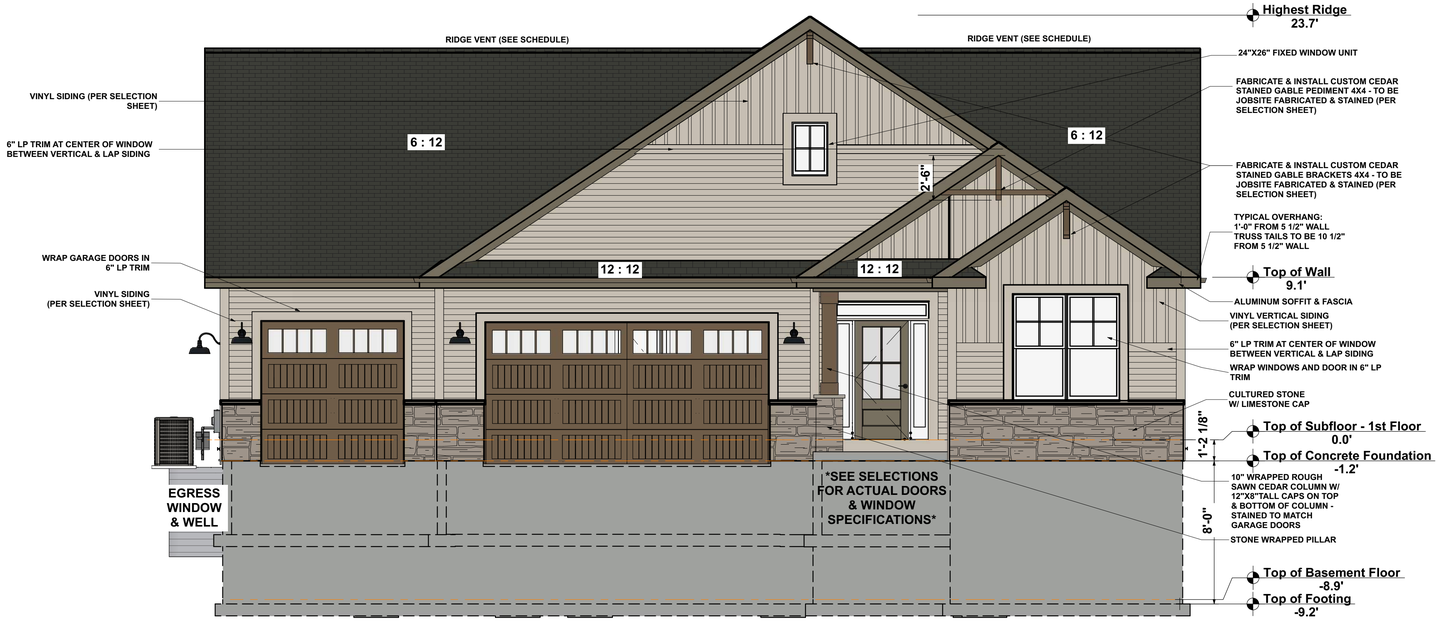


LANDSCAPING PLAN



SITE PLAN

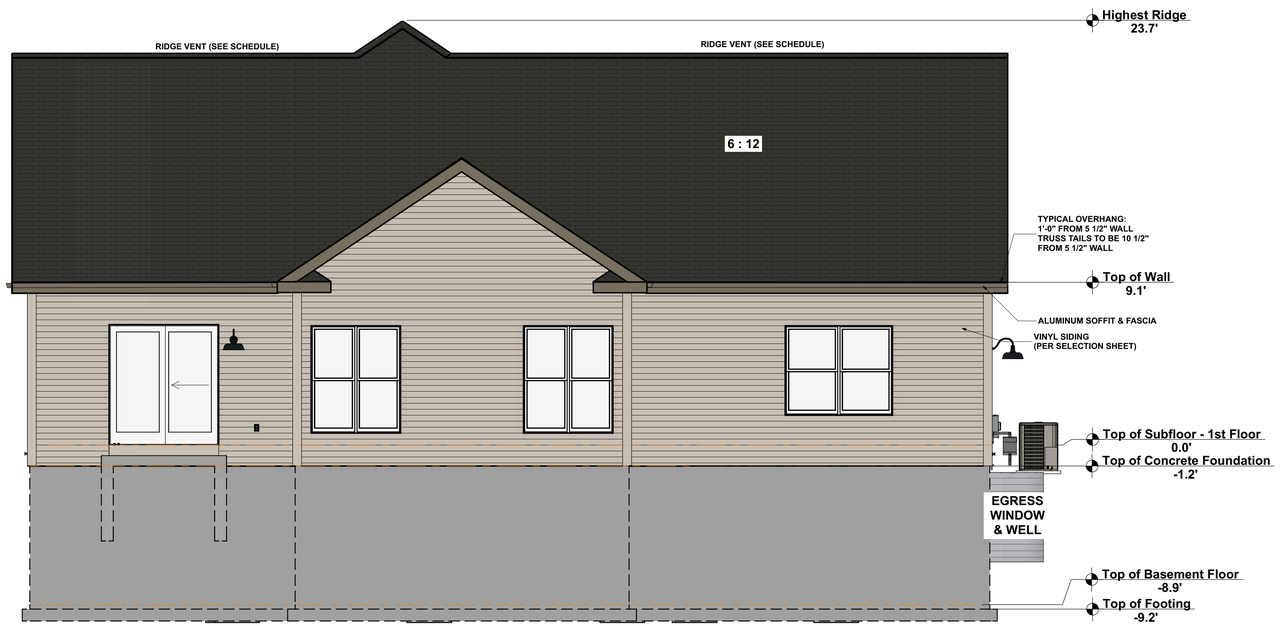

58TH AVENUE
50' VISION CORNER EASEMENT
58TH AVENUE
PROPOSED RIGHT OF WAY
12TH STREET
COUNTY TRUNK HIGHWAY "E"
LOT 1
FYG= 684.0
LOT 2
FYG= 684.1
LOT 3
FYG= 685.5
LOT 4
FYG= 685.2
LOT 5
FYG= 684.4
LOT 6
FYG= 683.2
FYG= 679.2
LOT 7
FYG= 681.9
FYG= 677.9
WILLOW CREEK COURT
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
10' NO ACCESS EASEMENT
20' FORCE MAIN EASEMENT
PROPOSED BIKE PATH
43' PIKE RIVER TRAIL EASEMENT
BIKE PATH CONNECTION TO CTH E TO BE COORDINATED WITH KENOSHA COUNNT.
EXISTING RIGHT OF WAY



FRONT ELEVATION
1/4 in = 1 ft

FRONT ELEVATION MASONRY MEETS SUBDIVISION REQUIREMENT OF 15%

USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS



REAR ELEVATION

USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS

focus on energy℠
Partnering with Wisconsin utilities

FOCUS ON ENERGY
NEW HOMES PROGRAM NOTES:

1. HOME MUST BE A MINIMUM 30% MORE EFFICIENT THAN THE SAME HOME DESIGNED TO CURRENT UNIFORM DWELLING CODES.
2. BUILDING AIR TIGHTNESS .20 TIMES TOTAL BUILDING SHELL AREA MAX @ CFM 50.
3. SEALED SUMP BASIN/CROCK.
4. SEALED PLUMBING ROUGH-IN THROUGH BASEMENT FLOOR (AIR TIGHT).
5. FULL COVERAGE FOUNDATION WALL INSULATION (R-5, 1" FOAM BOARD MINIMUM).
6. WHOLE HOUSE VENTILATION (PER ASHRAE 62-2, LOCATE FAN IN A CENTRALIZED BATH) 110 CFM WITH 6 INCH METAL DUCT TO EXTERIOR OF HOME.
7. ALL OTHER BATHROOMS/PWDR ROOMS SHOULD HAVE A MINIMUM 75 CFM EXHAUST FAN WITH 6 INCH METAL DUCT TO EXTERIOR OF HOME.
8. WATER HEATER MUST BE POWER VENTED OR CLOSED COMBUSTION TYPE WITH AN ENERGY FACTOR EQUAL TO OR GREATER THAN .67EF.
9. FURNACE MUST BE CLOSED COMBUSTION, HIGH EFFICIENCY, WITH INTAKE AND EXHAUST VENTED TO EXTERIOR OF BUILDING.
10. FIREPLACE MUST BE DIRECT VENT GAS WITH CLOSED COMBUSTION, AIR INTAKE CONNECTED DIRECTLY TO THE EXTERIOR OF BUILDING (SPECIFIC SEALED-COMBUSTION WOOD BURNERS ALSO ALLOWED, CONTACT ENERGY-LINK LLC @ 414.333.1588).
11. ATTIC HATCH MUST BE GASKETED AND HAVE A MINIMUM OF R-20 INSULATION ATTACHED.
12. ON-GRADE SLAB MUST HAVE R-5 INSULATION AT EXPOSED EDGE.
13. HEATING/COOLING DUCTS LOCATED OUTSIDE CONDITIONED SPACE (EX: IN THE ATTIC MUST BE INSULATED PER CODE AND HAVE ALL JOINTS SEALED.

ROUGH CARPENTER NOTES:

1. NOTE LOCATION OF TOILET AND R.V. PIPE DO NOT PLACE FLOOR JOISTS DIRECTLY IN THIS AREA. ALLOW 6" TO THE CENTER ON BOTH SIDES AND 13" FROM THE WALL FOR THE TOILET AND 5" TO THE CENTER ON BOTH SIDES OF THE R.V. PIPE.
2. ALL EXTERIOR OPENINGS (WINDOWS,DOORS,ETC.) ON THE FIRST FLOOR ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, UNLESS IT IS OTHERWISE NOTED AS SUCH ON THE PLAN. ALL EXTERIOR OPENINGS ON THE SECOND FLOOR UP TO A 6'0" SPAN ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, ANY (BEARING) OPENING ON FIRST OR SECOND FLOOR OVER 6'-0" SPAN ARE TO BE A MINIMUM OF 2-PLY MICROLAM HEADERS AS NOTED PER THE PLAN.
3. 1ST FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-30 MIN. BATT INSULATION IN THE CLGS. (WHERE APPLICABLE), R-19 BATT INSUL. IN BOX SILL, AND 3/4" PRESSURE TREATED PLYWOOD (NO R-BOARD IS TO BE USED ON 1ST FLOOR CANTILEVERS). 2ND FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-19 BATT INSULATION WITH 7/16" O.S.B. SHEATHING PRIOR TO INSTALLATION OF EXTERIOR FINISH.
4. ALL DIMENSIONS SHOWN ON THE PLAN ARE FOR ROUGH DIMENSIONS, THESE ARE FROM THE FACE OF THE STUD TO THE FACE OF THE STUD.
5. ALL INTERIOR HEADERS ON NON-BEARING WALLS ARE TO BE LADDER HEADERS, ALL BEARING WALLS WILL BE NOTED AS TO THE SIZE ON THE PLAN.
6. METAL WIND BRACING IS TO BE USED AT ALL EXTERIOR CORNERS WHERE SUITABLE, EXCLUDING WHERE OSB IS SUBSTITUTED,
7. 7/16" O.S.B. IS TO BE USED AS EXTERIOR WALL SHEATHING ALL GABLE ENDS, FIREPLACE CHASES AND ALL HANGING WINDOW BOXES NAILED W/ 8/CC 8" TO 10" O.C.
8. ALL HEADERS (INTERIOR BEARING AND ALL EXTERIOR) ARE TO BE NAILED WITH 16D NAILS AT 16" O.C. STAGGERED ON EACH SIDE. (ALL MICROLAM HEADERS ARE TO BE NAILED W/ 16D NAILS @ 12" O.C. STAGGERED ON EACH SIDE AND GLUED).

EXTERIOR MATERIALS NOTES:

1. ALL WINDOWS TO BE VINYL WITH DRYWALL RETURNS, COLOR: WHITE.
2. ARCHITECTURAL ROOF WITH CLOSED VALLEYS
3. HOUSEWRAP TO BE APPLIED TO ENTIRE PERIMETER OF BUILDING EXTERIOR WALLS.
4. SIDING TO BE APPLIED TO ENTIRE PERIMETER OF BUILDING EXTERIOR WALLS.
5. CULTURED STONE WAINSCOT WITH LIMESTONE CAP AT FRONT ELEVATION WHERE SHOWN ON ELEVATIONS.
6. 1" - R-5 RIGID INSULATION, FULL HEIGHT, AT ALL BASEMENT EXTERIOR WALLS.

SPECIAL NOTE:

1. THE BUYER(S) ACKNOWLEDGE THAT IN THE COURSE OF BUILDING,BECAUSE OF JOB CONDITIONS AND DIFFERENT METHODS OF CONSTRUCTION; DEVIATIONS MAY OCCUR FROM THE PRINT. THEREFORE, THE BUILDER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS TO ROOM SIZES AND PLACEMENT OF MECHANICAL FIXTURES (I.E. HVAC, PLUMBING, ELEC, AND DOWNSPOUTS.)

X_____ / /

X_____ / /

REVISION TABLE

DATE	REV BY	DESCRIPTION

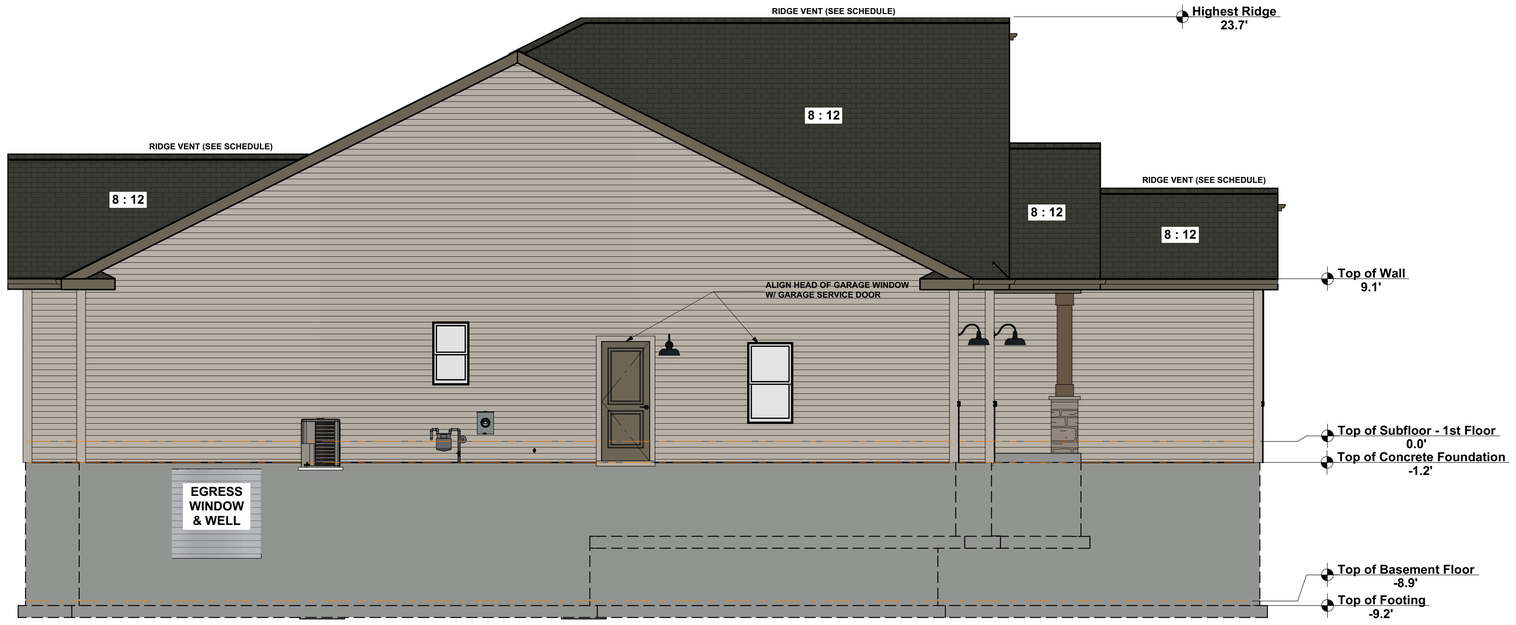
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

SHEET:
1 OF 8



RIGHT ELEVATION
1/4 in = 1 ft

USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS

EXTERIOR WALL CONSTRUCTION

VINYL SIDING
& CULTURED STONE
PER ELEVATION
7/16" O.S.B. OVER
2X6 STUDS @ 16" O.C.
R-19 BATT INSULATION
4 MIL. POLYFILM
1/2" DRYWALL



LEFT ELEVATION
1/4 in = 1 ft

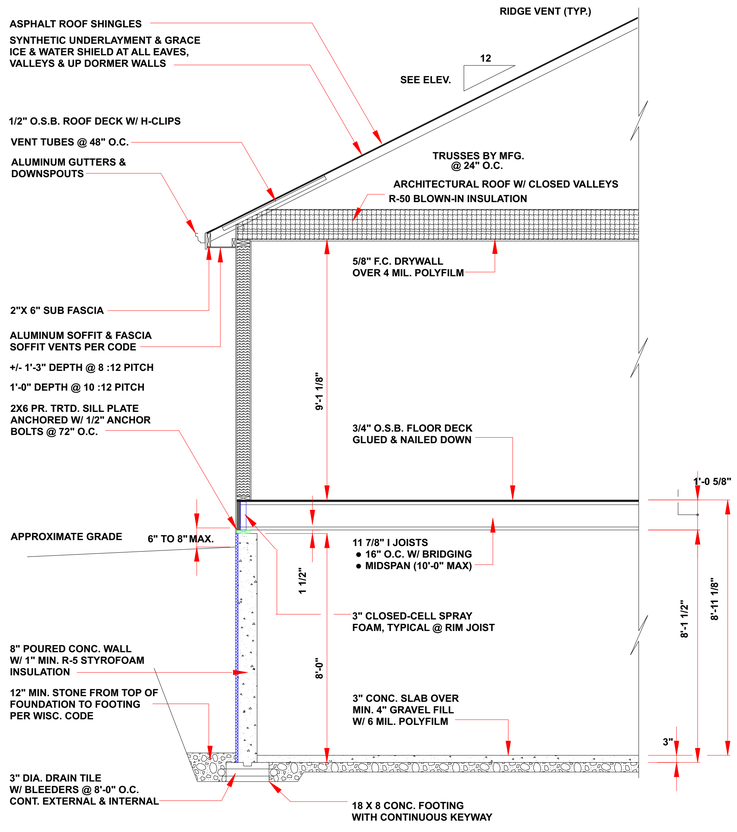
USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS

Habitable Room Light Requirement 8% of area. Vent Requirement 3.5% of area.

LIGHT - VENT REQUIREMENTS

Model	Elev	Room	Area SF	Light Req'd	Light Actual	Vent Req'd	Vent Actual	Mech Req'd	Mech Actual	Size and Locations Habitable Rooms
Maxwell	All	Basement	2062	--	--	--	--			
Maxwell	All	Kitchen/Dinette	294	23.52	50.10	10.29	25.30			6068 Patio Door-(2)2846
Maxwell	All	Great Room	426	34.08	46.00	14.91	23.60			(4)2660
Maxwell	All	Master Bedroom	215	17.20	23.20	7.53	11.80			(2)3050SH
Maxwell	All	Master Bath	98	--	4.70	--	2.40	50 cfm	110 cfm	2036SH
Maxwell	All	Bedroom 2	131	10.48	18.00	4.59	9.20			(2)2846SH
Maxwell	All	Bedroom 3	122	9.76	18.00	4.27	9.20			(2)2846SH
Maxwell	All	Bedroom 4/Office	158	12.64	28.40	5.53	14.40			(2)3060SH
Maxwell	All	Hall Bath	72	--	6.00	--	3.10	50	110	

LIGHT-VENT REQUIREMENTS



TYPICAL SECTION
N.T.S.

REVISION TABLE

DATE	REV BY	DESCRIPTION

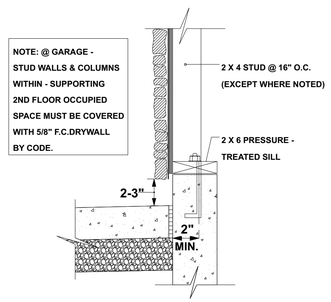
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

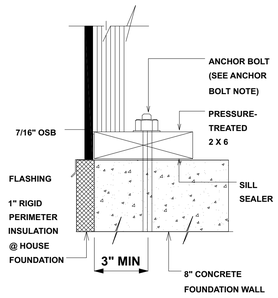
STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

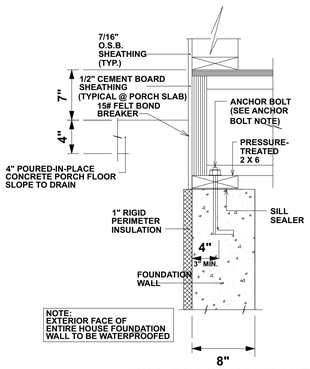
SHEET:
2 OF 8



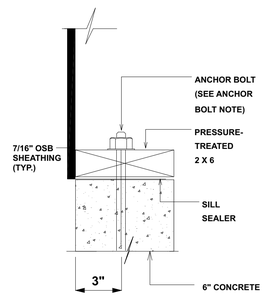
A SECTION - CULTURED STONE @ GARAGE
SCALE: NONE



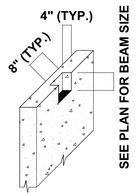
B SILL PLACEMENT @ HOUSE FOUNDATION
SCALE: NONE



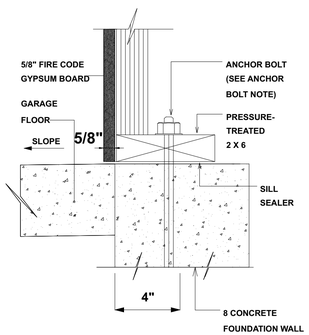
C SILL PLACEMENT @ PORCH
SCALE: NONE



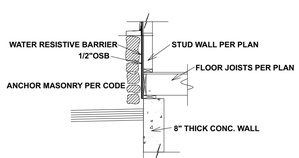
D SILL PLACEMENT @ GARAGE FOUNDATION
SCALE: NONE



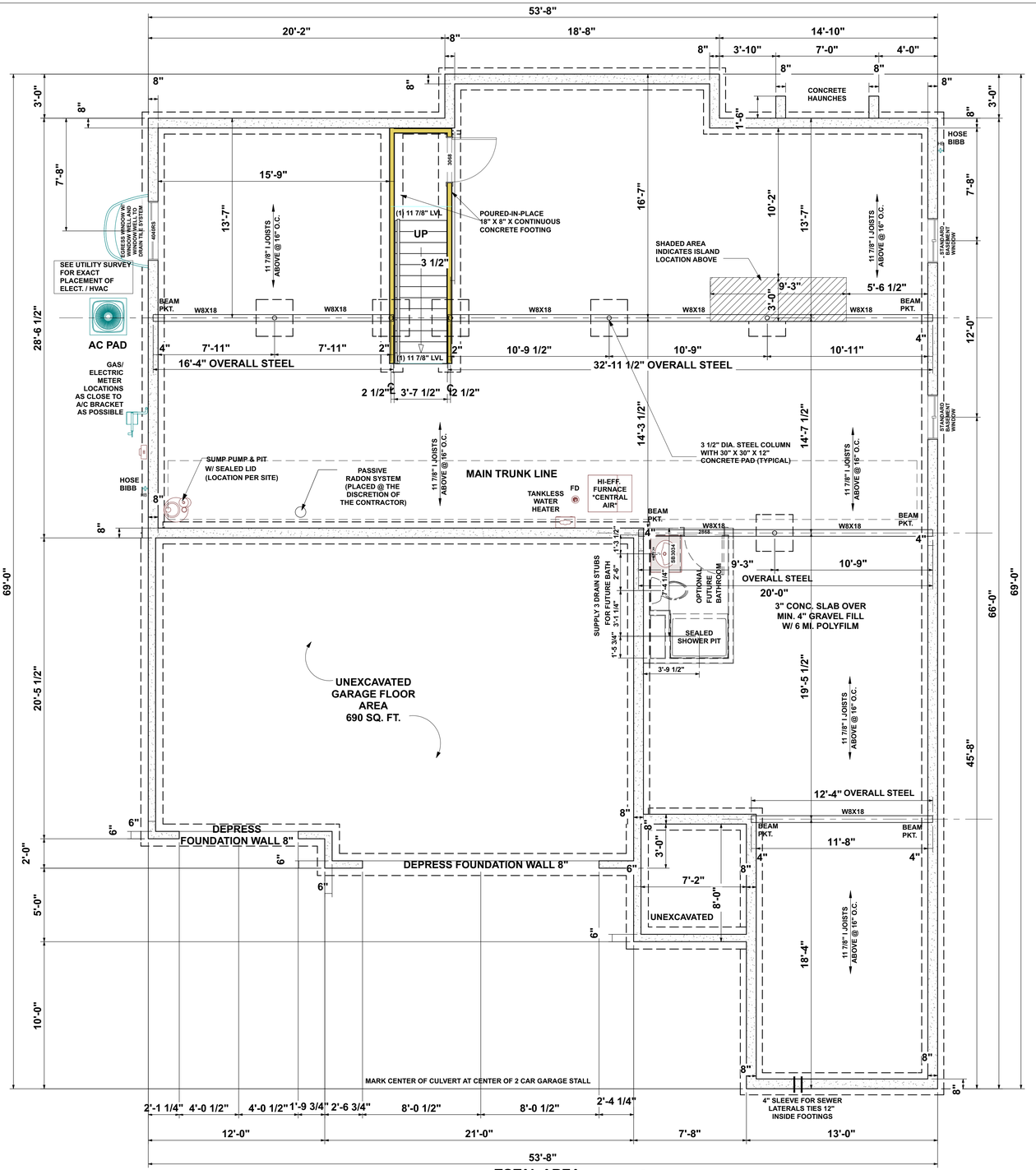
BEAM POCKET DETAIL
SCALE: NONE



E SILL PLACEMENT @ GARAGE/HOUSE FOUNDATION
SCALE: NONE



STONE VENEER DETAIL
SCALE: NONE



TOTAL AREA:
2062 SQ. FT.

BASEMENT PLAN
1/4 in = 1 ft

CONCRETE NOTES:
1. ALL BASEMENT WINDOWS ARE TO BE INSTALLED 1'-0" BELOW TOP OF FOUNDATION WALLS W/ GALVANIZED WELLS.
2. ALL FOOTINGS FOR THE COLUMNS AND WALLS ARE TO BE INSTALLED PER PLAN. COLUMN FOOTINGS ARE TO BE FORMED PER SIZE CALLED OUR ON THE PLAN. ALL WALL FOOTINGS ARE TO HAVE A KEYWAY THE ENTIRE LENGTH OF THE FOOTINGS.

ANCHOR BOLT NOTE:
ANCHOR BOLTS IN GARAGE TO BE PLACED 2" FROM OUTSIDE EDGE.
ALL HOUSE FOUNDATION ANCHOR BOLTS TO BE PLACED 3" FROM OUTSIDE EDGE.
ANCHOR BOLTS @ GARAGE DOOR TO BE PLACED 6" FROM DROP FOR OVERHEAD DOOR.
ALL ANCHOR BOLTS TO BE PLACED 2 1/2" FROM TOP OF FOUNDATION WALL & 6" FROM CORNERS.

CARPENTERS:
PLEASE NOTE THE LOCATION OF CENTERLINES FOR THE PLUMBING & ALLOW 3" MINIMUM OF SPACE ON BOTH SIDES OF CENTERLINE @ FLOOR JOISTS.

NOTE:
EXTERIOR FACE OF ENTIRE HOUSE FOUNDATION TO BE WATERPROOFED.

NOTE:
WINDOW DESIGNATIONS EQUAL ROUGH OPENING SIZES.
VINYL SINGLE HUNG
DRYWALL RETURNS.

REVISION TABLE

DATE	REV BY	DESCRIPTION

4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

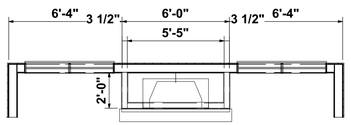
DATE:
6/15/2026

SHEET:
3 OF 8

ROOM FINISH SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BATH	66	SPC
BEDROOM 3 CLOSET	12	CARPET
BEDROOM 2	134	CARPET
BEDROOM 2 CLOSET	13	CARPET
BEDROOM 3	122	CARPET
BEDROOM 4/ OFFICE	158	SPC
BEDROOM 4/ OFFICE CLOSET	8	SPC
BATH LINEN CLOSET	4	SPC
DINETTE	139	SPC
FOYER	58	SPC
GARAGE	696	CONCRETE
GREAT ROOM HALL	31	SPC
GREAT ROOM	427	SPC
HALLWAY 1	104	SPC
HALLWAY 1 CLOSET	6	SPC
KITCHEN PANTRY	14	SPC
KITCHEN	152	SPC
LAUNDRY	53	SPC
PRIMARY BATH	99	SPC
PRIMARY BDRM	215	SPC
MUD ROOM	39	SPC
MUD ROOM CLOSET	7	SPC
STAIR - OPEN TO BASEMENT	39	CARPET
PWDR RM	34	SPC
W.I.C. 1	19	SPC
W.I.C. 2	55	SPC
OPTIONAL FUTURE BATH	39	CONCRETE

ROOM FINISH SCHEDULE

NOTE: FOR REFERENCE ONLY - SUBCONTRACTORS SHOULD VERIFY THEIR OWN TAKE-OFFS



HEATILATOR NOVUS DIRECT VENT GAS FIREPLACE NDV42361-B

PROVIDE A (2) 2 X 12 HEADER @ 5'-0" FROM FLOOR.

DIRECT VENT-GAS FIRED FIREPLACE WITH NO HEARTH
PROVIDE WOOD MANTLE.
PROVIDE TILED FACE FROM FLOOR TO UNDERSIDE OF MANTLE.
UNIT TO SIT AT FLOOR.

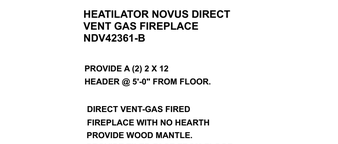
FIREPLACE UNIT FRAMING DIMENSIONS:

WIDTH: 42"
HEIGHT: 34 7/8"
DEPTH: 19 5/8"

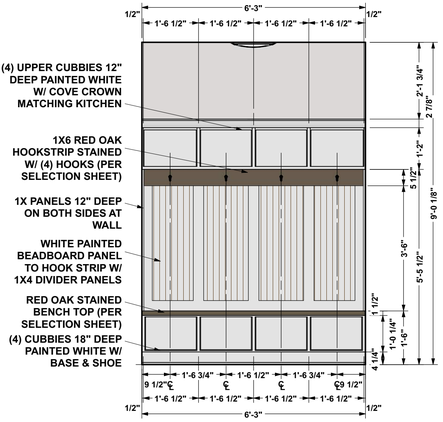
ACTUAL DIMENSIONS:

WIDTH: 41"
HEIGHT: 35 1/4"
DEPTH: 19 1/8"

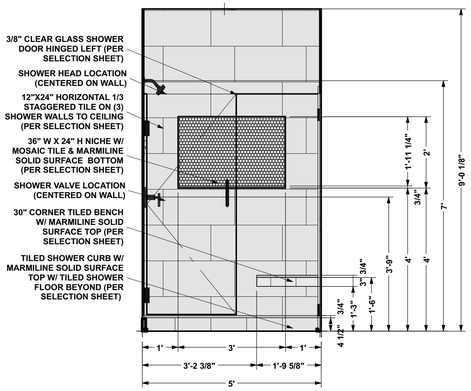
FIREPLACE PLAN
1/4 in = 1 ft



FRONT PORCH COLUMN, GABLE BRACKETS & PEDIMENT
1/4 in = 1 ft



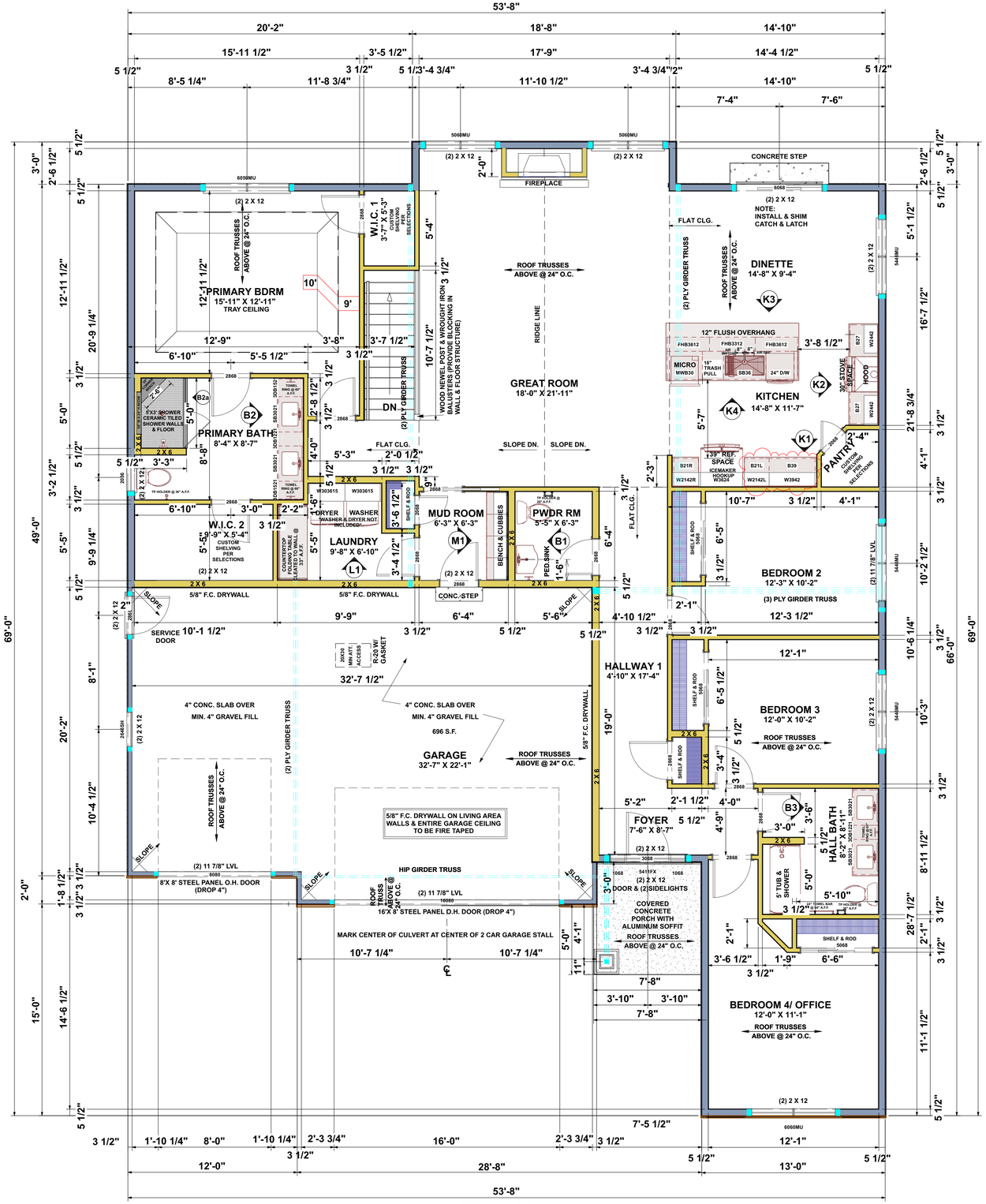
BOOT BENCH & CUBBIE ELEVATION (RIGHT)
1/2 in = 1 ft



PRIMARY SHOWER BACK WALL ELEVATION (LEFT)
1/2 in = 1 ft



PRIMARY SHOWER CAMERA VIEW



TOTAL AREA:
2226 SQ. FT.

FIRST FLOOR PLAN
1/4 in = 1 ft

TYPICAL COLUMN

NOTE:
PROVIDE 18"X18"CULTURED STONE BASE WITH LIMESTONE CAP.
PROVIDE A CEDAR COLUMN ABOVE (SEE FRONT ELEVATION).
PIER ROUGH FRAMING HEIGHT TO BE 36".
PIER ROUGH FRAMING WIDTH/DEPTH TO BE 14" X 14".

CARPENTERS:
PLEASE NOTE THE LOCATION OF CENTERLINES FOR PLUMBING & ALLOW 3" MINIMUM OF SPACE ON BOTH SIDES OF CENTERLINE @ FLOOR JOISTS.

NOTE:
WINDOW DESIGNATIONS EQUAL ROUGH OPENING SIZES.
VINYL SINGLE HUNG
DRYWALL RETURNS

NOTE:
INSTALL 1/2" O.S.B. UNDER ALL EXTERIOR DOOR OPENINGS

REVISION TABLE			
DATE	REV BY	DESCRIPTION	
6/15/2026	KA	KITCHEN CABINET SIZES ADJUSTED TO MATCH SHOP DRAWINGS	

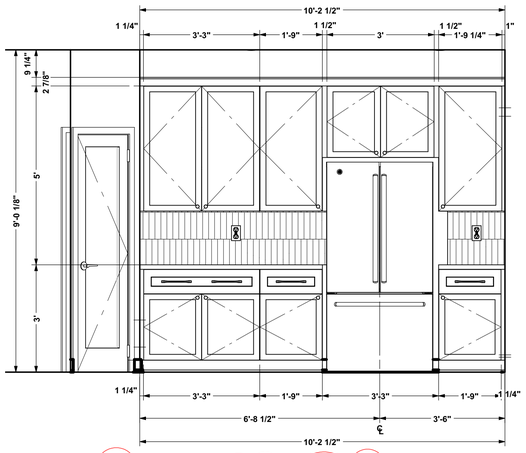
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

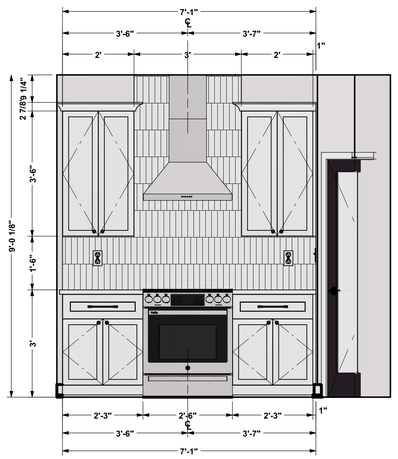
STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

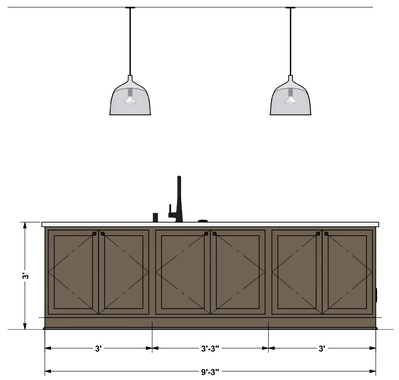
SHEET:
4 OF 8



K1 KITCHEN ELEVATION (REAR)
1/2 in = 1 ft



K2 KITCHEN ELEVATION (RIGHT)
1/2 in = 1 ft



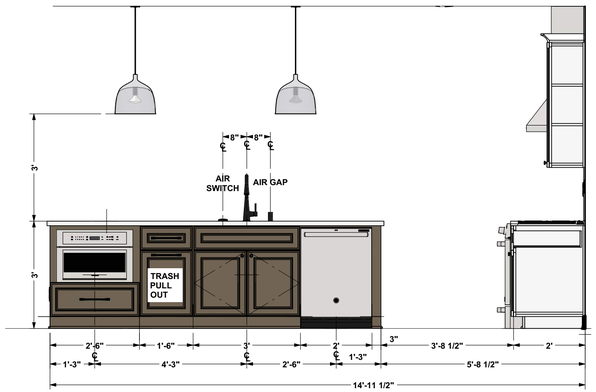
K3 KITCHEN ISLAND ELEVATION (FRONT)
1/2 in = 1 ft



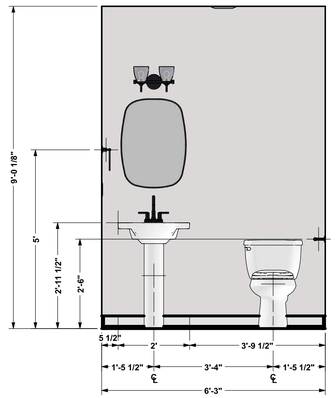
EXTERIOR FRONT CAMERA VIEW



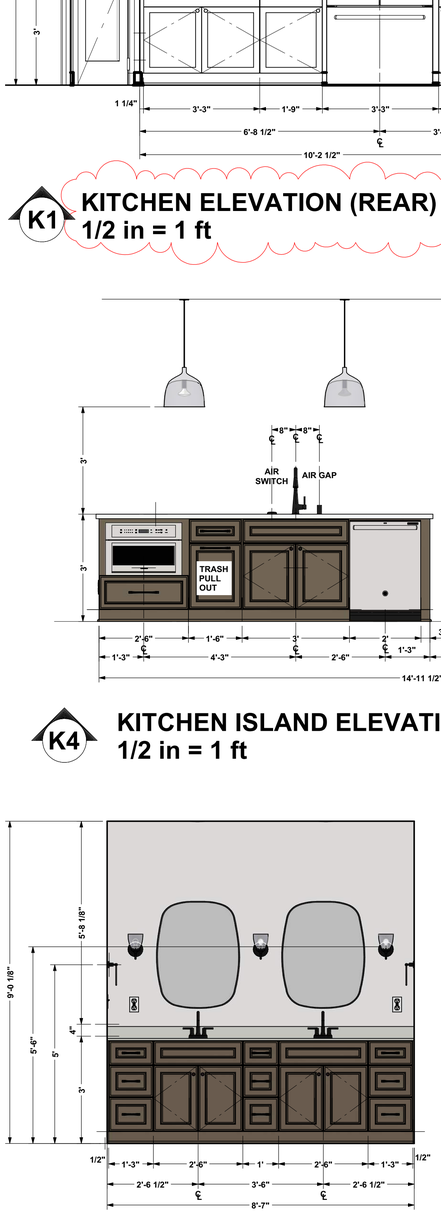
GREAT ROOM CAMERA VIEW



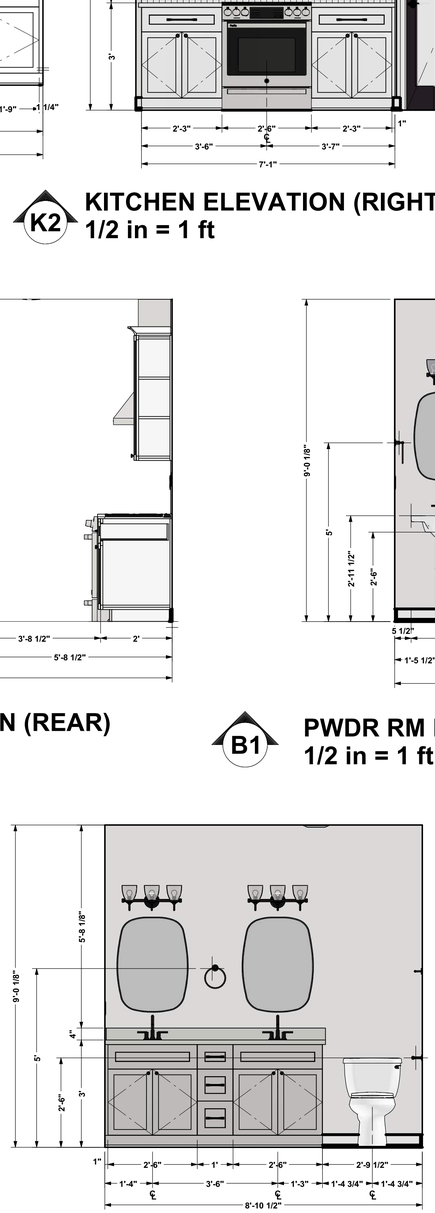
K4 KITCHEN ISLAND ELEVATION (REAR)
1/2 in = 1 ft



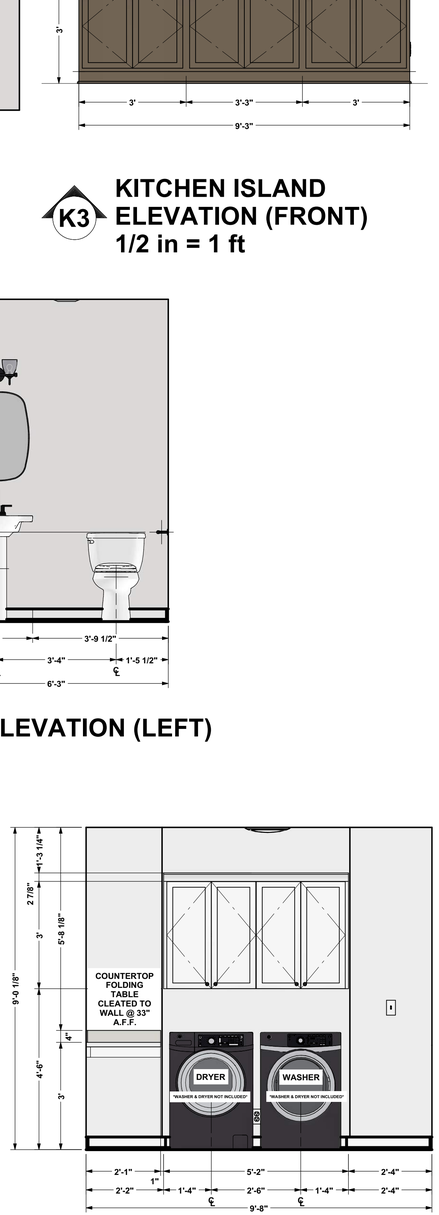
B1 PWDR RM ELEVATION (LEFT)
1/2 in = 1 ft



B2 PRIMARY BATH ELEVATION (RIGHT)
1/2 in = 1 ft



B3 HALL BATH ELEVATION (RIGHT)
1/2 in = 1 ft



L1 LAUNDRY ROOM ELEVATION (REAR)
1/2 in = 1 ft



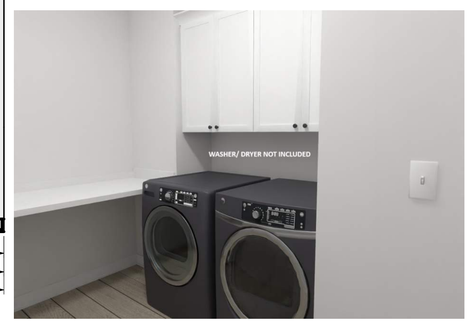
KITCHEN CAMERA VIEW



PRIMARY BATH CAMERA VIEW

HALL BATH CAMERA VIEW

PWDR RM CAMERA VIEW



LAUNDRY ROOM CAMERA VIEW



BOOT BENCH CAMERA VIEW

REVISION TABLE

DATE	REV BY	DESCRIPTION
6/15/2026	KA	KITCHEN CABINET SIZES ADJUSTED TO MATCH SHOP DRAWINGS

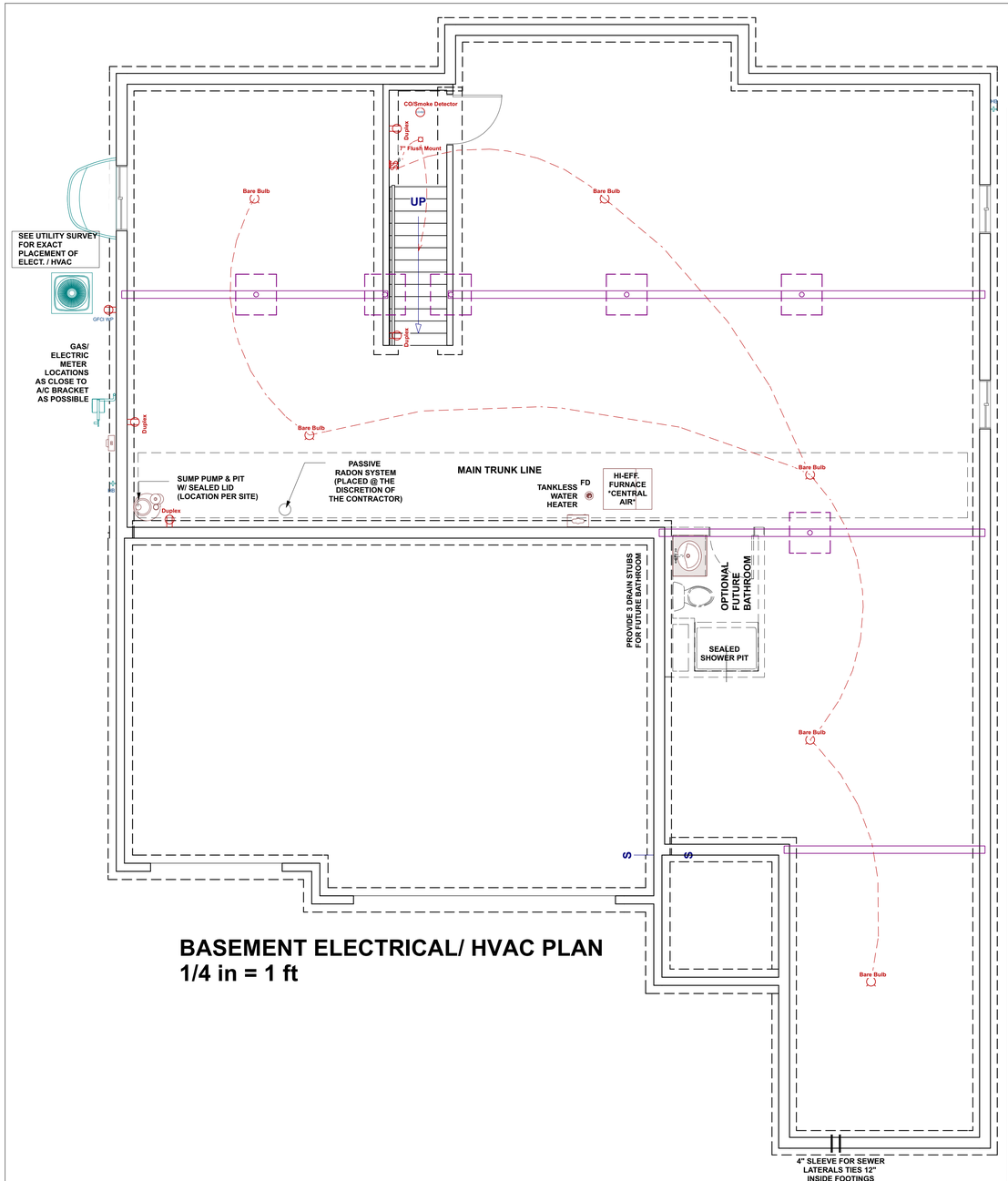
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

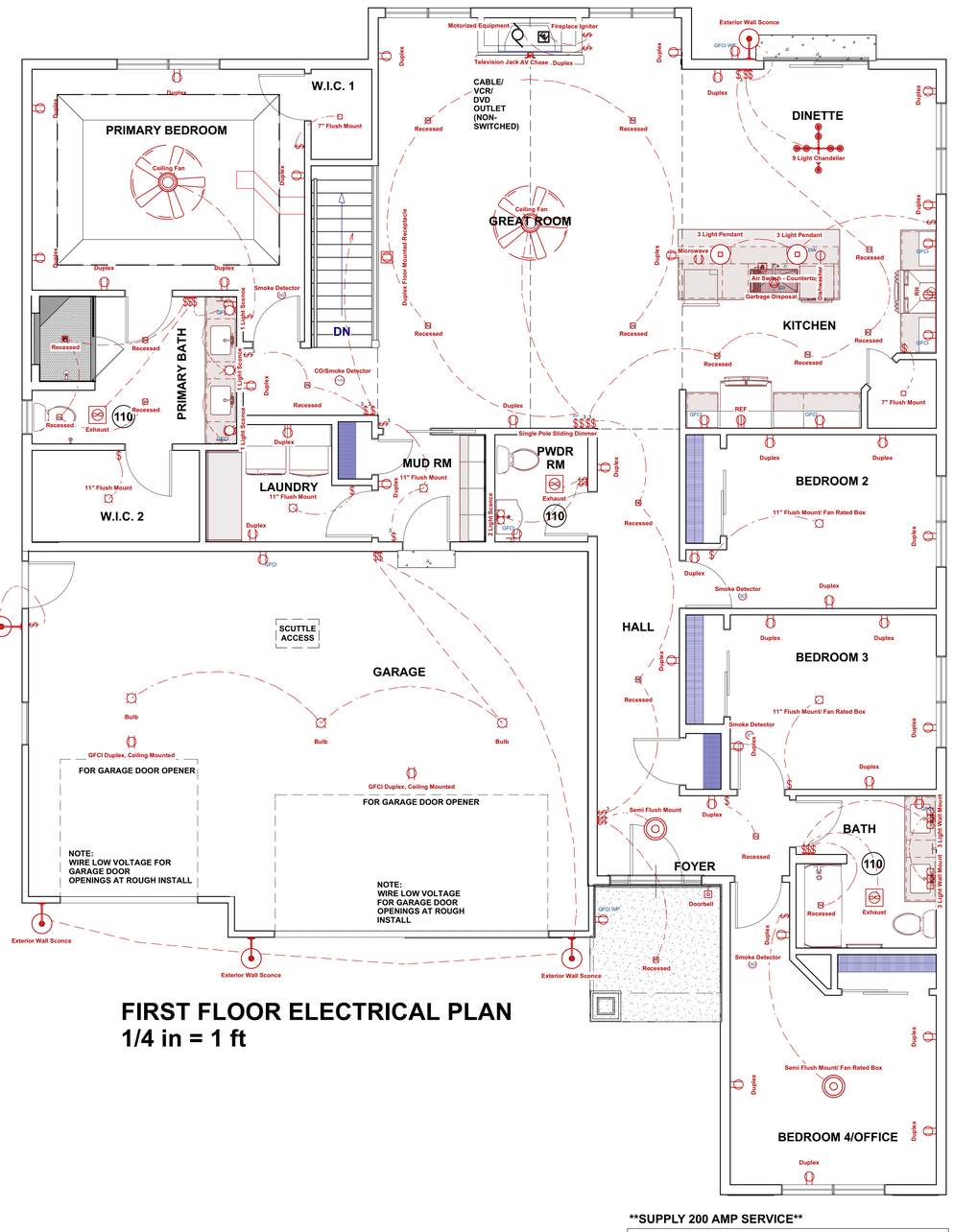
DATE:
6/15/2026

SHEET:
5 OF 8



BASEMENT ELECTRICAL/ HVAC PLAN
1/4 in = 1 ft

FIRST FLOOR ELECTRICAL SCHEDULE				
FLOOR	2D SYMBOL	LABEL	ATTACHED TO	QTY
1		DUPLEX	WALL	1
1	GFCI	GFCI	WALL	9
1		EXHAUST	CEILING	3
1	R4	RECESSED	CEILING	18
1		SINGLE POLE SWITCH	WALL	28
1	DM	SINGLE POLE SLIDING DIMMER	WALL	1
1	SD	SMOKE DETECTOR	CEILING	4
1		DUPLEX FLOOR MOUNTED RECEPTACLE	FLOOR	1
1		DUPLEX	WALL	34
1		MICROWAVE	CABINET	1
1		EXTERIOR WALL SCONCE	FLOOR	5
1		RH	WALL	1
1		REF	WALL	1
1		DOORBELL	WALL	1
1	CO/SD	CO/SMOKE DETECTOR	CEILING	1
1	GFCI WP	GFCI WP	WALL	2
1	GD	GARBAGE DISPOSAL	FLOOR	1
1	A	AIR SWITCH - COUNTERTOP	FLOOR	1
1		SEMI FLUSH MOUNT/ FAN RATED BOX	CEILING	1
1		CEILING FAN	CEILING	2
1		2 LIGHT SCONCE	WALL	1
1	3	THREE WAY SWITCH	WALL	9
1		BULB	CEILING	3
1		AV CHASE	FLOOR	1
1		9 LIGHT CHANDELIER	FLOOR	1
1		3 LIGHT WALL MOUNT	WALL	2
1		SEMI FLUSH MOUNT	CEILING	1
1		GFCI DUPLEX, CEILING MOUNTED	CEILING	2
1		DUPLEX	CABINET	1
1		11" FLUSH MOUNT/ FAN RATED BOX	CEILING	2
1		CHAIN	FLOOR	1
1	TV	TELEVISION JACK	WALL	1
1	DW	DISHWASHER	CABINET	1
1		11" FLUSH MOUNT	CEILING	3
1		1 LIGHT SCONCE	WALL	3
1		7" FLUSH MOUNT	CEILING	2
1		3 LIGHT PENDANT	CEILING	2



FIRST FLOOR ELECTRICAL PLAN
1/4 in = 1 ft

BASEMENT ELECTRICAL SCHEDULE				
FLOOR	2D SYMBOL	LABEL	ATTACHED TO	QTY
0		BARE BULB	CEILING	6
0		DUPLEX	WALL	4
0	3	THREE WAY SWITCH	WALL	1
0	CO/SD	CO/SMOKE DETECTOR	CEILING	1
0		SINGLE POLE SWITCH	WALL	1
0	GFCI WP	GFCI WP	WALL	1
0		7" FLUSH MOUNT	CEILING	1

SUPPLY 200 AMP SERVICE

HVAC NOTE:
1.)LOCATIONS OF SUPPLIES & RETURNS MAY VARY TO DUE STRUCTURAL CONSTRAINTS
2.)IN ADDITION TO THIS LAYOUT, THERE WILL ALSO BE ONE SUPPLY LOCATED ON THE TRUNK LINE AND ONE RETURN LOCATED NEAR THE FURNACE IN THE BASEMENT

ELECTRICAL NOTE:
ALL ELECTRIC SHOWN ON THE PLAN IS TO BE USED FOR BIDDING PURPOSES AND AS A GUIDE ONLY. ALL ELECTRIC WORK IS TO BE INSTALLED PER STATE AND LOCAL CODES. SUPPLY 200 AMP SERVICE

(RH/MW) RANGE HOOD / MICROWAVE
(GD) GARBAGE DISPOSAL
(DW) DISHWASHER
(REF) REFRIGERATOR

REVISION TABLE		
DATE	REV BY	DESCRIPTION

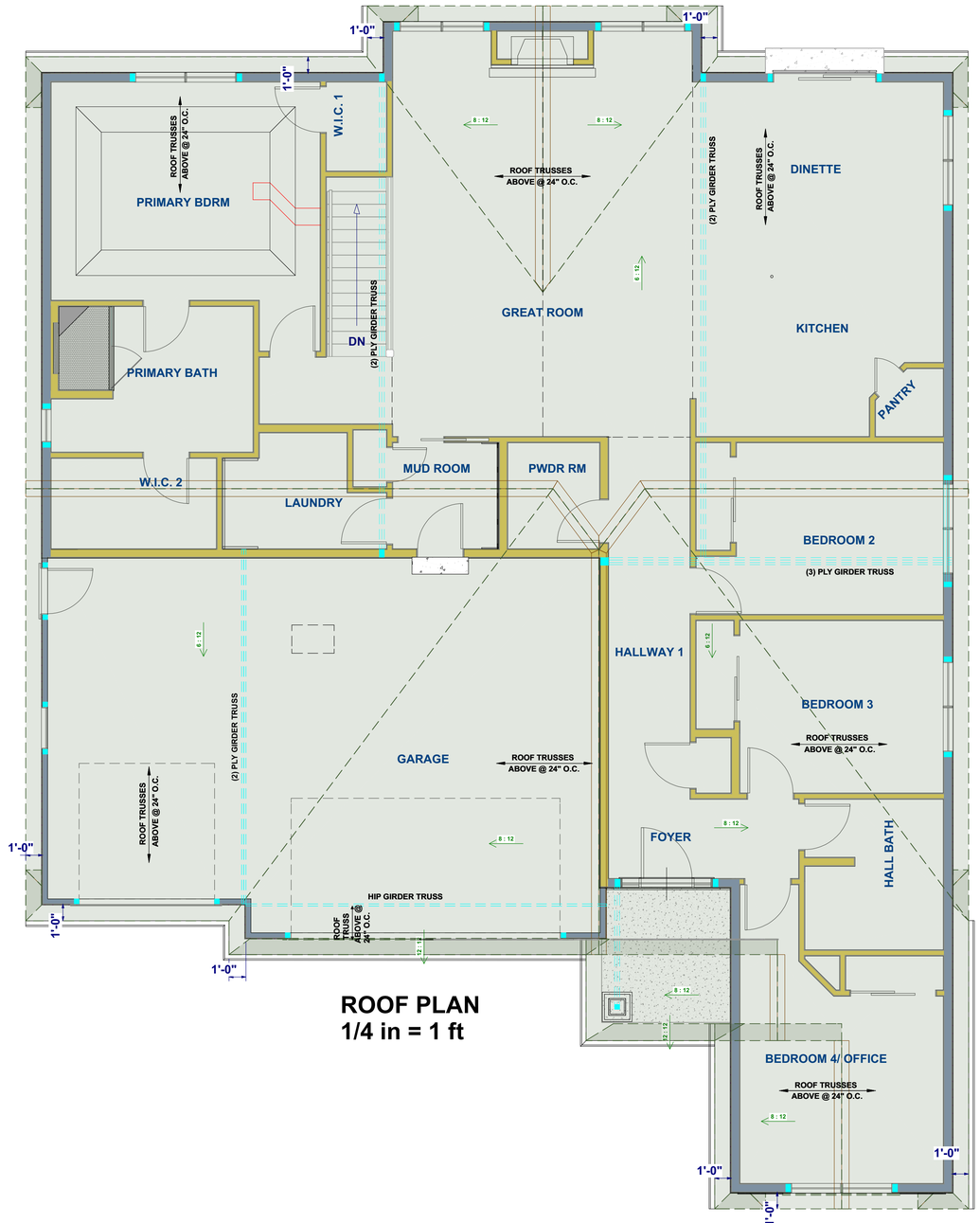
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

SHEET:
6 OF 8



ROOF PLAN
1/4 in = 1 ft

Model	Elevation	Location	Attic Area	Ventilation Required SQ Inch	High Venting SQ Inch	LF Ridge Vent Required	LF Ridge Vent Provided	Box Vent Required	Box Vent Provided	SQ Inch Soffit Vent Required	Sq Inch Soffit Vent Provided	Req'd Panels 5.87 SQ Inch per foot	1/300	% High
Maxwell - 3 Car	1	All Areas	2941	1412	706	35	35	0	N/A	706	710	121	☑	50.00%

NOTES:

1. Venting calculations based on Owens Corning Ventsure Ridge Vent with 20" venting per Ln. Ft. If other vent is used adjust Ln. Ft. as needed to meet high venting required.
2. Box vent calculations based on units providing 50" venting per unit. If other vents used adjust quantity of units as needed to meet high venting required.
3. Ridge vent to start 24" from adjacent walls, a ridge or vally intersection.
4. Do not combine ridge vents and box vents to meet venting requirement.
5. Where there is not enough ridge for venting use box vents in lieu of ridge vents to meet venting requirement. Locate vents on back of house in the upper 1/3 section of roof.
6. Ventilation is not required for separated roof areas such as dormers, bump-outs or bays that cover a floor area 40s.f. or less.

ATTIC VENT REQUIREMENTS

REVISION TABLE

DATE	REV BY	DESCRIPTION

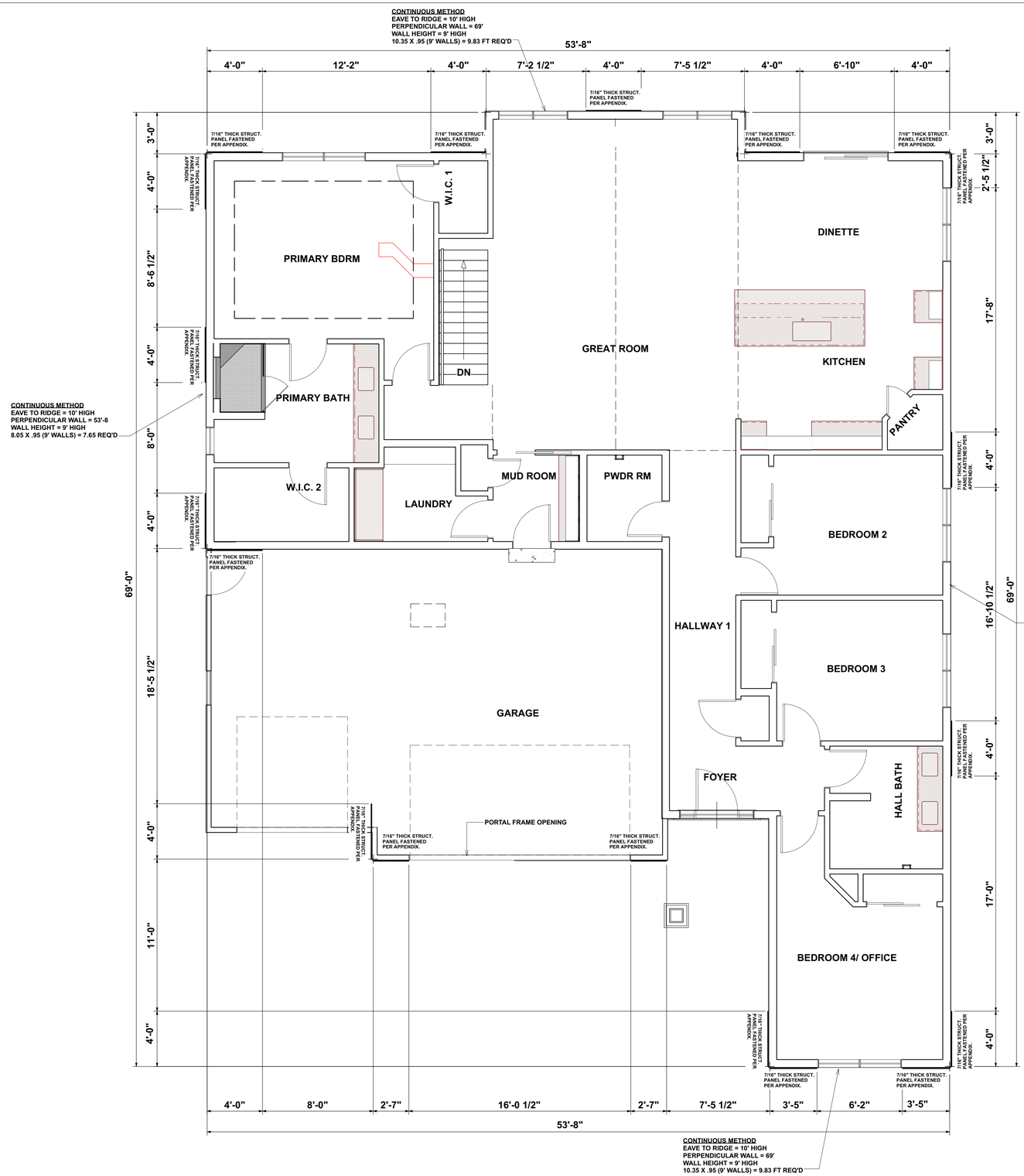
4015 80TH STREET
KENOSHA, WI, 53142
262-942-3500

BEAR HOMES

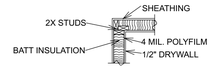
STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

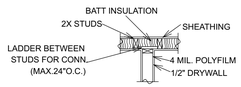
SHEET:
7 OF 8



WALL BRACING PLAN
1/4 in = 1 ft



EXTERIOR CORNER DETAIL



EXTERIOR T-WALL DETAIL

BRACING NOTES:

1. WALL BRACING IS BASED ON CONTINUOUS WOOD STRUCTURAL PANEL METHOD USING 7/16" THICK MATERIAL.
2. GARAGE OPENING WILL BE PORTAL FRAME DESIGN.
3. FASTENERS WILL BE INSTALLED (SIZE AND SPACING) AS REQUIRED BY CODE.
4. 12'-6" MAX. DISTANCE FROM BLDG CORNER TO WALL PANEL.
5. 21' MAX. DISTANCE BETWEEN WALL PANELS ON SAME SIDE OF BLDG.

WALL BRACING NOTES

REVISION TABLE

DATE	REV BY	DESCRIPTION

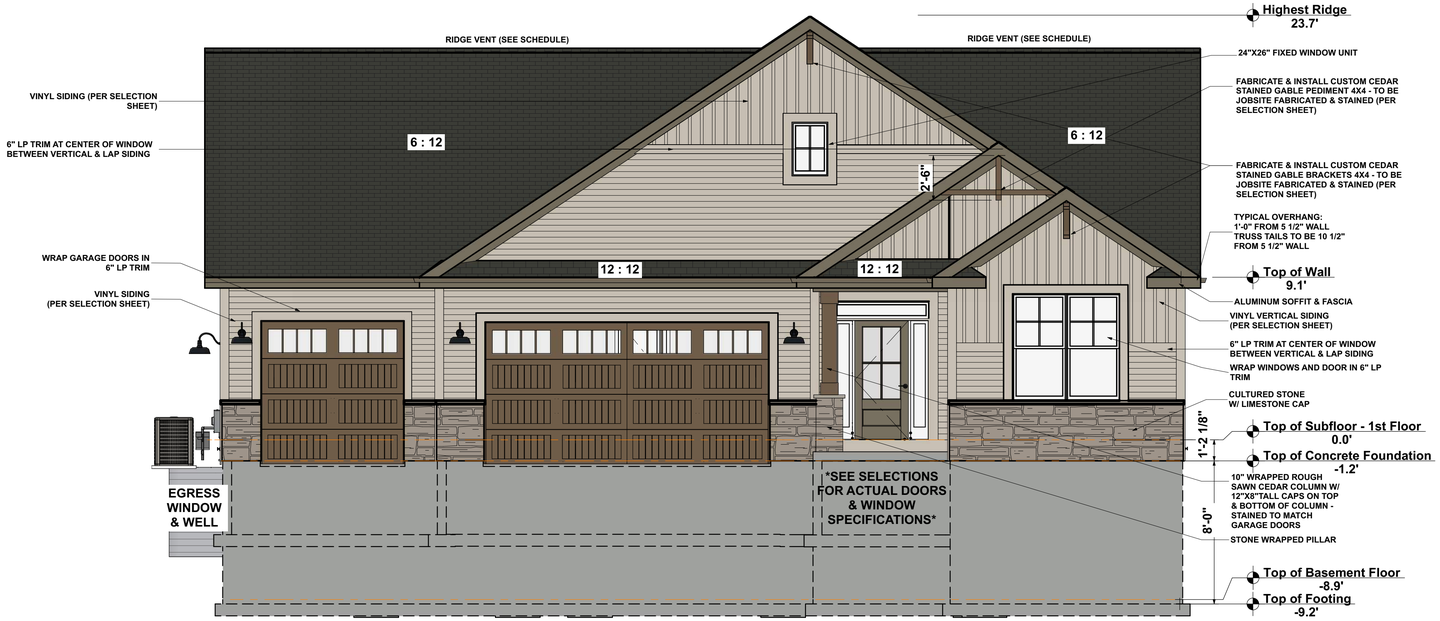
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

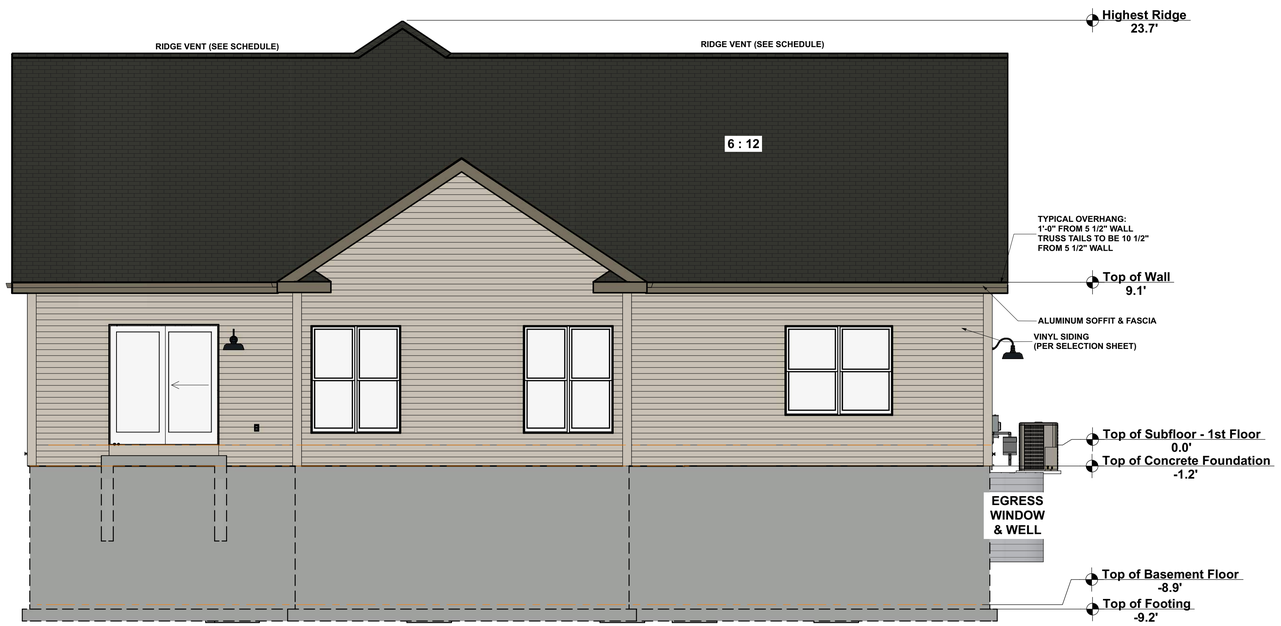
SHEET:
8 OF 8



FRONT ELEVATION
1/4 in = 1 ft

FRONT ELEVATION MASONRY MEETS SUBDIVISION REQUIREMENT OF 15%

USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS



REAR ELEVATION

USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS

focus on energy℠
Partnering with Wisconsin utilities

FOCUS ON ENERGY
NEW HOMES PROGRAM NOTES:

1. HOME MUST BE A MINIMUM 30% MORE EFFICIENT THAN THE SAME HOME DESIGNED TO CURRENT UNIFORM DWELLING CODES.
2. BUILDING AIR TIGHTNESS .20 TIMES TOTAL BUILDING SHELL AREA MAX @ CFM 50.
3. SEALED SUMP BASIN/CROCK.
4. SEALED PLUMBING ROUGH-IN THROUGH BASEMENT FLOOR (AIR TIGHT).
5. FULL COVERAGE FOUNDATION WALL INSULATION (R-5, 1" FOAM BOARD MINIMUM).
6. WHOLE HOUSE VENTILATION (PER ASHRAE 62-2, LOCATE FAN IN A CENTRALIZED BATH) 110 CFM WITH 6 INCH METAL DUCT TO EXTERIOR OF HOME.
7. ALL OTHER BATHROOMS/PWDR ROOMS SHOULD HAVE A MINIMUM 75 CFM EXHAUST FAN WITH 6 INCH METAL DUCT TO EXTERIOR OF HOME.
8. WATER HEATER MUST BE POWER VENTED OR CLOSED COMBUSTION TYPE WITH AN ENERGY FACTOR EQUAL TO OR GREATER THAN .67EF.
9. FURNACE MUST BE CLOSED COMBUSTION, HIGH EFFICIENCY, WITH INTAKE AND EXHAUST VENTED TO EXTERIOR OF BUILDING.
10. FIREPLACE MUST BE DIRECT VENT GAS WITH CLOSED COMBUSTION, AIR INTAKE CONNECTED DIRECTLY TO THE EXTERIOR OF BUILDING (SPECIFIC SEALED-COMBUSTION WOOD BURNERS ALSO ALLOWED, CONTACT ENERGY-LINK LLC @ 414.333.1588).
11. ATTIC HATCH MUST BE GASKETED AND HAVE A MINIMUM OF R-20 INSULATION ATTACHED.
12. ON-GRADE SLAB MUST HAVE R-5 INSULATION AT EXPOSED EDGE.
13. HEATING/COOLING DUCTS LOCATED OUTSIDE CONDITIONED SPACE (EX: IN THE ATTIC MUST BE INSULATED PER CODE AND HAVE ALL JOINTS SEALED.

ROUGH CARPENTER NOTES:

1. NOTE LOCATION OF TOILET AND R.V. PIPE DO NOT PLACE FLOOR JOISTS DIRECTLY IN THIS AREA. ALLOW 6" TO THE CENTER ON BOTH SIDES AND 13" FROM THE WALL FOR THE TOILET AND 5" TO THE CENTER ON BOTH SIDES OF THE R.V. PIPE.
2. ALL EXTERIOR OPENINGS (WINDOWS,DOORS,ETC.) ON THE FIRST FLOOR ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, UNLESS IT IS OTHERWISE NOTED AS SUCH ON THE PLAN. ALL EXTERIOR OPENINGS ON THE SECOND FLOOR UP TO A 6'0" SPAN ARE TO BE A MINIMUM OF (2) 2"X12" HEADERS, ANY (BEARING) OPENING ON FIRST OR SECOND FLOOR OVER 6'-0" SPAN ARE TO BE A MINIMUM OF 2-PLY MICROLAM HEADERS AS NOTED PER THE PLAN.
3. 1ST FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-30 MIN. BATT INSULATION IN THE CLGS. (WHERE APPLICABLE), R-19 BATT INSUL. IN BOX SILL, AND 3/4" PRESSURE TREATED PLYWOOD (NO R-BOARD IS TO BE USED ON 1ST FLOOR CANTILEVERS). 2ND FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-19 BATT INSULATION WITH 7/16" O.S.B. SHEATHING PRIOR TO INSTALLATION OF EXTERIOR FINISH.
4. ALL DIMENSIONS SHOWN ON THE PLAN ARE FOR ROUGH DIMENSIONS, THESE ARE FROM THE FACE OF THE STUD TO THE FACE OF THE STUD.
5. ALL INTERIOR HEADERS ON NON-BEARING WALLS ARE TO BE LADDER HEADERS, ALL BEARING WALLS WILL BE NOTED AS TO THE SIZE ON THE PLAN.
6. METAL WIND BRACING IS TO BE USED AT ALL EXTERIOR CORNERS WHERE SUITABLE, EXCLUDING WHERE OSB IS SUBSTITUTED,
7. 7/16" O.S.B. IS TO BE USED AS EXTERIOR WALL SHEATHING ALL GABLE ENDS, FIREPLACE CHASES AND ALL HANGING WINDOW BOXES NAILED W/ 8/CC 8" TO 10" O.C.
8. ALL HEADERS (INTERIOR BEARING AND ALL EXTERIOR) ARE TO BE NAILED WITH 16D NAILS AT 16" O.C. STAGGERED ON EACH SIDE. (ALL MICROLAM HEADERS ARE TO BE NAILED W/ 16D NAILS @ 12" O.C. STAGGERED ON EACH SIDE AND GLUED).

EXTERIOR MATERIALS NOTES:

1. ALL WINDOWS TO BE VINYL WITH DRYWALL RETURNS, COLOR: WHITE.
2. ARCHITECTURAL ROOF WITH CLOSED VALLEYS
3. HOUSEWRAP TO BE APPLIED TO ENTIRE PERIMETER OF BUILDING EXTERIOR WALLS.
4. SIDING TO BE APPLIED TO ENTIRE PERIMETER OF BUILDING EXTERIOR WALLS.
5. CULTURED STONE WAINSCOT WITH LIMESTONE CAP AT FRONT ELEVATION WHERE SHOWN ON ELEVATIONS.
6. 1" - R-5 RIGID INSULATION, FULL HEIGHT, AT ALL BASEMENT EXTERIOR WALLS.

SPECIAL NOTE:

1. THE BUYER(S) ACKNOWLEDGE THAT IN THE COURSE OF BUILDING,BECAUSE OF JOB CONDITIONS AND DIFFERENT METHODS OF CONSTRUCTION; DEVIATIONS MAY OCCUR FROM THE PRINT. THEREFORE, THE BUILDER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS TO ROOM SIZES AND PLACEMENT OF MECHANICAL FIXTURES (I.E. HVAC, PLUMBING, ELEC, AND DOWNSPOUTS.)

X_____ / /

X_____ / /

REVISION TABLE

DATE	REV BY	DESCRIPTION

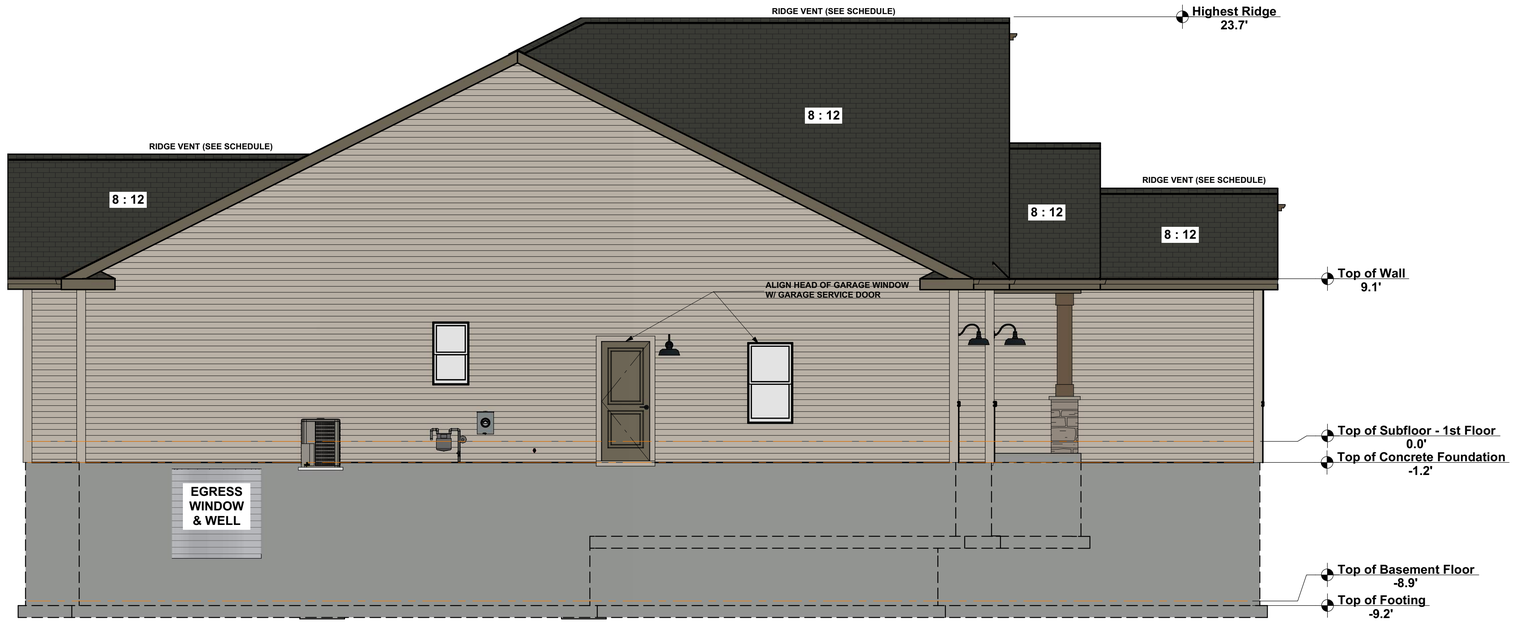
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

SHEET:
1 OF 8



RIGHT ELEVATION
1/4 in = 1 ft

USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS

EXTERIOR WALL CONSTRUCTION

VINYL SIDING
& CULTURED STONE
PER ELEVATION
7/16" O.S.B. OVER
2X6 STUDS @ 16" O.C.
R-19 BATT INSULATION
4 MIL. POLYFILM
1/2" DRYWALL



LEFT ELEVATION
1/4 in = 1 ft

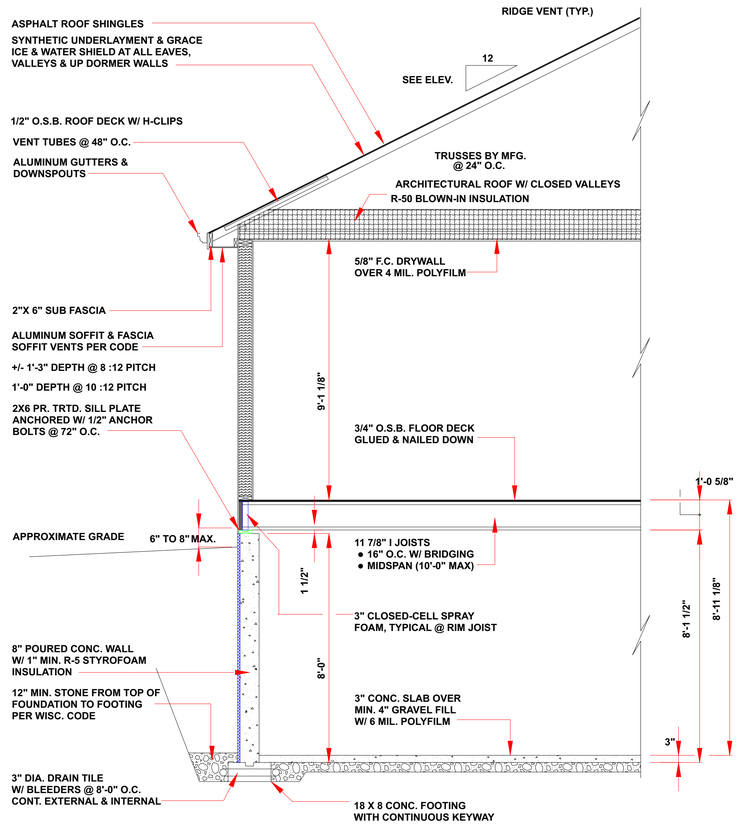
USE DIMENSIONS SHOWN-DO NOT SCALE DRAWINGS

Habitable Room Light Requirement 8% of area. Vent Requirement 3.5% of area.

LIGHT - VENT REQUIREMENTS

Model	Elev	Room	Area SF	Light Req'd	Light Actual	Vent Req'd	Vent Actual	Mech Req'd	Mech Actual	Size and Locations Habitable Rooms
Maxwell	All	Basement	2062	--	--	--	--			
Maxwell	All	Kitchen/Dinette	294	23.52	50.10	10.29	25.30			6068 Patio Door-(2)2846
Maxwell	All	Great Room	426	34.08	46.00	14.91	23.60			(4)2660
Maxwell	All	Master Bedroom	215	17.20	23.20	7.53	11.80			(2)3050SH
Maxwell	All	Master Bath	98	--	4.70	--	2.40	50 cfm	110 cfm	2036SH
Maxwell	All	Bedroom 2	131	10.48	18.00	4.59	9.20			(2)2846SH
Maxwell	All	Bedroom 3	122	9.76	18.00	4.27	9.20			(2)2846SH
Maxwell	All	Bedroom 4/Office	158	12.64	28.40	5.53	14.40			(2)3060SH
Maxwell	All	Hall Bath	72	--	6.00	--	3.10	50	110	

LIGHT-VENT REQUIREMENTS



TYPICAL SECTION
N.T.S.

REVISION TABLE

DATE	REV BY	DESCRIPTION

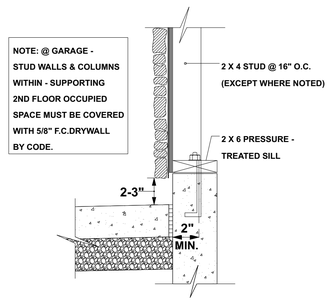
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

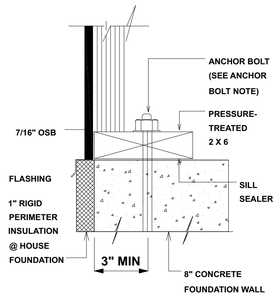
STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

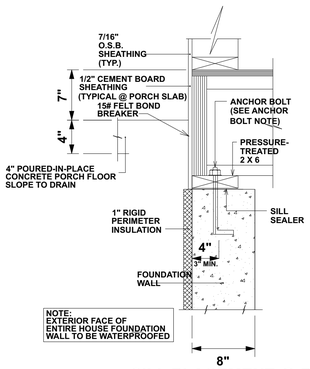
SHEET:
2 OF 8



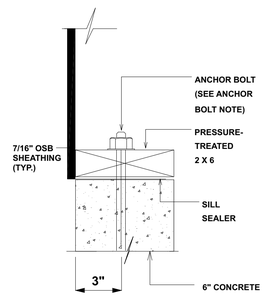
A SECTION - CULTURED STONE @ GARAGE
SCALE: NONE



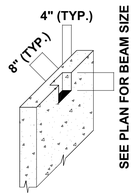
B SILL PLACEMENT @ HOUSE FOUNDATION
SCALE: NONE



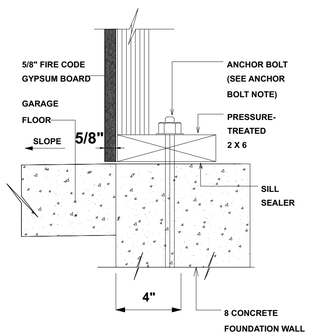
C SILL PLACEMENT @ PORCH
SCALE: NONE



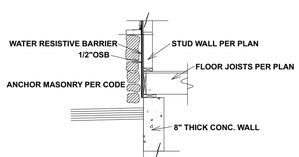
D SILL PLACEMENT @ GARAGE FOUNDATION
SCALE: NONE



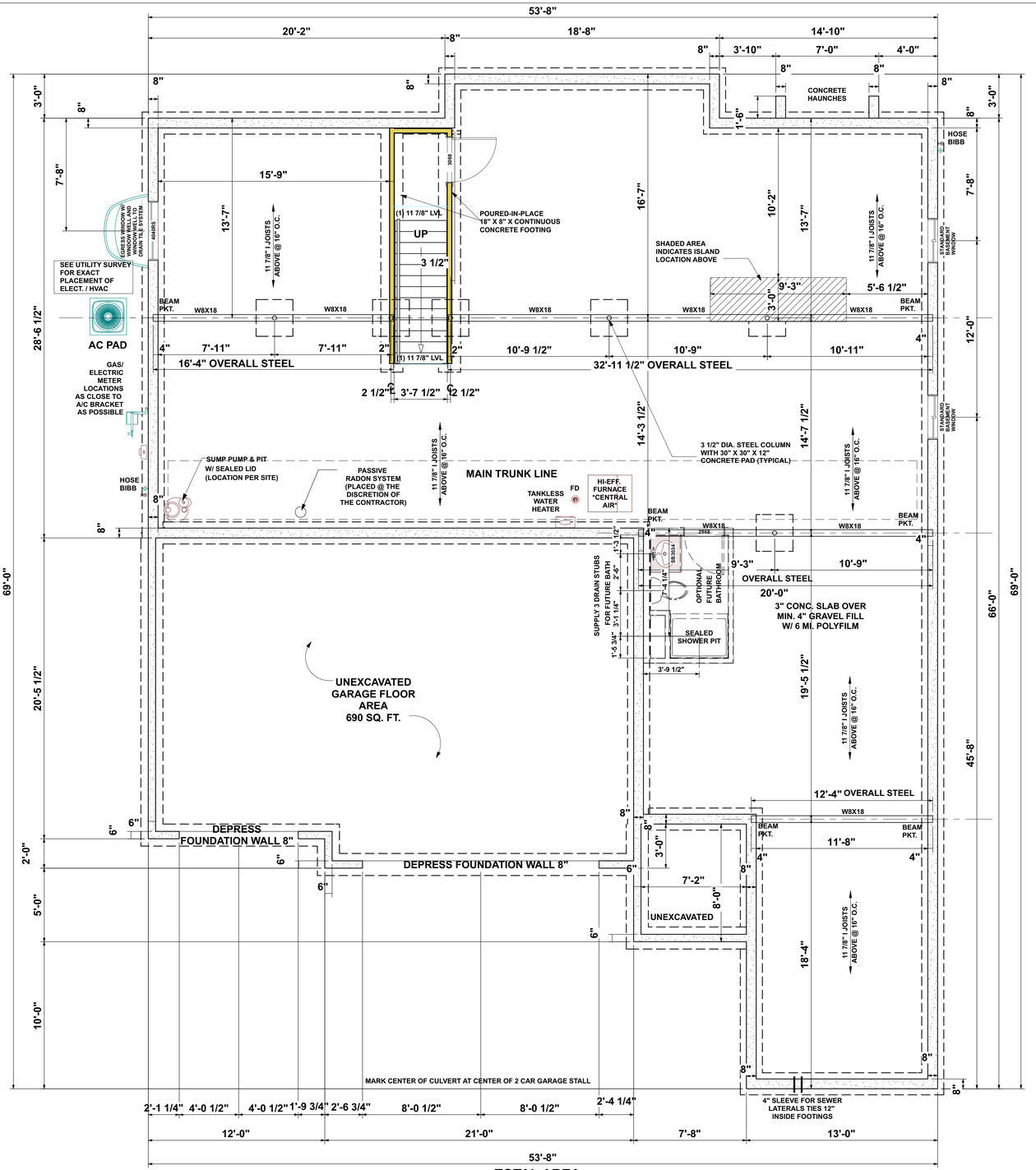
BEAM POCKET DETAIL
SCALE: NONE



E SILL PLACEMENT @ GARAGE/HOUSE FOUNDATION
SCALE: NONE



STONE VENEER DETAIL
SCALE: NONE



TOTAL AREA:
2062 SQ. FT.

BASEMENT PLAN
1/4 in = 1 ft

CONCRETE NOTES:
1. ALL BASEMENT WINDOWS ARE TO BE INSTALLED 1'-0" BELOW TOP OF FOUNDATION WALLS W/ GALVANIZED WELLS.
2. ALL FOOTINGS FOR THE COLUMNS AND WALLS ARE TO BE INSTALLED PER PLAN. COLUMN FOOTINGS ARE TO BE FORMED PER SIZE CALLED OUR ON THE PLAN. ALL WALL FOOTINGS ARE TO HAVE A KEYWAY THE ENTIRE LENGTH OF THE FOOTINGS.

ANCHOR BOLT NOTE:
ANCHOR BOLTS IN GARAGE TO BE PLACED 2" FROM OUTSIDE EDGE.
ALL HOUSE FOUNDATION ANCHOR BOLTS TO BE PLACED 3" FROM OUTSIDE EDGE.
ANCHOR BOLTS @ GARAGE DOOR TO BE PLACED 6" FROM DROP FOR OVERHEAD DOOR.
ALL ANCHOR BOLTS TO BE PLACED 2 1/2" FROM TOP OF FOUNDATION WALL & 6" FROM CORNERS.

CARPENTERS:
PLEASE NOTE THE LOCATION OF CENTERLINES FOR THE PLUMBING & ALLOW 3" MINIMUM OF SPACE ON BOTH SIDES OF CENTERLINE @ FLOOR JOISTS.

NOTE:
EXTERIOR FACE OF ENTIRE HOUSE FOUNDATION TO BE WATERPROOFED.

NOTE:
WINDOW DESIGNATIONS EQUAL ROUGH OPENING SIZES.
VINYL SINGLE HUNG
DRYWALL RETURNS.

REVISION TABLE

DATE	REV BY	DESCRIPTION

4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

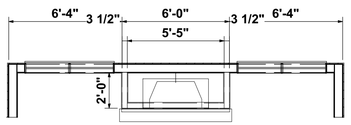
DATE:
6/15/2026

SHEET:
3 OF 8

ROOM FINISH SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ FT)	FLOOR FINISH
BATH	66	SPC
BEDROOM 3 CLOSET	12	CARPET
BEDROOM 2	134	CARPET
BEDROOM 2 CLOSET	13	CARPET
BEDROOM 3	122	CARPET
BEDROOM 4/ OFFICE	158	SPC
BEDROOM 4/ OFFICE CLOSET	8	SPC
BATH LINEN CLOSET	4	SPC
DINETTE	139	SPC
FOYER	58	SPC
GARAGE	696	CONCRETE
GREAT ROOM HALL	31	SPC
GREAT ROOM	427	SPC
HALLWAY 1	104	SPC
HALLWAY 1 CLOSET	6	SPC
KITCHEN PANTRY	14	SPC
KITCHEN	152	SPC
LAUNDRY	53	SPC
PRIMARY BATH	99	SPC
PRIMARY BDRM	215	SPC
MUD ROOM	39	SPC
MUD ROOM CLOSET	7	SPC
STAIR - OPEN TO BASEMENT	39	CARPET
PWDR RM	34	SPC
W.I.C. 1	19	SPC
W.I.C. 2	55	SPC
OPTIONAL FUTURE BATH	39	CONCRETE

ROOM FINISH SCHEDULE

NOTE: FOR REFERENCE ONLY - SUBCONTRACTORS SHOULD VERIFY THEIR OWN TAKE-OFFS



HEATILATOR NOVUS DIRECT VENT GAS FIREPLACE NDV42361-B

PROVIDE A (2) 2 X 12 HEADER @ 5'-0" FROM FLOOR.

DIRECT VENT-GAS FIRED FIREPLACE WITH NO HEARTH
PROVIDE WOOD MANTLE.
PROVIDE TILED FACE FROM FLOOR TO UNDERSIDE OF MANTLE.
UNIT TO SIT AT FLOOR.

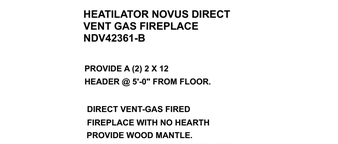
FIREPLACE UNIT FRAMING DIMENSIONS:

WIDTH: 42"
HEIGHT: 34 7/8"
DEPTH: 19 5/8"

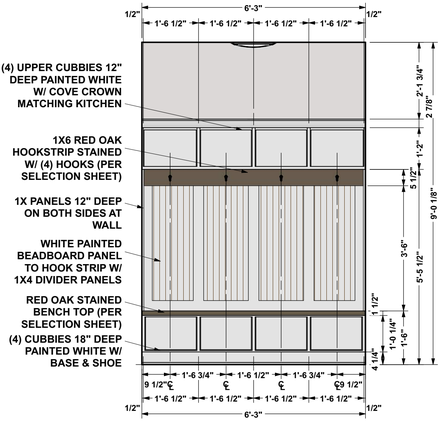
ACTUAL DIMENSIONS:

WIDTH: 41"
HEIGHT: 35 1/4"
DEPTH: 19 1/8"

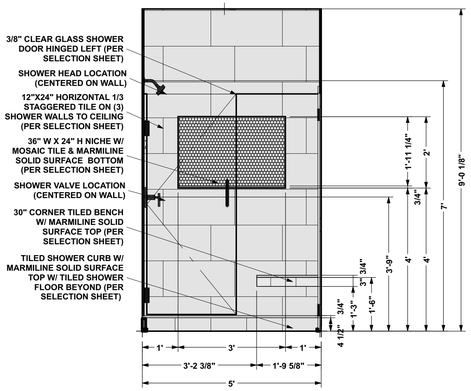
FIREPLACE PLAN
1/4 in = 1 ft



FRONT PORCH COLUMN, GABLE BRACKETS & PEDIMENT
1/4 in = 1 ft



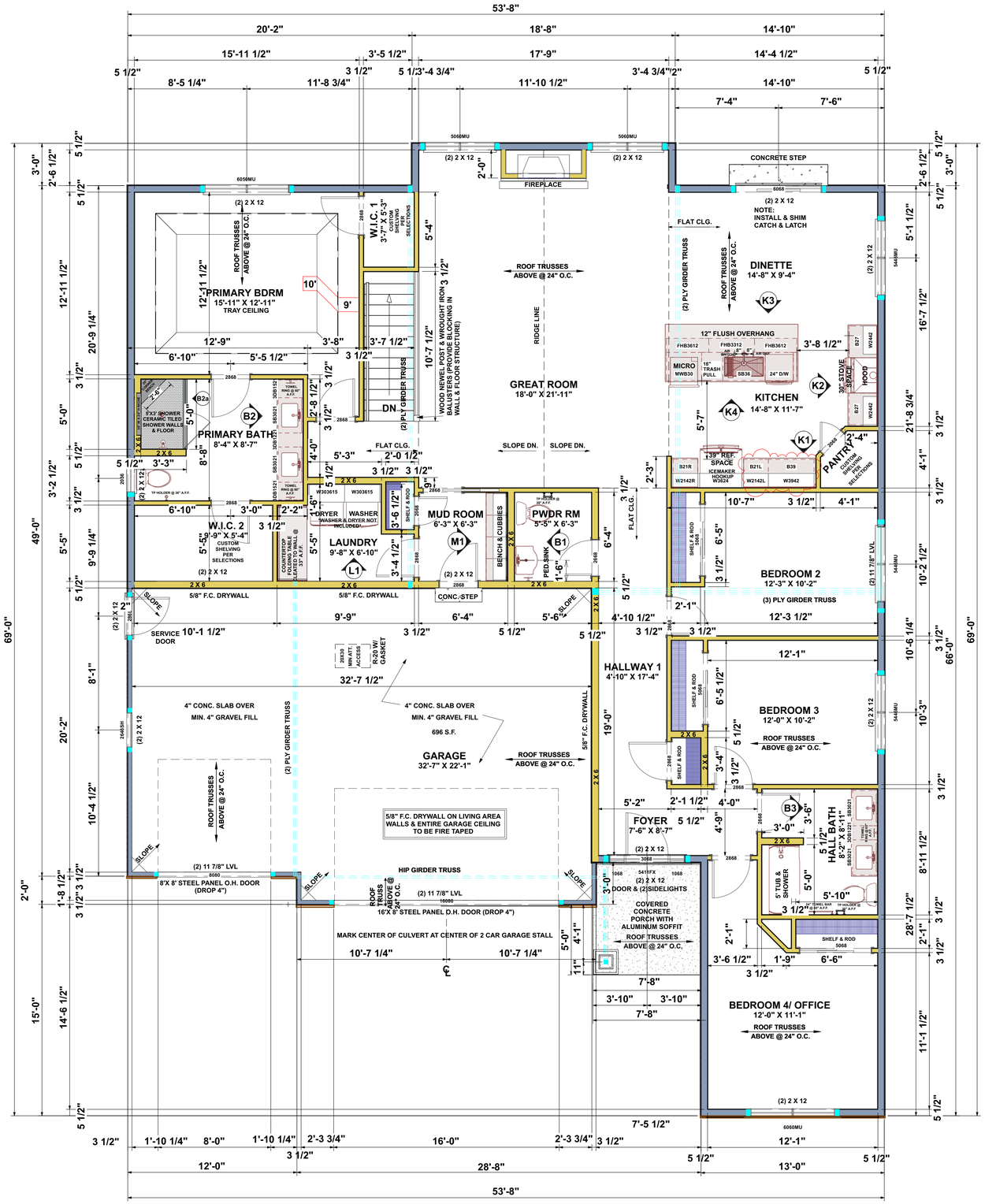
BOOT BENCH & CUBBIE ELEVATION (RIGHT)
1/2 in = 1 ft



PRIMARY SHOWER BACK WALL ELEVATION (LEFT)
1/2 in = 1 ft



PRIMARY SHOWER CAMERA VIEW



TOTAL AREA:
2226 SQ. FT.

FIRST FLOOR PLAN
1/4 in = 1 ft

TYPICAL COLUMN

NOTE:
PROVIDE 18"X18"CULTURED STONE BASE WITH LIMESTONE CAP.
PROVIDE A CEDAR COLUMN ABOVE (SEE FRONT ELEVATION).
PIER ROUGH FRAMING HEIGHT TO BE 36".
PIER ROUGH FRAMING WIDTH/DEPTH TO BE 14" X 14".

CARPENTERS:
PLEASE NOTE THE LOCATION OF CENTERLINES FOR PLUMBING & ALLOW 3" MINIMUM OF SPACE ON BOTH SIDES OF CENTERLINE @ FLOOR JOISTS.

NOTE:
WINDOW DESIGNATIONS EQUAL ROUGH OPENING SIZES.
VINYL SINGLE HUNG
DRYWALL RETURNS

NOTE:
INSTALL 1/2" O.S.B. UNDER ALL EXTERIOR DOOR OPENINGS

REVISION TABLE

REV BY	DESCRIPTION	DATE
KA	KITCHEN CABINET SIZES ADJUSTED TO MATCH SHOP DRAWINGS	6/15/2026

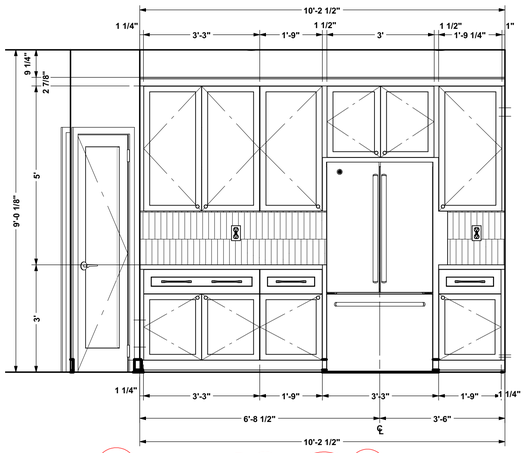
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

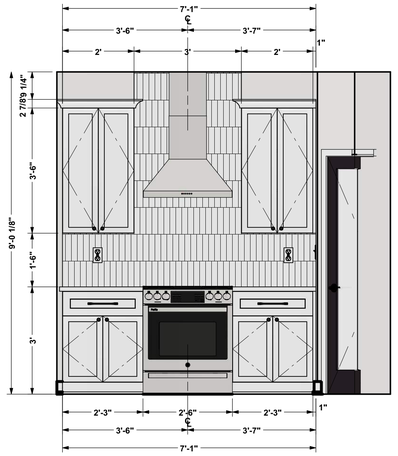
STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

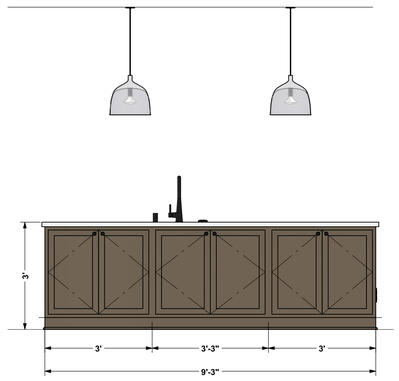
SHEET:
4 OF 8



K1 KITCHEN ELEVATION (REAR)
1/2 in = 1 ft



K2 KITCHEN ELEVATION (RIGHT)
1/2 in = 1 ft



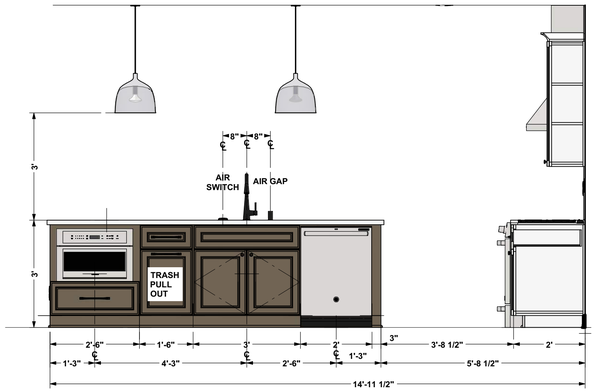
K3 KITCHEN ISLAND ELEVATION (FRONT)
1/2 in = 1 ft



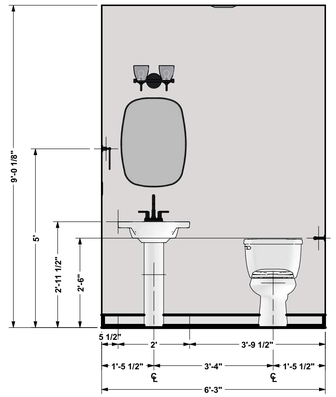
EXTERIOR FRONT CAMERA VIEW



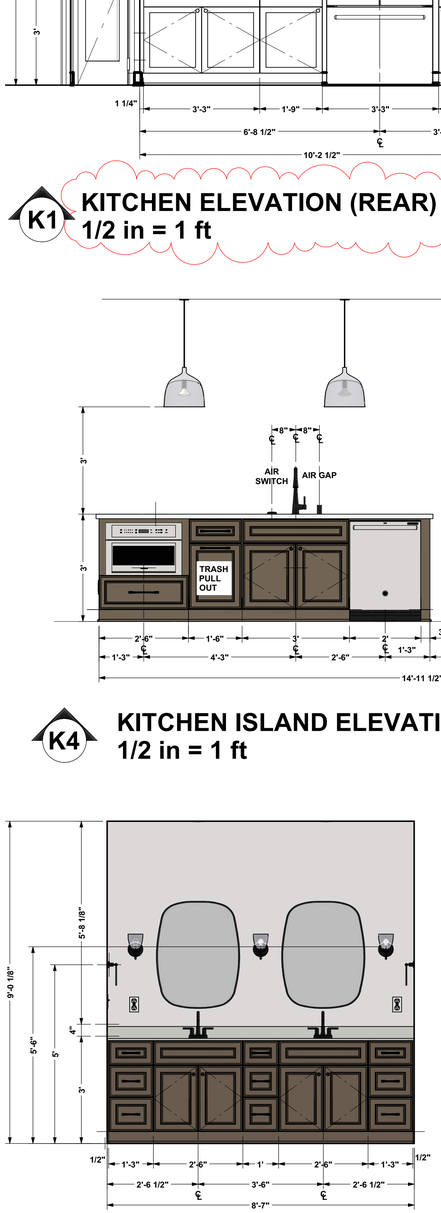
GREAT ROOM CAMERA VIEW



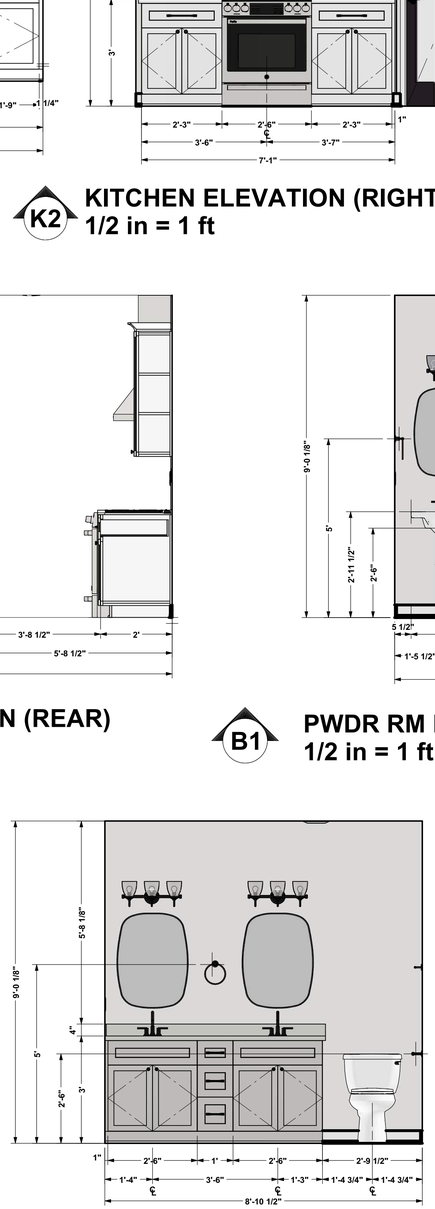
K4 KITCHEN ISLAND ELEVATION (REAR)
1/2 in = 1 ft



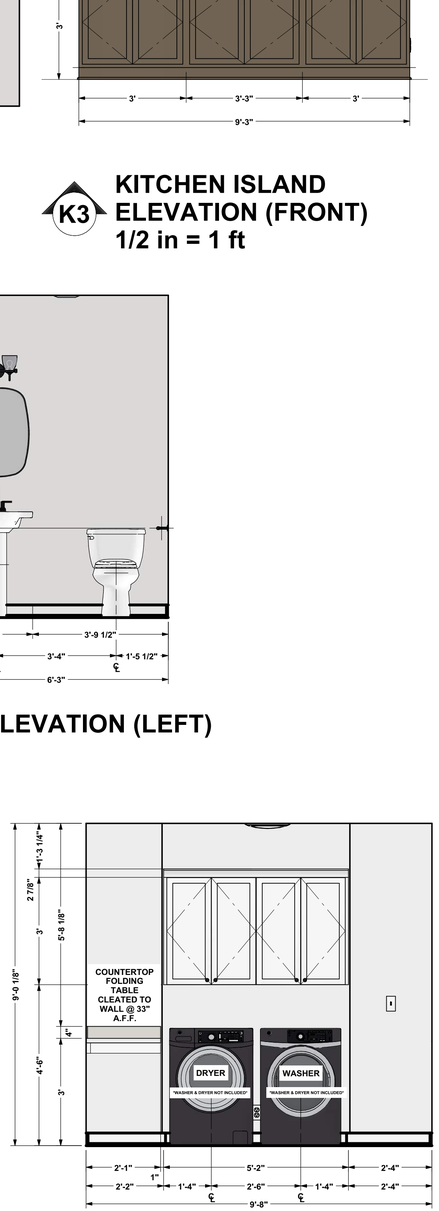
B1 PWDR RM ELEVATION (LEFT)
1/2 in = 1 ft



B2 PRIMARY BATH ELEVATION (RIGHT)
1/2 in = 1 ft



B3 HALL BATH ELEVATION (RIGHT)
1/2 in = 1 ft



L1 LAUNDRY ROOM ELEVATION (REAR)
1/2 in = 1 ft



KITCHEN CAMERA VIEW



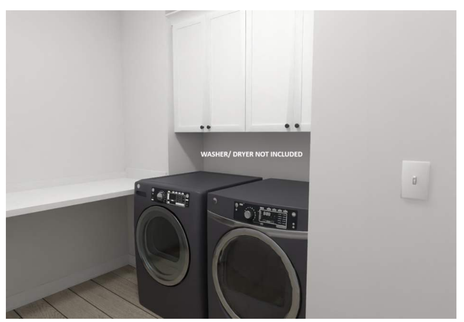
PRIMARY BATH CAMERA VIEW



HALL BATH CAMERA VIEW



PWDR RM CAMERA VIEW



LAUNDRY ROOM CAMERA VIEW



BOOT BENCH CAMERA VIEW

REVISION TABLE

DATE	REV BY	DESCRIPTION
6/15/2026	KA	KITCHEN CABINET SIZES ADJUSTED TO MATCH SHOP DRAWINGS

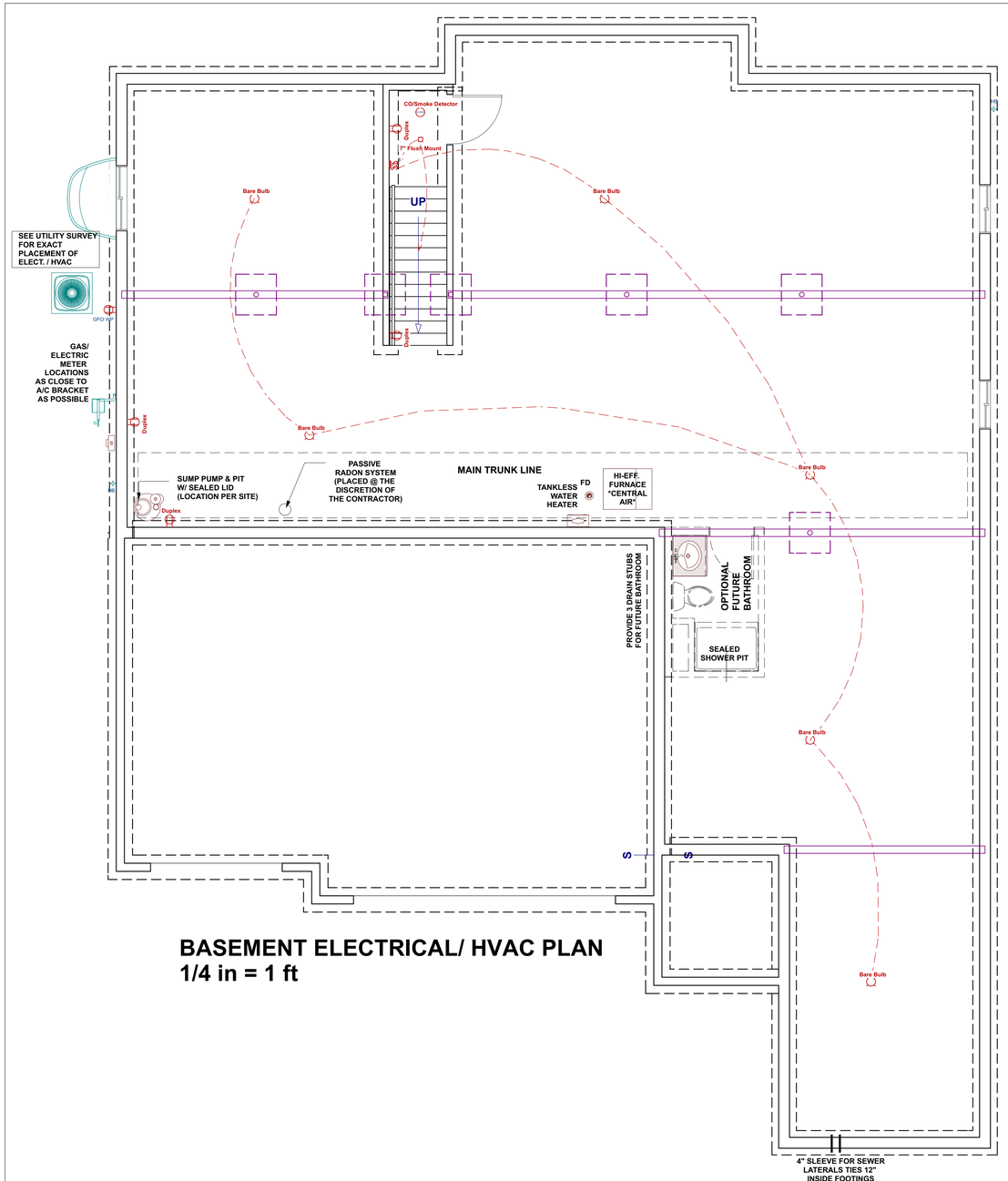
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

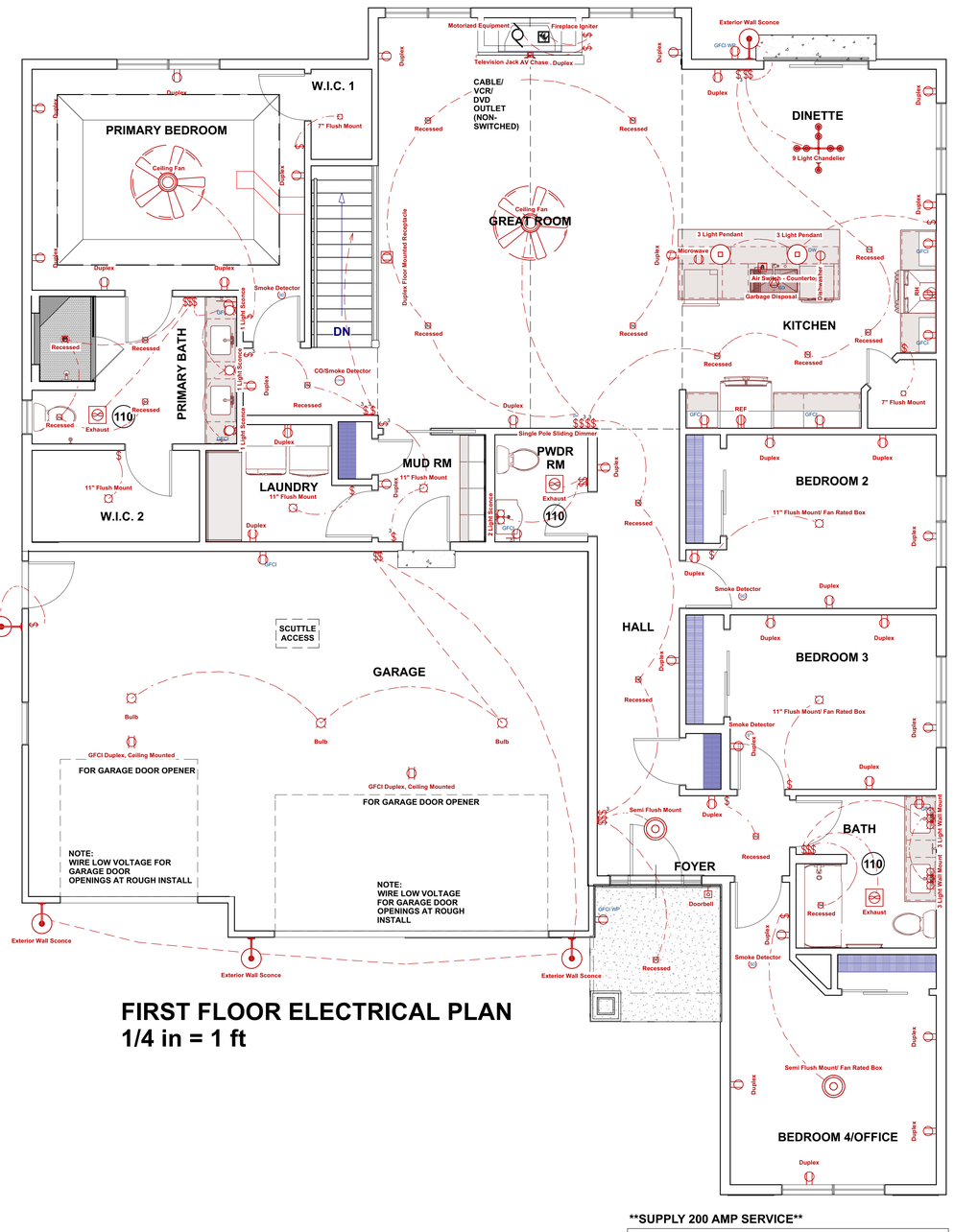
DATE:
6/15/2026

SHEET:
5 OF 8



BASEMENT ELECTRICAL/ HVAC PLAN
1/4 in = 1 ft

FIRST FLOOR ELECTRICAL SCHEDULE				
FLOOR	2D SYMBOL	LABEL	ATTACHED TO	QTY
1		DUPLEX	WALL	1
1	GFCI	GFCI	WALL	9
1		EXHAUST	CEILING	3
1	R4	RECESSED	CEILING	18
1		SINGLE POLE SWITCH	WALL	28
1	DM	SINGLE POLE SLIDING DIMMER	WALL	1
1	SD	SMOKE DETECTOR	CEILING	4
1		DUPLEX FLOOR MOUNTED RECEPTACLE	FLOOR	1
1		DUPLEX	WALL	34
1		MICROWAVE	CABINET	1
1		EXTERIOR WALL SCONCE	FLOOR	5
1		RH	WALL	1
1		REF	WALL	1
1		DOORBELL	WALL	1
1	CO/SD	CO/SMOKE DETECTOR	CEILING	1
1	GFCI WP	GFCI WP	WALL	2
1	GD	GARBAGE DISPOSAL	FLOOR	1
1	A	AIR SWITCH - COUNTERTOP	FLOOR	1
1		SEMI FLUSH MOUNT/ FAN RATED BOX	CEILING	1
1		CEILING FAN	CEILING	2
1		2 LIGHT SCONCE	WALL	1
1	3	THREE WAY SWITCH	WALL	9
1		BULB	CEILING	3
1		AV CHASE	FLOOR	1
1		9 LIGHT CHANDELIER	FLOOR	1
1		3 LIGHT WALL MOUNT	WALL	2
1		SEMI FLUSH MOUNT	CEILING	1
1		GFCI DUPLEX, CEILING MOUNTED	CEILING	2
1		DUPLEX	CABINET	1
1		11" FLUSH MOUNT/ FAN RATED BOX	CEILING	2
1		CHAIN	FLOOR	1
1	TV	TELEVISION JACK	WALL	1
1	DW	DISHWASHER	CABINET	1
1		11" FLUSH MOUNT	CEILING	3
1		1 LIGHT SCONCE	WALL	3
1		7" FLUSH MOUNT	CEILING	2
1		3 LIGHT PENDANT	CEILING	2



FIRST FLOOR ELECTRICAL PLAN
1/4 in = 1 ft

BASEMENT ELECTRICAL SCHEDULE				
FLOOR	2D SYMBOL	LABEL	ATTACHED TO	QTY
0		BARE BULB	CEILING	6
0		DUPLEX	WALL	4
0	3	THREE WAY SWITCH	WALL	1
0	CO/SD	CO/SMOKE DETECTOR	CEILING	1
0		SINGLE POLE SWITCH	WALL	1
0	GFCI WP	GFCI WP	WALL	1
0		7" FLUSH MOUNT	CEILING	1

SUPPLY 200 AMP SERVICE

HVAC NOTE:
1.)LOCATIONS OF SUPPLIES & RETURNS MAY VARY TO DUE STRUCTURAL CONSTRAINTS
2.)IN ADDITION TO THIS LAYOUT, THERE WILL ALSO BE ONE SUPPLY LOCATED ON THE TRUNK LINE AND ONE RETURN LOCATED NEAR THE FURNACE IN THE BASEMENT

ELECTRICAL NOTE:
ALL ELECTRIC SHOWN ON THE PLAN IS TO BE USED FOR BIDDING PURPOSES AND AS A GUIDE ONLY. ALL ELECTRIC WORK IS TO BE INSTALLED PER STATE AND LOCAL CODES. SUPPLY 200 AMP SERVICE

(RH/MW) RANGE HOOD / MICROWAVE
(GD) GARBAGE DISPOSAL
(DW) DISHWASHER
(REF) REFRIGERATOR

REVISION TABLE		
DATE	REV BY	DESCRIPTION

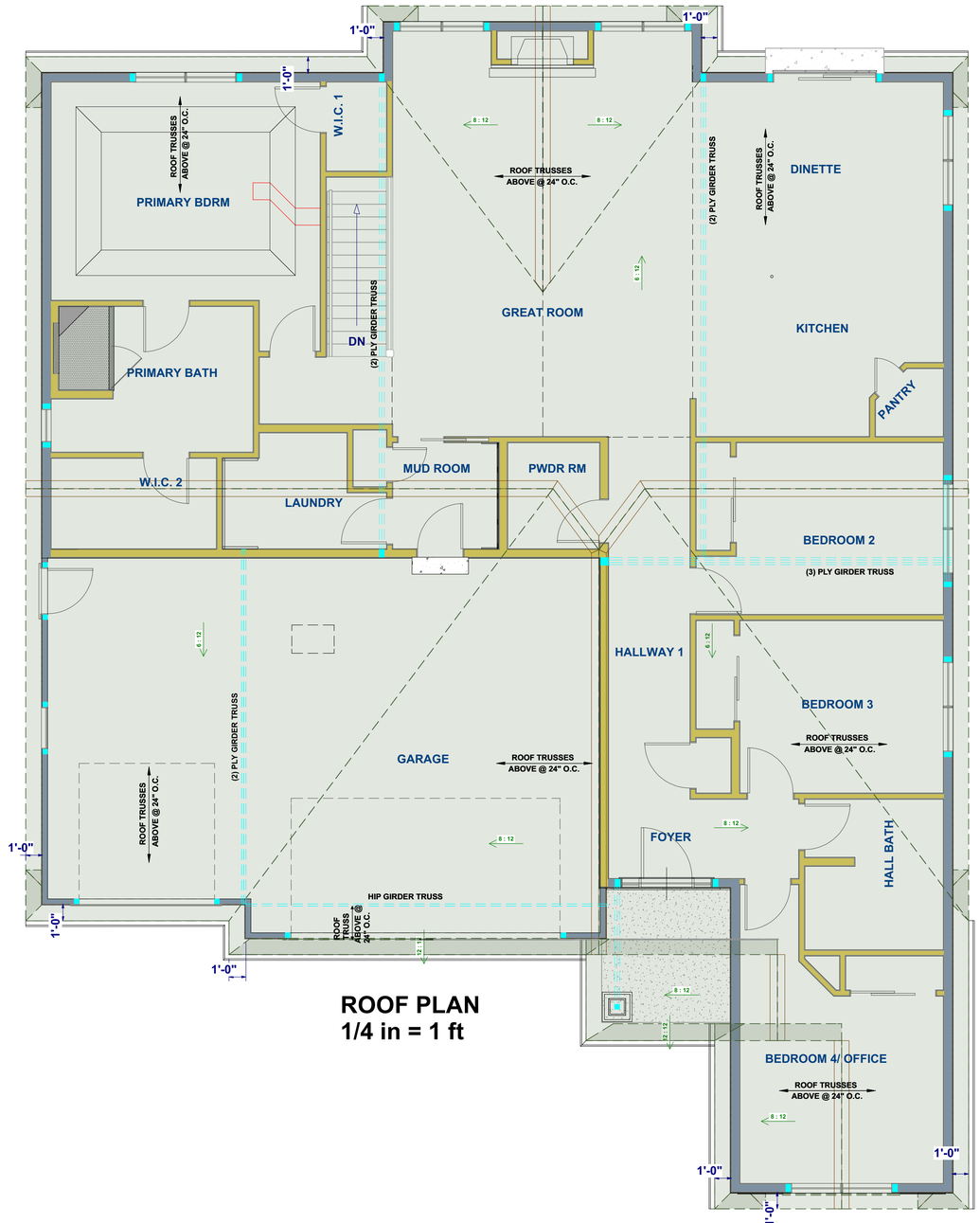
4015 80TH STREET
KENOSHA, WI,
53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

SHEET:
6 OF 8



ROOF PLAN
1/4 in = 1 ft

Model	Elevation	Location	Attic Area	Ventilation Required SQ Inch	High Venting SQ Inch	LF Ridge Vent Required	LF Ridge Vent Provided	Box Vent Required	Box Vent Provided	SQ Inch Soffit Vent Required	Sq Inch Soffit Vent Provided	Req'd Panels 5.87 SQ Inch per foot	1/300	% High
Maxwell - 3 Car	1	All Areas	2941	1412	706	35	35	0	N/A	706	710	121	☑	50.00%

NOTES:

1. Venting calculations based on Owens Corning Ventsure Ridge Vent with 20" venting per Ln. Ft. If other vent is used adjust Ln. Ft. as needed to meet high venting required.
2. Box vent calculations based on units providing 50" venting per unit. If other vents used adjust quantity of units as needed to meet high venting required.
3. Ridge vent to start 24" from adjacent walls, a ridge or vally intersection.
4. Do not combine ridge vents and box vents to meet venting requirement.
5. Where there is not enough ridge for venting use box vents in lieu of ridge vents to meet venting requirement. Locate vents on back of house in the upper 1/3 section of roof.
6. Ventilation is not required for separated roof areas such as dormers, bump-outs or bays that cover a floor area 40s.f. or less.

ATTIC VENT REQUIREMENTS

REVISION TABLE

DATE	REV BY	DESCRIPTION

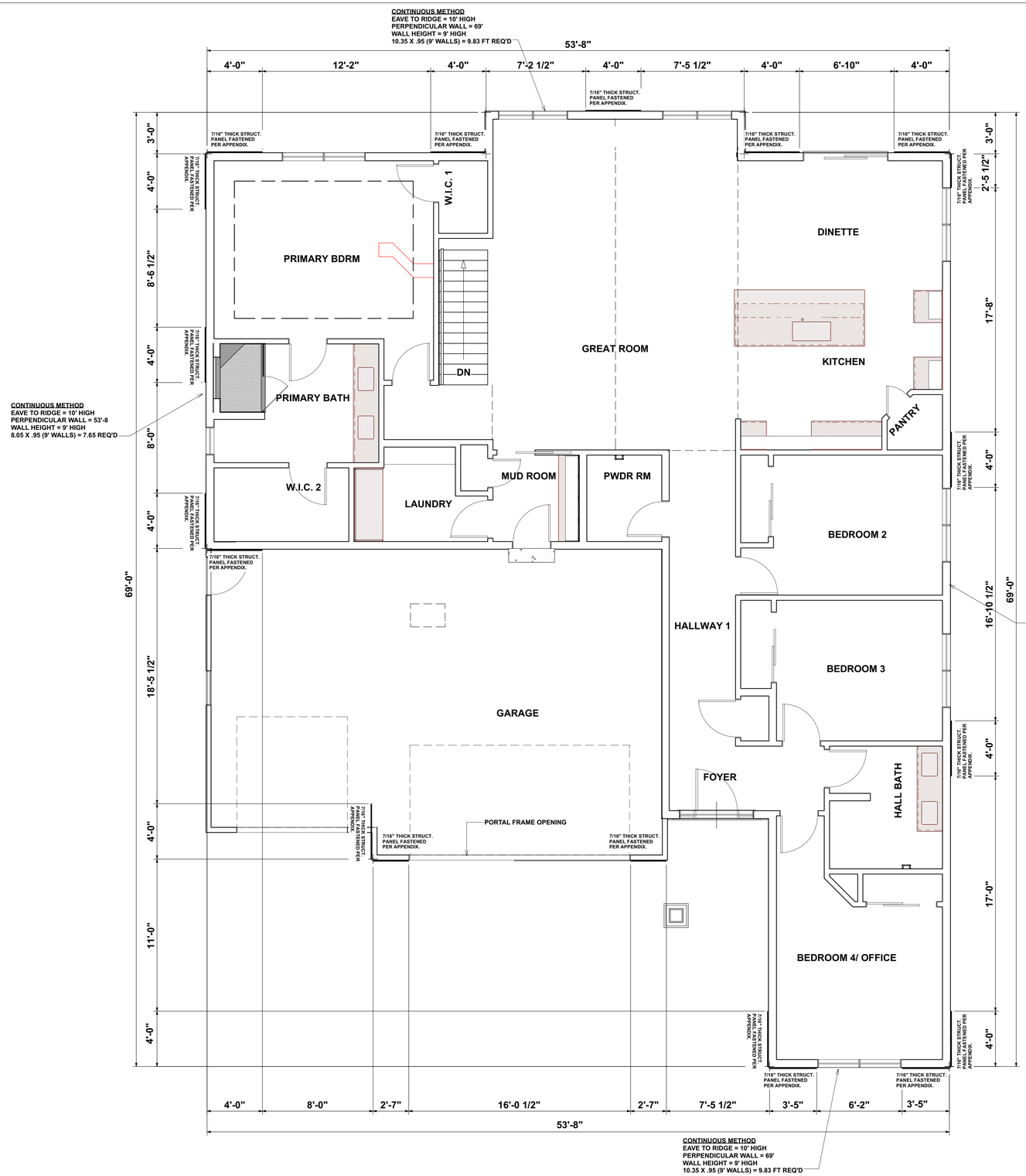
4015 80TH STREET
KENOSHA, WI, 53142
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BEAR HOMES

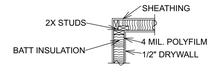
STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

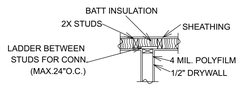
SHEET:
7 OF 8



WALL BRACING PLAN
1/4 in = 1 ft



EXTERIOR CORNER DETAIL



EXTERIOR T-WALL DETAIL

BRACING NOTES:

1. WALL BRACING IS BASED ON CONTINUOUS WOOD STRUCTURAL PANEL METHOD USING 7/16" THICK MATERIAL.
2. GARAGE OPENING WILL BE PORTAL FRAME DESIGN.
3. FASTENERS WILL BE INSTALLED (SIZE AND SPACING) AS REQUIRED BY CODE.
4. 12'-6" MAX. DISTANCE FROM BLDG CORNER TO WALL PANEL.
5. 21' MAX. DISTANCE BETWEEN WALL PANELS ON SAME SIDE OF BLDG.

WALL BRACING NOTES

REVISION TABLE

DATE	REV BY	DESCRIPTION

4015 80TH STREET
KENOSHA, WI, 53142
262-942-3500

BEAR HOMES

STYLE: MAXWELL 3 CAR - ELEVATION 1
PLAN # 25-150B
CUSTOMER: SPEC
LOCATION: SOMERS CREEK LOT 2 - MODEL

DATE:
6/15/2026

SHEET:
8 OF 8

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APPLN DATE: **06-18-26**
RPT DATE: **07-27-26**
MTG DATE: **08-10-26**
RE: **Lakeview Townhomes CSM**

PROJECT/SITE INFO:

1. Petitioner/Agent: Ken Marek
2. Property Owner: Lakeview Townhomes LLC
3. Location/Address: 101 2ND LN
4. Tax key Number(s): 83-4-223-052-7017
5. Area: 4.2 acres
6. Existing Zoning: R-9 Multiple-Family Residential Dist.
7. Proposed Zoning: R-9 Multiple-Family Residential Dist.

PROJECT OVERVIEW:
The Petitioner proposes to divide the existing parcel into one (1) 1.91-acre Lot and one (1) 2.31-acre Lot via a Certified Survey Map (CSM), with the intent of eventually constructing additional multifamily buildings on Lot 1 of the CSM.

PLANNER COMMENTS:
The subject property is currently zoned R-9 Multiple-Family Residential District, as it already contains four multifamily apartment buildings that were built in 1973. Based on the Petitioner's intent to construct additional multifamily apartment buildings on Lot 1 of the proposed CSM and provided that the proposed multifamily buildings do not exceed 8 units per structure, no zoning change would be required as the current R-9 zoning is appropriate for the anticipated use. Once a specific site plan layout and building design for the additional buildings have been prepared, the Petitioner will need to submit for site plan & building fenestration review prior to zoning and building permits being issued.

The submitted Certified Survey Map generally complies with the Village of Somers Land Division and Platting Control Ordinance. Noted below are a couple of minor revisions to be made to the CSM prior to its recordation in the Kenosha County Register of Deeds office.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this CSM, staff would recommend the following conditions:

1. The Certified Survey Map shall be subject to the following:

    a. Subject to making the following revisions to the CSM:

(1) Add a note indicating the proposed Lots will be served by municipal sewer.
(2) On Sheet 7, remove the "Plan Commission Approval" signature area (only Village Board approval is required).

b. Subject to sending an electronic copy of the revised CSM showing the aforementioned changes to the Kenosha County Department of Planning and Development office to receive sign-off prior to the surveyor preparing the recordable CSM document for signatures. The county contact is Luke Godshall who can be contacted at the following e-mail address: luke.godshall@kenoshacountywi.gov.

c. No land division shall be recorded if any portion or part of the parent parcel has any unpaid taxes or outstanding special assessments without prior approval of the local and Kenosha County Treasurer.

d. Subject to the Certified Survey Map (CSM) being recorded with the Kenosha County Register of Deeds within twelve (12) months of receiving approval from the Somers Village Board.

May 2015

VILLAGE OF SOMERS
Department of Planning & Development

RECEIVED
JUN 18 2026
Kenosha County
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: [x] Property Owner [ ] Subdivider [ ] Other _____

Applicant Name: Lakeview Townhomes, LLC; Attn: Ken Marek Date 05.21.26

Mailing Address: 600 52nd Street, Suite 310 Phone # _____

Kenosha, Wisconsin 53140 Phone # _____

Tax Parcel Number(s): 83-4-223-052-7017

_____ Acreage of Project: 4.222

Location of Property (including legal description):

101 2nd LN, Kenosha, Wisconsin 53140

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North,

Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

Subdivision/Development Name (if applicable): _____

Existing Zoning: R-9 Proposed Zoning: R-9

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

Present High Density Residential

Proposed High Density Residential

Present Use(s) of Property: Residential Apartments

Proposed Use(s) of Property: Residential Apartments

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:

John Kenneth Marsh, Manager — 5/28/2026

Property Owner's Signature — Date

Property Owner's Signature — Date

REQUIRED APPLICABLE SIGNATURES:

John Kenneth Marsh, Manager — 5/28/2026

Applicant's Signature — Date

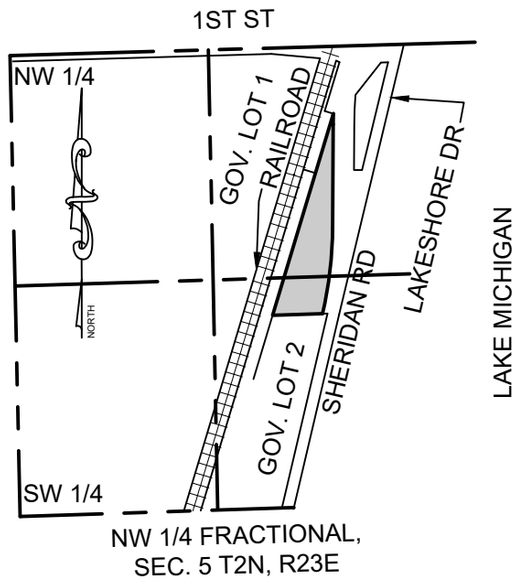
Developer's Signature — Date

CERTIFIED SURVEY MAP NO. _____

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

Prepared for:
Lakeview Townhomes LLC
c/o Elyon Property Management
600 52nd St Suite 310
Kenosha, WI 53140

VICINITY SKETCH
SCALE 1"=1000'



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

April 9, 2025
REVISED: April 21, 2026

Subject Property
Zoning: R-9
Tax Key Number: 83-4-223-052-7017
Owner: LAKEVIEW TOWNHOMES LLC
Address: 101 2ND LN KENOSHA 53140

NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the South line of the Northwest 1/4 of Section 5, Township 2 North, Range 23 East which has a bearing of N88°08'27"E.

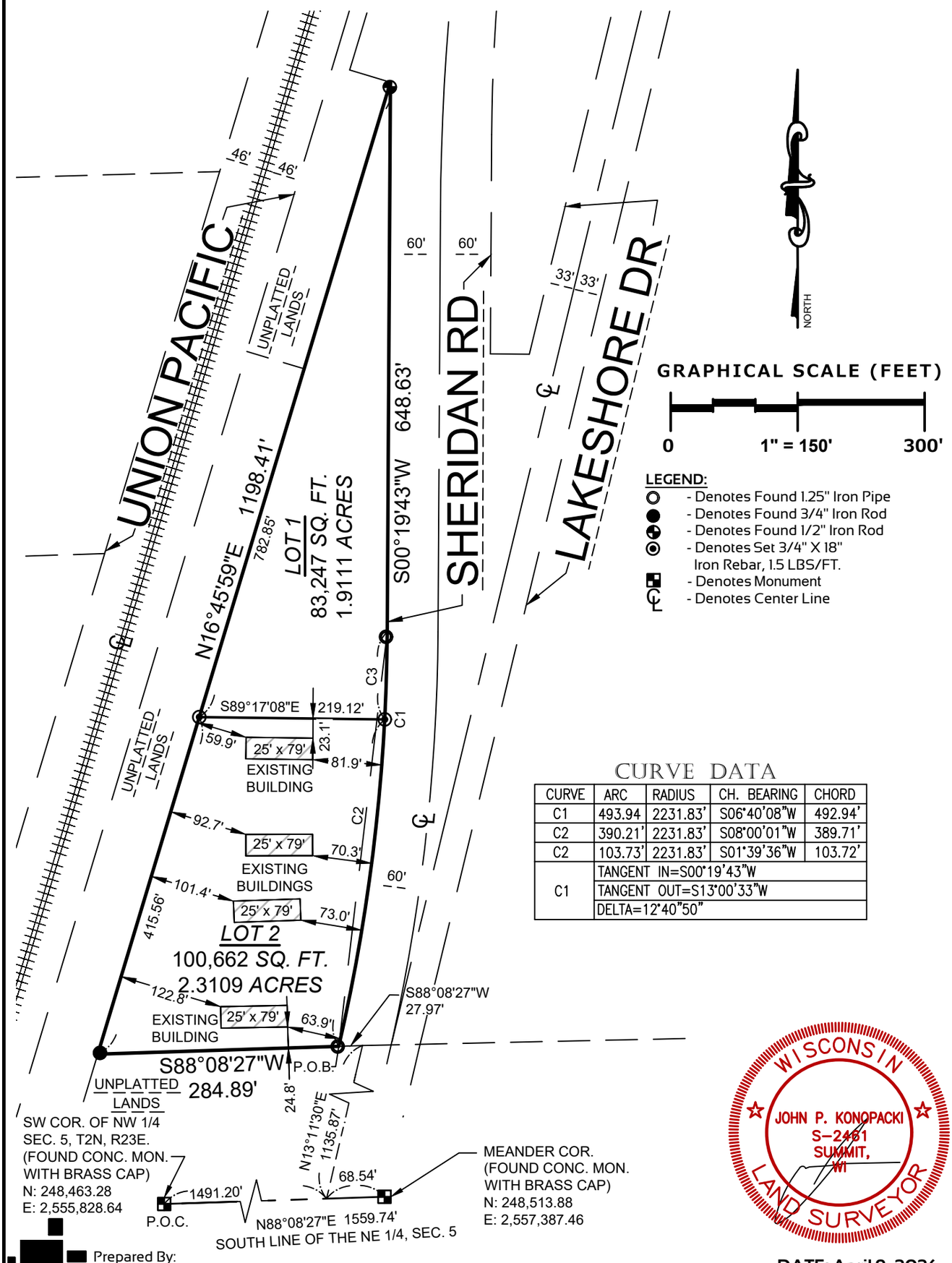
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

DRAFTED BY: BML
JOB#6750.00
SHEET 1 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.



GRAPHICAL SCALE (FEET)

0 — 1" = 150' — 300'

LEGEND:

- ○ - Denotes Found 1.25" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ◒ - Denotes Found 1/2" Iron Rod
- ◉ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS/FT.
- ■ - Denotes Monument
- ℄ - Denotes Center Line

CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD
C1	493.94	2231.83'	S06°40'08"W	492.94'
C2	390.21'	2231.83'	S08°00'01"W	389.71'
C2	103.73'	2231.83'	S01°39'36"W	103.72'
C1	TANGENT IN=S00°19'43"W			
	TANGENT OUT=S13°00'33"W			
	DELTA=12°40'50"			

SW COR. OF NW 1/4
SEC. 5, T2N, R23E.
(FOUND CONC. MON.
WITH BRASS CAP)
N: 248,463.28
E: 2,555,828.64

MEANDER COR.
(FOUND CONC. MON.
WITH BRASS CAP)
N: 248,513.88
E: 2,557,387.46

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

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

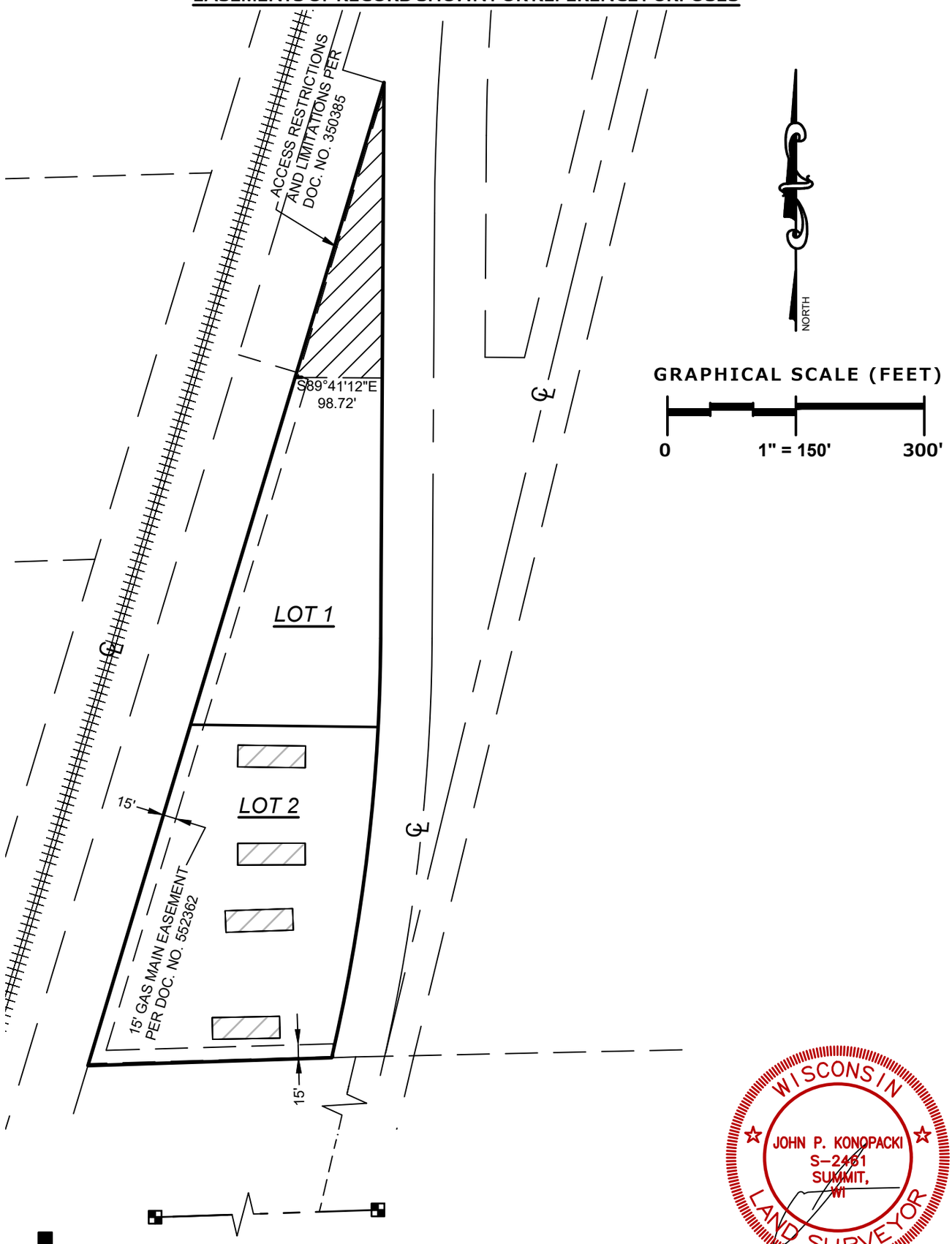
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DATE: April 9, 2026
REVISED: April 21, 2026
DRAFTED BY: BML
JOB#6750.00
SHEET 2 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

EASEMENTS OF RECORD SHOWN FOR REFERENCE PURPOSES



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

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

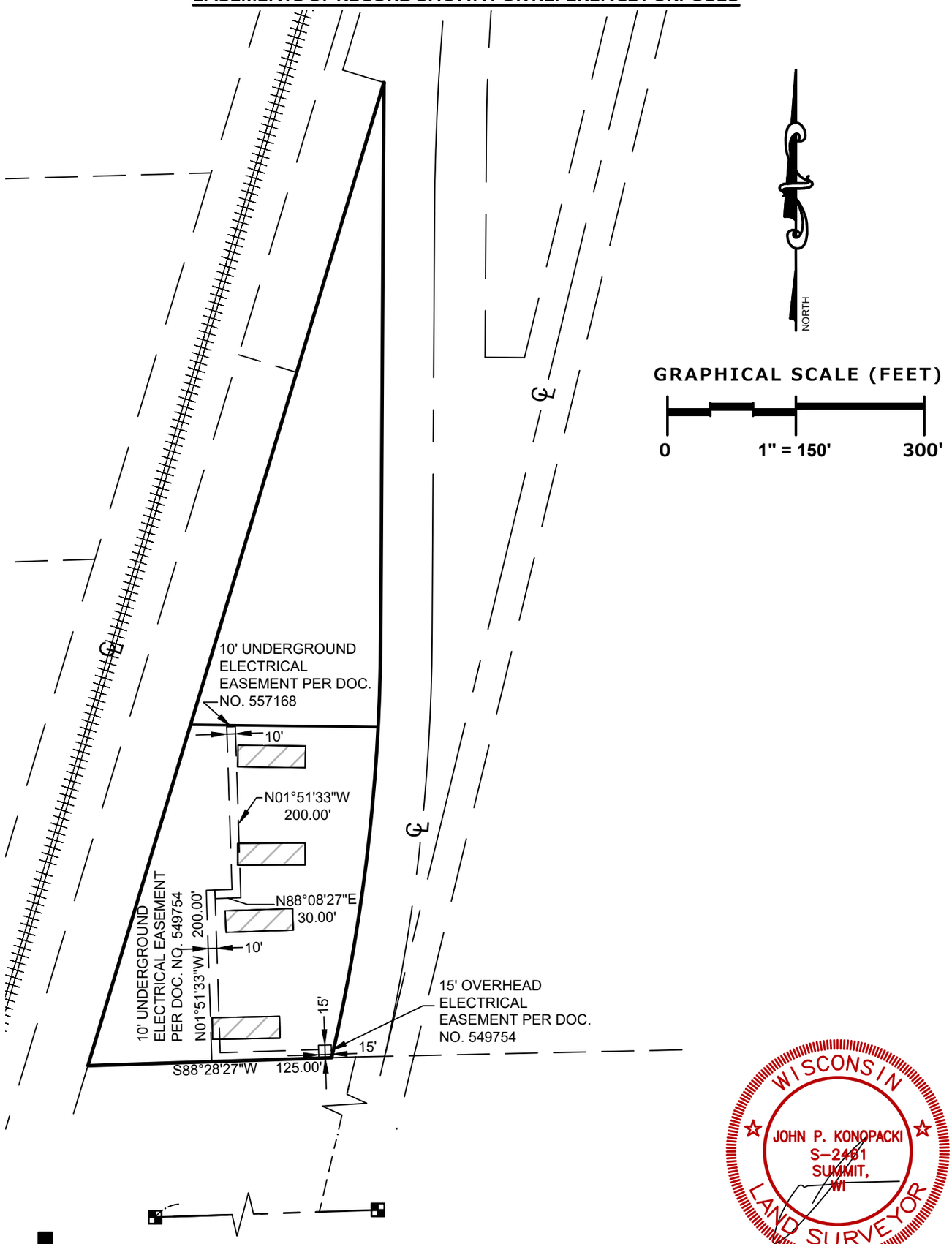
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DATE: April 9, 2026
REVISED: April 21, 2026
DRAFTED BY: BML
JOB#6750.00
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

EASEMENTS OF RECORD SHOWN FOR REFERENCE PURPOSES



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

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

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

DATE: April 9, 2026
REVISED: April 21, 2026
DRAFTED BY: BML
JOB#6750.00
SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

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

That I have surveyed, mapped and divided that part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 said Section 5;
Thence North 88°08'27" East along the South line of said Northwest 1/4, 1491.20 feet to a point on the West line of Sheridan Road;
Thence North 13°11'30" East along said West line, 1,135.87 feet;
Thence South 88°08'27" West along said West line 27.97 feet to the Point of Beginning;
Thence South 88°08'27" West, 284.89 feet;
Thence North 16°45'59" East, 1,198.41 feet, to the west line of said Sheridan Road;
Thence South 00°19'43" West along said west line 648.63 feet to a point of curvature;
Thence Southwesterly 493.94 feet along the arc of tangential curve to the right and said west line, whose radius is 2,231.83 feet and whose chord bears South 06°40'08" West, 492.94 feet to the Point of Beginning.

Containing 183,909 square feet (4.2220 acres) of land.

That I have made such survey, land division and map by the direction of Lakeview Townhomes LLC, owner of said land.

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

That I have fully compiled with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Somers Land Division Ordinance, mapping and dividing the land within the subdivision / certified survey map.

Date: April 9, 2026
Revised: April 21, 2026

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

John P. Konopacki
Professional Land Surveyor S-2461

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

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

DATE: April 9, 2026
REVISED: April 21, 2026
DRAFTED BY: BML
JOB#6750.00
SHEET 5 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE

Lakeview Townhomes LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

Lakeview Townhomes LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2026.

In the presence of:

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2026, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

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

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

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

DATE: April 9, 2026
REVISED: April 21, 2026
DRAFTED BY: BML
JOB#6750.00
SHEET 6 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Government Lot 1 and Lot 2 of the Fractional Northwest 1/4 of Section 5, Township 2 North, Range 23 East, in the Village of Somers, Kenosha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Somers on this _____ day of _____, 2026.

_____ _____
Date George Stoner, Chairman

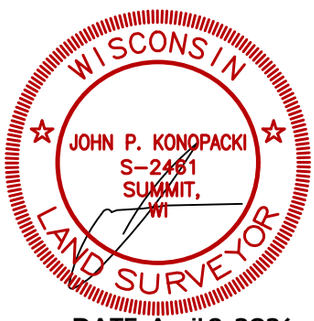
_____ _____
Date Wendy Burnette, Clerk-Treasurer

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Somers on this _____ day of _____, 2026.

_____ _____
Date George Stoner, Village President

_____ _____
Date Wendy Burnette, Clerk-Treasurer



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

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

DATE: April 9, 2026
REVISED: April 21, 2026
DRAFTED BY: BML
JOB#6750.00
SHEET 7 OF 7

ORDINANCE NO. 2026-011

AN ORDINANCE TO CREATE SECTION 18.59 OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS REGARDING A COMPREHENSIVE PLAN AMENDMENT

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 18.59 of the Code of Ordinances of the Village of Somers regarding a Comprehensive Plan Amendment to read as follows:

TWENTY-FIRST AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

(A) **Introduction and Background**. On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for Kenosha County, as the Village Comprehensive Plan under Section 66.1001 of the Wisconsin Statutes. At the same time, the Somers Village Board adopted Section 18.38 of the Code of Ordinances relating to the public participation requirements for amending the Comprehensive Plan: Village of Somers. Pursuant to Section 18.38(B) of the Code of Ordinances of the Village of Somers, the Village of Somers published a Class 1 public notice and held a public hearing regarding the proposed plan amendment as described hereafter.

(B) **Recommendation by Village Plan Commission of Amendment to Plan**. The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 10th day of August, 2026, recommending to the Village Board to change the land use designation of parcels located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers (Tax Parcel #s 82-4-222-104-0332 & 82-4-222-104-0333) from “Commercial" to “Governmental and Institutional" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

(C) **Notice**. The Village Clerk/Treasurer is hereby directed to send a copy of this ordinance and the plan amendment to the parties listed in Section 66.1001(4)(b) of the Wisconsin Statutes.

Dated at Somers, Wisconsin, this _____ day of _____, 2026.

VILLAGE OF SOMERS

By:_____

George Stoner, President

Attest:_____

Wendy Burnette, Clerk/Treasurer

KENOSHA COUNTY

Shelly Billingsley, Director
Department of Public Works &
Development Services

Andy M. Buehler, Director
Division of Planning & Development

TO: **Village of Somers Plan Commission**
FROM: **Luke Godshall, Senior Land Use Planner**
APP DATE: **06-26-26**
RPT DATE: **07-28-26**
MTG DATE: **08-10-26**
RE: **"The Lakes of Racine" Assisted Living Facilities**

BACKGROUND:

1. Petitioner/Agent: William A Morris, Architect
2. Property Owner: RPF Somers Outlots LLC
3. Location/Address: 1015 & 1071 58th Ave.
4. Tax key Numbers: 82-4-222-104-0332 & 82-4-222-104-0333
5. Area: 3.8 acres
6. Existing Zoning: B-3 Highway Business Dist.
7. Proposed Zoning: I-1 Institutional Dist.
8. Current Land Use: Commercial
9. Proposed Land Use: Governmental and Institutional

OVERVIEW:
The Petitioner is seeking Village approval for the construction of two (2) 41-bed assisted living facilities (one facility each on different tax parcels). This project was first presented to the Plan Commission as a conceptual item in June 2026. The Petitioner is now seeking formal approvals of a comprehensive land use plan amendment from 'Commercial' to 'Governmental and Institutional', a rezoning of the parcels from B-3 Highway Business Dist. to I-1 Institutional Dist., and site plan/building fenestration approvals.

PLANNER COMMENTS:
The submitted application materials indicate the proposed construction of two (2) 41-bed single-story assisted living facilities, each sized 21,718 square feet. The proposed buildings shown on the submitted site plan both appear to meet required street and side yard setback minimums for the I-1 zoning district (65' from STH "31", 30' from 10th Street & 58th Avenue, and 10' from the north and south lot lines), **except** for the northwestern corner of the south building which appears closer than 30 feet from 10th Street when scaling off of the site plan. If necessary, this building could be shifted southward as it is currently shown to be 30 feet from the south lot line and the required minimum setback is 10 feet. Staff recommends that a revised site plan be submitted to clearly show both buildings can meet all minimum setback requirements.

The submitted exterior elevation drawings of the buildings note they would be constructed with brick, limestone, and fiberglass roof shingles. A building height is not indicated on the drawings, however when scaling from the drawing it appears the buildings are approximately 20 feet in height which is well under the maximum building height of 60 feet allowed in the I-1 zoning district.

The location of the access drives into each site have been revised from the previous conceptual submittal and are now shown to come off of 58th Avenue on the west side of each site. This addresses WisDOT's review comments from June 2026 that the previously shown access locations were located too close to the intersection of STH 31 & 10th Street.

The submitted site plan shows a total of 20 parking spaces for the north site and 13 parking spaces for the south site. Village zoning code requires a minimum of 12 parking spaces on each site for this type of use, so the proposed site plan complies with the minimum parking requirements under the zoning code. Parking spaces are shown to be sized at 10'x20' (Village ordinance requires a minimum size of 9'x18').

Paved parking spaces and drives are required to be a minimum of 20 feet from a public road right-of-way. The submitted site plan notes a 20' parking setback but does not appear to have a scaled 20 foot line drawn to show that the parking areas indeed meet or exceed 20 feet from the rights-of-way. When scaling from the submitted site plan, it appears that several spaces on the north site may be located closer than 20 feet to 58th Avenue. It also appears that the northernmost parking spaces on the south site may be closer than 20 feet to 10th Street. Staff recommends that a revised site plan be submitted which shows the 20 foot setback line and that all spaces meet the requirement.

The site plan shows there will be one (1) dumpster enclosure on each site. Details of the proposed materials to be used for the enclosures were not included in the submitted plans and will need to be provided for review and approval to ensure compliance with Village standards.

Although the submitted plans include a sheet containing landscaping details (sheet L1), it appears to be lacking in providing minimum required landscaping in certain areas of the sites, such as along the street frontages of 10th Street and 58th Avenue. The plan also does not appear to be prepared by a landscape architect – the Village zoning ordinance requires submittal of a landscape plan prepared by a registered Landscape Architect for all new development or redevelopment that addresses the minimum requirements contained in Section ZN 3.19 of the Village of Somers zoning ordinance. The Petitioner will need to submit a professionally drawn landscape plan for review and approval.

A photometric plan was not submitted for review. The Petitioner will need to be submit a photometric plan to ensure compliance with Section ZN 3.18 (Exterior Lighting Standards) of the Village of Somers zoning ordinance. All site lighting (ground and building mounted fixtures) must be fully shielded, cut-off type fixtures and illumination intensity shall not exceed 0.5 footcandle at the property line.

STAFF RECOMMENDATION:
Should the Plan Commission choose to recommend approval of this project, staff would recommend the following conditions:

1. Subject to submitting a revised site plan to show proposed buildings can meet all minimum setback requirements of the I-1 zoning district.
2. Subject to submitting a revised site plan to show all paved parking areas being at least 20 feet from public street rights-of-way.
3. Subject to submitting a landscape plan prepared by a registered Landscape Architect for review and approval.
4. Subject to submitting a site photometric plan for review and approval.

5. Subject to submitting details of the proposed trash enclosure areas to ensure compliance with Village ordinance.
6. Subject to receiving any necessary stormwater plan approval by the Village of Somers engineer.
7. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

VILLAGE OF SOMERS

May 2015

VILLAGE OF SOMERS COMPREHENSIVE PLAN
MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

OPEN ARMS ASSISTED LIVING x _____
Signature

Mailing Address:

6233 BAHKERS Rd Suite 2

City: Mt PLEASANT WI. 53403 State: WI Zip: 53403

Phone Number: 262-221-2222 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):

WILLIAM A MORRIS - ARCHITECT LLC x _____
Signature

Mailing Address:

5313 87th PLACE

City: PLEASANT PRAIRIE State: WI. Zip: 53158

Phone Number: 262-620-0563 E-mail (optional): WMORR@WI.RR.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":

NON 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":

INSTITUTIONAL I-1

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

CONSTRUCTION OF A C.B.R.F. - IE:
COMMUNITY BASED RESIDENTIAL CARE FACILITY

(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:

YES - NON IMPACT TO ADJOINING PROPERTIES

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

YES THE PROPOSED C.B.R.F OFFERS RESIDENTS TO ENJOY FELLOWSHIP WITH OTHERS OFFERING ALL THE NEEDS OF INDEPENDANT LIVING WITH INDIVIDUAL ROOMS YET GROUP GATHERING

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

NO - TOTAL SELF CONTAINED UNIT PROVIDING RESIDENT WITH ALL SOCIAL NEEDS

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

PROPOSED DEVELOPMENT OF THE SITE WITH TAXES PAID VERY LITTLE IMPACT TO THE LOCAL 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:

YES - PUBLIC STREETS
SEWER AND WATER FROM THE LOCAL COMMUNITY
UTILITIES

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

YES - PUBLIC SEWER AND WATER ARE EXISTING

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

NON ASKED AT THIS TIME

(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:

ATTACHED

(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). ATTACHED

(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

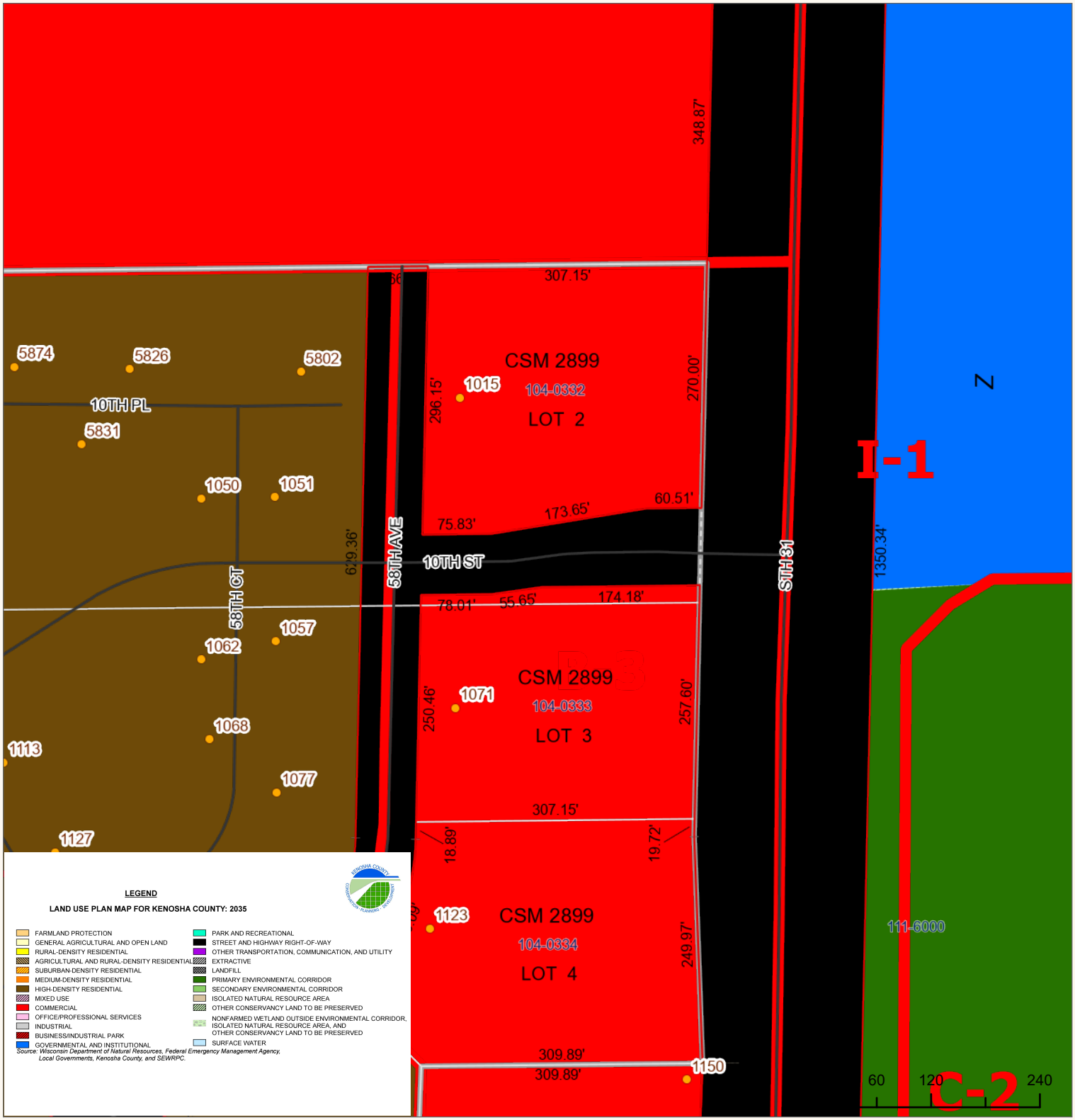
Public Works Division of Highways 857-1870

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

KENOSHA COUNTY
INTERACTIVE MAPPING

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1" = 150'
Date Printed: 6/26/2026



LEGEND

LAND USE PLAN MAP FOR KENOSHA COUNTY: 2035

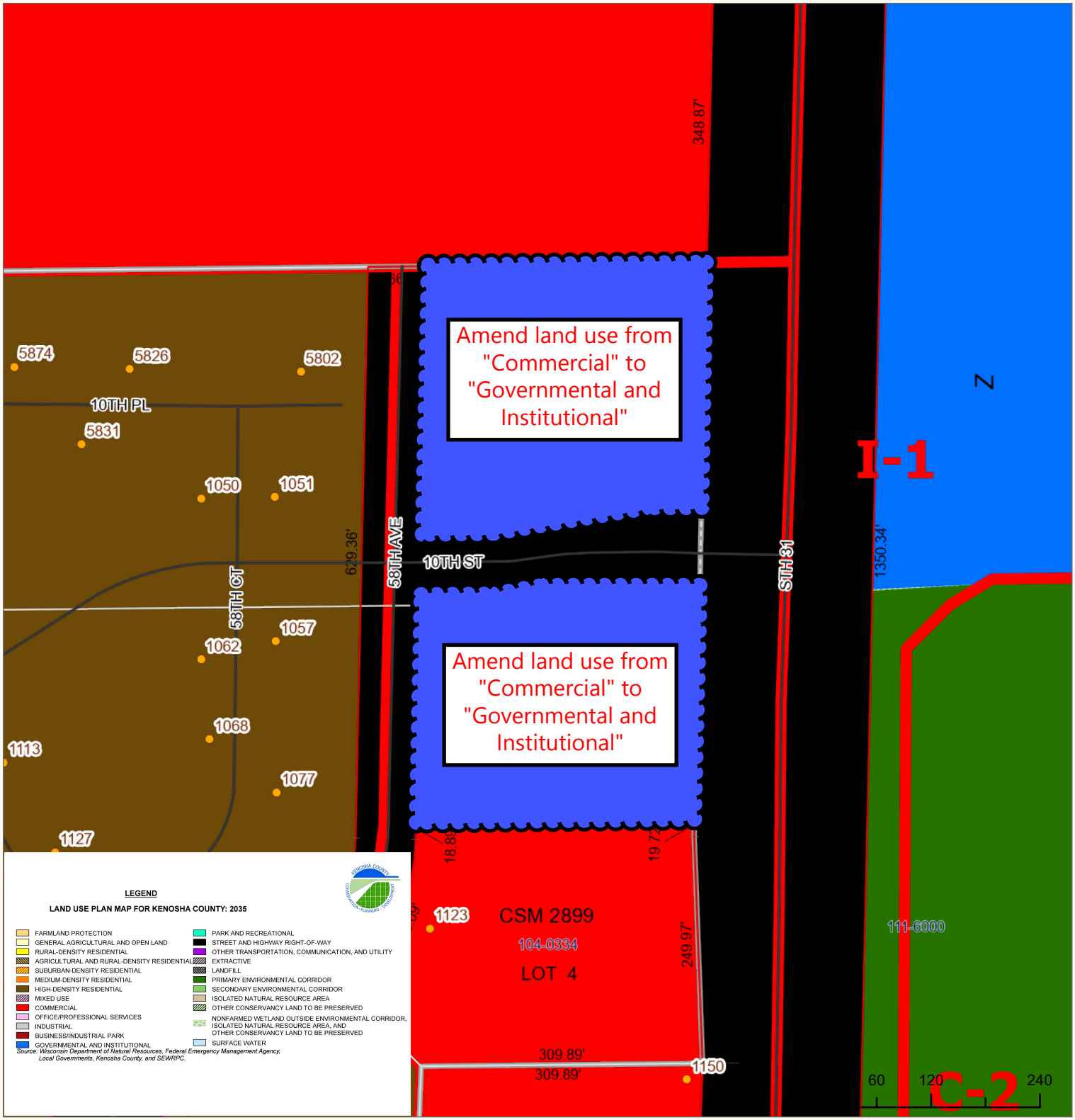
- FARMLAND PROTECTION
- GENERAL AGRICULTURAL AND OPEN LAND
- RURAL-DENSITY RESIDENTIAL
- AGRICULTURAL AND RURAL-DENSITY RESIDENTIAL
- SUBURBAN-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- OFFICE/PROFESSIONAL SERVICES
- INDUSTRIAL
- BUSINESS/INDUSTRIAL PARK
- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND RECREATIONAL
- STREET AND HIGHWAY RIGHT-OF-WAY
- OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY
- EXTRACTIVE
- LANDFILL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER CONSERVANCY LAND TO BE PRESERVED
- NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED
- SURFACE WATER

Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County, and SEWRPC.

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KENOSHA COUNTY
INTERACTIVE MAPPING

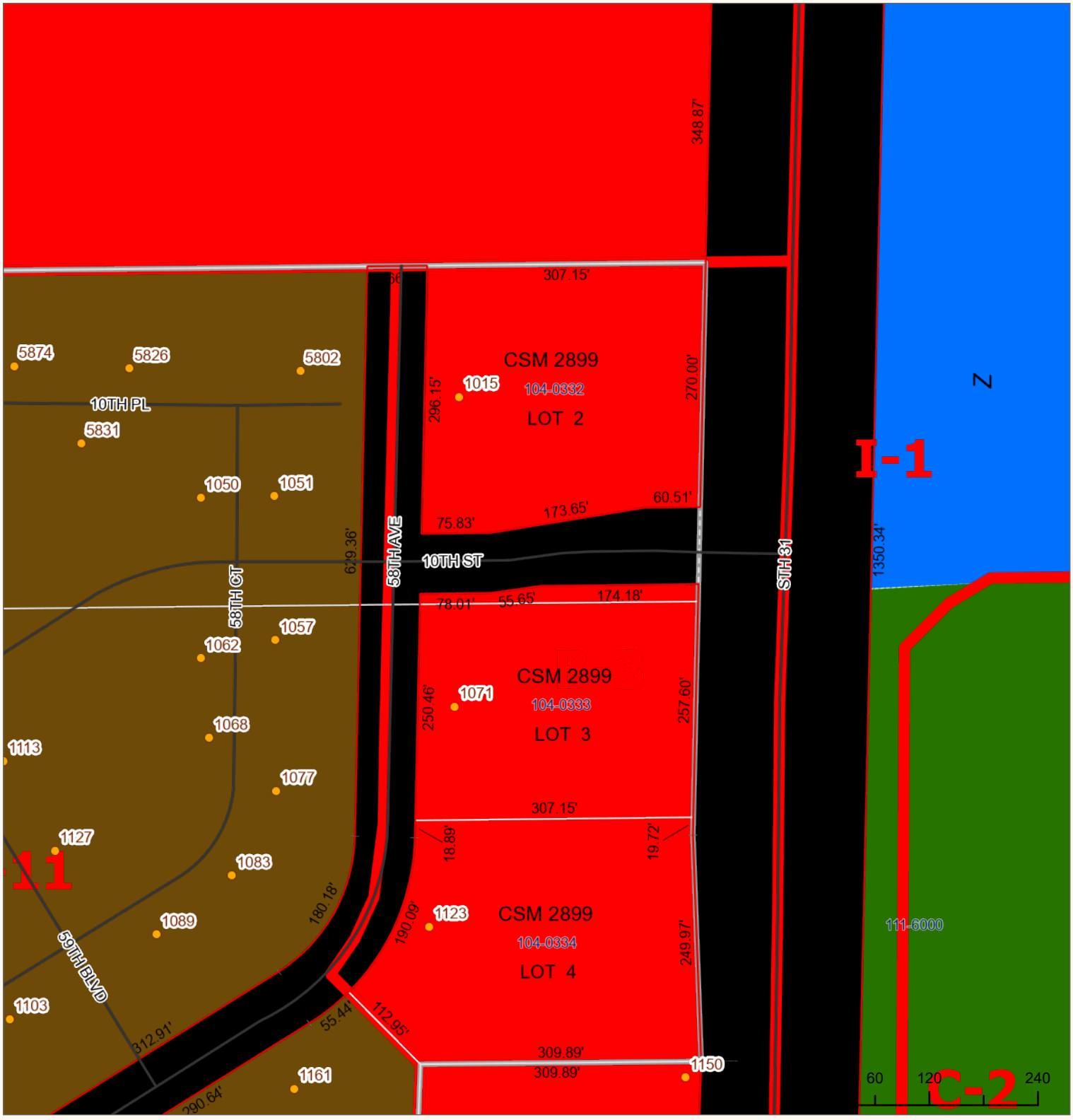
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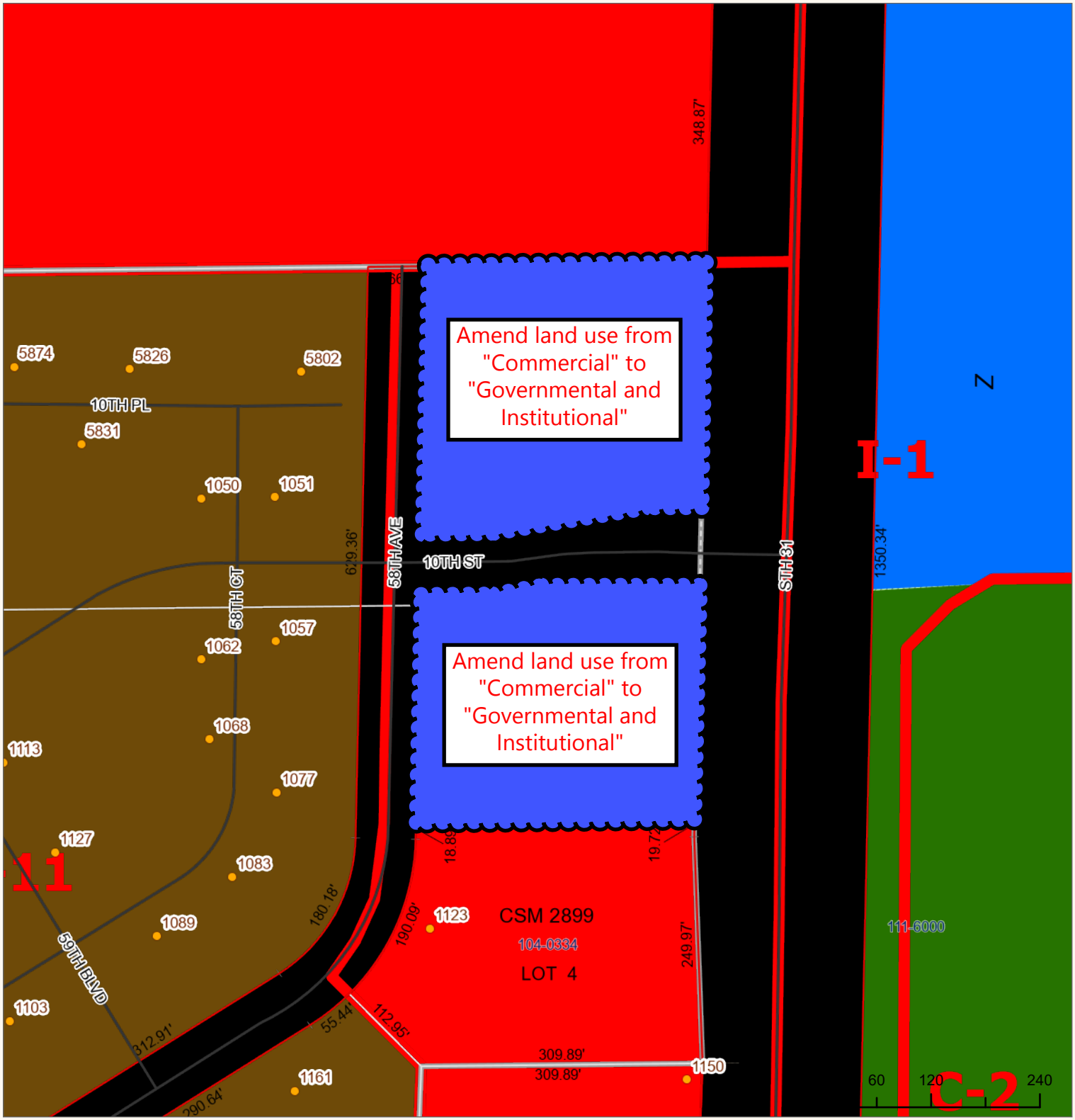
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Sept. 2021

VILLAGE OF SOMERS
Department of Planning and Development

REZONING APPLICATION

(a) Property Owner's Name:

OPEN ARMS ASSISTED LIVING

Print Name: _____ Signature: Erin Arcuri

Mailing Address: 6233 BANKERS RD SUITE 2

City: Mt PLEASANT State: WI Zip: 53403

Phone Number: 262-221-2222 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: WILLIAM A MORRIS Signature: [signature]

Business Name: WILLIAM A MORRIS - ARCHITECT LLC

Mailing Address: 5313 - 87th PLACE

City: PLEASANT PRAIRIE State: WI Zip: 53158

Phone Number: 262 620-0563 E-mail (optional): WMORR@WI.RR.COM

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

82-4-222-104-0333

82-4-222-104-0332

Property Address of property to be rezoned:

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

CONSTRUCTION OF (2) NEW BLDG FOR C.B.R.F USE
IE: COMMUNITY BASED RESIDENTIAL CARE FACILITY

(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. YES ATTACHED

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

(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.

May 2015

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: Phone Mtg

☑ 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: Done with Kevin by Phone

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

Filing Deadline: June 26-26

☑ 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): August - 26

Village Board meeting date (tentative): August - 26

☐ 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

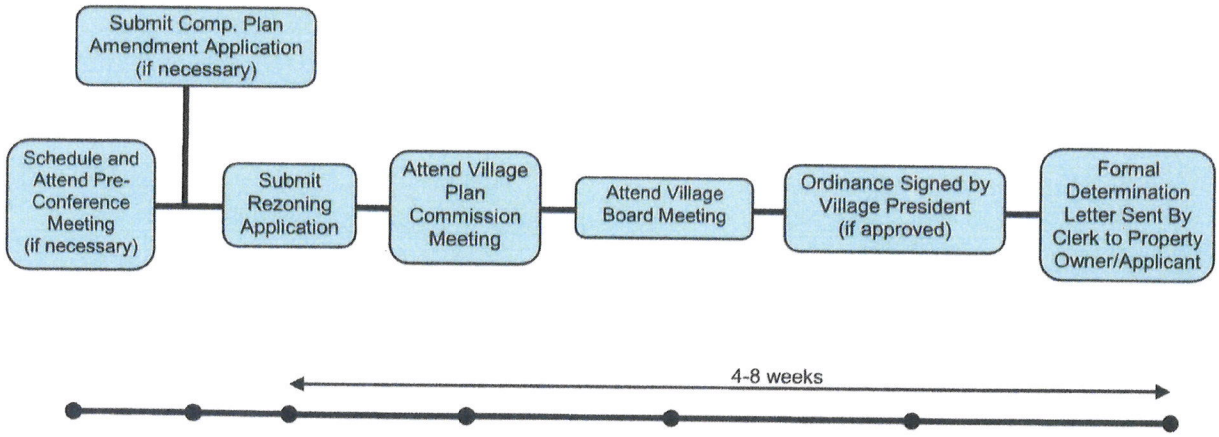
Division of Planning & Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

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

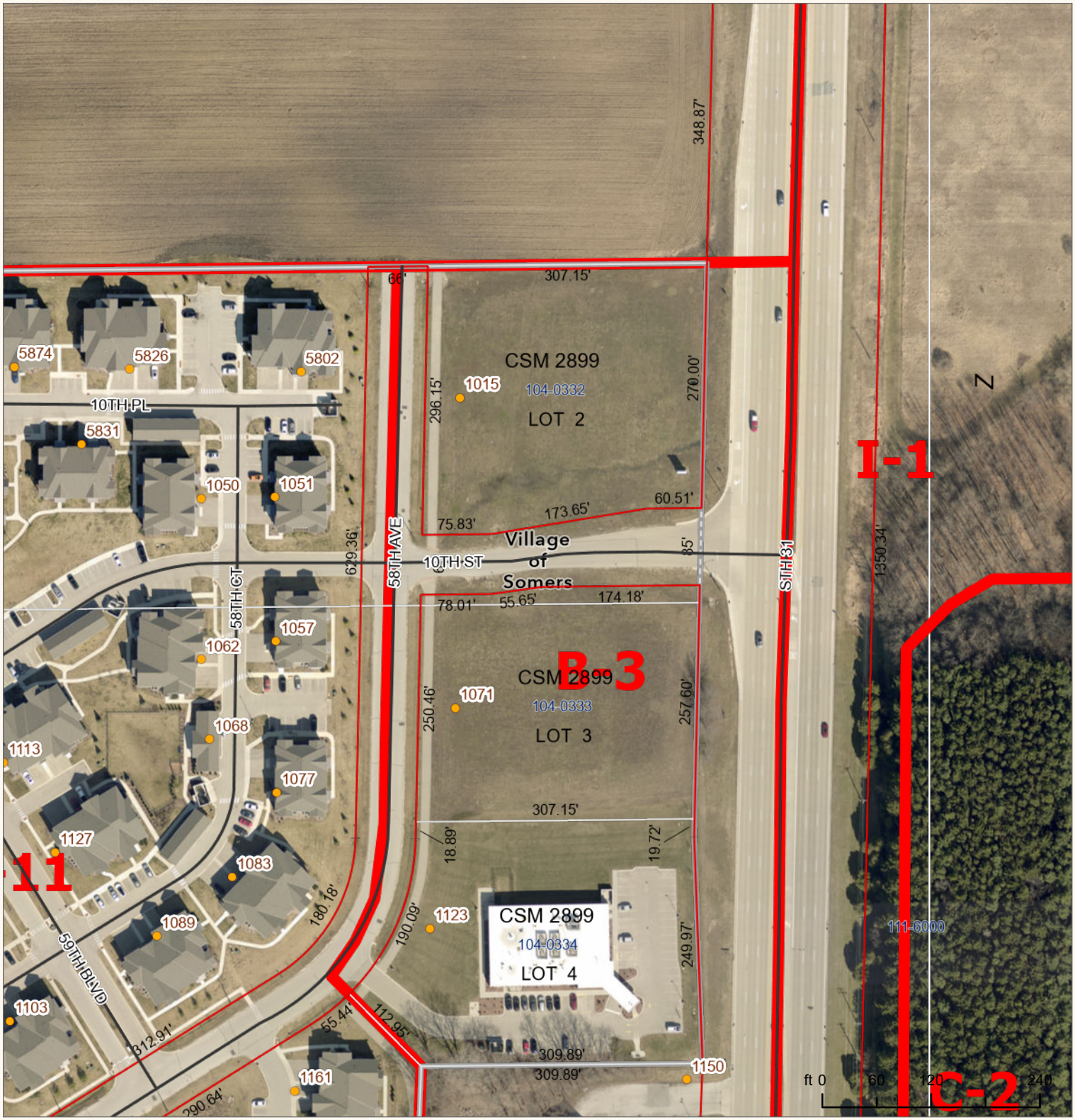
Rezoning Procedure Timeline



For Reference Purposes

KENOSHA COUNTY
INTERACTIVE MAPPING

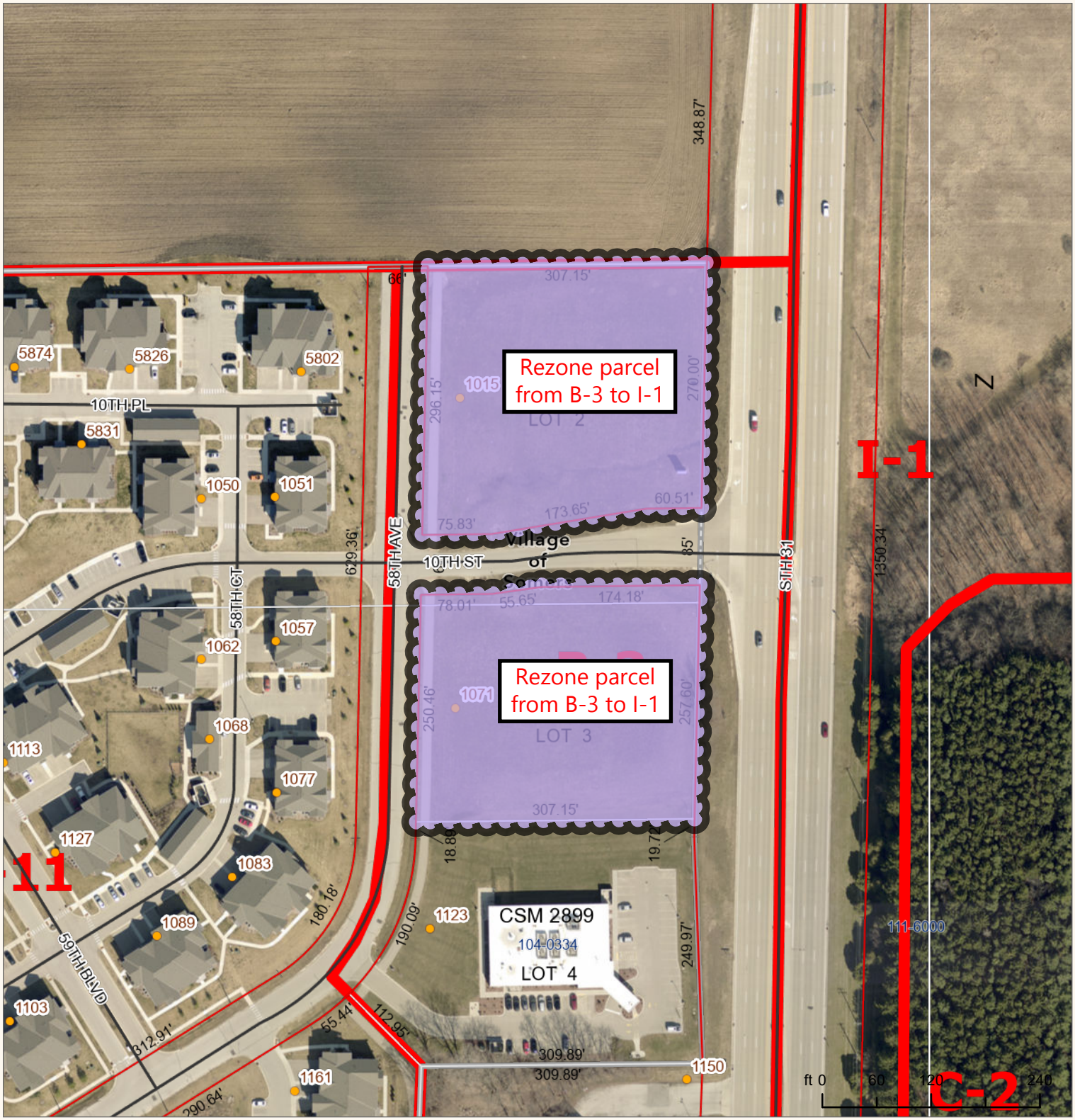
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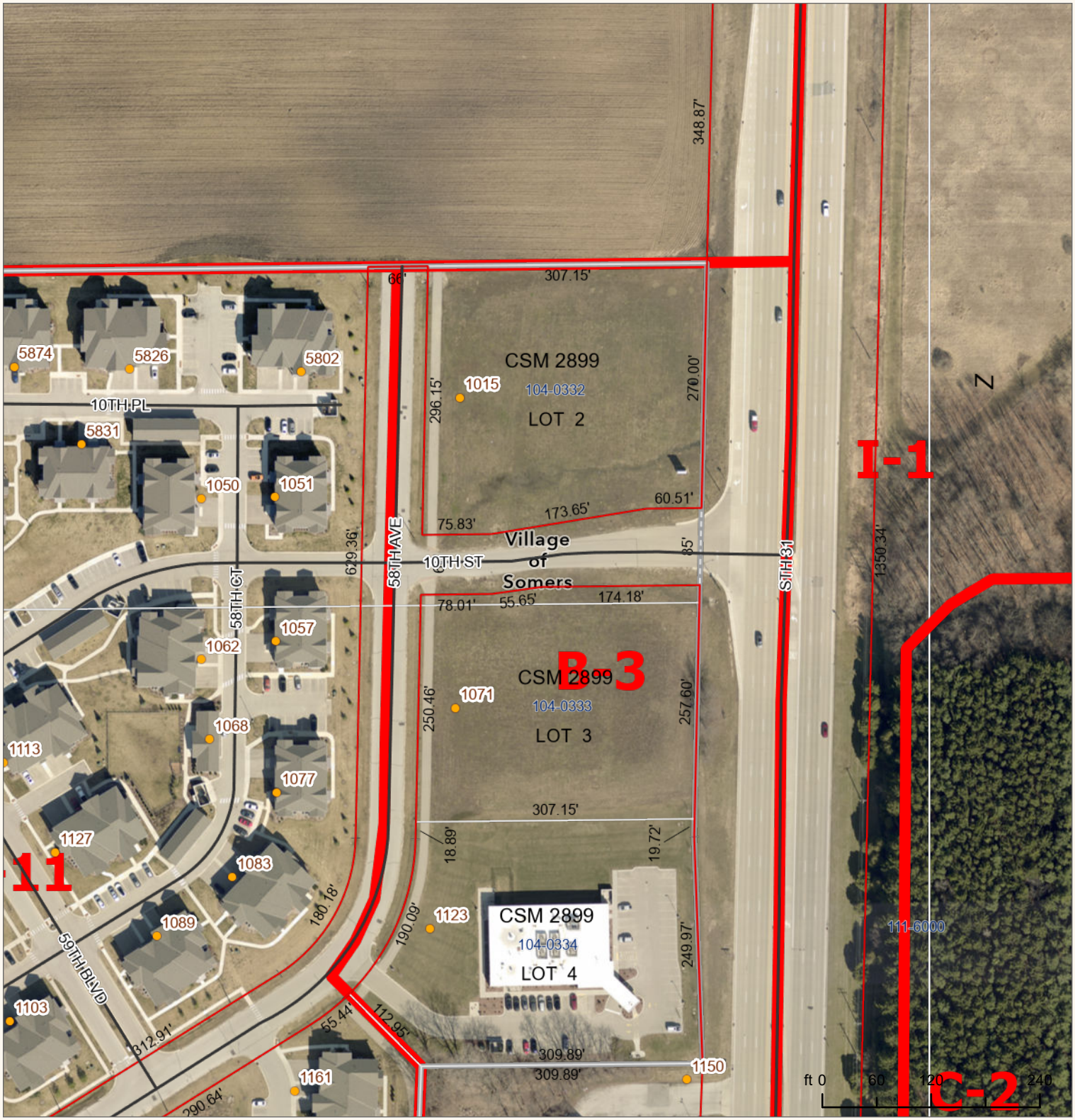
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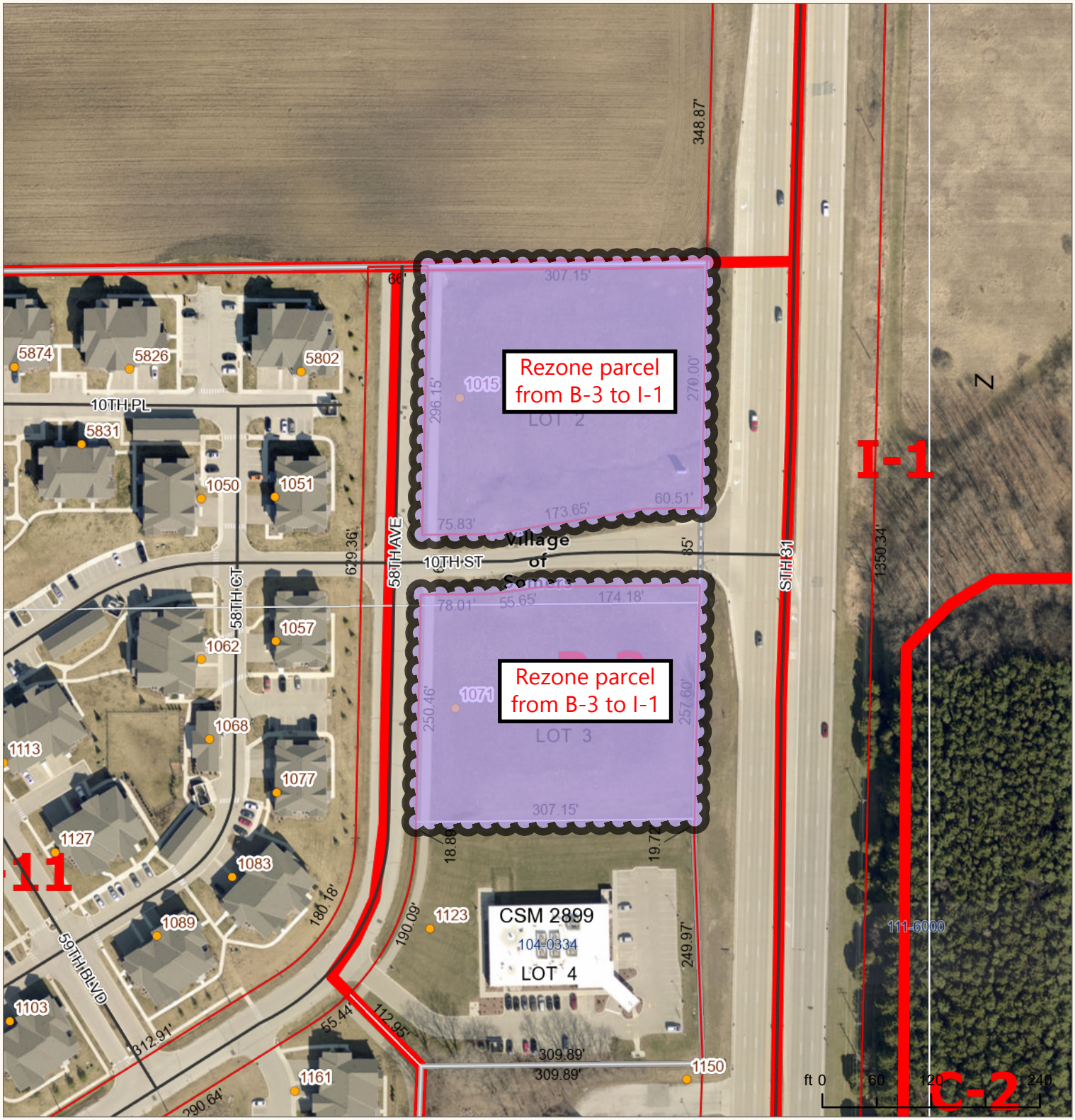
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DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting 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.

KENOSHA COUNTY
INTERACTIVE MAPPING

1:1,800
1" = 150'
Date Printed: 6/26/2026



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.

SITE PLAN REVIEW CHECKLIST

Owner: RPF Somers Outlots LLC Date 6-26-26

Mailing Address: 1949 St Johns Ave., Ste 202 Phone # _____

Highland Park, IL 60035 Phone # _____

Agent: WILLIAM A MORRIS - ARCHITECT LLC Phone # 262-620-0563

Mailing Address: 5313 - 87th PLACE Phone # _____

PLEASANT PRAIRE WI. 53158

Architect/Engineer: WILLIAM A. MORRIS-ARCHITECT LLC Phone # 262-620-0563

Mailing Address: 5313 - 87th PLACE Phone # _____

PLEASANT PRAIRIE WI. 53158

Tax Parcel Number(s): 82-4-222-104-0333 Acreage of Project: _____
82-4-222-104-0332

Existing Zoning: B (B-3) Proposed Zoning: I-1

Conditional Use Permit: _____

Description of Project: (include the following when applicable):

Description of project: CONSTRUCTION OF (2) C.B.R.F FACILITIES

Size of existing building(s): N A VACANT LAND

Size of new building(s) and/or addition(s): 21718 SQ FT

Number of current and projected full-time and part-time employees, number of shifts: 6

Number of proposed units: 41 EACH BUILDING Description of units: C.B.R.F RESIDENTIAL CARE

Density: _____

☒ 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

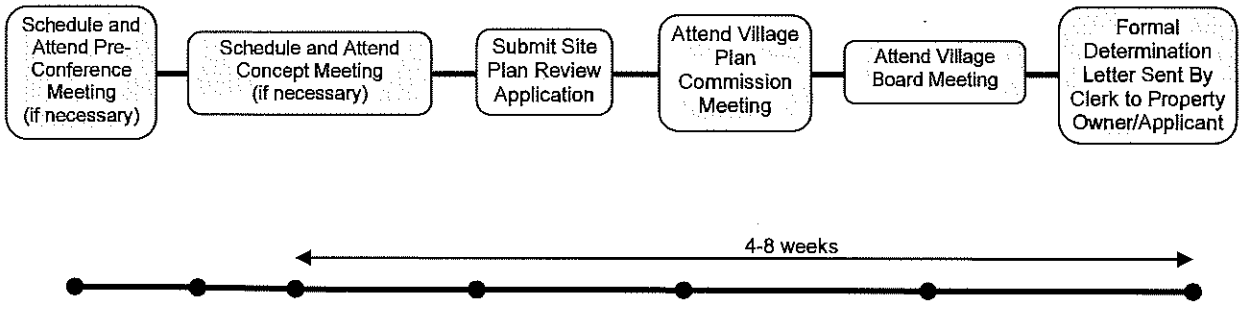
Division of County Development (including Sanitation & Land Conservation) **857-1895**
Facsimile # 857-1920

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

May 2015

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: DONE BY PHONE WITH LUKE

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: THIS WAS DONE IN MAY-26

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: JUNE - 26th - 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): AUGUST - -26

   Village Board meeting date (tentative): AUGUST - - 26

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

PROPOSED 41 BED CBRF'S FOR THE LAKES OF RACINE

PARCELS 82-4-222-104-0333
82-4-222-104-332

1058 & 1071 58TH AVENUE
VILLAGE OF SOMERS 53171

INDEX OF DRAWINGS	
A1	TITLE SHEET, INDEX OF DRAWINGS, GENERAL NOTES
A2	GENERAL SITE LAYOUT
A3	DBL LAYOUT PLAN
A4	⅛" SCALE FLOOR PLAN TYPICAL BLDG
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	
A8	BUILDING SECTION
A9	
L1	LANDSCAPING PLAN

1. All work shall be performed in accordance with all applicable local, federal, state and national codes and ordinances and all authorities having jurisdiction.

2. The Contractor and its Subcontractors shall verify all dimensions and/or discrepancies in plans and report any errors to the Architect prior to commencement of the work, or be responsible for same.

3. Do not scale drawings. Verify all on site dimensions and conditions by each subcontractor.

4. All carpentry, plumbing, mechanical and electrical work is to be coordinated between the trades as part of their installation layout. Verify locations of plumbing and HVAC lines with Builder before installation.

5. On site verification of all dimensions and conditions shall be the responsibility of each subcontractor.

6. Architect shall not have control or charge of, and not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the acts or omissions of the subcontractors, or other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the intent of the contract documents.

7. Verify sizes and installation requirements and specifications of all items supplied by others before proceeding with work related thereto.

8. The commencement of each subcontractor's work shall constitute acceptance of all sub-surfaces.

9. Should unsuitable soil conditions arise, promptly advise the Architect of same before proceeding with any further work.

10. Stock pile material as directed by Owner or Builder, Protect all trees and wetland areas retained on site. Provide erosion control as required by the governing authority.

11. Verify locations of all underground lines before proceeding with sub-soil work.

12. Contact Diggers Hot line 48 hours before any underground work.

13. Each Subcontractor shall obtain and provide necessary bonds, permits and necessary inspections as required by municipal, county, state, federal or other agencies having jurisdiction.

14. Truss manufacturer to design and fabricate floor and roof trusses in accordance with all applicable codes.

15. The minimum live load for floor shall be 50 p.s.f. and the minimum snow load for roofs shall be 35 p.s.f. The minimum dead load for floors and roofs shall be 10 p.s.f. The maximum deflection shall be L/480. All girder trusses shall be designed to accept all concentrated loads as required. Truss drawings shall be submitted to the Builder and shall be sealed by a State of Wisconsin licensed structural engineer or by the truss manufacturers engineer registered in Wisconsin. Truss Manufacturer shall confirm headers and lam beams for truss bearing on all span

16. All concrete and reinforcing work shall conform to ACI specifications and recommendations. All concrete footings shall bear on 3000 p.s.f. minimum soil capacity on virgin ground, minimum 3'-8" below grade. All concrete shall attain a 28-day compressive strength of 4000 P.S.I. for walls slabs; 4000 P.S.I. exterior slab use 6% air entrainment

17. All construction lumber shall be Southern Yellow Pine Fb 1000, E-1.3 #2 or better, unless otherwise noted. All wood in contact with concrete or grade shall be pressure treated. Shim all sill plates and provide sill sealer below plate and grout any gaps greater than ¼".

18. All engineered joists and beams, i.e., micro lams, TJI's, etc. shall be installed in accordance with the manufacturers specifications.

19. Provide doubts cripples under all headers greater than 4'-0".

20. All concentrated loads from headers and beams shall be solid-blocked down to foundation, steel, or girder beams. No back filling of foundation shall occur until floor system is in place to brace top of concrete walls

21. All work shall be performed in a good workmanlike manner. Each subcontractor shall amend and make good at his own cost any defects and other faults in his workmanship and materials.

22. Each contractor to clean up debris inside and outside the building site which has been caused by his work and place in dumpster provide by builder on a daily basis.

23. All electrical work shall conform to the National Electric Code, NEC latest edition and local building code.

These drawings and Specifications: Specifications and the accompanying drawings are complimentary and what is called for by one shall be binding as if called for by both the quality and quantity shall prevail.

Coordination of work: A general contract will be left for the work and successful contractor shall be responsible for all other sub-contractors and coordination of the Specifications and or dimensions of all work or where it comes in contact with others work. All details of material selections shall be reviewed and referred to the owner where questions occur. Errors due to failure to comply with this requirement shall be corrected at the expense of the contractor or contractors involved.

Codes Ordinances: All work shall comply with all local, state, and county codes and regulations as applicable.

Examination of the Site: Contractor shall visit the site and review all existing conditions. He shall familarize himself as to the nature and location of the work and the general and local conditions that he is to perform. He shall have full knowledge as to the transportation, disposal, handling of materials, availability of water, electric power, and all other facilities in the area where work shall be performed or that having a bearing on the performance of his work. Dispose of all debris legally.

Contractor shall field verify all dimensions prior to starting work and coordinate same with all trades.

Construction is scheduled to occur while owners occupy the adjacent business. The contractor is responsible for providing safety and access at all times to the site for the owners clients as well as employees. The owner and Architect shall have no responsibility for means and methods of the work performed by contractors.

Weather conditions: Contractor shall protect all parts of their work from weather damage frost, rain, heat, ect. and shall be responsible for replacement and or repair of any damaged work to the satisfaction of the owner which in his opinion have become damaged due the above.

Responsibility of the Contractor: Each contractor is responsible for and must guarantee first class workmanship and materials that have been provided and installed by him.

Each contractor shall furnish all necessary barricades, temporary construction dust screens and scaffolding as required for completing their work in a safe workman like manner.

Surveys, Permits, and Regulations: The owner shall furnish all required surveys, contractors shall obtain and pay for all local necessary permits.

Auto Insurance: Each contractor shall maintain auto insurance for their respective vehicles used during project or on owners property.

Fire and Extended Insurance: The owner shall maintain in effect fire insurance and builders risk insurance coverage as required upon all items and materials on the property that are a part of or are necessary and stored on site for the completion of the work.

Pilferage: Each contractor shall be responsible for his own equipment, tools and materials required for construction and or including those items delivered to the job site.

Electrical: All work shall comply with National Electrical Code, current edition, and any electrical code requirements of the local jurisdiction.

Guarantee: All contractors shall provide a one year guarantee of their work from the date of acceptance by the owner and shall leave the site in perfect and working order upon completion.

Dumpsters: General contractor shall provide all necessary dumpsters during construction and shall coordinate for all trades including that work which may be performed by the owner.

Clean up: General contractor shall at the end of the project fully broom clean all construction debris and leave site in a clean condition.

BUILDING DATA

BUILDING
21718 SQ FEET
SINGLE STORY
BUILDING
2015 IBC

PROPOSED USE - I-1

CLASS OF
CONSTRUCTION VA

ENTIRE BUILDING
SPRINKLER PROTECTED
PER NFPA 13 AND
LOCAL ORDINANCE,
DRAWINGS SHALL BE
SUBMITTED TO
STATE AND LOCAL
FIRE DEPT UNDER
SEPARATE COVER

ALL RESIDENT ROOMS
SHALL HAVE AN
OPERABLE WIDDW WITH
8% AREA FOR NATURAL
LIGHT
AND 4% FOR NATURAL
VENTILATION
OPERABLE WITH OUT
TOOLS

STRUCTURAL NOTES

ROOF LOADING

P_g = 35 psf (GROUND SNOW)
P_f=24.5 psf (ROOF SNOW LOAD)
C_e = 1 (EXPOSURE FACTOR)
I = 1 (IMPORTANCE FACTOR)
C_t = 1 (THERMAL FACTOR)
P_s = 36.8 psf (UNBALANCED SNOW)
WIND ANALYSIS
WIND SPEED = 120 MPH
IMPORTANCE FACTOR = 1
EXPOSURE B TRANSVERSE & LONGITUDINAL
INTERNAL PRESSURE +/ 0.18
COMPONENT & CLADDING = 10 psf

SEISMIC ANALYSIS

IMPORTANCE FACTOR = 1
S_s = 10.45 % g
S_1 = 4.36 % g
DESIGN CATEGORY B

DESIGN DATA

STEEL ASTM A-36,P-50
STEEL JOIST ERECTED & FABRICATED AISC - SJI SPECS

CONCRETE F' = 4000 , f ' = 3000 psi
SLABS ON GRADE
ASSUMED SOIL BEARING - 3000 psf
verified in field WITH CYLINDER TESTS

REINFORCEMENT ASTM A615 GRADE 60

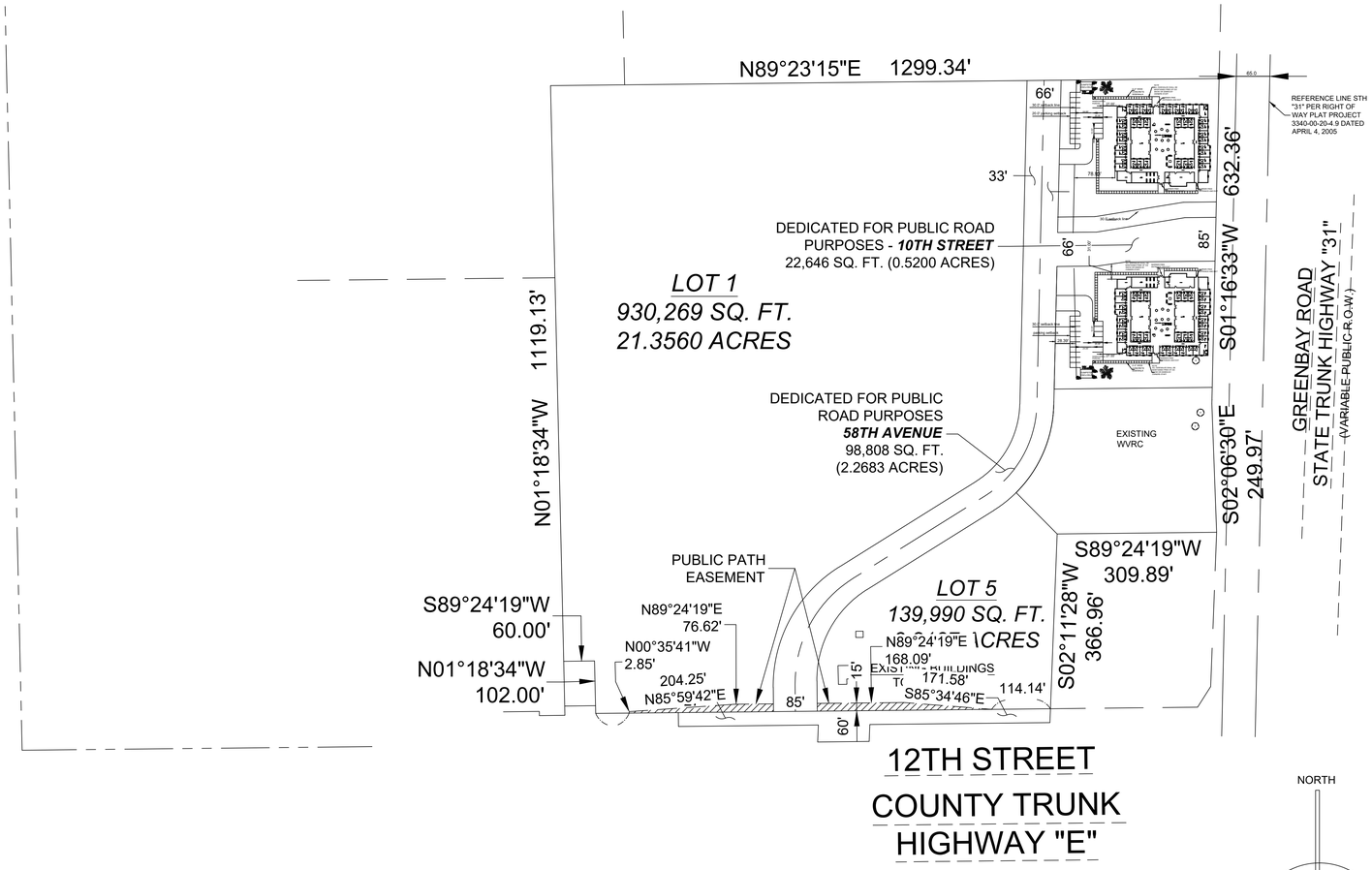
DATE
6-20-26

REVISIONS
11-20-24

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

THE LAKES OF RACINE

A1



SITE LAYOUT
PROPOSED CBRF FACILITY
FOR
THE LAKES OF RACINE

DATE

REVISIONS

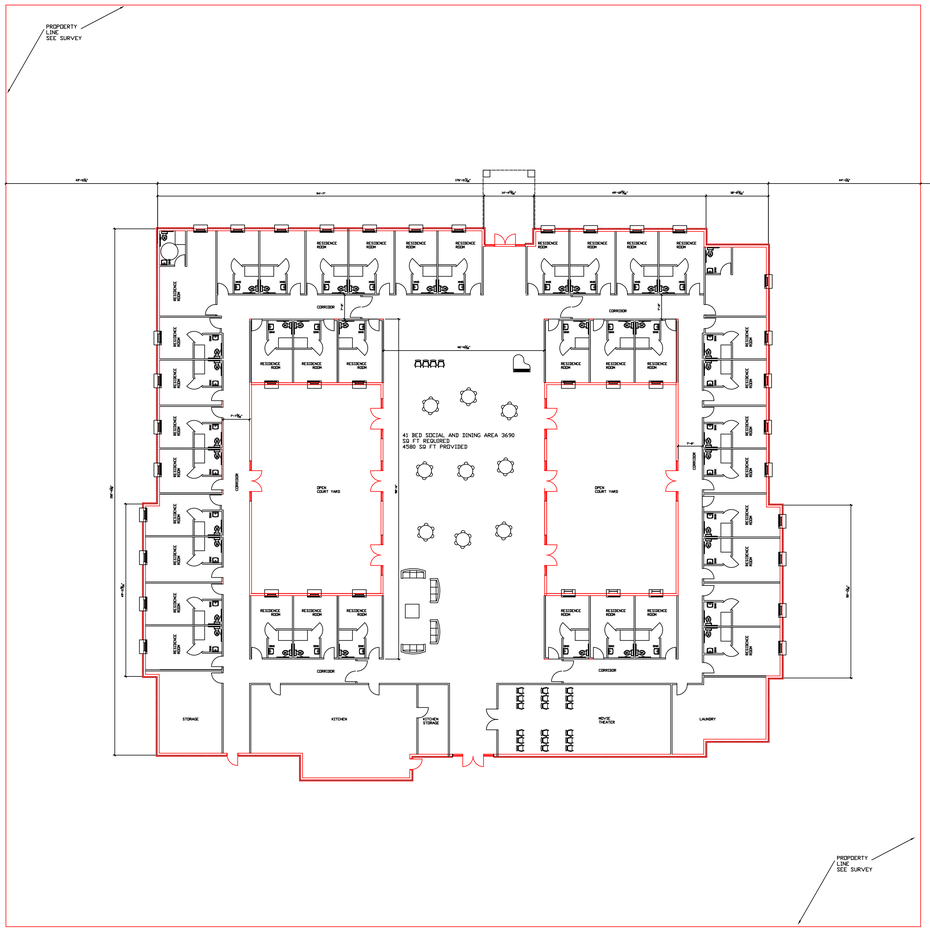
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THE LAKES OF RACINE
SOMERS WISCONSIN

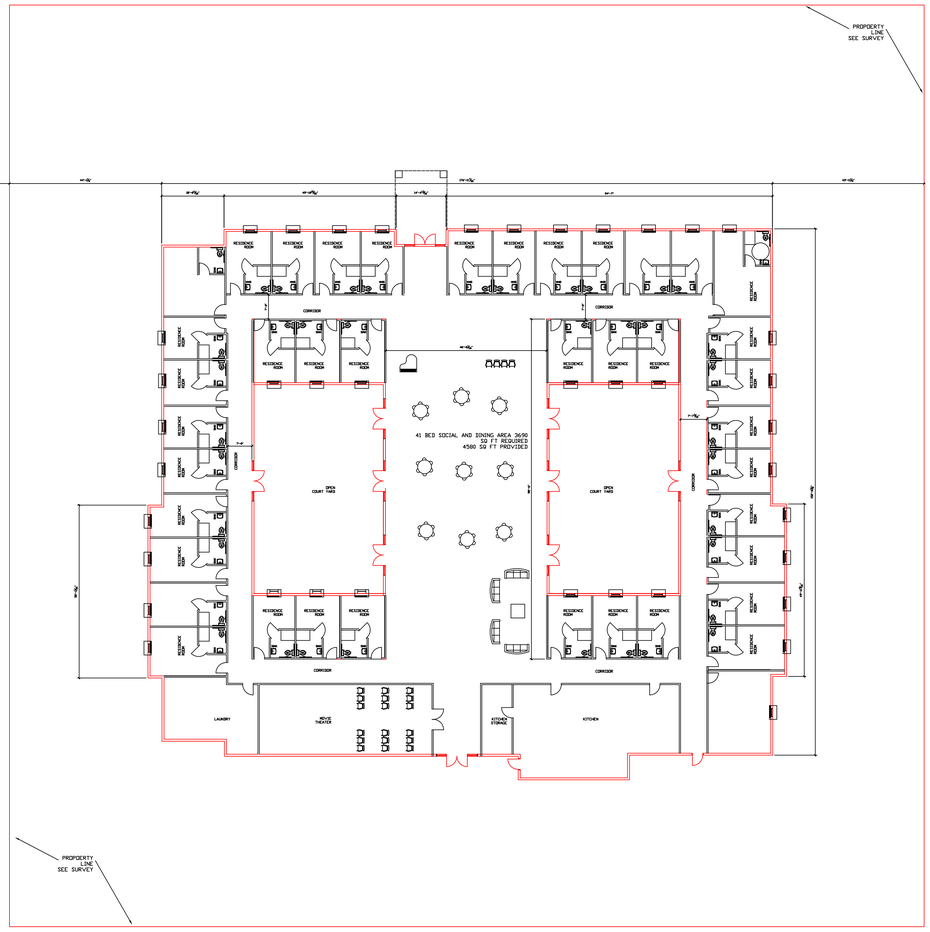
A2

GREEN BAY ROAD

VACANT
LAND



10TH STREET



DATE
5-26-26

REVISIONS
11-09-24

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PLEASANT PRAIRIE, WI 53158

WVRC
VET
CLINIC

THE LAKES OF RACINE

A3

58TH AVENUE

NORTH

PROPOSED FLOOR PLANS

THE LAKES OF RACINE

SCALE 1" = 1'-0"

21718 SQ FT

NOTE
BUILDING IS FULLY SPRINKLER PROTECTED PER LOCAL CODE AND NFPA 13

COMPLETE CALL SYSTEM TO BE INSTALLED IN BUILDING FOR EACH RESIDENT ROOM AND THERE RESPECTIVE TOILET ROOMS

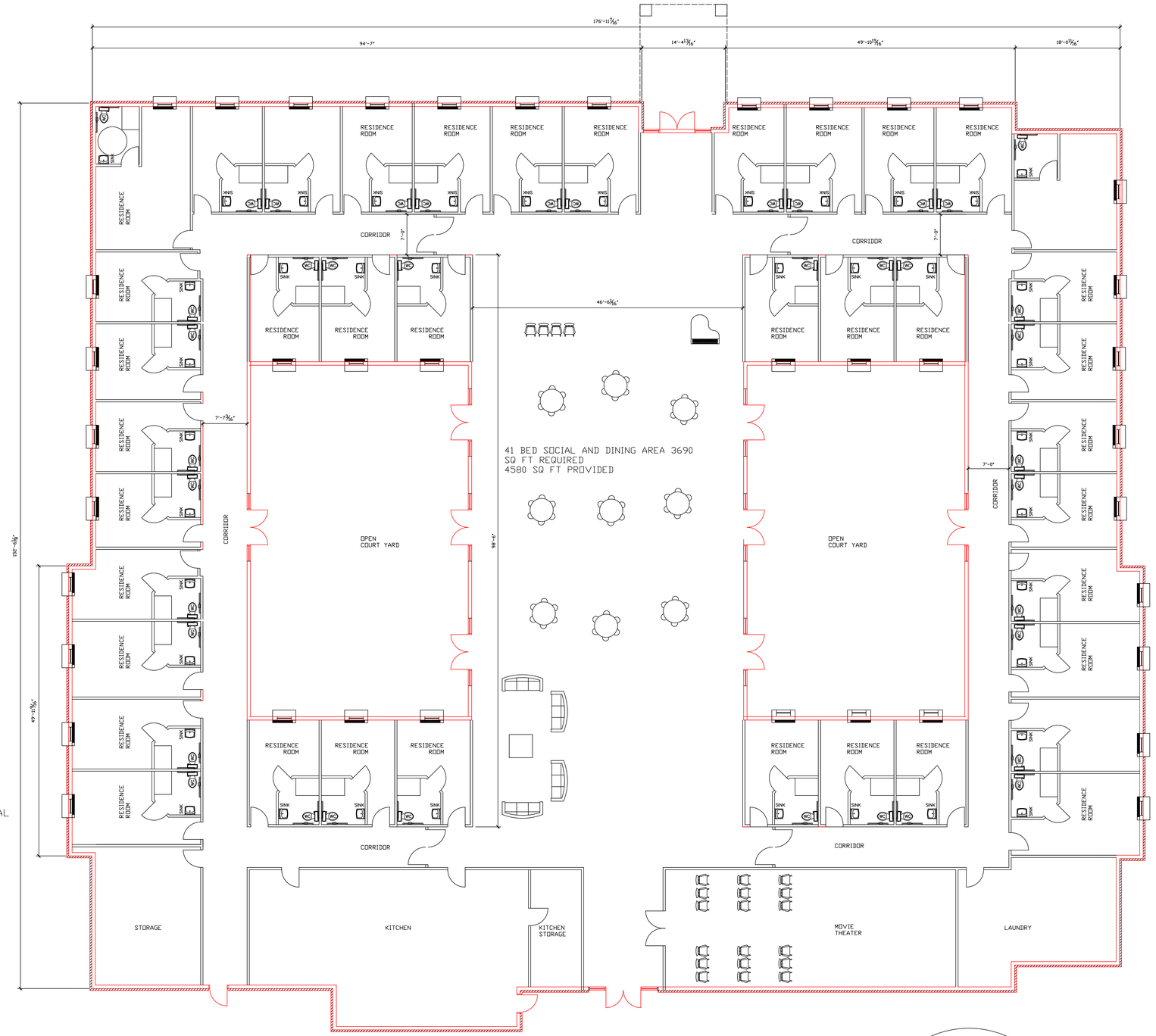
20 BED FACILITY 90 SQ FT OF SOCIAL SPACE
REQUIRE = 1800 SQ FT
PROVIDE 1802 SQ FT

ALL RESIDENCE ROOMS WITH LAVER HANDEL LOCK SETS
NATURAL LIGHT AND VENTILATION
4% NATURAL VENTILATION WITH OPERABLE WINDOW & 8% NATURAL LIGHT

PROPOSED 41 BED CBRF'S FOR THE LAKES OF RACINE

PARCELS 82-4-222-104-0333
82-4-222-104-332

1058 & 1071 58TH AVENUE
VILLAGE OF SOMERS 53171



NOTE
BUILDING IS FULLY SPRINKLER PROTECTED PER LOCAL CODE AND NFPA 13

COMPLETE CALL SYSTEM TO BE INSTALLED IN BUILDING FOR EACH RESIDENT ROOM AND THERE RESPECTIVE TOILET ROOMS

41 BED FACILITY 90 SQ FT OF SOCIAL SPACE
REQUIRE = 3690 SQ FT
PROVIDE 5319 SQ FT

ALL RESIDENCE ROOMS WITH LAVER HANDEL LOCK SETS
NATURAL LIGHT AND VENTILATION
4% NATURAL VENTILATION WITH OPERABLE WINDOW & 8% NATURAL LIGHT

PROPOSED FLOOR PLANS

NORTH

THE LAKES OF RACINE

SCALE 1/8" = 1'-0"

21718 SQ FT

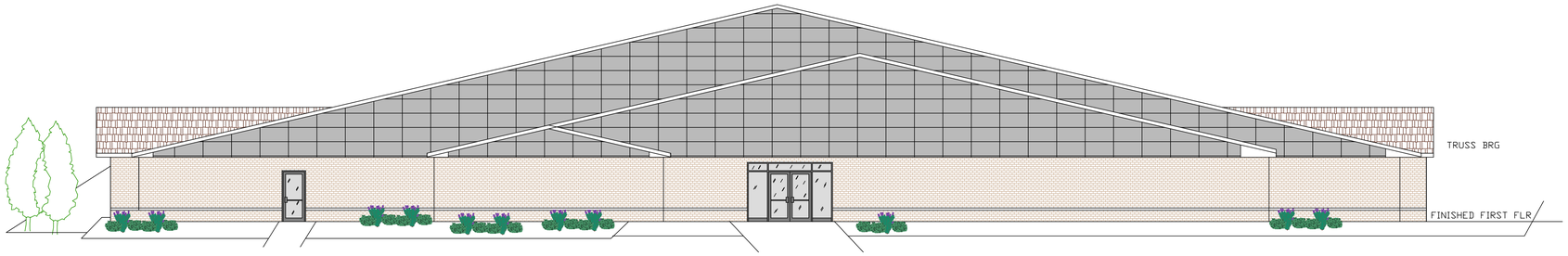
DATE
6-20-26

REVISIONS
11-20-24

WILLIAM A .MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

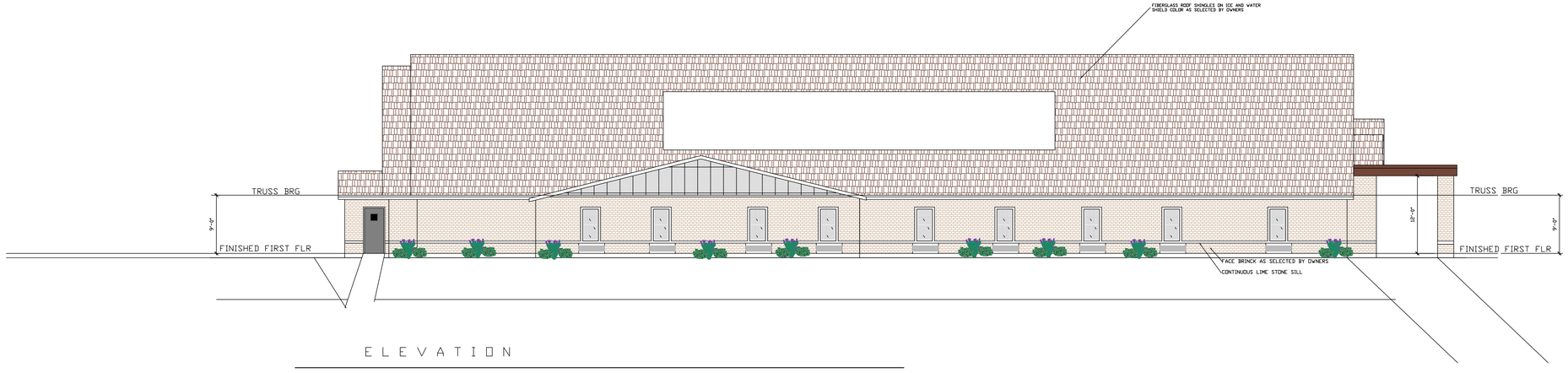
THE LAKES OF RACINE

A4



ELEVATION

SCALE 1/8" =1'-0"



ELEVATION

SCALE 1/8" =1'-0"

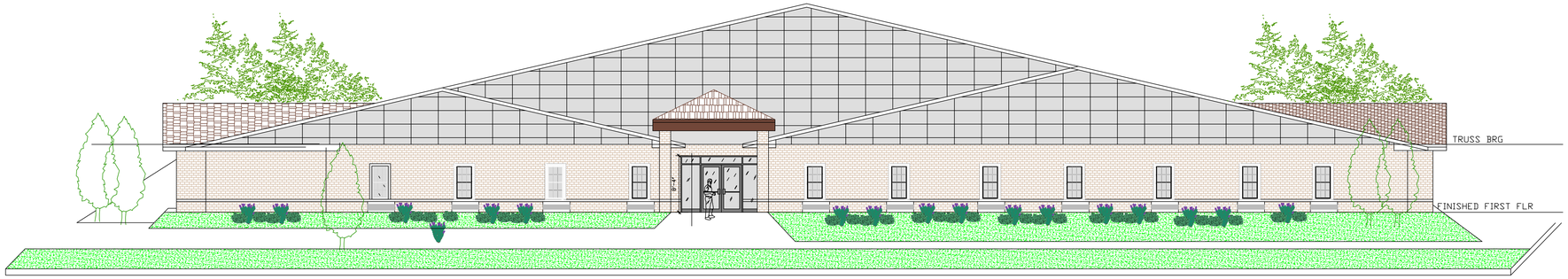
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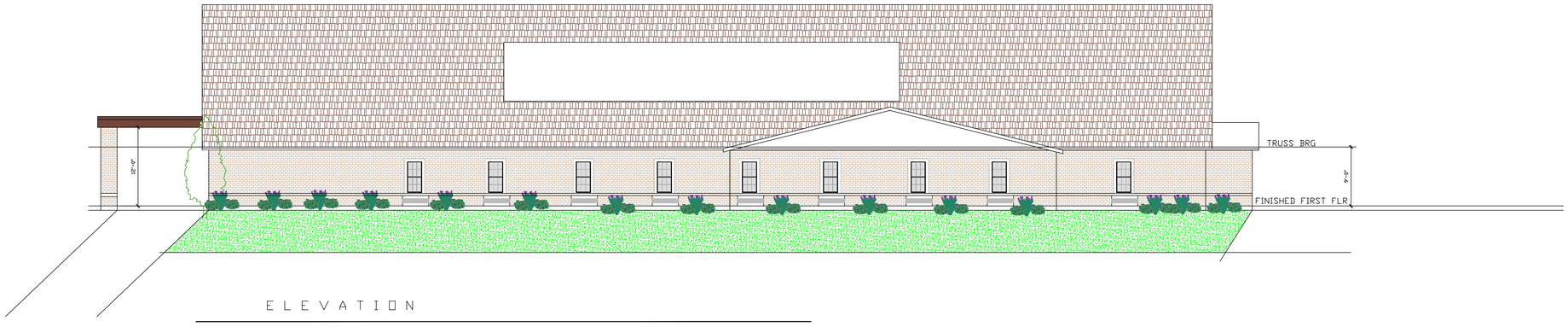
THE LAKES OF RACINE

A5



ELEVATION

SCALE 1/8" =1'-0"



ELEVATION

SCALE 1/8" =1'-0"

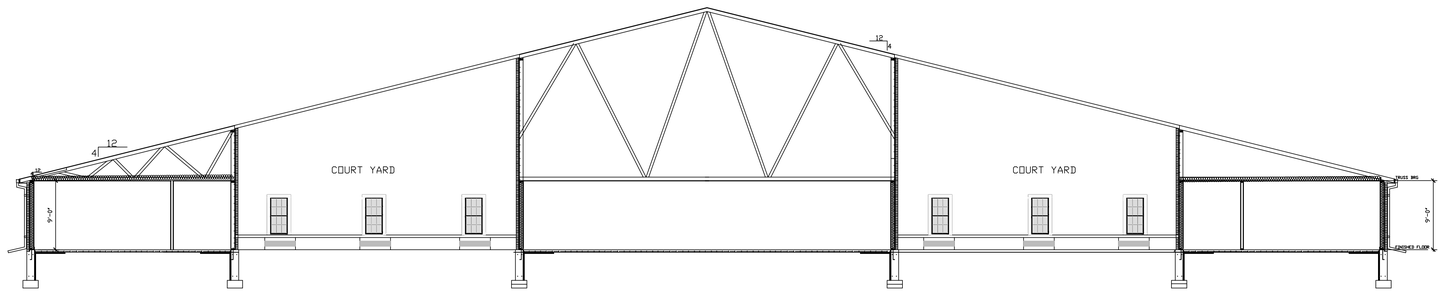
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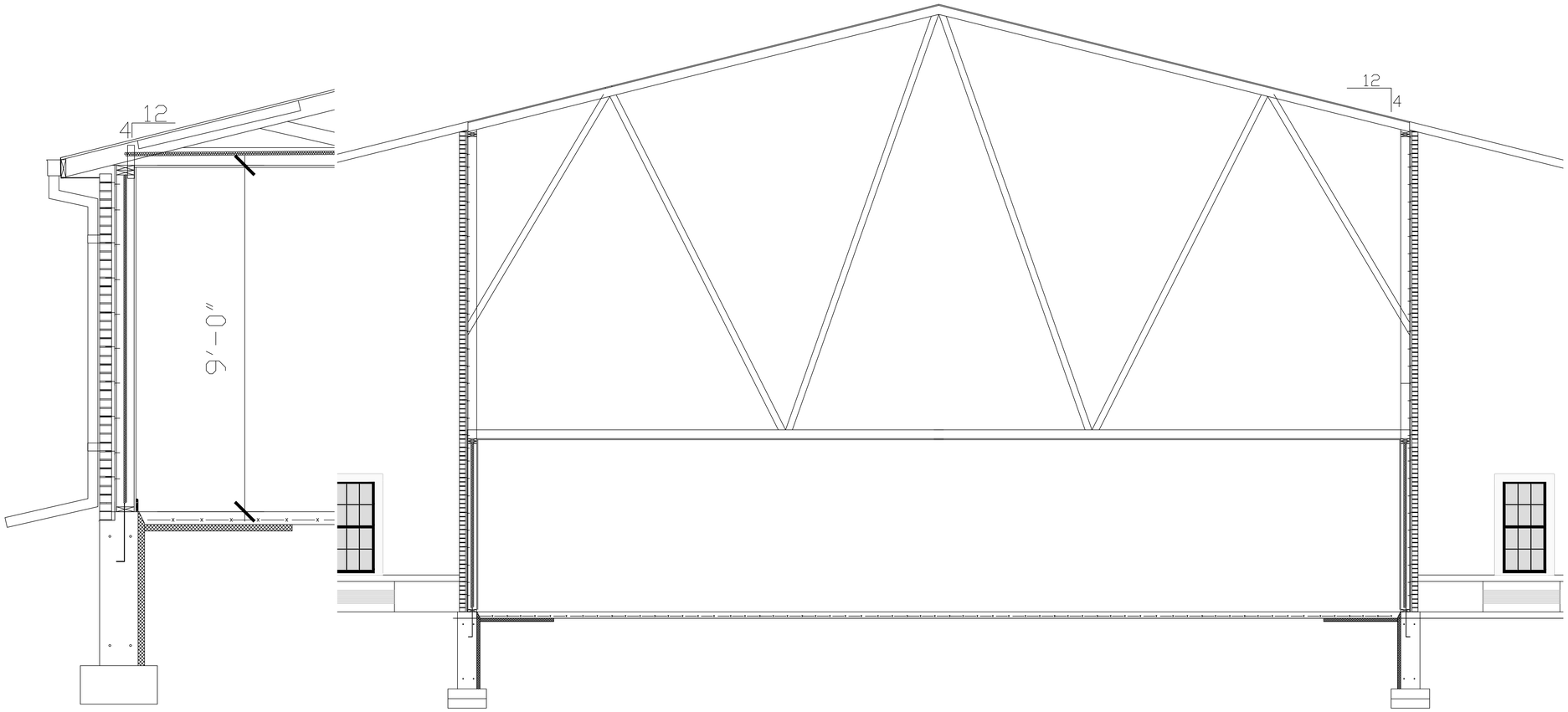
THE LAKES OF RACINE

A6



BUILDING SECTION

SCLAE 1/4" = 1'-0"



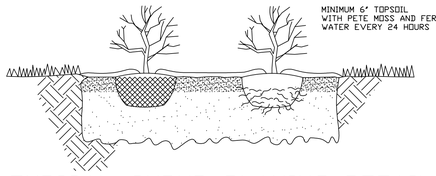
DATE
6-20-26

REVISIONS
11-20-24

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

THE LAKES OF RACINE

A8

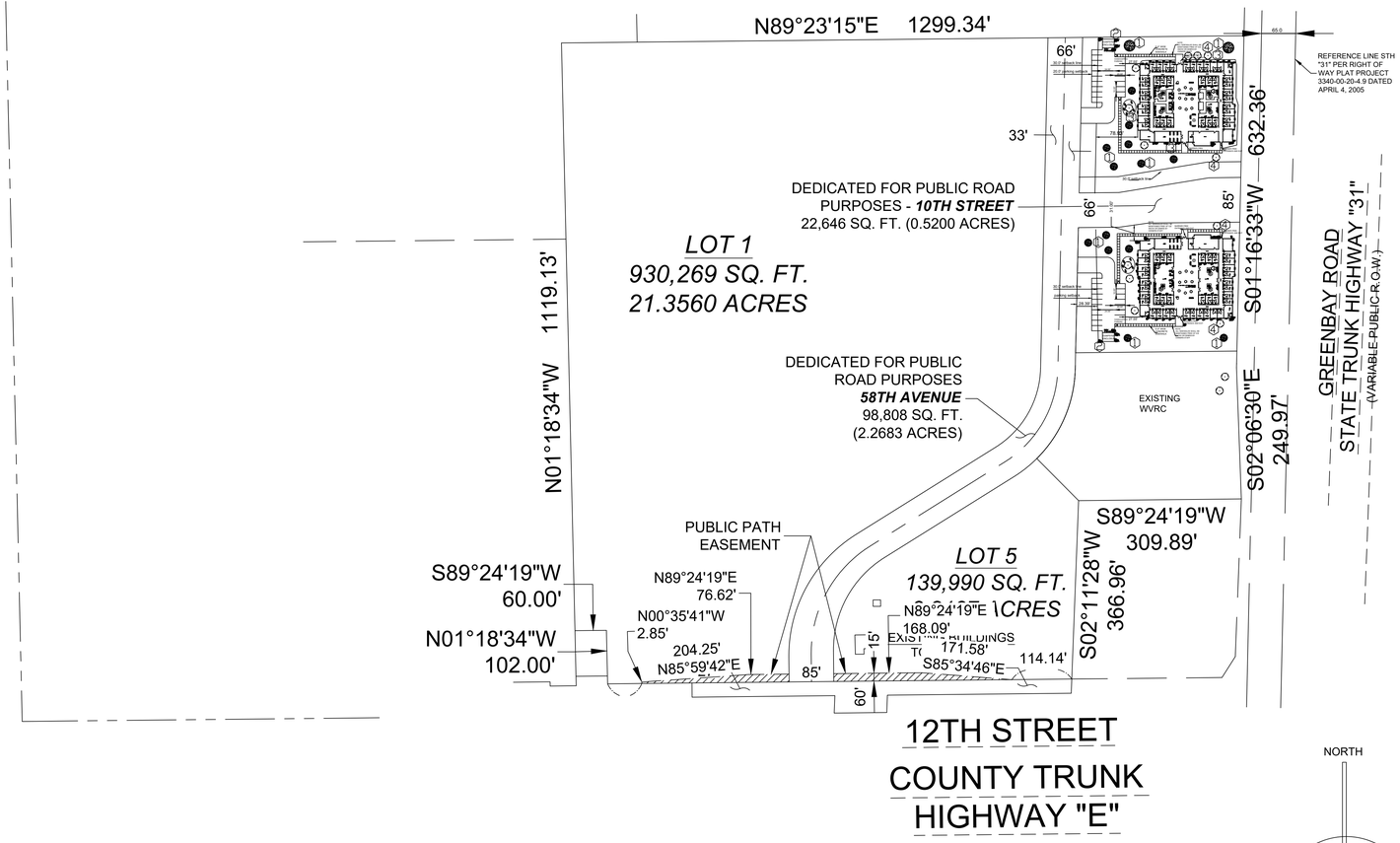


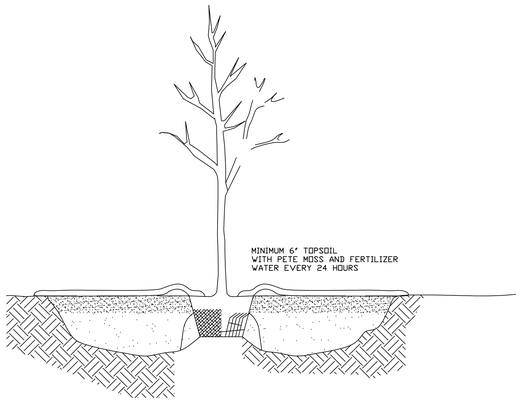
TYPICAL SHRUB PLANING DETAIL

NTS

LANDSCAPING SCHEDULE			
MARK	DISCRIPTION	SIZE	REMARKS
1	MAPLE	2" CAL	
2	TECHNY ARBORVITAE	5 GAL	
3	GOLDEN BARBERRY	5 GAL	
4	DWARF LILAC	5 GAL	
5	GOLD DROP POTENTILLA	5 GAL	
6	DWARF HYDRIAGA		

NOTE
ALL LANDSCAPE AREA'S SHALL BE COVERED WITH WEED BARRIER
AND MIN 3" MULCH





TYPICAL TREE PLANING DETAIL

NTS

LANDSCAPING PLAN
PROPOSED CBRF FACILITY
FOR
THE LAKES OF RACINE

DATE

REVISIONS

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

THE LAKES OF RACINE
SOMERS WISCONSIN

L1





REQUIRED PARKING PER 12.13.030
SITE #1

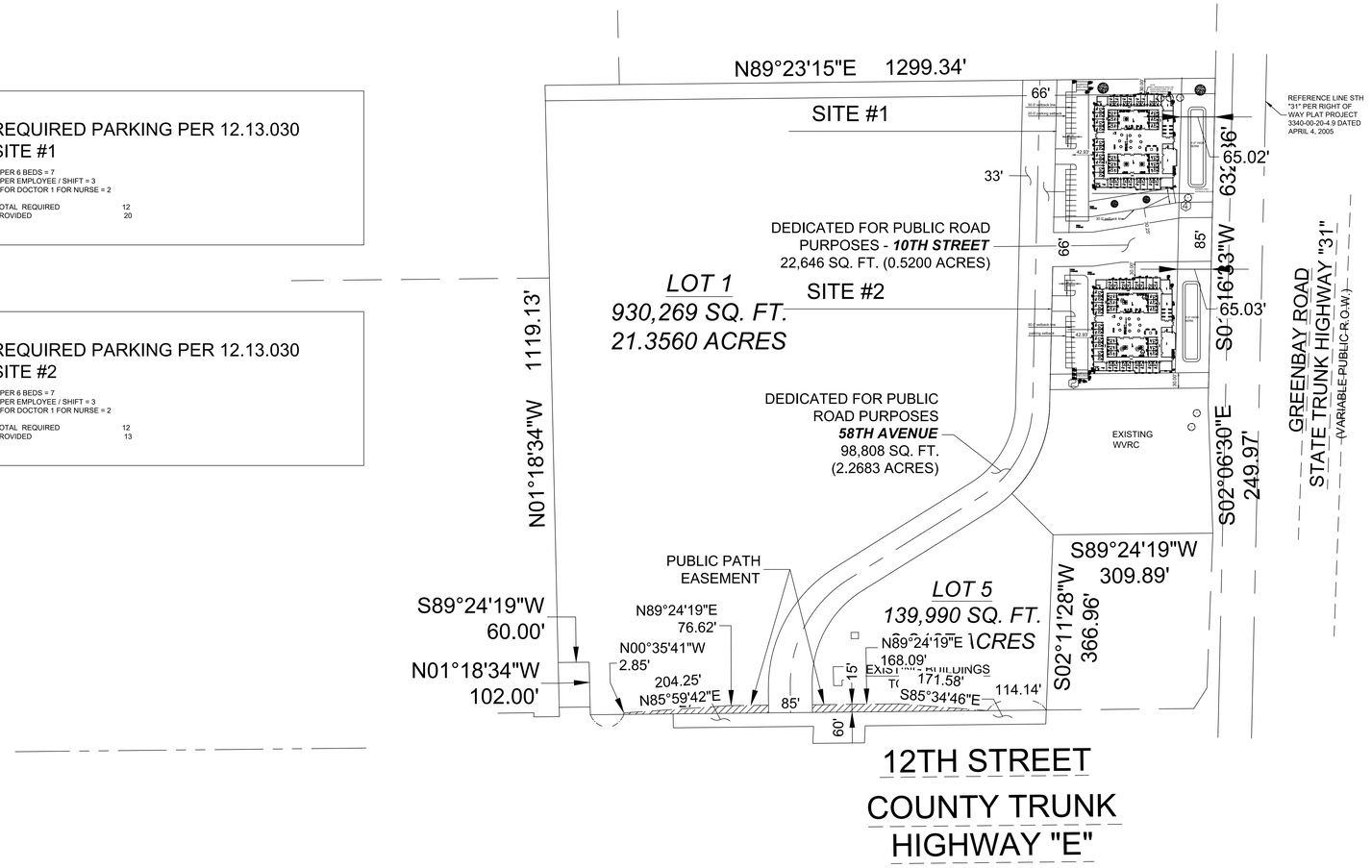
1 PER 6 BEDS = 7
1 PER EMPLOYEE / SHIFT = 3
1 FOR DOCTOR 1 FOR NURSE = 2

TOTAL REQUIRED	12
PROVIDED	20

REQUIRED PARKING PER 12.13.030
SITE #2

1 PER 6 BEDS = 7
1 PER EMPLOYEE / SHIFT = 3
1 FOR DOCTOR 1 FOR NURSE = 2

TOTAL REQUIRED	12
PROVIDED	13



NORTH

SCALE 1" = 100.0'

SITE LAYOUT
PROPOSED CBRF FACILITY
FOR
THE LAKES OF RACINE

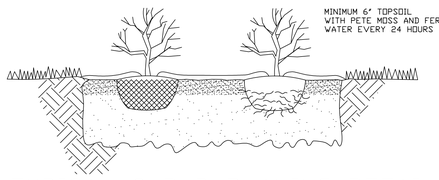
DATE

REVISIONS
7-15-26

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

THE LAKES OF RACINE
SOMERS WISCONSIN

A2

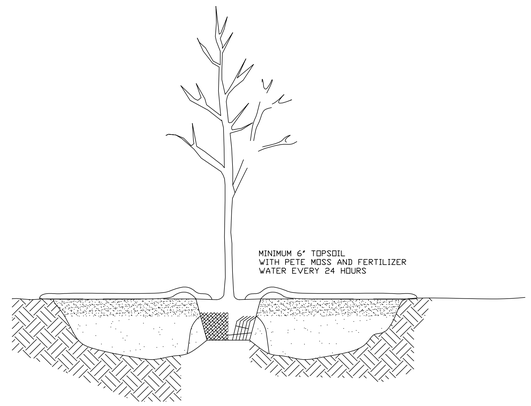


TYPICAL SHRUB PLANING DETAIL

NTS

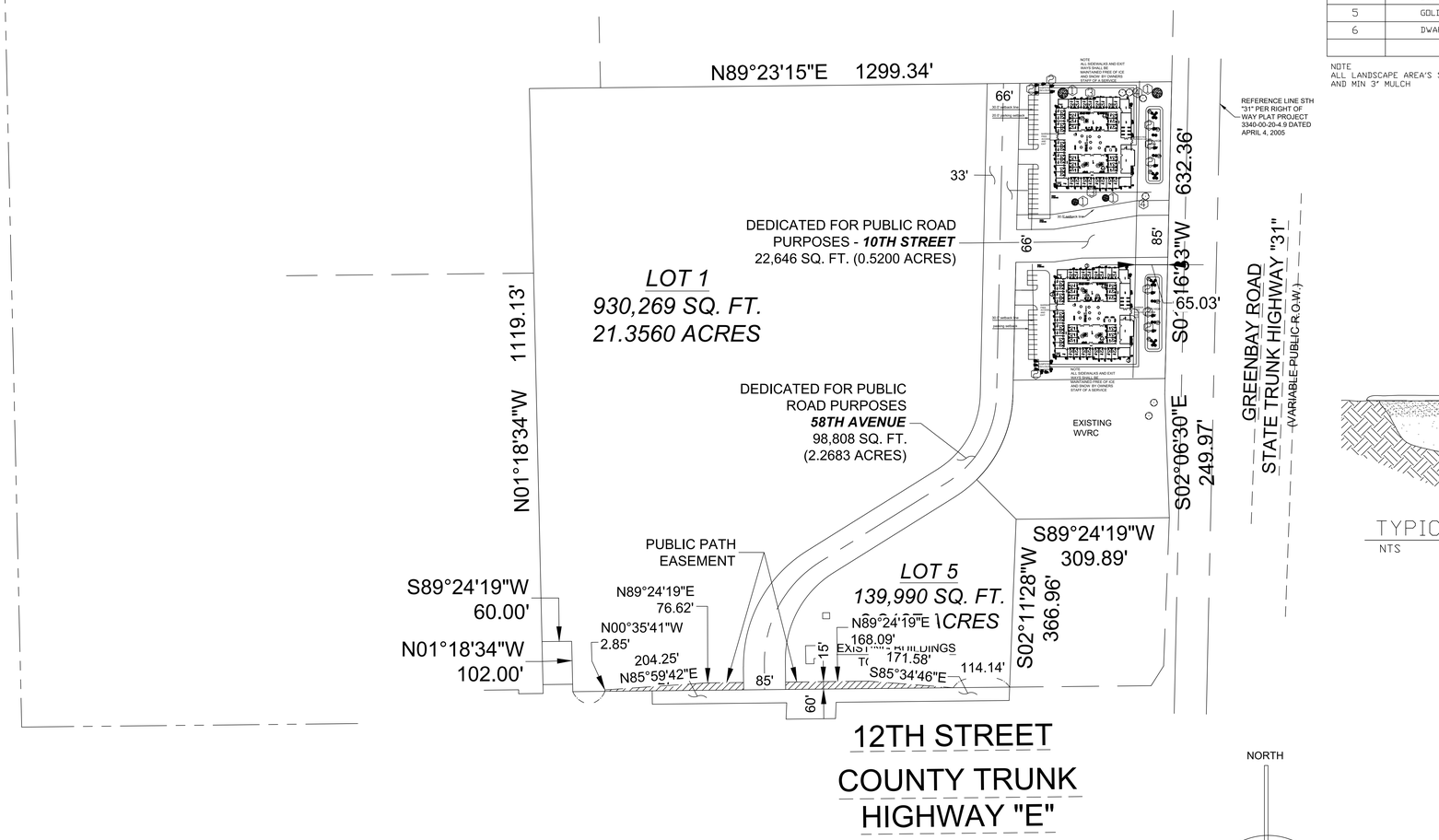
LANDSCAPING SCHEDULE			
MARK	DISCRIPTION	SIZE	REMARKS
1	MAPLE	2" CAL	
2	TECHNY ARBORVITAE	5 GAL	
3	GOLDEN BARBERRY	5 GAL	
4	DWARF LILAC	5 GAL	
5	GOLD DROP POTENTILLA	5 GAL	
6	DWARF HYDRIAGA		

NOTE
ALL LANDSCAPE AREA'S SHALL BE COVERED WITH WEED BARRIER AND MIN 3" MULCH



TYPICAL TREE PLANING DETAIL

NTS



SCALE 1" = 100.0'

LANDSCAPING PLAN
PROPOSED CBRF FACILITY
FOR
THE LAKES OF RACINE

DATE

REVISIONS
7-15-26

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

THE LAKES OF RACINE
SOMERS WISCONSIN

L1

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VILLAGE OF SOMERS
VILLAGE BOARD
MEETING ITEM MEMORANDUM

MEETING DATE: September 08, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette-Clerk/Treasurer

AGENDA ITEM: # Action on Operator's Licenses: Jonathan Borre, Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz and Kylee Stefani

BACKGROUND:

Jonathan Borre, Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz, Kylee Stefani have applied for operator's licenses for the Village of Somers.

No discrepancies with these applications.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve: Operators applications, a suggested motion would be as follows:

"Motion to approve Operator License for Jonathan Borre, Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz, Kylee Stefani"

ATTACHMENTS:

None