Village of Somers
7511 12th Street
Somers, WI 53171

Village Board Meeting
Agenda
Tuesday, Oct. 13, 2026
5:30 p.m.

Village Board Meeting:	
Item #	
1	Call to order
2	Pledge of Allegiance
3	Consent and Approval of Minutes of Regular meetings on Sept. 8, Sept. 22, Special Meeting on Oct. 6, Vouchers dated Sept. 10, Sept 17, Sept. 24, Oct. 1, and Oct. 8, & September ACH Payments, September Building Report, August Investment Statements
4	Correspondence: Mount Pleasant Ordinance 07-2026 to Amend the Comprehensive Plan, Mount Pleasant Ordinance 08-2026 to Amend the Comprehensive Plan, Letter from County Executive Kerkman congratulating the Village for receiving the 2026-2031 STP and Bridge project allocation awards from the Wisconsin Department of Transportation, Council of Government meeting invitation
5	Adopt Proclamation 2026-002 recognizing former Trustee and Plan Commissioner Scott Fredrick for his service
6	President and Trustee Comments
7	Citizens Comments
8	Action on proposal from Clean Cut Tree Service for emergency work to remove timber under the 13th Avenue Bridge in the amount of $45,000
9	Action on the Village's Mailbox Replacement Policy, in relation to snowplowing operations
10	Action on purchase of road salt from Compass Minerals in the amount of $32,606.68
11	Action on University of Wisconsin – Parkside sewer meter replacement reimbursement agreement in the amount of $42,985
12	Action on improvements to the Pike Creek Lift Station and junction vault in the amount of $3,835,000

13	Action on Pay Request #1 from Lee Mechanical for the 12th Street Water Main Water Transfer Station in the amount of $234,881
14	Action on Change Order #3 from PTS Contractors for the 12th Street Water Main to lower water main casing in the amount of $17,084.69
15	Action on Final Change Order and project-closeout from PTS Contractors for the 12th Street Water Main in the amount of $103,903.20
16	Action on Pay Request from PTS Contractors for the 12th Street Water Main in the amount of $334,058.69
17	Action of Change Order #1 from Lee Mechanical to replace master meters at 4040 18th Street and 5901 Washington Avenue in the amount of $ 66,320
18	Action on agreement with Short Elliott Hendrickson Inc. (SEH) for the design of the replacement of Fire Station #2
19	Action on Site Plan Review & Exterior Fenestration: SRPF D/Burlington Road., LLC for approval of overall site plan and exterior fenestration on Tax parcels # 82-4-222-301-0040; 82-4-222-301- 0030; 82-4-222-194-0101 and 82-4-222-301-0050. *(For information only, the property is located east of the Somers Highland Industrial warehouse on Burlington Road).*
20	Action on proposed changes to Fire & EMS Billing Rates
21	Action on Cleaning Services Agreement with All Finish Remodeling LLC
22	Discuss the 2027 Annual Budget
23	Action on 2027 Capital Improvement Plan
24	Action on Operator's Licenses: Akilah Benson, Lydia Bryant, Logan Hale, Brynn Hendrickson, Julie Horton, Thomas Ketchum, Kaitlynn Libricz, Michelle Northard, Myles Popa, Heath Reece, Anna Rocha, Jessica Rodriguez Marrero, Stella Ruffalo, Eric Shane, Nicole Schopp, John Seekings, Wendy Taylor
25	Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the Oct, 13th, 2026 Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 9th day of October 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 September 8, 2026

Clerk Burnette called the meeting to order at 5:30 p.m.

President Stoner was excused and the board nominated Trustee Aupperle to be Pro Tem President for this meeting.

Present: Trustees Ben Harbach, Jack Aupperle, Joe Smith, and Trustee Jackie Nelson. President Stoner, Trustee Fredrick and Trustee Ostby were excused. 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 August 12, 2026, Vouchers dated August 13, 20, 27 & September 3rd, & August ACH Payments, August Building Report, July Investment Statements

Trustee Nelson moved to approve 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.

Seconded by Trustee Smith

Trustee Harbach questioned the legal expenses listed on pages 9 and 11 for Sanford and Rosenbaum, totaling $1,705, and asked whether the expense was ongoing and if the Village was aware of the anticipated outcome of the matter involving the dump. He noted that the legal expenses were a continuing cost and questioned whether the Village receives updates regarding the actions being taken and the progress of the matter.

Administrator Hurley explained that the matter falls under the authority of the Town Board and that the Town Board could discuss the matter in closed session. He noted that the Village Board may have limitations on discussing the matter due to separate authority and pending litigation.

Motion carried. 4-0 vote

Correspondence: None

Citizens' Comments:

Ms. Tabbert, 814 12th Place, Kenosha, addressed the Board regarding parking and traffic concerns near the summer school. She stated that she had previously brought the issue to the Board's attention and reported that an accident occurred on Friday. She asked the Board to address the parking situation and suggested changing the bus and parent pickup locations to improve visibility and traffic flow.

Ms. Tabbert also questioned the cost of speed bumps on 96th Avenue and requested that speed bumps be considered for 12th Place.

Phyllis Holcomb, 3426 96th Avenue, addressed the Board regarding concerns with children playing in the roadway and the recent installation of speed bumps on 96th Avenue. She stated that she has lived on the street for 60 years and had not previously experienced problems. She expressed concern that children are sometimes playing in the roadway without adult supervision and stated that parents should be responsible for supervising their children.

Ms. Holcomb also expressed concerns about the speed bumps, stating that they are unnecessary on a dead-end street and are causing her physical discomfort. She questioned the cost to taxpayers and stated that she had been told the speed bumps would only be in place for two weeks.

Carolyn Garbers addressed the Board regarding the temporary speed bumps on 96th Avenue. She stated that she has been regularly traveling to the area to assist her mother and questioned the need for the speed bumps. She noted that 96th Avenue is a short, dead-end street with approximately 19 homes and expressed concern that the speed bumps primarily affect the residents on one end of the street.

She questioned whether the Village intends to continue using speed bumps as a traffic-control measure and expressed concerns regarding the costs associated with installing, monitoring, signing, and removing the speed bumps. She suggested that residents and parents should work together to address concerns regarding children and traffic safety.

President and Trustee Comments:

Trustee Aupperle questioned the continued use and benefit of the Village's camera system if the Sheriff's Department will no longer have access to the system. He noted that the Village has cameras in various locations, including near Walmart, and suggested discussing the matter at the upcoming work session.

Administrator Hurley agreed and stated that he would reach out to the Sheriff's Office to obtain additional information regarding access to and use of the camera system.

Motion to adopt a Proclamation recognizing September 22, 2026, as Veterans Suicide Awareness & Remembrance Day

Trustee Smith moved to adopt a Proclamation recognizing September 22, 2026, as Veterans Suicide Awareness & Remembrance Day

Seconded by Trustee Nelson Motion carried. 4-0 vote

Motion to approve purchase of Water Meter replacements in the amount of $84,090 from Core & Main

Trustee Harbach moved to approve purchase of Water Meter replacements in the amount of $84,090 from Core & Main

Seconded by Trustee Nelson

Motion carried. 4-0 vote

Motion to approve Blood Services Agreement with Froedtert Hospital.

Trustee Smith moved to approve Blood Services Agreement with Froedtert Hospital.

Seconded by Trustee Nelson

Motion carried. 4-0 vote

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).

Trustee Nelson moved 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).

Seconded by Trustee Harbach

Trustee Nelson clarified that the item under consideration was a preliminary plat. She stated that Kenosha County Zoning had indicated that the outlots are typically designated for stormwater facilities, with the specific pond details and areas to be addressed in the stormwater plan and reviewed by the Village Engineer as part of the final plat process. She noted that the layout and number of homes may change before the final plat is submitted. Based on this information, Trustee Nelson stated that she was in favor of approving the preliminary plat.

Motion carried. 4-0 vote

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.)

Trustee Smith moved 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.).

Seconded by Trustee Harbach

The Board discussed whether the necessary infrastructure was in place for the issuance of a building permit for the proposed model home. It was clarified that foundation work could proceed, but the property could not be occupied as a model home until the required utilities were connected.

The developer confirmed that utilities have been installed to the subdivision. The Board discussed the conditional use approval and the requirements for occupancy of the model home.

Motion carried. 4-0 vote

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.)

Trustee Smith moved 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.)

Seconded by Trustee Harbach

Trustee Harbach asked whether the driveway access issue had been resolved, including the number of permitted access points. Administrator Hurley stated that, based on the report provided by President Stoner at the previous meeting, the Wisconsin Department of Transportation had reviewed the matter and indicated that one access point would be permitted. He noted that he did not have additional details regarding the State's approval but indicated that the Land Use recommendation to approve the Certified Survey Map (CSM) was the primary matter under consideration.

Trustee Nelson noted that the proposed land division is zoned R-9 and stated that any future multifamily development would be required to comply with the Village's current development standards. She noted that the submitted Certified Survey Map (CSM) generally complies with the Village's land division and platting requirements, subject to minor revisions and conditions recommended by staff prior to recording.

Administrator Hurley clarified that the Board's consideration at this time was limited to the CSM and that future development would be required to meet applicable setbacks and other development standards.

Motion carried. 4-0 vote

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.)

Trustee Smith moved 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.)

Seconded by Trustee Harbach

Trustee Nelson stated her support for the proposed Comprehensive Plan Amendment. She noted that Wisconsin Statute 66.1002 requires communities to consider housing needs for people of all age groups and persons with special needs. She stated that the amendment would provide a compatible transition from the adjacent multifamily residential development, support housing needs for aging and disabled residents, and facilitate development of a long-term vacant parcel in a manner compatible with the surrounding area and existing B-3 Highway zoning. Trustee Nelson stated that she supported approval of the Comprehensive Plan Amendment.

Motion carried. 4-0 Vote

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.

Trustee Harbach moved 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

Seconded by Trustee Smith

Trustee Harbach asked about the name of the development. Mr. Morris clarified that it would be named the Gardens of Somers and stated that the signage would reflect the correct municipality.

Trustee Nelson stated her support for the proposed rezone from B-3 to I-1, noting that the assisted living use would be more compatible with the neighboring residential apartments than the commercial uses permitted under B-3 zoning. She requested that landscaping, buffering, and fencing requirements be considered for inclusion in the development agreement to provide additional safety for residents. Mr. Morris stated that the developer was already planning permanent fencing and a landscaped berm along Green Bay Road.

Trustee Nelson also asked about Fire and Rescue concerns. Chief Andersen stated that he had no current concerns with the layout but would need additional information regarding the facility's operational plan and level of service as the project progresses.

Motion carried 4-0 vote

Action on Operator's Licenses: Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz and Kylee Stefan

Trustee Harbach moved to approve Operator's Licenses: Jolynn Castillo, Robert Cobb, Mary Indermuehle, Tyler Stanz and Kylee Stefan

Seconded by Trustee Smith

Motion carried. 4-0 vote

Trustee Aupperle made a motion to Adjourn at 6:08pm

Trustee Harbach moved to adjourn at 6:08pm. Seconded by Trustee Nelson

Motion carried. 4-0 vote

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

Village of Somers
Proceedings from the Special Board September 22, 2026

Clerk Burnette called the meeting to order at 5:30 p.m.

President Stoner was excused and the board nominated Trustee Aupperle to be Pro Tem President for this meeting.

Present: Trustees Ben Harbach, Jack Aupperle, Joe Smith, Trustee Ostby and Trustee Jackie Nelson. President Stoner and Trustee Fredrick were excused. Also present: Administrator Jim Hurley, Clerk/Treasurer Wendy Burnette and Chief Andersen.

Citizens' Comments:

Monte Griffin 561 11th place.

Monty Griffin commented on the number of police calls in the area along Sheridan Road, including calls associated with lodging and the restaurant. He stated that residents have concerns about activity in the area in relation to the proposed development. Mr. Griffin also addressed stormwater runoff concerns on 11th Place. He described drainage conditions in the area, including a ravine and culvert system, and stated that stormwater from areas north of 11th Place flows onto his property before continuing toward Highway E. He referenced a previous discussion regarding Strand Associates reviewing the stormwater concerns and requested that the drainage conditions affecting his property also be reviewed.

President and Trustee Comments:

Trustee Harbach commented that, of the 103 requests for police services in August, over 40% were related to Walmart. He stated that he had understood that Walmart was taking steps to reduce the number of calls for service**.**

Trustee Ostby discussed Trustee Fredrick's resignation from the Board and stated that he and Jim had met with Scott to discuss whether anything could be done to change his decision. Trustee Ostby expressed his appreciation for Scott's service as a trustee and for the value of his input with the Board. The process for filling the vacancy will be discussed at a future meeting.

Trustee Ostby also discussed the resignation of Josh Fugate, who accepted a position with We Energies. He expressed his appreciation for Josh's contributions to the Village and the impact he has had in his position. He stated that he hoped there would be an opportunity to retain Josh, although he acknowledged that this may be unlikely.

Action on 13th Avenue Lift Station Rehabilitation Project in the amount not to exceed $240,500

Trustee Harbach moved to approve 13th Avenue Lift Station Rehabilitation Project in the amount not to exceed $240,500

Seconded by Trustee Smith

Trustee Nelson asked which CIP was this in. Josh Fugate mentioned that this item was last year's CIP.

Motion carried. 5-0 vote

Action on application for Special Event Permit from Eclectic LLC for event scheduled for October 3, 2026, from 11am-9 pm. Event to be held at J&M's Bar and Grill, 8013 12th Street

Trustee Harbach moved to approve application for Special Event Permit from Eclectic LLC for event scheduled for October 3, 2026, from 11am-9 pm. Event to be held at J&M's Bar and Grill, 8013 12th Street.

Seconded by Trustee Nelson Motion Carried. 5-0 vote

2027 Budget Presentation and Discussion

Administrator Hurley presented the proposed 2027 budget to the board.

Trustee Aupperle made a motion to Adjourn at 6:06pm

Trustee Harbach moved to adjourn at 6:06pm. Seconded by Trustee Nelson

Motion carried. 5-0 vote

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

Village of Somers
Special Board Meeting October 6, 2026

President Stoner called the meeting to order at 4:30pm

President Stoner led the Pledge of Allegiance.

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

Citizen Comments

None

Correspondence:

None

Action on Resolution 2026-021, a resolution establishing a special charge for recycling services for calendar year 2026.

Trustee Ostby moved to approve Resolution 2026-021, a resolution establishing a special charge for recycling services for calendar year 2026.

Trustee Smith seconded Motioned carried. 5-0 vote

Adjourn

Trustee Harbach moved to Adjourn at 5:46 pm.

Seconded by Trustee Ostby. Motion carried. 5-0 vote

Drafted this 7th day of October 2026 by Wendy Burnette Clerk/Treasurer

These minutes are not official until approved by the Village Board.

Village of Somers			
ACH payments and checks from Payroll system during the month of September 2026			
DATE	**CHECK#**	**PAYABLE TO**	**AMOUNT**
9/2/2026	ACH	PNP BILLPAYMENT	$ 30.00
9/4/2026	ACH	SOMERS PAYROLL	$ 82,964.15
9/4/2026	EFT1525	INTERNAL REVENUE SERVICE	$ 29,638.22
9/4/2026	EFT1526	WI DEPT. OF REVENUE	$ 4,877.04
9/4/2026	EFT1527	IL DEPT OF REVENUE	$ 222.21
9/4/2026	EFT1528	WISCONSIN DEFERRED COMP	$ 2,760.50
9/4/2026	EFT1529	WI SCTF	$ 219.23
9/4/2026	EFT1530	SOMERS FIRE FIGHTERS	$ 650.00
9/4/2026	66595	BRIGHTHOUSE FINANCIAL	$ 215.00
9/10/2026	ACH	PNP BILLPAYMENT	$ 1,124.51
9/11/2026	ACH	ANALYSIS LOSS FEE/MISC FEE	$ 373.75
9/11/2026	ACH	PNP BILLPAYMENT	$ 1,230.81
9/16/2026	ACH	DEPOSIT ITEM RTND	$ 370.80
9/16/2026	ACH	DEPOSIT ITEM RTND	$ 3,235.65
9/17/2026	ACH	PNP BILLPAYMENT	$ 98.00
9/17/2026	ACH	DEPOSIT ADJ DEBIT	$ 54.00
9/18/2026	ACH	SOMERS PAYROLL	$ 82,543.63
9/18/2026	EFT1531	INTERNAL REVENUE SERVICE	$ 30,151.62
9/18/2026	EFT1532	WI DEPT. OF REVENUE	$ 4,984.99
9/18/2026	EFT1533	IL DEPT OF REVENUE	$ 222.21
9/18/2026	EFT1534	EMPLOYEE TRUST FUNDS	$ 62,472.20
9/18/2026	EFT1535	DELTA DENTAL	$ 311.58
9/18/2026	EFT1536	METLIFE VISION	$ 165.28
9/18/2026	EFT1537	AFLAC INSURANCE	$ 212.80
9/18/2026	EFT1538	WISCONSIN DEFERRED COMP	$ 2,966.92
9/18/2026	EFT1539	WI EMPLOYEE TRUST FUNDS	$ 40,869.15
9/18/2026	EFT1540	WI SCTF	$ 219.23
9/18/2026	EFT1541	SOMERS FIRE FIGHTERS	$ 650.00
9/18/2026	EFT1542	DELTA DENTAL	$ 3,390.52
9/18/2026	EFT1543	LIBERTY NATIONAL	$ 1,406.96
9/18/2026	66634	SECURIAN FINANCIAL GROUP, INC	$ 75.42
9/18/2026	66635	BRIGHTHOUSE FINANCIAL	$ 215.00
9/18/2026	66636	SECURIAN FINANCIAL GROUP, INC	$ 969.74
9/23/2026	ACH	PNP BILLPAYMENT	$ 10.00
9/24/2026	ACH	PNP BILLPAYMENT	$ 50.00
9/30/2026	ACH	DEPOSIT ITEM RTND	$ 378.32
		TOTAL	**$ 360,329.44**

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 09/10/2026 - 09/10/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
09/10/2026	POOL	391(E)	SAMSMC	SAM'S CLUB MC/SYNCB	666.62
09/10/2026	POOL	392(E)	WEE001	WE ENERGIES	84.08
09/10/2026	POOL	393(E)	WEE002	WE ENERGIES	82.68
09/10/2026	POOL	394(E)	WEE002	WE ENERGIES	2,057.24
09/10/2026	POOL	66619	AT&T001	AT&T	29.40
09/10/2026	POOL	66620	MCDEVITTS	ATLAS SERVICE CENTER INC	415.90
09/10/2026	POOL	66621	BTM001	BOUND TREE MEDICAL LLC	1,768.76
09/10/2026	POOL	66622	BUDGET	BUDGET TRUCK AND AUTO BODY INC	22,439.19
09/10/2026	POOL	66623	CATALIS	CATALIS PUBLIC WORKS & CITIZEN	5,000.00
09/10/2026	POOL	66624	SPECTRUM	CHARTER COMMUNICATIONS	139.98
09/10/2026	POOL	66625	JOHNS	JOHNS DISPOSAL SERVICE INC	57,795.34
09/10/2026	POOL	66626	KEN002	KENOSHA COUNTY TREASURER	1,805.58
09/10/2026	POOL	66627	ACEHARDWAR	KENOSHA HADWARE NORTH LLC	9.59
09/10/2026	POOL	66628	MUNILAW	MUNICIPAL LAW & LITIGATION GROUP SC	12,092.50
09/10/2026	POOL	66629	PAT001	PATS SERVICES INC	20.00
09/10/2026	POOL	66630	STAPLEAD	STAPLES	81.04
09/10/2026	POOL	66631	PRE-EMS	SYE SPECIALTY SERVICES LLC	1,491.95
09/10/2026	POOL	66632	WICOURT	WI COURT FINES & SURCHARGES	4,726.69
09/10/2026	POOL	66633	WIHUMANE	WISCONSIN HUMANE SOCIETY	942.64

POOL TOTALS:

Total of 19 Checks:	111,649.18
Less 0 Void Checks:	0.00
Total of 19 Disbursements:	111,649.18

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 09/17/2026 - 09/17/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
09/17/2026	POOL	66637	HOP001	ANDREA & ORENDORFF LLP	1,700.00
09/17/2026	POOL	66638	MCDEVITTS	ATLAS SERVICE CENTER INC	629.53
09/17/2026	POOL	66639	BAXTER	BAXTER & WOODMAN INC	33,577.83
09/17/2026	POOL	66640	BAXTER	BAXTER & WOODMAN INC	22,900.00
09/17/2026	POOL	66641	BTM001	BOUND TREE MEDICAL LLC	669.36
09/17/2026	POOL	66642	AMOCO	BP KENOSHA TRAVEL PLAZA LLC	3,062.52
09/17/2026	POOL	66643	CDWGOV	CDW GOVERNMENT	11,751.60
09/17/2026	POOL	66644	COLUMNS	COLUMN SOFTWARE PBC	120.89
09/17/2026	POOL	66645	COMPASSMIN	COMPASS MINERALS AMERICA INC	32,606.68
09/17/2026	POOL	66646	CORE	CORE & MAIN LP	2,880.00
09/17/2026	POOL	66647	FIRESERV	FIRE SERVICE INC	3,002.72
09/17/2026	POOL	66648	GALLS	GALLS LLC	109.99
09/17/2026	POOL	66649	KEISLER	KATHY KEISLER	399.16
09/17/2026	POOL	66650	CELEBRE	NICCOLO CELEBRE	50.50
09/17/2026	POOL	66651	RICOHUSA	RICOH USA, INC	163.90
09/17/2026	POOL	66652	SEYMOUR	SCOTT SEYMOUR	71.68
09/17/2026	POOL	66653	STRAND	STRAND ASSOCIATES INC	3,660.00
09/17/2026	POOL	66654	USPOST	US POSTMASTER	684.87
09/17/2026	POOL	66655	VANSCOY	VAN SCOYOC ASSOCIATES	1,000.00
09/17/2026	POOL	66656	VILLSOM	VILLAGE OF SOMERS	60,195.30
09/17/2026	POOL	66657	VONBRIES	VON BRIESEN & ROPER SC	4,488.00
09/17/2026	POOL	66658	WESTDUNN	WEST & DUNN LLC	2,517.50

POOL TOTALS:

Total of 22 Checks:	186,242.03
Less 0 Void Checks:	0.00
Total of 22 Disbursements:	186,242.03

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
09/24/2026	POOL	395(E)	KWIKTRIP	KWIK TRIP INC	4,335.10
09/24/2026	POOL	396(E)	USBANK	US BANK NATIONAL ASSOCIATION	2,050.42
09/24/2026	POOL	397(E)	WEE001	WE ENERGIES	223.84
09/24/2026	POOL	398(E)	WEE001	WE ENERGIES	129.71
09/24/2026	POOL	399(E)	WEE001	WE ENERGIES	10.67
09/24/2026	POOL	400(E)	WEE001	WE ENERGIES	110.20
09/24/2026	POOL	401(E)	WEE001	WE ENERGIES	10.34
09/24/2026	POOL	402(E)	WID002	WI DEPT OF JUSTICE	42.00
09/24/2026	POOL	66659	BLAINFF	BLAIN SUPPLY INC	95.94
09/24/2026	POOL	66660	CSC001	CENTURY SECURITY	35.00
09/24/2026	POOL	66661	SPECTRUM	CHARTER COMMUNICATIONS	199.86
09/24/2026	POOL	66662	THELETTER	CHRISTINA CHATMAN	50.50
09/24/2026	POOL	66663	CORE	CORE & MAIN LP	900.00
09/24/2026	POOL	66664	FFP001	DAVIS-ULMER SPRINKLER CO INC	785.00
09/24/2026	POOL	66665	FIRESERV	FIRE SERVICE INC	2,036.48
09/24/2026	POOL	66666	STO001	GEORGE STONER	217.60
09/24/2026	POOL	66667	KWU004	KENOSHA WATER UTILITY	1,174.21
09/24/2026	POOL	66668	MICROSYS	MICROSYSTEMS INC	4,824.75
09/24/2026	POOL	66669	PSC001	PUBLIC SERVICE COMMISSION OF WI	551.64
09/24/2026	POOL	66670	RWU001	RACINE WATER & WASTEWATER UTLY	433.21
09/24/2026	POOL	66671	SOMERSOWN	SOMERS OWNER LLC	1,287.50
09/24/2026	POOL	66672	STAFFORD	STAFFORD ROSENBAUM LLP	565.74
09/24/2026	POOL	66673	STAPLEAD	STAPLES	64.14
09/24/2026	POOL	66674	VPLPR	VILLAGE OF PLEASANT PRAIRIE	5,181.79

POOL TOTALS:

Total of 24 Checks:	25,315.64
Less 0 Void Checks:	0.00
Total of 24 Disbursements:	25,315.64

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 10/01/2026 - 10/01/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/01/2026	POOL	403(E)	QUADIENT	QUADIENT FINANCE USA INC	1,508.00
10/01/2026	POOL	404(E)	T0000175	STEVEN KRAUSE	115.80
10/01/2026	POOL	405(E)	VERIZON	VERIZON COMMUNICATIONS INC	302.57
10/01/2026	POOL	406(E)	WEE001	WE ENERGIES	92.84
10/01/2026	POOL	407(E)	WEE001	WE ENERGIES	10.67
10/01/2026	POOL	408(E)	WEE001	WE ENERGIES	368.57
10/01/2026	POOL	409(E)	WEE001	WE ENERGIES	7,200.50
10/01/2026	POOL	66676	BRUM	ANN BRUMBACK	68.61
10/01/2026	POOL	66677	AAC001	ASSOCIATED APPRAISAL	6,302.91
10/01/2026	POOL	66678	AT&T001	AT&T	99.54
10/01/2026	POOL	66679	MCDEVITTS	ATLAS SERVICE CENTER INC	2,917.95
10/01/2026	POOL	66680	SPECTRUM	CHARTER COMMUNICATIONS	39.47
10/01/2026	POOL	66681	COLUMNS	COLUMN SOFTWARE PBC	42.54
10/01/2026	POOL	66682	CORE	CORE & MAIN LP	36,513.62
10/01/2026	POOL	66683	DECKER	DECKER SUPPLY CO INC	2,213.22
10/01/2026	POOL	66684	FIRESERV	FIRE SERVICE INC	1,009.47
10/01/2026	POOL	66685	NAP002	GENUINE PARTS COMPANY INC	22.64
10/01/2026	POOL	66686	STO001	GEORGE STONER	17.60
10/01/2026	POOL	66687	JASPER	JASPERSON SOD INC	83.86
10/01/2026	POOL	66688	JEF001	JEFFERSON FIRE & SAFETY INC	199.90
10/01/2026	POOL	66689	SOR001	JOHN E SORENSEN	77.65
10/01/2026	POOL	66690	KWU002	KENOSHA WATER UTILITY	70,470.76
10/01/2026	POOL	66691	MEN001	MENARDS INC - RACINE	114.17
10/01/2026	POOL	66692	PAT001	PATS SERVICES INC	540.00
10/01/2026	POOL	66693	WELDSTAR	WELDSTAR COMPANY	251.10
10/01/2026	POOL	66694	WBURNETTE	WENDY BURNETTE	164.39
10/01/2026	POOL	66695	WAM001	WILLIAM A MORRIS	159.39

POOL TOTALS:

Total of 27 Checks:	130,907.74
Less 0 Void Checks:	0.00
Total of 27 Disbursements:	130,907.74

CHECK REGISTER FOR VILLAGE OF SOMERS
CHECK DATE FROM 10/07/2026 - 10/07/2026

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
10/07/2026	POOL	66696	ALERTALL	ALERT-ALL CORP	1,426.00
10/07/2026	POOL	66697	ALLFINISH	ALL FINISH REMODELING LLC	1,600.00
10/07/2026	POOL	66698	MCDEVITTS	ATLAS SERVICE CENTER INC	1,119.12
10/07/2026	POOL	66699	BAXTER	BAXTER & WOODMAN INC	8,027.60
10/07/2026	POOL	66700	BTM001	BOUND TREE MEDICAL LLC	2,979.44
10/07/2026	POOL	66701	SPECTRUM	CHARTER COMMUNICATIONS	139.98
10/07/2026	POOL	66702	COLUMNS	COLUMN SOFTWARE PBC	71.65
10/07/2026	POOL	66703	COMMUNITY	COMMUNITY INSURANCE CORPORATION	8,251.00
10/07/2026	POOL	66704	CORE	CORE & MAIN LP	39,399.28
10/07/2026	POOL	66705	FIRESERV	FIRE SERVICE INC	8,362.06
10/07/2026	POOL	66706	UHS001	FROEDTERT SOUTH INC-PHARMACY	291.25
10/07/2026	POOL	66707	NAP002	GENUINE PARTS COMPANY INC	28.93
10/07/2026	POOL	66708	KCSHERIF	KENOSHA CO SHERIFF DEPT	73,744.58
10/07/2026	POOL	66709	KEN002	KENOSHA COUNTY TREASURER	1,023.45
10/07/2026	POOL	66710	KWU002	KENOSHA WATER UTILITY	74,414.15
10/07/2026	POOL	66711	MEN001	MENARDS INC - RACINE	73.45
10/07/2026	POOL	66712	MPIC	MUNICIPAL PROPERTY INSURANCE CO	32,993.00
10/07/2026	POOL	66713	PAT001	PATS SERVICES INC	20.00
10/07/2026	POOL	66714	PWSALES	PUBLIC WORKS SALES HOLDINGS LLC	16,956.00
10/07/2026	POOL	66715	RICOHUSA	RICOH USA, INC	220.78
10/07/2026	POOL	66716	NELSONR	RYAN NELSON	144.92
10/07/2026	POOL	66717	SAFETY-K	SAFETY-KLEEN SYSTEMS INC	360.00
10/07/2026	POOL	66718	SCHIND	SCHINDLER ELEVATOR CORPORATION	2,798.01
10/07/2026	POOL	66719	SHI001	SHERWIN INDUSTRIES INC	5,040.00
10/07/2026	POOL	66720	LWALLEN	SJE	3,624.30
10/07/2026	POOL	66721	WICOURT	WI COURT FINES & SURCHARGES	4,042.80

POOL TOTALS:

Total of 26 Checks:	287,151.75
Less 0 Void Checks:	0.00
Total of 26 Disbursements:	287,151.75

September 2026 Building Permit Report

Permit Types	September	YTD
Above Ground Pool	0	2
Accessory Buildings	6	23
Addition	1	3
Alterations	2	22
Commercial	0	3
Deck	3	12
Driveway Approach / Culvert	5	10
Dumpster	6	17
Electrical	19	92
Fence	0	24
Garage	2	8
In Ground Pool	0	1
Foundation Repairs	0	2
Land Disturbance	6	12
Mechanical	2	48
New House	13	16
Occupancy	0	1
Other	1	4
Plumbing	14	66
Residential Solar	0	1
Razing	0	3
Roofing	4	48
Service	0	1
Siding	1	4
Sign	0	6
Work in the Right of Way	7	24
Total	**92**	**453**

Total Revenue	**$ 30,053.20**	**$ 209,725.44**

2025 Revenue	**$ 371,357.49**	**$ 467,843.58**

2026 VILLAGE OF SOMERS MONTHLY INVESTMENT INCOME

AUGUST	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)	TOTALS
INTEREST	$ 16,596.79	$ 399.33	$ -	$ 26,587.25	$ 2,415.96	$ 19,893.45	$ -	$ 65,892.78
TOTAL INCOME	**$ 16,596.79**	**$ 399.33**	**$ -**	**$ 26,587.25**	**$ 2,415.96**	**$ 19,893.45**	**$ -**	**$ 65,892.78**

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

AUGUST	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)	TOTALS
ENDING BALANCES	$ 5,111,405.84	$ 4,979,677.80	$ -	$ 8,492,841.41	$ 771,735.95	$ 9,613,716.28	$ 3,000,000.00	$ 31,969,377.28

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

AUGUST	EHLERS-BORROWING
ACCRUED INTEREST	$ -

AUGUST	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	JOHNSON BANK (CD ONLY)
INTEREST RATE	3.851%	3.87%-Average		3.70%	3.70%	3.625%	3.95%

AUGUST	STATE BANK (WIN TRUST)	SCHWAB	EHLERS	LGIP-V	LGIP-T	TRI-CITY	TOTALS	PROJECTED FOR YEAR END
Year to date GF	$ 43,075.20	$ 34,883.00	$ -	Included in Tri-City total.	$ 18,140.87	$ 210,394.39	$ 306,493.46	$ 420,000.00
Year to date all Funds	$ 111,305.42	$ 90,136.95	$ 2,676.46	$ 208,431.77	$ 18,140.87	$ 359,081.94	$ 789,773.41	$ 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

Ordinance 07-2026

Braun and S. Oakes Road Comprehensive Plan Amendment; CPA-26-01

The Village Board for the Village of Mount Pleasant, Racine County, Wisconsin, ordains that:

Whereas Daniel Szczap of Bear Development LLC, applied to change the Transportation Element of the ***Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*** (*the Plan*) for the proposed roadways near parcel 151032226053000 and the surrounding area;

Whereas per the Plan Amendment Procedures as outlined in **CHAPTER XV – IMPLEMENTATION ELEMENT** of the Plan, the Plan Commission directed Village staff to 1) send a copy of the proposed plan amendment and its report to all adjacent local governments and the other parties listed in **WIS. STATS. § 66.1001(4)(B)** and to nonmetallic mine operators and other persons listed in **WIS. STATS. § 66.1001(4)(E)**; and, 2) schedule a public hearing on the proposed amendment with the Village Board with the publishing of a Class 1 notice at least 30 days before the public hearing and containing information required under **WIS. STATS. § 66.1001(4)(D)**;

Whereas the Village Board held a duly noticed public hearing on the proposed amendment on June 29, 2026, following the procedures outlined in **WIS. STATS. § 66.1001(4)(D)**;

Whereas the Plan Commission also approved ***Resolution 10-2026: Braun and S. Oakes Road Comprehensive Plan Amendment; CPA-26-01;***

Whereas the amendment is consistent with the goals, objectives, and policies of the Plan;

Whereas the amendment will not lead to any detrimental environmental effects;

Whereas the amendment is compatible with surrounding land uses;

Whereas the existing local and county facilities and services are adequate to serve the type of development associated with the amendment;

Whereas the proposed amendment will enhance economic development within the county;

Whereas the proposed amendment substantially agrees with the recommendations of the regional land use plan; and

Now, therefore, under **WIS. STATS. § 66.1001(4)(C)**, the Mount Pleasant Village Board approves Ordinance 07-2026 amending the ***Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*** as shown in **ATTACHMENT A**.

Furthermore the Village Board directs the Village Clerk to send a copy of this ordinance and the amendment to the parties listed in **WIS. STATS. § 66.1001(4)(B)**.

The Village Board adopted this Ordinance on July 27, 2026.

Ayes 6 *Noes* 0 *Absent* 1

The Village of Mount Pleasant, Racine County, Wisconsin

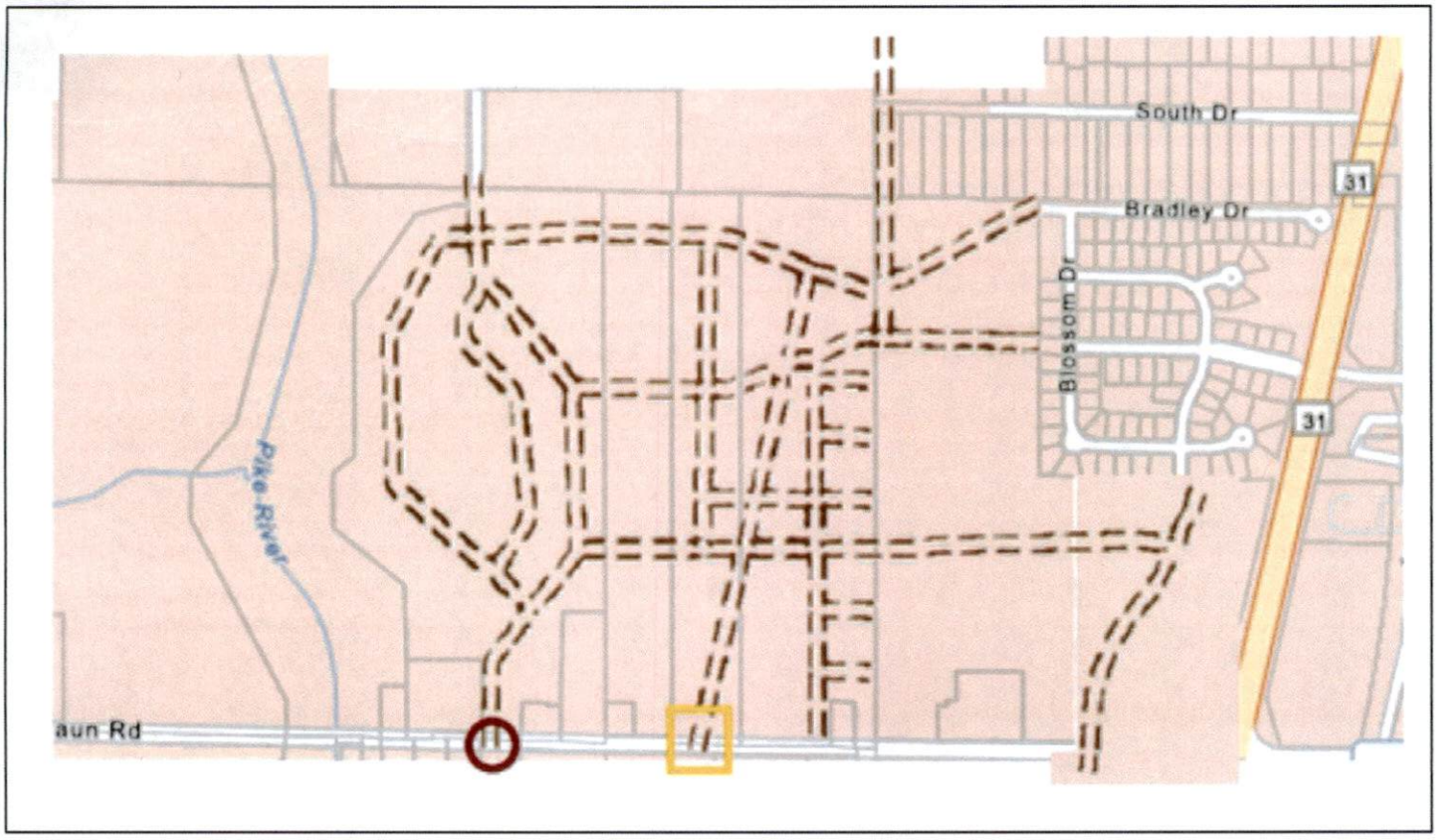
X _____

David DeGroot
President

X _____

Jill Firkus
Clerk

Attachment A



23

Ordinance 08-2026

Emmertsen Road West Comprehensive Plan Amendment; CPA-26-02

The Village Board for the Village of Mount Pleasant, Racine County, Wisconsin, ordains that:

Whereas Nielsen, Madsen & Barber, s.c., on behalf of and with permission from Amy Hamilton, applied to amend the Transportation Element of the ***Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*** (*the Plan*) for the general roadway layout of Apollo Drive and the surrounding roadway connections planned around parcel 151032214001000;

Whereas per the Plan Amendment Procedures as outlined in **CHAPTER XV – IMPLEMENTATION ELEMENT** of the Plan, the Plan Commission directed Village staff to 1) send a copy of the proposed plan amendment and its report to all adjacent local governments and the other parties listed in **WIS. STATS. § 66.1001(4)(B)** and to nonmetallic mine operators and other persons listed in **WIS. STATS. § 66.1001(4)(E)**; and, 2) schedule a public hearing on the proposed amendment with the Village Board with the publishing of a Class 1 notice at least 30 days before the public hearing and containing information required under **WIS. STATS. § 66.1001(4)(D)**;

Whereas the Village Board held a duly noticed public hearing on the proposed amendment on June 29, 2026, following the procedures outlined in **WIS. STATS. § 66.1001(4)(D)**;

Whereas the Plan Commission also approved ***Resolution 11-2026: Emmertsen Road West Comprehensive Plan Amendment; CPA-26-02;***

Whereas the amendment is consistent with the goals, objectives, and policies of the Plan;

Whereas the amendment will not lead to any detrimental environmental effects;

Whereas the amendment is compatible with surrounding land uses;

Whereas the existing local and county facilities and services are adequate to serve the type of development associated with the amendment;

Whereas the proposed amendment will enhance economic development within the county;

Whereas the proposed amendment substantially agrees with the recommendations of the regional land use plan; and

Now, therefore, under **WIS. STATS. § 66.1001(4)(C)**, the Mount Pleasant Village Board approves Ordinance 08-2026 amending the ***Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*** as shown in **ATTACHMENT A**.

Furthermore the Village Board directs the Village Clerk to send a copy of this ordinance and the amendment to the parties listed in **WIS. STATS. § 66.1001(4)(B)**.

The Village Board adopted this Ordinance on July 27, 2026.

Ayes 6 *Noes* 0 *Absent* 1

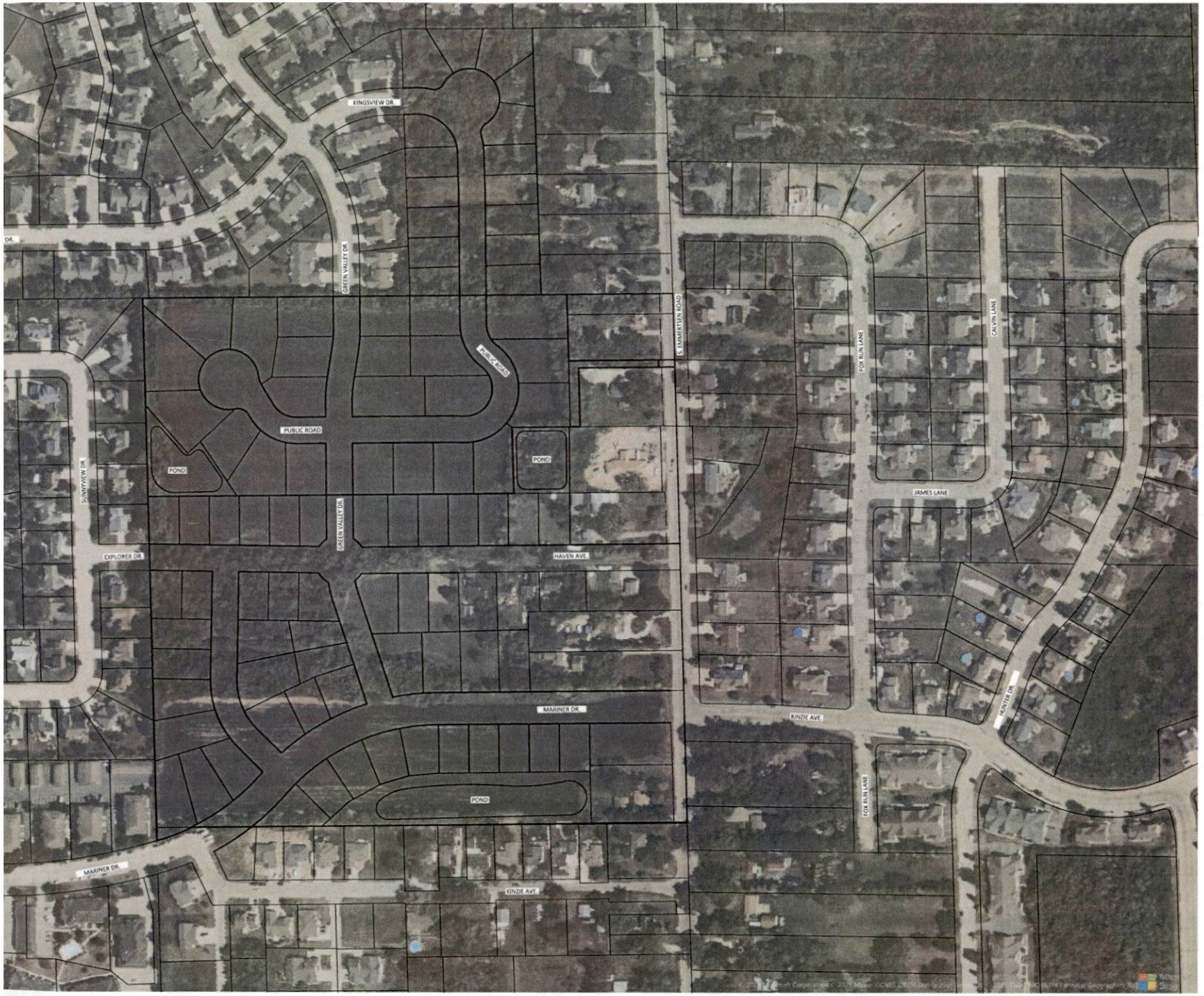
The Village of Mount Pleasant, Racine County, Wisconsin

X _____

David DeGroot
President

X _____

Jill Fineus
Clerk


KINGSVIEW DR.
GREEN VALLEY DR.
PUBLIC ROAD
S. EMMERTSEN ROAD
FOX RUN LANE
CALVIN LANE
PUBLIC ROAD
POND
POND
SUNNYVIEW DR.
JAMES LANE
GREEN VALLEY DR.
EXPLORER DR.
HAVEN AVE.
MARINER DR.
KINZIE AVE.
HUNTER DR.
POND
FOX RUN LANE
MARINER DR.
KINZIE AVE.

SAMANTHA KERKMAN

Kenosha County Executive

Sept. 29, 2026

RE: 2026-2031 STP and Bridge allocations

Dear Partners in Government,

Kenosha County would like to congratulate you on the recent 2026-2031 STP and Bridge project allocation awards from the Wisconsin Department of Transportation!

This municipal-level support – totaling $11.1 million for communities across Kenosha County – is not only key to maintaining our local roadways and offsetting the cost to taxpayers, but it is also the result of exceptional municipal planning.

You may notice Kenosha County did not receive funding for this cycle, in part due to the planned timing of its highway projects to make the most effective use of available funding while supporting the needs of local municipalities. It is anticipated Kenosha County will request funding in the 2028-2032 budget cycle.

Kenosha County appreciates the coordinated, long-term approach being taken by our municipal partners. It is through our collaboration that we support transportation improvements across all our communities.

As always, please don't hesitate to reach out with regard to transportation matters to myself at 262-279-1037, or to Highway Commissioner Greg Boldt at 262-857-1870.

Sincerely,

Samantha Kerkman
Kenosha County Executive

CC: Brian Cater, City of Kenosha Director of Public Works
Matthew Fineour, Pleasant Prairie Executive Director of Infrastructure Management
Brad Zautcke, Village of Salem Lakes Director of Public Works
Jim Hurley, Somers Village Administrator
Greg Boldt, Kenosha County Highway Commissioner

1010 56th Street, 3rd Floor • Kenosha, WI 53140 • 262-653-2600
County.Executive@kenoshacountywi.gov • www.kenoshacountywi.gov

Council of Governments

Meeting Invitation

Opportunity for all levels of government to work together to achieve common goals!

Saturday, Nov. 14

8 a.m. Coffee 8:30 Meeting

The lodge at Bubly Tubing Park at Wilmot Mountain Resort

Located half-mile south of the main entrance, 12301 Fox River Rd., at the intersection of Hwys CK and W





Special Topics of Interest

Agenda will include:

- Update on public safety radio tower
- Highway Safety Planning
- Veterans Moving Wall in 2027

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: Oct. 13th, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: # 5 Action on Proclamation recognizing former Trustee and Plan Commissioner Scott Fredrick for his service

BACKGROUND:

This past month, Trustee Scott Fredrick submitted his resignation to the Village Board.

Staff prepared a proclamation in recognition of his service as a Plan Commission member and a Trustee.

PRIOR ACTION TAKEN:

This item was reviewed at the Oct. 6, 2026 Village Board Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve Proclamation recognizing former Trustee and Plan Commissioner Scott Fredrick for his service.*"

ATTACHMENTS:

Proclamation 2026-002

PROCLAMATION #2026-002

A PROCLAMATION OF THE VILLAGE OF SOMERS BOARD OF TRUSTEES RECOGNIZING SCOTT FREDRICK FOR HIS SERVICE TO THE VILLAGE

WHEREAS, Scott Fredrick served as a Village Plan Commission member from the summer of 2019 through April 2023, and then a Village Board Trustee from April 2023 through September 2026; and

WHEREAS, public service calls for dedication, sound judgment, and a commitment to the well-being of the community; and

WHEREAS, Scott Fredrick generously stepped up to fill Jeanne Brokmeir's term on the Village Plan Commission in the summer of 2019; and

WHEREAS, he served on the Plan Commission for four years until he was elected as a Village Trustee for the Village of Somers in April of 2023; and

WHEREAS, through his service, Scott Fredrick has contributed time, experience, and thoughtful leadership to the Village Plan Commission and Village Board; and

WHEREAS, his commitment reflects a deep appreciation for civic responsibility and a desire to help the community thrive; and

WHEREAS, the Village Board is grateful for Scott Fredrick's service and the positive contributions made to solving problems and helping residents.

NOW, THEREFORE, BE IT PROCLAIMED that the Village hereby expresses its sincere thanks and appreciation to Scott Fredrick for serving on the Village Plan Commission and the Village Board, dedicating over seven years of meaningful commitment to the community.

Dated at Somers, Wisconsin, this 13th day of October, 2026.

VILLAGE OF SOMERS

By:_____
George Stoner, President

Attest:_____
Wendy Burnette, Clerk/Treasurer

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: Oct. 13th, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Josh Sullivan, Public Works Superintendent

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

AGENDA ITEM: #8 Action on emergency timber removal under 13th Avenue Bridge – Clean Cut Service in the amount of $45,000

BACKGROUND:

A significant accumulation of logs, branches, and other debris has formed beneath the bridge at 13th Avenue, just north of CTH A. Prompt removal is recommended to restore normal water flow and reduce risks to the bridge and surrounding areas.

The log jam presents three primary concerns:

- **Structural risk**: Logs and debris lodged against the bridge may exert additional pressure on the piers, abutments, and other structural components. During periods of high water, the force of the current against this material could increase substantially and contribute to impact damage, scour, erosion, or other deterioration.

- **Flooding**: The debris reduces the channel's capacity to carry stormwater. During heavy rainfall or rapid runoff, water could back up upstream and increase the risk of flooding to nearby roads and properties.

- **Blocked flow**: The obstruction prevents the waterway from functioning as intended. Continued accumulation may worsen the blockage, redirect the current toward vulnerable banks or bridge foundations, and trap additional debris.

Staff recommends authorizing the removal and proper disposal of the accumulated material as soon as practicable.

COMMENTS

Staff has reached out to multiple contractors regarding the project and has received the following quotes:

- Clean Cut Tree Service: $45,000 *(tax will be removed prior to signing)*
- Homer Tree Service, Inc.: $45,800
- Wanasek Corporation: Original estimate received, later declined the work

Staff recommends moving forward with the lowest quote from Clean Cut Tree Service to perform the work.

Staff has already reached out to the Wisconsin DNR regarding any necessary permit requirements or restrictions and when the debris can be removed. The Wisconsin DNR has stated that, because the proposed work is limited to the removal of accumulated woody debris and does not involve dredging or reshaping the river, and because all equipment will be operated from outside the waterway, no waterway permits are required. The fisheries staff is also aware of the situation and has indicated that the work can be completed at any time, as the proposed work will not require entering the river.

Following removal, the bridge and adjacent channel will be inspected for visible damage, erosion, scour, or undermining. Periodic monitoring will also be performed, particularly after major storm events, to identify future accumulations before they create a similar hazard.

FINANCIAL OR BUDGET CONSIDERATION:

This project would qualify as an emergency purchase to be paid from the Stormwater Fund.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"Motion to approve proposal from Clean Cut Tree Service for emergency work to remove timber under the 13th Avenue Bridge in the amount of $45,000"

ATTACHMENTS:

- 13th Avenue Flooding During Last Storm (Image)
- Pike Creek Log Jam 1 (Image)
- Pike Creek Log Jam 2 (Image)
- Pike Creek Log Jam 3 (Image)
- Engineering Recommendation

- Clean Cut Tree Service Estimate
- Homer Tree Service, Inc. Estimate









BAXTER & WOODMAN
Consulting Engineers

October 7, 2026

Somers Village Members
7511 12th Street
Somers, WI 53171

Subject: 13th Avenue Bridge Emergency Timber Removal

Dear Somers Village Board:

Heavy rainfall three weeks ago raised the Pike River's water level, dislodging numerous trees that had fallen or been cut in the surrounding woods. The logs became lodged against the 13th Avenue bridge blocking the Pike River which caused water to overtop 13th Avenue, and possibility damage the bridge.

Sonya Ponzi and Jesse Bennett from the WDNR have verified that a permit will not be required if the log removal machinery is parked on the bridge deck.

We recommend emergency removal of the logs to avoid damage to the road and the bridge structure.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Brett D. Biwer

Brett D. Biwer, P.E.

Q:\SOMEV\Admin\13th Ave Bridge.docx

Clean Cut TREE SERVICE

October 1, 2026
IDOT Reg. #1093

Somers Village & Town
Josh Sullivan
262-859-2822
JSullivan@somerswi.gov

Project: Somers, WI - Log Jam in Creek

Item #	Description	Unit	Qty	Rate	Cost
	Complete removal & disposal of all debris, including setup, and removal of turbidity barriers downstream of log jam.	**LS**	**1.00**	**L SUM**	**$45,000.00**
				+WI Tax 5.5%	**$2,475.00**
				Total:	**$47,475.00**

Includes: The removal of trees and brush with woody stems only. The limbs and tops of trees will be chipped. Chips and logs from trees will be hauled off site. Stumps having a four-inch diameter or greater will be ground out (pulverized in the ground), if and where possible. Cut stumps as low as possible where grinding is not possible. Mulch from stump grinding and brush mowing will be left on-site.

Exclusions: Layout and/or staking, replacing damaged or removed stakes. Dewatering. Fence removal. Right-of-way repair due to limited job site access. Site restoration, backfill. Fertilization/watering. Debris removal such as concrete, rocks, bottles, etc. from site. Flaggers, traffic control/lane closures including any set up/takedown operations. All required local permits, contractor registration/licenses, background checks, safety classes, railroad, and ALL other insurance fees. Clean Cut is not responsible for damage to private utilities that are not marked by JULIE.

Mobilization: One (1) mobilization is included, and each additional mobilization will be determined by equipment/crew needed. The prime contractor or the owner must have the clearing limits or tree removals identified and have traffic control in place prior to our mobilization. Documented tree removal quantities from engineer must be received by Clean Cut Tree Service, Inc. prior to mobilization. Be advised we will not mobilize our crew unless the quantities have been sent via email to our Estimating Department a minimum of five (5) business days before the scheduled start date.

Terms and Conditions: To maintain the project schedule a fourteen (14) day advance notice must be sent to our Estimating Department prior to the start of work. Additional work beyond the scope of this proposal will not be completed without a newly signed contract or signed change order. In the event the project is altered from bid time CCTS reserves the right to adjust our price. This bid proposal, if accepted by Prime Contractor, shall be a binding contract between Clean Cut Tree Service Inc and Prime Contractor. The Contractor may issue a purchase order or contract in lieu of the Contractor's signature below. A purchase order or contract issued against this proposal is acceptance of all terms and conditions as described herein. Clean cut to furnish materials, equipment, and labor in accordance with the above specifications. No retentions are to be withheld. All service is guaranteed to be as specified. All work to be completed in a substantial skillful manner according to specifications submitted, per standard practices. The pricing is valid for 90 days.

Acceptance: The above scope prices, specifications, terms, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A finance charge of 0.03% may be incurred if not paid in 30 days.

Signature _____ Date _____

Submit all question in writing to estimating@cctreeservice.com

October 8, 2026

Attn: Estimating

SOMERS STORM CLEANUP-KENOSH

Please find below our proposal for tree work to be performed on the above-mentioned project.

Scope of Work:
Clear a log jam under the bridge under their purview. EXCLUDES MINORITY AND LABOR PARTICIPATION.

Debris Removal:
Wood chips generated by the tree chipping process and logs will be removed from the site. By-product of forestry mowing operations to remain.

Stump Removal:
Stumps 4" in diameter and greater will be removed by the stump grinding process unless in contact with obstruction or inaccessible with a Rayco 360 track mounted stump grinder. Stump grindings and brush clippings to remain.

Mobilization:
Property lines and clearing limits must be marked prior to our mobilization. Project sites must have equipment access. **Price includes one mobilization.**

Terms & Conditions:
Documented tree removal quantities must be received by Homer Tree Service, Inc. from engineer prior to mobilization. Price is based on bid quantity minimums. **Terms: net 30: zero % retention. Pricing is valid for 90 days and is based on current fuel rates. A fuel surcharge may become applicable. If trees are to be felled prior to March 31st, the Annual Endangered Bat Deadline, then NTP is required prior to February 15th of the given year to guarantee completion by deadline.**

Ownership:
The client warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner. Homer Tree Service, Inc. is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

Additional Work:
Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown conditions not apparent in estimating the work specified, shall be paid for by the client.

Exclusions:
Price does not include DBE participation, incidental trimming, replacement trees, root raking, minority/female labor participation, PLA participation, restoration, stump backfill, traffic control, costs for contractor's bonds & dues, contractor grading, debris removal, herbicide, permits or flaggers.

BASE BID----------$45,800

This Agreement constitutes the complete and final agreement and understanding among the parties relating to the subject matter hereof, and supersedes all prior proposals, negotiations, assertions, affirmations, promises, agreements and understandings relating to such subject matter. No provision of this Agreement or any instrument executed pursuant to this Agreement may be modified or waived except by an instrument in writing executed by the party against whom such modification or waiver is sought. Waiver of any provision of this Agreement or any breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party. Failure by one of the parties to this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights. This Agreement shall be binding upon the permitted successors and assigns of each Party.

Please sign and fax back to our office as your acceptance of the above proposal and terms. We look forward to working with you on this project.

Dina McDonald

Homer Tree Service, Inc.

Accepted By:

Estimate provided by: Scott Reposh
16464 W. 143rd Street Lockport, IL 60441 Phone: 815-512-7017 Fax: 815-838-6027

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: Oct. 13th, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Josh Sullivan, Public Works Superintendent

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

AGENDA ITEM: #9 Action on update to the Village's Mailbox Replacement Policy, in relation to snowplowing operations

BACKGROUND:

Village/Town of Somers snowplow operators exercise reasonable care when plowing Village/Town streets and roads under demanding and difficult conditions. Despite these efforts, accidents may occur that result in damage to mailboxes. A mailbox replacement policy establishes procedures for reporting, investigating, repairing, and replacing mailboxes damaged during snowplowing operations. The Village/Town's current policy dates to 2004 and is in need of an update.

The Public Works Department has reviewed the existing mailbox policy and drafted an updated version that more clearly defines when, how, and under what conditions a mailbox should be replaced — and who is responsible for the cost.

PRIOR ACTION TAKEN:

This item was reviewed at the Oct. 6, 2026 Village Board Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve updated Mailbox policy"*

ATTACHMENTS:

2004 Town Policy

2026 Proposed Mailbox Replacement Policy

Memo

Town of Somers
P.O. Box 197 • Somers WI 53171
(262) 859-2822

TO: Carol Fischer-Town Chairperson
Town Supervisors: Vernon Wienke, Karl Scheidt, Benjamin Harbach and Larry Harding
Financial Manager-Jean Anderson,
Town Clerk/Treasurer Kay Goergen

FROM: William A. Morris
Town Administrator

CC:

DATE: March 23, 2004

RE: Mailbox Policy

MESSAGE

Attached is the latest revision to our Mailbox Replacement Policy for tonight's meeting.

WILLIAM A. MORRIS
TOWN ADMINISTRATOR

Public Works

By Bill Morris, Town Administrator

On March 23rd, the Somers Town Board adopted a mailbox policy in regards to snowplow damage. The owner/occupant of the mailbox shall make a report to the Town within 72 hours of the alleged damage. The report should detail location of the damage, description of the mailbox, approximate time of damage, and estimated cost of parts of the mailbox which need to be repaired. Any mailbox that is damaged must be located not closer than 2 feet from the nearest paved road surface. After receiving the report, the Town will investigate the incident. In the event the damage was caused by Town operations, the owner will be reimbursed for up to $50.00 in damages to the mailbox and supporting structure with the owner doing the labor. The Town will reimburse up to $30.00 if the owner wishes the Town to do the labor. Remember that these claims are only applicable if the damage occurred on a Town Road and was caused by a Town snowplow, not from falling snow.

A Yard Waste Container will be in place for residents to use commencing April 1, 2004 at the location west of the Town Hall.

TOWN MEETINGS AND EVENTS:

Tues. April 6th SPRING ELECTION
" " 7 pm Work Session
Mon. April 12 7 pm Plan Commission
Tues. April 13 7 pm Town Board
Thurs. April 15 7 pm ANNUAL MEETING
Tues. April 27 7 pm Town Board, Water Utility & Work Session to follow
Tues. May 4 7 pm Work Session
Mon. May 10 7 pm Plan Commission
Tues. May 11 7 pm Town Board
Tues. May 25 7 pm Town Board, Water Utility & Work Session to follow
Tues. June 8 7 pm Work Session
Mon. June 14 7 pm Plan Commission
Tues. June 15 7 pm Town Board
Tues. June 29 7 pm Town Board, Water Utility & Work Session to follow
Mon. July 5 2 pm Parade & Ice Cream Social
Tues. July 6 7 pm Work Session
Mon. July 12 7 pm Plan Commission
Tues. July 13 7 pm Town Board
Tues. July 27 7 pm Town Board, Water Utility & Work Session to follow
Tues. Aug. 3 7 pm Work Session
Mon. Aug. 9 7 pm Plan Commission
Tues. Aug. 10 7 pm Town Board
Tues. Aug. 24 7 pm Town Board, Water Utility & Work Session to follow
Tues. Sept. 7 7 pm Work Session
Mon. Sept. 13 7 pm Plan Commission
Tues. Sept. 14 7 pm Town Board
Tues. Sept. 28 7 pm Town Board, Water Utility & Work Session to follow
Tues. Oct. 5 7 pm Work Session
Mon. Oct. 11 7 pm Plan Commission
Tues. Oct. 12 7 pm Town Board
Tues. Oct. 26 7 pm Town Board, Water Utility & Work Session to follow
Tues. Nov. 2nd PRESIDENTIAL ELECTION
" " 7 pm Work Session
Mon. Nov. 8 7 pm Plan Commission
Tues. Nov. 9 7 pm Town Board
Tues. Nov. 23 7 pm Town Board, Water Utility & Work Session to follow

REMINDER: Recycling is not a choice, it's a state mandated law! For new Town residents, come in to the Town Office and obtain a recycle bin. The first one is free and replacement bins are $6.00 each. Thank you for recycling!

TOWN OF SOMERS
P. O. BOX 197
SOMERS, WI 53171-0197

Postage permit

March 24, 2004

Resolution 6-04
Chairperson Fischer read Resolution 6-04 Resolution to Reduce Number of Election Workers for April 6th Election. The Clerk/Treasurer commented that 7 election workers are required at each polling place and the Board can only reduce the number by passing a resolution. Sup. Harbach moved to adopt Resolution 6-04 as presented. Sup. Harding seconded the motion and passed 3-0.

Town Newsletter
The Board reviewed the Town Newsletter. An insert for a Fire Dept. fundraiser was added to the newsletter. Sup. Harding moved to approve the newsletter. Sup. Harbach seconded the motion and passed 3-0.

Amusement Park Licenses
The Board reviewed applications for renewal of Amusement Park Licenses for George Capoun Golf Academy, 4209 Green Bay Rd. and R & D's Roadside Saloon, 1200 Green Bay Rd. The Clerk/Treasurer reported the Fire and Building Inspector had inspected both licensed premises. Sup. Harbach moved to grant the licenses. Sup. Harding seconded the motion and passed 3-0.

Mailbox Policy
Sup. Harbach moved to remove the table the tabled mailbox policy. Sup. Harding seconded the motion and passed 3-0. Chairperson Fischer read the revised policy aloud. Sup. Harding moved to approve the mailbox policy as read. Sup.Harbach seconded the motion and passed 3-0.

Defibrillator Purchase
Fire Chief Krause reviewed the defibrillator purchase with the Board. The total bid of $69,411.60 from Zoll is inclusive of 3 complete machines set to specifications including batteries, carry cases, battery chargers and all equipment needed for startup. It also includes training and a $500 per unit for trade-in of old equipment. Sup. Harbach moved to approve the purchase, seconded by Sup. Harding and passed 3-0.

Dispose of old Van
Sup. Harbach moved to have Public Works personnel sell the old Water Utility van to a salvage yard. Sup. Harding seconded the motion and passed 3-0.

Mailbox Replacement Policy

(a) Purpose

Village/Town of Somers snowplow operators exercise reasonable care when plowing Village/Town of Somers streets and roads under demanding and difficult conditions. Despite these efforts, accidents may occur that result in damage to mailboxes. This policy establishes procedures for reporting, investigating, repairing, and replacing mailboxes damaged during snowplowing operations.

(b) Notification; Investigation

(1) A property owner who believes that a mailbox has been damaged by Village/Town of Somers snowplowing operations shall provide telephone or written notice to the Village/Town within forty-eight (48) hours of the suspected damage.

Upon receiving notice, the Superintendent of Public Works or his/her designee shall investigate the alleged damage and determine, to the extent reasonably possible, the cause of the damage.

(2) If the Superintendent of Public Works determines that the mailbox damage resulted from improper installation, unusual design, deterioration, lack of maintenance, or another condition identified in Subsection (b)(3), the Village/Town of Somers shall not be responsible for the damage. Any mailbox replacement or repair shall be at the property owner's expense.

(3) The Village/Town of Somers shall not be responsible for mailboxes damaged on the Village/Town road system by Village/Town equipment when the investigation determines that:

a. The mailbox was not of a standard design or was not installed in conformance with the Postmaster General's applicable standards, even if the mailbox was damaged by Village/Town equipment.

> *USPS Standards indicate that the bottom of the mailbox should be 41” to 45” above the road surface and the front of the mailbox should be 6” to 8” from the road edge, or the face of the curb where applicable. Installed on a 4” X 4” wooden support, buried no more than 24” deep.*

b. The mailbox was improperly installed or had a deteriorated, weakened, or defective post or mounting materials.

DRAFT

c. The mailbox, post, or installation was not in good repair or was otherwise inadequately maintained.

d. The evidence indicates that the weight, force, or accumulation of plowed snow caused the damage to the mailbox and/or post, rather than direct contact with Village/Town equipment.

(4) The Village/Town of Somers shall be responsible for mailboxes damaged on the Village/Town road system by Village/Town equipment when the investigation determines that all the following conditions are satisfied:

a. Physical damage, supported by reasonable documentation or other evidence provided by the property owner or the Village/Town, was caused by actual contact with Village/Town equipment.

b. The mailbox and post are of a standard design and were installed in conformance with the Postmaster General's applicable standards. The property owner is solely responsible for ensuring that the mailbox and post comply with applicable construction, material, and installation standards.

c. The mailbox, post, and existing installation were in good repair immediately prior to the incident.

(5) Replacement of mailboxes performed by the Public Works Department shall be limited to a minimum standard U.S. Post Office approved mailbox and standard 4" X 4" treated wood post.

(c) Payment

If the investigation determines that a mailbox was damaged by direct contact with Village/Town equipment and the Village/Town is responsible under this policy, the property owner shall be eligible for reimbursement toward the cost of replacement materials in an amount not to exceed Seventy-Five dollars ($75.00).

Reimbursement shall be issued after the property owner submits receipt(s) documenting the purchase of replacement materials. Installation shall be the responsibility and expense of the property owner.

If the property owner elects that the Public Works Department replace the damaged mailbox, the replacement materials will be purchased and installed by the Public Works Department and no reimbursement will be issued.

DRAFT

The Village/Town of Somers shall not provide or reimburse the cost of special, decorative, or upgraded mailboxes or posts. If a property owner elects to install a decorative or upgraded mailbox and/or post, any additional cost shall be borne entirely by the property owner.

(d) Temporary Mailboxes; Minor Repairs

(1) Upon request, the Public Works Department may install a temporary mailbox, when warranted by the circumstances. A temporary mailbox may remain in place until the permanent mailbox is installed.

(2) The Superintendent of Public Works may, in his/her discretion, authorize or perform a minor repair to a damaged mailbox when the cost is limited and the repair can reasonably be completed by the Public Works Department.

(e) Appeals

If a property owner disputes the determination of the Superintendent of Public Works or his/her designee, the property owner may appeal the decision to the Village/Town Administrator.

The appeal shall be submitted in writing to the Village/Town Administrator within fourteen (14) days after the date of the Superintendent of Public Works' determination. The Village/Town Administrator shall review the determination and issue a decision on the appeal.

DRAFT

Current Policy

Public Works, March 2004

The owner/occupant of the mailbox shall make a report to the Town within 72 hours of the alleged damage. The report should detail location of the damage, description of the mailbox, approximate time of damage, and estimated cost of parts of the mailbox which need to be repaired. Any mailbox that is damaged must be located not closer than 2 feet from the nearest paved road surface. After receiving the report, the Town will investigate the incident. In the event the damage was caused by Town operations, the owner will be reimbursed for up to $50.00 in damages to the mailbox and supporting structure with the owner doing the labor. The Town will reimburse up to $30.00 if the owner wishes the Town to do the labor. Remember that these claims are only applicable if the damage occurred on a Town Road and was caused by a Town snowplow, not from falling snow.

DRAFT

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: October 13th, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Josh Sullivan, Public Works Superintendent

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #10 Action on purchase of road salt from Compass Minerals in the amount of $32,606.68.

BACKGROUND:

The Public Works Department has an amended 2026 budget of $40,000 for the purchase of road salt used during snow and ice removal operations. An order was placed for 350 tons of salt to replenish the supply used during the previous winter season.

The Village of Somers participates in the Wisconsin Department of Transportation's (WisDOT) annual salt contract, which solicits bids from suppliers to secure the most competitive price per ton for participating municipalities. Compass Minerals was selected as this year's contract vendor at a price of $91.70 per ton.

COMMENTS:

Under the current Village of Somers Purchasing Policy, purchases of $25,000 or more, including budgeted purchases, require approval by the Village Board. A total of 355.19 tons of road salt was received at a total cost of $32,606.68.

SUGGESTED ACTION:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve payment of $32,606.68 to Compass Minerals for 2026 salt purchase.*"

ATTACHMENTS:

2026 Kenosha County Salt Price Sheet

Compass Minerals Salt Invoices

ATTACHMENT C **2026/2027 Rock Salt Bid**

PRICE SHEET

SOUTHEAST REGION

Line No.	Destination County	Municipality	Municipality Number	Guaranteed Early Fill	Guaranteed Seasonal Fill	Vendor Reserve	TOTAL QUANTITY	UNITS	UNIT PRICE	EXTENDED	Vendor
	Kenosha	State of Wisconsin	30395	5,200	1,000	1,550	7,750				Compass
	Kenosha	Kenosha County	30000	700	4,500	1,040	6,240				Compass
	Kenosha	Village of Bristol	30104	0	360	72	432				Compass
	Kenosha	Village of Paddock Lake	30171	0	125	0	125				Compass
	Kenosha	Village of Pleasant Prairie	30174	3,000	1,000	500	4,500				Compass
	Kenosha	Village of Salem Lakes	30179	0	1,200	240	1,440				Compass
	Kenosha	Village of Somers	30182	350	0	70	420				Compass
	Kenosha	Village of Twin Lakes	30186	0	800	160	960				Compass
	Kenosha	City of Kenosha	30241	3,000	5,000	1,600	9,600				Compass
	Kenosha	Univerity of Wi - Parkside	30900	150	50	40	240				Compass
00030	**Kenosha**	**All Destinations in County**		**12,400**	**14,035**	**5,272**	**31,707**	**TONS**	**$ 91.70**	**$ 2,907,531.90**	Compass

COMPASS MINERALS

SEP 0 1 2026

INVOICE

PLEASE REMIT TO/SELLER:	FEDERAL ID#:	PAYMENT TERMS	INVOICE DATE	INVOICE NUMBER
COMPASS MINERALS AMERICA INC. P O BOX 277043 ATLANTA,GA 30384-7043	48-1047632	NET 30 DAYS	08/19/2026	1697756

00004

SOLD TO : 75116334 / CH914150
VILLAGE OF SOMERS - KENOSHA CO
P O BOX 197
SOMERS ,WI 53171

SHIP TO: 75139153 / CSH967435
VILLAGE OF SOMERS - KENOSHA CO
7511 12TH STREET (HWY E)
KENOSHA ,WI 53144 UNITED STATES

SHIPPED FROM	DATE SHIPPED	CUSTOMER PO	BILL OF LADING	ORDER NUMBER	ORDER TYPE
20628 - MILWAUKEECOMPASSMINERALS	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SH
CARRIER	**RAIL / TRUCK**	**EQUIPMENT TYPE**	**F.O.B.**	**FREIGHT TERMS**	**TERRITORY**
SEE BELOW	SEE BELOW	SEE BELOW	SHIPPING POINT	SEE BELOW	SMB
TAX STATUS	**TAX ID #**	**SALES REP**			
EXEMPT					

04100

PRODUCT	CUSTOMER ITEM	3rd ITEM	DESCRIPTION	FHC	TAX	EQUIPMENT	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
613544		6615	HWY DEICING ROCK SALT GM	PPD	Y	DMP	185.9200	TN	91.7000	17,048.86

SCALE TICKET #	QUANTITY	SHIPPED	ORDER #	CARRIER	TRUCK / RAIL #	CUSTOMER PO #	RELEASE #
9409874	25.2600	08/19/2026	3221405	81697	P1042		
9409879	21.9100	08/19/2026	3221405	81697	P54		
9409881	24.3500	08/19/2026	3221405	81697	P1039		
9409882	25.2600	08/19/2026	3221405	81697	P1043		
9409884	24.2600	08/19/2026	3221405	81697	P1042		
9409885	22.1700	08/19/2026	3221405	81697	P54		
9409900	21.5000	08/19/2026	3221405	81697	P54		
9409911	21.2100	08/19/2026	3221405	81697	P54		

185.92

COMPASS MINERALS

AUG 2 4 2026

INVOICE

PLEASE REMIT TO/SELLER:	FEDERAL ID#:	PAYMENT TERMS	INVOICE DATE	INVOICE NUMBER
COMPASS MINERALS AMERICA INC. P O BOX 277043 ATLANTA,GA 30384-7043	48-1047632	NET 30 DAYS	08/18/2026	1697250

00002

SOLD TO: 75116334 / CH914150
VILLAGE OF SOMERS - KENOSHA CO
P O BOX 197
SOMERS ,WI 53171

SHIP TO: 75139153 / CSH967435
VILLAGE OF SOMERS - KENOSHA CO
7511 12TH STREET (HWY E)
KENOSHA ,WI 53144 UNITED STATES

SHIPPED FROM	DATE SHIPPED	CUSTOMER PO	BILL OF LADING	ORDER NUMBER	ORDER TYPE
20628 - MILWAUKEECOMPASSMINERALS	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SH
CARRIER	**RAIL / TRUCK**	**EQUIPMENT TYPE**	**F.O.B.**	**FREIGHT TERMS**	**TERRITORY**
SEE BELOW	SEE BELOW	SEE BELOW	SHIPPING POINT	SEE BELOW	SMB
TAX STATUS	**TAX ID #**	**SALES REP**			
EXEMPT					

02110

PRODUCT	CUSTOMER ITEM	3rd ITEM	DESCRIPTION	FHC	TAX	EQUIPMENT	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
613544		6615	HWY DEICING ROCK SALT GM	PPD	Y	DMP	144.3900	TN	91.7000	13,240.56

SCALE TICKET #	QUANTITY	SHIPPED	ORDER #	CARRIER	TRUCK / RAIL #	CUSTOMER PO #	RELEASE #
9409849	24.3600	08/18/2026	3221405	81697	P727		
9409851	24.3600	08/18/2026	3221405	81697	P1048		
9409852	24.0100	08/18/2026	3221405	81697	P1036		
9409857	23.9100	08/18/2026	3221405	81697	P1036		
9409862	24.6100	08/18/2026	3221405	81697	P1036		
9409868	23.1400	08/18/2026	3221405	81697	P1036		

SUMMARY : 144 Ton

PRODUCT	13,240.56
FREIGHT & FUEL	
SUBTOTAL	13,240.56
STATE TAX	
COUNTY TAX	
CITY TAX	

MESSAGES:

TOTAL WEIGHT... 288,780.00 Gross Pounds
FOR BILLING INQUIRIES CALL 1-800-323-1641

THANK YOU FOR YOUR ORDER
WE APPRECIATE YOUR BUSINESS

This Sale of Goods is subject to the Terms and Conditions of Sale on the reverse side of this Invoice. You may owe use tax on this purchase.The purchase is subject to state use tax unless it is specifically exempt from taxation.The purchase is not exempt from sales or use tax merely because it is made over the internet or by other remote means.Please refer to the applicable state requirements for sales and use tax at https://www.taxadmin.org/state-tax-agencies to determine if necessary to file and pay sales and use tax on purchases for which no tax was collected.

PLEASE PAY >>> IN US DOLLARS	**13,240.56**
CREDIT NOTE >>> IN US DOLLARS	

W-9

COMPASS MINERALS

AUG 3 1 2026

INVOICE

PLEASE REMIT TO/SELLER:	FEDERAL ID#:	PAYMENT TERMS	INVOICE DATE	INVOICE NUMBER
COMPASS MINERALS AMERICA INC. P O BOX 277043 ATLANTA,GA 30384-7043	48-1047632	NET 30 DAYS	08/20/2026	1698238

00003

SOLD TO : 75116334 / CH914150
VILLAGE OF SOMERS - KENOSHA CO
P O BOX 197
SOMERS ,WI 53171

SHIP TO: 75139153 / CSH967435
VILLAGE OF SOMERS - KENOSHA CO
7511 12TH STREET (HWY E)
KENOSHA ,WI 53144 UNITED STATES

SHIPPED FROM	DATE SHIPPED	CUSTOMER PO	BILL OF LADING	ORDER NUMBER	ORDER TYPE
20628 - MILWAUKEECOMPASSMINERALS	SEE BELOW	SEE BELOW	SEE BELOW	SEE BELOW	SH
CARRIER	**RAIL / TRUCK**	**EQUIPMENT TYPE**	**F.O.B.**	**FREIGHT TERMS**	**TERRITORY**
SEE BELOW	SEE BELOW	SEE BELOW	SHIPPING POINT	SEE BELOW	SMB
TAX STATUS	**TAX ID #**	**SALES REP**			
EXEMPT					

03110

PRODUCT	CUSTOMER ITEM	3rd ITEM	DESCRIPTION	FHC	TAX	EQUIPMENT	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
613544		6615	HWY DEICING ROCK SALT GM	PPD	Y	DMP	25.2700	TN	91.7000	2,317.26

SCALE TICKET #	QUANTITY	SHIPPED	ORDER #	CARRIER	TRUCK / RAIL #	CUSTOMER PO #	RELEASE #
9409912	25.2700	08/19/2026	3221405	81697	P1044		

for

SUMMARY :

PRODUCT	2,317.26
FREIGHT & FUEL	
SUBTOTAL	2,317.26
STATE TAX	
COUNTY TAX	
CITY TAX	

MESSAGES:

TOTAL WEIGHT... 50,540.00 Gross Pounds

FOR BILLING INQUIRIES CALL 1-800-323-1641

THANK YOU FOR YOUR ORDER
WE APPRECIATE YOUR BUSINESS

This Sale of Goods is subject to the Terms and Conditions of Sale on the reverse side of this Invoice. You may owe use tax on this purchase.The purchase is subject to state use tax unless it is specifically exempt from taxation.The purchase is not exempt from sales or use tax merely because it is made over the internet or by other remote means.Please refer to the applicable state requirements for sales and use tax at https://www.taxadmin.org/state-tax-agencies to determine if necessary to file and pay sales and use tax on purchases for which no tax was collected.

PLEASE PAY >>> IN US DOLLARS	**2,317.26**
CREDIT NOTE >>> IN US DOLLARS	

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: October 13, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Josh Fugate, Utilities Manager

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #11 UW-Parkside Sewer Meter Replacement and Reimbursement Agreement

BACKGROUND:

UW-Parkside's sanitary sewer charges are based on wastewater meter volume at the Petrifying Springs Park metering station. The existing Hach Flo-Dar flow meter and sensor cable have corroded and failed and have been out of service for approximately two months. During the outage, staff has estimated usage using historical data, which has been consistent over the past 13 years. Staff reviewed replacement options with UW-Parkside, and UW-Parkside has indicated its preference for replacement of the existing system with a compatible Flo-Dar system and for the Village to coordinate the work.

Village Code § 13.53(D) provides that wastewater metering devices used to determine discharge volume are to be installed, owned, and maintained by the person discharging the wastewater. Because this meter is used to determine UW-Parkside's sewer billing, staff recommends that the Village manage procurement, installation, startup, and acceptance to ensure compatibility and proper operation, with UW-Parkside reimbursing the Village. L.W. Allen/Altronex Proposal No. 2026184739 provides for replacement of the failed Flo-Dar system, including an FL1500 logger, Flo-Dar sensor assembly, 200-foot sensor cable, wiring, complete installation, and startup. The proposal amount is $42,985.00, with freight prepaid and added.

PRIOR ACTION TAKEN:

Staff has coordinated with UW-Parkside and multiple contractors during the meter outage. An alternative replacement approach was obtained but was not acceptable to UW-Parkside due to cost. UW-Parkside selected replacement of the existing meter type and has advised that it prefers the Village to manage the project. The proposed agreement was sent to the Village attorney for review.

FINANCIAL OR BUDGET CONSIDERATION:

Will this item cause fiscal impact? Yes. The Village will initially expend up to $45,000 for the meter replacement. UW-Parkside will reimburse the Village for actual approved project costs after completion.

Is this an item that is accounted for in our current budget? No. The replacement was not specifically budgeted as a Village-funded expense; the reimbursement from UW-Parkside is intended to offset the expenditure.

What line item will be affected? UD#1 - appropriate repair/equipment expenditure account and corresponding reimbursement receivable/revenue account, as assigned by Finance.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval of the L.W. Allen/Altronex proposal and authorization to proceed only after UW-Parkside executes a reimbursement agreement in a form approved by the Village Attorney. The Village would administer contractor coordination and payment, then invoice UW-Parkside for the actual documented project costs. Any increase beyond the authorized project amount would require additional approval consistent with the reimbursement agreement.

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"Motion to approve the UW-Parkside sewer meter replacement using L.W. Allen/Altronex Proposal No. 2026184739 and authorize a project amount not to exceed $45,000, contingent upon execution of a reimbursement agreement with UW-Parkside in a form approved by the Village Attorney, and to authorize the Village Administrator to execute the agreement and related project documents on behalf of the Village."

ATTACHMENTS:

1. L.W. Allen/Altronex Proposal No. 2026184739 - UW-Parkside Metering Station
2. Draft Sewer Meter Replacement Reimbursement Agreement - Village of Somers and UW-Parkside

Name	Customer	Proposal#	Due/Bid Date
Somers, WI - UW Parkside Metering Station	Somers, WI	2026184739	9/10/2026, 9:35 AM

Scope

L.W. Allen and its Altronex Control Systems division are pleased to provide a quotation for the following equipment and services

UW Parkside

- Replace the existing Hach Flo-Dar flow meter with a new Flo-Dar flow meter. (note: the existing Flo-Dar and Flo-Dar cable have corroded and failed and the new Flo-Dar and cable is not compatable with the existing flow logger therfore all of the parts need to be replaced)
    - Includes
        - FL1500 LOGGER, 100-240VAC
        - FLO-DAR SENSOR ASSY
        - SENSOR CABLE, 200FT
- Altronex will wire and startup the new meter to match the old meter functionality.
- Note: The new flow meter will be provided with 200 feet of cable, please let us know before ordering if this will be long enough
- Includes complete installation and startup.

Items specifically not included in this proposal

1. Sales or use tax
2. Liquidated Damages of any kind
3. Installation of equipment and job site labor other than as specified
4. Receiving and storage of equipment on the job site
5. Installation materials, brackets, wire, clamps, piping, junction boxes, etc., not specifically described in our material list
6. Performance, payment, or equipment bond of any kind
7. Installation of any instruments
8. Field Terminations
9. Mounting of any control panels or hardware
10. Mounting stands, brackets, channel strut or field assemblies of any kind.
11. Permits or Bonding
12. Fiber optic cable, connectors, patch panels, termination and/or testing
13. Electrical testing services
14. Solenoids and pressure switches are by others
15. Flow meter spare spools and flange gaskets
16. Local control panels, unless specifically listed on this scope of work
17. Field Instrumentation, unless specifically listed on this scope of work
18. SJE's sole obligation shall be the provision of those items specified within the "included" items listed above. The lack of an explicit exclusion does not imply inclusion

All prices quoted are based on current tariff rates and trade policies. Any new, increased, or additional tariffs, duties, taxes, or related governmental charges imposed after the date of this quote shall be the responsibility of the Buyer. Seller reserves the right to adjust pricing accordingly and bill these additional charges as a separate line item. The Buyer acknowledges and agrees to pay such adjustments as part of the total order cost.

Proposal Amount $ 42,985.00 USD
Freight Terms: FOB Origin, Freight Prepaid and Add

Respectfully submitted by,

Alan Clemens
Business Development Manager
alan.clemens@sjeinc.com
6082101471

Acceptance of Proposal (Purchase Order or Signature) – The preceding prices, specifications and attached terms and conditions of sale are satisfactory and hereby accepted. You are authorized to proceed.

Signature	Name Print/Type	Official Position	Date

Standard Terms and Conditions

Controlling Provisions: The terms and conditions and supplemental exhibits contained herein (the "Terms and Conditions") shall supersede any provisions, terms, and conditions contained on any purchase order or other written form any direct buyer ("Buyer") may use or provide (whether received by S.J. Electro Systems, Inc. or any of its subsidiaries or affiliates (collectively, "SJE") prior or subsequent to the date hereof), and the rights of the parties shall be governed exclusively by the Terms and Conditions as described herein. SJE sells certain services, products, replacement parts and related software (collectively, the "Goods"). The purchase of the Goods is governed by the Terms and Conditions. Any communication by Buyer to SJE to purchase Goods will be treated by SJE as a request to purchase the Goods. The response, however communicated, will be understood by all parties as an agreement by SJE to sell to Buyer the requested Goods pursuant to the Terms and Conditions. **SJE specifically opposes any terms or conditions that are in addition to or different from the Terms and Conditions, unless specifically agreed to in each instance in writing by SJE.**

Quotations, Acceptance, and Agreements: Any quotation is a good faith estimate. To the extent that SJE has been provided by or on behalf of Buyer any specifications, description of operating conditions or other data and Information In connection with the selection or design of the Goods, and the actual operating conditions or other circumstances differ from those provided by Buyer and relied upon by SJE, any warranties or other provisions contained herein which are affected by such conditions shall be null and void.

Acceptance of a quotation, whether by a separate purchase order or by other means, shall constitute an acknowledgement and approval of the quotation as written and an acceptance of the Terms and Conditions. Written quotations which have not been finalized by a binding purchase order shall expire on the date specified in the quotation or, in the absence of such specification, thirty (30) calendar days from the date issued. SJE may revise or withdraw a quotation at any time prior to the finalization of a binding purchase order.

Per company policy, a separate written agreement signed by both parties or a purchase order accepted and acknowledged by SJE is required to form any legally binding agreement.

Intellectual Property: All devices, patents, designs (including drawings, plans and specifications), software existing or to be developed, estimates, prices, notes, memos, summaries, electronic data and other documents or information prepared or disclosed by SJE shall remain the sole intellectual property of SJE. Following acceptance and final payment, SJE shall grant to Buyer a non-transferable, non-exclusive license for use and sale of the Goods.

Credit Approval: The credit terms granted on each order are subject to SJE's continuing approval of Buyer's credit. SJE may withdraw the extension of credit and require modified payment terms if, in SJE's sole judgment, Buyer's credit or financial standing is impaired such that SJE in good faith deems payment insecure.

Prices and Taxes: All prices are FOB shipping point, unless otherwise stated or referenced in attached exhibits. All prices are subject to any commercially reasonable additions that may be necessary to cover any duties, taxes or charges. All prices are in U.S. Dollars. Prices may be subject to change without notice.

Shipping Policy: Shipping and handling charges cover the transportation of the Goods from SJE's warehouse to Buyer, unless otherwise specified. Standard shipping rates are assessed upon placement of order. SJE uses many methods of shipment including UPS shipping services but reserves the right to substitute carriers without notice. UPS next-day air, UPS second-day air, UPS three-day ground, UPS Express and UPS Expedited are services available to Buyer for expediting orders. Expedited orders will be shipped based on the method Buyer selects. These services may not be available for shipment into all countries.

While SJE will use all reasonable commercial efforts to maintain the delivery date(s) acknowledged or quoted by SJE, all shipping dates are approximate and not guaranteed. SJE reserves the right to make partial shipments. SJE, at its option, shall not be bound to tender delivery of any Goods for which Buyer has not provided shipping instructions and other required information. If the shipment of the Goods is postponed or delayed by Buyer for any reason, Buyer agrees to reimburse SJE for any and all storage costs and other additional expenses resulting therefrom. The actual shipping weights may vary.

Title, Risk of Loss, Inspection of Equipment: Title and risk of loss to the Goods shall pass to Buyer upon delivery of the Goods to the respective delivery carrier. Buyer shall immediately inspect the Goods upon receipt and any damage must be noted on the delivery carrier's bill of lading at time of receipt. SJE is not liable for any damages caused by shipping. SJE is not liable for any shortages or nonconformance unless notified by Buyer within two (2) business days of Buyer's receipt of the Goods.

Operations/Maintenance Manuals: Installation, maintenance and operation manuals will be furnished to Buyer in the number of copies specified at the time of quotation or order. Additional copies subject to charges as outlined in attached exhibits.

Installation and Use: Buyer will be solely responsible for the proper application, installation and service of the Goods. Installation instructions are supplied by SJE and must be followed.

Export/Import: Buyer agrees that all applicable import and export control laws, regulations, orders and requirements, including, but not limited to, those of the United States and the European Union, and the jurisdictions in which SJE and Buyer are established or from which Goods may be supplied, will apply to their receipt and use. In no event shall Buyer use, transfer, release, import, or export Goods in violation of such applicable laws, regulations, orders or requirements.

Payment: Buyer shall pay SJE the full purchase price as set forth in the respective order between SJE and Buyer. Unless otherwise agreed to in writing between SJE and Buyer, freight, storage, insurance, taxes, duties, and any governmental charges relating to the Goods shall be paid by Buyer. If SJE is required to pay any such charges, Buyer shall immediately reimburse SJE upon notice from SJE of same. All payments are due within approved credit terms. Buyer may be charged the lower of 1.5% interest per month or the maximum legal rate on all amounts not received by the due date described therein.

Security Interest: SJE shall retain a security interest in the Goods until the full purchase price has been paid. Buyer's failure to pay any amounts due, including interest, shall give SJE the right to possession and removal of the Goods after providing ten (10) days written notice to Buyer. SJE's taking of such possession shall be without prejudice to any other remedies SJE may have.

Changes, Cancellations, Returns: Buyer may request changes or additions to the Goods consistent with SJE's specifications and criteria. In the event such changes or additions are accepted by SJE, SJE shall have the absolute right to revise the prices and dates of delivery, and to add charges for work and materials rendered unnecessary by such changes or additions. All changes, cancellations, or returns must have SJE prior written approval and subject to restocking fees and service charges. Authorized returns must be packaged and shipped prepaid to SJE.

Return Policy: SJE will only accept Goods returned within one (1) year from the date of manufacture, un-used, and current production models. Returned Material Authorization ("RMA") numbers must be assigned to any Goods Buyer wishes to return for credit. To obtain an RMA, Buyer must contact SJE's Service Center at 218-847-1317 or toll free at 888-342-5753. Buyer is responsible for payment of return shipping fees unless such returned Goods result from an SJE order processing error. Upon return, SJE shall reimburse Buyer for the return freight resulting from the return of Goods due to such SJE order processing error. In the event of any return in compliance with this paragraph, SJE will provide Buyer credit for the returned Goods and work to reship correct Goods to Buyer. SJE reserves the right to refuse acceptance of returned Goods after inspection. SJE will not accept returns for Goods that are custom-built for Buyer as such items cannot be resold by SJE; however, custom-built Goods remain subject to applicable warranty provisions in each case.

Notwithstanding the foregoing (and so long as the return is not due to an order processing error of SJE), a restocking fee shall be charged to Buyer for returned Goods as outlined in the attached Exhibits.

Force Majeure: SJE shall not be liable or responsible to Buyer, nor be deemed to have defaulted under or breached any agreement with Buyer, for any failure or delay in fulfilling or performing any term of any agreement with Buyer, when and to the extent such failure or delay is caused by or results (directly or indirectly) from acts beyond SJE's reasonable control, including, without limitation: (a) acts of God; (b) flood, fire, earthquake or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest: (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of any subject agreement between SJE and Buyer; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial services; or (i) any other cause beyond the reasonable control of SJE.

Indemnification and Default: In addition to all other amounts due hereunder, Buyer shall reimburse SJE in full for all collection costs or charges, including reasonable attorney fees, which SJE may incur in the collection of any past due amounts from Buyer, including applicable interest on overdue accounts. If Buyer is in default under this or any other agreement with SJE, SJE may defer performance hereunder until such default is resolved. SJE shall have no obligation to provide factory startup assistance or factory training (when requested) until all invoices (including retentions) for equipment have been paid in full. Furthermore, SJE shall have no liability to Buyer to the extent Buyer damages, or any damages are suffered by, or claims are made against Buyer as a result of Buyer's negligence, willful misconduct, misrepresentation of any Goods, or failure to utilize the Goods properly.

Warranty and Liability: During the warranty period, Buyer's exclusive remedy will be either repair or replacement, at the sole discretion of SJE and subject to the Terms and Conditions of any component which proves to be defective due to defective materials or workmanship of SJE.

SJE DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE, AND SJE SHALL NOT, IN ANY MATTER, BE LIABLE FOR ANY SPECIAL, INDIRECT, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING LIQUIDATED DAMAGES, OR PENALTIES THAT RESULT FROM A BREACH OF CONTRACT, BREACH OF WARRANTY (EXPRESS OR IMPLIED), STRICT LIABILITY, PRODUCT LIABILITY OR OTHERWISE. IN NO EVENT SHALL SJE'S LIABILITY TO BUYER OR ANY OTHER PARTY EXCEED THE LESSER OF (i) THE COST OF REMEDIATING ANY DEFECT OR DEFICIENCY IN THE PERFORMANCE OF SJE HEREUNDER OR (ii) THE PURCHASE PRICE OF THE GOODS IN RESPECT OF WHICH THE CLAIM IS MADE.

ANY ELECTRICAL WIRING AND SERVICING OF THE GOODS MUST BE PERFORMED BY A LICENSED ELECTRICIAN. WARRANTY CLAIMS FOR GOODS WHICH WERE AT ANY TIME WIRED OR SERVICED BY ANYONE OTHER THAN A LICENSED ELECTRICIAN SHALL NOT BE HONORED IN WHOLE OR PART BY SJE.

Furthermore, this warranty shall not apply to: (a) damage due to any weather-related or other conditions beyond the control of SJE; (b) defects or malfunctions resulting from the Goods not installed, operated, or maintained in accordance with instructions provided, applicable local codes, ordinances, or accepted trade practices; (c) failures resulting from abuse, misuse, accident, or negligence; or (d) Goods repaired and/or modified without prior written authorization from SJE.

Some states do not allow limitations on implied warranty duration, as such, this limitation may not apply to Buyer. Some states do not allow the exclusion or limitation of incidental or consequential damages, as such, these limitations or exclusions may not apply to Buyer. The above-described warranty gives Buyer specific legal rights, and Buyer may also have other rights which vary from state to state.

TO OBTAIN WARRANTY SERVICE: Buyer shall assume all responsibility and expense for removal, reinstallation, and freight associated with any warranty service. Any Goods to be repaired or replaced under this warranty must be returned to SJE, or such place as designated by SJE. Buyer can contact SJE Service Center at 218-847-1317 or toll free at 888-342-5753 for an RMA on any Goods being submitted for a warranty claim.

Applicable Law and Forum: Any disputes between Buyer and SJE shall be venued in Becker County District Court in the State of Minnesota. Buyer agrees to submit to such jurisdiction and agrees that the dispute shall be governed by and construed in accordance with the laws of the State of Minnesota without giving effect to any choice or conflict of law provision or rule.

Date September 28, 2026

Josh Fugate
Village/Town of Somers

Reference: Flume Installation at Parkside

Josh, we are pleased to provide a quote to install flume inside existing manhole per our site visit for the sum of $47,000.

Clarifications Included in above; By- Pass Pumping, Removing concrete bottom and installing new bench with flume sized to flow and pipe size.

Sincerely,

Dave Ruffalo
Lee Mechanical
Cell 262 771 5214

Date September 28, 2026

Josh Fugate
Village/Town of Somers

Reference: Ultra Sonic Meter Installation at Parkside II

Josh, we are pleased to provide a quote to install ultra sonic meter inside existing manhole for the sum of $19,100.

Clarifications Included above; New Flo Motion Ultra Sonic Meter installed over new flume installed by others, electrical and startup.

Sincerely,

Dave Ruffalo
Lee Mechanical
Cell 262 771 5214

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize and trust the sender.

Josh

Please proceed with the LW Allen quote.

JB

From: Joshua Fugate <JFugate@somerswi.gov>
Sent: Monday, October 5, 2026 2:24 PM
To: Bruch, John <bruch@uwp.edu>
Cc: Josh Sullivan <JSullivan@somerswi.gov>
Subject: UW-Parkside Sewer Meter

External Email: Use caution responding, opening attachments, or clicking on links.
Attached options.

1. Replace meter in-kind with new wire. Manufacture states they cannot resplice existing wire.
2. Put a flume in the structure and new cheaper meter for future installs.

Josh Fugate
Village / Town of Somers
Utilities Manager
Office: 262-859-2822
Cell: 262-220-5822
Fax: 262-859-2331
7511 12th Street, P.O. Box 197
Somers, WI 53171



DRAFT

SEWER METER REPLACEMENT REIMBURSEMENT AGREEMENT

Village of Somers and University of Wisconsin-Parkside

This Sewer Meter Replacement Reimbursement Agreement ("Agreement") is entered into as of _____, 2026, by and between the VILLAGE OF SOMERS, WISCONSIN, a Wisconsin municipal corporation ("Village"), and the BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, doing business as the UNIVERSITY OF WISCONSIN-PARKSIDE ("UW-Parkside").

RECITALS

A. UW-Parkside discharges wastewater to the municipal sanitary sewer system, and wastewater volume serving UW-Parkside is measured through wastewater metering equipment used for sewer billing and system administration.

B. Village of Somers Code § 13.53(D), Metering of Waste, provides that metering devices used to determine the volume of wastewater discharged shall be installed, owned, and maintained by the person discharging the wastewater. Village Code § 13.51 defines “person” to include, among other entities, an institution and a governmental agency.

C. The existing Hach Flo-Dar flow meter and associated cable have corroded and failed. According to L.W. Allen/Altronex Proposal No. 2026184739, replacement of the failed meter also requires replacement of the existing flow logger because the new Flo-Dar meter and cable are not compatible with the existing logger.

D. The parties desire for the Village to coordinate and manage the replacement so that the equipment, installation, communications, programming, startup, and operation are compatible with the existing wastewater metering station and are suitable for continued sewer billing.

E. UW-Parkside will remain financially responsible for the replacement in accordance with this Agreement, and the Village is willing to initially pay the Contractor and obtain reimbursement from UW-Parkside after completion.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. PROJECT AND SCOPE OF WORK

1.1 The Village will coordinate the replacement of the existing wastewater flow metering equipment serving UW-Parkside using L.W. Allen/Altronex Proposal No. 2026184739, attached or to be attached to the execution copy as Exhibit A ("Contractor Proposal").

1.2 The Contractor Proposal includes replacement of the existing Hach Flo-Dar flow meter with a new Flo-Dar meter and associated equipment, including an FL1500 logger (100-240 VAC), Flo-Dar sensor assembly, 200-foot sensor cable, wiring, startup, and work necessary to match the prior meter functionality, subject to the inclusions, exclusions, and terms stated in the Contractor Proposal.

1.3 The Village will manage contractor coordination, scheduling, and project administration; coordinate site access with UW-Parkside; and review installation and startup to confirm that the replacement meter is functioning for the Village’s wastewater metering and billing purposes.

1.4 UW-Parkside will provide reasonable access to the metering location and reasonable cooperation necessary for the Village and Contractor to complete the work.

2. PROJECT COST AND REIMBURSEMENT

2.1 The quoted proposal amount for the replacement is Forty-Two Thousand Nine Hundred Eighty-Five Dollars ($42,985.00).

2.2 The Village will initially pay the Contractor for the authorized work described in Exhibit A.

2.3 After completion of the work and receipt of the Contractor's invoice, the Village will issue UW-Parkside an itemized reimbursement invoice and provide a copy of the supporting Contractor invoice. UW-Parkside shall reimburse the Village within thirty (30) days after receipt of the Village invoice.

2.4 The reimbursement amount under this Agreement shall not exceed $42,985.00 unless UW-Parkside provides prior written approval of an additional cost or change in scope. The Village will not add an administrative markup to the Contractor cost unless separately agreed to in writing.

2.5 No change order, additional equipment, or work outside the scope of Exhibit A that would increase UW-Parkside's reimbursement obligation may be authorized on UW-Parkside's behalf without prior written approval from an authorized UW-Parkside representative.

3. OWNERSHIP AND FUTURE MAINTENANCE

3.1 The Village's coordination and initial payment of the replacement project do not transfer ownership or future maintenance responsibility for the wastewater metering equipment to the Village.

3.2 Upon installation, the replacement wastewater metering equipment shall remain the property and responsibility of UW-Parkside, consistent with Village Code § 13.53(D), including responsibility for future maintenance, repair, and replacement.

3.3 The Village will make available to UW-Parkside any transferable manufacturer or Contractor warranty information received in connection with the replacement equipment.

4. INSTALLATION, STARTUP, AND ACCEPTANCE

4.1 The Contractor will install, wire, and start up the replacement metering equipment in accordance with the Contractor Proposal and will configure the replacement system to match the prior meter functionality to the extent provided in Exhibit A.

4.2 The Village may inspect, observe, test, or otherwise verify operation of the metering equipment before accepting the work for wastewater metering and billing purposes. Village review or acceptance does not relieve the Contractor of its warranty obligations or UW-Parkside of its ownership and maintenance responsibilities.

4.3 For purposes of reimbursement, the project will be considered complete when the work included in Exhibit A has been installed and started up and the Village has determined that the replacement meter is operational for its intended wastewater metering function, subject to correction of any warranty or punch-list items.

5. VILLAGE CODE; PAYMENT OBLIGATION

5.1 The parties acknowledge that Village Code § 13.53(D) assigns ownership and maintenance responsibility for wastewater metering devices to the person discharging the wastewater.

5.2 The reimbursement required by this Agreement is intended to document the parties' arrangement for the Village to administer and initially fund this replacement project; it does not replace or limit obligations otherwise imposed by Chapter 13 of the Village Code.

5.3 Nothing in this Agreement waives any lawful remedy available to the Village for an unpaid amount, including remedies applicable to sewer service charges or other charges under Village Code § 13.56(D), subject to applicable law.

6. TERM AND EFFECTIVE DATE

6.1 This Agreement becomes effective upon execution by authorized representatives of both parties and any approval required by the Village Board or UW-Parkside.

6.2 This Agreement will remain in effect until the project is completed and all reimbursement obligations have been satisfied, except that provisions concerning ownership, maintenance, warranties, and accrued payment obligations will survive completion.

7. AMENDMENTS AND ENTIRE AGREEMENT

7.1 Any amendment to this Agreement must be in writing and signed by authorized representatives of both parties.

7.2 This Agreement and Exhibit A constitute the parties' agreement regarding reimbursement for this sewer meter replacement project. In the event of a conflict between this Agreement and Exhibit A concerning the reimbursement obligations between the Village and UW-Parkside, this Agreement controls. Exhibit A governs the Contractor's quoted scope, exclusions, and equipment.

8. AUTHORIZED REPRESENTATIVES AND NOTICES

8.1 For project coordination on behalf of the Village: Village of Somers, 7511 12th Street, P.O. Box 197, Somers, Wisconsin 53171, Attn: Utility/Public Works Department.

8.2 For project coordination on behalf of UW-Parkside: University of Wisconsin-Parkside, 900 Wood Road, P.O. Box 2000, Kenosha, Wisconsin 53141-2000, Attn: _____.

8.3 Each party may designate a different project representative by written notice to the other party.

9. ADDITIONAL LEGAL TERMS

[Village Attorney to review and add or revise any required legal provisions, including authority, default/enforcement, governmental immunities, governing law/venue, indemnification limitations, insurance, records, assignment, and other municipal or UW System contracting requirements.]

SIGNATURE PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement through their duly authorized representatives.

VILLAGE OF SOMERS, WISCONSIN

By: _____

Name: _____

Title: _____

Date: _____

Village Board approval date, if required:

_____

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, d/b/a UNIVERSITY OF WISCONSIN-PARKSIDE

By: _____

Name: _____

Title: _____

Date: _____

DRAFT

EXHIBIT A
CONTRACTOR PROPOSAL

L.W. Allen / Altronex Control Systems
Proposal No. 2026184739

Project	Somers, WI – UW Parkside Metering Station
Proposal No.	2026184739
Proposal Amount	$42,985.00 USD
Primary Scope	Replace existing Hach Flo-Dar flow meter with new Flo-Dar flow meter and required compatible logger/cable.
Included Equipment	FL1500 Logger, 100-240 VAC; Flo-Dar Sensor Assembly; 200-foot Sensor Cable.
Included Services	Wire and startup new meter to match old meter functionality; complete installation and startup, subject to proposal terms and exclusions.

Execution-copy instruction: Attach the complete three-page L.W. Allen/Altronex Proposal No. 2026184739 behind this Exhibit A page so that the Contractor's complete scope, exclusions, freight terms, and standard terms and conditions are incorporated with the executed reimbursement agreement.

Pricing note for counsel/administration: the proposal states "Freight Prepaid and Add" and excludes sales/use tax, while Section 2.4 of this draft caps UW-Parkside's reimbursement at $42,985 unless additional cost is approved in writing. Confirm final not-to-exceed pricing with the Contractor before execution or revise Section 2.4 as appropriate.

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: Oct. 13th, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Josh Fugate, Utilities Manager

REVIEWED BY: Jim Hurley, Village Administrator

AGENDA ITEM: #12 Action on improvements to the Pike Creek Lift Station in the amount of $3,835,000.

BACKGROUND:

The Pike Creek Lift Station is a critical sanitary sewer facility serving existing development and multiple Tax Increment Districts (TIDs) within the Village. The station is currently near its available wastewater capacity, and the associated 14-inch force main has experienced operational limitations related to pump capacity, force main velocity, and solids accumulation. The existing system does not provide adequate long-term flexibility to accept additional development flows while maintaining reliable operation of the existing sanitary sewer system.

The proposed Pike Creek Lift Station Improvement Project is intended to address these limitations as one coordinated sanitary sewer improvement program. The preliminary scope includes replacement of the two existing 1,500 GPM pumps with larger pumps capable of maintaining a minimum velocity of two feet per second through the 14-inch force main; replacement of the generator and motor controls; process piping, flushing, and lift station building modifications; improvements to the air release system; interceptor sewer inflow reduction; and replacement of the downstream junction vault.

The downstream junction vault located at CTH JR (39th Avenue) and CTH E (12th Street) is the most immediate priority within the overall project. The structure has experienced substantial deterioration from long-term exposure to sewer gases, primarily hydrogen sulfide (H2S). It is also a critical conveyance point because all sanitary sewer flow from areas west of 39th Avenue converges at this location before continuing downstream. A structural or internal failure at the vault could obstruct sanitary flow from the area west of 39th Avenue and require an emergency bypass and replacement operation.

The current preliminary opinion of probable cost estimates the complete Pike Creek Lift Station Improvement Project at $3,835,000. This includes an estimated $2,950,000 in construction costs and $885,000 for contingencies and engineering. The preliminary construction estimate includes $400,000 for the junction vault replacement, consisting of a $200,000 allowance for the delivered structure and markup and $200,000 for removal of the existing structure, installation, and bypass pumping.

The July 7, 2026 Work Session funding review contemplated approximately 75 percent of the project being funded through the affected TIDs and approximately 25 percent through the Sewer Utility. The non-TID/Sewer Utility share was estimated at $958,750, which is consistent with the approximately $960,000 FY 2027 CIP request. Timing remains important because qualifying TID project costs must be committed within the applicable expenditure period prior to district closure.

Staff recommends proceeding with design and engineering for the entire Pike Creek project, while directing the Village engineer to advance the CTH E/CTH JR junction vault as the first design priority. A preliminary replacement concept prepared in March 2026 identified a 120-inch polymer junction structure with full-depth troughing and connections to the existing 42-inch, 24-inch, 14-inch, 24-inch, and 6-inch piping. The vendor submittal requires field verification of inverts, elevations, pipe types and classes, and ring/cover requirements. The March 2026 vendor quotation totaled $130,095 for the structure and freight; however, that quotation has expired and should be treated only as a planning reference.

COMMENTS:

Staff is requesting Village Board approval to proceed with design and engineering for the complete Pike Creek Lift Station Improvement Project. Engineering should be sequenced so that the CTH E/CTH JR junction vault begins immediately due to its existing H2S deterioration, its critical location in the sanitary collection system, and the consequence of a failure at a point receiving all sanitary flow from west of 39th Avenue.

Following initiation of the junction vault design, engineering should continue on the remaining Pike Creek improvements so the Village can develop a coordinated final design, construction phasing plan, updated opinion of probable cost, and bid-ready documents for the overall project. This authorization would allow the project to advance through engineering and construction planning; final construction contracts, project financing, and award recommendations would be brought back to the Village Board for separate consideration.

PRIOR ACTION TAKEN:

This item was reviewed at the Oct. 6, 2026 Village Board Work Session.

FINANCIAL OR BUDGET CONSIDERATION:

TIDs 1, 2, 3, 4, 5 and 6 are assigned 75 percent of the project costs. Approximately 25 percent will be paid by the Sewer Utility. The rest is estimated at $958,750, which is consistent with the approximately $960,000 FY 2027 CIP request.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"*Motion to approve improvements to the Pike Creek Lift Station and junction vault in the amount of $3,835,000.00."*

ATTACHMENTS:

March 2, 2026 - Armorock Junction Vault #100 Preliminary Submittal

March 2, 2026 - Armorock Quotation 7.5.78.00

Preliminary Opinion of Probable Cost - Pike Creek Lift Station Interim Upgrade

2027 CIP Request – DPW – Pike Creek Sanitary Improvement

Baxter Woodman Engineer's Project No. 2601286.00: Design services for the Pike Creek lift station, force main, and junction manhole improvements in the amount of $104,900.

1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

APPROVED BY: _____

Structure: JUNCTION VAULT #100 (ROUND)

Job Number:

Job Name: CTH E Sewer & Water Extensions B - Village of Somers, WI

Job Location: Somers, WI
Kenosha County

Contractor:

Agency:

Engineer:

Based on:

Take Off By: 3/2/2026 AndrewGaines

Design Build Height

Rim	+	682.00'
Lowest Invert	-	674.51'
Design Height	=	7.49'

Stack Build Height

Adjustment	+	1.07'
Eccentric Slab	+	1.00'
Base Gain	+	5.42'
Design Height	=	7.49'
Floor Thickness	+	1.08'
Outside Height	=	8.57'

Ship Date:

Ring: 36" Frame and Cover by Others

Channel: FULL DEPTH TROUGHING

Reduction:

Notes: VERIFY INVERTS AND ELEVATIONS
VERIFY PIPE TYPES AND CLASS
VERIFY RING/COVER - SIZE/TYPE

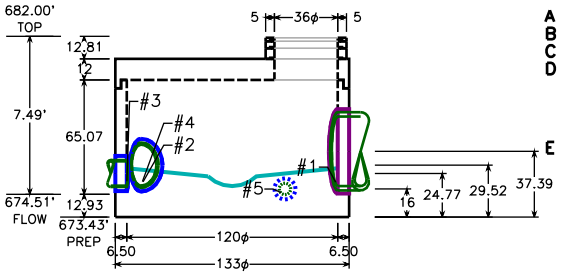
CAD DRAWING WILL BE NEEDED DURING SUBMITTALS-SUBJECT TO CHANGE

BUOYANCY COLLAR (IF REQUIRED) TO BE POURED IN FIELD BY OTHERS. ARMOROCK TO PROVIDE DRILLED HOLES IN BASE AND FRP REBAR TO BE EPOXIED IN FIELD BY CONTRACTOR

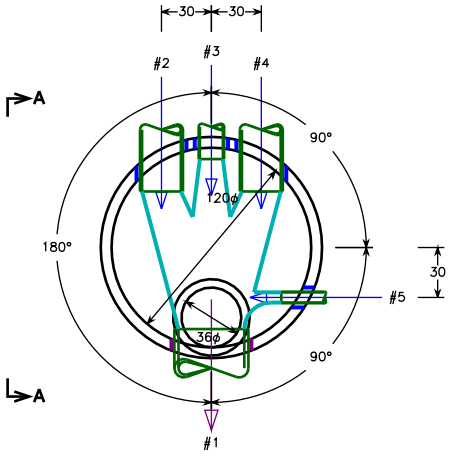
Openings

ID	Invert	Pipe Size	Connector	Hole Size	Angle	To CL	Top to Top	Hole Former
#1	674.90'	42" C900 DR-18	S206-48 Boot	48" Ø	0°	37.39"	16.61"	
#2	674.92'	24" C900 DR-21	S206-30 NPC Boot	30" Ø	180°	29.52"	33.48"	24 C900 DR21
#3	674.92'	14" Boot C900 DR-21	S106-20BWS NPC Boot	20" Ø	180°	24.77"	43.23"	
#4	674.92'	24" C900 DR-21	S206-30 NPC Boot	30" Ø	180°	29.52"	33.48"	24 C900 DR21
#5	674.51'	6" PVC C900 150	S106-12BWS Boot	12" Ø	270°	16"	56"	06 C900 150

Elevation (View A-A)



Plan View



BOM For Stack

ID	Description	Part Number	Qty.	Weight
	14' X 1 1/4" JOINT MASTIC	MASJ	10	
	POLYMER GROUT KIT	PGROUT	2	
	1.25 IN X 14 FT JOINT MASTIC ROLL	MASJ	12	
	120" JOINT GASKET	120" Joint Gask	1	
A	36 IN X 2 IN FINISH PRO-RING	PR36X2FN	1	
B	36 IN X 4 IN GRADE PRO-RING	PR36X4G	1	
C	36 IN X 6 IN GRADE PRO-RING	PR36X6G	1	
D	120 IN ECC POLYMER LID FLAT W/ 36" ACCESS	MHL12036	1	13,500
E	120 IN X 6 FT 6 IN POLYMER PRECAST BASE FULL DEPTH TROUGHING	MHB12078.1	1	42,600
	Totals (precast, lbs.)		5	56,100

1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

Quote Date: 3/2/2026

To:

Reference: CTH E Sewer & Water Extensions B - Village of Somers, WI
Somers, WI
Kenosha County

Sales Manager: Matthew Bustin

Q U O T A T I O N

Notes:

1. Quote is subject to our standard terms, conditions, and shipping policies.
2. Payment is due at Net 30. Late Payment service charge for over 30 days will be charged at 18% APR
3. Quote is valid for 30 days from issue date to receipt of PO after 30 days quote is subject to change based off market value of materials.
4. Sales tax not included. All applicable taxes are to be paid by purchaser
5. If owner requires items to be grouted in field contractor is responsible for materials and labor costs incurred.
6. All loads will be billed at $5,500 for each oversized load at 133" out of Sulphur Springs,TX. Total of 2 oversized load(s) at 133" needed for job. Customer will only be billed for trucks used. Additional trucks will be billed at market rate.
7. Freight requested under 3 days notice may be subject to increased freight rates
8. Products will be billed at unit pricing per quotation
9. Rush orders will be priced accordingly.
10. Contractor shall be responsible for joint sealing and performance.
11. Miscellaneous items such as grout, epoxy, and hardware are not included with the structures unless a specific line item is shown on this quote. Additional charges will apply for any extra items that are not shown on this quote.
12. Final lead time is determined at date of approved submittal.
13. Project retention is not allowed.
14. Summation of structure price is for convenience of bidding only. Structures will be billed by components.Customer purchase order needs to match up to component pricing.

From: AGaines

ARMOROCK™

1575 W Horizon Ridge Parkway
#530427
Henderson, NV 89012

207 Heritage Court
Sulphur Springs, TX 75482

1708 Turkey Creek Road
Plant City, FL 33566

702-824-9702
www.armorock.com

For:

Ref: CTH E Sewer & Water Extensions B - Village of Somers, WI

Somers, WI

Quote Date: 3/2/2026

Structure	Description	Height	Weight	Price
JUNCTION VAULT #100 (ROUND)	120" Polymer Manhole	7.49'	56,100	$119,095

1	PR36X2FN	36 IN X 2 IN FINISH PRO-RING	1	PR36X4G	36 IN X 4 IN GRADE PRO-RING
1	PR36X6G	36 IN X 6 IN GRADE PRO-RING	1	MHL12036	120 IN ECC POLYMER LID FLAT W/ 36" ACCESS
1	MHB12078.1	120 IN X 6 FT 6 IN POLYMER PRECAST BASE FULL DEPTH TROUGHING	1		S106-12BWS BOOT
1		S106-20BWS NPC BOOT	2		S206-30 NPC BOOT
1		S206-48 BOOT	12	MASJ	1.25 IN X 14 FT JOINT MASTIC ROLL
1	120" Joint Gasket	120" JOINT GASKET	10	MASJ	14' X 1 1/4" JOINT MASTIC
1	PGROUT	POLYMER GROUT KIT	1	PGROUT	POLYMER GROUT KIT

Sub-Total	$119,095
Freight/Delivery	$11,000
Total Price for CTH E Sewer & Water Extensions B - Village of Somers, WI	$130,095

Project Description and Preliminary Opinion of Probable Cost

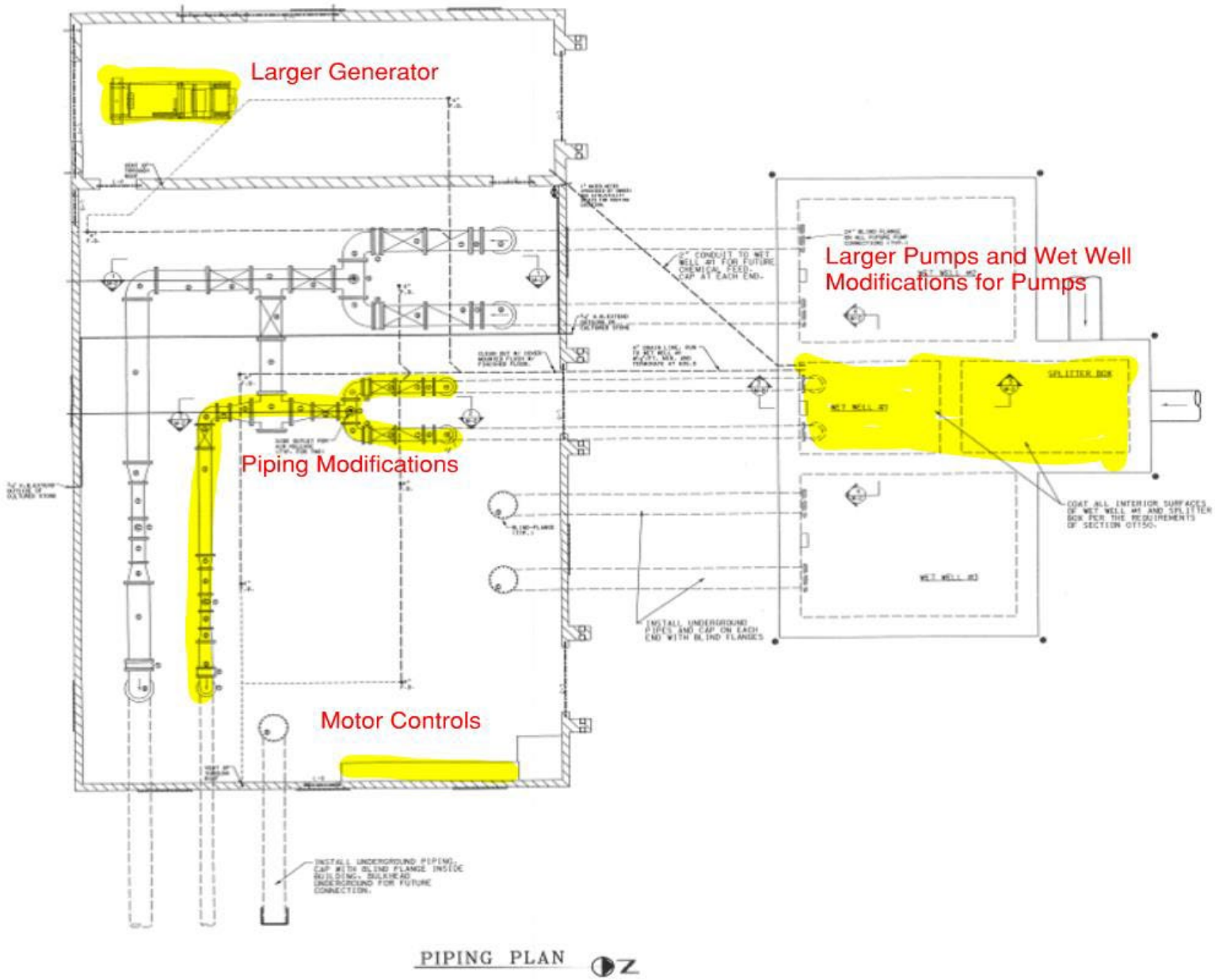
Future Sanitary Sewer Improvements Downstream of TID 1
Village of Somers, WI

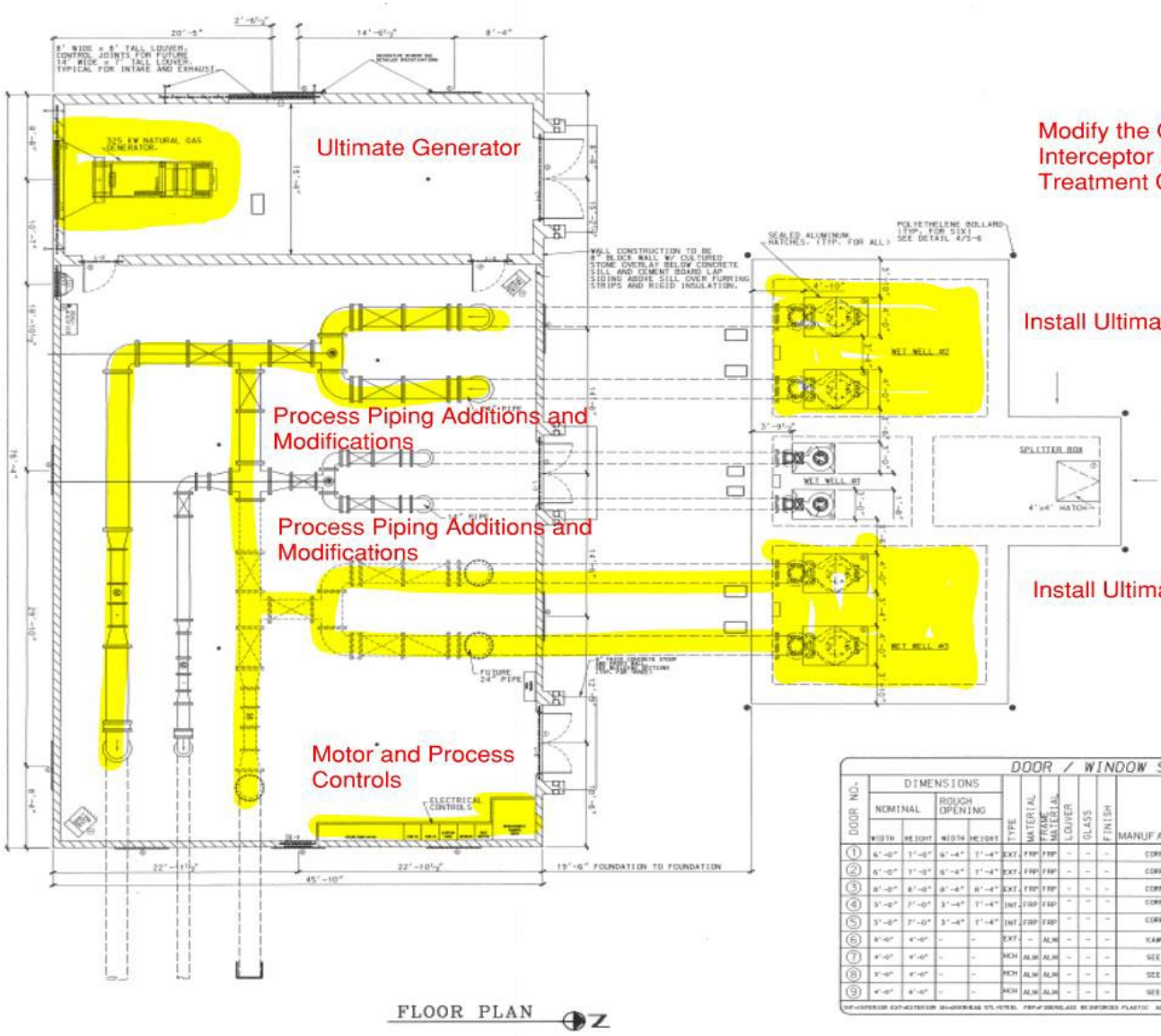
Project 1

Pike Creek Lift Station Interim Upgrade Two feet per second velocity in entire 14-inch force main	Approximate Quantity	Unit Price	Amount
New Sewage Pumps	1 LS	$ 400,000	$400,000
New Generator	1 LS	$ 400,000	$400,000
New Motor Controls	1 LS	$ 500,000	$500,000
Mechanical Modifications and Flushing Capability	1 LS	$ 600,000	$600,000
LS Building Modifications	1 EA	$ 200,000	$200,000
Juntion Manhole Delivered and Mark-up	1 EA	$ 200,000	$200,000
Junction Manhole Installation with Removal and Bypass Pump	1 ea	$ 200,000	$200,000
Air Release Chambers - Larger Equipment	3 EA	$ 50,000	$150,000
Interceptor Sewer Inflow Reduction	1 LS	$ 300,000	$300,000
Construction Cost			**$2,950,000**
Contingencies and Engineering (30%)			$885,000
Project Cost			**$3,835,000**

Improvement Description - Project 1

Replace the two existing 1500 gpm pumps shown on Page 2 with larger pumps that produce a minimum of two feet per second for the entire length of 14-inch force main. Modifications to the existing process piping is needed in addition to replacement of the motor controls and generator for the larger pumps. Fitting modifications are needed to allow flushing of the force main and air release modifications and end junction manhole needed due to H2S degregation. This project will likely be needed before TID 1 closes.


Larger Generator
Larger Pumps and Wet Well Modifications for Pumps
Piping Modifications
Motor Controls
PIPING PLAN



DOOR / WINDOW SCHEDULE

DOOR NO.	DIMENSIONS NOMINAL WIDTH	DIMENSIONS NOMINAL HEIGHT	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	TYPE	MATERIAL	FRAME MATERIAL	LOUVER	GLASS	FINISH	MANUFACTURER	MODEL NO.	HARDWARE	REMARKS
①	6'-0"	7'-0"	6'-4"	7'-4"	EXT.	FRP	FRP	-	-	-	CORRIM		1	
②	6'-0"	7'-0"	6'-4"	7'-4"	EXT.	FRP	FRP	-	-	-	CORRIM		1	
③	8'-0"	8'-0"	8'-4"	8'-4"	EXT.	FRP	FRP	-	-	-	CORRIM		1	
④	3'-0"	7'-0"	3'-4"	7'-4"	INT.	FRP	FRP	-	-	-	CORRIM		2	
⑤	3'-0"	7'-0"	3'-4"	7'-4"	INT.	FRP	FRP	-	-	-	CORRIM		2	
⑥	6'-0"	4'-0"	-	-	EXT.	-	ALM	-	-	-	KAWNEER	451HD	-	QUANTITY OF 12
⑦	4'-0"	4'-0"	-	-	MCH	ALM	ALM	-	-	-	SEE SPECS		3	WITH CAUTION SIGN
⑧	3'-0"	4'-0"	-	-	MCH	ALM	ALM	-	-	-	SEE SPECS		3	WITH CAUTION SIGN QUANTITY OF 2
⑨	4'-0"	6'-0"	-	-	MCH	ALM	ALM	-	-	-	SEE SPECS		3	WITH CAUTION SIGNS AND DOUBLE DOORS QUANTITY OF 4

HARDWARE SETS:

1: 1 1/2 PAIR HINGES PER LEAF, EXTERIOR LOCKSET AND DEADBOLT, LOCKGUARD, CLOSER, HOLDER, SWEEP, RAIN DRIP SHADE, WEATHERSTRIPPING, ASTRAGAL, FLUSH BOLTS, AND THRESHOLD

2: 1 1/2 PAIR HINGES, EXTERIOR LOCKSET AND DEADBOLT, CLOSER, WALL MOUNTED DOOR STOP, WEATHERSTRIPPING, THRESHOLD, AND SWEEP

3: SNAP LOCK WITH REMOVABLE HANDLE AND PADLOCK HASP.

FY 2027 CIP Request Form

1. Department	Public Works	2. Date Requested	6/10/2026
3. Project Name	Pike Creek Improvements	4. Requested by	Joshua Fugate
5. Project Number	2	6. # of Requests Submitted	
7. Priority of Request	2 of 6		

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

The Sewer Utility is requesting funding for the Pike Creek Lift Station Improvements Project. This project is anticipated to be funded 75% through TID participation and 25% through the Sewer Utility. Proposed improvements include replacing the two existing 1,500 GPM pumps with larger pumps capable of maintaining a minimum velocity of 2 feet per second throughout the entire 14-inch force main, reducing solids accumulation and improving system reliability. Additional improvements include modifications to the process piping, replacement of motor controls and the standby generator to accommodate the larger pumps, installation of force main flushing connections, air release valve improvements, and rehabilitation of the downstream junction manhole affected by hydrogen sulfide (H_2S) deterioration. These improvements were identified in the original 2004 facility plan for the lift station and are expected to be necessary before the closure of TID 1.

Due to significant sewer reserves already committed to other capital projects and interfund borrowing, staff recommends evaluating borrowing options for this project. While postponing the Country Charms sanitary sewer lining project could provide funding capacity, staff does not recommend delaying that rehabilitation work.

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

Borrowing or Sewer Fund

16. Amount Requested for FY2027

$960,000.00

BAXTER & WOODMAN Consulting Engineers

Work Order

VILLAGE OF SOMERS, WISCONSIN
PIKE CREEK LIFT STATION AND JUNCTION MANHOLE IMPROVEMENTS
DESIGN ENGINEERING

Engineer's Project No. 2601286.00

Project Description:

Design services for the Pike Creek lift station, force main, and junction manhole improvements.

Replace the two existing 1500 gpm pumps with larger pumps that produce a minimum of two feet per second for the entire length of 14-inch force main. Modifications to the existing process piping are needed in addition to replacement of the motor controls and generator for the larger pumps. Fitting modifications are needed to allow flushing of the force main and air release modifications and a new end junction manhole needed due to H2S degradation. This work was recommended in our October 3, 2025 engineer's report and has been approved by Kenosha Water Utility.

Engineering Services:

Specific Engineering services are described in the Master Engineering Services Agreement between the Village and Engineers dated January 24, 2017. A detailed scope of services for this Project is listed in Attachment A of this Work Order. Manpower requirements and a fee summary are listed in Attachment B.

Compensation:

Compensation for the services will be in accordance with the Master Engineering Services Agreement dated January 24, 2017. The Owner shall pay the Engineer for the services performed or furnished under Attachment A, a lump sum amount of $104,900.

Submitted by: **Baxter & Woodman, Inc.**	Approved by: **Village of Somers, Wisconsin**
By: _____	By: _____
Douglas R. Snyder, P.E.	George Stoner
Title: Vice President	Title: President
Date: October 2, 2026	Date: _____

Additional Comments and Conditions: We will forward a separate work order for construction services and field observation at the time of bidding. If the intended outcome of this project is unsuccessful, the Engineer agrees to refund the Owner the cost of the pump at the 45th Avenue Lift Station ($5,875.00 per pump, see Attachment C for pump information and cost).

500 East Main Street, Suite 101, Waterford, WI 53185 | (815) 459-1260 | baxterwoodman.com

Project Description

Design services for the Pike Creek lift station, force main, and junction manhole improvements.

Replace the two existing 1500 gpm pumps with larger pumps that produce a minimum of two feet per second for the entire length of 14-inch force main. Modifications to the existing process piping are needed in addition to replacement of the motor controls and generator for the larger pumps. Fitting modifications are needed to allow flushing of the force main and air release modifications and a new end junction manhole needed due to H2S degradation. This work was recommended in our October 3, 2025 engineer's report and has been approved by Kenosha Water Utility.

Scope of Services

The following scope of services details the anticipated tasks necessary to successfully complete this Project.

1. PROJECT MANAGEMENT – Plan, schedule, and control the activities that must be performed to achieve the goals and complete the project. These activities include, but are not limited to, budget, schedule, and scope.

2. MEETINGS WITH STAFF – Attend a kick-off meeting with Owner staff to establish clear lines of communication and discuss the detailed needs, objectives, and goals for the Project. The meeting will also be utilized to obtain information, plans, atlases, and other data to be supplied by the Owner and to discuss the project schedule.

3. TOPOGRAPHIC SURVEY – Perform topographic survey at the junction manhole site to develop project drawings. The survey data will facilitate the project design, including identification of all related underground utilities and other structures. State plane coordinates and NGVD 29 will be used for horizontal and vertical controls.

4. UTILITY COORDINATION – Complete a Design Locate with Diggers Hotline. Contact the applicable utility companies to provide notice of the upcoming project. Provide preliminary drawing sheets to utility companies for their reference.

5. SITE VISITS – Conduct site visits by designers to verify existing conditions and review the location of proposed improvements.

6. AGENCY MEETING – Meet with Kenosha County Highway staff to get early feedback on proposed junction manhole locations and construction methods.

7. PLANS, SPECIFICATIONS, AND OPINION OF PROBABLE COST – Prepare construction contract documents consisting of Drawings and a Project Manual showing the general scope, extent, and character of work to be performed by the Contractor selected by the Village.

    - Infrastructure Design – Provide detailed design of lift station, air release vaults, and junction manhole improvements, including the location structures, to avoid conflicts with adjacent utilities, and to comply with Code requirements.

    - Plans - Prepare drawings showing the work to be furnished and performed by the Contractor. Provide detailed drawings showing the lift station improvements junction manhole design. Indicate location of all utilities obtained from utility companies. Create legends, general notes, detail drawings, and designer instructions to contractors, to create a final set of construction drawings.

    - Project Manual – Prepare for review and approval by the Village and its legal counsel the forms of Construction Contract Documents consisting of an Advertisement for Bids, Bidder Instructions, Bid Form, Agreement, Performance Bond Form, Payment Bond Form, General Conditions, and Supplementary Conditions based upon documents prepared by the Engineers Joint Contract Document Committee (EJCDC). Prepare one set of technical specifications for infrastructure improvements in the format of the Construction Specification Institute.

    - Opinion of Probable Cost – Prepare a summary of quantities and an Engineers' Opinion of Probable Cost.

    - Quality Control Review – Perform an in-house quality control review of the plans, specifications, bidding documents, and Engineers' Opinion of Probable Cost for the Project.

8. AGENCY PERMITS – Submit the design documents to the WDNR and the Kenosha County Highway Department. The project has been approved by Kenosha Water Utility.

9. ASSIST BIDDING – Establish a bid date with the Owner, create an Advertisement for Bid and provide to official newspaper for publication. Provide documents for bidding and assist the Owner in solicitation of bids from as many qualified bidders as possible. Attend the bid opening and assist in reviewing and checking of bid package submittals as required. Tabulate bids and make a recommendation to the Owner for Award of Contract.

Hours, Budget & Compensation **ATTACHMENT B**

Village of Somers

Project Number: 2601286.00

Pike Creek Lift Station and Junction Manhole Improvements

Task	Planned Hrs	Compensation Fee	Reimb Allowance	Total Compensation
Overall Project Total	**467.00**	**104,200.00**	**700.00**	**104,900.00**
Preliminary Design	253.00	58,900.00	650.00	59,550.00
Topo Survey	13.00	2,000.00	250.00	2,250.00
Shawn Hastings	10.00			
Joe Molidor	3.00			
Project Management	12.00	3,500.00	0.00	3,500.00
Doug Snyder	12.00			
Meetings with Staff	12.00	3,500.00	200.00	3,700.00
Doug Snyder	12.00			
Site Visits	8.00	1,800.00	200.00	2,000.00
Joe Marchese	8.00			
Preliminary Plans	160.00	39,400.00	0.00	39,400.00
Joe Marchese	100.00			
Doug Snyder	60.00			
CADD for Preliminary Design	40.00	6,900.00	0.00	6,900.00
Ursula Botsch	40.00			
Utility Coordination	4.00	900.00	0.00	900.00
Joe Marchese	4.00			
Engineers Opinion of Probable Cost	4.00	900.00	0.00	900.00
Joe Marchese	4.00			
Final Design	190.00	40,100.00	0.00	40,100.00
Final Plans	124.00	25,800.00	0.00	25,800.00
Ursula Botsch	40.00			
Joe Marchese	80.00			
Doug Snyder	4.00			
Specifications	54.00	11,500.00	0.00	11,500.00
Julie Crayton	10.00			
Joe Marchese	36.00			
Doug Snyder	8.00			
Engineer's Opinion of Probable Cost	4.00	900.00	0.00	900.00
Joe Marchese	4.00			
Peer and Constructability Reviews	8.00	1,900.00	0.00	1,900.00
Brett Biwer	8.00			
Permitting	14.00	3,100.00	0.00	3,100.00
Kenosha County Highway	4.00	900.00	0.00	900.00
Joe Marchese	4.00			
WDNR	10.00	2,200.00	0.00	2,200.00
Joe Marchese	10.00			
Project Bidding	10.00	2,100.00	50.00	2,150.00
Assistance to Bidders	4.00	900.00	0.00	900.00
Joe Marchese	4.00			
Attend Bid Opening	2.00	600.00	50.00	650.00
Doug Snyder	2.00			
Tabulate Bids and Letter of Recommendation	4.00	600.00	0.00	600.00
Julie Crayton	2.00			
Joe Marchese	2.00			

BAXTER & WOODMAN Consulting Engineers

WILLIAM/REID
A DIVISION OF GASVODA & ASSOCIATES

Proposal

Date: April 7, 2026

Quotation valid until: May 7, 2026

Prepared for: Josh Fugate
Village / Town of Somers
7511 12th Street, P.O. Box 197 Somers, WI 5317
Email: JSullivan@somerswi.gov
Office: 262-859-2822 Cell: 262-220-5822 Fax: 262-859-2331

Prepared by: **Brandon Mancilla**

Quotation Number: 040726 BJM

Project Reference: Grundfos Pump

We are pleased to offer the following quotation for your consideration:

Quantity	Description	Unit Price
1	Grundfos SL1.20.A30.40.EX.2.61R.C Non-self-priming, single-stage, centrifugal pump designed for handling wastewater, process water and unscreened raw sewage. The pump is designed for intermittent and continous operations in submerged installation. The revolutionary S-tube® impeller provides free spherical passage of solids up to 1.97 in and is suitable for wastewater with a dry matter content of up to 3 %. A unique stainless-steel clamp assembling system enables quick and easy disassembly of the pump from the motor unit for service and inspection. No special tools are required.	
	Total Price	$5,875.00

TERMS: See attached sheet for detailed terms and conditions.
FREIGHT: F.O.B. Shipping Point, with Freight Prepaid and Added to the Invoice.
START-UP: NO day(s) of start up services are included. Any additional will be billed at our standard rate.
TAXES: ALL applicable taxes must be added. If exempt, please provide an exemption certificate with order.
SUBMITTALS: weeks after receipt of order.
DELIVERY: 2 to 3 weeks after approval and authorization to proceed.
DURATION: After 30 days, we reserve the right to review, amend, or withdrawal this proposal.

Respectfully submitted,
Brandon Mancilla

Orders should be sent to: sales@williamreidltd.com

BAXTER & WOODMAN
Consulting Engineers

October 2, 2026

Wendy Burnette, Clerk
Village of Somers
7711 12th Street
Somers, WI 53171
Delivered via email: wburnette@somerswi.gov

Subject: 12th Street Water Main Water Transfer Station-- Payment Recommendation – R1

Dear Ms. Burnette,

Enclosed is an application for payment and partial lien waiver from Lee Mechanical Inc., Contractor, for work performed on the 12th Street Water Transfer Station Project. The following is our opinion of the amount due and payable to the Contractor:

Contract Price	$ 653,200.00
Work Completed to Date	$ 247,243.00
Less Amount Retained	$ 12,362.00
Subtotal	$ 234,881.00
Less Previous Payments	$0.00
Total Amount Due	$ 234,881.00

We recommend payment to Lee Mechanical Inc. for $234,881.00.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Douglas R. Snyder, P.E.

Encs.
C/encs.: Josh Fugate, Somers Utilities Manager (email)
Kody Azarian, Lee Mechanical Project Manager (email)

P:\SOMEV\2500618-12th Street Water Main Extension\60-Construction\WTS\Payments\1-3\PR 1-3 - R1.docx

Application and Certificate For Payment

To Owner:	Village of Somers PO Box 197 Kenosha, WI 53171	Project:	Somers 12th St. Tran. St. 7511 12th Street Somers, WI 53144	Application No: 3	Date: 08/21/2026
				Period To: 08/21/26	
				Architect's Project No:	
From (Contractor):	Lee Mechanical, Inc. 9909 S. 57th Street Franklin, WI 53132	Contractor Job Number:	26-1092KMA	Contract Date:	
		Via (Architect):			
Phone:	262 657-9490	Contract For:		Inv#56958	

Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner		
Number / Date Approved		
Change orders approved this month		
Totals		
Net change by change orders		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Original contract sum	653,200.00	
Net change by change orders	0.00	
Contract sum to date	653,200.00	
Total completed and stored to date	247,243.00	
Retainage		
0.0% of completed work	0.00	
0.0% of stored material	0.00	
Total retainage	~~0.00~~	12,362.15
Total earned less retainage	~~247,243.00~~	234,881.00
Less previous certificates of payment	131,943.00	
0.000% of taxable amount	0.00	
Current sales tax	0.00	
Current payment due	~~115,300.00~~	234,881.00
Balance to finish, including retainage	405,957.00	

Contractor:
By: Heather Ladwig Date: 8/21/26
State of: Wisconsin County of: Milwaukee
Subscribed and sworn to before me this 21st day of August, 2026 (year). Notary public: Kari Krueger
My commission expires 7/27/29

KARI KRUEGER NOTARY PUBLIC STATE OF WISCONSIN

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: $ 234,881.00 (Pay Requests 1-3)

Architect:
By: Date: 10-02-26

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application and Certificate For Payment -- page 2

To Owner: Village of Somers
From (Contractor): Lee Mechanical, Inc.
Project: Somers 12th St. Tran. St.

Application No: 3 Date: 08/21/26 Period To: 08/21/26
Contractor's Job Number: 26-1092KMA
Architect's Project No:

Item Number	Description	Scheduled Value	Work Completed: Previous Application	Work Completed: This Period	Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
101	Bond	6,200.00	6,200.00	0.00	0.00	6,200.00	100.00	0.00	0.00	
102	Submittals	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00	0.00	0.00	
103	Delivery	8,350.00	8,350.00	0.00	0.00	8,350.00	100.00	0.00	0.00	
104	Mobilization	23,143.00	23,143.00	0.00	0.00	23,143.00	100.00	0.00	0.00	
105	Site Work	52,800.00	48,000.00	0.00	0.00	48,000.00	90.91	4,800.00	0.00	
106	Construction of New Building	165,000.00	41,250.00	99,850.00	0.00	141,100.00	85.52	23,900.00	0.00	
107	Process Piping/Pump/Tank	125,000.00	0.00	0.00	0.00	0.00	0.00	125,000.00	0.00	
108	HVAC	34,100.00	0.00	5,115.00	0.00	5,115.00	15.00	28,985.00	0.00	
109	Electrical	68,904.00	0.00	10,335.00	0.00	10,335.00	15.00	58,569.00	0.00	
110	Paint	16,024.00	0.00	0.00	0.00	0.00	0.00	16,024.00	0.00	
111	Landscape	8,679.00	0.00	0.00	0.00	0.00	0.00	8,679.00	0.00	
112	Allowance	140,000.00	0.00	0.00	0.00	0.00	0.00	140,000.00	0.00	
	Application Total	653,200.00	131,943.00	115,300.00	0.00	247,243.00	37.85	405,957.00	0.00	

Affidavit of Subcontractor Payment and Diversity & Inclusion Tracking
Monthly Utilization Report

PRIME CONTRACTOR/CONSULTANT: Lee Mechanical, Inc.

REPORT FOR MONTH OF: August

Do you hold a Diversity Certification?_____If so, what type?

ADDRESS: 9909 S. 57th St

APPLICATION NO. 3

CITY: Franklin **COUNTY:** Milwaukee **STATE:** WI **ZIP:** 53132

CONTRACT START DATE:

CONTACT NAME: Kari Krueger **TELEPHONE:**

COMPLETION DATE:

Email: ar@selectlee.com

TOTAL DIVERSITY & INCLUSION PAYMENTS REQUESTED FOR CURRENT MONTH: $

PRIME'S TOTAL CONTRACT VALUE (including Change Orders): $653,200

TOTAL DIVERISTY & INCLUSION PAYMENTS REQUESTED TO DATE: $
(Including Current Months D&I Billing)

List ALL Firms utilized in connection with the above Project, either as a Subconsultant, Subcontractor or Supplier in the last month.

Firm Name	Subcontractor Certification					Work/Services Provided or Materials Supplied	Planned Spend	Amount Paid on Current Payment Application	Total Previously Paid	Total Amount Paid-to-Date
	No D&I Certification	DBE	SBE	SDB	Other					
Camosy Inc.							$ 155,000.00	$ 0.00	$ 0.00	$ 0.00
Doral Corp							$ 62,640.00	$ 0.00	$ 0.00	$ 0.00
Wanasek Corp							$ 46,750.00	$ 0.00	$ 0.00	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
TOTALS							$ 264,390.00	$ 0.00	$ 0.00	$ 0.00

Total Planned Spend #DIV/0! Total Percent Spend to Date #DIV/0!

Report Prepared by: Kari Krueger (Name) Accounts Receivable (Title) **Date:** 8/21/2026

Conditional Waiver of Lien to Date

State of Wisconsin } SS
County of Milwaukee } SS

Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **Village of Somers**
to furnish **Wastewater**
for the premises known as **Somers 12th St. Tran St.**
of which **Village of Somers** is the owner.
THE undersigned, for and in consideration of **One hundred fifteen thousand three hundred and 00/100**
$115,300.00 Dollars, and other good and valuable consideration, upon receipt of payment, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Wisconsin, relating to mechanics' liens, with respect to and on said above-described premises and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery, heretofore furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

Date 8/21/2026 Company Name Lee Mechanical , Inc.
Address: 9909 S. 57th St. Franklin, WI 53132

Signature & Title Heather Ladwig Controller
* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

State of Wisconsin } SS
County of Milwaukee } SS
TO WHOM IT MAY CONCERN:
The undersigned, (Name) **Heather Ladwig** being duly sworn
deposes and says that he or she is (Position) **Controller** of (Company Name)
Lee Mechanical, Inc.
who is the contractor furnishing: **Wastewater** work on the
building located at **12th Street Water Transfer Station**
owned by **Village of Somers**
That the total amount of the contract including extras* is **$653,200.00** on which he or she has received payment of **$131,943.00** prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Names and Address	What for	Contract Price Including Extras*	Amount Paid	This Payment	Balance Due
Lee Mechanical, Inc	Wastewater	$653,200.00	$131,943.00	$115,300.00	$405,957.00
Total Labor and Material Including Extras* to Complete		$653,200.00	$131,943.00	$115,300.00	$405,957.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for materials, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this **21st** day of **August** 2026

Signature: X Heather Ladwig Heather Ladwig, Controller

Subscribed and sworn before me this **21st** day of **August** 2026

Signature: Kari Krueger

KARI KRUEGER NOTARY PUBLIC STATE OF WISCONSIN

*Extras include but are not limited to change orders, both oral and written, to the contract. Expires: 07/27/2029

Application and Certificate For Payment

To Owner:	Village of Somers PO Box 197 Kenosha, WI 53171	Project:	Somers 12th St. Tran. St. 7511 12th Street Somers, WI 53144	Application No: 2	Date: 07/17/2026
				Period To: 07/17/26	
				Architect's Project No:	
From (Contractor):	Lee Mechanical, Inc. 9909 S. 57th Street Franklin, WI 53132	Contractor Job Number:	26-1092KMA	Contract Date:	
		Via (Architect):			
Phone:	262 657-9490	Contract For:			

Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner		
Number / Date Approved		
Change orders approved this month		
Totals		
Net change by change orders		

Original contract sum	653,200.00
Net change by change orders	0.00
Contract sum to date	653,200.00
Total completed and stored to date	131,943.00
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	131,943.00
Less previous certificates of payment	11,200.00
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	**120,743.00**
Balance to finish, including retainage	521,257.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:

By: _____ Date: _____

State of: _____ County of: _____

Subscribed and sworn to before me this _____ day of _____,

_____ (year). Notary public: _____

My commission expires _____.

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: $ _____

Architect:

By: _____ Date: _____

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application and Certificate For Payment -- page 2

To Owner: Village of Somers
From (Contractor): Lee Mechanical, Inc.
Project: Somers 12th St. Tran. St.

Application No: 2 Date: 07/17/26 Period To: 07/17/26
Contractor's Job Number: 26-1092KMA
Architect's Project No:

Item Number	Description	Scheduled Value	Work Completed: Previous Application	Work Completed: This Period	Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
101	Bond	6,200.00	6,200.00	0.00	0.00	6,200.00	100.00	0.00	0.00	
102	Submittals	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00	0.00	0.00	
103	Delivery	8,350.00	0.00	8,350.00	0.00	8,350.00	100.00	0.00	0.00	
104	Mobilization	23,143.00	0.00	23,143.00	0.00	23,143.00	100.00	0.00	0.00	
105	Site Work	52,800.00	0.00	48,000.00	0.00	48,000.00	90.91	4,800.00	0.00	
106	Construction of New Building	165,000.00	0.00	41,250.00	0.00	41,250.00	25.00	123,750.00	0.00	
107	Process Piping/Pump/Tank	125,000.00	0.00	0.00	0.00	0.00	0.00	125,000.00	0.00	
108	HVAC	34,100.00	0.00	0.00	0.00	0.00	0.00	34,100.00	0.00	
109	Electrical	68,904.00	0.00	0.00	0.00	0.00	0.00	68,904.00	0.00	
110	Paint	16,024.00	0.00	0.00	0.00	0.00	0.00	16,024.00	0.00	
111	Landscape	8,679.00	0.00	0.00	0.00	0.00	0.00	8,679.00	0.00	
112	Allowance	140,000.00	0.00	0.00	0.00	0.00	0.00	140,000.00	0.00	
	Application Total	653,200.00	11,200.00	120,743.00	0.00	131,943.00	20.20	521,257.00	0.00	

Affidavit of Subcontractor Payment and Diversity & Inclusion Tracking
Monthly Utilization Report

PRIME CONTRACTOR/CONSULTANT: Lee Mechanical, Inc.

REPORT FOR MONTH OF: July

Do you hold a Diversity Certification?_____If so, what type? _____

ADDRESS: 9909 S. 57th St

APPLICATION NO. 2

CITY: Franklin **COUNTY:** Milwaukee **STATE:** W **ZIP:** 53132

CONTRACT START DATE: _____

CONTACT NAME: Kari Krueger **TELEPHONE:** _____

COMPLETION DATE: _____

Email: ar@selectlee.com

TOTAL DIVERSITY & INCLUSION PAYMENTS REQUESTED FOR CURRENT MONTH: $ _____

PRIME'S TOTAL CONTRACT VALUE (including Change Orders): $653,200

TOTAL DIVERISTY & INCLUSION PAYMENTS REQUESTED TO DATE: $ _____
(Including Current Months D&I Billing)

List ALL Firms utilized in connection with the above Project, either as a Subconsultant, Subcontractor or Supplier in the last month.

Firm Name	Subcontractor Certification					Work/Services Provided or Materials Supplied	Planned Spend	Amount Paid on Current Payment Application	Total Previously Paid	Total Amount Paid-to-Date
	No D&I Certification	DBE	SBE	SDB	Other					
Camosy Inc.							$ 155,000.00	$ 0.00	$ 0.00	$ 0.00
Doral Corp							$ 62,640.00	$ 0.00	$ 0.00	$ 0.00
Wanasek Corp							$ 46,750.00	$ 0.00	$ 0.00	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
							$	$	$	$ 0.00
TOTALS							$ 264,390.00	$ 0.00	$ 0.00	$ 0.00

Total Planned Spend #DIV/0! Total Percent Spend to Date #DIV/0!

Report Prepared by: Kari Krueger (Name) Accounts Receivable (Title) **Date:** 7/17/2026

Conditional Waiver of Lien to Date

State of Wisconsin } SS
County of Milwaukee } SS

Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **Village of Somers**
to furnish **Wastewater**
for the premises known as **Somers 12th St. Tran St.**
of which **Village of Somers** is the owner.
THE undersigned, for and in consideration of **One hundred twenty thousand and seven hundred forty-three and 00/100**
$120,743.00 Dollars, and other good and valuable consideration, upon receipt of payment, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Wisconsin, relating to mechanics' liens, with respect to and on said above-described premises and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery, heretofore furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

Date 7/17/2026 Company Name Lee Mechanical , Inc.
Address: 9909 S. 57th St. Franklin, WI 53132

Signature & Title Heather Ladwig Controller
* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

State of Wisconsin } SS
County of Milwaukee } SS
TO WHOM IT MAY CONCERN:
The undersigned, (Name) **Heather Ladwig** being duly sworn
deposes and says that he or she is (Position) **Controller** of (Company Name)
Lee Mechanical, Inc.
who is the contractor furnishing: **Wastewater** work on the
building located at **12th Street Water Transfer Station**
owned by **Village of Somers**
That the total amount of the contract including extras* is **$653,200.00** on which he or she has received payment of **$11,200.00** prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Names and Address	What for	Contract Price Including Extras*	Amount Paid	This Payment	Balance Due
Lee Mechanical, Inc	Wastewater	$653,200.00	$11,200.00	$120,743.00	$521,257.00
Total Labor and Material Including Extras* to Complete		$653,200.00	$11,200.00	$120,743.00	$521,257.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for materials, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this **17th** day of **July** 2026

Signature: X Heather Ladwig Heather Ladwig, Controller

Subscribed and sworn before me this **17th** day of **July** 2026

Signature: Kari Krueger

*Extras include but are not limited to change orders, both oral and written, to the contract. Expires: 07/27/2029

Application and Certificate For Payment

To Owner:	Village of Somers PO Box 197 Kenosha, WI 53171	Project:	Somers 12th St. Tran. St. 7511 12th Street Somers, WI 53144	Application No: 1	Date: 06/15/2026
				Period To: 06/15/26	
				Architect's Project No:	
From (Contractor):	Lee Mechanical, Inc. 9909 S. 57th Street Franklin, WI 53132	Contractor Job Number:	26-1092KMA	Contract Date:	
		Via (Architect):			
Phone:	262 657-9490	Contract For:		Inv#53975	

Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner		
Number / Date Approved		
Change orders approved this month		
Totals		
Net change by change orders		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Original contract sum	653,200.00
Net change by change orders	0.00
Contract sum to date	653,200.00
Total completed and stored to date	11,200.00
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	11,200.00
Less previous certificates of payment	0.00
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	**11,200.00**
Balance to finish, including retainage	642,000.00

Contractor:

By: Heather Ladwig Date: 6/15/26

State of: Wisconsin County of: Milwaukee

Subscribed and sworn to before me this 15th day of June, 2026 (year). Notary public: Kari Krueger

My commission expires 7/27/29.

KARI KRUEGER NOTARY PUBLIC STATE OF WISCONSIN

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: $ _____

Architect:

By: _____ Date: _____

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Application and Certificate For Payment -- page 2

To Owner: Village of Somers
From (Contractor): Lee Mechanical, Inc.
Project: Somers 12th St. Tran. St.

Application No: 1 Date: 06/15/26 Period To: 06/15/26
Contractor's Job Number: 26-1092KMA
Architect's Project No:

Item Number	Description	Scheduled Value	Work Completed: Previous Application	Work Completed: This Period	Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
101	Bond	6,200.00	0.00	6,200.00	0.00	6,200.00	100.00	0.00	0.00	
102	Submittals	5,000.00	0.00	5,000.00	0.00	5,000.00	100.00	0.00	0.00	
103	Delivery	8,350.00	0.00	0.00	0.00	0.00	0.00	8,350.00	0.00	
104	Mobilization	23,143.00	0.00	0.00	0.00	0.00	0.00	23,143.00	0.00	
105	Site Work	52,800.00	0.00	0.00	0.00	0.00	0.00	52,800.00	0.00	
106	Construction of New Building	165,000.00	0.00	0.00	0.00	0.00	0.00	165,000.00	0.00	
107	Process Piping/Pump/Tank	125,000.00	0.00	0.00	0.00	0.00	0.00	125,000.00	0.00	
108	HVAC	34,100.00	0.00	0.00	0.00	0.00	0.00	34,100.00	0.00	
109	Electrical	68,904.00	0.00	0.00	0.00	0.00	0.00	68,904.00	0.00	
110	Paint	16,024.00	0.00	0.00	0.00	0.00	0.00	16,024.00	0.00	
111	Landscape	8,679.00	0.00	0.00	0.00	0.00	0.00	8,679.00	0.00	
112	Allowance	140,000.00	0.00	0.00	0.00	0.00	0.00	140,000.00	0.00	
	Application Total	653,200.00	0.00	11,200.00	0.00	11,200.00	1.71	642,000.00	0.00	

Conditional Waiver of Lien to Date

State of Wisconsin } SS
County of Milwaukee } SS

Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **Village of Somers**
to furnish **Wastewater**
for the premises known as **Somers 12th St. Tran St.**
of which **Village of Somers** is the owner.
THE undersigned, for and in consideration of **Eleven thousand two hundred and 00/100**
$11,200.00 Dollars, and other good and valuable consideration, upon receipt of payment, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Wisconsin, relating to mechanics' liens, with respect to and on said above-described premises and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery, heretofore furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

Date 6/15/2026 Company Name Lee Mechanical , Inc.
Address: 9909 S. 57th St. Franklin, WI 53132

Signature & Title Heather Ladwig Controller
* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

State of Wisconsin } SS
County of Milwaukee } SS
TO WHOM IT MAY CONCERN:
The undersigned, (Name) **Heather Ladwig** being duly sworn
deposes and says that he or she is (Position) **Controller** of (Company Name)
Lee Mechanical, Inc.
who is the contractor furnishing: **Wastewater** work on the
building located at **12th Street Water Transfer Station**
owned by **Village of Somers**
That the total amount of the contract including extras* is **$653,200.00** on which he or she has received payment of **$0.00** prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Names and Address	What for	Contract Price Including Extras*	Amount Paid	This Payment	Balance Due
Lee Mechanical, Inc	Wastewater	$653,200.00	$0.00	$11,200.00	$642,000.00
Total Labor and Material Including Extras* to Complete		$653,200.00	$0.00	$11,200.00	$642,000.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for materials, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this **15th** day of **June** 2026

Signature: X Heather Ladwig Heather Ladwig, Controller

Subscribed and sworn before me this **15th** day of **June** 2026

Signature: Kari Krueger

*Extras include but are not limited to change orders, both oral and written, to the contract. Expires: 07/27/2029

KARI KRUEGER NOTARY PUBLIC STATE OF WISCONSIN

00 63 63

CHANGE ORDER #3

PROJECT: 12th Street Water Main

DATE OF ISSUANCE: September 22, 2026

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
500 E. Main St., Suite 101
Waterford WI, 53185

CONTRACTOR: PTS Contractors, Inc.
4075 Eaton Road
Green Bay, WI 54311

ENGINEER's Project No. 2500618.00

You are directed to make the following changes in the Contract Documents:

Description: Lower the water main casing under the railroad to avoid a fiber optic cable, hydrant extensions related to Change Order #1, and replace storm inlet head.

Purpose of Change Order: An 8-inch fiber optic cable conflicting with the water main casing was uncovered by hydrovac excavation after the bore pit had been excavated; the bore pit was lowered approximately 1-foot and 20-feet of water main was re-laid to match the elevation; hydrant extensions were necessary as a result of lowering the water main associated with Change Order #1; storm sewer curb inlet head was replaced due to construction.

Attachments: Contractor's letters explaining extra work performed. Contractor's letter detailing additional hydrant extension costs.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$2,672,655.00	Original Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Previous Change Orders: No. 0 to No. 2	$52,372.31	Change from previous Change Orders: None
Current Contract Price:	$2,725,037.31	Current Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Net increase of this Change Order:	$17,084.69	Net Increase of this Change Order: None
Contract Price with this Change Order:	$2,742,122.00	Contract Time with this Change Order: Substantial Completion: August 31, 2026 Completion: December 31, 2026

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	PTS CONTRACTORS, INC.
By Brett D. Biwer	By	By
Brett D. Biwer, P.E. Project Manager	George Stoner Village President	Steve Horn President

CHANGE ORDER FORM
00 63 63-1

PTS Contractors, Inc.
4075 Eaton Road, Green Bay, WI. 54311
Phone: 920-468-5217
Fax: 920-468-4087

July 28, 2026

Change Order #3 – Completed Additional Work

This letter documents the additional work completed by PTS Contractors, Inc. as a result of the unexpected fiber-optic cable conflict at the bore location.

After the bore pit had been excavated and the stone base installed, the hydrovac truck uncovered an 8-inch fiber-optic cable within the planned bore path. PTS lowered the bore pit so the bore could pass beneath the fiber-optic cable. The resulting change in bore elevation also required PTS to dig back approximately 20 feet, remove and relocate the valve, and relay the affected portion of water main.

The completed additional work consists of the following:

June 18, 2026 – Lower Bore Pit to Miss Fiber-Optic Cable: $4,414.93

June 23, 2026 – Dig Back and Relay Water Main Due to Bore Elevation Change: $4,151.32

The total Contract Price increase for this completed additional work is $8,566.25. The attached time-and-material sheets provide the supporting cost detail.

Please prepare Change Order No. 3 in the amount of $8,566.25 for the completed work described above.

Thank you,

Casey Ashman

PTS Contractors, Inc.

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Date:	6/18/2026		
Subject:	Lower Bore Pit to Miss Fiber Optic Cable	PTS Job #	26-866
Project:	Somers - 12th St. Watermain	**Type:**	**T&M**

Description:

06/18/2026 (Thursday) after the bore pit has been dug and the stone base had been installed, the hydrovac truck uncovered an 8" fiber optic cable in the path of the planned bore location. PTS crew dug out the bottom of the pit to lower the bore beneath the cable and installed a new base for the boring machine.

SUMMARY

					Total
A	Materials			$	1,918.20
B	Labor			$	1,151.17
C	Equipment			$	1,345.56
D	Subcontractors			$	-
	General Conditions/Management				
	Subtotal			$	4,414.93
	Overhead and Profit (Subcontractors)	%	5	$	-
	Subotal			$	4,414.93
	Bond and Insurance (if paid under bonded contract)	%	0	$	0.00
	Grand Total			$	4,414.93

PTS CONTRACTORS INC.

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

	Item Description	Type	Qty	Unit Price	Total
A	MATERIALS				
					$ -
	Dump Fees	Loads	2.13	$ 80.00	$ 170.40
	Granular Backfill	TON	42.65	$ 17.55	$ 748.51
	3/8" Chips	TON	42.65	$ 23.43	$ 999.29
					$ -
					$ -
					$ -
					$ -
					$ -
	Total Materials				$ 1,918.20
B	LABOR				
	Foreman Operator	HR	2.00	$ 108.97	$ 217.94
	Operator #1	HR	2.00	$ 101.58	$ 203.16
	Operator #2	HR	2.00	$ 101.58	$ 203.16
	Pipelayer	HR	2.00	$ 95.67	$ 191.34
	Topman/Laborer	HR	2.00	$ 92.71	$ 185.42
	Superintendent - Coordination (not charged)	HR	0.00	$ -	$ -
	Subotal				$ 1,001.02
	Overhead and Profit - Labor	%	15%		$ 150.15
	Total Labor				$ 1,151.17
C	Equipment				
	Volvo 355 Excavator (Digging Machine)	HR	2.00	$ 199.71	$ 399.42
	John Deere 245 Excavator w/Compactor	HR	2.00	$ 208.89	$ 417.78
	JD 624K Wheel Loader	HR	2.00	$ 115.31	$ 230.62
	Skid Steer	HR		$ -	$ -
	Job Van w/ Tools & Supplies	HR		$ -	$ -
	Pickup Truck	HR	0.00	$ -	$ -
	Quad-Axle Dump Truck #1	HR	2.00	$ 148.87	$ 297.74
		HR		$ -	$ -
		HR		$ -	$ -
		HR			$ -
		HR			$ -
		HR			$ -
	Total Equipment				$ 1,345.56
D	Subcontractors				
					$ -
					$ -
	Total Subcontractors				$ -

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Date:	6/23/2026		
Subject:	Dig Back to Relay WM due to bore elev. Change	PTS Job #	26-866
Project:	Somers - 12th St. Watermain	**Type:**	**T&M**

Description:

06/23/2026 (Tuesday) PTS crew had to dig back about 20 feet and relay the watermain due to the change in bore elevation that went around fiber cable. Crew had to take valve off and move back to the west.

SUMMARY

					Total
A	Materials			$	1,014.25
B	Labor			$	1,438.97
C	Equipment			$	1,698.10
D	Subcontractors			$	-
	General Conditions/Management				
	Subtotal			$	4,151.32
	Overhead and Profit (Subcontractors)	%	5	$	-
	Subotal			$	4,151.32
	Bond and Insurance (if paid under bonded contract)	%	0	$	-
	Grand Total			$	4,151.32

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

	Item Description	Type	Qty	Unit Price	Total
A	MATERIALS				
					$ -
	Dump Fees	Loads	2.00	$ 80.00	$ 160.00
	Granular Backfill	TON	42.00	$ 17.55	$ 737.10
	3/8" Chips	TON	5.00	$ 23.43	$ 117.15
					$ -
					$ -
					$ -
					$ -
					$ -
	Total Materials				$ 1,014.25
B	LABOR				
	Foreman Operator	HR	2.50	$ 108.97	$ 272.43
	Operator #1	HR	2.50	$ 101.58	$ 253.95
	Operator #2	HR	2.50	$ 101.58	$ 253.95
	Pipelayer	HR	2.50	$ 95.67	$ 239.18
	Topman/Laborer	HR	2.50	$ 92.71	$ 231.78
	Superintendent - Coordination (not charged)	HR	0.00	$ -	$ -
	Subotal				$ 1,251.28
	Overhead and Profit - Labor	%	15%		$ 187.69
	Total Labor				$ 1,438.97
C	Equipment				
	~~Volvo 355 Excavator (Digging Machine)~~	~~HR~~	~~0.00~~	~~$ 199.71~~	$ -
	John Deere 245 Excavator w/Compactor	HR	2.50	$ 208.89	$ 522.23
	JD 624K Wheel Loader	HR	2.50	$ 115.31	$ 288.28
	Skid Steer	HR	2.50	$ 97.64	$ 244.10
	Job Van w/ Tools & Supplies	HR	2.50	$ 70.07	$ 175.18
	Pickup Truck	HR	2.50	$ 38.46	$ 96.15
	Quad-Axle Dump Truck #1	HR	2.50	$ 148.87	$ 372.18
		HR		$ -	$ -
		HR		$ -	$ -
		HR			$ -
		HR			$ -
		HR			$ -
	Total Equipment				$ 1,698.10
D	Subcontractors				
					$ -
					$ -
	Total Subcontractors				$ -

From: steve horn
To: casey ashman
Subject: FW: Change Order Request per Plan Changes
Date: Tuesday, April 21, 2026 10:26:03 AM

Regards,

Steve C. Horn
President
O: 920-468-5217
C: 920-371-2975
F: 920-468-4087

From: steve horn
Sent: Tuesday, March 31, 2026 7:36 AM
To: shawn kilgore <skilgore@PTSCONTRACTORS.NET>
Subject: Change Order Request per Plan Changes

PAGES

13-22	EXTRA DUMP FEES	CY		CY/LOAD	LOADS	COST	TOTAL	
	492.68	1.5	739.02	15	49.268	$80.00	$3,941.44	
	EXTRA EXCAVATION DUE TO EXTRA DEPTH			CY LOST PRODUCTION			$23,584	
	EXTRA GRAN BACKFILL			TONS 644.12		$22.00	$14,170.64	
10	EXTRA DIR DRILL			120	$238.50		$28,620.00	From Bid Form Item A-05 ($134.00) ($16,080.00)
16	ADJUST MANHOLE			1	$2,000.00		$ 1,200.00	
21	ADAPTORS AND FUSING HDPE PIPE DUE TO MATERIAL CHANGE			1	1,728.00		$ 1,728.00	
	EXTRA RESTORATION							
25	37	SY	$ 10.00				$ 370.00	
26	25	SY	$ 10.00				$ 250.00	
						TOTAL	$73,864.08	
							(16,080.00)	credit for open cut
				Total proposed change order			$57,784.08	

Note: IF NEEDED

HYDRANT EXTENSIONS 6" OR BENDS	1 $1,250.00	$1,250.00	1 @ $1,250 = $1,250
HYDRANT EXTENSIONS 12" OR BENDS	1 $1,425.00	$1,425.00	1 @ $1,425 = $1,425
HYDRANT EXTENSIONS 18" OR BENDS	1 $1,550.00	$ 1,550.00	1 @ $1,550 = $1,550

cont. on next page

HYDRANT EXTENSIONS 24" OR BENDS	1	$1,700.00	$ 1,700.00	2 @ $1,700 = $3,400

TOTAL = $7,625

Regards,

Steve C. Horn
President
O: 920-468-5217
C: 920-371-2975
F: 920-468-4087

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Date:	8/31/2026		
Subject:	Replace Damaged Curb Head	PTS Job #	26-866
Project:	Somers - 12th St. Watermain	**Type:**	**T&M**

Description:

The County requested PTS replace an existing, damaged curb head on County Road E that had been previously welded in place. PTS picked up this part and installed it.

SUMMARY

					Total
A	Materials			$	295.00
B	Labor			$	465.75
C	Equipment			$	132.69
D	Subcontractors			$	-
	General Conditions/Management				
	Subtotal			$	893.44
	Overhead and Profit (Subcontractors)	%	0	$	-
	Subotal			$	893.44
	Bond and Insurance (if paid under bonded contract)	%	0	$	-
	Grand Total			$	893.44

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

	Item Description	Type	Qty	Unit Price	Total
A	MATERIALS				
					$ -
	N3228-005 Curb Box	EA	1.00	$ 295.00	$ 295.00
					$ -
					$ -
					$ -
					$ -
	Total Materials				$ 295.00
B	LABOR				
					$ -
					$ -
					$ -
					$ -
					$ -
	Superintendent	HR	3.00	$ 135.00	$ 405.00
	Subotal				$ 405.00
	Overhead and Profit - Labor	%	15%		$ 60.75
	Total Labor				$ 465.75
C	Equipment				
	Pickup Truck	HR	3.00	$ 44.23	$ 132.69
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
	Total Equipment				$ 132.69
D	Subcontractors				
					$ -
					$ -
	Total Subcontractors				$ -

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

Date:	8/31/2026		
Subject:	Replace Damaged Curb Head	PTS Job #	26-866
Project:	Somers - 12th St. Watermain	**Type:**	**T&M**

Description:

The County requested PTS replace an existing, damaged curb head on County Road E that had been previously welded in place. PTS picked up this part and installed it.

SUMMARY

					Total
A	Materials			$	295.00
B	Labor			$	465.75
C	Equipment			$	132.69
D	Subcontractors			$	-
	General Conditions/Management				
	Subtotal			$	893.44
	Overhead and Profit (Subcontractors)	%	0	$	-
	Subotal			$	893.44
	Bond and Insurance (if paid under bonded contract)	%	0	$	-
	Grand Total			$	893.44

4075 EATON ROAD
GREEN BAY, WI 54311-9340
(920) 468-5217 OFFICE (920) 468-4087 FAX

	Item Description	Type	Qty	Unit Price	Total
A	MATERIALS				
					$ -
	N3228-005 Curb Box	EA	1.00	$ 295.00	$ 295.00
					$ -
					$ -
					$ -
					$ -
	Total Materials				$ 295.00
B	LABOR				
					$ -
					$ -
					$ -
					$ -
					$ -
	Superintendent	HR	3.00	$ 135.00	$ 405.00
	Subotal				$ 405.00
	Overhead and Profit - Labor	%	15%		$ 60.75
	Total Labor				$ 465.75
C	Equipment				
	Pickup Truck	HR	3.00	$ 44.23	$ 132.69
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
	Total Equipment				$ 132.69
D	Subcontractors				
					$ -
					$ -
	Total Subcontractors				$ -

00 63 63

CHANGE ORDER #4

PROJECT: 12th Street Water Main

DATE OF ISSUANCE: September 22, 2026

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
500 E. Main St., Suite 101
Waterford WI, 53185

CONTRACTOR: PTS Contractors, Inc.
4075 Eaton Road
Green Bay, WI 54311

ENGINEER's Project No. 2500618.00

You are directed to make the following changes in the Contract Documents:

Description: Final change order items and project-closeout.

Purpose of Change Order: Quantify completed work to zero out contract.

Attachments: List of final quantities and cost.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$2,672,665.00	Original Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Previous Change Orders: No. 1 to No. 3	$69,457.00	Change from previous Change Orders: None
Current Contract Price:	$2,742,122.00	Current Contract Time: Substantial Completion: August 31, 2026 Completion: December 31, 2026
Net increase of this Change Order:	$103,903.20	Net Increase of this Change Order: None
Contract Price with this Change Order:	$2,846,025.20	Contract Time with this Change Order: Substantial Completion: August 31, 2026 Completion: December 31, 2026

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	PTS CONTRACTORS, INC.
By Brett D. Biwer	By	By
Brett D. Biwer, P.E. Project Manager	George Stoner Village President	Steve Horn President

FINAL QUANTITIES
12th STREET WATER MAIN
VILLAGE OF SOMERS

No.	Item	Bid Quantity	Unit	PTS Contractors, Inc. Bid Unit Price	PTS Contractors, Inc. Bid Total	Completed Total Final Quantity	Completed Total Total	Bid to Final Difference
	PART A -100TH AVENUE TO SHORELAND HS							
1	Mobilization	1	LS	$ 57,000.00	$ 57,000.00	1.0	$ 57,000.00	$ -
2	Clearing And Grubbing	1	LS	$ 9,000.00	$ 9,000.00	1.0	$ 9,000.00	$ -
3	Construction Layout & Staking	1	LS	$ 11,000.00	$ 11,000.00	1.0	$ 11,000.00	$ -
4	Water Main, 8-Inch (Open Cut)	40	LF	$ 280.00	$ 11,200.00	92.0	$ 25,760.00	$ 14,560.00
5	Water Main, 12-Inch (Open Cut)	2,727	LF	$ 134.00	$ 365,418.00	2589.0	$ 346,926.00	$ (18,492.00)
6	Water Main, 16-Inch (Open Cut)	15	LF	$ 560.00	$ 8,400.00	22.0	$ 12,320.00	$ 3,920.00
7	Water Main, 8-Inch (Directionally Drilled)	172	LF	$ 207.00	$ 35,604.00	180.0	$ 37,260.00	$ 1,656.00
8	Water Main, 12-Inch (Directionally Drilled)	700	LF	$ 153.00	$ 107,100.00	700.0	$ 107,100.00	$ -
9	Water Main, 16-Inch (Directionally Drilled)	96	LF	$ 1,220.00	$ 117,120.00	96.0	$ 117,120.00	$ -
10	Fire Hydrant Assembly	8	EACH	$ 8,540.00	$ 68,320.00	10.0	$ 85,400.00	$ 17,080.00
11	Gate Valve And Box, 8-Inch	3	EACH	$ 2,500.00	$ 7,500.00	3.0	$ 7,500.00	$ -
12	Gate Valve And Box, 12-Inch	6	EACH	$ 4,500.00	$ 27,000.00	6.0	$ 27,000.00	$ -
13	Butterfly Valve And Box, 16-Inch	1	EACH	$ 5,435.00	$ 5,435.00	1.0	$ 5,435.00	$ -
14	Connection to Water Main (Non-Pressure), 16-Inch	1	EACH	$ 4,285.00	$ 4,285.00	1.0	$ 4,285.00	$ -
15	Water Service Connection	28	EACH	$ 1,100.00	$ 30,800.00	26.0	$ 28,600.00	$ (2,200.00)
16	Water Service Pipe - Short Side, 1.5-Inch	72	LF	$ 256.00	$ 18,432.00	92.5	$ 23,680.00	$ 5,248.00
17	Water Service Pipe - Long Side, 1.5-Inch	1,748	LF	$ 43.00	$ 75,164.00	1551.0	$ 66,693.00	$ (8,471.00)
18	Culvert Replacement, 15-Inch CMP	214	LF	$ 75.00	$ 16,050.00	213.0	$ 15,975.00	$ (75.00)
19	Culvert Replacement, 18-Inch CMP	40	LF	$ 83.00	$ 3,320.00	40.0	$ 3,320.00	$ -
20	Replace Curb & Gutter	40	LF	$ 64.00	$ 2,560.00	0.0	$ -	$ (2,560.00)
21	Lawn Restoration	1	LS	$ 49,000.00	$ 49,000.00	1.0	$ 49,000.00	$ -
22	Erosion And Sedimentation Control	1	LS	$ 5,000.00	$ 5,000.00	1.0	$ 5,000.00	$ -
23	Traffic Control And Protection	1	LS	$ 8,500.00	$ 8,500.00	1.0	$ 8,500.00	$ -
	PART A TOTAL				**$ 1,043,208.00**		**$ 1,053,874.00**	**$ 10,666.00**
	PART B - SHORELAND HS TO POST OFFICE							
1	Mobilization	1	LS	$ 40,785.00	$ 40,785.00	1.0	$ 40,785.00	$ -
2	Construction Layout & Staking	1	LS	$ 12,000.00	$ 12,000.00	1.0	$ 12,000.00	$ -
3	Water Main, 6-Inch (Open Cut)	120	LF	$ 131.00	$ 15,720.00	120.0	$ 15,720.00	$ -
4	Water Main, 8-Inch (Open Cut)	144	LF	$ 171.00	$ 24,624.00	162.0	$ 27,702.00	$ 3,078.00
5	Water Main, 12-Inch (Open Cut)	4,180	LF	$ 161.00	$ 672,980.00	4167.5	$ 670,967.50	$ (2,012.50)
6	Water Main, 20-Inch (Open Cut)	10	LF	$ 1,060.00	$ 10,600.00	14.5	$ 15,370.00	$ 4,770.00
7	Water Main, 8-Inch (Directionally Drilled)	64	LF	$ 270.00	$ 17,280.00	50.0	$ 13,500.00	$ (3,780.00)
8	Water Main, 12-Inch (Jack & Bore)	140	LF	$ 665.00	$ 93,100.00	146.0	$ 97,090.00	$ 3,990.00
9	Fire Hydrant Assembly	12	EACH	$ 9,635.00	$ 115,620.00	13.0	$ 125,255.00	$ 9,635.00
10	Gate Valve And Box, 8-Inch	3	EACH	$ 2,500.00	$ 7,500.00	3.0	$ 7,500.00	$ -
11	Gate Valve And Box, 12-Inch	8	EACH	$ 4,500.00	$ 36,000.00	8.0	$ 36,000.00	$ -
12	Butterfly Valve And Box, 20-Inch	1	EACH	$ 7,200.00	$ 7,200.00	1.0	$ 7,200.00	$ -
13	Water Service Connection	60	EACH	$ 1,110.00	$ 66,600.00	61.0	$ 67,710.00	$ 1,110.00
14	Water Service Pipe - Short Side, 1.5-Inch	527	LF	$ 182.00	$ 95,914.00	549.5	$ 100,009.00	$ 4,095.00
15	Water Service Pipe - Long Side, 1.5-Inch	1,617	LF	$ 64.00	$ 103,488.00	1444.5	$ 92,448.00	$ (11,040.00)
16	Connection to Water Main (Non-Pressure), 20-Inch	3	EACH	$ 1,970.00	$ 5,910.00	2.0	$ 3,940.00	$ (1,970.00)
17	Crushed Concrete Backfill (*Accepted as Alternate Item)	4,163	LF	$ 24.00	$ 99,912.00	4167.5	$ 100,020.00	$ 108.00
18	Trench Restoration (CTH E)	4,071	LF	$ 34.00	$ 138,414.00	4213.0	$ 143,242.00	$ 4,828.00
19	Replace Curb & Gutter	320	LF	$ 63.00	$ 20,160.00	571.5	$ 36,004.50	$ 15,844.50
20	Lawn Restoration	1	LS	$ 10,150.00	$ 10,150.00	1.0	$ 10,150.00	$ -
21	Erosion And Sedimentation Control	1	LS	$ 4,900.00	$ 4,900.00	1.0	$ 4,900.00	$ -
22	Temporary Hot-Mix Asphalt Pavement	200	LF	$ 43.00	$ 8,600.00	225.0	$ 9,675.00	$ 1,075.00
23	Traffic Control And Protection	1	LS	$ 12,000.00	$ 12,000.00	1.0	$ 12,000.00	$ -
24	Railroad Charges Allowance	1	LS	$ 10,000.00	$ 10,000.00	5.7	$ 57,426.20	$ 47,426.20
	PART B TOTAL				**$ 1,629,457.00**		**$ 1,706,614.20**	**$ 77,157.20**
	PART A & B BID SUBTOTAL				**$ 2,672,665.00**		**$ 2,760,488.20**	**$ 87,823.20**
	Cost increase from 12" WM open cut to directional drill						$ 16,080.00	$ 16,080.00
	CHANGE ORDERS							
	Change Order #1: $52,372.31						$ 52,372.31	$ 52,372.31
	Change Order #2: $0.00						$ -	
	Change Order #3: $17,084.69						$ 17,084.69	$ 17,084.69
	TOTAL				**$ 2,672,665.00**		**$ 2,846,025.20**	**$ 173,360.20**

PROJECT SUMMARY	
Original Contract Sum:	$ 2,672,665.00
Net Change by Change Order:	$ 173,360.20
Final Contract Sum:	$ 2,846,025.20
Total Completed to Date	$ 2,846,025.20
Retainage:	$ 71,150.63
Total Earned Less Retainage:	$ 2,774,874.57

CHANGE ORDER SUMMARY	
Change Order #1:	$ 52,372.31
Change Order #2:	$ -
Change Order #3:	$ 17,084.69
Change Order #4:	$ 103,903.20
	$ 173,360.20

BAXTER & WOODMAN
Consulting Engineers

September 28, 2026

Wendy Burnette, Clerk
Village of Somers
7711 12th Street
Somers, WI 53171
Delivered via email: wburnette@somerswi.gov

Subject: 12th Street Water Main-- Payment Recommendation

Dear Ms. Burnette,

Enclosed is an application for payment and partial lien waiver from PTS Contractors, Inc., Contractor, for work performed on the 12th Street Water Main Project. The following is our opinion of the amount due and payable to the Contractor following approval of Change Orders 3 & 4:

Amended Contract Price – After Change Orders 1 thru 4	$ 2,846,025.20
Work Completed to Date	$ 2,846,025.20
Less Amount Retained	$ 71,150.63
Subtotal	$ 2,774,874.57
Less Previous Payments	($2,440,815.88)
Total Amount Due -- Partial Payment 4	$ 334,058.69

We recommend payment to PTS Contractors, Inc. for $334,058.69.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Brett D. Biwer

Brett D. Biwer, P.E.

Encs.
C/encs.: Josh Fugate, Somers Utilities Manager (email)
Shawn Kilgore, PTS Project Manager (email)
Casey Ashman, PTS Contractors, Inc. (email)

P:\SOMEV\2500618-12th Street Water Main Extension\60-Construction\Water Main\Payments\4\PR 4.docx

Payment Request

Request for: **Partial** (Partial/Final) Payment No: **4** Date: **8/25/2026**

Project: 12th Street Water Main Extension

Owner: Village of Somers

Contractor: PTS Contractors, Inc. - 4075 Eaton Road - Green Bay, WI 54311

Original Contract Amount as Bid:	$	2,672,665.00
Net Add (Deduct) by Revised Quantities:	$	103,903.20
Net Add (Deduct) by Change Order:	$	69,457.00
Total Contract This Date	$	2,846,025.20
Value of Work Completed to Date:	$	2,846,025.20
Less 5 Per Cent Retainage: (Of the first 50%)	$	71,150.63
Net Total	$	2,774,874.57

Project on Schedule: XX Yes No 100% Complete

Record of Previous Pay Requests:

1	$ 604,027.10	6	
2	$ 868,018.97	7	
3	$ 968,769.81	8	
4		9	
5		10	

Amount Previously Billed	$	2,440,815.88
Amount Due This Request	$	334,058.69

This is to certify that, in accordance with the terms of the Contract, the Contractor is entitled to a payment in the amount requested.

By: Cary W. Rehman
PTS Contractors, Inc.

Date: 8/25/2026
*See Attachments

Engineers Approval: By:

Owner's Approval for Payment: By:

PTS Contractors, Inc.
4075 Eaton Road - Green Bay, WI 54311
Phone#: (920) 468-5217-Fax#: (920) 468-4087

Payment Request: 4
Date: 8/25/2026

Payment Request

												Total Completed		**$2,846,025.20**	
Bid			Scheduled			Previous Request Totals		This Request Totals			Completed to Date			Balance to Finish	
Item #	Description	Units	Qty	Unit Price	Amount	Qty	Amount	Qty	Amount	%	Qty	Amount		Amount	Qty
	Part A- 100th Ave to Shoreland HS (West)														
A-01	Mobilization	LS	1.00	$ 57,000.00	$ 57,000.00	1.00	$ 57,000.00		$ -	100%	1.00	$ 57,000.00		$ -	-
A-02	Clearing And Grubbing	LS	1.00	$ 9,000.00	$ 9,000.00	1.00	$ 9,000.00		$ -	100%	1.00	$ 9,000.00		$ -	-
A-03	Construction Layout & Staking	LS	1.00	$ 11,000.00	$ 11,000.00	1.00	$ 11,000.00		$ -	100%	1.00	$ 11,000.00		$ -	-
A-04	Water Main, 8-Inch (Open Cut)	LF	40.00	$ 280.00	$ 11,200.00	92.00	$ 25,760.00		$ -	230%	92.00	$ 25,760.00		$ (14,560.00)	(52.00)
A-05	Water Main, 12-Inch (Open Cut)	LF	2,727.00	$ 134.00	$ 365,418.00	2,589.00	$ 346,926.00		$ -	95%	2,589.00	$ 346,926.00		$ 18,492.00	138.00
A-06	Water Main, 16-Inch (Open Cut)	LF	15.00	$ 560.00	$ 8,400.00	22.00	$ 12,320.00		$ -	147%	22.00	$ 12,320.00		$ (3,920.00)	(7.00)
A-07	Water Main, 8-Inch (Directionally Drilled)	LF	172.00	$ 207.00	$ 35,604.00	180.00	$ 37,260.00		$ -	105%	180.00	$ 37,260.00		$ (1,656.00)	(8.00)
A-08	Water Main, 12-Inch (Directionally Drilled)	LF	700.00	$ 153.00	$ 107,100.00	700.00	$ 107,100.00		$ -	100%	700.00	$ 107,100.00		$ -	-
A-09	Water Main, 16-Inch (Directionally Drilled)	LF	96.00	$ 1,220.00	$ 117,120.00	96.00	$ 117,120.00		$ -	100%	96.00	$ 117,120.00		$ -	-
A-10	Fire Hydrant Assembly	EA	8.00	$ 8,540.00	$ 68,320.00	9.00	$ 76,860.00	1.00	$ 8,540.00	125%	10.00	$ 85,400.00		$ (17,080.00)	(2.00)
A-11	Gate Valve And Box, 8-Inch	EA	3.00	$ 2,500.00	$ 7,500.00	3.00	$ 7,500.00		$ -	100%	3.00	$ 7,500.00		$ -	-
A-12	Gate Valve And Box, 12-Inch	EA	6.00	$ 4,500.00	$ 27,000.00	5.00	$ 22,500.00	1.00	$ 4,500.00	100%	6.00	$ 27,000.00		$ -	-
A-13	Butterfly Valve And Box, 16-Inch	EA	1.00	$ 5,435.00	$ 5,435.00	1.00	$ 5,435.00		$ -	100%	1.00	$ 5,435.00		$ -	-
A-14	Connection to Water Main (Non-Pressure), 16-Inch	EA	1.00	$ 4,285.00	$ 4,285.00	1.00	$ 4,285.00		$ -	100%	1.00	$ 4,285.00		$ -	-
A-15	Water Service Connection	EA	28.00	$ 1,100.00	$ 30,800.00	26.00	$ 28,600.00		$ -	93%	26.00	$ 28,600.00		$ 2,200.00	2.00
A-16	Water Service Pipe - Short Side, 1.5-Inch	LF	72.00	$ 256.00	$ 18,432.00	92.50	$ 23,680.00		$ -	128%	92.50	$ 23,680.00		$ (5,248.00)	(20.50)
A-17	Water Service Pipe - Long Side, 1.5-Inch	LF	1,748.00	$ 43.00	$ 75,164.00	1,551.00	$ 66,693.00		$ -	89%	1,551.00	$ 66,693.00		$ 8,471.00	197.00
A-18	Culvert Replacement, 15-Inch CMP	LF	214.00	$ 75.00	$ 16,050.00	213.00	$ 15,975.00		$ -	100%	213.00	$ 15,975.00		$ 75.00	1.00
A-19	Culvert Replacement, 18-Inch CMP	LF	40.00	$ 83.00	$ 3,320.00	40.00	$ 3,320.00		$ -	100%	40.00	$ 3,320.00		$ -	-
A-20	Replace Curb & Gutter	LF	40.00	$ 64.00	$ 2,560.00		$ -		$ -			$ -		$ 2,560.00	40.00
A-21	Lawn Restoration	LS	1.00	$ 49,000.00	$ 49,000.00		$ -	1.00	$ 49,000.00	100%	1.00	$ 49,000.00		$ -	-
A-22	Erosion And Sedimentation Control	LS	1.00	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00		$ -	100%	1.00	$ 5,000.00		$ -	-
A-23	Traffic Control And Protection	LS	1.00	$ 8,500.00	$ 8,500.00	1.00	$ 8,500.00		$ -	100%	1.00	$ 8,500.00		$ -	-

PTS Contractors, Inc.
4075 Eaton Road - Green Bay, WI 54311
Phone#: (920) 468-5217-Fax#: (920) 468-4087

Payment Request: 4
Date: 8/25/2026

Payment Request

												Total Completed		**$2,846,025.20**	
Bid			Scheduled			Previous Request Totals		This Request Totals			Completed to Date			Balance to Finish	
Item #	Description	Units	Qty	Unit Price	Amount	Qty	Amount	Qty	Amount	%	Qty	Amount		Amount	Qty
	Part B - Shoreland HS to Post Office (East)														
B-01	Mobilization	LS	1.00	$ 40,785.00	$ 40,785.00	1.00	$ 40,785.00		$ -	100%	1.00	$ 40,785.00		$ -	-
B-02	Construction Layout & Staking	LS	1.00	$ 12,000.00	$ 12,000.00	1.00	$ 12,000.00		$ -	100%	1.00	$ 12,000.00		$ -	-
B-03	Water Main, 6-Inch (Open Cut)	LF	120.00	$ 131.00	$ 15,720.00	120.00	$ 15,720.00		$ -	100%	120.00	$ 15,720.00		$ -	-
B-04	Water Main, 8-Inch (Open Cut)	LF	144.00	$ 171.00	$ 24,624.00	162.00	$ 27,702.00		$ -	113%	162.00	$ 27,702.00		$ (3,078.00)	(18.00)
B-05	Water Main, 12-Inch (Open Cut)	LF	4,180.00	$ 161.00	$ 672,980.00	4,096.50	$ 659,536.50	71.00	$ 11,431.00	100%	4,167.50	$ 670,967.50		$ 2,012.50	12.50
B-06	Water Main, 20-Inch (Open Cut)	LF	10.00	$ 1,060.00	$ 10,600.00	14.50	$ 15,370.00		$ -	145%	14.50	$ 15,370.00		$ (4,770.00)	(4.50)
B-07	Water Main, 8-Inch (Directionally Drilled)	LF	64.00	$ 270.00	$ 17,280.00	50.00	$ 13,500.00		$ -	78%	50.00	$ 13,500.00		$ 3,780.00	14.00
B-08	Water Main, 12-Inch (Jack & Bore)	LF	140.00	$ 665.00	$ 93,100.00	140.00	$ 93,100.00	6.00	$ 3,990.00	104%	146.00	$ 97,090.00		$ (3,990.00)	(6.00)
B-09	Fire Hydrant Assembly	EA	12.00	$ 9,635.00	$ 115,620.00	12.00	$ 115,620.00	1.00	$ 9,635.00	108%	13.00	$ 125,255.00		$ (9,635.00)	(1.00)
B-10	Gate Valve And Box, 8-Inch	EA	3.00	$ 2,500.00	$ 7,500.00	2.00	$ 5,000.00	1.00	$ 2,500.00	100%	3.00	$ 7,500.00		$ -	-
B-11	Gate Valve And Box, 12-Inch	EA	8.00	$ 4,500.00	$ 36,000.00	7.00	$ 31,500.00	1.00	$ 4,500.00	100%	8.00	$ 36,000.00		$ -	-
B-12	Butterfly Valve And Box, 20-Inch	EA	1.00	$ 7,200.00	$ 7,200.00	1.00	$ 7,200.00		$ -	100%	1.00	$ 7,200.00		$ -	-
B-13	Water Service Connection	EA	60.00	$ 1,110.00	$ 66,600.00	59.00	$ 65,490.00	2.00	$ 2,220.00	102%	61.00	$ 67,710.00		$ (1,110.00)	(1.00)
B-14	Water Service Pipe - Short Side, 1.5-Inch	LF	527.00	$ 182.00	$ 95,914.00	511.50	$ 93,093.00	38.00	$ 6,916.00	104%	549.50	$ 100,009.00		$ (4,095.00)	(22.50)
B-15	Water Service Pipe - Long Side, 1.5-Inch	LF	1,617.00	$ 64.00	$ 103,488.00	1,444.50	$ 92,448.00		$ -	89%	1,444.50	$ 92,448.00		$ 11,040.00	172.50
B-16	Connection to Water Main (Non-Pressure), 20-Inch	EA	3.00	$ 1,970.00	$ 5,910.00	2.00	$ 3,940.00		$ -	67%	2.00	$ 3,940.00		$ 1,970.00	1.00
B-17	Crushed Concrete Backfill (in lieu of Slurry)	LF	4,163.00	$ 24.00	$ 99,912.00	4,096.50	$ 98,316.00	71.00	$ 1,704.00	100%	4,167.50	$ 100,020.00		$ (108.00)	(4.50)
B-18	Trench Restoration (CTH E)	LF	4,071.00	$ 34.00	$ 138,414.00		$ -	4,213.00	$ 143,242.00	103%	4,213.00	$ 143,242.00		$ (4,828.00)	(142.00)

PTS Contractors, Inc.
4075 Eaton Road - Green Bay, WI 54311
Phone#: (920) 468-5217-Fax#: (920) 468-4087

Payment Request: **4**
Date: 8/25/2026

Payment Request

Total Completed **$2,846,025.20**

Bid			Scheduled			Previous Request Totals		This Request Totals		Completed to Date			Balance to Finish	
Item #	Description	Units	Qty	Unit Price	Amount	Qty	Amount	Qty	Amount	%	Qty	Amount	Amount	Qty
B-19	Replace Curb & Gutter	LF	320.00	$ 63.00	$ 20,160.00		$ -	571.50	$ 36,004.50	179%	571.50	$ 36,004.50	$ (15,844.50)	(251.50)
B-20	Lawn Restoration	LS	1.00	$ 10,150.00	$ 10,150.00		$ -	1.00	$ 10,150.00	100%	1.00	$ 10,150.00	$ -	-
B-21	Erosion And Sedimentation Control	LS	1.00	$ 4,900.00	$ 4,900.00	1.00	$ 4,900.00		$ -	100%	1.00	$ 4,900.00	$ -	-
B-22	Temporary Hot-Mix Asphalt Pavement	LF	200.00	$ 43.00	$ 8,600.00	225.00	$ 9,675.00		$ -	113%	225.00	$ 9,675.00	$ (1,075.00)	(25.00)
B-23	Traffic Control And Protection	LS	1.00	$ 12,000.00	$ 12,000.00	1.00	$ 12,000.00		$ -	100%	1.00	$ 12,000.00	$ -	-
B-24	Railroad Charges Allowance	LS	1.00	$ 10,000.00	$ 10,000.00	3.238	$ 32,380.00	2.5046	$ 25,046.20	574%	5.742620	$ 57,426.20	$ (47,426.20)	(4.74)
CO1.1	Extra Dump Fees	LS		$ 3,280.00		1.00	$ 3,280.00		$ -		1.00	$ 3,280.00	$ (3,280.00)	(1.00)
CO1.2	Extra Excavation Due to Extra Depth	LS		$ 23,584.00		1.00	$ 23,584.00		$ -		1.00	$ 23,584.00	$ (23,584.00)	(1.00)
CO1.3	Extra Granular Backfill	LS		$ 9,420.31		1.00	$ 9,420.31		$ -		1.00	$ 9,420.31	$ (9,420.31)	(1.00)
CO1.4	Extra Directional Drill	LS		$ 28,620.00		1.00	$ 28,620.00		$ -		1.00	$ 28,620.00	$ (28,620.00)	(1.00)
CO1.5	Adjust Manhole	EA		$ 1,200.00		1.00	$ 1,200.00		$ -		1.00	$ 1,200.00	$ (1,200.00)	(1.00)
CO1.6	Adaptors and Fusing HDPE Pipe due to chg.	LS		$ 1,728.00		1.00	$ 1,728.00		$ -		1.00	$ 1,728.00	$ (1,728.00)	(1.00)
CO1.7	Extra Restoration	LS		$ 620.00			$ -	1.00	$ 620.00		1.00	$ 620.00	$ (620.00)	(1.00)
CO1.8	Acctg only - will be 120LF less open cut						$ -		$ -			$ -	$ -	-
CO3	Additional Costs to Lower Bore Pit to avoid Major Fiber Optic Cable	LS		$ 17,084.69			$ -	1.00	$ 17,084.69		1.00	$ 17,084.69	$ (17,084.69)	(1.00)
					$ -				$ -			$ -	$ -	-
	TOTALS				**$ 2,672,665.00**		**$ 2,508,941.81**		**$ 337,083.39**	**106%**	**-**	**$ 2,846,025.20**	**$ (173,360.20)**	**-**

PARTIAL WAIVER of LIEN

DATE: September 29, 2026

For value received, we hereby waive partial rights and claims for

lien on land and on buildings about to be erected, being erected, altered or repaired

and to the appurtenances thereunto,

for Village of Somers owner,

by PTS Contractors, Inc. 4075 Eaton Road, GB, WI 54311 contractor,

for 12th Street Water Main Extension

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

Sewer/Water Utility Work

for payments received for payment applications #1-3 totaling $2,440,815.88

for all labor performed and for all material furnished for the erection, construction, alteration

or repair of said building and appurtenances, except,

PTS Contractors, Inc.
4075 Eaton Road
Green Bay, WI 54311

Casey Ashman
Signature

Title: Controller

Date: 09/29/2026

****Please email signed lien waiver to cashman@ptscontractors.net**

CERTIFICATE 00 62 76.01
SWORN STATEMENT
(SAMPLE FORM)

State of Wisconsin)ss.
County of Brown)

THE AFFIANT, Casey Ashman *BEING FIRST DULY SWORN, ON OATH DEPOSES AND SAYS*
THAT HE/SHE IS Controller *(POSITION)* *THAT* PTS CONTRACTORS, INC. , HAS
CONTRACT WITH Village of Somers *, OWNER* _____ FOR
12th Street Water Main Extension *(KIND OF WORK)*
ON THE FOLLOWING DESCRIBED PREMISES IN SAID COUNTY, TO-WIT: KENOSHA

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

1	2	3	4	5	6	7
NAME AND ADDRESS	KIND OF WORK	ADJUSTED TOTAL CONTRACT INCL. EXTRAS AND CREDITS	TOTAL RETAINED INCLUDING THIS APPLICATION	NET PREVIOUSLY PAID	NET AMOUNT OF THIS PAYMENT	BALANCE TO BECOME DUE (INC. RETENTION)
Forward Traffic	Traffic Control	$33,425.00	$1,671.25	$21,570.94	$10,182.81	$1,671.25
Core & Main	Pipe Supplier	$774,933.54	$0.00	$718,060.11	$56,873.43	$0.00
Payne & Dolan	Paving	$145,595.32	$7,279.77	$0.00	$138,315.55	$7,279.77
Zenith Tech	Concrete	$38,774.86	$1,888.74	$0.00	$35,886.12	$2,888.74
All-Ways Contractors	Resoration/CMP	$89,221.27	$4,461.06	$2,163.15	$82,597.06	$4,461.06
T & T Tree Service	Clear/Grubb	$5,000.00	$250.00	$4,750.00	$0.00	$250.00
NMB	Staking	$28,451.36	$1,422.57	$20,220.75	$6,808.04	$1,422.57
Red Ants	Boring	$52,500.00	$2,625.00	$49,875.00	$0.00	$2,625.00
RJ Underground	Drilling	$124,450.00	$6,222.50	$118,227.50	$0.00	$6,222.50
Asphalt Contractors	Aggregates	$97,872.59	$0.00	$96,589.04	$1,283.55	$0.00
Underground Specialis	Drilling	$70,819.92	$0.00	$70,819.92	$0.00	$0.00
TOTAL					$331,946.56	

AMOUNT OF ORIGINAL CONTRACT	$2,672,665.00	WORK COMPLETED TO DATE	$ 2,846,025.20
EXTRAS TO CONTRACT	$173,360.20	LESS % RETAINED	$ 71,150.63
TOTAL CONTRACT AND EXTRAS	$2,846,025.20	MATERIAL STORED	$ -
CREDITS TO CONTRACT	$0.00	NEW AMOUNT EARNED	$ 2,774,874.57
ADJUSTED TOTAL CONTRACT	$2,846,025.20	NEW PREVIOUSLY PAID	$ 2,440,815.88
		NET AMOUNT OF THIS PAYMENT	$ 334,058.69
		BALANCE TO BECOME DUE (INC. RETENTION)	$71,150.63

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed % of the cost of work completed to date.

date.

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed Casey Ashman

Controller
(Position)

Subscribed and sworn to before me this 7th day of May 2021

Jean A. Petasek *Notary Public*

JEAN A. PETASEK NOTARY PUBLIC STATE OF WISCONSIN

PROJECT: 12th Street Water Transfer Station

DATE OF ISSUANCE: October 2, 2026

OWNER: Village of Somers
7511 12th St.
Somers, WI 53171

ENGINEER: Baxter & Woodman, Inc.
500 E. Main St., Suite 101
Waterford WI, 53185

CONTRACTOR: Lee Mechanical, Inc.
9909 South 57th Street
Franklin, WI 53132

ENGINEER's Project No. 2500618.00

You are directed to make the following changes in the Contract Documents:

Description: Replace master meters at 4040 18th Street and 5901 Washington Avenue

Purpose of Change Order: Needed for new meters ordered by KWU

Attachments: Proposal dated June 29, 2026.

CHANGE IN CONTRACT PRICE:		**CHANGE IN CONTRACT TIME:**
Original Contract Price:	$653,200.00	Original Contract Time: Substantial Completion: August 31, 2026 Completion: October 31, 2026
Previous Change Orders: No. - to No. 1	$0.00	Change from previous Change Orders: None
Current Contract Price:	$653,200.00	Current Contract Time: Substantial Completion: August 31, 2026 Completion: October 31, 2026
Net increase of this Change Order:	$66,320.00	Net Increase of this Change Order: 120 Days
Contract Price with this Change Order:	$719,520.00	Contract Time with this Change Order: Substantial Completion: December 31, 2026 Completion: January 31, 2027

PREPARED BY:	**APPROVED:**	**ACCEPTED:**
BAXTER & WOODMAN, INC.	VILLAGE OF SOMERS, WI	LEE MECHANICAL, INC.
By _____	By _____	By _____
Douglas R. Snyder, P.E. Project Manager	George Stoner Village President	Kenneth Ahler President

6.29.2026

Village of Somers
Attn: Josh Fugate

Lee Mechanical is pleased to offer the following Mechanical Upgrades proposal for your consideration.
RE: Remove/Install New Flow Meter in (2) Vaults

Scope of Work:

- **4040 18th Street-----$38,920**
- Remove (1) Existing Flow Meter and Install (1) Owner Furnished Flow Meter
- Remove (2) Existing 18"x8" Reducer & Furnish and Install (2) New 18"x10" Reducer
- Remove Existing Check Valve & Strainer/Furnish and Install New Check Valve and Strainer
- Remove existing Coupling and Install New Coupling
- Remove existing Piping and Install New to accommodate New Flow Meter
- Furnish and Install (2) New Pipe Supports
- New Tap for Pressure Gauge
- New Tap for Vent Piping

- **Traffic Control for 4040 18th Street ONLY---ADD $6,900**

- **5901 Washington----$20,500**
- Remove (1) Existing Flow Meter and Install (1) Owner Furnished Flow Meter
- Furnish and Install (2) 10"x8" Reducers
- Remove Existing Check Valve and Expansion Joint & Furnish and Install New Check Valve
- Install New Coupling
- Remove existing Piping and Install New to accommodate New Flow Meter
- New Tap for Pressure Gauge
- New Tap for Vent Piping

Clarifications:

- Quote valid for 30 days
- Village of Somers Is purchasing Flow Meters

Exclusions:

- Premium time labor
- Startup/Programming of any manufacturer.
- Bac T Testing
- Electrical & Controls
- Disinfection Beyond Swabbing Pipe.
- Site Work of any Kind
- Paint
- Permits
- Any work not specified in this proposal

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: October 13, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Ben Andersen, Fire Chief

AGENDA ITEM: # 18 Agreement with Short Elliott Hendrickson Inc. (SEH) for the design of the replacement of Fire Station #2

BACKGROUND:

As part of the Village's goals for the year, the Village developed a committee to oversee the replacement of Fire Station #2. The Board appointed Trustee Aupperle, and former Trustee Fredrick. Trustee Smith will serve as the replacement. The Committee also includes Chief Andersen, Fire Captain Rob Hamm, Fire Inspector Joe Scruggs, DPW Superintendent Josh Sullivan, Building Inspector Scott Seymour, and myself.

In early August, an RFP was submitted to over 20 firms with relevant experience. A total of eight proposals were received.

The committee reviewed the proposals using a standard evaluation form, and the top three were invited for an interview.

While the process was highly competitive, the committee recommends SEH to the Village Board. In the past 10 years, SEH has designed over 125 Fire Stations, including Kenosha Fire Station #4, West Bend, Little Chute, and various stations of a similar size throughout Wisconsin. The firm demonstrated an understanding of the challenges with surrounding features, such as the cell tower, railroad, park, accessibility to the roadway, and other issues due to the lot configuration. The committee felt positive about their design approach, and ability to work with their design team and operations specialists to develop a design for a cost-effective and quality fire station.

The estimated cost is $780,000 for design work and construction administration, excluding plan reviews, geotechnical work, and travel.

COMMENTS:

At the October 6th work session meeting, SEH provided a presentation to the Village Board.

The parties negotiated the agreement included in your packet for consideration.

RECOMMENDED ACTION

"Motion to approve agreement with Short Elliott Hendrickson Inc. (SEH) for the design of the replacement of Fire Station #2"

ATTACHMENTS

Proposed Agreement

Fee Schedule

RFP

Master Agreement for Professional Services

This Master Agreement for Professional Services is effective as of September 21, 2026 between Village of Somers, WI ("Client") and Short Elliott Hendrickson Inc. ("Consultant").
By entering into this Agreement, Client agrees to utilize the professional services of Consultant and Consultant agrees to provide the professional services described in this Agreement, exhibits or attachments. The attached General Conditions of the Agreement for Professional Services (General Conditions Rev. 05.15.22) shall apply to all work performed by Consultant on behalf of Client. Individual projects requested by Client on an as needed basis and accepted by Consultant will be described in Supplemental Letter Agreements ("SLA") with other optional exhibits and attachments cited. Nothing herein shall be deemed to require Client to retain Consultant or require Consultant to provide services beyond those specified in Supplemental Letter Agreements.

The following optional exhibits may be attached to an SLA Exhibit A-2 for Lump Sum Payments.

This Master Agreement for Professional Services, General Conditions, Supplemental Letter Agreement (SLA), Exhibits, and Attachments to Exhibits (collectively referred to as the "Agreement") represent the entire understanding between Client and Consultant and supersedes all prior contemporaneous oral or written agreements with respect to the services to be provided by Consultant hereunder. In the event of a conflict between the documents, this document and the attached General Conditions shall take precedence over all Exhibits unless alternate terms have been specifically agreed to on the SLA under "Other Terms and Conditions". The SLA shall take precedence over Exhibits. This Agreement may not be amended except by written agreement signed by the authorized representatives of each party.

Short Elliott Hendrickson Inc.	**Village of Somers, WI**
By: 	By:
Title: Principal	Title: Village President

General Conditions of the Agreement for Professional Services

SECTION I – SERVICES OF CONSULTANT

A. General

1. Consultant agrees to perform professional services as set forth in the Agreement for Professional Services or Supplemental Letter Agreement ("Services"). Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder.

B. Schedule

1. Unless specific periods of time or dates for providing services are specified, Consultant's obligation to render Services hereunder will be for a period which may reasonably be required for the completion of said Services.
2. If Client has requested changes in the scope, extent, or character of the Project or the Services to be provided by Consultant, the time of performance and compensation for the Services shall be adjusted equitably. The Client agrees that Consultant is not responsible for damages arising directly or indirectly from delays beyond Consultant's control. If the delays resulting from such causes increase the cost or the time required by Consultant to perform the Services in accordance with professional skill and care, then Consultant shall be entitled to a equitable adjustment in schedule and compensation.

C. Additional Services

1. If Consultant determines that any services it has been directed or requested to perform are beyond the scope as set forth in the Agreement or that, due to changed conditions or changes in the method or manner of administration of the Project, Consultant's effort required to perform its services under this Agreement exceeds the stated fee for the Services, then Consultant shall promptly notify the Client regarding the need for additional Services. Upon notification and in the absence of a written objection, Consultant shall be entitled to additional compensation for the additional Services and to an extension of time for completion of additional Services absent written objection by Client.
2. Additional Services, including delivery of documents, CAD files, or information not expressly included as deliverables, shall be billed in accord with agreed upon rates, or if not addressed, then at Consultant's standard rates.

D. Suspension and Termination

1. If Consultant's services are delayed or suspended in whole or in part by Client, or if Consultant's services are delayed by actions or inactions of others for more than 60 days through no fault of Consultant, then Consultant shall be entitled to either terminate its agreement upon seven days written notice or, at its option, accept an equitable adjustment of compensation provided for elsewhere in this Agreement to reflect costs incurred by Consultant.
2. This Agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
3. This Agreement may be terminated by either party upon thirty days' written notice without cause. All provisions of this Agreement allocating responsibility or liability between the Client and Consultant shall survive the completion of the Services hereunder and/or the termination of this Agreement.
4. In the event of termination, Consultant shall be compensated for Services performed prior to termination date, including charges for expenses and equipment costs then due and all termination expenses.

SECTION II – CLIENT RESPONSIBILITIES

A. General

1. The Client shall, in proper time and sequence and where appropriate to the Project, at no expense to Consultant, provide full information as to Client's requirements for the Services provided by Consultant and access to all public and private lands required for Consultant to perform its Services.
2. The Consultant is not a municipal advisor and therefore Client shall provide its own legal, accounting, financial and insurance counseling, and other special services as may be required for the Project. Client shall provide to Consultant all data (and professional interpretations thereof) prepared by or services performed by others pertinent to Consultant's Services, such as previous reports; sub-surface explorations; laboratory tests and inspection of samples; environmental assessment and impact statements, surveys, property descriptions; zoning; deed; and other land use restrictions; as-built drawings; and electronic data base and maps. The costs associated with correcting, creating or recreating any data that is provided by the Client that contains inaccurate or unusable information shall be the responsibility of the Client.
3. Client shall provide prompt written notice to Consultant whenever the Client observes or otherwise becomes aware of any changes in the Project or any defect in Consultant's Services. Client shall promptly examine all studies, reports, sketches, opinions of construction costs, specifications, drawings, proposals, change orders, supplemental agreements, and other documents presented by Consultant and render the necessary decisions and instructions so that Consultant may provide Services in a timely manner.
4. Client shall require all utilities with facilities within the Project site to locate and mark said utilities upon request, relocate and/or protect said utilities to accommodate work of the Project, submit a schedule of the necessary relocation/protection activities to the Client for review, and comply with agreed upon schedule. Consultant shall not be liable for damages which arise out of Consultant's reasonable reliance on the information or services furnished by utilities to Client or others hired by Client.
5. Consultant shall be entitled to rely on the accuracy and completeness of information or services furnished by the Client or others employed by the Client and shall not be liable for damages arising from reasonable reliance on such materials. Consultant shall promptly notify the Client if Consultant discovers that any information or services furnished by the Client is in error or is inadequate for its purpose.
6. Client agrees to reasonably cooperate, when requested, to assist Consultant with the investigation and addressing of any complaints made by Consultant's employees related to inappropriate or unwelcomed actions by Client or Client's employees or agents. This shall include, but not be limited to, providing access to Client's employees for Consultant's investigation, attendance at hearings, responding to inquiries and providing full access to Client files and information related to Consultant's employees, if any. Client agrees that Consultant retains the absolute right to remove any of its employees from Client's facilities if Consultant, in its sole discretion, determines such removal is advisable. Consultant, likewise, agrees to reasonably cooperate with Client with respect to the foregoing in connection with any complaints made by Client's employees.
7. Client acknowledges that Consultant has expended significant effort and expense in training and developing Consultant's employees. Therefore, during the term of this Agreement and for a period of two years after the termination of this Agreement or the completion of the Services under this Agreement, whichever is longer, Client shall not directly or indirectly: (1) hire, solicit or encourage any employee of Consultant to leave the employ of Consultant; (2) hire, solicit or encourage any consultant or independent contractor to cease work with Consultant; or (3) circumvent Consultant by conducting business directly with its employees. The two-year period set forth in this section shall be extended commensurately with any amount of time during which Client has violated its terms.

SECTION III – PAYMENTS

A. Invoices

1. Undisputed portions of invoices are due and payable within 30 days. Client must notify Consultant in writing of any disputed items within 15 days from receipt of invoice. Amounts due Consultant will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) for invoices 30 days past due. Consultant reserves the right to retain Services or deliverables until all invoices are paid in full. Consultant will not be liable for any claims of loss, delay, or damage by Client for reason of withholding Services, deliverables, or Instruments of Service until all invoices are paid in full. Consultant shall be entitled to recover all reasonable

costs and disbursements, including reasonable attorney's fees, incurred in connection with collecting amounts owed by Client.
2. Should taxes, fees or costs be imposed, they shall be in addition to Consultant's agreed upon compensation.
3. Notwithstanding anything to the contrary herein, Consultant may pursue collection of past due invoices without the necessity of any mediation proceedings.

SECTION IV – GENERAL CONSIDERATIONS

A. Standards of Performance

1. The standard of care for all professional engineering and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily exercised by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with its Services.
2. Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the work in accordance with its construction contract or the construction documents prepared by Consultant. Client acknowledges Consultant will not direct, supervise or control the work of construction contractors or their subcontractors at the site or otherwise. Consultant shall have no authority over or responsibility for the contractor's acts or omissions, nor for its means, methods, or procedures of construction. Consultant's Services do not include review or evaluation of the Client's, contractor's or subcontractor's safety measures, or job site safety or furnishing or performing any of the Contractor's work.
3. Consultant's Opinions of Probable Construction Cost are provided if agreed upon in writing and made on the basis of Consultant's experience and qualifications. Consultant has no control over the cost of labor, materials, equipment or service furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids or actual construction cost will not vary from Opinions of Probable Construction Cost prepared by Consultant. If Client wishes greater assurance as to construction costs, Client shall employ an independent cost estimator.

B. Indemnity for Environmental Issues

1. Consultant is not a user, generator, handler, operator, arranger, storer, transporter, or disposer of hazardous or toxic substances. Therefore the Client agrees to hold harmless, indemnify, and defend Consultant and Consultant's officers, directors, subconsultant(s), employees and agents from and against any and all claims; losses; damages; liability; and costs, including but not limited to costs of defense, arising out of or in any way connected with, the presence, discharge, release, or escape of hazardous or toxic substances, pollutants or contaminants of any kind at the site.

C. Limitations on Liability

1. The Client hereby agrees that to the fullest extent permitted by law, Consultant's total liability to the Client for all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project or this Agreement from any cause or causes including, but not limited to, Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty shall not exceed five hundred thousand dollars ($500,000). In the event Client desires limits of liability in excess of those provided in this paragraph, Client shall advise Consultant in writing and agree that Consultant's fee shall increase by 1% for each additional five hundred thousand dollars of liability limits, up to a maximum limit of liability of five million dollars ($5,000,000).
2. Neither Party shall be liable to the other for consequential damages, including without limitation lost rentals; increased rental expenses; loss of use; loss of income; lost profit, financing, business, or reputation; and loss of management or employee productivity, incurred by one another or their subsidiaries or successors, regardless of whether such damages are foreseeable and are caused by breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them. Consultant expressly disclaims any duty to defend Client for any alleged actions or damages.
3. It is intended by the parties to this Agreement that Consultant's Services shall not subject Consultant's employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. The Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, and not against any of Consultant's individual employees, officers or directors, and Client knowingly waives all such claims against Consultant individual employees, officers or directors.
4. Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued, and the applicable statutes of limitations shall commence to run, not later than either the date of Substantial Completion for acts or failures to act occurring prior to substantial completion or the date of issuance of the final invoice for acts or failures to act occurring after Substantial Completion. In no event shall such statutes of limitations commence to run any later than the date when the Services are substantially completed.

D. Assignment

1. Neither party to this Agreement shall transfer, sublet or assign any rights under, or interests in, this Agreement or claims based on this Agreement without the prior written consent of the other party. Any assignment in violation of this subsection shall be null and void.

E. Dispute Resolution

1. Any dispute between Client and Consultant arising out of or relating to this Agreement or the Services (except for unpaid invoices which are governed by Section III) shall be submitted to mediation as a precondition to litigation unless the parties mutually agree otherwise. Mediation shall occur within 60 days of a written demand for mediation unless Consultant and Client mutually agree otherwise.
2. Any dispute not settled through mediation shall be settled through litigation in the state and county where the Project at issue is located.

SECTION V – INTELLECTUAL PROPERTY

A. Proprietary Information

1. All documents, including reports, drawings, calculations, specifications, CAD materials, computers software or hardware or other work product prepared by Consultant pursuant to this Agreement are Consultant's Instruments of Service ("Instruments of Service"). Consultant retains all ownership interests in Instruments of Service, including all available copyrights.
2. Notwithstanding anything to the contrary, Consultant shall retain all of its rights in its proprietary information including without limitation its methodologies and methods of analysis, ideas, concepts, expressions, inventions, know how, methods, techniques, skills, knowledge, and experience possessed by Consultant prior to, or acquired by Consultant during, the performance of this Agreement and the same shall not be deemed to be work product or work for hire and Consultant shall not be restricted in any way with respect thereto. Consultant shall retain full rights to electronic data and the drawings, specifications, including those in electronic form, prepared by Consultant and its subconsultants and the right to reuse component information contained in them in the normal course of Consultant's professional activities.

B. Client Use of Instruments of Service

1. Provided that Consultant has been paid in full for its Services, Client shall have the right in the form of a nonexclusive license to use Instruments of Service delivered to Client exclusively for purposes of constructing, using, maintaining, altering and adding to the Project. Consultant shall be deemed to be the author of such Instruments of Service, electronic data or documents, and shall be given appropriate credit in any public display of such Instruments of Service.
2. Records requests or requests for additional copies of Instruments of Services outside of the scope of Services, including subpoenas directed from or on behalf of Client are available to Client subject to Consultant's current rate schedule. Consultant shall not be required to provide CAD files or documents unless specifically agreed to in writing as part of this Agreement.

C. Reuse of Documents

1. All Instruments of Service prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the Client or others on extensions of the Project or on any other Project. Any reuse of the Instruments of Service without written consent or adaptation by Consultant for the specific purpose intended will be at the Client's sole risk and without liability or legal exposure to Consultant; and the Client shall release Consultant from all claims arising from such use. Client shall also defend, indemnify, and hold harmless Consultant from all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting from reuse of Consultant documents without written consent.

Supplemental Letter Agreement

In accordance with the Master Agreement for Professional Services between The Village of Somers WI ("Client"), and Short Elliott Hendrickson Inc. ("Consultant"), effective September 21, 2026, this Supplemental Letter Agreement dated September 21, 2026 authorizes and describes the scope, schedule, and payment conditions for Consultant's work on the Project described as: Design and bid documents and corresponding construction administration services for the new Fire Station #2 in Somers, WI.

Client's Authorized Representative: President George Stoner, Village of Somers
Address: P.O. Box 197, Somers, WI 53171
Telephone: 262-859-2822 **email:** JHurley@somerswi.gov

Project Manager: Trevor Frank
Address: 425 West Water Street, Suite 300 Appleton, Wisconsin 54911
Telephone: 920.585.4320 **email:** tfrank@sehinc.com

Scope: The Services to be provided by Consultant:

Scope of services to be provided by the Consultant are those set forth in the "Request for Proposals - Architectural/Engineering Services For New Fire Station #2 (hereafter RFP) dated on August, 3, 2026, and reissued on August 14, 2026, and such services shall be provided in strict compliance with all technical specifications, requirements, plans, and subsequent addenda.

Schedule: The schedule will follow the pre-established schedule published in the RFP and as submitted as part of the consultant's proposal. Specifically, page 22.

Payment:
The lump sum fee is $780,000.00 excluding expenses and equipment unless as noted below in Exhibit A-2

The payment method, basis, frequency and other special conditions are set forth in attached Exhibit A-2. Additional work, if required, shall be compensated in accordance with the current rate schedule.

Other Terms and Conditions: Other or additional terms contrary to the Master Agreement for Professional Services that apply solely to this project as specifically agreed to by signature of the Parties and set forth herein:
Sec. 1.D Suspension/Termination
1. D.1 be modified as follows: If Consultant's services are delayed by actions or inactions of persons or entities other than the Client such as State or Federal authorities for more than 60 days through no fault of Consultant, then Consultant shall be entitled to either terminate its agreement with cause as set forth below or, at its option, accept an equitable adjustment of compensation provided for elsewhere in this Agreement to reflect costs incurred by Consultant.
2. D.2 be modified as follows: This Agreement may be terminated with cause by either party, including but not limited to circumstances where Consultant's services are delayed or suspended in whole or in part by Client, upon 30 (thirty) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
3. D.3 be modified as follows: This Agreement may be terminated without cause by either party upon 90 (ninety) days' written notice. All provisions of this Agreement allocating responsibility or liability between the Client and Consultant shall survive the completion of the Services hereunder and/or the termination of this Agreement.
Section IV.C.1 Limits of Liability
1. Modify as follows: The Client hereby agrees that to the fullest extent permitted by law, Consultant's total liability to the Client for all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project or this Agreement from any cause or causes including, but not limited to, Consultant's

negligence, errors, omissions, strict liability, breach of contract or breach of warranty shall not exceed losses proximately caused by the Consultant.

Exhibit A-2 Lump Sum Payments – Approval

1. Add the following clause regarding authorization for third party expenses: subject to review and approval by the majority of the Village's Oversight Committee before incurring such expenses unless there is an emergency or other unique circumstances for which the Village Administrator grants approval.
2. Regarding lump sum payment, add The Client and Consultant select the Lump Sum Basis for Payment for services provided by Consultant. During the course of providing its services, Consultant shall be paid monthly based on Consultant's hours worked for its services. The hours worked may be more or less than what the Consultant estimated, and the Client will be responsible for paying the monthly amount based on hours worked.

Short Elliott Hendrickson Inc.		**Village of Somers, WI**	
By:		By:	
Full Name:	Trevor M. Frank, AIA	Full Name:	George Stoner
Title:	Principal	Title:	Village President

Exhibit A-2
Payments to Consultant for Services and Expenses Using the Lump Sum Basis Option

The Agreement for Professional Services is amended and supplemented to include the following agreement of the parties:

A. Lump Sum Basis Option

The Client and Consultant select the Lump Sum Basis for Payment for services provided by Consultant. During the course of providing its services, Consultant shall be paid monthly based on Consultant's estimate of the percentage of the work completed. Necessary expenses and equipment to be provided as a part of Consultant's services and are not included in the initial Lump Sum amount for the agreed upon Scope of Work. Total payments to Consultant for work covered by the Lump Sum Agreement shall not exceed the Lump Sum amount without written authorization from the Client.

The Lump Sum amount includes compensation for Consultant's services and the services of Consultant's Consultants, if any for the agreed upon Scope of Work. Appropriate amounts have been incorporated in the initial Lump Sum to account for labor, overhead, profit, and equipment charges. The Client agrees to pay for expenses and other additional services, equipment, and expenses that may become necessary by amendment to complete Consultant's services at their normal charge out rates as published by Consultant or as available commercially.

B. Expenses Not Included in the Lump Sum

The following items involve expenditures made by Consultant employees or professional consultants on behalf of the Client and shall be paid for as described in this Agreement

1. Mileage and travel expenses

2. Third party consultants related to special inspections during construction
3. Expenses related to geotechnical exploration and reporting
4. State or AHJ plan Review Fees
5. Misc. expenses for printing, copying, plotting- Deliverables will be electronic files unless requested otherwise by the client or Owner.
6. General overhead expenses for supplies, mailing, shipping and computer related expenses
7. Expense of overtime work requiring higher than regular rates, if authorized in advance by the Client.
8. Other special expenses required in connection with the Project.
9. The cost of special consultants or technical services as required. The cost of subconsultant services shall include actual expenditure plus 10% markup for the cost of administration and insurance.

The Client shall pay Consultant monthly for expenses not included in the Lump Sum amount.

Fee Proposal and Acknowledgement Form

Fixed fee pricing to be based on an estimated Total Project Budget of $ 12,000,000 as outlined in the Preliminary Estimate included with this RFP. Fees should be presented as outlined below. Proposed Fee amounts shall apply to project Cost of Construction within 5% of proposed cost and shall be covered by this fixed fee. Additional fees for project Cost of Construction variances beyond 5% will be negotiated.

NOTE: The Fee information submitted with this proposal is for informational purposes and the Final Fees will be part of the final negotiation to clarify and confirm the scope of services and associated fees. The Village may, at its discretion, choose to negotiate based on a Percentage Fee basis.

Base Proposal Pricing:

Programming & Preliminary Design	$ 75,500 / 377.5 hours
Schematic Design Development	$ 75,500 / 377.5 hours
Design Development	$ 50,000 / 250 hours
Architectural Construction Documents including: • Civil Engineering • Mechanical Design • Electrical Design • Low Voltage/data/Station Alerting Design • Plumbing Design • Fire Protection Design • Structural Design • Landscape Architecture/Design • Interior Design • FFE (Fixtures, Furnishings, Equipment)	$ 390,000 / 1,950 hours
Construction Management (administration)	$ 156,000 / 780 hours
Closeout & Warranty	$ 33,000 / 165 hours
Total Base Proposal Pricing:	$ 780,000 / 3,900 hours

Provide a list of expected hours to complete each of the line items above, along with a current hourly rate chart.

NOTE: The schedule and amount of payment for each of the Phases of services/work described above, Programming & Preliminary Design, Schematic Design, Design Development, Construction Documents, Construction Management (if applicable), and Construction Closeout; will be finalized as part of the Final Scope of Services and Fee negotiations with the selected firm.

Reimbursable Costs

List below ALL items which the AE considers to be "reimbursable" and not included as part of the Fee. This should be a complete and inclusive list. No item not listed here will be allowed as a reimbursable cost without prior notification and written approval by the Village. Proposer shall add additional spaces as needed.

1. $5000 Plan Review (If to be provided by the consultant)
2. $500 Prints/Reproduction (If to be provided by the consultant)
3. $2000 Travel (Mileage)
4. _____
5. _____
6. _____

VILLAGE OF SOMERS
FIRE STATION #2 - PROJECT PROPOSAL FORM

We hereby agree to furnish to the Village, services as outlined in the accompanying proposal in accordance with provisions, instructions, and specifications of the Village. This form must be signed by an authorized agent of the Architect/Engineer. If the Architect/Engineer is a corporation, the corporate seal must be affixed.

The successful Architect/Engineer will be required to agree to sign the Village contract and attached appendices (sexual harassment policy, tax liability, etc.).

The proposal shall be binding for ninety (90) days following the proposal due date.

My signature certifies that the Proposal as submitted complies with all terms and conditions as set forth in the Notice of Request for Proposals for ARCHITECTURAL/ENGINEERING SERVICES FOR NEW FIRE STATION #2.

I/We certify that I/We am/are authorized to sign as an agent(s) of the firm:

PLACE CORPORATE SEAL HERE

SHORT ELLIOTT HENDRICKSON INCORPORATED
CORPORATION
SEAL
MINNESOTA

By _____

Print Name Trevor Frank

Position / Title Principal in Charge

Company Name Short Elliott Hendrickson Inc.

Address Line	425 West Water Street, Suite 300
City, State, ZIP	Appleton, WI 54911
Telephone	920.380.2806
Email Address	tfrank@sehinc.com

Hourly Billable Rate Breakdown

Discipline	Organization	Role	Staff	Billable Rate
Architectural	SEH	Principal/Senior Architect	Trevor Frank	$258
Architectural	SEH	Architect/Project Manager	Mark Zvitkovits	$167
Architectural	SEH	Designer	Taylor Douglas	$145
Architectural	SEH	Operations Specialist	Chuck Leipzig	$170
Architectural	SEH	Operations Specialist	Greg Wormser	$170
Structural	SEH	Engineer	Matt Gundry	$202
Landscape	SEH	Landscape Architect	Molly Wagner	$175
Transportation	SEH	Railroad Specialist	Bryan Remer	$190
Interior Design	ACI	Senior Interior Designer	Schawn Jubert	$130
Electrical	MSA	Senior Engineer	Laura Gilbert	$195
Electrical	MSA	Graduate Engineer	Sam Rosicky*	$160
Mechanical	MSA	Senior Engineer	Jason Testin	$210
Mechanical	MSA	Graduate Engineer	Matt Bruckschen*	$160
Plumbing	MSA	Engineer	Ben Nerat	$190
Plumbing	MSA	Engineer	Macen Leonardi*	$190
Plumbing	MSA	Graduate Engineer	Natalie Rullman*	$160
Civil	raSmith	Senior Engineer	Troy Hartjes*	$202
Civil	raSmith	Senior Engineer	Brad Hartjes	$202
Civil	raSmith	Engineer	Josh Fleming	$153
Civil	raSmith	Engineer	Yeechue Thao*	$123
Civil	raSmith	Engineer	Sean Bekx*	$123
Envelope	STR-SEG	Forensic Engineer	Bruce Flater*	$175

**Additional staff that could be called upon to support the main team members.*

VILLAGE OF SOMERS

7511 12th Street
KENOSHA, WISCONSIN 53144

REQUEST FOR PROPOSALS

ARCHITECTURAL/ENGINEERING SERVICES FOR NEW FIRE STATION #2

Reissued: **August 14, 2026**

1.0 INTRODUCTION

1.1 Purposes of Request

The Village of Somers is seeking proposals from firms to provide complete architectural and all associated and necessary engineering (AE) services for the programming, design, construction documents. To be qualified, the AE should have a demonstrated record of experience in the design and engineering of new public buildings, with specific experience in fire stations. As an alternate, the AE could also include a proposal for construction management services.

1.2 Background

Historical Perspective

The Village of Somers has recently completed a fire station location analysis, facility analysis, and conceptual design study for the construction of a replacement station for Fire Station #2. Additional information for Station #2 is provided in the 2024 Facilities Assessment from McMahon Associates. Please contact the Village Administrator for a copy.

Construction could start as soon as spring of 2027. The existing Fire Station #2, located at 818 12th Street, currently occupies the proposed site for the new Fire Station #2. The Village also owns the adjacent Fabiano Park. It is the Village's intention to construct new Fire Station #2 on a portion of Fabiano Park, allowing the current station to remain operational during construction. The actual site configuration is to be determined with Fabiano Park to remain in a new configuration.

1.3 Project Description

This project will consist of programming, designing, and preparing construction documents (drawings and specifications for permit and bid) for a fire station of approximately 18,000 square feet to efficiently serve the citizens of Somers. The building will contain an apparatus floor area, living quarters, and sufficient space for equipment and supply storage, office areas, and training needs. The project will include all necessary design and engineering for site development including pavement and parking facilities appropriate for the size and location of the building. The Owner (the Village) has no specific "sustainable" or "green" design goals for certification by any agency, however, the design shall be compliant with current energy, conservation, and related codes that have been adopted by the Village.

Following the completion and occupancy of the new Station #2, existing Station #2 will be razed, and the site area will be incorporated into the Fabiano Park property. The A/E's services shall include preparation of such documents (drawings and specifications) as may be appropriate and necessary for the demolition of existing Station #2 and full restoration of that property area as appropriate for the park's configuration.

The completed facility must integrate into the neighborhood and be aesthetically pleasing to nearby residents while also meeting the fire department's functional and operational needs and the Village's standards for quality.

1.4 Professional Services Required

In general, the professional services require, but are not limited to, all architectural and engineering services needed to accomplish the programming, design, construction documents, and construction in an expeditious and economical manner consistent with the interests of the Village as owner. It is anticipated that these services will include, at a minimum, review and understanding of the existing study, review of the existing space needs program and updating as needed, schematic design, design development, presentations to Village Board and approval committees, stormwater design, construction documents (complete drawings and specifications), and demolition documents. As an alternate, AE could include construction management services in their proposal. If the awarded firm only provides AE services, then firm will assist with the construction management firm as needed.

The selected AE must provide all services necessary to meet the goals and objectives of the project. Further information on the services that the Village anticipates will be needed for this project is contained in Section 2.0 and 3.0.

1.5 Village Contact

Attn: Jim Hurley, Village Administrator
Village of Somers
7511 12th Street
Kenosha, Wisconsin 53144
(262) 859-2822 (office)
Email: jhurley@somerswi.gov

1.6 Receipt of Proposals Deadline

The deadline for the receipt of five (5) copies of proposals is on August 28, 2026, at 4:00 p.m. in the Village Clerk's Office at the Somers Village Hall, 7511 12th Street, Kenosha, WI 53144. A digital copy must also be received by the deadline. Submit to the Village Administrator at jhurley@somerswi.gov.

1.7 Schedule

- RFP Issued: August 3, 2026
- Five (5) copies of written proposals must be received by 4:00 p.m. August 28, 2026, in the Village Clerk's Office, Village Hall, at 7511 12th Street, Kenosha, WI 53144.
- Submit questions to the Village Administrator: August 13, 2026. Responses will be provided by August 21, 2026.
- Interviews (if needed) the week of September 14-18 (times to be determined)
- Recommendation to the Village Board for approval: September 22, 2026
- Contract Executed: October 13, 2026
- Begin Project Design: October 19, 2026

These dates are estimates and are subject to change.

2.0 SCOPE OF SERVICES

2.1 Owner contracted or provided services

a) Land surveying
    a. With assistance from the A/E to establish a Scope of Services

b) Geotechnical Investigation and report
    a. With assistance from the A/E to establish a Scope of Services

c) Hazardous materials investigation and report for existing Station 2
    a. With assistance from the A/E to establish a Scope of Services

d) Building Systems Commissioning (if appropriate for the final design)
    a. With assistance from the A/E to establish a Scope of Services

2.2 A/E Services

The AE firm must provide all services necessary to meet the goals and objectives of the project. From the Village's perspective, the services should as a minimum include all services standard and normal for a project of this nature and as called for in the A133-2019, and include but not be limited to the services outlined below.

1. Civil engineering – including stormwater
2. Structural engineering
3. Mechanical engineering (HVAC)
4. Plumbing engineering
5. Electrical engineering, including Fire Alarm and Station alerting systems.
6. Fire Protection (fire sprinkler) – see notes below
7. Low Voltage Systems Design (AV, phone, data) (equipment by owner)
8. Landscape Architecture/Design
9. Interior Design
10. Fixtures, Furnishings, Equipment (FFE) design

NOTES:

1. Should the submitting firm require any specialty consultants for the above noted services, submitting firm shall include information demonstrating the experience of the consultant with work of a similar nature, preferably for fire service projects and/or clients.
2. Fire Sprinkler system and alarm system design may be based on performance specification approach, however AE must provide information on head types, layout, etc.
3. Other than Fire Sprinkler and alarm system, there shall NOT be "pass down" of design responsibility to the CM, or any subcontractor in any way.

2.2.1: Develop Initial Project Understanding

a) The AE will review and become familiar with all existing project related information including but not limited to: the study, space needs program, and other related documents.
b) The AE will meet with Project Team representatives from the Village and Fire Department to discuss the project and the Owner's goals and expectations.

c) The AE will prepare, in consultation with the Village, and Fire Department, a detailed schedule including appropriate milestone dates, for the overall Programming, Design, Construction Documents, and Permitting Phases to the point of the Construction Documents (drawings, specifications and any associated documents) being 100% complete and ready for bidding.
d) If proposal includes and is awarded for construction management services, then it will be included in this phase.

2.2.2 Schematic Design Phase

a) The Owner will schedule regular design meetings (in-person and/or virtual at the discretion of the Owner) with representatives of the Village and Fire Department, and AE on an average of every 2 weeks. AE shall chair the meeting and prepare and distribute minutes.
b) Update existing Space Needs program as needed based on initial review and follow-up meetings with the Owner.
c) Review the site and associated conditions thereon to determine the best location options for the new station.
d) Prepare preliminary site plan and floor plan design to reflect space needs program, site analysis, and input from the Village, and Fire Department. NOTE: Include no less than 3 versions of the design for Owner's review prior to selection of a design to advance.
e) With the Village and Fire Department approval, prepare schematic design documents including, site plan, floor plans, building sections & elevations, and preliminary perspective sketches in order to best convey the proposed overall facility including proposed aesthetic appearance.
f) Advance the design on a regular and ongoing basis to be shared and discussed with representatives of the Village, and Fire Department at each Design Meeting
g) At the conclusion of the Schematic Design Phase, prepare the preliminary Cost of Construction budget which shall be the basis of Design Development.
h) If proposal includes and is awarded construction management services, then it will be included in this phase.

2.2.3 Design Development Phase

a) With the Owner's approval, including the Fire Department, proceed to the Design Development Phase.
b) The Owner will schedule regular design meetings (in-person and/or virtual at the discretion of the Owner) with representatives of the Village, Fire Department, and AE on an average of every 2 weeks. AE shall chair the meeting and prepare and distribute minutes.
c) Update the proposed Design Phase schedule for Village, and Fire Department review and comment.
d) Prepare documents that advance and refine the design on an ongoing basis to be shared at each design meeting for owner review and comment.
e) Documents shall include but are not limited to, site plan, floor plans, building sections and elevations, details, preliminary mechanical, electrical, and plumbing systems, and other building systems as appropriate.
f) Prepare outline specifications for discussion with the Village, and Fire Department for Village approval for systems type, ease of operation and service, and costs.
g) Prepare outline specifications as needed to discuss with the Village, and Fire Department proposed finish materials and products, their general quality levels, and associated costs.
h) Work with the Village, and Fire Department to develop Value Engineering and Alternate Bid options to aid in management of Construction Costs.
i) Attend Plan Commission, Village Board Meetings, and other similar meetings as required to present and explain the project in accordance with the requirements for such meetings.

j) Attend Public Comment meetings as required to present and explain the project in accordance with the requirements for such meetings. Two (2) such Public Comment meetings are anticipated.

2.2.4 Construction Document Phase

a) With the Owner's approval to proceed, advance the design to Construction Document Phase.
b) The Owner will schedule regular Construction Document update meetings (in-person and/or virtual at the discretion of the Owner) with the representatives of the Village, Fire Department, and AE on an average of every 3-4 weeks. AE shall lead the meeting and prepare and distribute minutes.
c) Update the proposed Construction Document Phase schedule for Owner to review and comment.
d) Work with the Village, and Fire Department to continue to develop Value Engineering and Alternate Bid options to aid in management of Construction Costs.
e) If the Village and Fire Department elect to "Commission" the building or any of its systems, assist Owner as needed to prepare a solicitation for Commissioning Services contracted directly with the Village.
f) Proceed with preparation of the Construction Documents, including drawings and specifications as needed for a complete set of documents in accordance with the proposed schedule and as may be required by local governing codes.
g) At approximately 95% completion of the CD's, submit "Ready for Quality Control (QC) Review" documents to the Owner for their review and comment.
h) Discuss any QC review comments generated by the Owner, including representatives of the Fire Department and Village, and with mutual agreement, revise documents as may be needed.
i) Submit "Ready for Permit Review" construction and engineering documents to the local governing authorities, (Village, County, State, etc.) for their review and comment.
j) Respond to any review comments as necessary to secure all necessary Construction Permits.
k) Prepare a "For Bidding" set of documents (drawings & specifications) incorporating all permit review comment corrections, Village, and Fire Department directed revisions, and other such revisions as needed for a complete Bid Set.
l) If proposal includes and is awarded construction management services, then it will be included in this phase.

2.2.5 Procurement/Bidding Phase

a) Assist the Village, and Fire Department to schedule and conduct all Pre-Bid meetings.
b) Provide response to Requests For Information (RFI's) as may be submitted by bidders the bidding period.
c) Assist with preparation of Addendums as may be required to clarify issues associated with Bid Documents.
d) Following the completion of Bidding and with the Owner's approval to proceed with Construction, prepare the "For Construction" drawings and specifications which shall formally incorporate all information generated during the bidding period in response to RFI's, code comments, Village, or Fire Department requested changes, accepted alternates, and general clarifications and corrections to the Bidding Documents set.

2.2.6 Construction Phase

a) AE's Project Manager shall attend regularly scheduled construction progress meetings at the job site. Meetings are planned to be on a bi-weekly basis, at a minimum for the duration of construction, and may be more frequently as determined by the Construction Manager based on the project's needs.
b) Review and response to RFI's, Shop Drawings, submittals, and other such items on a timely basis in order to maintain the proposed construction schedule.
c) Processing of monthly and final Certificate of Payment in a timely fashion and according to Village schedule for Board meetings.
d) Processing Change Order requests with representatives of the Village, Fire Department, and the CM and approve in a timely fashion as appropriate.
e) If proposal includes and is awarded construction management services, provide complete construction administration for the project.

2.2.7 Construction Closeout & Warranty

a) With representatives of the Village, Fire Department, and the CM, prepare a Punch List identifying any items to be completed or corrected to achieve Substantial and Final completion of the work.
b) Review Closeout documents provided by the CM for the Owner's use and records.
c) Following Final Completion approval, the CM will provide to the AE the "Field Record Documents" documenting the work during construction. The AE shall then incorporate all mark-ups into the "For Construction" documents to create a final electronic "Record Set" of documents for the owner's use.
d) With representatives of the Village, Fire Department, and the CM, conduct an "11th month" warranty inspection of the work to create a Warranty Work list.

3.0 REQUIRED SUBMITTAL CONTENT

3.1 General

Any firm interested in proposing to provide Architectural and Engineering services for this project must submit a written proposal as described below. Although no specific format is required for the written submittal, this section is intended to provide guidelines on features which the Village will look for and expects to be included in the proposal. Responses must, however, be organized in the same order as listed herein.

Any questions about this project or RFP must be made in writing or email and directed to Village Administrator Jim Hurley. Email: jhurley@somerswi.gov Deadline for questions is August 13, 2026.

3.2 Written Proposals - Part A: Qualifications

In general, your submittal should thoroughly address the project objective; the architecture and engineering approach; work products to be provided; personnel to be provided; and schedule. Also to be included are confirmation of the AE's project team, including all consultants, their qualifications with resumes, and an organizational chart of the project team. It is the Village's position that the AE submitting in response to the RFP is committing to provide the project team listed and that any substitutions on, or additions to, that team after its receipt must be approved in advance by the Village.

For the purposes of evaluating the submittals from the participating AEs, submittals must include the following components:

1. **Cover letter (2-page max)**
    a. A cover letter, including a statement of interest to provide Architectural Design Services for Somers Fire Station #2. Provide a brief overview of the services provided by the firm and a brief insight into the firm's design approach and philosophy for fire station facilities.

2. **Table of Contents**
    a. A table of contents that includes a clear identification of the material contained in the proposal, by section and page number.

3. **Proposing Firm Information**
    a. Name of the AE and location of the principal (home office) that will be managing this project including telephone and email address for the person designated as the main contact for the firm. Include proof that the firm is licensed to practice in Wisconsin.
    b. Identify any services your firm will be coordinating through consultants. Name the consulting firms and addresses. Describe project experience you have working together on similar projects.

4. **Project Team Information**
    a. Identification of the AE team manager, with a resume describing background and relevant experience with similar projects. Provide a minimum of three key representative past projects managed by the designated Team Manager. Include the project description, level of involvement, and Owner reference information for each project. The AE Team Manager will be required to represent the AE at all design phase meetings and during construction at all Construction Progress meetings.
    b. Identification of other team members (including all consultants) with a clear description of the role each member will serve. A limited resume should be included for each member that describes their most relevant project experience with Owner references for each project.

5. **Project Approach**
    a. Describe how your firm would approach this project, detailing any unique qualifications, technical capabilities, or characteristics that qualify your firm specifically for this project.
    b. Explain how your firm achieves quality control on the Construction Documents
    c. Describe how you assign tasks to your team members and monitor progress in order to control and meet your schedule for the Design and Construction Documents phases.
    d. Describe how your firm will work with the Village to design the facility within the project's budget. If your proposal includes construction management services, then include in your description.

6. **A detailed scope of services.**
    a. Although the Village in this RFP attempts to identify the services required, this should not constrain an AE in the development of a scope that they believe is necessary to meet the Village's objectives. The Village will be receptive to alternative scopes of service. The scope must demonstrate that the AE understands the project's objectives, priorities, challenges, and that they will address them through the proposed design. If your proposal includes construction management services, then describe your approach.

7. **Similar Projects**
    a. Provide a list of, or project information sheets, for similar fire station projects designed by the AE within the past seven (7) years. For each project include the fire department name, fire station number (if known), station address, project description, size, year completed, final cost of construction, total project cost, etc. Include the AE's role in the planning, design, and construction phases, and station owner's (fire department or municipality) contact name and contact information.

8. **Schedule**
    a. Provide a proposed preliminary schedule for the A/E's scope of services from review of existing documentation through design and to the completion of Construction Documents to the point of having a 100% complete "Ready for Bid" set of Construction Documents.
9. **Budget**
    a. The Village considers meeting the budget a critical aspect of project success. Based on a review of the Budget Estimate from the completed study included with this RFP, please offer your opinion on your firm's ability to design a project which meets the project goals and expectations outlined and is within the Total Project Budget shown. If your proposal includes construction management services, then provide separately.

10. **References**
    a. The names and telephone numbers of at least five references from current and similar projects completed within the past five years.

11. **Other relevant information**
    a. Other relevant material as needed to exhibit the AE's ability to perform the work and to provide adequate information to the Village to evaluate the RFP response.

3.3 Written Proposals - Part B: Fee
The RFP submittal shall be contained in a sealed envelope or package.

In a separate sealed envelope or package, provide your fee for AE services on the form provided in this RFP. **Do not put your fee in the same envelope/package as the Part A Qualification proposal.**

Five copies of the written Qualifications and one copy of the Fee Proposal must be received by the Somers Village Clerk's Office, 7511 12th Street, Somers, Wisconsin 53144 by the date and time indicated herein. Please make sure your firm's name is on each package or envelope exterior and label your packages "RFP for Fire Station #2 Architecture & Engineering Qualifications Response" and "RFP for Fire Station #2 Architecture & Engineering – Fee," respectively.

Additionally, provide an electronic copy of the Part A Qualifications submittal to Village Administrator Jim Hurley at jhurley@somerswi.gov by the August 28, 2026, at 4:00 p.m.

The Village may invite the top three or four firms to interview or make presentations. A top-rated firm will be selected. Fees will also be a consideration, however fee proposals will not be opened until an initial shortlist is developed.

3.4 Miscellaneous Information

a) The Village of Somers reserves the right to accept or reject, either in whole or in part, any and all submittals in response to this request, with or without cause, and to waive informalities or irregularities in any submittals which are in the best interest of the Village.

b) All material submitted in response to this RFP becomes the property of the Village of Somers. Responses may be reviewed by any person after the final selection has been made. The Village of Somers has the right to use any or all ideas presented in reply to this request. Disqualification of a firm does not eliminate this right.

c) The Village of Somers is not liable for any cost incurred by AEs prior to issuance of a written agreement, contract or purchase order.

d) The submittal contents of the successful AE may be considered a contractual obligation if the Village of Somers wishes to execute a contract based on the negotiated fee. Failure of the successful AE to accept these obligations in a purchase agreement, purchase order, contract or similar instrument may result in cancellation of the award and such firm may be removed from future solicitations.

e) All products produced, as a result of the contract resulting from this RFP, will be the sole property of the Village of Somers. This includes any original digital and reproducible drawings prepared for this project.

f) The Village of Somers reserves the right to contact any reference or any client listed (or not listed) in the documents for information which may be helpful to the Village of Somers in evaluating the AE's performance on previous assignments or projects.

4.0 PROCUREMENT OF PROFESSIONAL SERVICES

4.1 General

The Village's general method for the procurement of professional services for public buildings is a competitive RFP process, whereby submittals are reviewed for quality, but the service fee is negotiated after the AE has been selected. The following process will be followed in the review and selection of an AE for this project:

4.2 Request For Proposals

The Village shall advertise for AEs to submit proposals. The RFP will include a detailed scope of work and services as well as other supporting documents that provide information to the AE for their use in providing a complete submittal.

4.3 Submittal Evaluation and Final Selection

Upon receipt of each firm's submittal, the AE shall be evaluated with regard to the following criteria:

a) Team Manager Qualifications.
The education, experience, and background of the project team manager assigned to the project.
Points: 0 - 20

b) Project Team Qualifications
The level of knowledge and pertinent experience of the staff, including all consultants, the firm assigns and commits to the project.
Points: 0 - 15

c) AE Experience
The submitted record of pertinent experience of the firm and their consultants as demonstrated by the accomplishment of similar projects.
Points: 0 - 15

d) Scope of Services
The degree the AE's proposed scope of services addresses the project's goals and objectives and clearly demonstrates the firm's understanding of the priorities and special conditions of the specific project.
Points: 0 - 20

e) Familiarity With Conditions
Familiarity of the AE with local conditions affecting the project and the demonstrated record of the firm's ability to work with construction managers, the Village, and other agencies involved in the project.
Points: 0 – 15

f) Presentation and/or interview
Quality of presentation and/or interview (if shortlisted).
Points: 0 - 15

The top three (3) or four (4) ranked AEs may be selected for a presentation and/or interview. Based on the evaluation of the submittals and presentations/interviews, an initial selection shall be made of the most qualified firm. If the Village is unsuccessful in reaching a contract agreement with the top-rated firm, the second rated firm may be invited to negotiate costs with the Village.

4.4 Negotiation Guidelines
The successful AE shall participate in a fee negotiation meeting with the Village. The negotiation and discussion will cover the AE's, and, if applicable, the CM's, costs, including direct costs, indirect costs, and profit or net fee as may be considered by the Village to be reasonable. The Village, AE, and, if applicable, the CM, will also agree upon the project schedule and any final adjustments in the project requirements at this time.

4.5 Standard Agreement
Once the fee has been agreed upon, the Village Board will consider the agreement for professional services. The agreement shall be in a form acceptable to the Village, which will be provided to the selected AE. The remaining pre-qualified AEs shall be notified that the award has been made to the selected AE. If the Village awards CM services, then it will be included in the Agreement. The Village has used a modified AIA agreement in the past.

4.6 Compensation and Payment

The Village shall reimburse the AE as may be necessary to complete the requirements of this assignment as set forth in the final agreement between the parties. The AE shall submit an invoice to the Village monthly. Before authorizing payment, the Village will review the invoice to ensure that all charges are proper and supported by the AE Project Progress Report attached thereto.

4.7 Insurance

The selected AE shall provide certificates of insurance providing coverage as indicated below. Each policy must list the Village as an additional insured. The AE and all consultants waive subrogation rights against the Village for all losses. Such insurance shall apply as primary insurance with respect to any other insurance or self-insurance program afforded to the Village of Somers. There shall be no endorsement or modification of such insurance to make it excess over other available insurance, and alternatively, if the insurance states that it is excess or pro rata, it shall be endorsed to be primary with respect to the Village of Somers.

Professional Liability	
Per claim	$2 Million
Aggregate	$2 Million
Commercial Liability	
General Aggregate	$2 Million
Products Completed Operations	
Aggregate	$1 Million
Personal Injury and Advertising Limit	
Aggregate	$1 Million
Each Occurrence	$1 Million
Automotive-for all owned, non-owned, hired, and leased vehicles	
Combined single limit	$1 Million
Or	
Bodily injury – each person	$500,000
Each accident	$1 Million
Property damage – each occurrence	$1 Million
Umbrella	
Combined single limit	$2 Million
General Aggregate	$2 Million
Workers Compensation	
Statutory	$1 million
Employer's Liability	$100,000

Fee Proposal and Acknowledgement Form

Fixed fee pricing to be based on an estimated Total Project Budget of $_____ as outlined in the Preliminary Estimate included with this RFP. Fees should be presented as outlined below. Proposed Fee amounts shall apply to project Cost of Construction within 5% of proposed cost and shall be covered by this fixed fee. Additional fees for project Cost of Construction variances beyond 5% will be negotiated.

NOTE: The Fee information submitted with this proposal is for informational purposes and the Final Fees will be part of the final negotiation to clarify and confirm the scope of services and associated fees. The Village may, at its discretion, choose to negotiate based on a Percentage Fee basis.

Base Proposal Pricing:

Programming & Preliminary Design $_____

Schematic Design Development $_____

Design Development $_____

Architectural Construction Documents including: $_____

- Civil Engineering
- Mechanical Design
- Electrical Design
- Low Voltage/data/Station Alerting Design
- Plumbing Design
- Fire Protection Design
- Structural Design
- Landscape Architecture/Design
- Interior Design
- FFE (Fixtures, Furnishings, Equipment)

Construction Management (if applicable) $_____

Closeout & Warranty $_____

Total Base Proposal Pricing: **$_____**

Provide a list of expected hours to complete each of the line items above, along with a current hourly rate chart.

NOTE: The schedule and amount of payment for each of the Phases of services/work described above, Programming & Preliminary Design, Schematic Design, Design Development, Construction Documents, Construction Management (if applicable), and Construction Closeout; will be finalized as part of the Final Scope of Services and Fee negotiations with the selected firm.

Reimbursable Costs

List below ALL items which the AE considers to be "reimbursable" and not included as part of the Fee. This should be a complete and inclusive list. No item not listed here will be allowed as a reimbursable cost without prior notification and written approval by the Village. Proposer shall add additional spaces as needed.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

VILLAGE OF SOMERS
FIRE STATION #2 - PROJECT PROPOSAL FORM

We hereby agree to furnish to the Village, services as outlined in the accompanying proposal in accordance with provisions, instructions, and specifications of the Village. This form must be signed by an authorized agent of the Architect/Engineer. If the Architect/Engineer is a corporation, the corporate seal must be affixed.

The successful Architect/Engineer will be required to agree to sign the Village contract and attached appendices (sexual harassment policy, tax liability, etc.).

The proposal shall be binding for ninety (90) days following the proposal due date.

My signature certifies that the Proposal as submitted complies with all terms and conditions as set forth in the Notice of Request for Proposals for ARCHITECTURAL/ENGINEERING SERVICES FOR NEW FIRE STATION #2.

I/We certify that I/We am/are authorized to sign as an agent(s) of the firm:

PLACE CORPORATE SEAL HERE

By _____

Print Name _____

Position / Title _____

Company Name _____

Address Line _____

City, State, ZIP _____

Telephone _____

Email Address _____

BAXTER & WOODMAN Consulting Engineers

Memo

To:	Todd Mueller, P.E. Pinnacle Engineering 20725 Watertown Road, Suite 100 Brookfield, WI 53186	**Date:** **From:** **Project No.:**	August 13, 2026 Brett D. Biwer, P.E. 0220818.00

Subject: **Somers Business Park (Groh's Property) - Review Comments and Request for Additional Information**

We reviewed the following documents:

1. Onsite Civil Engineering Infrastructure Plans – Somers Business Park, Dated May 22, 2026;
2. Stormwater Management Plan – Somers Business Park, Dated December 16, 2022.
3. Stormwater Memorandum – Somers Business Park (Building II), Dated May 21, 2026.

Previously reviewed:

1. Roadway Civil Engineering Infrastructure Plans - CTH S/Burlington Rd, dated March 28, 2023.

Please address the following comments:

General Comments:

1. Provide Wisconsin DNR, Kenosha Sewer and Water Utility and SEWRPC permits/approvals for the public utility extensions.
2. Provide recorded temporary access and grading easements from adjacent property owners for the proposed work on their properties.
3. Provide the final CSM, including agreed upon public utility and access easements. Following Village review and approval of the CSM, record it with Kenosha County.
4. Prior to starting construction, obtain Wisconsin DNR approval of the modeling for the proposed regulatory floodplain changes.
5. Obtain Letter of Map Revision (LOMR) from FEMA following construction of the site elements impacting the floodplain.
6. Provide Kenosha County Highway approval of the CTH S plans.
7. Provide the airport approval letter.
8. Provide street signs in accordance with the attached Somers street sign detail.
9. On-site storm sewer pipes will convey stormwater to the detention basins. The stormwater maintenance agreement should be amended to note that the pipes will be maintained by the owner outside of the public right-of-way.

Plan Comments:

1. Sheet C-4 to C-6: Pavment section legend
   a. Revise the "HEAVY DUTY PAVEMENT (PUBLIC)"section in the legend. See comment 6.b below.

b. The minimum layer thickness is 2.25 inches for 3MT asphalt per WisDOT Standard Specs.
c. The maximum upper layer thickness is 2 inches for 5MT asphalt per WisDOT Standard Specs.

2. Sheet C-6: Provide a barricade and reflective signage at the north end of the public road.
3. Sheet C-14: Change dry hydrant intake pipe to RCP to match the detail.
4. Sheet C-14 and C-26: Show existing 12 inch force main along the north property line.
5. Sheet C-23: Adjust the watermain grades lowering the water main to avoid the storm sewer instead of installing an offset at sta. 18+50.
6. Sheet C-33:
   a. "Fire Hydrant" - Provide concrete blocking instead of wood.
   b. "Fire Hydrant" - Nuts and bolts for fittings and hydrant body shall be stanless steel per Village standards.
   c. Provide a water valve detail complying with Village standards.
7. Sheet C-34: "Typical Finished Section"
   a. The Village requires underdrains where water is standing in ditches. An underdrain may be required after construction if there is standing water.
   b. Revise the pavement thickness to 6-inches with a 4-inch lower layer of 3MT 58-28-S, and a 2-inch upper layer of 4MT 58-28 S. The pavement section called out on sheets C-4 to C-6 should match the detail.
8. Sheet C-35: "Pond 2 Outlet Structure"
   a. Revise the orifice diameter to match the calculations.
9. Sheet C-36: Update the Village standards, attached.

<u>SWMP Comments:</u>

1. Combine 2022 Stormwater Management Plan and 2026 Stormwater Memo into one document.
2. Update grate capacity calculations from the 2022 Stormwater Management Plan. Structure numbers appear to have changed.
3. Verify the capacity of Inlet 312 (308), the calculations show water ponding onto the pavement.

Status of Engineer's Approval: NOT APPROVED

Brett D. Biwer

Brett D. Biwer, P.E.

Copy to: George Stoner, Village President
Jim Hurley, Village Administrator
Kevin Poirier, Assistant Village Administrator
Douglas R. Snyder, P.E., Village Engineer
Drue Stoehr, Stream Development

Village of Somers, Wisconsin

Standard Material Specification Checklist



Prepared by:

BAXTER & WOODMAN
Consulting Engineers

www.baxterwoodman.com

Date: March 22, 2018
Last Revised: June 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.

- 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.

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 with a two terminal switchable lid, or approved equal.
- □ Ground rods shall be bare magnesium anodes, minimum of 1.5 lbs or equal. Wire to grounding anodes shall be a minimum of 10 AWG.
- □ Grounding anodes shall be driven into undisturbed soil at dead ends, stubs and access box locations. Ground wire at access box locations shall connect to the access box.
- □ The Contractor shall test all tracer wire for electrical continuity prior to acceptance of the main or service lateral to which it is accessory. Testing shall be coordinated with the Village and continuity shall be tested using Village equipment.

WATER MAIN

GENERAL

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

- □ Operation of valves:
  - By Village representatives or agents unless allowed otherwise.
  - 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 with a two terminal switchable lid, 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.

- 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 with a two terminal switchable lid, 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 <u>all</u> fittings.

- □ Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking 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.

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.

- □ 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.

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.

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 6" / 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 DSC

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

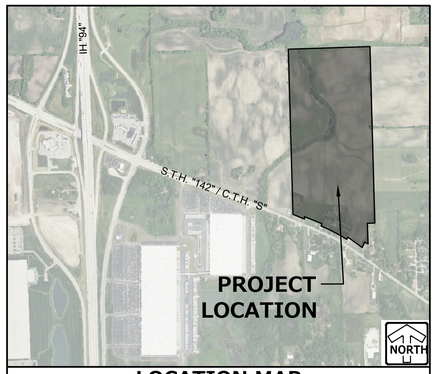
SOMERS BUSINESS PARK

SOMERS, WI

PLANS PREPARED FOR

SRPF D/BURLINGTON RD, LLC

2001 ROSS AVENUE, SUITE 400
DALLAS, TX 75201



LOCATION MAP
SCALE: 1" = 1000'

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
TODD MUELLER, P.E.,
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
Todd.Mueller@pinnacle-engr.com

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
John.Konopacki@pinnacle-engr.com

ARCHITECT:
ERIC ORTEGA
PARTNERS IN DESIGN
2610 LAKE COOK ROAD
RIVERWOODS, ILLINOIS 60015
(847) 940-0300
ERICO@PIDARCHITECTS.COM

APPLICANT:
DRUE STOEHR
STREAM INDUSTRIAL DEVELOPMENT SERVICES
800 W. FULTON MARKET, SUITE 750
CHICAGO, IL 60607
(224)935-7799
DRUE.STOEHR@STREAMREALITY.COM

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3 - C-6	SITE DIMENSIONAL & PAVING PLAN
C-7 - C-10	GRADING PLAN
C-11 - C-14	UTILITY PLAN
C-15 - C-20	ROADWAY PLAN & PROFILE
C-21 - C-27	PUBLIC UTILITY PLAN & PROFILE
C-28 - C-31	EROSION CONTROL PLAN
C-32 - C-36	CONSTRUCTION DETAILS
C-37 - C-41	CROSS SECTIONS
L-1	LANDSCAPE OVERVIEW
L-2 - L-10	LANDSCAPE ENLARGEMENT
L-11	LANDSCAPE NOTES AND DETAILS
L-12	IRRIGATION OVERVIEW
L-13 - L-21	IRRIGATION ENLARGEMENT

REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TIE BARS
7. DOWEL BARS
8. DOWEL BAR BASKETS

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. CHEMICAL SOILD STABILZATION MIX DESIGN (IF APPLICABLE)

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	◎	◉
STORM SEWER MANHOLE	◎	◉
STORM SEWER AREA DRAIN		▮
STORM SEWER INLET (ROUND CASTING)	○	●
STORM SEWER INLET (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	◁	◀
CONCRETE HEADWALL	⊂	⊂
AIR RELEASE ASSEMBLY	⊗	⊕
VALVE BOX	⊞	◪
FIRE HYDRANT	⋖	⋖
BUFFALO BOX	⊙	●
CLEANOUT	⊡	▣
SANITARY SEWER	▷	▶
FORCE MAIN		
STORM SEWER	⊃	⊃
DRAIN TILE	⊃⊃	⊃⊃
WATER MAIN	W	W
UTILITY CROSSING		⊗
LIGHTING	⊷	⊷
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	◪
POWER POLE	○	●
POWER POLE WITH LIGHT	✳	✳
STREET SIGN	▷	▶
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	✖750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	B-6	B-1
TOPSOIL PROBE	P-6	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	○	○
FENCE LINE, CHAIN LINK OR IRON	□	□
FENCE LINE, WOOD OR PLASTIC	×	×
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

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

VERTICAL DATUM CONVERSION

NAVD88 = NGVD29 - 0.20'

BENCHMARKS



NORTH

BENCHMARK 1: REFERENCE BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 19, TOWN 2 NORTH, RANGE 22 EAST,
ELEVATION = 710.95.

VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83

BENCHMARK 2: FIRE HYDRANT LOCATED EAST OF 113TH AVENUE JUST SOUTH OF THE EXISTING DUAL 24" x 38" CULVERTS
X: 2521616.0750
Y: 230600.1640
NORTH-NORTHWEST FLANGE BOLT ELEVATION = 716.66

VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON DATED AUGUST 29, 2022 FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

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

EXPIRATION DATE: JULY 31, 2026

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

REVIEWED: ARA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

COVER SHEET

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No.: 2360.00
PEG PM: TGM
START DATE: 05/26/22
SCALE: N.T.S.


SHEET C-1 OF C-41

COVER SHEET

© COPYRIGHT 2021

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I COVER SHEET.DWG

www.pinnacle-engr.com



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SANITARY SEWER
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	STORM SEWER
STORM INLET	TELEPHONE PEDESTAL	WATER MAIN (W)
CLEANOUT	TELEPHONE MANHOLE/VAULT	FIBER OPTIC LINE (FO)
CATCH BASIN	TELEPHONE MARKER	TELEPHONE LINE (T)
WELL	TRANSFORMER	ELECTRIC LINE (E)
HYDRANT	ELECTRIC METER/PEDESTAL	OVERHEAD WIRES (OHW)
WATER VALVE	ELECTRIC MANHOLE/VAULT	CABLE TELEVISION (CATV)
DOWN SPOUT	CABLE TV RISER/BOX	GAS MAIN (G)
SPRINKLER VALVE	CABLE TV MANHOLE/VAULT	WETLANDS (WET)
STANDPIPE	GAS VALVE	TREE LINE
WATER MANHOLE	GAS METER	NO ACCESS
FLOOD LIGHT	GAS MARKER	
LIGHT POLE	AIR CONDITIONING UNIT	
TRAFFIC SIGNAL	VENT	
UTILITY POLE	DIRECTIONAL ARROW	
GUY WIRE	HANDICAP STALL	
CONIFER TREE	WETLAND SYMBOL	
DECIDUOUS TREE	SIGN	
BUSH	MAIL BOX	

DEMOLITION LEGEND

- REMOVE EXISTING UNDERGROUND UTILITIES
- REMOVE EXISTING TREE
- REMOVE EXISTING UTILITY
- REMOVE EXISTING TREES
- REMOVE EXISTING BUILDING
- REMOVE EXISTING PAVEMENT

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DRAFTED: EP DESIGNED: TGM REVIEWED: ARA

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

No.	Description	Date
1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 100'

SHEET C-2 OF C-41

© COPYRIGHT 2021

www.pinnacle-engr.com

EXISTING CONDITIONS & DEMOLITION PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I EXISTING CONDITION & DEMOLITION PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, ARE MEASURED FROM THE FACE OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF SOMERS ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
11. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

    WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

    GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

    CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

    ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

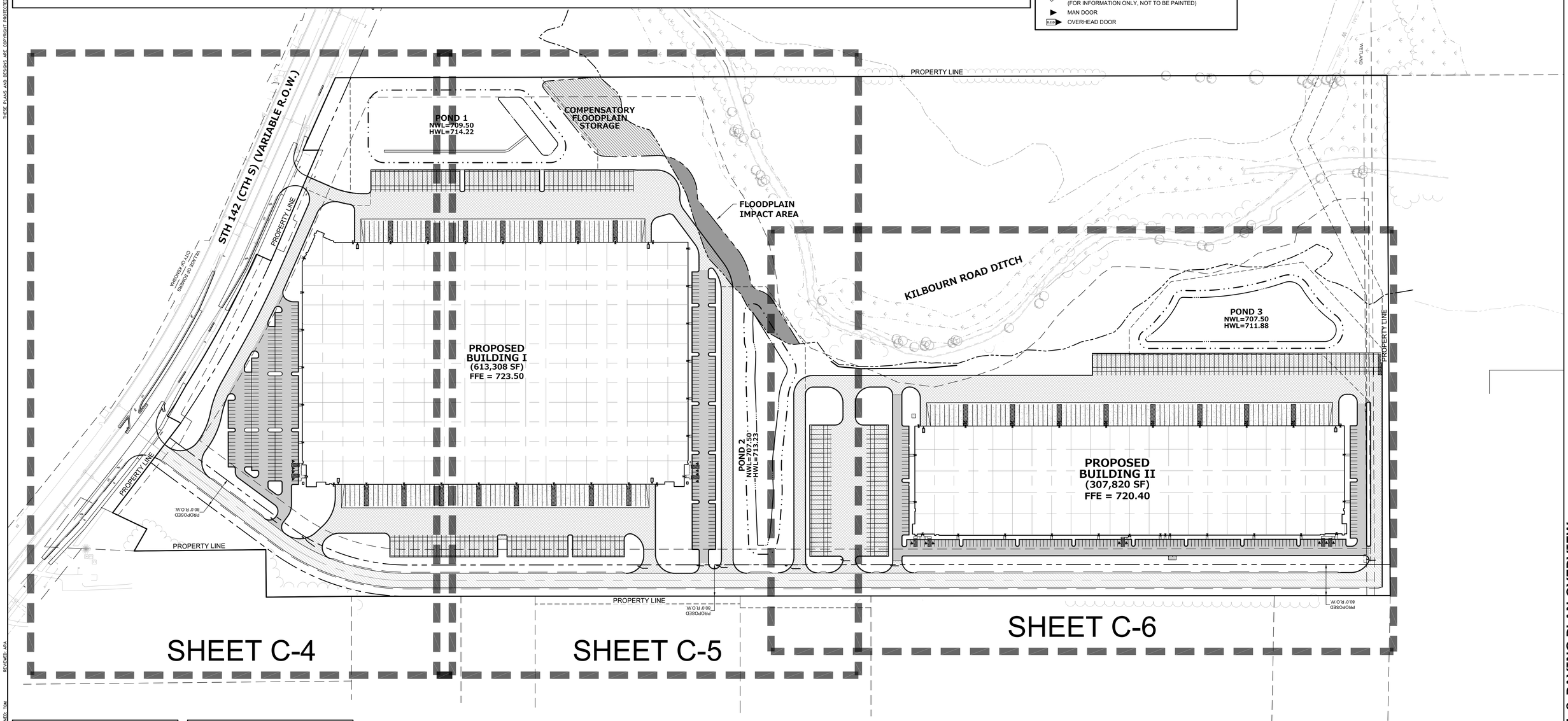
    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
16. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
17. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.
18. ADDITIONAL CONCRETE PAVING SPECIFICATIONS-

    DOWEL BARS: PLACE AT ALL TRANSVERSE AND LONGITUDINAL JOINTS IN TRUCK LOADING DOCK AREAS AND AT ALL TRANSVERSE JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13

    TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c01. PLACE IN CURB AND GUTTER PER WISDOT 8d01.
19. CONSTRUCTION TECHNIQUES TO PROVIDE A MINIMUM OF FIVE (5) DECIBELS EXTRA NOISE REDUCTION, AS DETERMINED BY THE DEPARTMENT OF CITY INSPECTIONS, OVER THE MINIMUM STANDARDS CONTAINED IN STATE BUILDING CODES.
20. NOISE EXPOSURE OF LESS THAN 65 DNL DUE TO THE OPERTATION OF AIRCRAFT

LEGEND

- LIGHT DUTY PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3.5" ASPHALTIC CONC. (2 LIFTS)
    - 2" LOWER LAYER (3MT 58-28 S)
    - 1.5" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT (PUBLIC)
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (3 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S) (2 LIFTS)
    - 3" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (2 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S)
    - 3" UPPER LAYER (5MT 58-28 S)
- CONCRETE PAVEMENT
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 9" PCC (4000 PSI AIR ENTRAINED CONCRETE W/ #3 REBAR GRID AT 18" ON CENTER)
- CONCRETE SIDEWALK
  - 6" CRUSHED AGGREGATE BASE COURSE (3/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)
- CURB & GUTTER
- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) R1-1 STOP SIGN
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) TAPER CURB HEAD (SEE DETAIL)
- (G) 18" STOP BAR, WHITE
- (H) 48" CURB AND GUTTER (SEE DETAIL)
- (I) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (16) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- MAN DOOR
- 9'x10' OVERHEAD DOOR



NO DISTURBANCE OF THE EXISTING WETLAND AREAS ARE ALLOWED PRIOR TO THE APPROVAL OF A WETLAND FILL PERMIT

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO WISCONSIN DOT, KENOSHA COUNTY AND VILLAGE OF SOMERS STANDARDS

REVIEWED- ABA
DESIGNED- TGM
DRAFTED- EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

SITE DIMENSIONAL & PAVING PLAN OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 100'

SHEET C-3 OF C-41

© COPYRIGHT 2021

SITE DIMENSIONAL & PAVING PLAN OVERVIEW

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I SITE DIMENSIONAL & PAVING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

MATCHLINE SEE SHEET C-5

NORTH

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

www.pinnacle-engr.com

POND 1
NWL=709.50
HWL=714.22

LOW FLOW CONCRETE CHANNEL
SEE DETAIL ON SHEET C-35

STORMWATER ACCESS EASEMENT

50' BUILDING SETBACK

PROPOSED BUILDING I
(613,308 SF)
FFE = 723.50

65.0' BUILDING SETBACK

STORMWATER ACCESS EASEMENT

10.0' TEMPORARY LIMITED EASEMENT

21.2' TEMPORARY LIMITED EASEMENT

17.0' TEMPORARY LIMITED EASEMENT

PROPOSED RIGHT-OF-WAY

PROPERTY LINE

EXISTING RIGHT-OF-WAY

STH 142 (CTH S) (VARIABLE R.O.W.)

SEE CTH S ROADWAY INFRASTRUCTURE PLANS (UNDER SEPARATE COVER)

VILLAGE OF SOMERS
CITY OF KENOSHA

SEE SHEET C-34 FOR ENLARGED DETAIL

40.0' BUILDING SETBACK

80.0' PROPOSED R.O.W.

3' GRAVEL SHOULDER (TYP.)

SEE SHEETS C-15 TO C-20 FOR ROADWAY PLAN & PROFILE

UNPLATTED LANDS
TAX KEY #82-4-222-203-0325
OWNER: ANDERSON

UNPLATTED LANDS
TAX KEY #82-4-222-301-0015
OWNER: ZIERZ

UNPLATTED LANDS
TAX KEY # 82-4-222 -301-0020
OWNER: COUNTY OF KENOSHA

LEGEND

- LIGHT DUTY PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3.5" ASPHALTIC CONC. (2 LIFTS)
    - 2" LOWER LAYER (3MT 58-28 S)
    - 1.5" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT (PUBLIC)
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (3 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S) (2 LIFTS)
    - 3" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (2 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S)
    - 3" UPPER LAYER (5MT 58-28 S)
- CONCRETE PAVEMENT
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 9" PCC (4000 PSI AIR ENTRAINED CONCRETE W/#3 REBAR GRID AT 18" ON CENTER)
- CONCRETE SIDEWALK
  - 6" CRUSHED AGGREGATE BASE COURSE (3/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)
- CURB & GUTTER
- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) R1-1 STOP SIGN
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) TAPER CURB HEAD (SEE DETAIL)
- (G) 18" STOP BAR, WHITE
- (H) 48" CURB AND GUTTER (SEE DETAIL)
- (I) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- 100 PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- MAN DOOR
- O.H.D. OVERHEAD DOOR

REVIEWED: ARA
DESIGNED: TGM
DRAFTED: FP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 40'

SHEET
C-4
OF
C-41

© COPYRIGHT 2021

SITE DIMENSIONAL & PAVING PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I SITE DIMENSIONAL & PAVING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- LIGHT DUTY PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3.5" ASPHALTIC CONC. (2 LIFTS)
    - 2" LOWER LAYER (3MT 58-28 S)
    - 1.5" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT (PUBLIC)
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (3 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S) (2 LIFTS)
    - 3" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (2 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S)
    - 3" UPPER LAYER (5MT 58-28 S)
- CONCRETE PAVEMENT
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 9" PCC (4000 PSI AIR ENTRAINED CONCRETE W/ #3 REBAR GRID AT 18" ON CENTER)
- CONCRETE SIDEWALK
  - 6" CRUSHED AGGREGATE BASE COURSE (3/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)
- CURB & GUTTER

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) R1-1 STOP SIGN
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) TAPER CURB HEAD (SEE DETAIL)
(G) 18" STOP BAR, WHITE
(H) 48" CURB AND GUTTER (SEE DETAIL)
(I) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(19) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
O.H.D. OVERHEAD DOOR

MATCHLINE SEE SHEET C-6

KILBOURN ROAD DITCH
77.0' WATERLINE SETBACK
FLOODPLAIN IMPACT AREA
WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON 11/08/2021
100 YEAR FLOOD PLAIN
50' BUILDING SETBACK
COMPENSATORY FLOODPLAIN STORAGE
BIOFILTRATION AREA
STORMWATER ACCESS EASEMENT
LOW FLOW CONCRETE CHANNEL SEE DETAIL ON SHEET C-35

POND 1
NWL=709.50
HWL=714.22

POND 2
NWL=707.50
HWL=713.23

STORMWATER ACCESS EASEMENT

PROPOSED BUILDING I
(613,308 SF)
FFE = 723.50

SEE SHEET C-34 FOR ENLARGED DETAIL

PROPERTY LINE

UNPLATTED LANDS
TAX KEY #82-4-222-203-0302
OWNER: LANDGRAF

UNPLATTED LANDS
TAX KEY #82-4-222-203-0311
OWNER: WISNEFSKI

UNPLATTED LANDS
TAX KEY #82-4-222-203-0321
OWNER: HAWKINS

PROPOSED RIGHT-OF-WAY

PROPOSED 80.0' R.O.W.
20.0' TEMPORARY GRADING EASEMENT
3' GRAVEL SHOULDER (TYP.)

SEE SHEETS C-13 TO C-20 FOR ROADWAY PLAN & PROFILE

PUMPER PAD (SEE DETAIL ON SHEET C-34)
40.0' BUILDING SETBACK

MATCHLINE SEE SHEET C-4

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

www.pinnacle-engr.com

REVISED: AEA
DESIGNED: TGM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 09/26/22
SCALE: 1" = 40'

SHEET C-5 OF C-41

© COPYRIGHT 2021

SITE DIMENSIONAL & PAVING PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I SITE DIMENSIONAL & PAVING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- LIGHT DUTY PAVEMENT
  - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3.5" ASPHALTIC CONC. (2 LIFTS)
    - 2" LOWER LAYER (3MT 58-28 S)
    - 1.5" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT (PUBLIC)
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (3 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S) (2 LIFTS)
    - 3" UPPER LAYER (5MT 58-28 S)
- HEAVY DUTY PAVEMENT
  - 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 6" ASPHALTIC CONC. (2 LIFTS)
    - 3" LOWER LAYER (3MT 58-28 S)
    - 3" UPPER LAYER (5MT 58-28 S)
- CONCRETE PAVEMENT
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 9" PCC (4000 PSI AIR ENTRAINED CONCRETE W/ #3 REBAR GRID AT 18" ON CENTER)
- CONCRETE SIDEWALK
  - 6" CRUSHED AGGREGATE BASE COURSE (3/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)
- CURB & GUTTER

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) R1-1 STOP SIGN
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) TAPER CURB HEAD (SEE DETAIL)
(G) 18" STOP BAR, WHITE
(H) 48" CURB AND GUTTER (SEE DETAIL)
(I) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(19) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
O.H.D. OVERHEAD DOOR

NORTH

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

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON 11/08/2021
77.0' BUILDING SETBACK FROM WATERLINE
KILBOURN ROAD DITCH
100-YEAR FLOODPLAIN
40' PUBLIC ACCESS & UTILITY EASEMENT
20' TEMPORARY CONSTRUCTION EASEMENT
PERMANENT SANITARY SEWER EASEMENT
STORMWATER ACCESS EASEMENT
STORM WATER ACCESS EASEMENT
327.8 LF PROPOSED RETAINING WALL HEIGHT: 0.0'-5.5'
POND 3
NWL=707.50
HWL=711.88
10' X 10' TRANSFORMER PAD
MATCHLINE SEE SHEET C-5
SEE SHEET C-34 FOR ENLARGED DETAIL
PUMPER PAD (SEE DETAIL ON SHEET C-34)
SEE SHEETS C-15 TO C-20 FOR ROADWAY PLAN & PROFILE
PROPERTY LINE
3.0' GRAVEL SHOULDER (TYP.)
PROPOSED RIGHT-OF-WAY
30.0' TEMPORARY GRADING EASEMENT
PROPOSED 80.0' R.O.W.

PROPOSED BUILDING II (307,820 SF) FFE = 720.40

UNPLATTED LANDS
TAX KEY #824-0222-2834-0302
OWNER: LANDSKA4

UNPLATTED LANDS
TAX KEY #824-0222-2032-0200
OWNER: GITZLAFF

UNPLATTED LANDS
TAX KEY #824-0222-203-0210
OWNER: GITZLAFF

REVIEWED: ABA
DESIGN: KDL
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

JOB No. 2360.00
DES. BY TEM
PRS. BY
START DATE 05/26/22
SCALE 1" = 40'

SHEET C-6 OF C-41

© COPYRIGHT 2021

SITE DIMENSIONAL & PAVING PLAN

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I SITE DIMENSIONAL & PAVING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET
- PROPOSED END SECTION
- PROPOSED CONTOUR (749)
- PROPOSED TOPSOIL CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE FLOW LINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
6. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF ALL PAVEMENT BEARING SURFACES IN ACCORDANCE WITH PART 2 OF THE STATE STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR AGGREGATE BASE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL THE VILLAGE OF SOMERS CONSTRUCTION STANDARDS/ORDINANCES FOR WORK WITHIN THE RIGHT-OF-WAY.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 6-INCH TOPSOIL REPLACEMENT.
18. SURVEY BENCHMARKS AND MAPPING HAVE BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL-INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

www.pinnacle-engr.com

STH 142 (CTH S) (VARIABLE R.O.W.)

PROPERTY LINE

POND 1
NWL=709.50
HWL=714.22

PROPOSED
BUILDING I
(613,308 SF)
FFE = 723.50

POND 2
NWL=707.50
HWL=713.33

POND 3
NWL=707.50
HWL=711.88

PROPOSED
BUILDING II
(307,820 SF)
FFE = 720.40

100 YEAR FLOOD PLAIN

WETLAND

SHEET C-8

SHEET C-9

SHEET C-10

NO DISTURBANCE OF THE EXISTING WETLAND AREAS ARE ALLOWED PRIOR TO THE APPROVAL OF A WETLAND FILL PERMIT

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO WISCONSIN DOT, KENOSHA COUNTY AND VILLAGE OF SOMERS STANDARDS

REVIEWED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

GRADING PLAN OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No: 2360.00
DESIGN: TGM
PEG PM: TGM
START DATE: 05/26/22
SCALE: 1" = 100'

SHEET C-7 OF C-41

© COPYRIGHT 2021

GRADING PLAN OVERVIEW

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I GRADING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

MATCHLINE SEE SHEET C-9

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

POND 1
NWL=709.50
HWL=714.22

STORMWATER ACCESS EASEMENT

PROPERTY LINE

65.0' BUILDING SETBACK

STORMWATER ACCESS EASEMENT

PROPOSED BUILDING I
(613,308 SF)
FFE = 723.50

SEE SHEET C-34 FOR ENLARGED DETAIL

40.0' BUILDING SETBACK

PROPOSED 80.0' R.O.W.

PROPERTY LINE

UNPLATTED LANDS
TAX KEY #82-4-222-203-0325
OWNER: ANDERSON

10.0' TEMPORARY LIMITED EASEMENT

STH 142 (CTH S) (VARIABLE R.O.W.)

EXISTING RIGHT-OF-WAY

SEE CTH S ROADWAY INFRASTRUCTURE PLANS (UNDER SEPARATE COVER)

17.0' TEMPORARY LIMITED EASEMENT

RIGHT-OF-WAY

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

UNPLATTED LANDS
TAX KEY #82-4-222-301-0015
OWNER: ZIERZ

UNPLATTED LANDS
TAX KEY # 82-4-222 -301-0020
OWNER: COUNTY OF KENOSHA

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET
- PROPOSED END SECTION
- 749 PROPOSED CONTOUR
- 749 PROPOSED TOPSOIL CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

www.pinnacle-engr.com

REVIEWED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

GRADING PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PES JOB No. 2360.00
PES PM TGM
START DATE 05/26/22
SCALE 1" = 40'

SHEET
C-8
OF
C-41

© PINNACLE 2021

GRADING PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I GRADING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET
- PROPOSED END SECTION
- PROPOSED CONTOUR
- PROPOSED TOPSOIL CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

MATCHLINE SEE SHEET C-10

UNPLATTED LANDS
TAX KEY #82-4-222-203-0302
OWNER: LANDGRAF

80.0' WIDE SPILLWAY

POND 2
NWL=707.50
HWL=713.23

STORMWATER ACCESS EASEMENT

FLOODPLAIN IMPACT AREA

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON 11/08/2021

PROPERTY LINE

100 YEAR FLOOD PLAIN

50.0' BUILDING SETBACK

COMPENSATORY FLOODPLAIN STORAGE

80.0'WIDE SPILLWAY

STORMWATER ACCESS EASEMENT

POND 1
NWL=709.50
HWL=714.22

SEE SHEET C-34 FOR ENLARGED DETAIL

PROPOSED BUILDING I
(613,308 SF)
FFE = 723.50

7.1' TO TOE OF SLOPE

UNPLATTED LANDS
TAX KEY #82-4-222-203-0311
OWNER: WISNEFSKI

80.0' R.O.W.

20.0' TEMPORARY GRADING EASEMENT

40.0' BUILDING SETBACK

UNPLATTED LANDS
TAX KEY #82-4-222-203-0321
OWNER: HAWKINS

MATCHLINE SEE SHEET C-8

DRAFTED - JP
DESIGNED - TGM
REVIEWED - ARA

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

GRADING PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 40'

SHEET
C-9
OF
C-41

© COPYRIGHT 2021

GRADING PLAN

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I GRADING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET
- PROPOSED END SECTION
- PROPOSED CONTOUR
- PROPOSED TOPSOIL CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- OVERFLOW RELIEF ROUTING

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

PROPOSED BUILDING II (307,820 SF) FFE = 720.40

POND 3
NWL=707.50
HWL=711.88

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON 11/08/2021

327.8 LF PROPOSED RETAINING WALL HEIGHT: 0.0'-5.5'

STORM WATER ACCESS EASEMENT

STORMWATER ACCESS EASEMENT

40' ACCESS & PUBLIC UTILITY EASEMENT — 40.0'

20' TEMPORARY CONSTRUCTION EASEMENT — 20.0'

PERMANENT SANITARY SEWER EASEMENT — 40.0'

PERMANENT SANITARY SEWER EASEMENT — 40.0'

50' WIDE SPILLWAY

40.0' BUILDING SETBACK

SEE SHEET C-34 FOR ENLARGED DETAIL

SEE SHEET C-34 FOR ENLARGED DETAIL

SEE SHEET C-35 FOR ENLARGED DETAIL

SEE SHEET C-9

MATCHLINE

16.2' TO TOE OF SLOPE
30.0' TEMPORARY GRADING EASEMENT

PROPOSED 80.0' R.O.W.

UNPLATTED LANDS
TAX KEY #82-4-222-203-0200
OWNER: GITZLAFF

UNPLATTED LANDS
TAX KEY #82-4-222-282-5302
OWNER: LANDGRAF

UNPLATTED LANDS
TAX KEY #82-4-222-203-0210
OWNER: GITZLAFF

www.pinnacle-engr.com

REVIEWED- ARA
DESIGNED- TDL
DRAFTED- EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

GRADING PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PROJECT No. 2360.00
FIELD BK ITEM
FIELD PM START DATE 05/26/22
SCALE 1" = 40'

SHEET C-10 OF C-41

© COPYRIGHT 2021

GRADING PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I GRADING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF SOMERS SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF SOMERS PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - 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.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	
ENGINEER TO SPECIFY						

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. SEE DETAILS ON SHEET C-33 FOR CASTINGS. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS" AND ALL VILLAGE OF SOMERS SPECIFICATIONS.

    MANHOLE FRAMES AND COVERS - SEE DETAILS ON SHEET C-33 FOR CASTINGS.

    IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
16. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, SDR-18, WITH PVC O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE RESILIENT WEDGE GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-509, CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS" . GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF SOMERS AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 26-INCHES.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE 3/8" CRUSHED LIMESTONE CHIPS CONFORMING TO CHAPTER 8.42.2 OF THE "STANDARD SPECIFICATIONS" AND THE VILLAGE OF SOMERS STANDARD SPECIFICATIONS.

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE 3/8" CRUSHED LIMESTONE CHIPS AND SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS" AND ALL VILLAGE OF SOMERS SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 4 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS - SEE DETAILS ON SHEET C-33 FOR CASTINGS.
17. SANITARY SEWER SPECIFICATIONS -

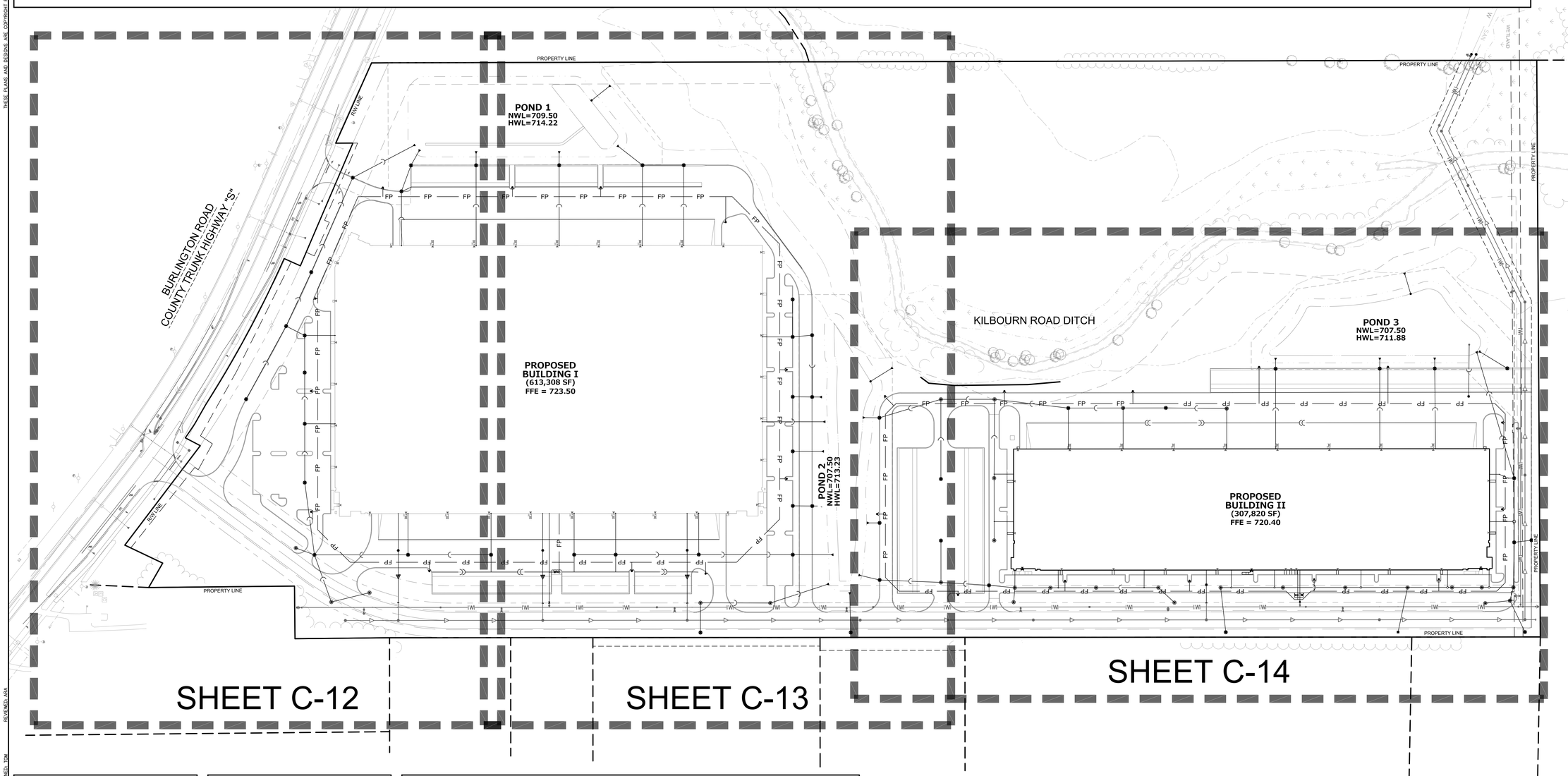
    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-26, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212 AND ALL VILLAGE OF SOMERS SPECIFICATIONS. ALL PROPOSED PUBLIC SANITARY SEWER SHALL BE PVC SDR-26 PIPE.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS" AND ALL VILLAGE OF SOMERS SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 4 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF SOMERS. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - SEE DETAILS ON SHEET C-33 FOR CASTINGS.
18. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
19. TRACER WIRE SHALL BE INSTALLED ON ALL NEW SANITARY LATERALS AND WATERMAINS. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES AND AS ALL VILLAGE OF SOMERS SPECIFICATIONS. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
20. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.



NO DISTURBANCE OF THE EXISTING WETLAND AREAS ARE ALLOWED PRIOR TO THE APPROVAL OF A WETLAND FILL PERMIT

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO WISCONSIN DOT, KENOSHA COUNTY AND VILLAGE OF SOMERS STANDARDS

LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER. CONTRACTOR TO ENSURE PROPER SPACING MAINTINED ON ALL CROSSINGS.

REVIEWED- ARA
DESIGNED- TDM
DRAFTED- EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

UTILITY PLAN OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TDM
START DATE 05/26/22
SCALE 1" = 100'

SHEET C-11 of C-41

© COPYRIGHT 2021

UTILITY PLAN OVERVIEW

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I UTILITY PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

MATCHLINE SEE SHEET C-13

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

www.pinnacle-engr.com

POND 1
NWL=709.50
HWL=714.22

PROPOSED BUILDING I
(613,308 SF)
FFE = 723.50

32.1 L.F. 18" HDPE @ S=2.02%
ES 125.0 INV=711.00 (18")
INL 126.0 2'x3' BOX RIM= 716.68 INV=711.65 (14" E) INV=711.65 (18" W)
185.0 L.F. 14" SCH 40 PVC @ S=2.08%
BC 127.0 INV=715.50 (14")

STORMWATER ACCESS EASEMENT
ES 128.0 INV=711.00 (18")
41.2 L.F. 18" HDPE @ S=1.89%
ES 131.0 INV=711.00 (60")
63.9 L.F. 15" HDPE @ S=1.75%
125.0 L.F. 14" SCH 40 PVC @ S=2.08%
INL 129.1 48" DIA RIM= 716.70 INV=711.78 (15" E) INV=711.78 (18" NW)
INL 129.0 2'x3' BOX RIM= 718.16 INV=712.90 (14" E) INV=712.90 (15" W)
BC 130.0 INV=715.50 (14")

65.0' BUILDING SETBACK
FIRE HYDRANT (TYP.)
10" FIRE LOOP (TYP.)
STORMWATER ACCESS EASEMENT
162.4 L.F. 60" RCP @ S=0.11%
INL 132.0 120" DIA RIM= 721.36 INV=711.18 (60" E) INV=711.18 (60" NW)
238.6 L.F. 60" RCP @ S=0.11%
10.0' TEMPORARY LIMITED EASEMENT
INL 133.0 120" DIA RIM= 721.83 INV=711.44 (60" SE) INV=711.44 (60" W)
137.4 L.F. 60" RCP @ S=0.12%
48.1 L.F. 60" RCP @ S=0.12%
INL 134.0 120" DIA RIM= 721.68 INV=711.60 (60" NE) INV=716.63 (12" SE) INV=711.60 (60" NW)
192.6 L.F. 12" HDPE @ S=1.00%
EXISTING RIGHT-OF-WAY
17.0' TEMPORARY LIMITED EASEMENT
INL 134.1 2'x3' BOX RIM= 722.56 INV=718.56 (12" NW)

BC 135.1 INV=719.00 (12")
70.0 L.F. 12" SCH 40 PVC @ S=2.08%
INL 135.0 120" DIA RIM= 722.01 INV=711.66 (54" E) INV=717.54 (12" N) INV=711.66 (60" SW)
85.7 L.F. 54" RCP @ S=0.13%
INL 136.0 96" DIA RIM= 722.13 INV=711.77 (54" E) INV=711.77 (54" W)
118.3 L.F. 54" RCP @ S=0.12%
BC 137.1 INV=719.00 (12")
70.0 L.F. 12" SCH 40 PVC @ S=2.08%
INL 137.0 96" DIA RIM= 722.45 INV=711.91 (48" E) INV=717.54 (12" N) INV=711.91 (54" W)
136.0 L.F. 48" RCP @ S=0.15%
INL 138.0 84" DIA RIM= 722.02 INV=712.11 (48" E) INV=712.11 (48" W)
168.5 L.F. 48" RCP @ S=0.12%

BC 142.0 INV=715.99 (16")
95.0 L.F. 16" SCH 40 @ S=2.08%
INL 141.0 48" DIA RIM= 724.97 INV=714.01 (16" W) INV=714.01 (24" S)
10" FIRE LOOP (TYP.)
192.0 L.F. 24" HDPE @ S=0.54%
FIRE HYDRANT (TYP.)
BC 140.1 INV=715.99 (16")
95.0 L.F. 16" SCH 40 @ S=2.08%
INL 140.0 60" DIA RIM= 719.09 INV=712.97 (24" N) INV=714.01 (16" W) INV=712.97 (36" S)
SAN BC 4.0 INV=712.35 (10")
85.0 L.F. 10" PVC @ S=1.04%
119.9 L.F. 10" PVC @ S=1.04%
CONNECT TO SANITARY LATERAL INV=710.22 (10" E)
SAMPLING MH 4.1 48" DIA RIM= 719.20 INV=711.47 (10" W) INV=711.47 (10" E)
FI 139.2 48" DIA RIM= 722.63 INV=718.39 (12" S)
216.3 L.F. 36" HDPE @ S=0.30%
90.9 L.F. 12" RCP @ S=1.00%
115.7 L.F. 24" RCP @ S=1.00%
40.0' BUILDING SETBACK
FI 139.3 BEEHIVE 48" DIA RIM= 721.63 INV=717.48 (12" N) INV=717.48 (24" W)
INL 139.0 84" DIA RIM= 723.16 INV=712.32 (36" N) INV=719.32 (10" S) INV=716.32 (24" E) INV=712.32 (48" W)
45.8 L.F. 10" HDPE @ S=0.50%
FI 139.1 BEEHIVE 48" DIA RIM= 723.16 INV=719.55 (10" N)
80.0' R.O.W.

(SEE SHEET C-22)
PUBLIC SANITARY SEWER
PUBLIC WATERMAIN
PROPERTY LINE
PROPERTY LINE

SEE CTH ROADWAY INFRASTRUCTURE PLANS (UNDER SEPARATE COVER)

BURLINGTON ROAD (CTH S) (VARIABLE R.O.W.)
BURLINGTON ROAD (CTH S) (VARIABLE R.O.W.)
RIW LINE
RIW LINE

CROSSINGS

1 **36" STM OVER 10" SAN**
36" B/PIPE =712.81
10" T/PIPE =712.22
(PROVIDE CONCRETE BRIDGING BLOCK, SEE DETAIL)

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET (ROUND CASTING)
- STORM SEWER INLET (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- STORM SEWER
- SANITARY SEWER - PRIVATE
- SANITARY SEWER - PUBLIC
- W — WATERMAIN - PRIVATE
- IW — WATERMAIN - PUBLIC
- FP — FIRE PROTECTION

REVIEWED: ABA
DESIGNED: TDM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

UTILITY PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PES JOB No. 2360.00
PES PM TDM
START DATE 05/26/22
SCALE 1" = 40'

SHEET
C-12
OF
C-41

© COPYRIGHT 2021

UTILITY PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I UTILITY PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET (ROUND CASTING)
- STORM SEWER INLET (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- STORM SEWER
- SANITARY SEWER - PRIVATE
- SANITARY SEWER - PUBLIC
- W — WATERMAIN - PRIVATE
- IW — WATERMAIN - PUBLIC
- FP — FIRE PROTECTION

CROSSINGS

(2) **36" STM OVER 10" SAN**
36" B/PIPE =711.41
10" T/PIPE =709.97

NORTH

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

www.pinnacle-engr.com

MATCHLINE SEE SHEET C-14

KILBOURN ROAD DITCH

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON 11/08/2021

ES POND 2 INV=707.30 (15")
59.7 L.F. 15" RCP @ S=0.34%
POND 2 OUTLET STRUCTURE SEE DETAIL ON SHEET C-35
38.3 L.F. 30" HDPE @ S=0.50%
ES 213.0 INV=707.50 (30")
STORMWATER ACCESS EASEMENT
28.8 L.F. 12" HDPE @ S=2.00%
ES 211.0 INV=713.50 (12")
49.3 L.F. 30" HDPE @ S=1.00%
ES 200.0 INV=711.50 (30")

POND 2
NWL=707.50
HWL=713.23

ES 200.2 INV=714.00 (18")
FI 200.1 WISDOT MEDIAN 1 GRATE (NO SLOPE) RIM= 719.43 INV=715.85 (18" W)
92.5 L.F. 18" RCP @ S=2.00%

ES 113.0 INV=714.94 (18")
142.8 L.F. 18" HDPE @ S=0.56%
INL 115.0 2'x3' BOX RIM= 718.02 INV=715.96 (15" S) INV=715.96 (18" E)
45.2 L.F. 15" HDPE @ S=1.00%
86.6 L.F. 10" HDPE @ S=0.50%
INL 116.1 2'x3' BOX RIM= 718.22 INV=716.84 (10" E)
INL 116.0 2'x3' BOX RIM= 717.93 INV=716.41 (12" S) INV=716.41 (10" W) INV=716.41 (15" N)
70.0 L.F. 12" SCH 40 @ S=2.08%
BC 117.0 INV=717.87 (12")
22.1 L.F. 18" HDPE @ S=1.00%
INL 114.0 2'x3' BOX RIM= 717.22 INV=715.16 (18" W) INV=716.16 (12" S) INV=715.16 (18" N)
45.0 L.F. 12" HDPE @ S=0.18%
INL 114.1 2'x3' BOX RIM= 717.79 INV=716.24 (12" N)
ES 111.0 INV=714.46 (12")
71.6 L.F. 12" HDPE @ S=0.21%
145.1 L.F. 12" SCH 40 @ S=2.08%
BC 112.0 INV=717.48 (12")
ES 109.0 INV=716.00 (12")
INL 110.0 2'x3' BOX RIM= 717.70 INV=716.15 (12" N)
ES 106.0 INV=716.00 (12")
22.1 L.F. 12" HDPE @ S=0.95%
INL 107.0 2'x3' BOX RIM= 718.61 INV=716.21 (12" S) INV=716.21 (12" N)
45.0 L.F. 12" HDPE @ S=0.51%
INL 108.0 2'x3' BOX RIM= 718.05 INV=716.44 (12" N)
ES 100.0 INV=710.50 (42")
ES 102.5 INV=714.00 (24")
93.5 L.F. 42" RCP @ S=0.30%
142.0 L.F. 24" HDPE @ S=1.07%
INL 101.0 60" DIA RIM= 720.73 INV=710.78 (42" S) INV=710.78 (42" N)
FI 102.4 BEEHIVE 48" DIA RIM= 720.96 INV=715.52 (24" S) INV=715.52 (24" N)
161.5 L.F. 24" HDPE @ S=0.93%
217.3 L.F. 42" RCP @ S=0.30%
10" FIRE LOOP (TYP.)

20.0' TEMPORARY GRADING EASEMENT
PUBLIC SANITARY SEWER
PUBLIC WATERMAIN

FIRE HYDRANT (TYP.)
50.0' BUILDING SETBACK
PROPERTY LINE
185.0 L.F. 14" SCH 40 @ S=2.08%
BC 121.0 INV=716.00 (14")
INL 120.0 48" DIA RIM= 716.66 INV=712.16 (14" E) INV=712.16 (18" S)
95.5 L.F. 18" HDPE @ S=1.50%
BC 119.1 INV=715.50 (14")
185.0 L.F. 14" SCH 40 @ S=2.08%
INL 119.0 48" DIA RIM= 716.54 INV=710.73 (18" N) INV=711.65 (14" E) INV=710.73 (24" SW)
73.3 L.F. 24" HDPE @ S=1.00%
ES POND 1 INV=708.00 (24")
ES 118.0 INV=710.00 (24")
55.0 L.F. 24" RCP @ S=1.82%
POND 1 OUTLET STRUCTURE SEE DETAIL ON SHEET C-35
ES 122.0 INV=711.00 (18")
32.0 L.F. 18" HDPE @ S=2.03%
INL 123.0 2'x3' BOX RIM= 716.42 INV=711.65 (14" E) INV=711.65 (18" W)
185.0 L.F. 14" SCH 40 @ S=2.08%
BC 124.0 INV=715.50 (14")
STORMWATER ACCESS EASEMENT
10" FIRE LOOP (TYP.)

POND 1
NWL=709.50
HWL=714.22

PROPOSED BUILDING I (613,308 SF) FFE = 723.50

BC 102.1 INV=715.00 (14")
95.0 L.F. 14" SCH 40 @ S=2.08%
SAN BC 5.0 INV=710.10 (10")
85.0 L.F. 10" PVC @ S=1.04%
SAMPLING MH 5.1 48" DIA RIM= 718.75 INV=709.22 (10" W) INV=709.22 (10" E)
121.7 L.F. 10" PVC @ S=1.04%
CONNECT TO SANITARY LATERAL INV=707.95 (10" E)
INL 102.0 60" DIA RIM= 718.44 INV=711.43 (30" S) INV=713.02 (14" W) INV=711.43 (42" N)
FI 102.3 BEEHIVE 48" DIA RIM= 722.58 INV=717.03 (24" E) INV=717.03 (24" N)
68.7 L.F. 24" RCP @ S=0.75%
FI 102.2 WISDOT MEDIAN 1 GRATE (SINGLE SLOPE) RIM= 722.63 INV=717.55 (24" W)
PROPERTY LINE
40.0' BUILDING SETBACK
80.0' R.O.W.
FIRE HYDRANT (TYP.)
BC 103.1 INV=715.00 (14")
95.0 L.F. 14" SCH 40 @ S=2.08%
INL 103.0 60" DIA RIM= 721.91 INV=711.91 (24" S) INV=713.02 (14" W) INV=711.91 (36" N)
96.0 L.F. 24" HDPE @ S=0.50%
BC 105.0 INV=715.00 (14")
95.0 L.F. 14" SCH 40 @ S=2.08%
INL 104.0 48" DIA RIM= 724.04 INV=713.02 (14" W) INV=712.39 (24" N)
FH ASSEMBLY 24.2 FLANGE=726.45 NOZZLE=727.70 INV=719.75 (6" S)
6" X 12" TEE 24.1 INV=719.50
13.0 L.F. 6" C-900 WM @ S=0.00%
WAT BC 24.3 INV=716.50 (12")
135.2 L.F. 12" C-900 WM @ S=2.22%
71.4 L.F. 12" C-900 WM @ S=0.10%
SAN BC 1.0 INV=712.10 (10")
85.0 L.F. 10" PVC @ S=1.04%
SAMPLING MH 1.1 48" DIA RIM= 725.36 INV=711.22 (10" W) INV=711.22 (10" E)
121.6 L.F. 10" PVC @ S=1.04%
CONNECT TO SANITARY LATERAL INV=709.95 (10" E)
CONNECT TO WATER LATERAL INV=719.28 (12" E)

(SEE SHEET C-23)
(SEE SHEET C-23)
PROPERTY LINE

MATCHLINE SEE SHEET C-12

REVIEWED: ABA
DESIGNED: TDM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

UTILITY PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TDM
START DATE 05/26/22
SCALE 1" = 40'

SHEET C-13 of C-41

© COPYRIGHT 2021

UTILITY PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I UTILITY PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET (ROUND CASTING)
- STORM SEWER INLET (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- STORM SEWER
- SANITARY SEWER - PRIVATE
- SANITARY SEWER - PUBLIC
- W — WATERMAIN - PRIVATE
- W — WATERMAIN - PUBLIC
- FP — FIRE PROTECTION

CROSSINGS

3. **30" STM OVER 8" WM 30" B/PIPE =712.67 8" T/PIPE =711.10**
4. **CROSSING REMOVED**
5. **CROSSING REMOVED**
6. **CROSSING REMOVED**

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

KILBOURN ROAD DITCH

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP ON 11/08/2021

STORMWATER ACCESS EASEMENT

POND 3
NWL=707.50
HWL=711.88

ES POND 3 INV=707.00 (36")

50.5 L.F. 36" RCP @ S=0.99%

POND 3 OUTLET STRUCTURE SEE DETAIL ON SHEET C-35

40.0' PUBLIC ACCESS & UTILITY EASEMENT

40' ACCESS & PUBLIC UTILITY EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT

PERMANENT SANITARY SEWER EASEMENT

(SEE SHEET C-27)

(SEE SHEET C-26)

ES 321.0 INV=709.00 (15")

ES 320.0 INV=709.00 (15")

ES 319.0 INV=709.00 (15")

ES 317.0 INV=708.50 (12")

ES 318.0 INV=707.50 (60")

INV=703.00 (24")

24.7 L.F. 15" HDPE @ S=2.00%

24.7 L.F. 15" HDPE @ S=2.00%

24.6 L.F. 15" HDPE @ S=2.00%

316.0 2'x3' BOX RIM= 713.23 INV=709.49 (12" E) INV=709.49 (15" W)

315.0 2'x3' BOX RIM= 713.29 INV=709.49 (12" E) INV=709.49 (15" W)

314.0 2'x3' BOX RIM= 713.80 INV=709.49 (12" E) INV=709.49 (15" W)

119.6 L.F. 24" HDPE @ S=0.81%

75.9 L.F. 12" HDPE @ S=0.97%

INL 309.0 48" DIA RIM= 713.79 (INV=709.23 (12" SW)

40' PUBLIC ACCESS & UTILITY EASEMENT

PRECAST DRY HYDRANT MH SEE DETAIL ON SHEET C-34 48" DIA RIM= 714.99 INV=702.03 (24" W)

20' TEMPORARY CONSTRUCTION EASEMENT

PERMANENT SANITARY SEWER EASEMENT

PUBLIC WATERMAIN

PUBLIC SANITARY SEWER

304.9 L.F. 60" RCP @ S=0.30%

185.5 L.F. 12" SCH 40 PVC @ S=3.00%

185.1 L.F. 12" SCH 40 @ S=3.00%

185.3 L.F. 12" SCH 40 @ S=3.00%

8" FIRE LOOP (TYP.)

STORM WATER ACCESS EASEMENT

FIRE HYDRANT (TYP.)

124.0 L.F. 30" HDPE @ S=0.40%

148.2 L.F. 30" HDPE @ S=0.50%

INL 215.0 60" DIA RIM= 714.43 INV=708.43 (30" N) INV=710.43 (12" E) INV=708.43 (30" S)

INL 214.0 60" DIA RIM= 714.87 INV=707.69 (30" N) INV=707.69 (30" S)

184.2 L.F. 12" HDPE @ S=2.00%

173.0 L.F. 12" HDPE @ S=1.80%

INL 216.0 60" DIA RIM= 714.46 INV=708.93 (24" N) INV=711.43 (12" E) INV=708.93 (30" S)

INL 217.0 48" DIA RIM= 714.14 INV=709.79 (24" N) INV=709.79 (12" E) INV=709.79 (24" S)

171.7 L.F. 24" HDPE @ S=0.50%

MH 218.0 48" DIA RIM= 715.33 INV=710.30 (18" N) INV=710.30 (12" E) INV=710.30 (24" S)

126.7 L.F. 24" HDPE @ S=0.40%

INL 219.0 48" DIA RIM= 714.29 INV=710.69 (12" N) INV=710.70 (18" S)

98.8 L.F. 18" HDPE @ S=0.40%

140.7 L.F. 12" HDPE @ S=0.80%

STM MH 220.0 48" DIA RIM= 715.14 INV=711.82 (12" E) INV=711.82 (12" S)

94.6 L.F. 12" SCH 40 @ S=3.00%

94.7 L.F. 12" SCH 40 @ S=3.00%

93.3 L.F. 12" SCH 40 @ S=0.80%

BC 217.1 INV=712.63 (12")

BC 218.1 INV=713.14 (12")

BC 220.1 INV=712.57 (12")

BC 316.1 INV=715.05 (12")

BC 315.1 INV=715.05 (12")

BC 314.1 INV=715.06 (12")

23.4 L.F. 10" SCH 40 @ S=3.00%

22.5° BEND 308.2 INV=715.49 (10") INV=715.49 (10")

22.6 L.F. 10" SCH 40 @ S=3.00%

BC 308.3 INV=716.17 (10")

22.5° BEND 308.1 INV=714.79 (10") INV=714.79 (10")

12.8 L.F. 10" SCH 40 @ S=3.00%

INL 308.0 96" DIA RIM= 718.32 INV=708.41 (60" E) INV=714.41 (10" S) INV=708.41 (60" W)

100.1 L.F. 60" RCP @ S=0.61%

Null Structure 307.1 INV=709.02 (60") INV=709.02 (60") INV=711.10 (10")

BC 307.2 INV=712.81 (10")

56.9 L.F. 10" SCH 40 @ S=3.00%

48.2 L.F. 60" RCP @ S=0.60%

40.3 L.F. 10" HDPE @ S=1.00%

INL 307.0 96" DIA RIM= 718.27 INV=709.31 (60" E) INV=713.31 (10" N) INV=709.31 (60" W)

INL 313.0 48" DIA RIM= 717.10 INV=713.71 (10" S)

PROPERTY LINE

104.1 L.F. 60" RCP @ S=0.40%

BC 305.2 INV=712.82 (10")

INL 305.0 60" DIA RIM= 718.91 INV=710.37 (42" S) INV=710.37 (42" N)

40.5 L.F. 10" SCH 40 @ S=3.00%

40.5 L.F. 10" SCH 40 @ S=3.00%

40.5 L.F. 10" SCH 40 @ S=3.00%

40.5 L.F. 10" SCH 40 @ S=3.00%

BC 304.3 INV=713.39 (10")

10.3 L.F. 42" HDPE @ S=0.60%

36.1 L.F. 42" HDPE @ S=0.61%

BC 303.2 INV=714.59 (10")

107.8 L.F. 42" HDPE @ S=0.59%

92.5 L.F. 42" HDPE @ S=0.61%

68.8 L.F. 42" HDPE @ S=0.60%

65.1 L.F. 42" HDPE @ S=0.61%

16.9 L.F. 42" HDPE @ S=0.60%

INL 306.0 96" DIA RIM= 718.08 INV=709.89 (42" S) INV=709.73 (42" E) INV=709.73 (60" W)

31.8 L.F. 42" HDPE @ S=0.30%

80.4 L.F. 30" RCP @ S=0.75%

WYE 305.1 INV=710.27 (42") INV=710.27 (42") INV=711.60 (10")

FI 310.0 BEEHIVE 48" DIA RIM= 715.50 INV=710.39 (18" N)

57.4 L.F. 18" HDPE @ S=1.00%

STM HM 311.0 96" DIA RIM= 717.72 INV=709.82 (18" S) INV=709.82 (30" NE) INV=709.83 (42" W)

FI 312.0 WISDOT MEDIAN 2 GRATE (SINGLE SLOPE) RIM= 714.47 INV=710.42 (30" SW)

PROPERTY LINE

PROPOSED BUILDING II (307,820 SF) FFE = 720.40

INL 301.0 72" DIA RIM= 718.40 INV=713.85 (30" E) INV=713.84 (30" N)

24.5 L.F. 30" HDPE @ S=0.50%

34.0 L.F. 10" PVC @ S=1.04%

SAMPLING MH 2.1 48" DIA RIM= 718.95 INV=707.73 (10" W) INV=707.73 (10" E)

SAN BC 2.0 INV=708.08 (10")

BC 208.1 INV=716.39 (10")

BC 301.2 INV=715.77 (10")

40.5 L.F. 10" SCH 40 @ S=3.00%

100.0 L.F. 30" HDPE @ S=0.50%

WAT BC 33.5 INV=710.06 (8")

57.9 L.F. 8" C-900 WM @ S=-0.80%

144.0 L.F. 30" HDPE @ S=0.60%

BC 302.2 INV=715.27 (10")

40.5 L.F. 10" SCH 40 @ S=3.00%

19.5 L.F. 30" HDPE @ S=0.50%

FIRE HYDRANT (TYP.)

144.0 L.F. 30" HDPE @ S=0.60%

FH ASSEMBLY 33.6 FLANGE=720.25 NOZZLE=721.50 INV=711.25 (6" S)

5.0 L.F. 6" C-900 WM @ S=-12.72%

CONNECT TO WATER LATERAL PLUG & BUTTRESS 33.3 INV=710.66 (8" E)

WYE 301.1 INV=713.72 (30") INV=713.72 (30") INV=714.55 (10")

WYE 302.1 INV=713.22 (30") INV=713.22 (30") INV=714.05 (10")

INL 302.0 60" DIA RIM= 718.51 INV=713.12 (30" S) INV=713.12 (30" N)

6" X 8" TEE 33.4 INV=710.52

17.1 L.F. 8" C-900 WM @ S=-0.80%

WYE 303.1 INV=712.04 (42") INV=712.04 (42") INV=713.37 (10")

INL 303.0 60" DIA RIM= 718.52 INV=712.26 (30" S) INV=712.26 (42" N)

WYE 304.2 INV=710.84 (42") INV=710.84 (42") INV=712.17 (10")

INL 304.0 72" DIA RIM= 716.52 INV=711.40 (42" S) INV=711.40 (30" E) INV=711.40 (42" N)

INL 304.4 60" DIA RIM= 718.95 INV=710.78 (42" S) INV=710.78 (42" N)

105.5 L.F. 30" RCP @ S=0.60%

FI 304.1 WISDOT MEDIAN 2 GRATE (SINGLE SLOPE) RIM= 716.52 INV=712.03 (30" W)

INL 202.1 48" DIA RIM= 718.21 INV=714.64 (12" E)

96.6 L.F. 12" HDPE @ S=2.01%

INL 202.0 60" DIA RIM= 718.74 INV=712.70 (24" N) INV=712.70 (12" W) INV=712.70 (30" S)

111.3 L.F. 24" HDPE @ S=0.50%

212.0 2'x3' BOX RIM= 718.00 INV=714.08 (12" S)

INL 201.0 60" DIA RIM= 719.00 INV=711.99 (30" N) INV=711.99 (30" S)

141.9 L.F. 30" HDPE @ S=0.50%

POND 2
NWL=707.50
HWL=713.23

40.0' BUILDING SETBACK

INL 203.0 48" DIA RIM= 719.04 INV=713.26 (24" N) INV=713.26 (24" S)

INL 204.0 48" DIA RIM= 718.85 INV=713.56 (24" N) INV=713.56 (10" W) INV=713.56 (12" E) INV=713.56 (24" S)

FI 226.0 36" DIA RIM= 718.50 INV=714.23 (12" W)

INL 222.0 48" DIA RIM= 718.51 INV=714.63 (12" E) INV=714.63 (12" W)

INL 224.0 48" DIA RIM= 718.64 INV=715.36 (12" W)

WYE 223.0 INV=715.14 (12") INV=715.14 (12") INV=715.22 (10")

INL 225.0 48" DIA RIM= 717.94 INV=714.12 (12" W)

WYE 221.0 INV=714.54 (12") INV=714.54 (12") INV=714.62 (10")

100.5 L.F. 12" HDPE @ S=0.51%

44.9 L.F. 10" SCH 40 @ S=3.00%

BC 221.1 INV=715.97 (10")

45.0 L.F. 10" SCH 40 @ S=3.00%

BC 223.1 INV=716.57 (10")

43.6 L.F. 12" HDPE @ S=0.50%

BC 204.1 INV=716.78 (10")

59.9 L.F. 24" HDPE @ S=0.50%

40.7 L.F. 10" SCH 40 @ S=3.00%

82.3 L.F. 24" HDPE @ S=0.50%

33.3 L.F. 12" HDPE @ S=2.01%

INL 205.0 48" DIA RIM= 718.92 INV=713.97 (24" N) INV=713.97 (24" S)

WYE 206.0 INV=714.04 (24") INV=714.04 (24") INV=714.62 (10")

BC 206.1 INV=715.84 (10")

40.5 L.F. 10" SCH 40 @ S=3.00%

87.4 L.F. 24" HDPE @ S=0.40%

INL 207.0 48" DIA RIM= 718.41 INV=714.39 (18" N) INV=714.39 (24" S)

111.0 L.F. 18" HDPE @ S=0.41%

WYE 208.0 INV=714.84 (18") INV=714.84 (18") INV=715.17 (10")

40.5 L.F. 10" SCH 40 @ S=3.00%

33.0 L.F. 18" HDPE @ S=0.40%

8" FIRE LOOP (TYP.)

50.8 L.F. 12" HDPE @ S=0.50%

INL 209.0 72" DIA RIM= 718.51 INV=714.97 (12" NE) INV=714.97 (18" S)

FI 210.0 BEEHIVE 48" DIA RIM= 719.28 INV=715.22 (12" SW)

CONNECT TO SANITARY LATERAL SAN PLUG 23.1 INV=707.30 (10" E)

103.8 L.F. 30" RCP @ S=0.60%

FI 300.0 WISDOT MEDIAN 2 GRATE (SINGLE SLOPE) RIM= 719.30 INV=714.47 (30" W)

(SEE SHEET C-23)

(SEE SHEET C-24)

(SEE SHEET C-24)

(SEE SHEET C-25)

80.0' R.O.W.

PUBLIC WATERMAIN

PUBLIC SANITARY SEWER

PROPERTY LINE

30.0' TEMPORARY GRADING EASEMENT

MATCHLINE SEE SHEET C-13

REVIEWED - ABA

DESIGNED - TGM

DRAFTED - EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

UTILITY PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 40'

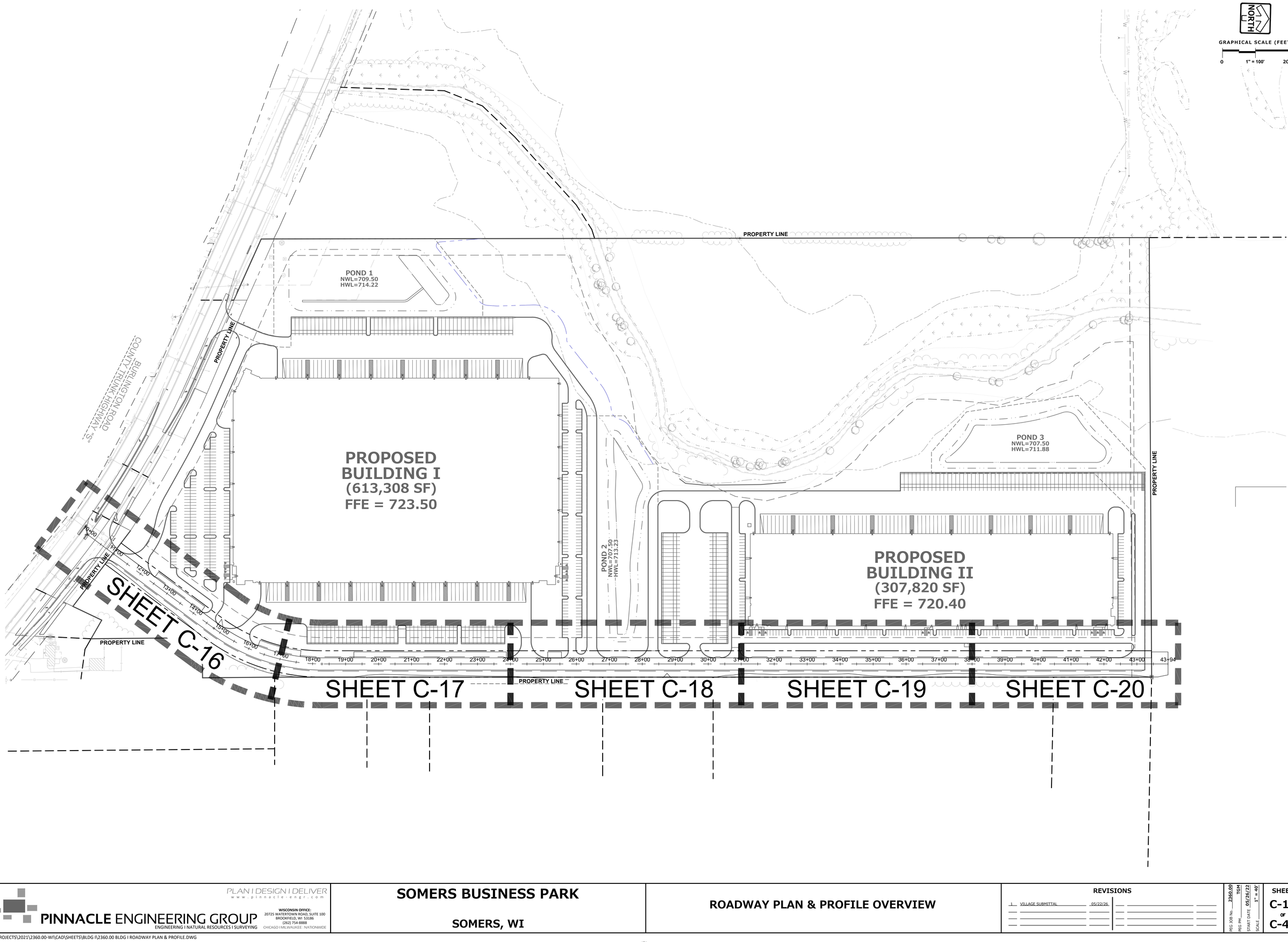
SHEET C-14 OF C-41

UTILITY PLAN

© COPYRIGHT 2021

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I UTILITY PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



www.pinnacle-engr.com

ROADWAY PLAN & PROFILE OVERVIEW

REVIEWED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

ROADWAY PLAN & PROFILE OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

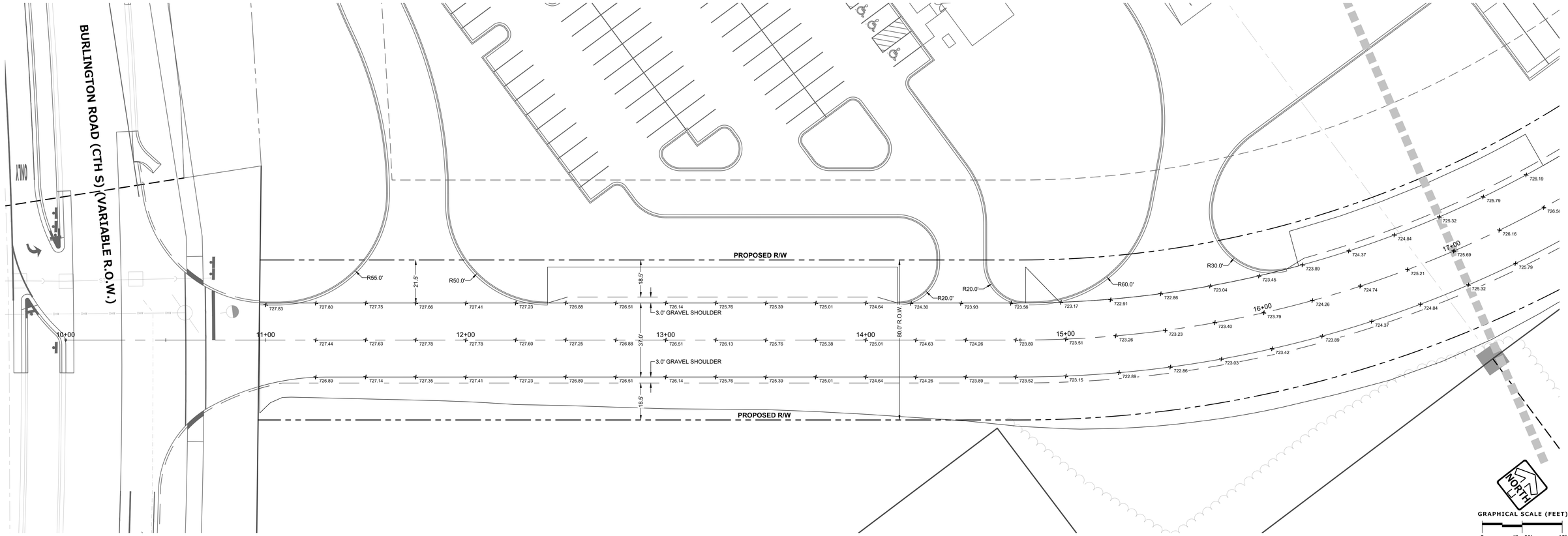
PES JOB No. 2360.00
PES PM TGM
START DATE 05/26/22
SCALE 1" = 40'

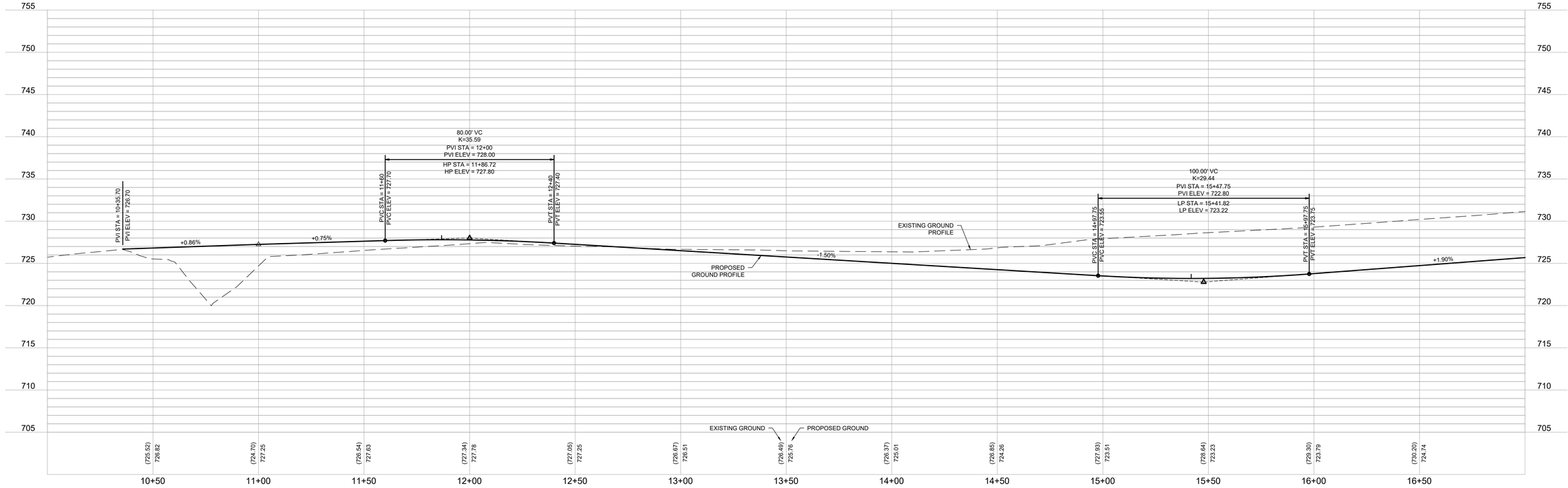
SHEET
C-15
of
C-41

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com





REVISED: AKA
DESIGNED: TGM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

SHEET
C-16
&
C-41

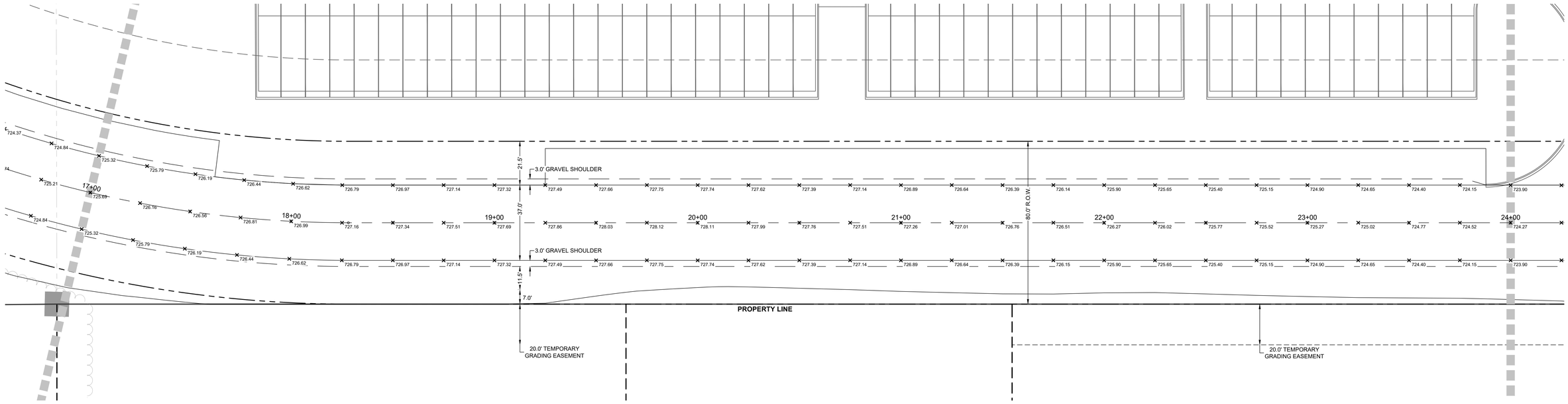
© COPYRIGHT 2018

ROADWAY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

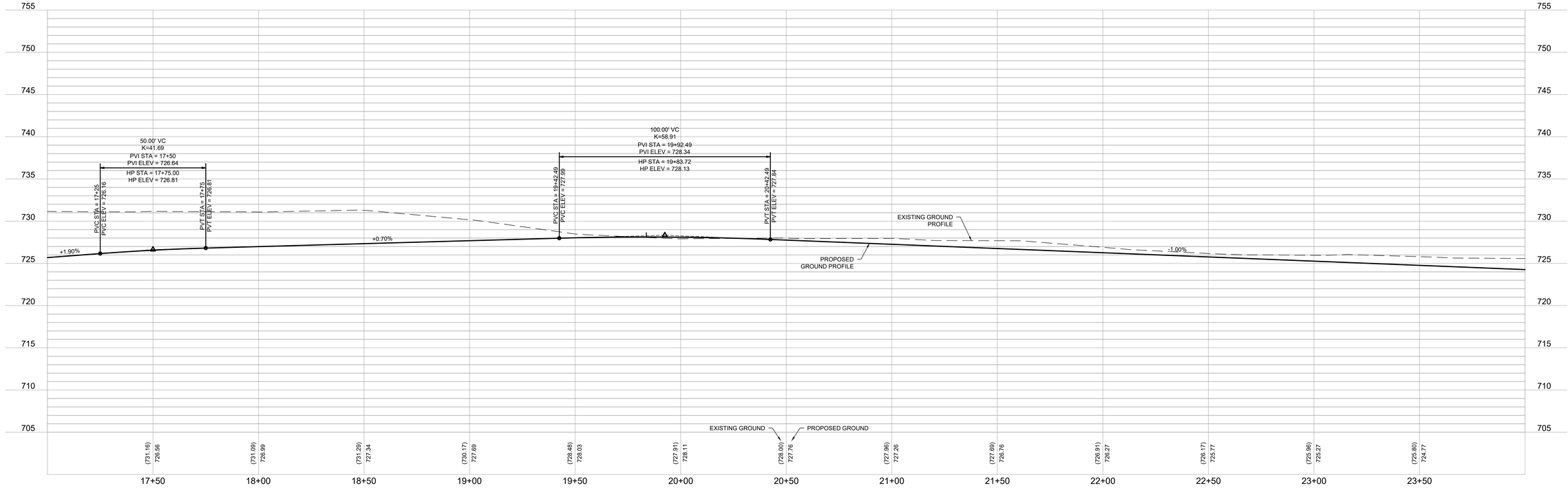
www.pinnacle-engr.com



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



REVISED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

SHEET
C-17
&
C-41

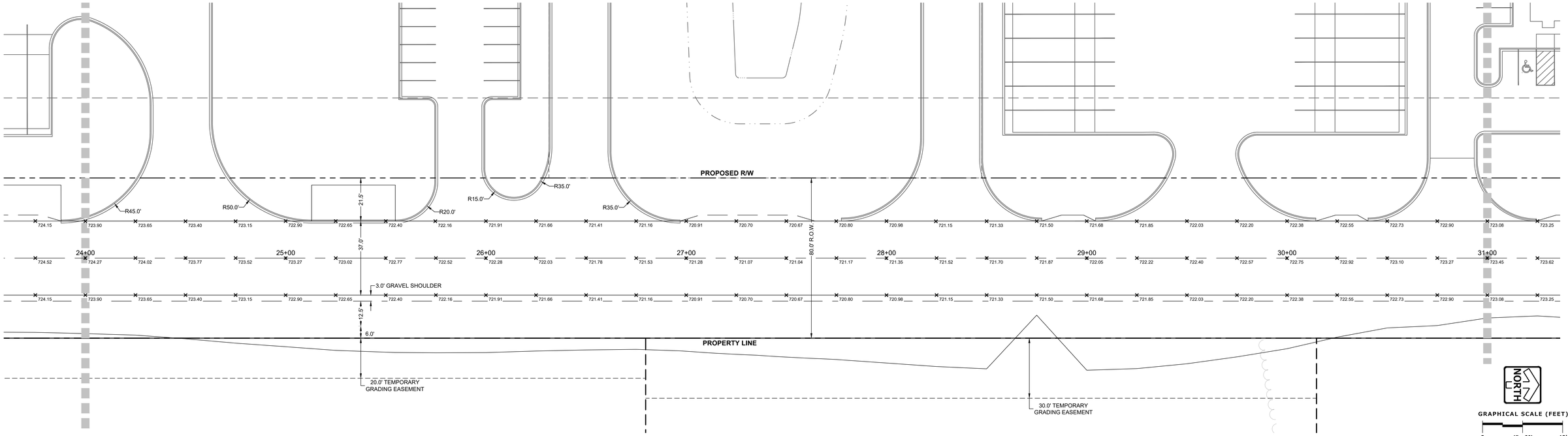
© COPYRIGHT 2018

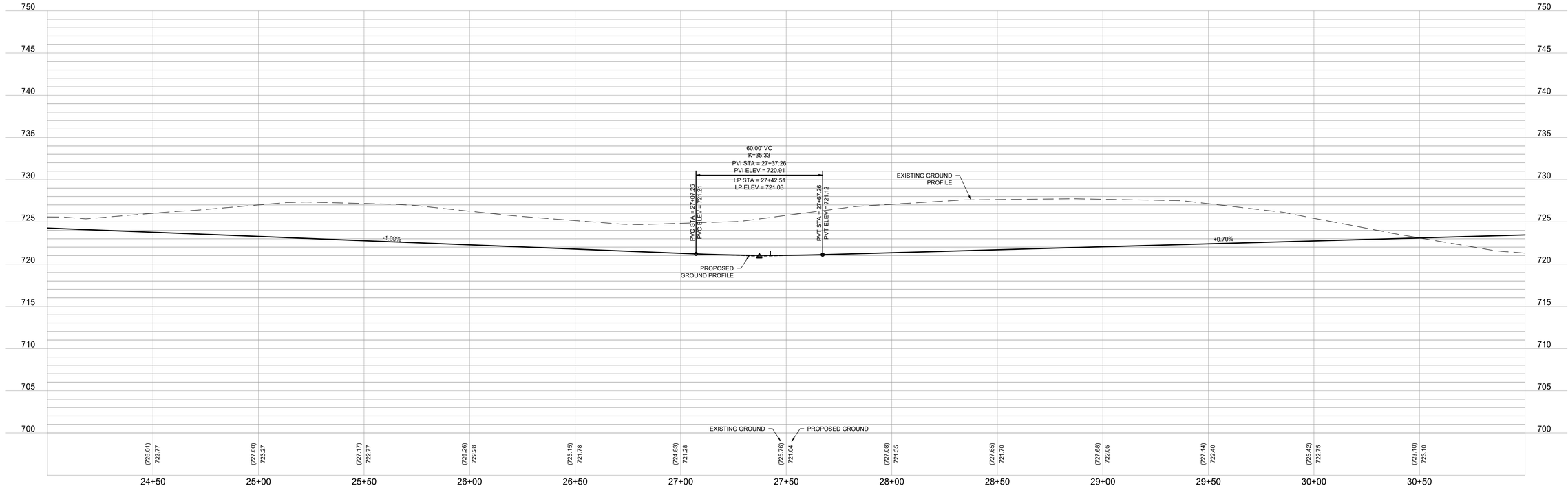
ROADWAY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com





REVISED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

SHEET
C-18
&
C-41

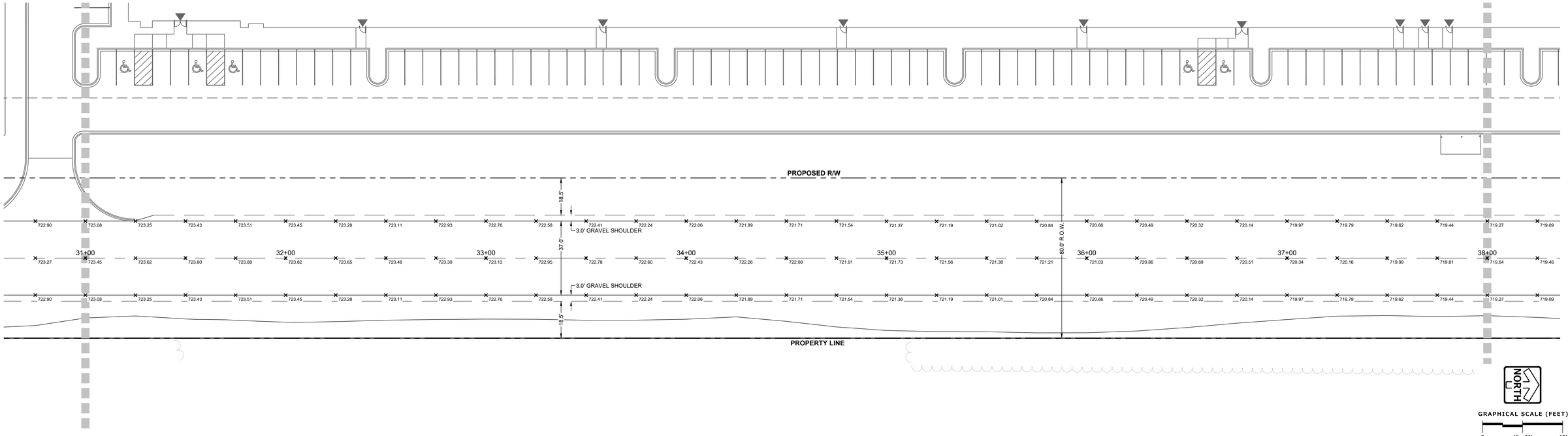
© COPYRIGHT 2018

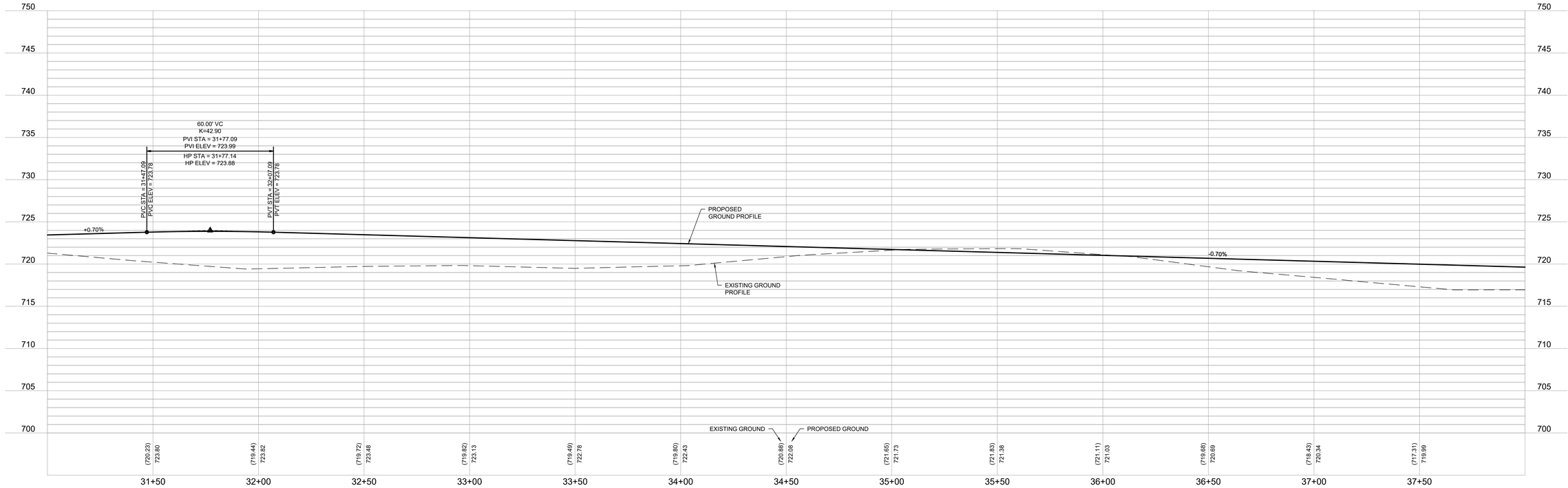
ROADWAY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com





REVISED: AEA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

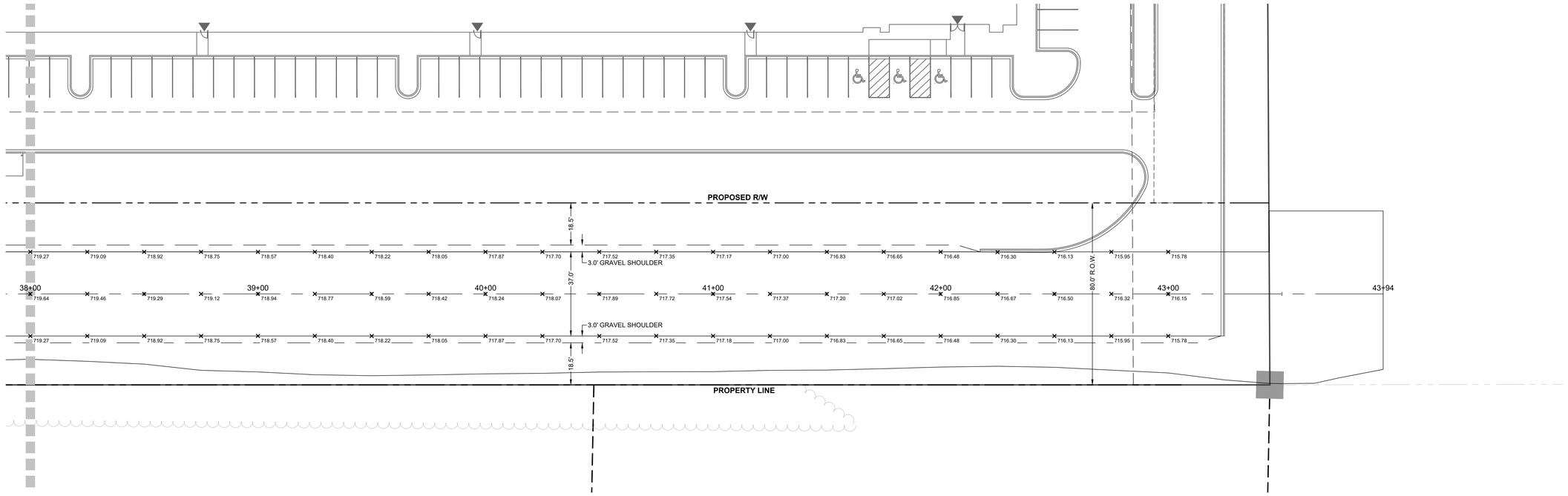
SHEET
C-19
&
C-41

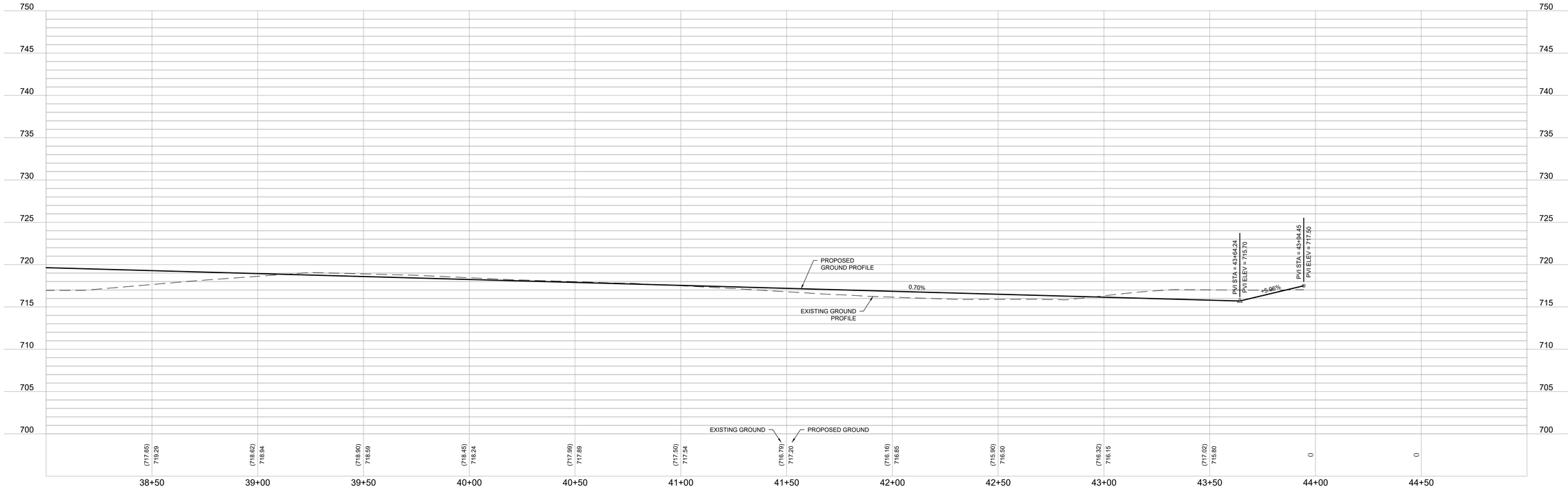
© COPYRIGHT 2014

ROADWAY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC





NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

REVISED: AEA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

ROADWAY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

SHEET
C-20
&
C-41

© COPYRIGHT 2018

ROADWAY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I ROADWAY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF SOMERS SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF SOMERS PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - 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.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

    HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
    MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II III IV
    ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. SEE DETAILS ON SHEET C-33 FOR CASTINGS. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS" AND ALL VILLAGE OF SOMERS SPECIFICATIONS.

    MANHOLE FRAMES AND COVERS - SEE DETAILS ON SHEET C-33 FOR CASTINGS.

    IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
16. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, SDR-18, WITH PVC O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE RESILIENT WEDGE GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-509, CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS" - GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF SOMERS AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 26-INCHES.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE 3/8" CRUSHED LIMESTONE CHIPS CONFORMING TO CHAPTER 8.42.2 OF THE "STANDARD SPECIFICATIONS" AND THE VILLAGE OF SOMERS STANDARD SPECIFICATIONS.

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE 3/8" CRUSHED LIMESTONE CHIPS AND SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS" AND ALL VILLAGE OF SOMERS SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 4 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS - SEE DETAILS ON SHEET C-33 FOR CASTINGS.
17. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-26, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212 AND ALL VILLAGE OF SOMERS SPECIFICATIONS. ALL PROPOSED PUBLIC SANITARY SEWER SHALL BE PVC SDR-26 PIPE.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS" AND ALL VILLAGE OF SOMERS SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 4 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF SOMERS. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

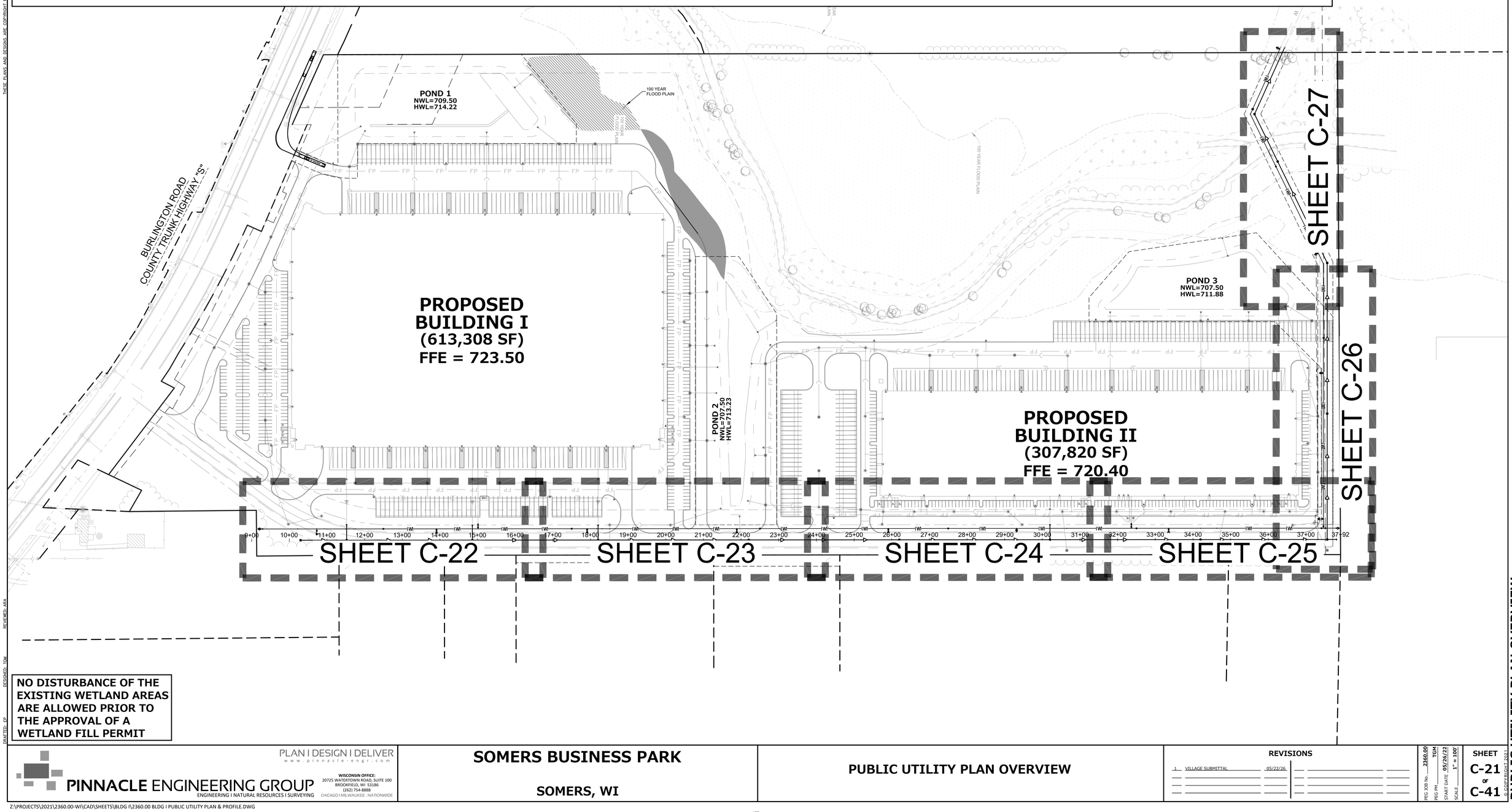
    MANHOLE FRAMES AND COVERS - SEE DETAILS ON SHEET C-33 FOR CASTINGS.
18. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
19. TRACER WIRE SHALL BE INSTALLED ON ALL NEW SANITARY LATERALS AND WATERMAINS. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES AND AS ALL VILLAGE OF SOMERS SPECIFICATIONS. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
20. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET (ROUND CASTING)
- STORM SEWER INLET (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- STORM SEWER
- SANITARY SEWER - PRIVATE
- SANITARY SEWER - PUBLIC
- W — WATERMAIN - PRIVATE
- W — WATERMAIN - PUBLIC
- FP — FIRE PROTECTION



NO DISTURBANCE OF THE EXISTING WETLAND AREAS ARE ALLOWED PRIOR TO THE APPROVAL OF A WETLAND FILL PERMIT

REVIEWED: ARA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

PUBLIC UTILITY PLAN OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 09/26/22
SCALE: 1" = 100'

SHEET C-21 OF C-41

© COPYRIGHT 2021

PUBLIC UTILITY PLAN OVERVIEW

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I PUBLIC UTILITY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

STA. 16+50

MATCH LINE

6" X 12" REDUCER 53.0
6" G.V. 53.1
FH ASSEMBLY 53.2
6" X 12" TEE 51.0
9.4 L.F. 6" C-900 WM @ S=0.00%
FH ASSEMBLY 51.2
STA 10+72.82, 15.63' L
GROUND=723.84
NOZZLE=725.34
INV =715.83 (6" W)
5.0 L.F. 6" C-900 WM @ S=0.00%
6" G.V. 51.1
STA 10+72.95, -25.00' L
INV=715.83
SAN MH 29
VERT 11.25° BEND 50.0
SAN PLUG 28.1
STA 11+52.28, 41.71' L
INV=710.22 (10")
41.7 L.F. 10" PVC @ S=1.04%
SAN MH 28
12" G.V. 49.0
80.0' R.O.W.
3.1 L.F. 6" C-900 WM @ S=0.00%
5.4 L.F. 6" C-900 WM @ S=0.00%
6" X 12" TEE 48.0
FH ASSEMBLY 48.2
STA 13+90.94, 21.48' L
GROUND=727.50
NOZZLE=729.00
INV =719.46 (6" W)
6" G.V. 48.1
STA 13+90.94, -26.86' L
INV=719.46
SAN PLUG 27.1
STA 14+86.19, 40.00' L
INV=709.95 (10")
40.0 L.F. 10" PVC @ S=1.04%
SAN MH 27
PLUG & BUTTRESS 47.2
STA 15+01.28, -40.00' L
INV=719.28
6.0 L.F. 12" C-900 WM @ S=1.00%
12" G.V. 47.1
STA 15+01.28, -34.00' L
INV=719.34
4.0 L.F. 12" C-900 WM @ S=1.00%
12" X 12" TEE 47.0

9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00

131.3' OF SPOIL BACKFILL

618.8' OF GRANULAR BACKFILL

740 735 730 725 720 715 710 705 700 695 690

FH ASSEMBLY 53.2
STA 9+25.19, -30.0' LT
INV=719.98 (6")
6" G.V. 53.1
6" X 12" REDUCER 53.0
STA 9+25.19, -30.0' LT
INV=719.98 (6")
INV=719.73 (12")
93.9 L.F. 12" C-900 WM @ S=5.57%
5.0 L.F. 6" C-900 WM @ S=0.00%
5.0 L.F. 6" PVC @ S=0.00%
SAN MH 29
STA 10+50.00, 0.0'
48" DIA
RIM=727.58
INV= 710.03 (10" N)
CRADE BREAK 52.0
STA 10+72.95, -25.00' LT
INV=714.50 (12")
INV=714.25 (12")
6" X 12" TEE 51.0
STA 10+72.95, -30.0' LT
INV=715.58 (12")
INV=715.33 (12")
INV=715.83 (6")
77.1 L.F. 12" C-900 WM @ S=1.72%
50.9 L.F. 12" C-900 WM @ S=2.11%
122.3 L.F. 10" PVC @ S=0.32%
VERT 11.25° BEND 50.0
STA 11+52.28, 30.0' LT
INV=716.99 (12")
INV=716.99 (12")
INV=716.99 (12")
SAN MH 28
STA 11+52.28, 0.0'
48" DIA
RIM= 725.55
INV= 709.64 (10" S)
INV= 709.59 (10" W)
INV= 709.54 (10" N)
100.0 L.F. 12" C-900 WM @ S=0.17%
6.1'
12" G.V. 49.0
STA 12+49.01, 30.0' LT
INV=717.07 (12")
INV=717.07 (12")
EXISTING GROUND OVER SANITARY SEWER
PROPOSED GROUND OVER SANITARY SEWER
PROPOSED GROUND OVER WATER MAIN
140.9 L.F. 12" C-900 WM @ S=1.69%
333.9 L.F. 10" PVC @ S=0.32%
6" X 12" TEE 48.0
STA 13+90.94, 30.0' LT
INV=719.45 (12")
INV=719.45 (12")
INV=719.46 (6")
8.8'
SAN MH 27
STA 14+86.19, 0.0' LT
48" DIA
RIM=727.87
INV= 709.47 (10" S)
INV= 709.42 (10" W)
INV= 709.37 (10" N)
110.3 L.F. 12" C-900 WM @ S=0.16%
6" X 12" TEE 47.0
STA 15+01.28, 30.0' LT
INV=719.28 (12")
INV=719.33 (12")
INV=719.38 (12")
6.0' MIN
248.7 L.F. 12" C-900 WM @ S=0.93%
333.9 L.F. 10" PVC @ S=0.32%

1" = 5'
0
1" = 20'

EXISTING GROUND
PROPOSED GROUND OVER SANITARY SEWER

(726.11) (726.96) (727.85) (729.03) 727.78 (730.08) 723.57 (730.97) 725.50 (731.05) 726.50 (731.99) 726.99 (731.24) 727.36 (730.10) 727.71 (728.44) 728.05 (727.92) 728.10 (727.98) 727.73 (727.94) 727.24 (727.68) 726.74 (726.85) 726.24

9+00 9+50 10+00 10+50 11+00 11+50 12+00 12+50 13+00 13+50 14+00 14+50 15+00 15+50 16+00 16+50

REVIEWED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

PUBLIC UTILITY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

SHEET
C-22
OF
C-41

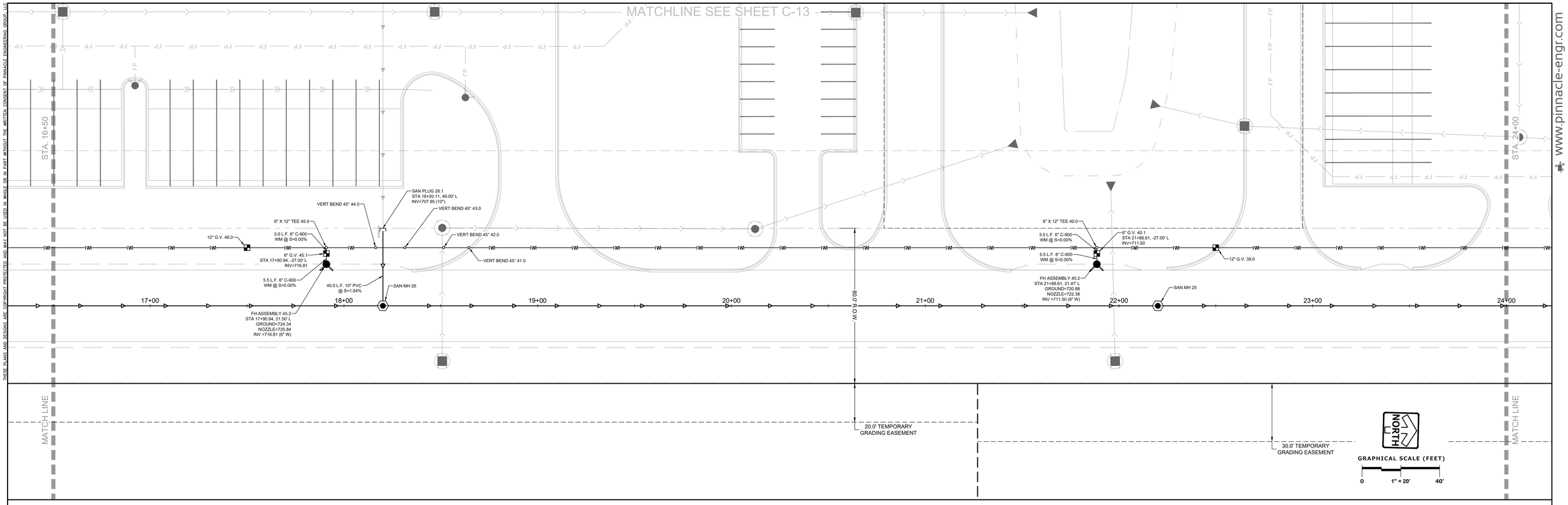
© COPYRIGHT 2021

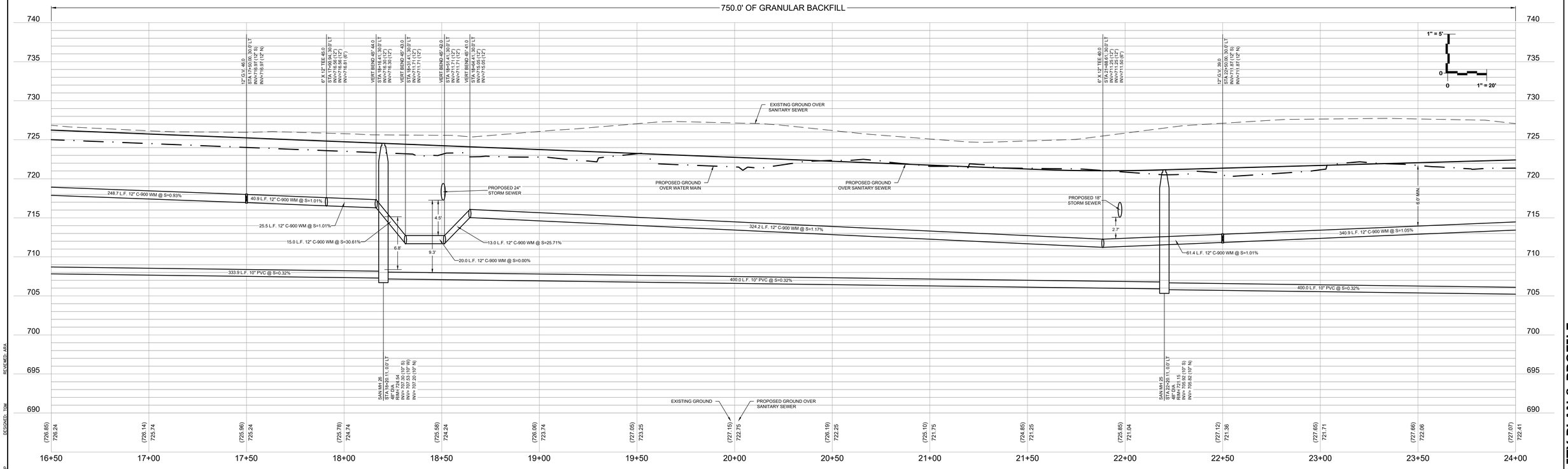
PUBLIC UTILITY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I PUBLIC UTILITY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com





REVISED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

PUBLIC UTILITY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No. 2360.00
PEC PM TGM
START DATE 05/26/22
SCALE 1" = 20'

SHEET
C-23
OF
C-41

© COPYRIGHT 2021

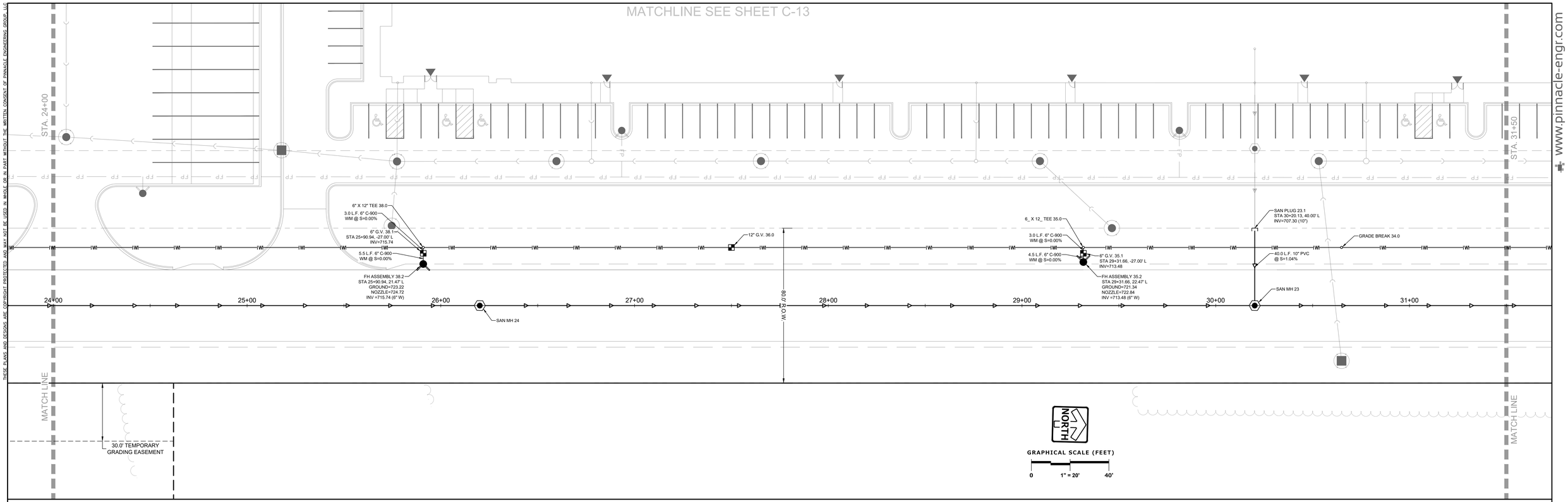
PUBLIC UTILITY PLAN & PROFILE

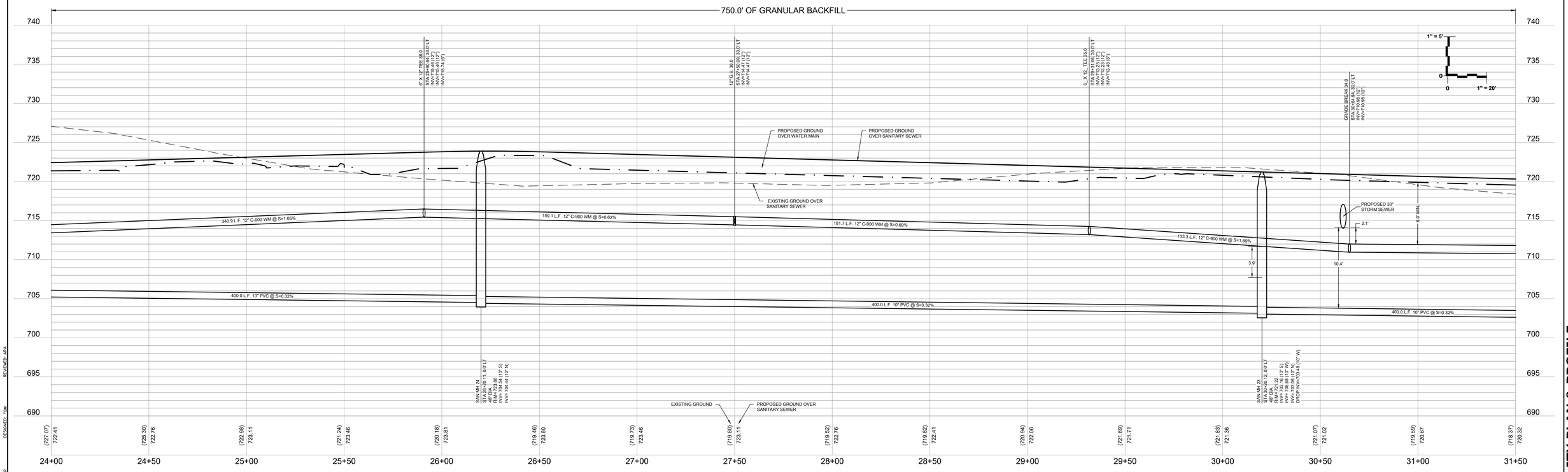
Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I PUBLIC UTILITY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

MATCHLINE SEE SHEET C-13





REVISED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

PUBLIC UTILITY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

SHEET
C-24
OF
C-41

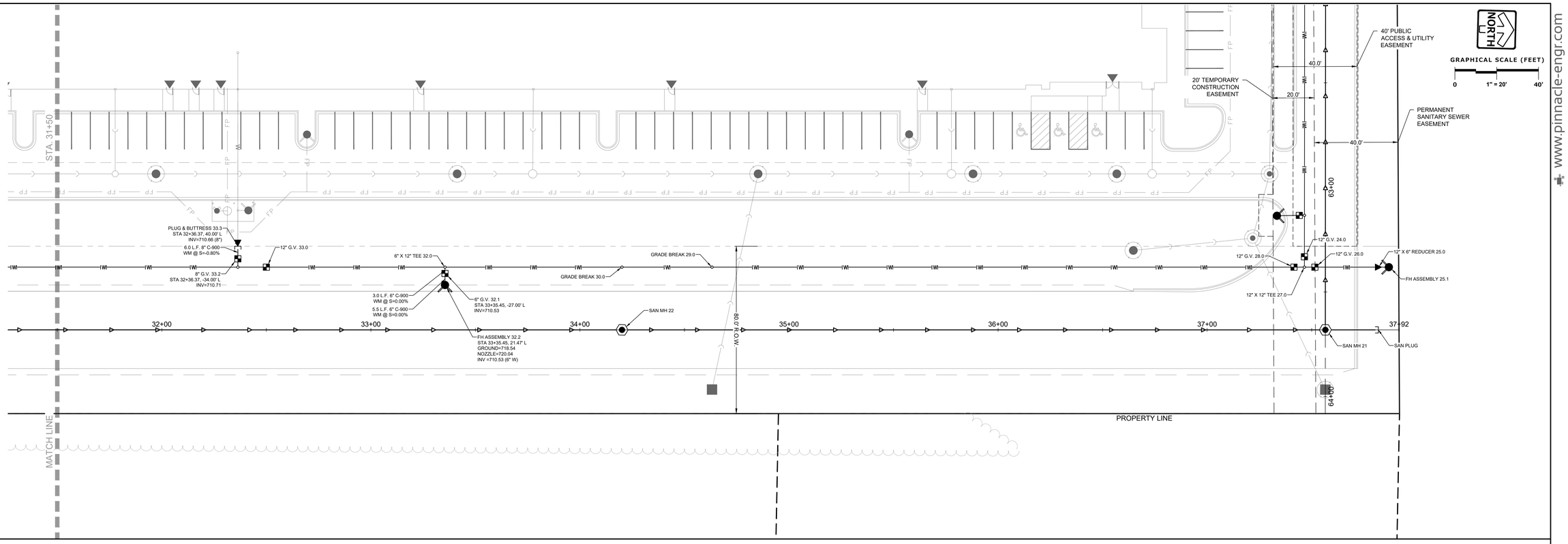
PUBLIC UTILITY PLAN & PROFILE

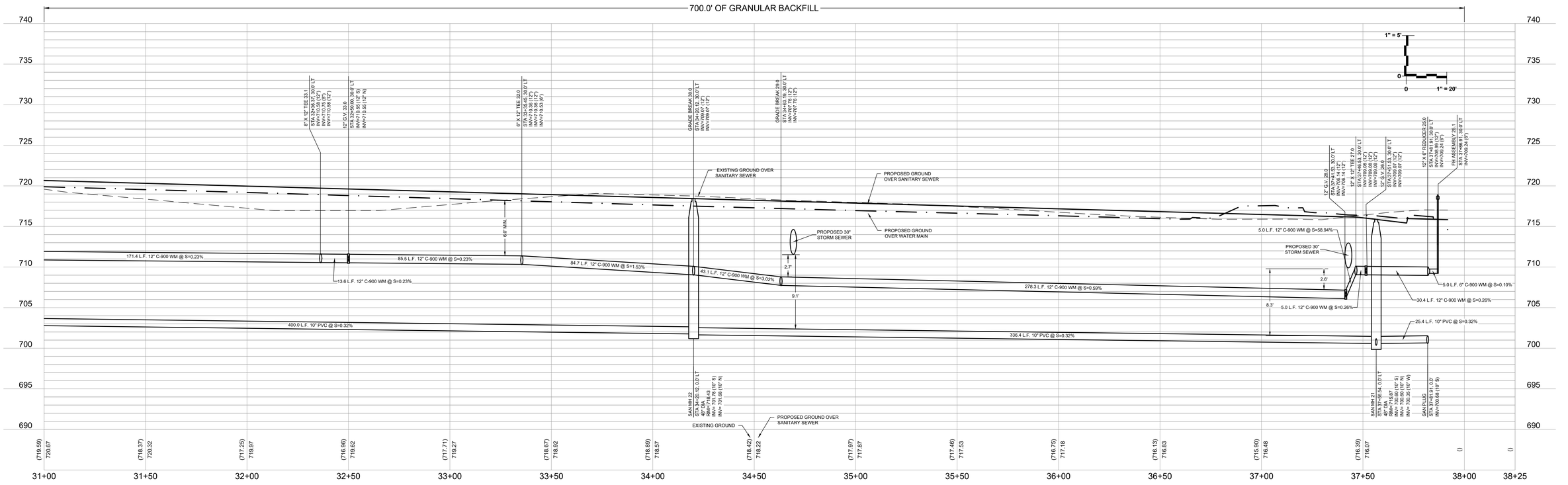
© COPYRIGHT 2021

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I PUBLIC UTILITY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com





REVISED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

PUBLIC UTILITY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

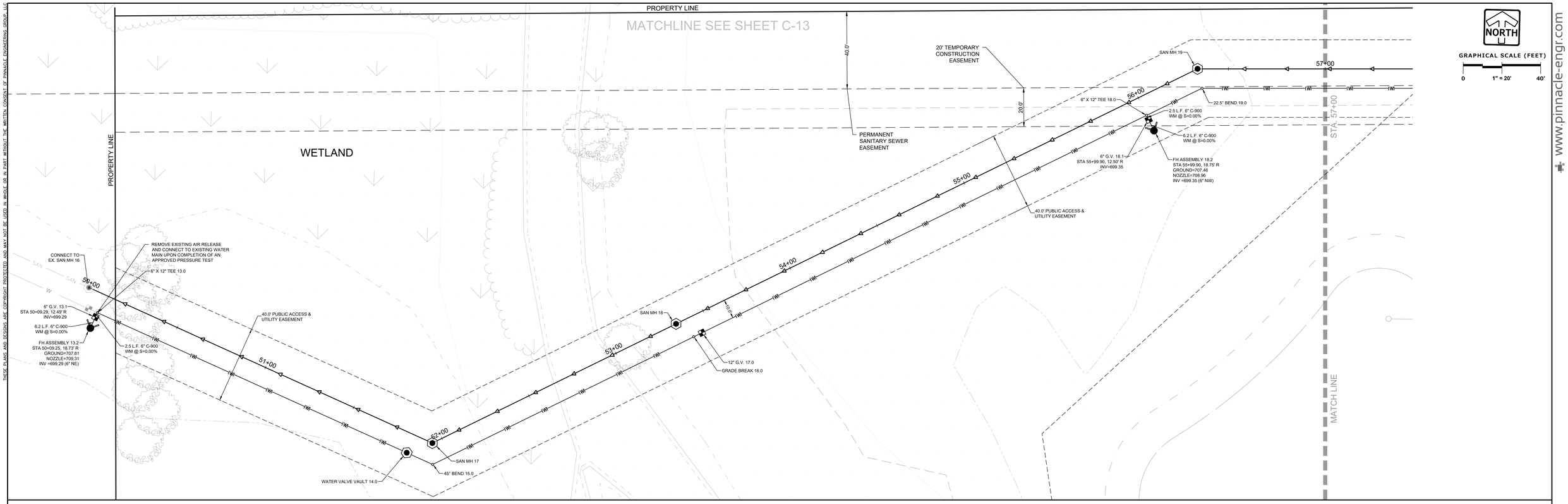
SHEET
C-25
OF
C-41

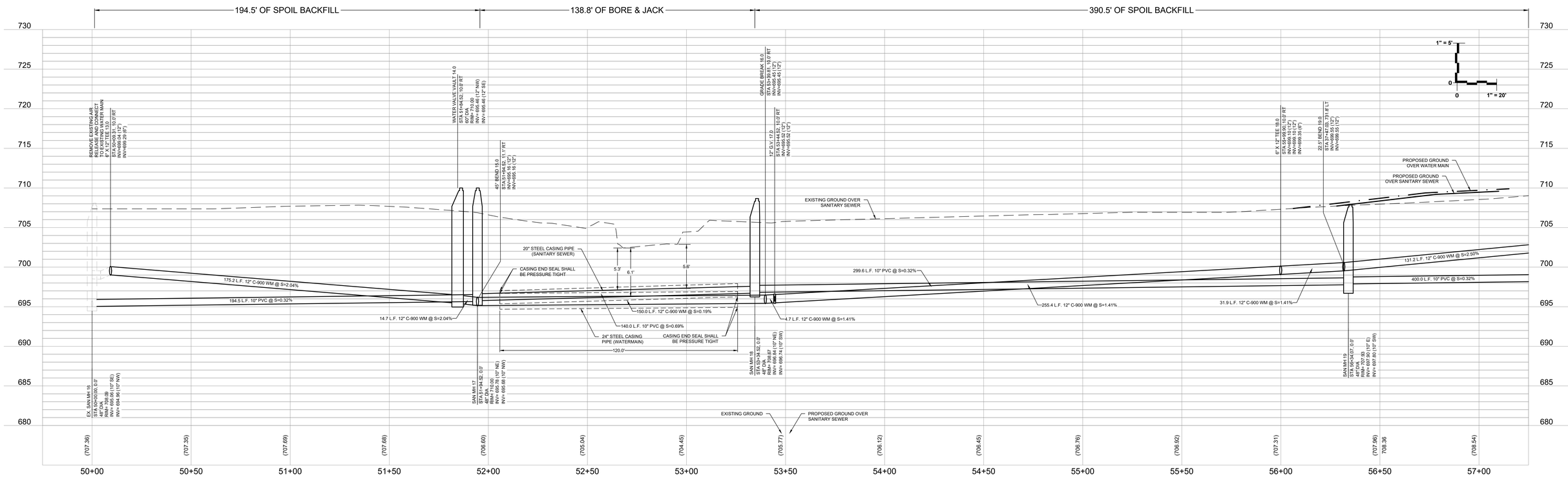
© COPYRIGHT 2021

PUBLIC UTILITY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I PUBLIC UTILITY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC





NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

REVIEWED: ABA
DESIGNED: TGM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

PUBLIC UTILITY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 05/26/22
SCALE: 1" = 20'

SHEET
C-26
OF
C-41

© COPYRIGHT 2021

PUBLIC UTILITY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I PUBLIC UTILITY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

STA 57+00

MATCH LINE

PERMANENT SANITARY SEWER EASEMENT

PROPERTY LINE

40' PUBLIC ACCESS & UTILITY EASEMENT

57+00 58+00 59+00 60+00 61+00 62+00 63+00 64+00

GRADE BREAK 20.0

40.0'

10.0'

20.0'

12" G.V. 21.0

20' TEMPORARY CONSTRUCTION EASEMENT

6" X 12" TEE 22.0

2.5 L.F. 6" C-900 WM @ S=0.00%

6.2 L.F. 6" C-900 WM @ S=0.00%

6" G.V. 22.1
STA 59+26.41, 12.50' R
INV=709.15

FH ASSEMBLY 22.2
STA 59+26.37, 18.74' R
GROUND=716.75
NOZZLE=718.25
INV =709.15 (6" N)

SAN MH 20

SAN MH 21

37+92

37+00

6" X 12" TEE 23.0

2.5 L.F. 6" C-900 WM @ S=0.00%

10.7 L.F. 6" C-900 WM @ S=0.00%

6" G.V. 23.1
STA 63+13.41, 12.50' R
INV=710.24

FH ASSEMBLY 23.2
STA 63+13.60, 23.19' R
GROUND=718.01
NOZZLE=719.51
INV =710.24 (6" N)

12" X 12" TEE 27.0

12" G.V. 24.0

PROPERTY LINE

125.0' OF SPOIL BACKFILL

625.0' OF GRANULAR BACKFILL

735 730 725 720 715 710 705 700 695 690 685

1" = 5'
0
1" = 20'

GRADE BREAK 20.0
STA 57+07.57, 10.0' RT
INV=702.83 (12")
INV=701.83 (18")

12" G.V. 21.0
STA 58+07.57, 10.0' RT
INV=705.34 (12")
INV=705.34 (12")

6" X 12" TEE 22.0
STA 59+26.42, 10.0' RT
INV=708.90 (12")
INV=709.15 (6")

PROPOSED GROUND OVER WATER MAIN

PROPOSED GROUND OVER SANITARY SEWER

PROPOSED 10" STORM SEWER

EXISTING GROUND OVER SANITARY SEWER

2.9'

12.8'

6" X 12" TEE 23.0
STA 63+13.41, 10.0' RT
INV=709.89 (12")
INV=710.24 (6")

12" G.V. 24.0
STA 63+33.18, 10.0' RT
INV=709.25 (12")
INV=709.08 (12")

12" X 12" TEE 27.0
STA 63+38.18, 10.0' RT
INV=709.08 (12")
INV=709.08 (12")

131.2 L.F. 12" C-900 WM @ S=2.50%

65.6 L.F. 12" C-900 WM @ S=3.82%

93.2 L.F. 12" C-900 WM @ S=3.82%

387.0 L.F. 12" C-900 WM @ S=0.26%

19.8 L.F. 12" C-900 WM @ S=3.27%

5.0 L.F. 12" C-900 WM @ S=3.27%

400.0 L.F. 10" PVC @ S=0.32%

334.1 L.F. 10" PVC @ S=0.32%

SAN MH 20
STA 60+34.01 / 0.6'
48" DIA
INlet= 717.56
INV=699.06 (10" E)
INV= 699.18 (10" W)

SAN MH 21
STA 63+48.17, 0.0'
48" DIA
RIM= 715.87
INV= 700.00 (10" S)
INV= 700.00 (10" N)
INV= 700.35 (10" W)

EXISTING GROUND

PROPOSED GROUND OVER SANITARY SEWER

(708.54) (709.47) (710.21) 714.30 (710.59) 714.81 (711.05) 715.55 (711.78) 716.16 (712.76) 717.05 (714.05) 717.05 (714.94) 718.25 (715.54) 717.75 (715.89) 717.55 (715.80) 718.05 (715.37) 717.37 (716.31) 715.72 (716.87) 715.58

57+00 57+50 58+00 58+50 59+00 59+50 60+00 60+50 61+00 61+50 62+00 62+50 63+00 63+50 64+00

REVIEWED: ABA
DESIGNED: TDM
DRAFTED: EP

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

PUBLIC UTILITY PLAN & PROFILE

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PROJ. JOB No. 2360.00
DES. PM TDM
START DATE 05/26/22
SCALE 1" = 20'

SHEET
C-27
of
C-41

© COPYRIGHT 2021

PUBLIC UTILITY PLAN & PROFILE

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I PUBLIC UTILITY PLAN & PROFILE.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- PROPOSED CONTOUR
- SF — SILT FENCE
- STRAW WATTLE
- STRAW WATTLE - DITCH CHECK
- STRAW WATTLE - CULVERT PIPE CHECK
- INLET PROTECTION
- RIPRAP
- TEMPORARY DIVERSION BERM/SWALE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE VILLAGE AND OTHER LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO PERFORMING ANY EARTHWORK OR WORK IN THE VILLAGE RIGHT-OF-WAY.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED . THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. NO EQUIPMENT IS TO BE PLACED OR STORED IN ANY ROAD RIGHT-OF-WAYS WITHOUT PROPER APPROVAL FROM THE VILLAGE.
22. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

NORTH

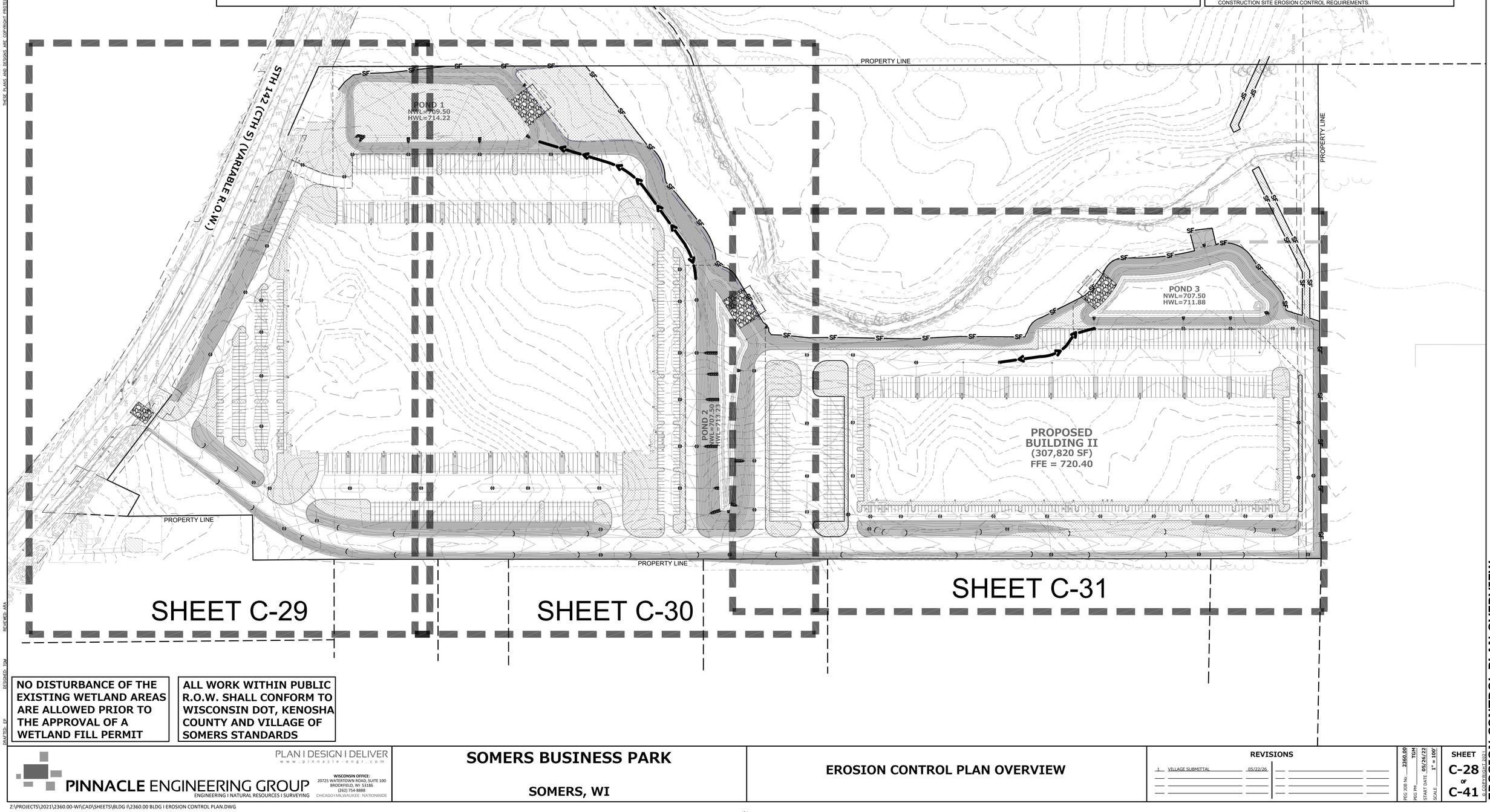
GRAPHICAL SCALE (FEET)

0 — 1" = 100' — 200'

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. INSTALL WET DETENTION PONDS FOR USE AS SEDIMENT BASINS.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND TEMPORARY DIVERSION BERMS/SWALES AS NEEDED.
5. GRADE SITE, INSTALL, MONITOR, AND MAINTAIN EROSION CONTROL DOWN SLOPE OF DISTURBED AREAS & INSTALL TRACK MAT PER PLANS AND DNR/NOI REQUIREMENTS. ALL TRACKING TO BE CLEANED UP IMMEDIATELY.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
8. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
9. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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



NO DISTURBANCE OF THE EXISTING WETLAND AREAS ARE ALLOWED PRIOR TO THE APPROVAL OF A WETLAND FILL PERMIT

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO WISCONSIN DOT, KENOSHA COUNTY AND VILLAGE OF SOMERS STANDARDS

DRAWN: EP
DESIGNED: TGM
REVIEWED: ABA

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

EROSION CONTROL PLAN OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PES JOB No. 2360.00
PES PM TGM
START DATE 05/26/22
SCALE 1" = 100'

SHEET
C-28
OF
C-41

© PINNACLE 2021

EROSION CONTROL PLAN OVERVIEW

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

MATCHLINE SEE SHEET C-30

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

www.pinnacle-engr.com

POND 1
NWL=709.50
HWL=714.22

PROPERTY LINE

STORMWATER ACCESS EASEMENT

65.0' BUILDING SETBACK

PROPOSED BUILDING I
(613,308 SF)
FFE = 723.50

PROPOSED R.O.W.

EXISTING R.O.W.

STH 142 (CTH S) (VARIABLE R.O.W.)

TEMPORARY LIMITED EASEMENT

SEE CTH S ROADWAY INFRASTRUCTURE PLANS (UNDER SEPARATE COVER)

80.0' R.O.W.

PROPERTY LINE

LEGEND

- PROPOSED CONTOUR
- SF — SILT FENCE
- STRAW WATTLE
- STRAW WATTLE - DITCH CHECK
- STRAW WATTLE - CULVERT PIPE CHECK
- INLET PROTECTION
- RIPRAP
- TEMPORARY DIVERSION BERM/SWALE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

NOTE:

CONTRACTOR IS TO REMOVE ALL ACCUMULATED SEDIMENT FROM STORM WATER DETENTION BASINS THAT RECEIVE RUNOFF FROM THIS SITE UPON COMPLETION OF CONSTRUCTION

REVIEWED: ABA
DESIGNED: TDM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No. 2360.00
PEG PM TDM
START DATE 05/26/22
SCALE 1" = 40'

SHEET
C-29
&
C-41

© COPYRIGHT 2021

EROSION CONTROL PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- PROPOSED CONTOUR
- SF — SILT FENCE
- STRAW WATTLE
- STRAW WATTLE - DITCH CHECK
- STRAW WATTLE - CULVERT PIPE CHECK
- INLET PROTECTION
- RIPRAP
- TEMPORARY DIVERSION BERM/SWALE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

NOTE:

CONTRACTOR IS TO REMOVE ALL ACCUMULATED SEDIMENT FROM STORM WATER DETENTION BASINS THAT RECEIVE RUNOFF FROM THIS SITE UPON COMPLETION OF CONSTRUCTION

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

MATCHLINE SEE SHEET C-31

KILBOURN ROAD DITCH

80.0' WIDE EMERGENCY SPILLWAY

POND 2
NWL=707.50
HWL=713.23

STORMWATER ACCESS EASEMENT

BUILDING SETBACK LINE

40.0' BUILDING SETBACK

50.0' BUILDING SETBACK

PROPERTY LINE

PROPOSED BUILDING I
(613,308 SF)
FFE = 723.50

PROPOSED R.O.W.

80.0' R.O.W.

20.0' TEMPORARY GRADING EASEMENT

80.0' WIDE EMERGENCY SPILLWAY

STORMWATER ACCESS EASEMENT

POND 1
NWL=709.50
HWL=714.22

MATCHLINE SEE SHEET C-29

REVIEWED: ARA
DESIGNED: TGM
DRAFTED: JP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG 328 No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 40'

SHEET
C-30
of
C-41

EROSION CONTROL PLAN

© COPYRIGHT 2021

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

- PROPOSED CONTOUR
- SF — SILT FENCE
- STRAW WATTLE
- STRAW WATTLE - DITCH CHECK
- STRAW WATTLE - CULVERT PIPE CHECK
- INLET PROTECTION
- RIPRAP
- TEMPORARY DIVERSION BERM/SWALE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

NOTE:

CONTRACTOR IS TO REMOVE ALL ACCUMULATED SEDIMENT FROM STORM WATER DETENTION BASINS THAT RECEIVE RUNOFF FROM THIS SITE UPON COMPLETION OF CONSTRUCTION

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

MATCHLINE SEE ENLARGED VIEW

ENLARGED VIEW

KILBOURN ROAD DITCH

BUILDING SETBACK LINE

60.0' WIDE EMERGENCY SPILLWAY

POND 3
NWL=707.50
HWL=711.88

STORMWATER ACCESS EASEMENT

20' TEMPORARY CONSTRUCTION EASEMENT

PERMANENT SANITARY SEWER EASEMENT

PUBLIC ACCESS AND UTILITY EASEMENT

PROPERTY LINE

STORM WATER ACCESS EASEMENT

MATCHLINE SEE SHEET C-30

PROPOSED BUILDING II
(307,820 SF)
FFE = 720.40

PROPOSED R.O.W.

80.0' R.O.W.

PROPERTY LINE

30.0' TEMPORARY GRADING EASEMENT

28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00 36+00 37+00 38+00 39+00 40+00 41+00 42+00 43+00

REVIEWED: ABA
DESIGNED: TDM
DRAFTED: EP

www.pinnacle-engr.com

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

EROSION CONTROL PLAN

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TDM
START DATE 05/26/22
SCALE 1" = 40'

SHEET
C-31
of
C-41

© COPYRIGHT 2021

EROSION CONTROL PLAN

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I EROSION CONTROL PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 6 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

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 PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). 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. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW WATTLES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW WATTLES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

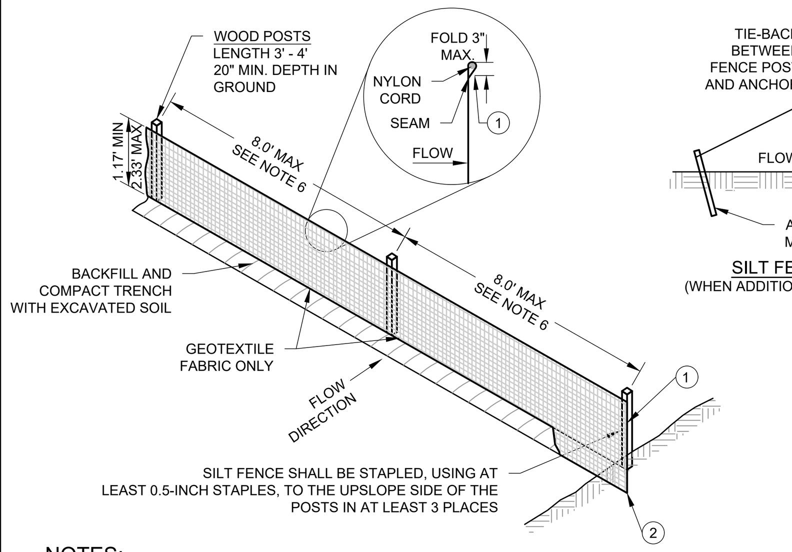
CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	STRAW WATTLES	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

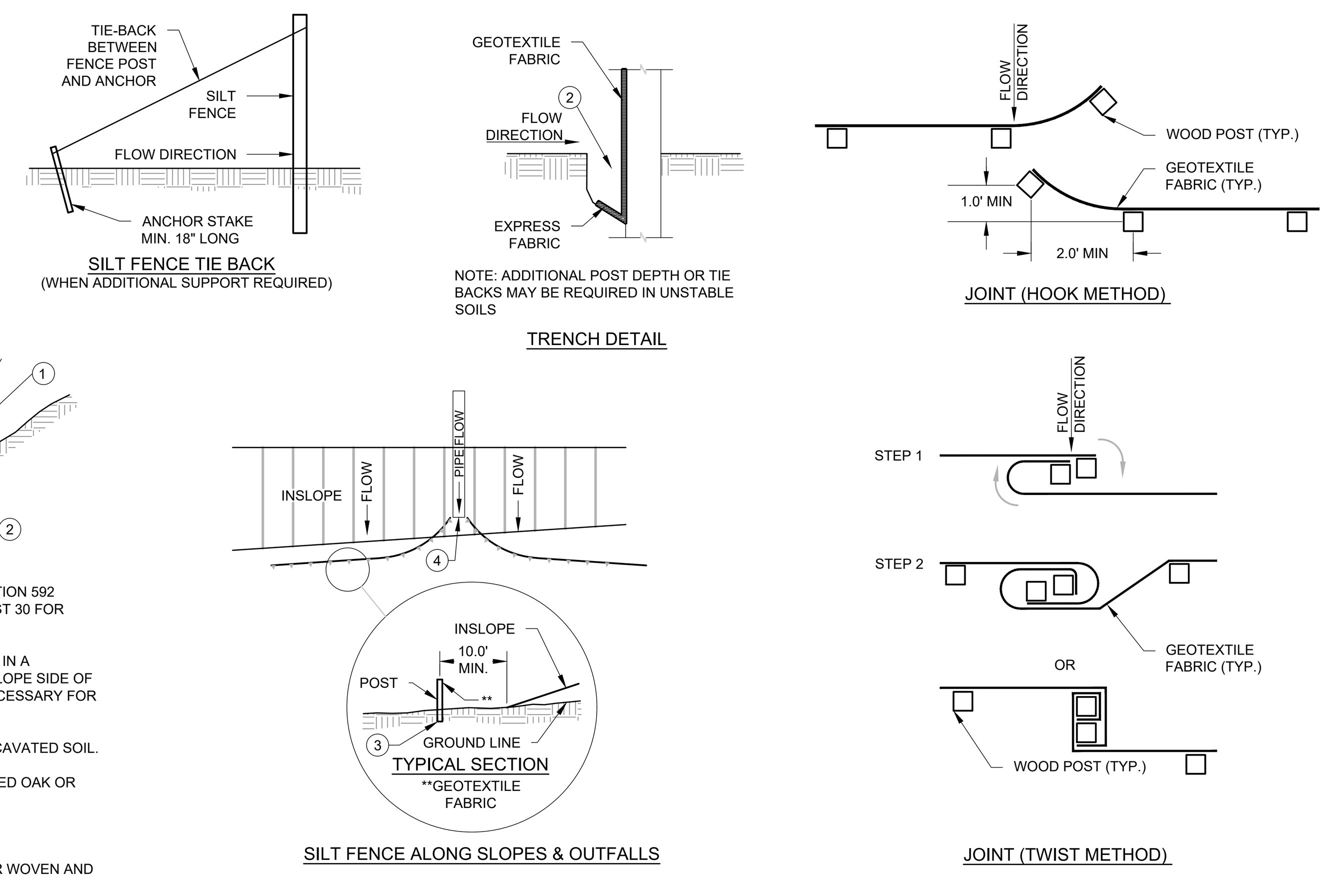
STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A ⟶	*	*	*	*	*	* ⟶			
DORMANT SEEDING	B ⟶	⟶									B ⟶	⟶
TEMPORARY SEEDING			C ⟶	*	*	* ⟶	D *	*	⟶ *			
SODDING			E ⟶	*	*	*	*	*	* ⟶			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

www.pinnacle-engr.com



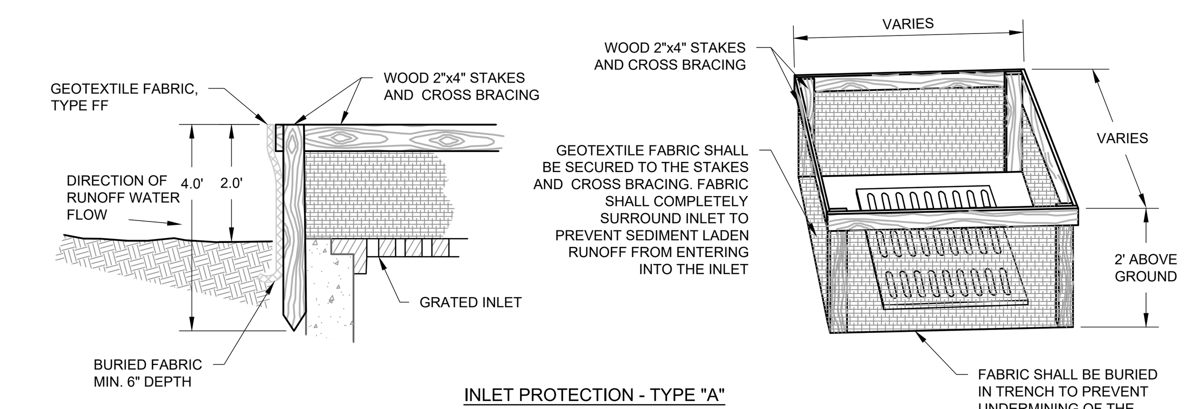


NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
3. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
4. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
5. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#100-A 10-02-12



INLET PROTECTION - TYPE "A"

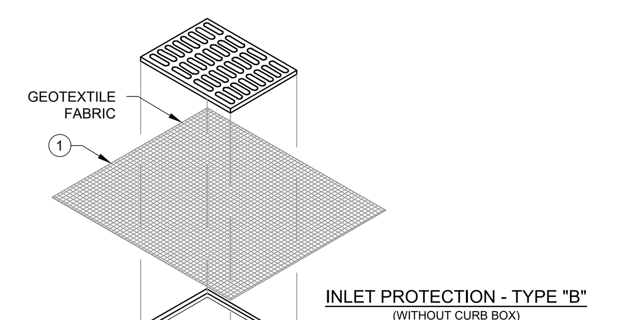
NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

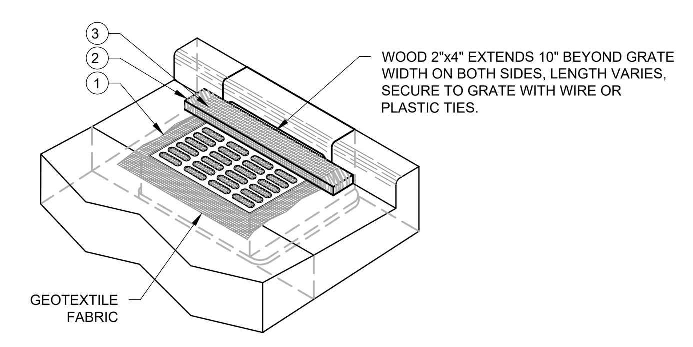


INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX)

TYPE "B" & "C" INSTALLATION NOTES

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

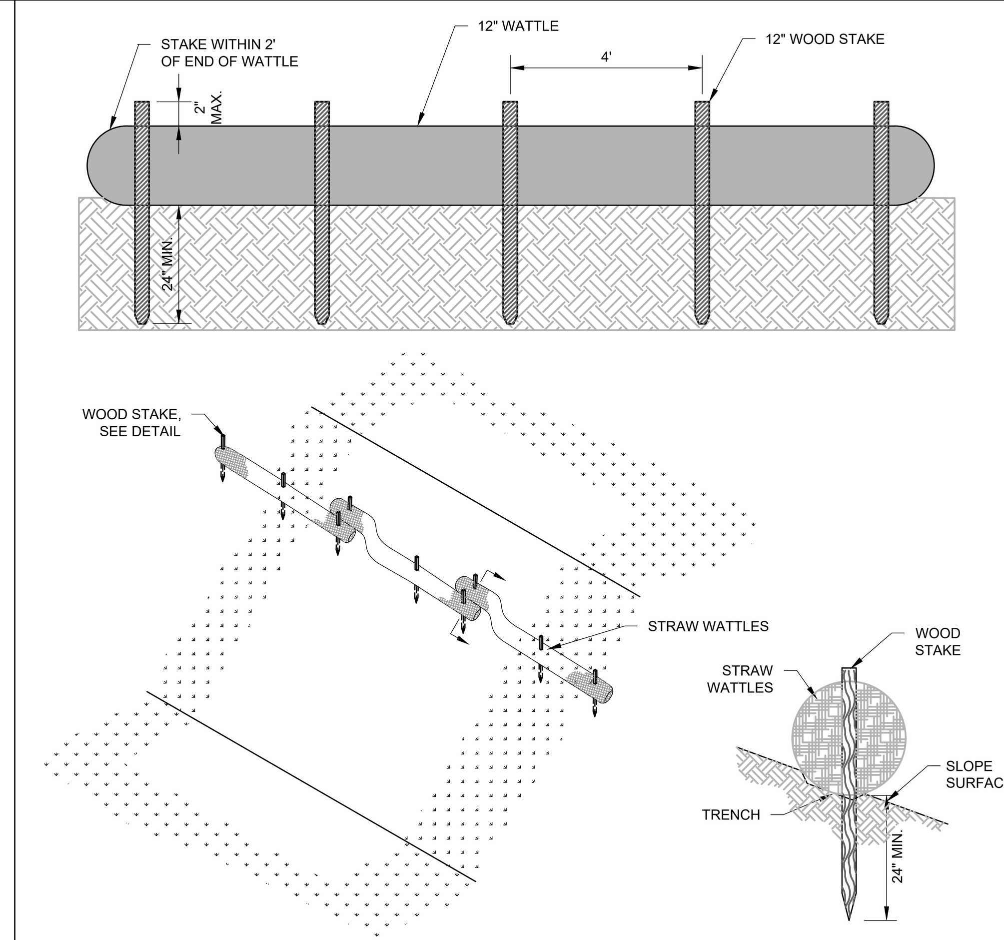
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

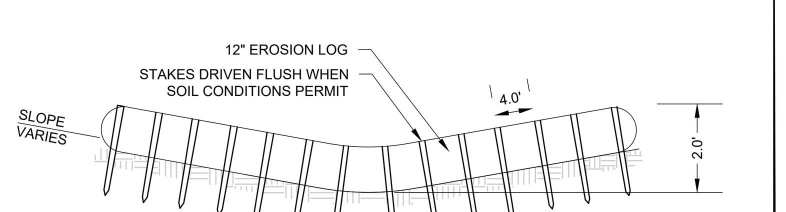
INLET PROTECTION

#104 04-24-13



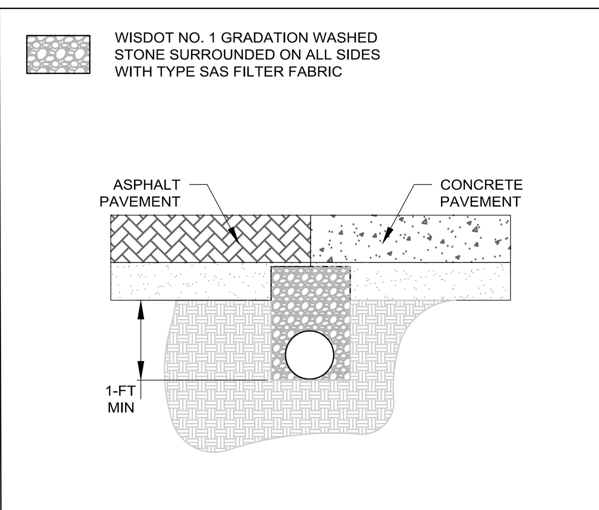
STRAW WATTLE

#137 06/01/15



STRAW WATTLE DITCH CHECK

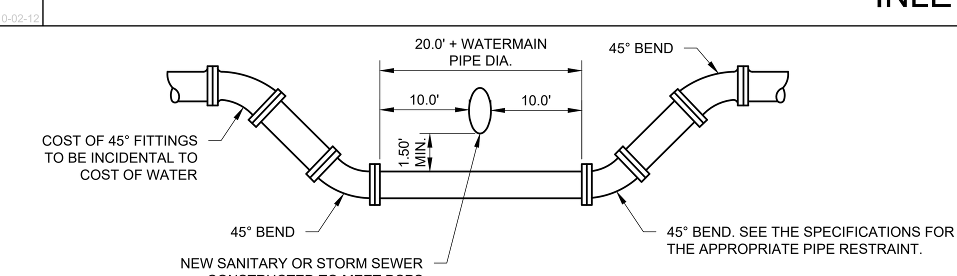
#138 05/21/2018



DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(2R) OF THE STATUTES. CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MAXIMUM TRENCH WIDTH OF 2-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - CONCRETE PAVED AREAS - 2.0-FT
   - ASPHALT PAVED AREAS - 2.5-FT
   - BEHIND CURB - 0.5-FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS - 2.0-FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAR STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

LOADING DOCK DRAINTILE

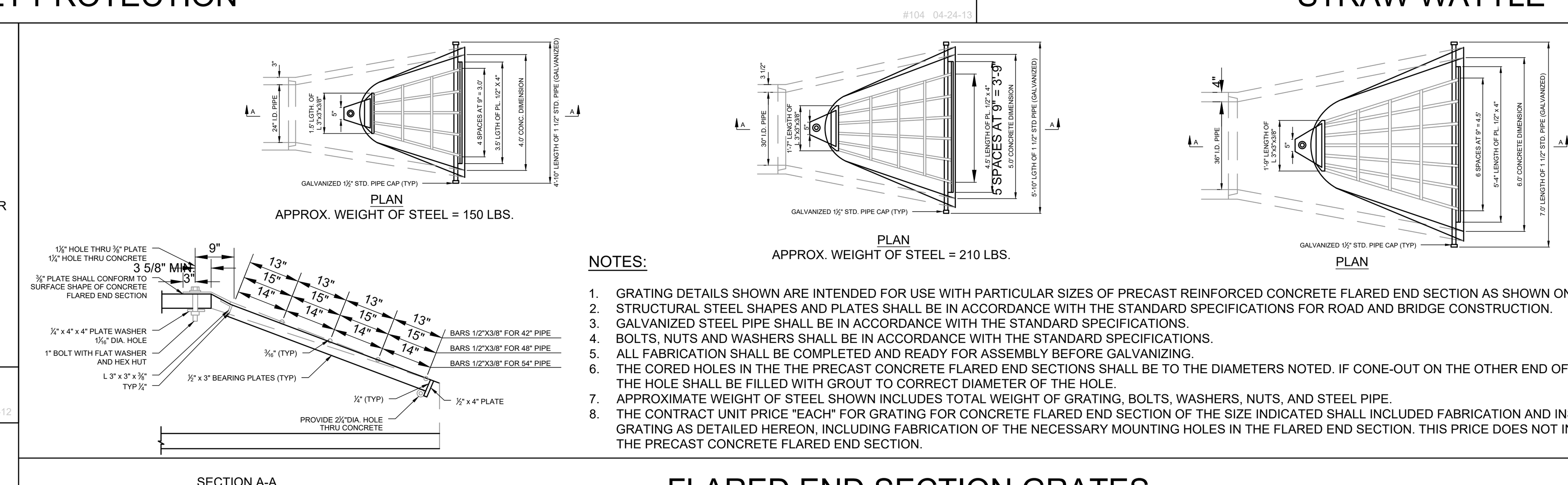


NOTES:

1. IN LIEU OF 45° BENDS, WATERMAIN DEPRESSION MAYBE CONSTRUCTED BY DEFLECTING THE WATERMAIN PER MANUFACTURER'S RECOMMENDATION TO ACHIEVE THE MINIMUM 18" OF VERTICAL SEPARATION.

WATER MAIN DEPRESSION

#508 10-10-12



NOTES:

1. GRATING DETAILS SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTION AS SHOWN ON IDOT STANDARDS.
2. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
4. BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
5. ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.
6. THE CORED HOLES IN THE THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
7. APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS, AND STEEL PIPE.
8. THE CONTRACT UNIT PRICE "EACH" FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDED FABRICATION AND INSTALLATION OF THE GRATING AS DETAILED HEREON, INCLUDING FABRICATION OF THE NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.

FLARED END SECTION GRATES

#313 6/18/13

DRAFTED: EP
DESIGNED: TGM
REVIEWED: ARA

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE N.T.S.

SHEET C-32 OF C-41

© COPYRIGHT 2021

CONSTRUCTION DETAILS

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00-WI BLDG I CONSTRUCTION DETAILS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

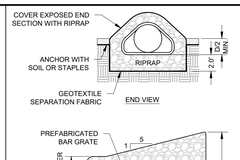
www.pinnacle-engr.com

NOTES:

1. DIVERSION MAY REQUIRE AREAS OF BERM AND OTHER AREAS OF CHANNEL TO PROVIDE SUFFICIENT PERIMETER PROTECTION.
2. DIVERSION BERM VERSUS CHANNEL PRACTICES SHALL BE SELECTED SUCH TO PREVENT PONDING (E.G. - POSITIVE DRAINAGE SHALL BE MAINTAINED).
3. FOR DIVERSIONS THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES INCLUDING THE RIDGE, AND THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS THEY CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING. FOR DIVERSIONS SERVING LESS THAN 30 DAYS, THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING .
4. DIVERSIONS SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. AT ALL POINTS WHERE DIVERSION BERMS OR CHANNELS WILL BE CROSSED BY CONSTRUCTION EQUIPMENT, THE DIVERSION SHALL BE SHAPED APPROPRIATELY AND/OR TEMPORARY CULVERTS OF ADEQUATE CAPACITY MAYBE ADDED AT CROSSINGS.
5. AT MINIMUM, INSTALL ONE DITCH CHECK (SEE DETAIL) FOR EVERY 2 VERTICAL FEET OF DROP.
6. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE DIVERSION BERM.

DIVERSION BERM / CHANNEL

#113-A 10-02-13

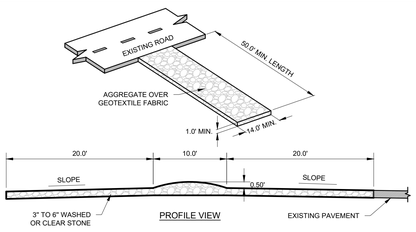


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#104 12/28/12

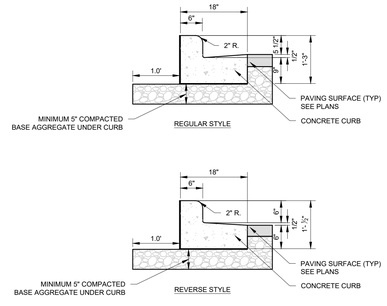


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

#107-WI 10-02-13

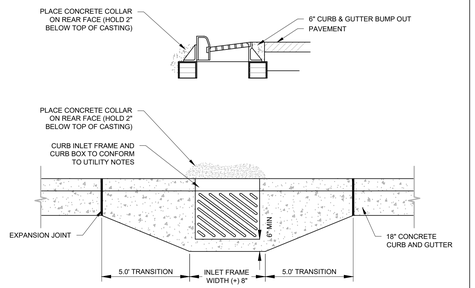


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB

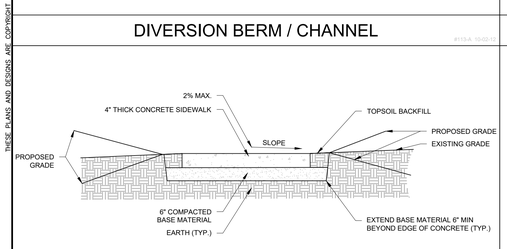
#602-WI 10-14-13



NOTE : CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

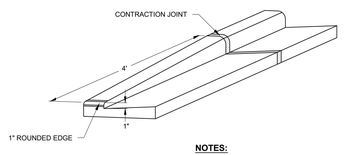
CURB AND GUTTER BUMP OUT

#602-10-10-13



CONCRETE SIDEWALK

#602 10-10-13

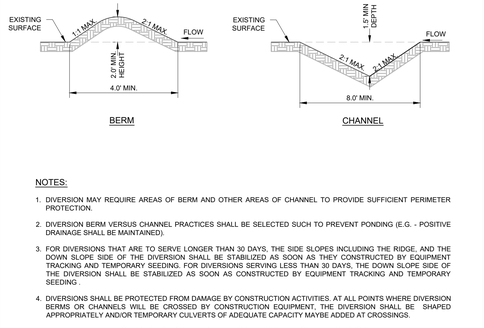


NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

#603 10-10-13

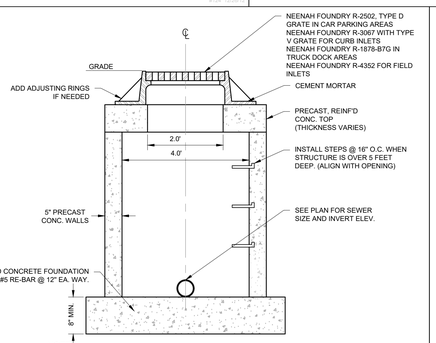


NOTES:

1. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING, ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT. ADJUSTING RINGS SHALL BE A MINIMUM OF 4 INCHES AND A MAXIMUM OF 19 INCHES.
2. THE FLAT TOP MAYBE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4'-0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.
4. PROVIDE INTERNAL/EXTERNAL CHIMNEY SEALS BY ADAPTOR, INC.
5. PROVIDE EXTERIOR JOINT PROTECTION USING MACWRAP.
6. SANITARY EXTERIOR SURFACES SHALL BE TREATED WITH HEAVY-DUTY COAL TAR PITCH, TOP-COAT, OR BITUMINOUS SUPER SERVICE BLACK.
7. "SANITARY" TO BE STAMPED ON ALL MANHOLE LIDS.

SANITARY MANHOLE

#400 10-10-13

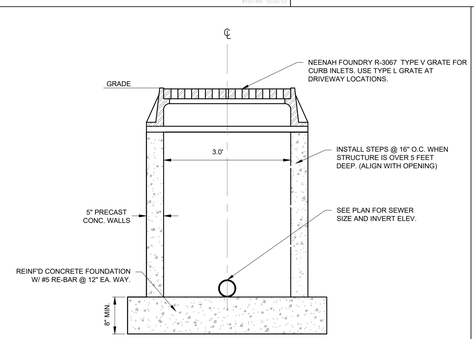


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM INLETS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

INLET

#502 10-04-13

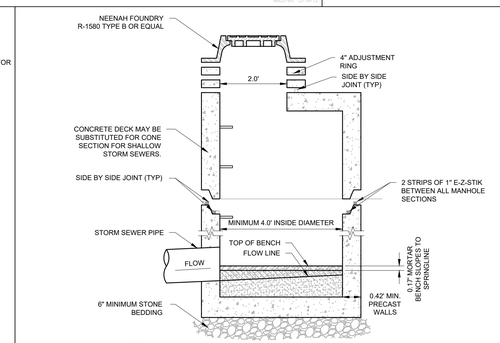


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM INLETS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.

2' x 3' INLET

#505 10/04/13

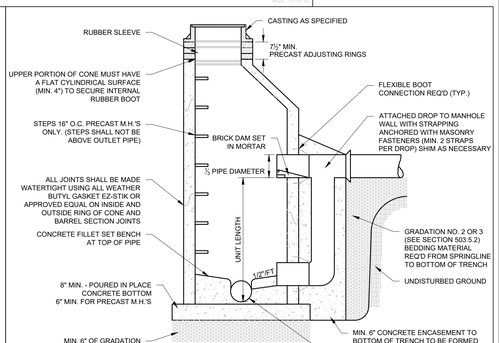


NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

STORM SEWER MANHOLE

#501 04/30/13

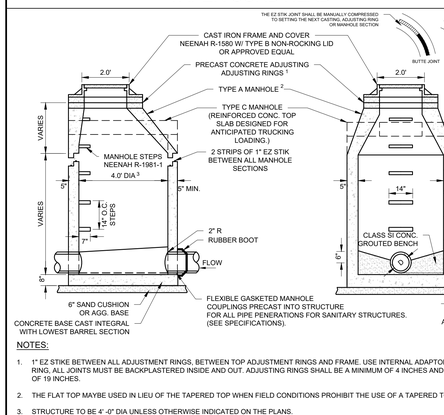


NOTES:

1. DROP PIPE AND FITTING SHALL BE SAME MATERIAL AND SIZE AS INCOMING SEWER. CONCRETE ENCASEMENT SHALL CURE FOR A MINIMUM IF 24 HOURS BEFORE TRENCH IS BACKFILLED.
2. MANHOLE TO BE IN ACCORDANCE WITH STANDARD SANITARY MANHOLE DETAIL.
3. INVERT OF DROP SEWER IS TO BE THE SAME ELEVATION AS THE SPRING LINE OF THE LARGEST MAIN LINE SEWER PIPE

OUTSIDE DROP MANHOLE

#401 01/24/13

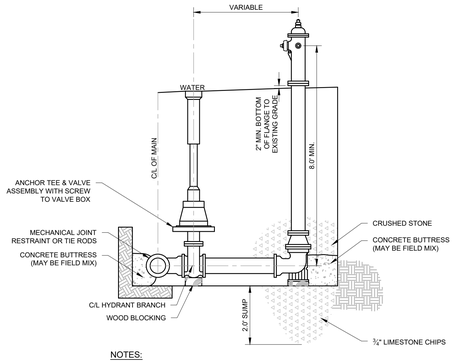


NOTES:

1. 4'-0" I.D. PRECAST MAY BE SUBSTITUTED FOR SAMPLING M.H.'S ON BUILDING LATERAL
2. 4'-0" I.D. MONOLITHIC MAY BE SUBSTITUTED FOR GAUGING M.H.'S ON MUNICIPAL SEWERS

SAMPLING AND GAUGING MANHOLE

#403 01/24/13



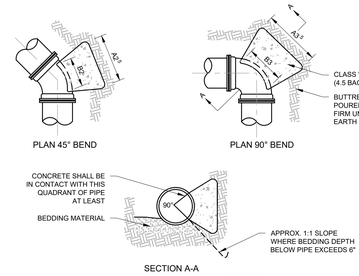
NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

   MUELLER A-423 WITH A 5 1/4-INCH VALVE OPENING, O-RING SEALED, TWO 2 1/2-INCH HOSE NOZZLES AND ONE 5-INCH STORZ QUICK CONNECTION STEAMER NOZZLE.

FIRE HYDRANT

#401 10-10-13



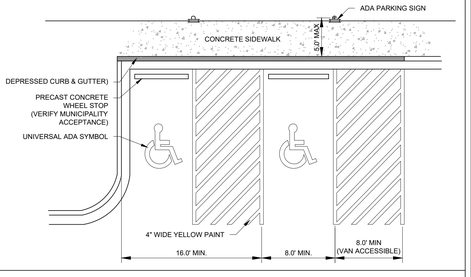
PIPE SIZE	22 1/2° BENDS A1	22 1/2° BENDS B1	45° BENDS A2	45° BENDS B2	90° BENDS A3	90° BENDS B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

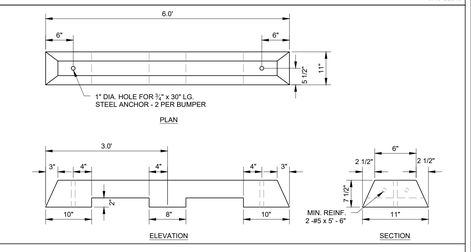
THRUST BLOCK

#402 10-10-13



ADA PARKING STRIPING

#713 2/24/13



CONCRETE WHEEL STOP

#602 01/24/13

DESIGNED - TDM
DRAFTED - EP
REVIEWED - ADA

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEG JOB No. 2360.00
PEG PM TDM
START DATE 05/26/22
SCALE N.T.S.

SHEET
C-33 OF C-41

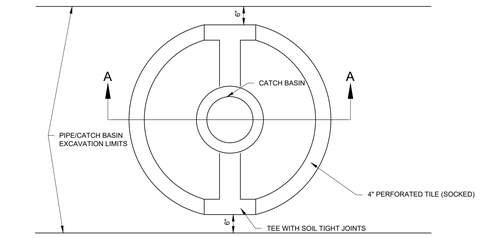
© COPYRIGHT 2021

CONSTRUCTION DETAILS

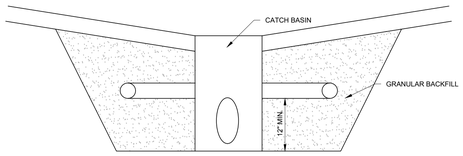
Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00-WI BLDG I CONSTRUCTION DETAILS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

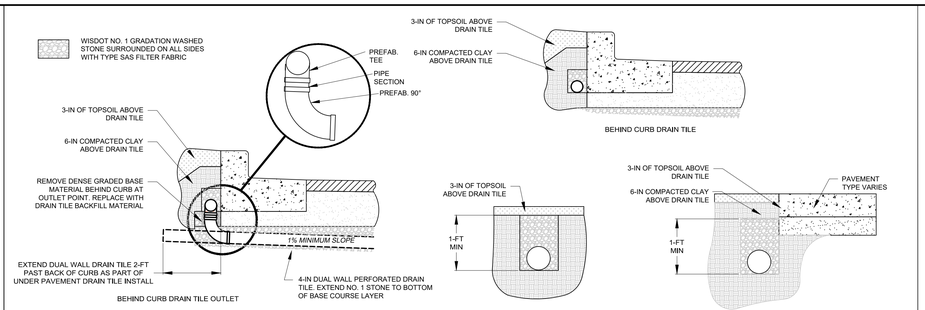


PLAN VIEW



SECTION A-A

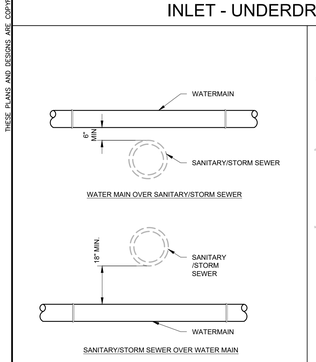
INLET - UNDERDRAIN



DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) AND PERFORATION PATTERN SHALL BE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL USE THE SAME TYPE OF CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS 1 PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO LOCATE THE DRAIN TILE AFTER BACKFILLING OF THE TRENCH. THE CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MAXIMUM TRENCH WIDTH OF 3-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - ASPHALT PAVED AREAS - 1.5-FT
   - ASPHALT PAVED AREAS - 2.0-FT
   - BEHIND CURB - 0.5-FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS - 2.0-FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHEIVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAN STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC.) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

DRAINTILE



WATER MAIN OVER SANITARY/STORM SEWER

SANITARY/STORM SEWER OVER WATER MAIN

NOTES:

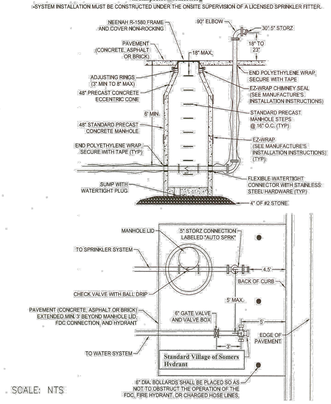
1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

SOMERS FIRE & RESCUE

Fire Inspector
Lt Joe Scruggs
P.O. Box 197
Somers, WI 53171
(262)-620-3285
firedispector@somers.org

-SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.



SCALE: NTS

SOMERS FIRE & RESCUE

Fire Inspector
Capt Joe Scruggs
P.O. Box 197
Somers, WI 53171
(262)-620-3285
jscruggs@somers.org

VILLAGE OF SOMERS HYDRANT COLOR QUICK-SHEET

All hydrants shall be Mueller Super Centurion A-423 with two 2-1/2" NST nozzle outlets and one factory installed 5" Storz connection and cap.

The entire hydrant shall be painted except the Storz connection.

The hydrant shall be one of the following three colors;



RED

Hydrants that are non-pressurized or referred to as at "city" pressure and are in the right of way, managed by the municipality.

Existing hydrants to re-paint using Mueller Red (Sherwin-Williams KEM400 F75RH1). New factory Hydrants using Mueller Red (Sherwin-Williams Polane F63YL15).

BLUE

Hydrants that are on private property and are non-pressurized or referred to as at "city" pressure. These are maintained by the property or tenant owner.

Existing hydrants to re-paint using Mueller Blue (Sherman Williams Blue Chip SW6959). New factory Hydrants using Mueller Blue (Sherwin-Williams Polane F63RXL9667).

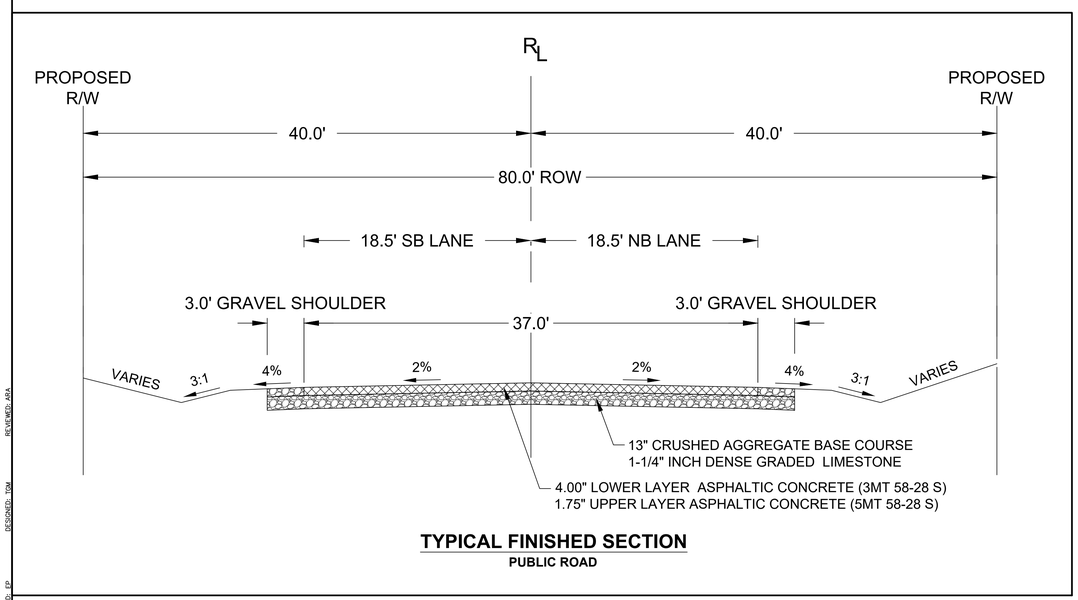
YELLOW

Hydrants that are pressurized, typically behind a fire pump on a fire loop. These are maintained by the property or tenant owner.

Existing hydrants to re-paint using Mueller Yellow (Sherwin-Williams KEM400 F75YH1). New factory Hydrants using Mueller Yellow (Sherwin-Williams Polane F63YL14).

For Village standard detail specifications on hydrants see: Somers Water Utility & Somers Fire Ch 16 at somers.org

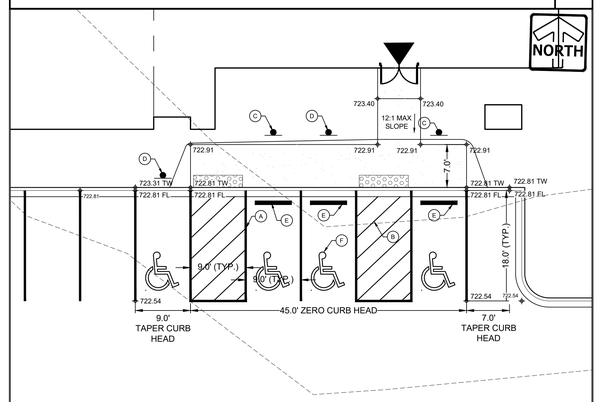
rev 10/2019



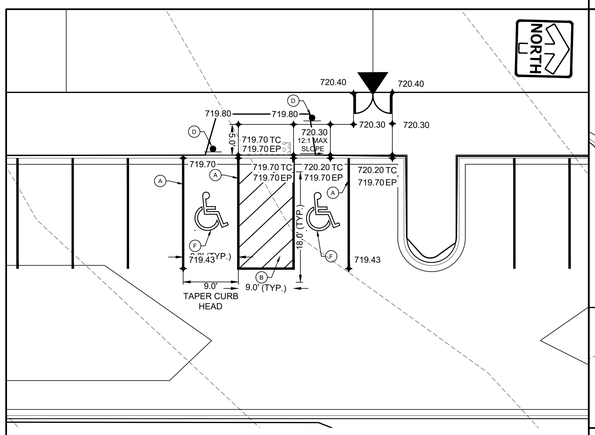
TYPICAL FINISHED SECTION
PUBLIC ROAD

LEGEND

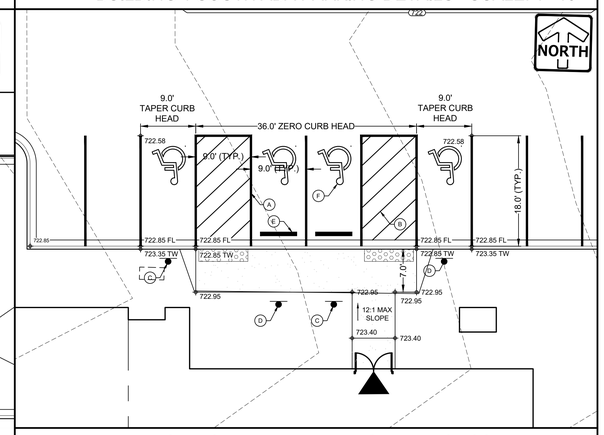
A	4" SOLID WHITE STRIPE	D	VAN ACCESSIBLE ADA PARKING STALL SIGNAGE
B	4" DIAGONAL AT 45° SPACED 2' O.C.	E	CONCRETE WHEEL STOP
C	ADA PARKING STALL SIGNAGE (SEE DETAIL)	F	ADA STALL INSIGNIA



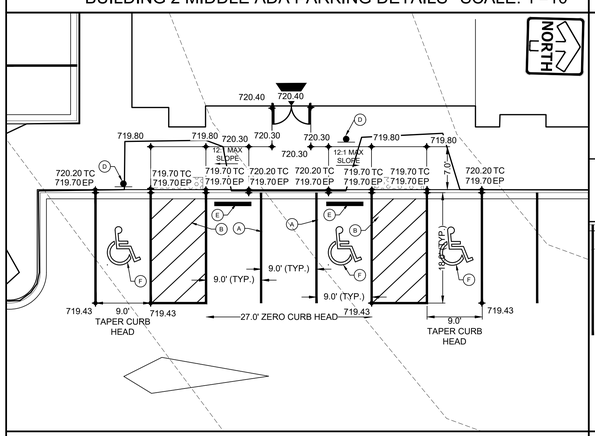
BUILDING 1 SOUTH ADA PARKING DETAILS SCALE: 1'=10'



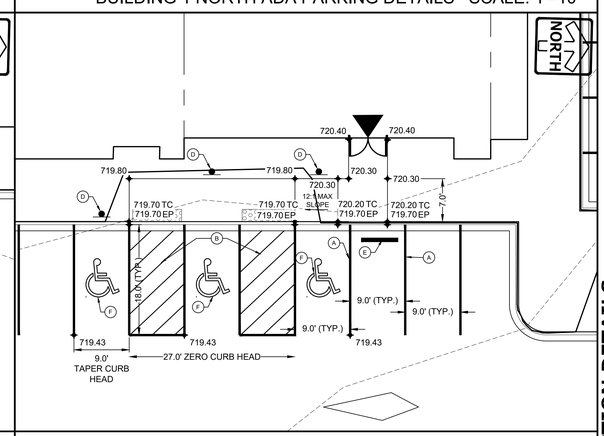
BUILDING 2 MIDDLE ADA PARKING DETAILS SCALE: 1'=10'



BUILDING 1 NORTH ADA PARKING DETAILS SCALE: 1'=10'



BUILDING 2 SOUTH ADA PARKING DETAILS SCALE: 1'=10'



BUILDING 2 NORTH ADA PARKING DETAILS SCALE: 1'=10'

DESIGNED - TGM
DRAFTED - EP
REVIEWED - ARA

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE: 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 (262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE N.T.S.

SHEET C-34 & C-41

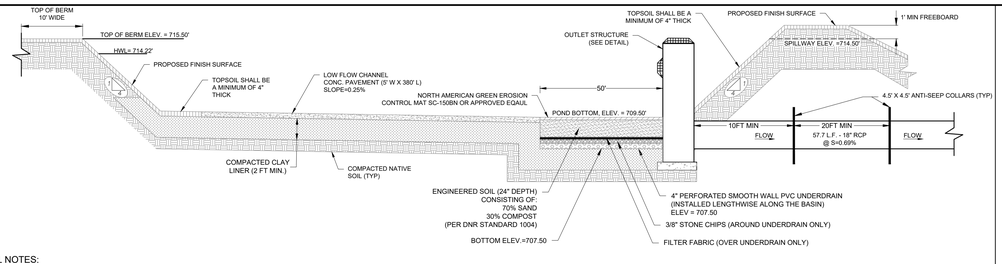
© COPYRIGHT 2021

CONSTRUCTION DETAILS

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00-WI BLDG I CONSTRUCTION DETAILS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

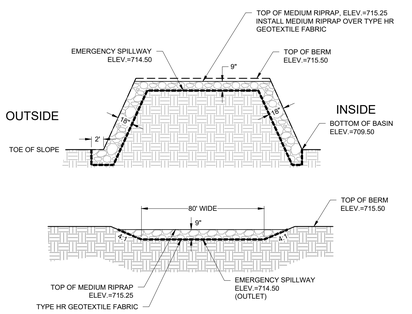


GENERAL NOTES:

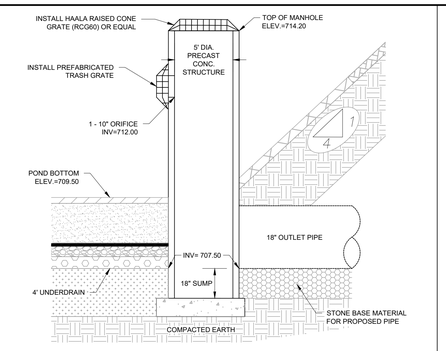
1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL HAVE RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.
7. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
8. BIOFILTRATION BASIN SHALL NOT BE INSTALLED UNTIL ALL CONSTRUCTION SEDIMENT HAS BEEN REMOVED AND THE BASIN IS NO LONGER BEING USED AS A TEMPORARY SEDIMENT TRAP.

POND 1 CROSS SECTION

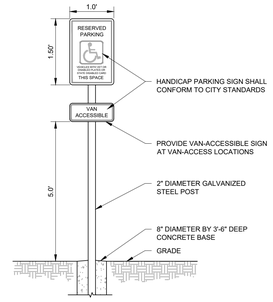
#503A 06-27-14



POND 1 EMERGENCY SPILLWAY DETAIL

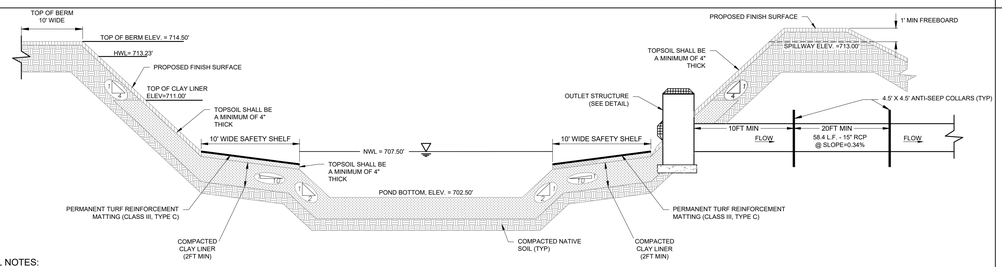


POND 1 OUTLET STRUCTURE



ADA SIGN

#706 10-11-12

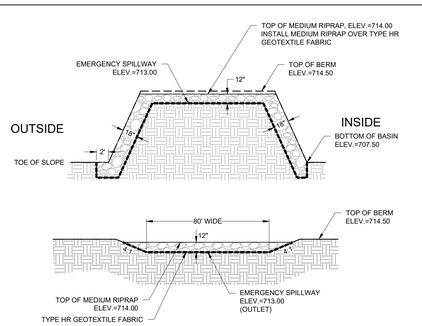


GENERAL NOTES:

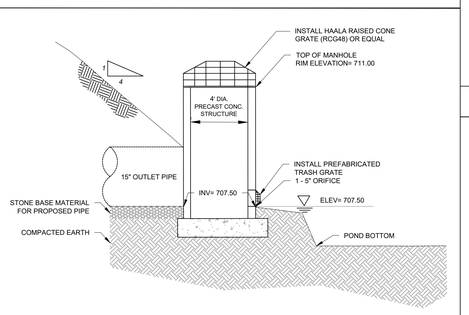
1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL HAVE RUBBER GASKETS
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

POND 2 CROSS SECTION

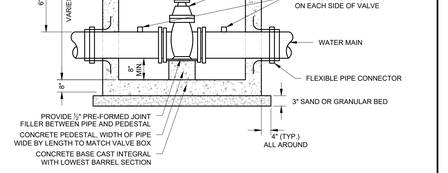
#503A 06-27-14



POND 2 EMERGENCY SPILLWAY DETAIL



POND 2 OUTLET STRUCTURE

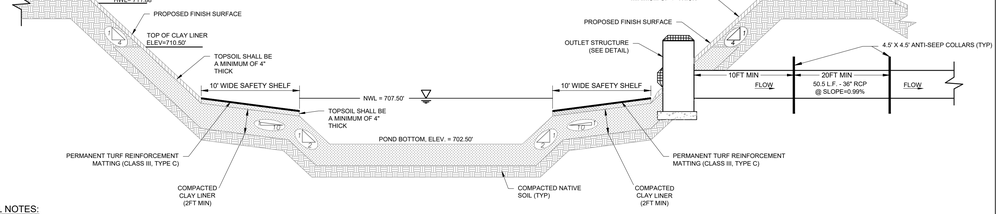


NOTES:

1. CONCENTRIC CONE REQUIRED.
2. MANHOLE DIAMETERS SHALL BE BASED ON THE FOLLOWING:
   - 2.1. 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THRU 8"
   - 2.2. 5'-0" DIAMETER FOR WATER MAIN SIZES 10" THRU 14"
   - 2.3. 6'-0" DIAMETER (OR LARGER PER DESIGNER) FOR WATER MAIN SIZES 16" OR GREATER

WATER VALVE VAULT

#507 10-10-12

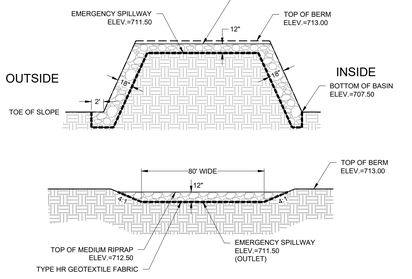


GENERAL NOTES:

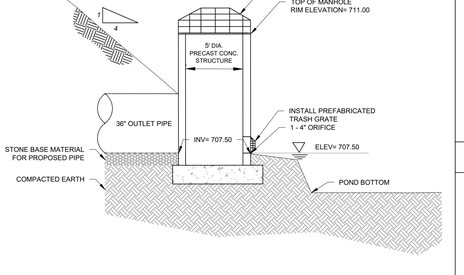
1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL HAVE RUBBER GASKETS
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

POND 3 CROSS SECTION

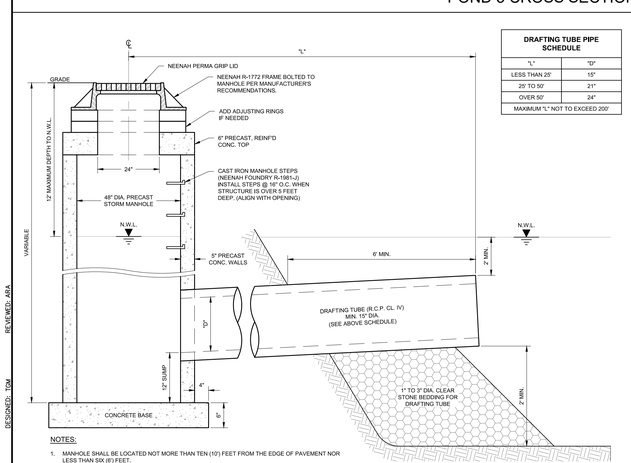
#503A 06-27-14



POND 3 EMERGENCY SPILLWAY DETAIL



POND 3 OUTLET STRUCTURE

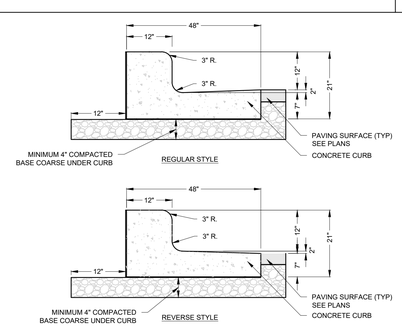


NOTES:

1. MANHOLE SHALL BE LOCATED NOT MORE THAN TEN (10') FEET FROM THE EDGE OF PAVEMENT NOR LESS THAN SIX (6') FEET.
2. THE TOP OF THE MANHOLE FRAME SHALL NOT BE MORE THAN SIX (6") INCHES BELOW THE CENTERLINE OF THE PAVEMENT ELEVATION.

PRECAST DRY HYDRANT MANHOLE

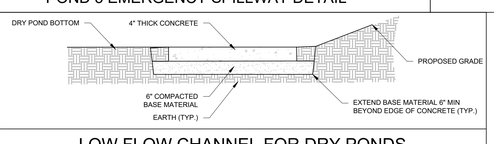
#504A 06-27-14



NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

48" VERTICAL FACE CURB



LOW FLOW CHANNEL FOR DRY PONDS

DESIGNED: TGM
DRAFTED: EP
REVIEWED: ARA

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No. 2360.00
PEC PM TGM
START DATE 05/26/22
SCALE N.T.S.

SHEET
C-35
OF
C-41

© COPYRIGHT 2024

CONSTRUCTION DETAILS

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00-WI BLDG I CONSTRUCTION DETAILS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

Village of Somers, Wisconsin

Standard Material Specification Checklist

Established 1843 Somers VILLAGE & TOWN

Prepared by:

BAXTER & WOODMAN Consulting Engineers

www.baxterwoodman.com

Date: March 22, 2018
Revised April 3, 2018

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 (pea gravel is not acceptable).
- ☐ 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.
- ☐ Mandrel test: After 30-days.
- ☐ Internal sewer inspection: Closed circuit color television.
- ☐ Low-pressure air test: Per Standard Specifications.
- ☐ Manhole vacuum test: Per Standard Specifications.

PIPE MATERIAL

- ☐ Minimum 8-inch PVC SDR-26 (min.) conforming to ASTM D-3034, unless allowed otherwise.

MANHOLE MATERIALS

- ☐ 48-inch ID precast concrete w/eccentric cones (typ.), ASTM C478.
- ☐ Design flat top slabs to resist H-20 loading.
- ☐ Frames and covers: Neenah R-1580 or equal, with Type B non-rocking lid, stamped with the word "SANITARY"; self-sealing gaskets; and concealed pick holes.
- ☐ Floodplain Areas: Use bolted and gasketed watertight frame and cover: Neenah R-1916-C, East Jordan 1058 WT, or equal.
- ☐ Use a minimum of 4 inches and a maximum of 19 inches of concrete adjusting rings.
- ☐ Internal/external chimney seals: Adaptor, Inc. or 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.

SANITARY LATERALS

- ☐ Minimum 6-inch PVC SDR-26.
- ☐ Provide wye connections unless allowed otherwise by Village Engineer. Provide ductile iron riser tee 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 single strand insulated copper wire and 2-1/2 inch by 18-inch C.P. Test Services – Valvco terminal box.

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 (pea gravel is not acceptable).
- ☐ Compacted granular backfill, topped with 10 to 14-inches of 1-1/4" dense graded aggregate base course material is required below or within 4-feet of any paved surface. Use only clean graded sand, clean granular bank run, aggregate slurry, or excavated granular material, with Village Engineer's approval.
- ☐ Operation of valves: By Village representatives or agents unless allowed otherwise.
- ☐ One-hour pressure test: 150 psi with no loss.
- ☐ Leakage test (only if pressure test fails): Two hours at system pressure per Standard Specifications.

PIPE MATERIAL

- ☐ Ductile iron: Conforming to AWWA C-151/ANSI A21.51, minimum Class 52.
- ☐ PVC: Conforming to AWWA C-900, class 150, SDR 18.
- ☐ Tracer wire shall be installed with PVC pipe, extend wire up all valve boxes and to hydrants terminated in a 4-inch diameter by 30-inch long PVC pipe with a treaded cap set behind the hydrant.

LOCATOR WIRE

- ☐ Tracer locator wire: Install with PVC pipe, single strand blue insulated copper, minimum No. 10 AWG.
- ☐ Location: On top of PVC pipe and fittings, secure at min. 10-foot intervals.
- ☐ Terminal Box: 2-1/2 inch by 18-inch C.P. Test Services - Valvco.
- ☐ 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.

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.
- ☐ All fittings shall be full-bodied styles.
- ☐ If a sleeve is required, a full-bodied solid sleeve shall be used.
- ☐ Fittings shall be polyethylene wrapped per Standard Specifications.
- ☐ Bolts and nuts: Cor-Blue or A-304 stainless steel, no substitutions.
- ☐ Use restrained joints on all fittings.
- ☐ Thrust blocking (in addition to restrained mechanical joints): Solid concrete masonry units or Class F poured concrete per Section 4.3.13 of the Standard Specifications. Wood thrust blocking will not be permitted.

VALVES

- ☐ 4-inch to 12-inch: Resilient wedge gate valve, non-rising stem meeting AWWA C-509, Clow Model 2639/2640.
- ☐ 14-inch and larger: Butterfly valve, Clow Model 4500.
- ☐ Provide restrained joints on all valve fittings.

VALVE BOXES

- ☐ Three-piece, Tyler Series 6860 with bottom section compatible with valve box stabilizer.
- ☐ Valve box stabilizer: metal "spider" type for gate valves or butterfly valve type by Adaptor, Inc., no substitutions.
- ☐ Provide bituminous coated carbon steel valve operating extension rods with 2-inch square operating nuts terminating within 2 inches below the lid for all main line valves that are buried deeper than 8 feet from top of pipe.
- ☐ Do not extend locator 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.
- ☐ Valve Model/Manufacturer: Clow F-5093 or Kennedy C950.

WATER SERVICES

- ☐ Pipe: Type K copper tubing or High Density Polyethylene tubing, SDR 9, 200 psi, copper tube sized.
- ☐ 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 equal.
- ☐ Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
- ☐ Curb stops: McDonald No. 6106, or equal.
- ☐ Service boxes: Extension type with stationary rods, McDonald No. 5614 for 3/4" and 1" sizes and McDonald No. 5615 for 1-1/2" and 2" sizes.
- ☐ Polywrap service box.
- ☐ Place locator wire on top of water service lines and extend to terminal box adjacent to the service box.

FIRE HYDRANTS

- ☐ Model/Manufacturer: Clow Medallion or equal.
- ☐ 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 factory installed 5" Storz Quick Connect.
- ☐ Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
- ☐ Auxiliary valves: Connect directly to water main at an anchor tee.
- ☐ Hydrant lead pipe: Class 52 ductile iron or C-900 PVC with restrained joints.
- ☐ Hydrant leads and fittings: Restrain by Mega-lug gland or 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.

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 equal.
- ☐ Frames and open lids: Heavy duty, Neenah R-2504 with Type D grates, or equal.
- ☐ Beehive grate manhole covers: Neenah R-2560 E1 or 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 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 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 equal.

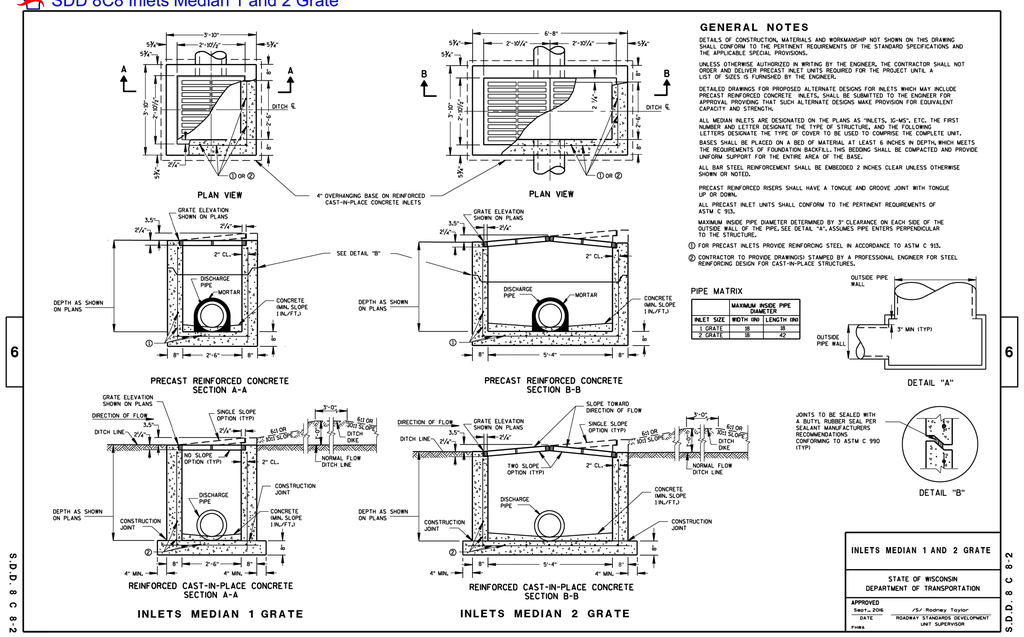
DRIVEWAY CULVERTS

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

STORM LATERALS

- ☐ Minimum 6-inch PVC SDR-26.
- ☐ Provide wye connections unless allowed otherwise.
- ☐ Terminate lateral pipe with a wooden 2x4 set one foot above finish grade.
- ☐ Lateral pipe locator wire and terminal post: No. 10 AWG single strand insulated copper wire and 2-1/2 inch by 18-inch C.P. Test Services – Valvco terminal box.

SDD 8C8 Inlets Median 1 and 2 Grate



www.pinnacle-engr.com

REVIEWED: ARA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

CONSTRUCTION DETAILS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No. 2360.00
PEG PM TGM
START DATE 09/26/22
SCALE N.T.S.

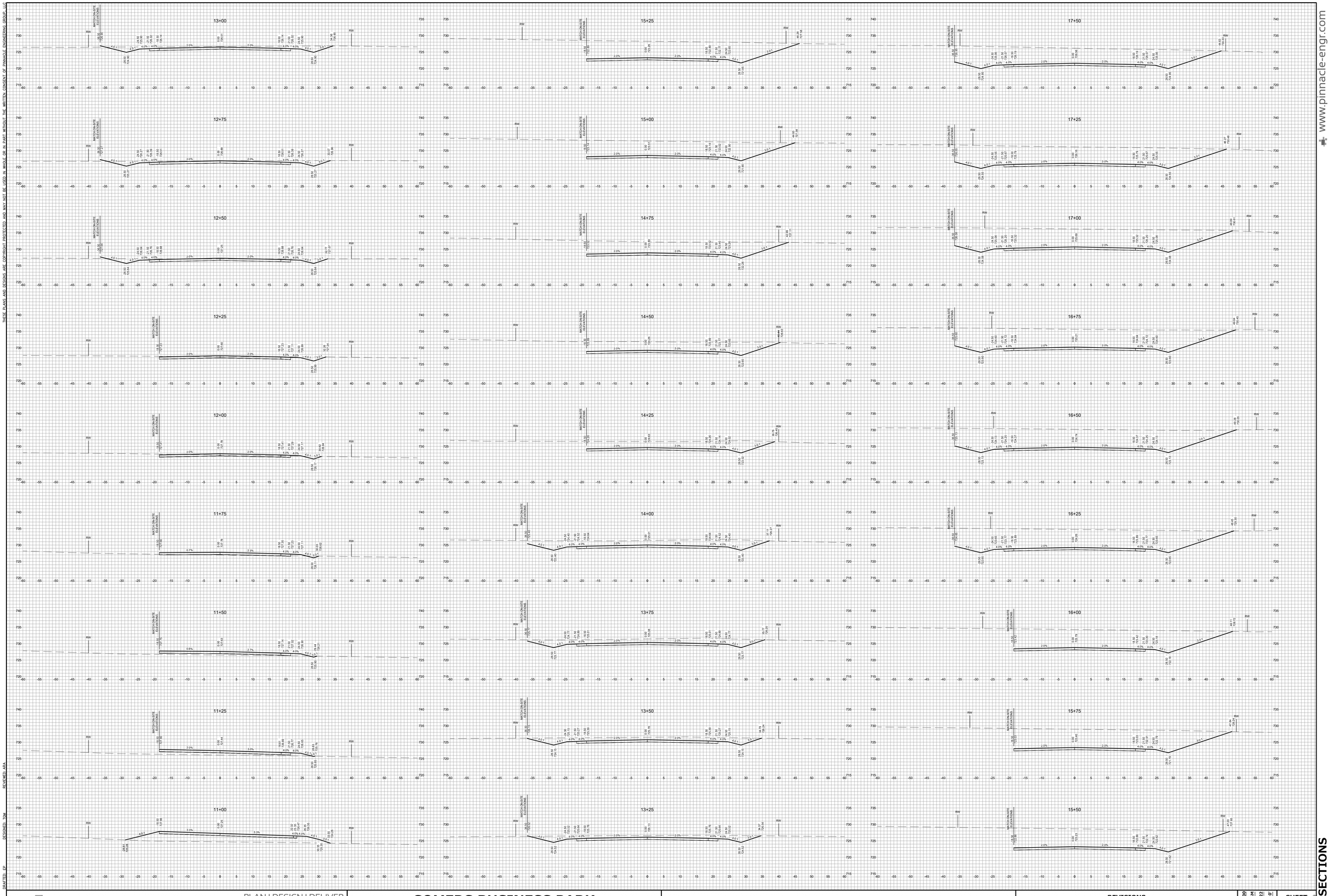
SHEET
C-36
OF
C-41

© COPYRIGHT 2021

CONSTRUCTION DETAILS

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00-WI BLDG I CONSTRUCTION DETAILS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



www.pinnacle-engr.com

REVIEWED- ARA
DESIGNED- TGM
DRAFTED- FP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

CROSS SECTIONS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 10'

SHEET
C-37
&
C-41

© COPYRIGHT 2026

CROSS SECTIONS

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I CROSS SECTIONS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

REVIEWED- ARA
DESIGNED- TDM
DRAFTED- FP

CROSS SECTIONS

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

CROSS SECTIONS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG 308 No. 2360.00
PEG PM TEM
START DATE 05/26/22
SCALE 1" = 10'

SHEET
C-38
&
C-41

© COPYRIGHT 2026

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I CROSS SECTIONS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

REVIEWED: ADA

DESIGNED: TGM

DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

CROSS SECTIONS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEG JOB No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 10'

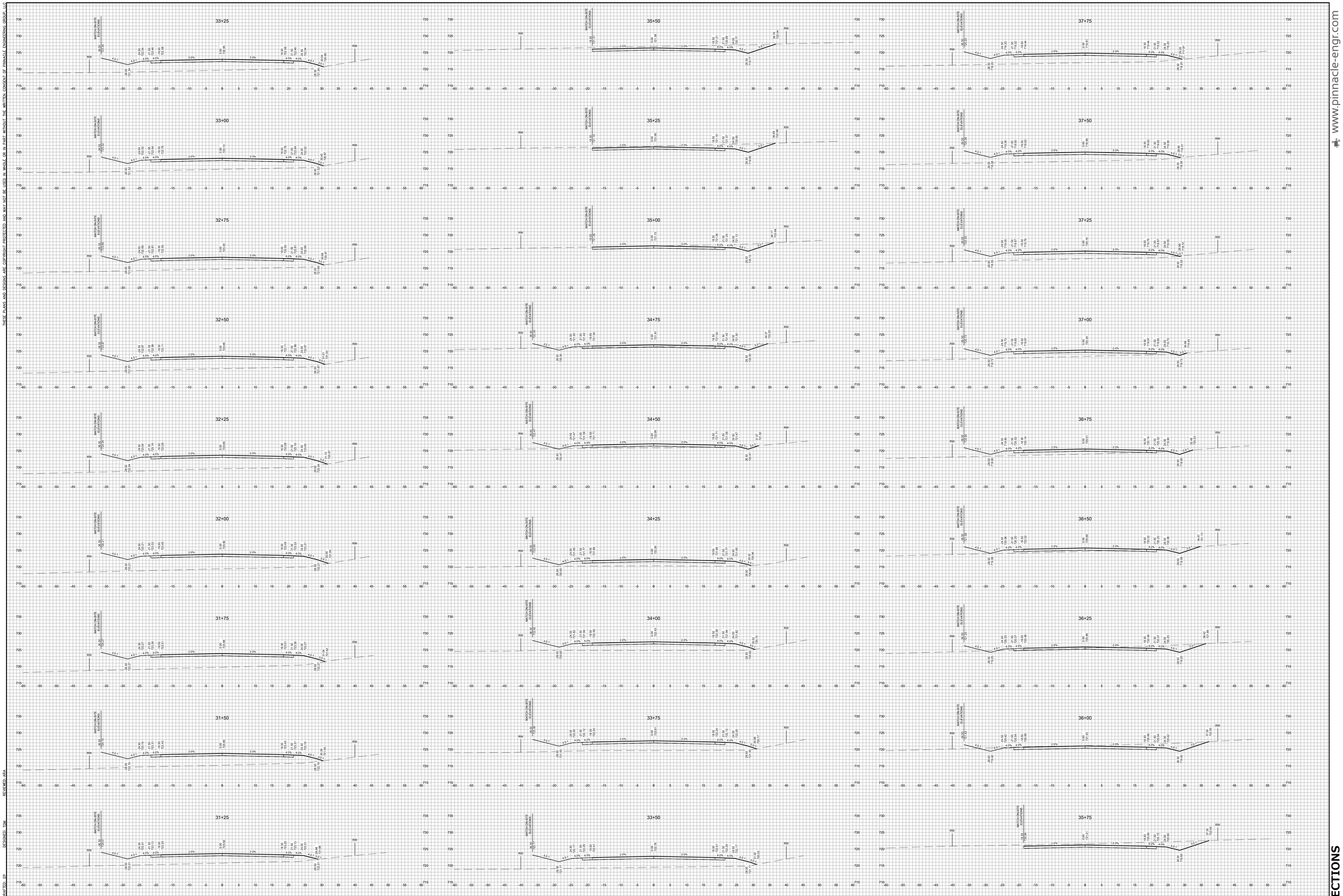
SHEET
C-39
&
C-41

CROSS SECTIONS

© COPYRIGHT 2018

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I CROSS SECTIONS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



www.pinnacle-engr.com

REVIEWED: AFA
DESIGNED: TGM
DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

CROSS SECTIONS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26.			

PEC JOB No. 2360.00
PEC PM TGM
START DATE 05/26/22
SCALE 1" = 10'

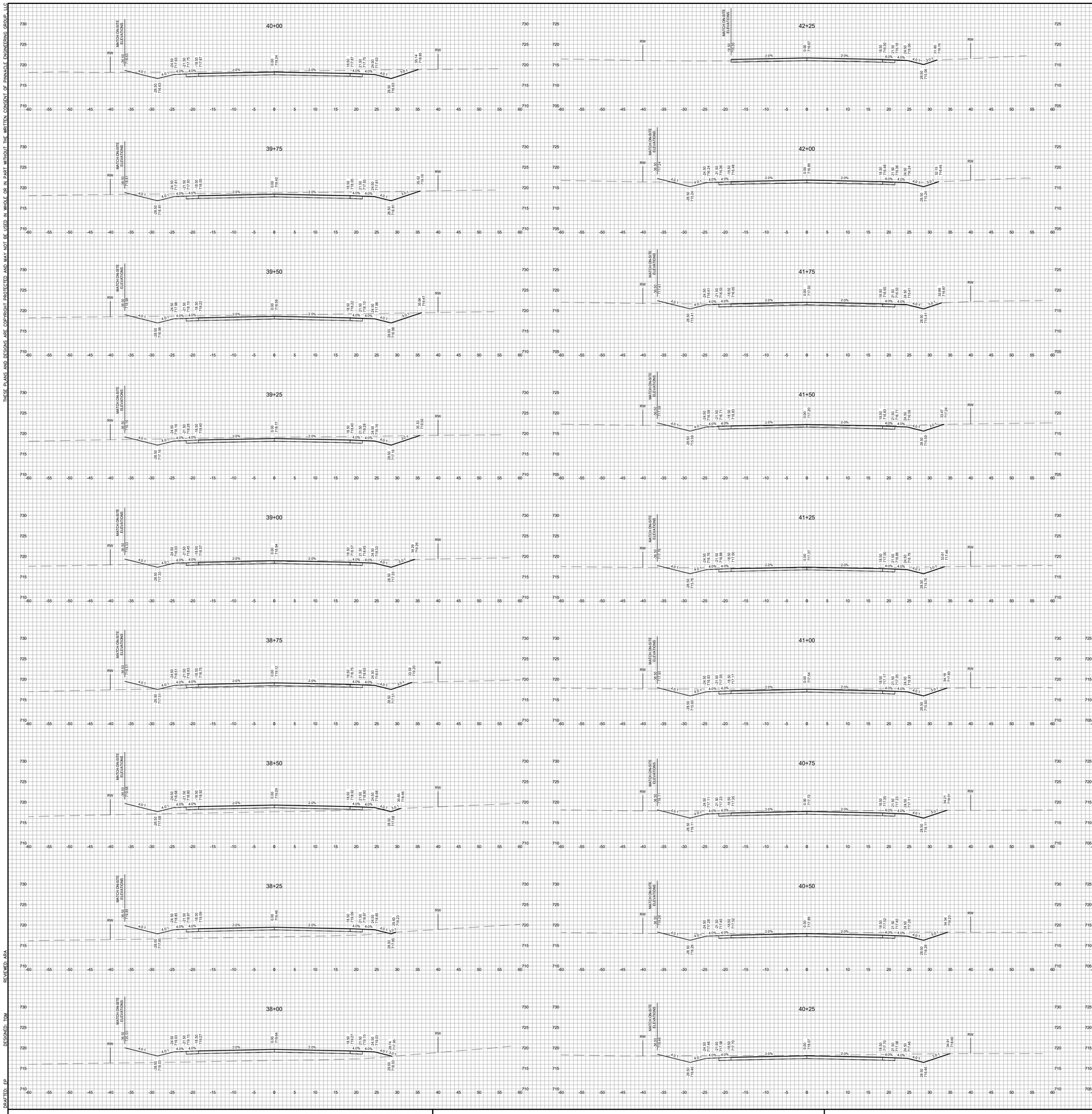
SHEET
C-40
&
C-41

CROSS SECTIONS

© COPYRIGHT 2018

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I CROSS SECTIONS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



CROSS SECTIONS

www.pinnacle-engr.com

REVIEWED: ARA
DESIGNED: TGM
DRAFTED: FP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

CROSS SECTIONS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG 308 No. 2360.00
PEG PM TGM
START DATE 05/26/22
SCALE 1" = 10'

SHEET
C-41
of
C-41

© COPYRIGHT 2026

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I CROSS SECTIONS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

PLANT SCHEDULE

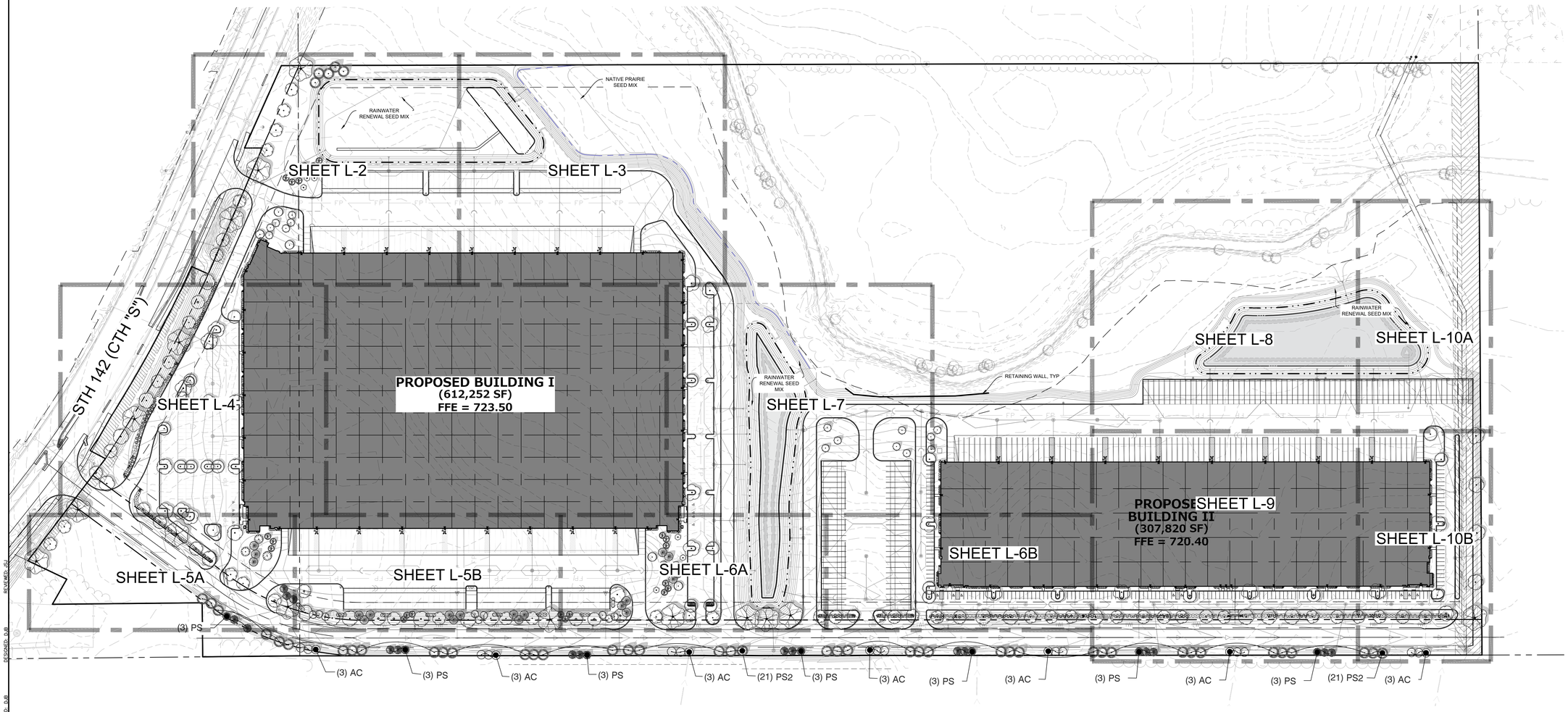
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AM7	20	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple	2" Cal.	55` T x 45` W
AA5	5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye	1.5" Cal.	25` T x 25` W
COP	3	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry	2" Cal.	50` T x 40` W
CTF	32	Corylus colurna	Turkish Filbert	2" Cal.	45` T x 30` W
CCT	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal.	15` T x 15` W
GTS	19	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust	2" Cal.	60` T x 50` W
GDK	26	Gymnocladus dioica	Kentucky Coffee Tree	2" Cal.	60` T x 45` W
MAM	3	Maackia amurensis	Amur Maackia	1.5" Cal.	25` T x 25` W
QXS	15	Quercus x schuettii	Swamp Bur Oak	2" Cal.	70` T x 65` W
TTS	24	Tilia tomentosa `Sterling`	Sterling Silver Linden	2" Cal.	60` T x 35` W
EVERGREEN TREES					
AC	21	Abies concolor	White Fir	5` Ht.	40` T x 23` W
PD	21	Picea glauca `Densata`	Black Hills Spruce	5` Ht.	30` T x 15` W
PO	24	Picea omorika	Serbian Spruce	5` Ht.	50' T x 20' W
PB	21	Pinus cembra 'Big Blue'	Big Blue Swiss Stone Pine	5` Ht.	35' T x 20' W
PS	24	Pinus strobus	White Pine	5` Ht.	65` T x 30` W
PS2	47	Pinus sylvestris	Scotch Pine	5` Ht.	45` T x 35` W
SHRUBS					
ABC	35	Aronia melanocarpa `Elata`	Glossy Black Chokeberry	3 gal.	5` T X 5` W
CAF	139	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood	2 gal.	3` T x 3` W
VR	12	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle	2 gal.	4' T x 4' W
DCS	40	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle	2 gal.	3` T x 3` W
LR	36	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	2 gal.	3' T x 4' W
HBO	79	Hydrangea paniculata `Bobo`	Bobo Hydrangea	2 gal.	3` T x 4` W
IVJ	15	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry	3 gal.	5` T x 5` W
IVR	30	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	3 gal.	5` T x 5` W
PCG	42	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark	3 gal.	8` T x 8` W
RPP	45	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose	2 gal.	5` T x 5` W
SAW	22	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea	2 gal.	3` T x 4` W
SMC	15	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea	2 gal.	2` T x 3` W
SMP	30	Syringa meyeri `Palibin`	Dwarf Korean Lilac	3 gal.	5` T x 6` W
VPB	42	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum	3 gal.	13` T x 12` W
EVERGREEN SHRUBS					
JMJ	77	Juniperus chinensis `Mint Julep`	Mint Julep Juniper	2` Ht.	5` T x 7` W
JPK	51	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper	3 gal.	3` T x 6' W
JCS	175	Juniperus chinensis `Sea Green`	Sea Green Juniper	3 gal.	5` T x 5` W
PPS	45	Picea abies `Pumila`	Pumila Spruce	3 gal.	3` T x 4` W
TMD	68	Taxus x media `Densiformis`	Dense Yew	3 gal.	5` T x 6` W
TMT	54	Taxus x media `Tauntonii`	Tauton Yew	3 gal.	4` T x 5` W
PERENNIALS & ORNAMENTAL GRASSES					
AGD	64	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem	1 gal.	36" T x 30" W
CKF	11	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass	1 gal.	36" T x 24" W
CFO	8	Calamagrostis x a `Overdam`	Overdam Reed Grass	1 gal.	24" T x 24" W
DTH	80	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	24" T x 24" W
MSO	93	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus	1 gal.	48" T x 36" W
PNW	68	Panicum virgatum `Northwind`	Northwind Switch Grass	1 gal.	42" T x 28" W
STD	12	Sporobolus heterolepis `Tara`	Prairie Dropseed	1 gal.	15" T x 20" W

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
AT	37	Alchemilla mollis `Thriller`	Lady`s Mantle	4.5" Cont.	15" o.c.	18" T x 18" W
EMS	47	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower	4.5" Cont.	18" o.c.	28" T x 16" W
HPP	16	Heuchera m `Palace Purple`	Palace Purple Coral Bells	4.5" Cont.	18" o.c.	18" T x 18" W
NWL	30	Nepeta x `Walker`s Low`	Walker`s Low Catmint	4.5" Cont.	24" o.c.	20" T x 28" W
RVS	18	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower	4.5" Cont.	12" o.c.	10" T x 12" W
SMN	24	Salvia nemorosa `May Night`	May Night Sage	4.5" Cont.	18" o.c.	18" T x 18" W
SAJ	36	Sedum `Autumn Joy`	Autumn Joy Sedum	4.5" Cont.	20" o.c.	12" T x 24" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AGRECOL MIXES				
	747,273 sf	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX	
	28,181 sf	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE	NATIVE SEED MIX
TURF				
	469,284 sf	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	
	238,452 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
OPEN YARD 736,100 SQ FT		
• TREE 1/1000 SQ FT	737	297
• or ORNAMENTAL TREES 2/1000 SQ FT	-	7=(14)
• or SHRUBS 2/1000 SQ FT	-	526=(1052)
* NOTE: UNDISTURBED LANDS AND PONDS ARE NOT COUNTED IN OPEN YARD CALCULATIONS	TOTAL	830
FOUNDATION PLANTINGS 6,009 FT		
• ORNAMENTAL TREE (OR 2 SHRUBS) 1/20 FT	T= 301 (or S=602)	S=634
STREET TREES 4,175 ft		
• TREES 1/50 FT	84	87
PARKING SCREENING/BUFFERS 3,132 FT		
• TREES 1/25 FT	126	42
• or ORNAMENTAL TREES 2/25 FT	-	-
• or SHRUBS 4/25 FT	-	104=(416)
	TOTAL	146



REVIEWED: GJ
DESIGNED: DJB
DRAFTED: DJB

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 09/26/22
SCALE: 1"=100'

SHEET L-1 OF L-21

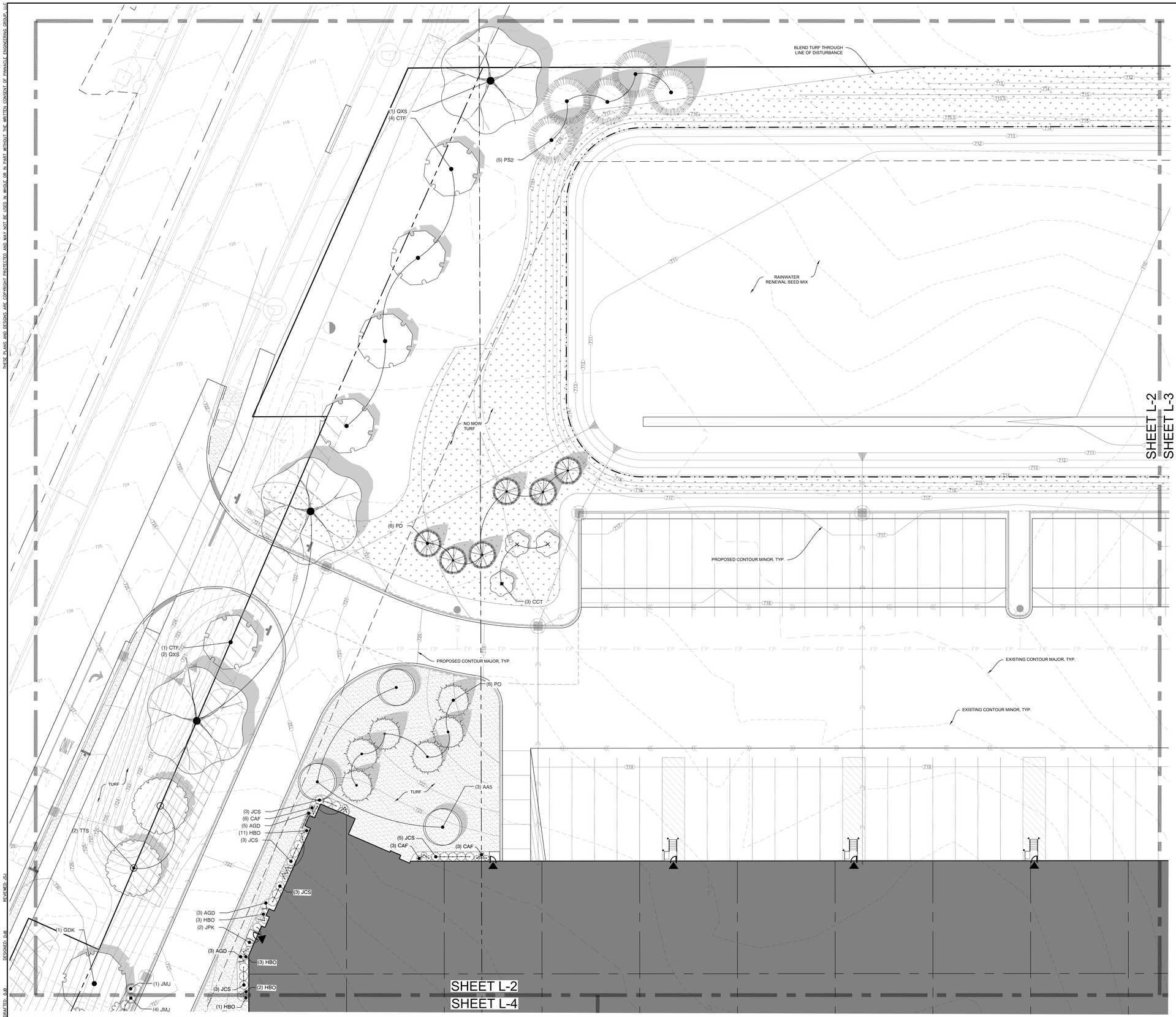
© COPYRIGHT 2026

LANDSCAPE OVERVIEW

www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra 'Big Blue'	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

LANDSCAPE ENLARGEMENT

© COPYRIGHT 2021

REVIEWED: JSJ
DESIGNED: DJB
DRAFTED: DJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

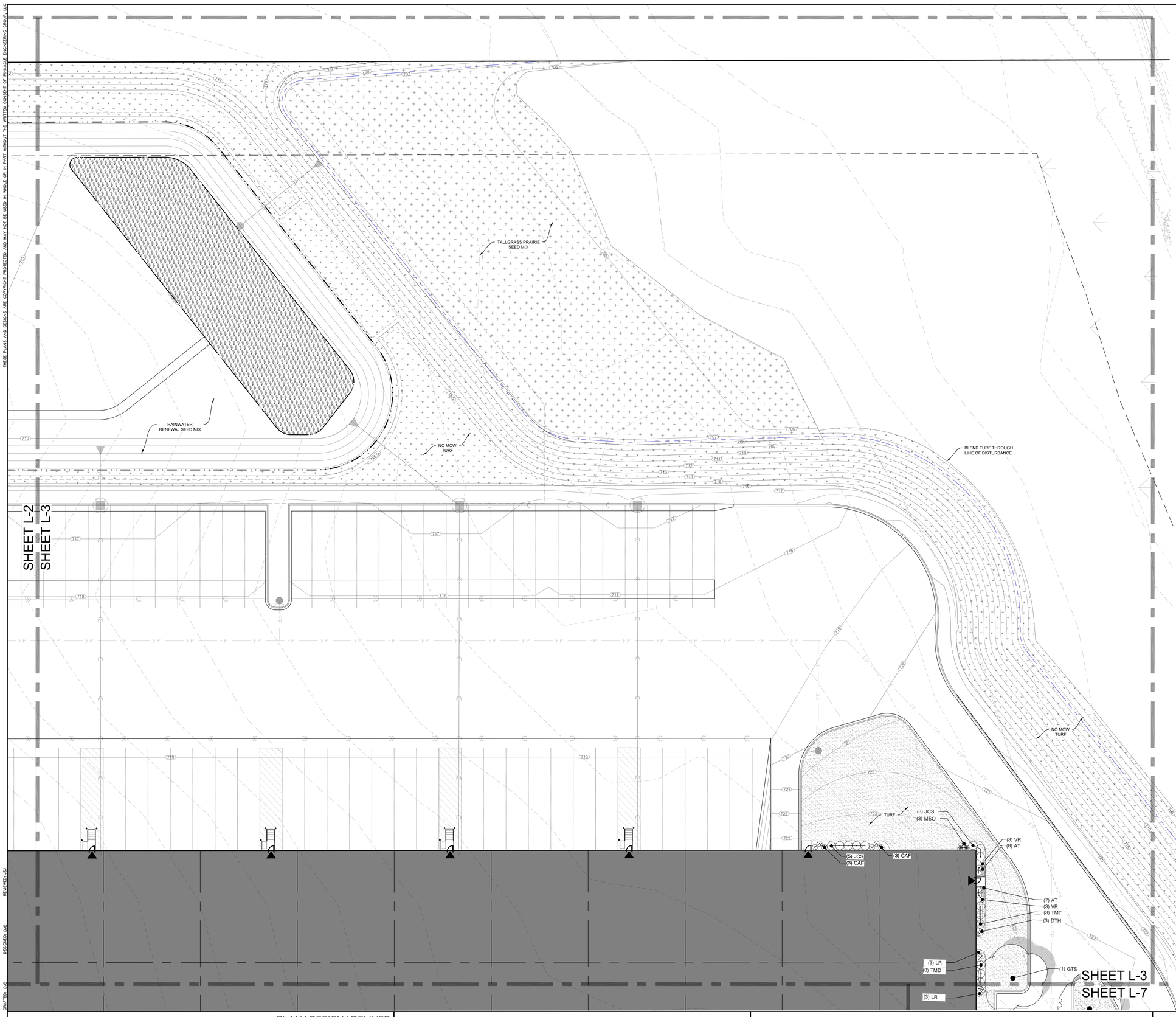
1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 09/26/22
SCALE: 1"=20'

SHEET
L-2
OF
L-21

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra 'Big Blue'	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

REVIEWED: JSJ
DESIGNED: AJB
DRAWN: AJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No.: 2360.00
PEG PM: TGM
START DATE: 05/26/22
SCALE: 1"=20'

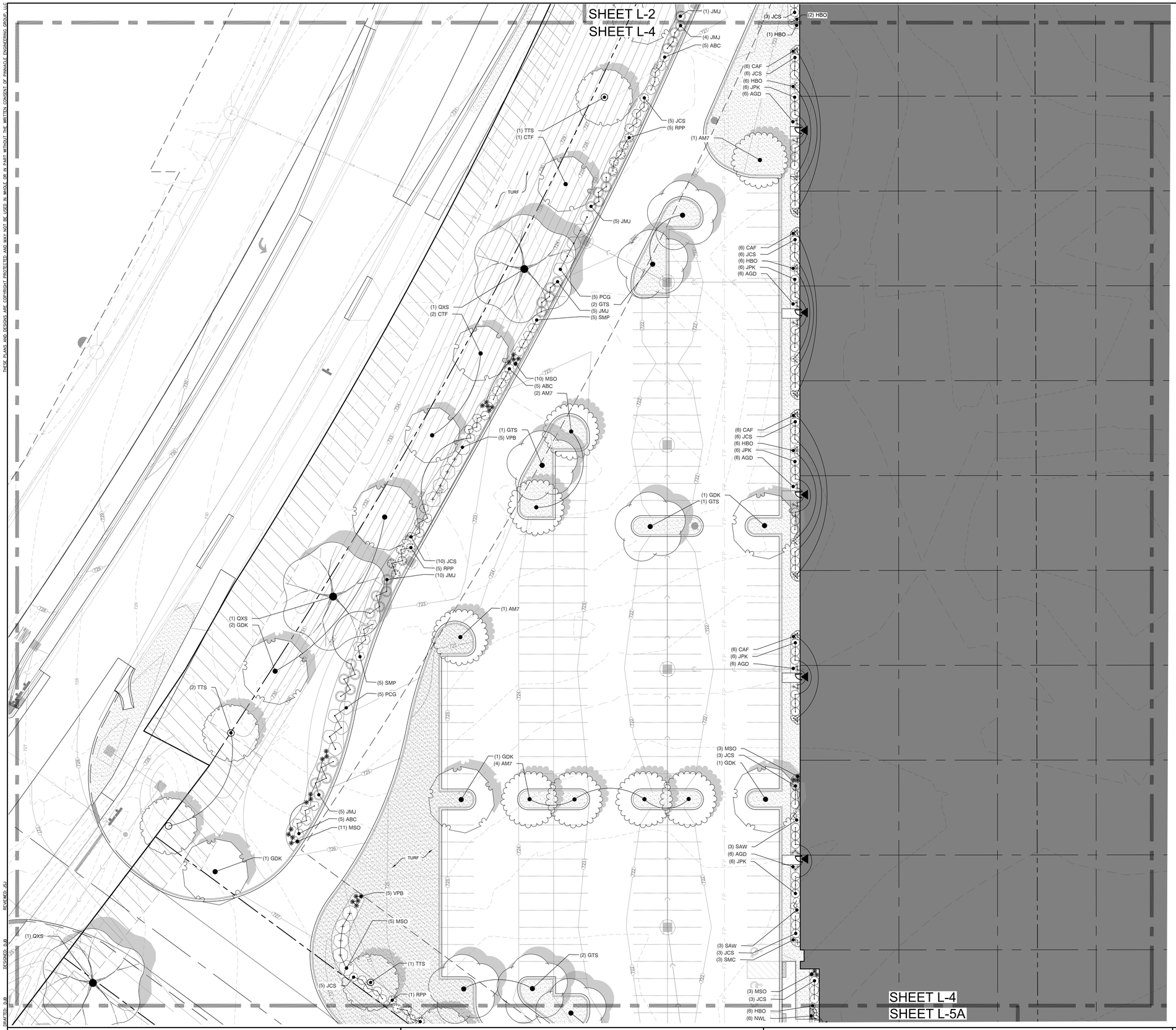
SHEET
L-3
OF
L-21

© COPYRIGHT 2021

LANDSCAPE ENLARGEMENT

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AAS	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra `Big Blue`	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

LANDSCAPE ENLARGEMENT

REVISED: JLB
DESIGNED: JLB
DRAFTED: JLB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

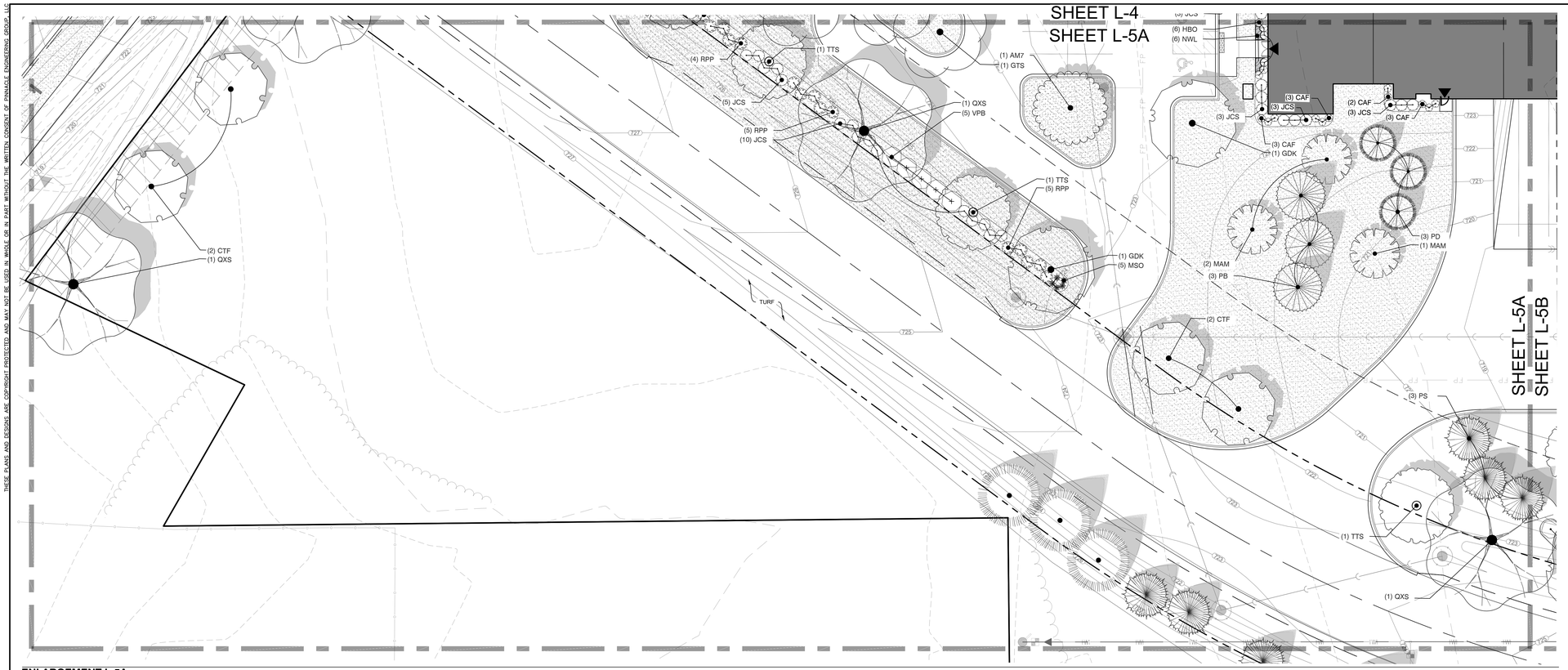
PPEC JOB No: 2360.00
PPEC PM: TGM
START DATE: 05/26/22
SCALE: 1"=20'

SHEET
L-4
OF
L-21

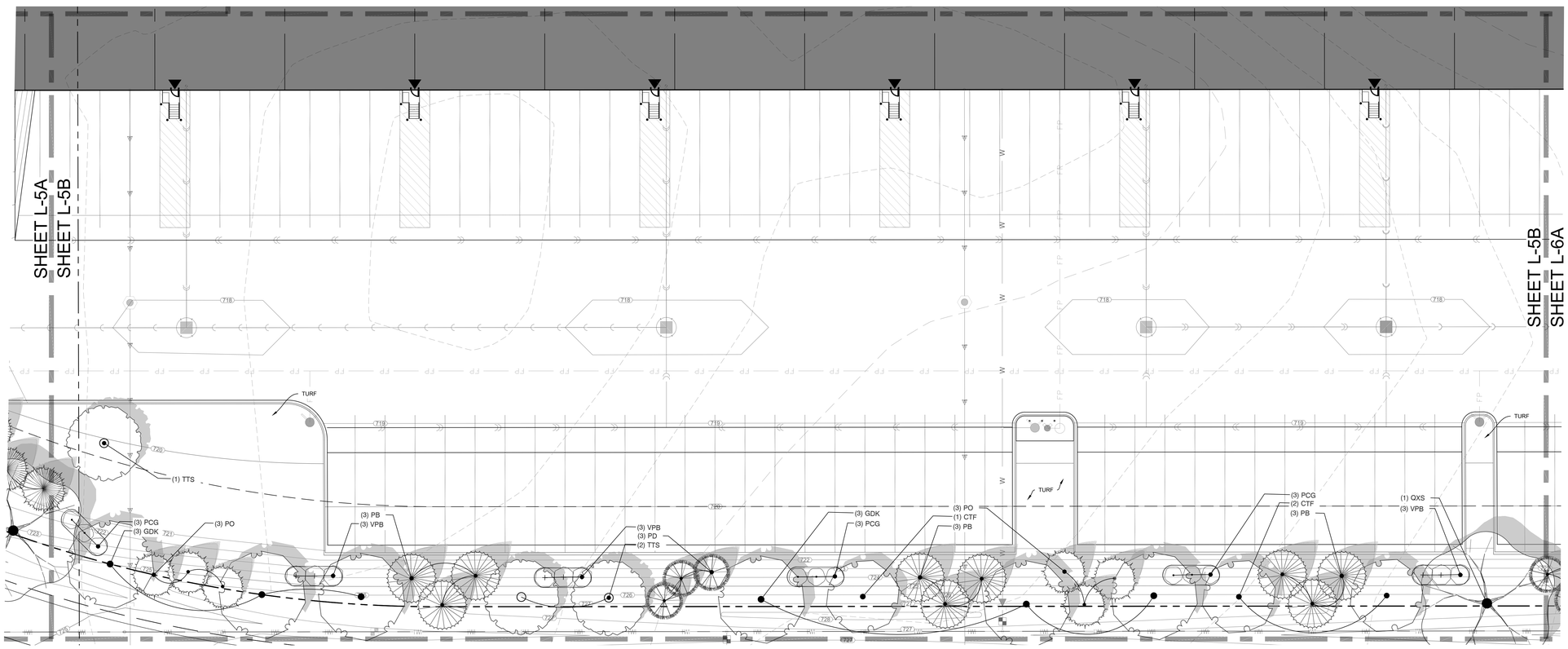
© COPYRIGHT 2021

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



ENLARGEMENT L-5A



ENLARGEMENT L-5B

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra `Big Blue`	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No. 2360.00
PEG PM TGH
START DATE 05/26/22
SCALE 1"=20'

SHEET
L-5
OF
L-21

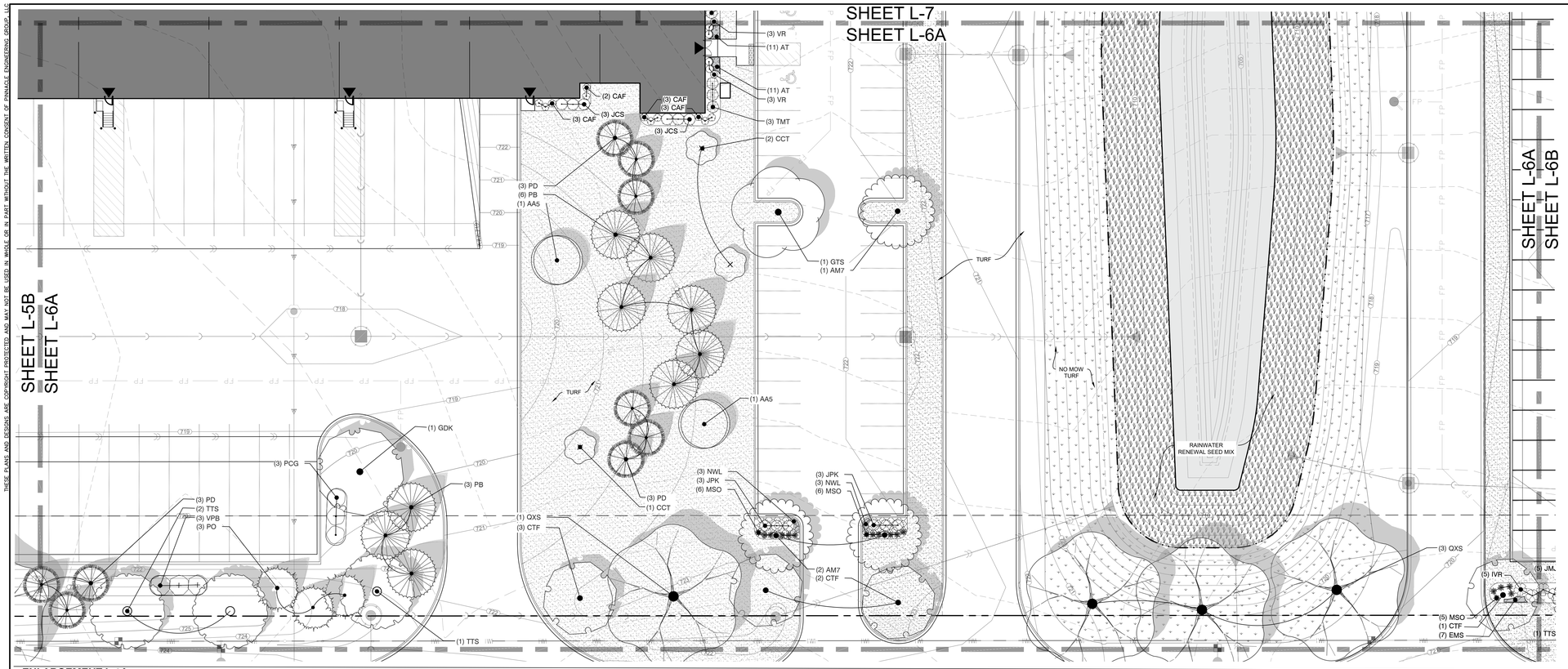
© COPYRIGHT 2021

LANDSCAPE ENLARGEMENT

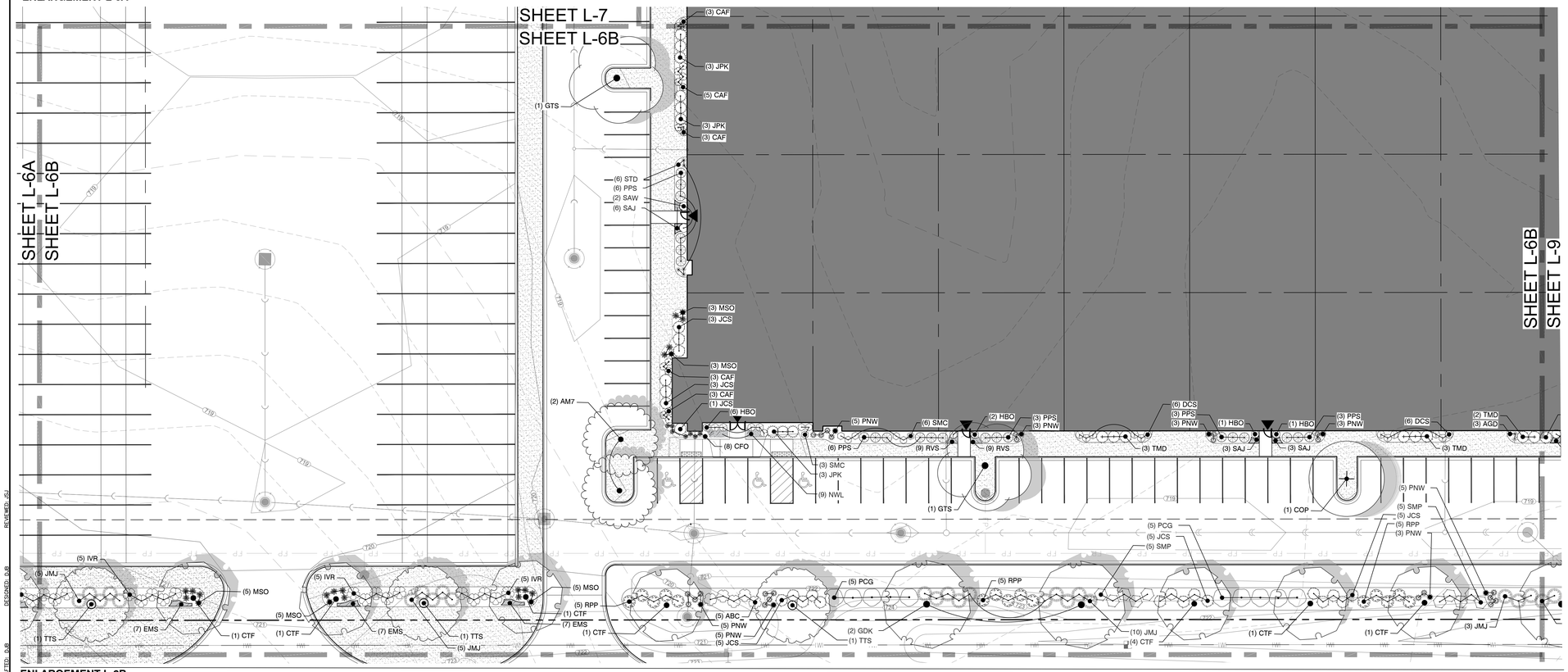
DRAWN: JSJ
DESIGN: JLB
CHECKED: JLB

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



ENLARGEMENT L-6A



ENLARGEMENT L-6B

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra `Big Blue`	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

LANDSCAPE ENLARGEMENT

© COPYRIGHT 2021

REVISED: JSJ
DESIGNED: DJB
DRAFTED: DJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1"=20'

SHEET
L-6
OF
L-21

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

SHEET L-3
SHEET L-7

(3) TMD
(3) LR
(1) GTS
(1) GDK
(6) CAF
(6) TMT
(10) DTH
(6) LR
(3) TMD
(1) AM7
(1) GTS
(3) CAF
(3) TMT
(10) DTH
(3) TMT
(3) CAF
(6) LR
(3) TMD
(1) AM7
(10) DTH
(6) TMT
(6) CAF
(6) LR
(3) TMD
(6) CAF
(6) TMT
(10) DTH
(6) LR
(3) TMD
TURF
(6) CAF
(6) TMT
(10) DTH
(6) LR
(6) TMD
(3) CAF
(1) GTS
(5) DTH
(3) TMT
(3) VR

NO MOW TURF

BLEND TURF THROUGH LINE OF DISTURBANCE

RAINWATER RENEWAL SEED MIX

(3) PO
(3) PO
(2) PO
(1) PO
TURF
(1) AM7
(1) JCS
(3) CAF
(3) JCS
(5) HBO
(3) JCS
(3) CAF
(3) STD
(3) PPS
(3) SAJ
(2) SAW
(3) SAJ
(3) PPS
(3) STD
(3) CAF

SHEET L-7
SHEET L-6A

SHEET L-7
SHEET L-6B

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra `Big Blue`	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 05/26/22
SCALE: 1"=20'

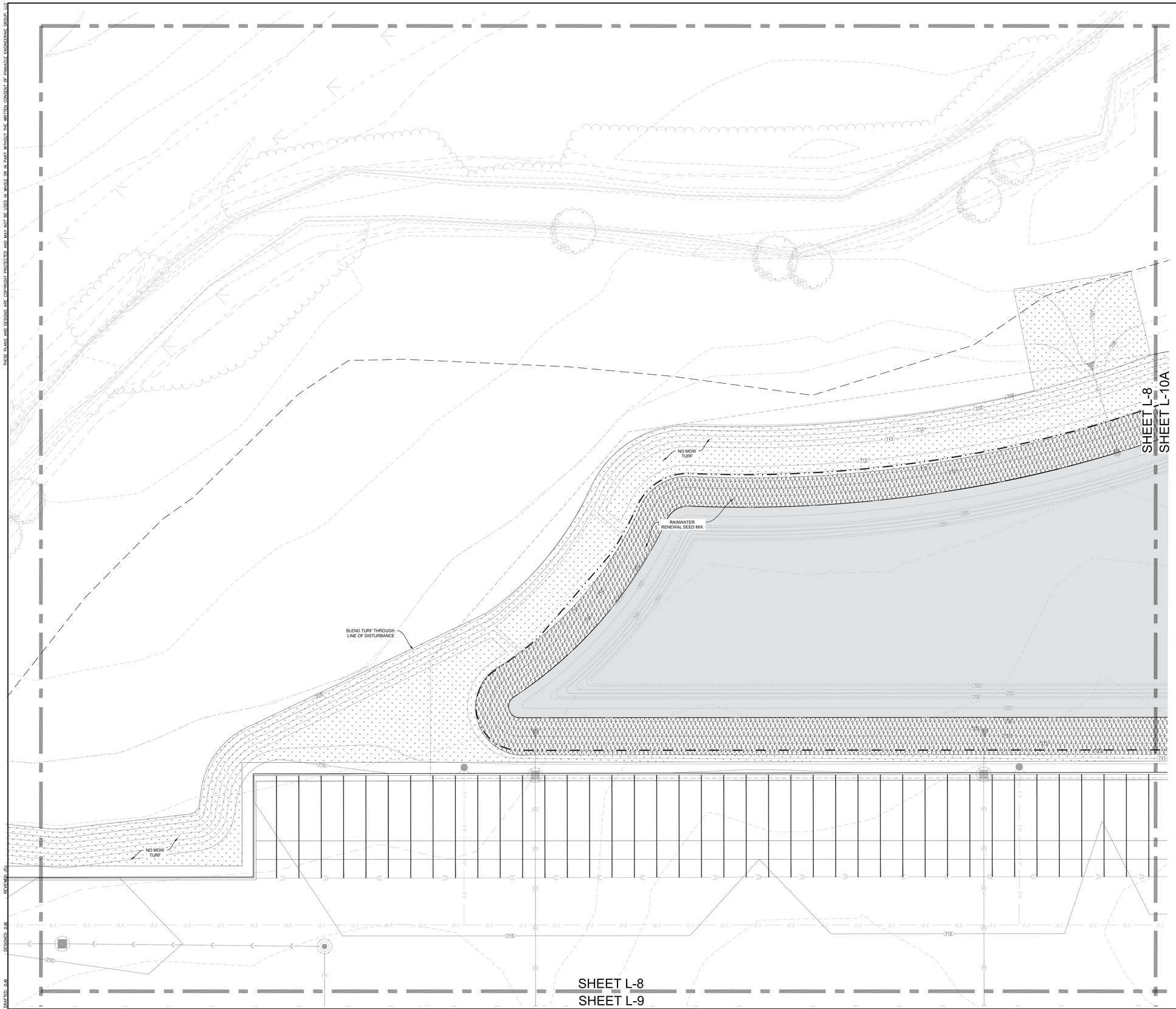
SHEET
L-7
OF
L-21

© COPYRIGHT 2021

LANDSCAPE ENLARGEMENT

www.pinnacle-engr.com

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra 'Big Blue'	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

REVIEWED: GSJ
DESIGNED: DJB
DRAFTED: DJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS			
1	VILLAGE SUBMITTAL	05/22/26	

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 09/26/22
SCALE: 1"=20'

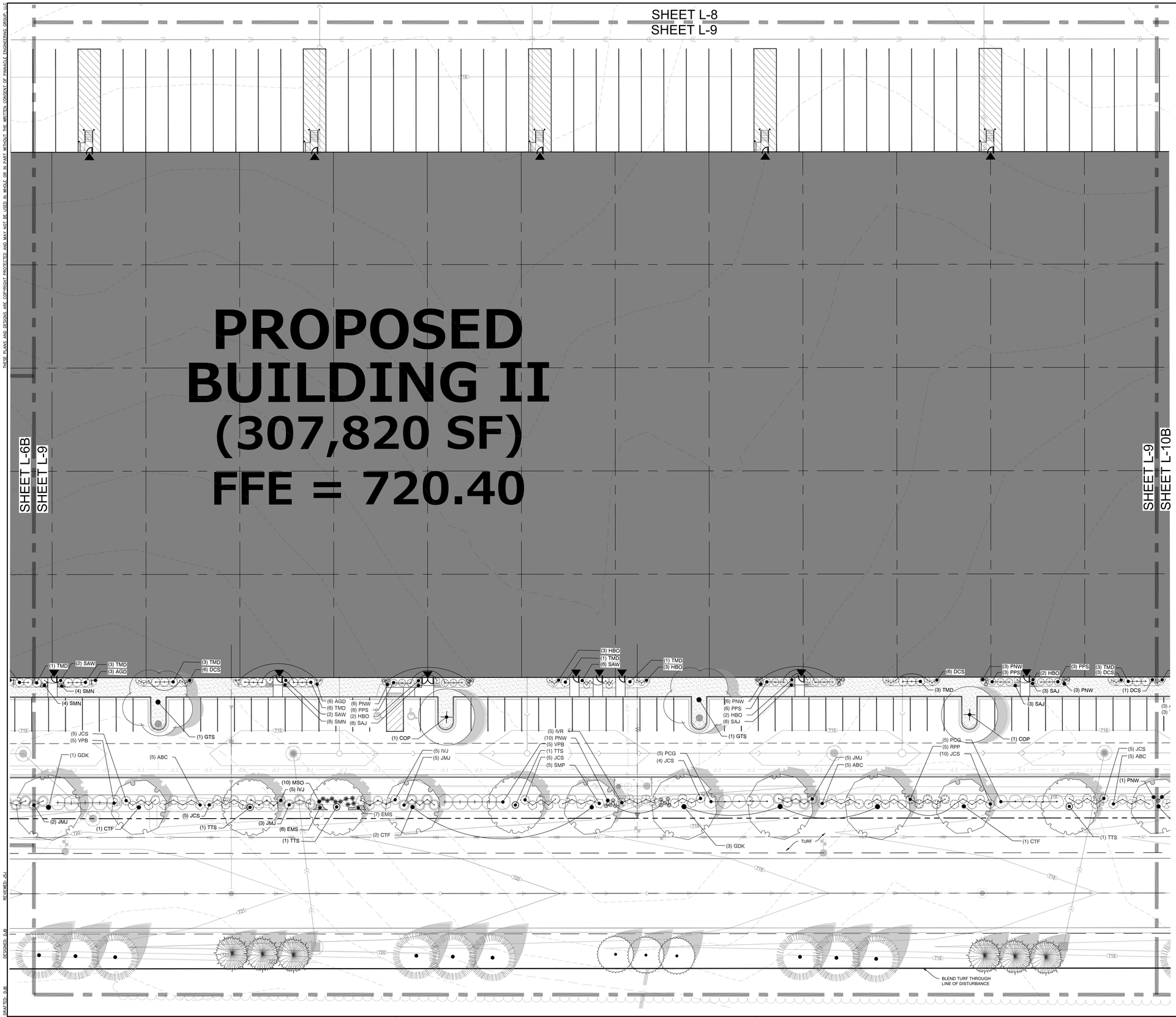
SHEET L-8 OF L-21

© COPYRIGHT 2024

LANDSCAPE ENLARGEMENT

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra `Big Blue`	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

LANDSCAPE ENLARGEMENT

© COPYRIGHT 2021

REVIEWED: JSJ
DESIGNED: JLB
DRAFTED: JLB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

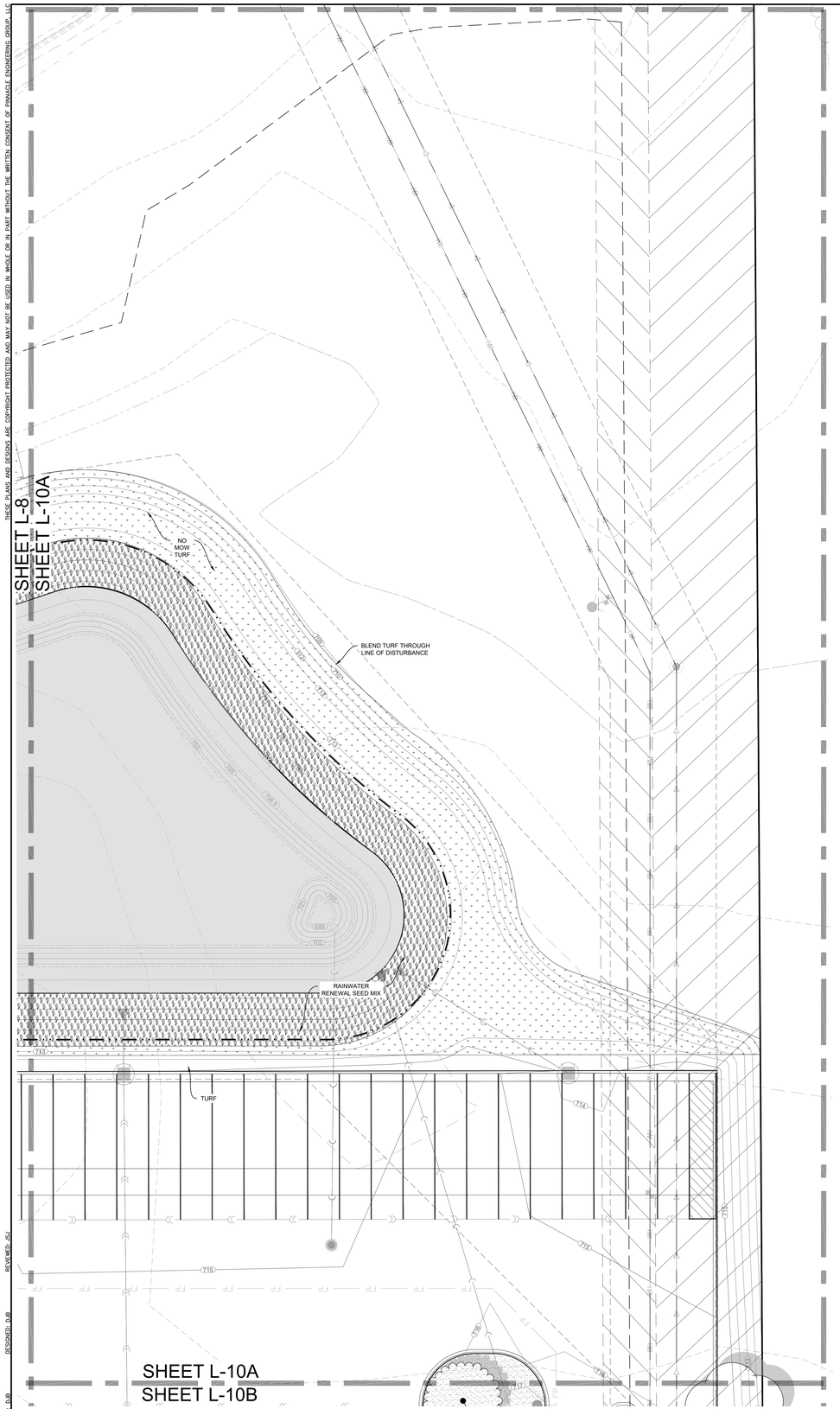
1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No: 2360.00
PEG PM: TGH
START DATE: 05/26/22
SCALE: 1"=20'

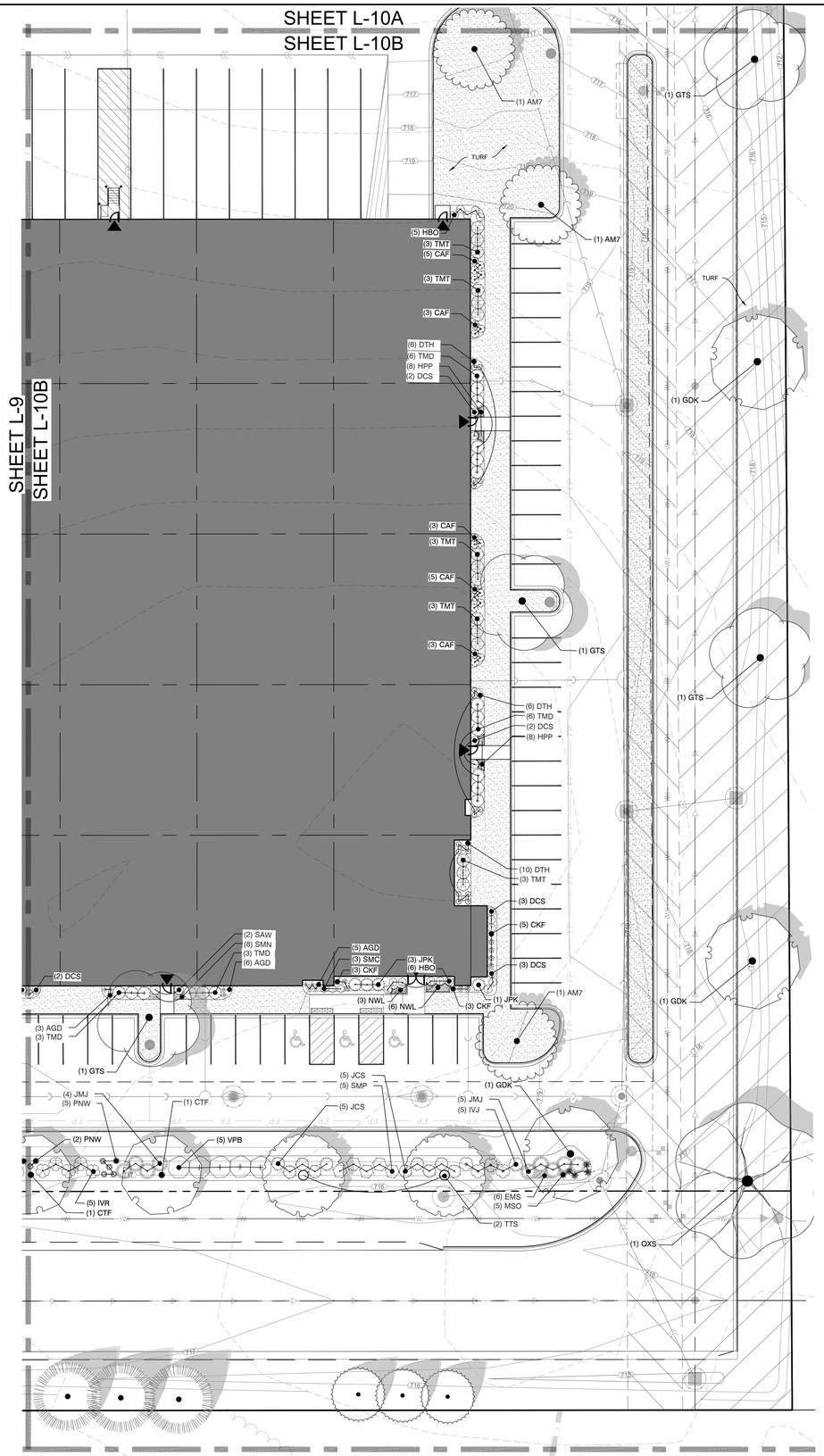
SHEET
L-9
OF
L-21

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



ENLARGEMENT L-10A



ENLARGEMENT L-10B

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
AM7	Acer saccharum `Flax Mill Majesty`	Flax Mill Majesty Maple
AA5	Aesculus x arnoldiana `Autumn Splendor`	Autumn Splendor Buckeye
COP	Celtis occidentalis `Prairie Pride`	Prairie Pride Hackberry
CTF	Corylus colurna	Turkish Filbert
CCT	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn
GTS	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
GDK	Gymnocladus dioica	Kentucky Coffee Tree
MAM	Maackia amurensis	Amur Maackia
QXS	Quercus x schuetti	Swamp Bur Oak
TTS	Tilia tomentosa `Sterling`	Sterling Silver Linden
EVERGREEN TREES		
AC	Abies concolor	White Fir
PD	Picea glauca `Densata`	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
PB	Pinus cembra `Big Blue`	Big Blue Swiss Stone Pine
PS	Pinus strobus	White Pine
PS2	Pinus sylvestris	Scotch Pine
SHRUBS		
ABC	Aronia melanocarpa `Elata`	Glossy Black Chokeberry
CAF	Cornus stolonifera `Arctic Fire`	Arctic Fire Dogwood
VR	Diervilla rivularis 'SMNDRSF'	Kodiak® Black Honeysuckle
DCS	Diervilla sessilifolia `Cool Splash`	Cool Splash Dwarf Honeysuckle
LR	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla
HBO	Hydrangea paniculata `Bobo`	Bobo Hydrangea
IVJ	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry
IVR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
PCG	Physocarpus opulifolius `Center Glow`	Center Glow Ninebark
RPP	Rosa rugosa `Purple Pavement`	Purple Pavement Rugosa Rose
SAW	Spiraea japonica `Anthony Waterer`	Anthony Waterer Spiraea
SMC	Spiraea japonica `Magic Carpet`	Magic Carpet Spirea
SMP	Syringa meyeri `Palibin`	Dwarf Korean Lilac
VPB	Viburnum prunifolium `Blackhaw`	Blackhaw Viburnum
EVERGREEN SHRUBS		
JMJ	Juniperus chinensis `Mint Julep`	Mint Julep Juniper
JPK	Juniperus chinensis `Pfitzeriana Kallays`	Kallay Compact Juniper
JCS	Juniperus chinensis `Sea Green`	Sea Green Juniper
PPS	Picea abies `Pumila`	Pumila Spruce
TMD	Taxus x media `Densiformis`	Dense Yew
TMT	Taxus x media `Tauntonii`	Tauton Yew
PERENNIALS & ORNAMENTAL GRASSES		
AGD	Andropogon gerardii `Dancing Wind`	Dancing Wind Big Blue Stem
CKF	Calamagrostis x a `Karl Foerster`	Karl Foerster Reed Grass
CFO	Calamagrostis x a `Overdam`	Overdam Reed Grass
DTH	Deschampsia cespitosa	Tufted Hair Grass
MSO	Miscanthus sinensis `Oktoberfest`	Oktoberfest Miscanthus
PNW	Panicum virgatum `Northwind`	Northwind Switch Grass
STD	Sporobolus heterolepis `Tara`	Prairie Dropseed
PERENNIALS		
AT	Alchemilla mollis `Thriller`	Lady`s Mantle
EMS	Echinacea purpurea `Magnus Superior`	Magnus Superior Coneflower
HPP	Heuchera m `Palace Purple`	Palace Purple Coral Bells
NWL	Nepeta x `Walker`s Low`	Walker`s Low Catmint
RVS	Rudbeckia f `Viette`s Little Suzy`	Viette`s Little Suzy Showy Coneflower
SMN	Salvia nemorosa `May Night`	May Night Sage
SAJ	Sedum `Autumn Joy`	Autumn Joy Sedum

SYMBOL	BOTANICAL NAME	COMMON NAME
AGRECOL MIXES		
	AGRECOL RAINWATER RENEWAL	AGRECOL RAINWATER RENEWAL MIX
	AGRECOL TALLGRASS PRAIRIE	AGRECOL TALLGRASS PRAIRIE
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No. 2360.00
PEG PM TGH
START DATE 05/26/22
SCALE 1"=20'

SHEET
L-10
OF
L-21

© 2007,2010,2014,2021

LANDSCAPE ENLARGEMENT

www.pinnacle-engr.com

REVIEWED: JSJ
DESIGNED: AJB
DRAFTED: AJB

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE PLANTINGS AND PRAIRIE

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

PRIOR TO SEEDING: ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOPHATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

A. PREPARATION OF SOIL PRIOR TO SEEDING
1. REFER TO CIVIL PLANS FOR SOIL MIX. (OR) INCORPORATE SOIL ADDITIVES CONSISTING OF TWO INCHES OF COMPOST MIXED INTO TWO INCHES OF TOPSOIL. THE SOIL MIX SHOULD BE INCORPORATED INTO THE SOIL USING A ROTARY DEVICE WITH CAPABILITY OF REACHING TO 12" BELOW THE SURFACE. COMPOST SHALL MEET WDNR SPECIFICATION S100 - COMPOST.
2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

B. COVER CROP
1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

C. SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
1. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
2. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
3. COVER SEED WITH ¼ -INCH TO ½ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
4. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
5. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS MAINTENANCE:

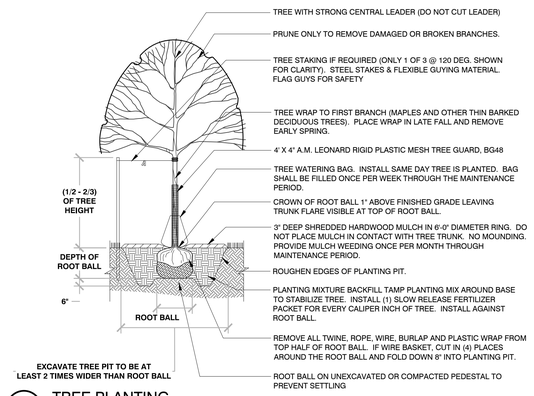
WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

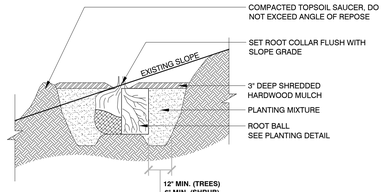
2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

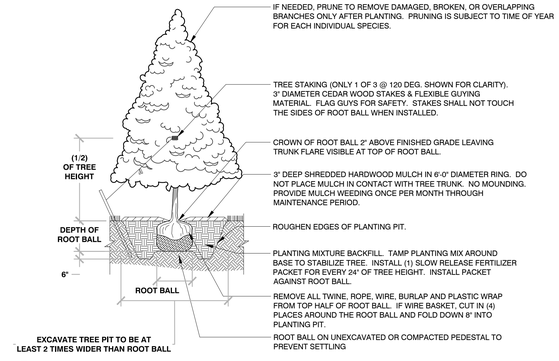
4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



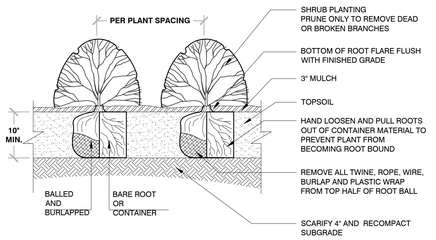
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

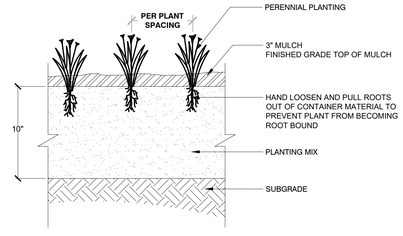


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

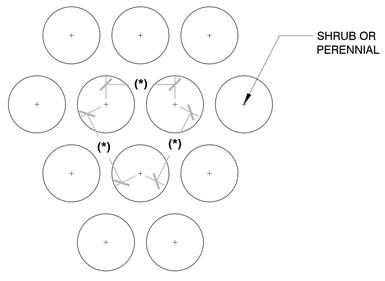


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

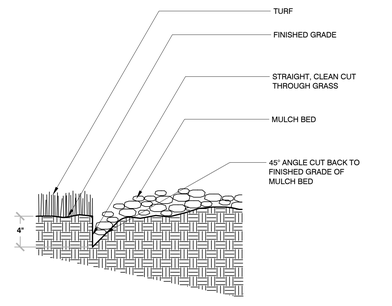
4 SHRUB PLANTING
1/2" = 1'-0" 329333-02



5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

DRAFTED: DJB
DESIGNED: DJB
REVIEWED: JSJ

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE . NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

LANDSCAPE NOTES AND DETAILS

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEC JOB No. 2360.00
PEC PM TCM
START DATE 05/26/22
SCALE N.T.S.

SHEET
L-11
OF
L-21

© COPYRIGHT 2021

LANDSCAPE NOTES AND DETAILS

www.pinnacle-engr.com

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REFERENCE NOTES KEY

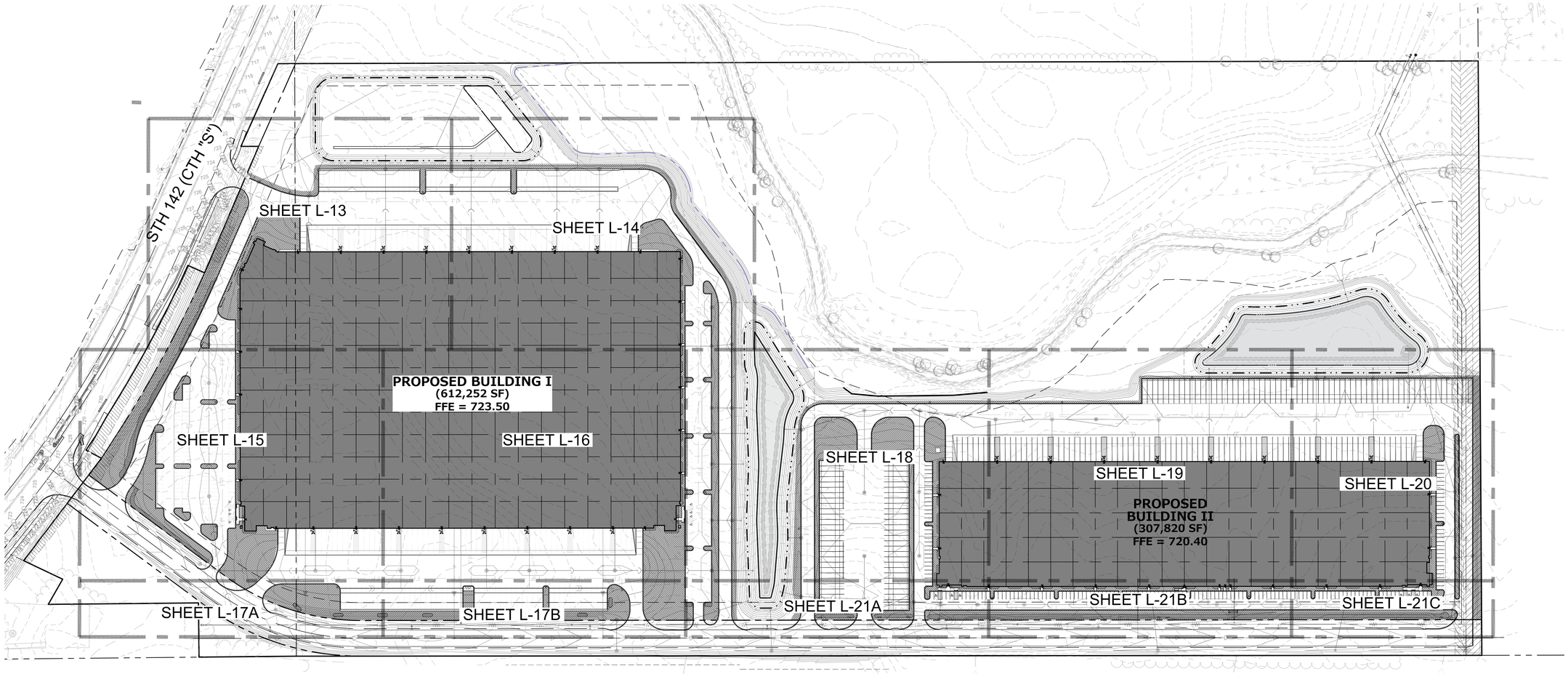
SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

NOTES

1. A MINUIMUM OF ONE QUICK COUPLER VALVE SHALL BE PROVIDED FOR EACH IRRIGATION ZONE
2. ALL PLANTING BEDS SHALL BE IRRIGATED UTILIZING SPRAY OR DRIP IRRIGATION

IRRIGATION SYSTEM NOTES

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL AN IRRIGATION SYSTEM FOR CERTAIN AREAS OF THE SITE.
2. AREAS TO RECEIVE IRRIGATION SYSTEM ARE:
   - 2.1 TURF AREAS TO RECEIVE SPRAY IRRIGATION SYSTEM. (NO MOW TURF SHALL NOT BE IRRIGATED)
   - 2.2 ALL PLANTING BEDS TO RECEIVE EITHER A SPRAY OR DRIP IRRIGATION SYSTEM TO BE DETERMINED BY IRRIGATION DESIGNER.
3. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED PER INDUSTRY STANDARDS.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED UTILIZING IRRIGATION PRODUCTS BY TORO, HUNTER, OR RAINBIRD AND A SINGLE MANUFACTURER SHALL BE USED FOR ALL COMPONENTS.
5. THE IRRIGATION PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

www.pinnacle-engr.com

IRRIGATION OVERVIEW

DESIGNED: AJB
DRAWN: AJB
REVIEWED: JSJ

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION OVERVIEW

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEG JOB No. 2360.00
PEG PM TEM
START DATE 05/26/22
SCALE 1"=100'

SHEET L-12 OF L-21

© COPYRIGHT 2021

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

SHEET L-13

SHEET L-14

SHEET L-13

SHEET L-15

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

IRRIGATION ENLARGEMENT

© COPYRIGHT 2021

DRAFTED: DJB
DESIGNED: DJB
REVIEWED: JSJ

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PES JOB No. 2360.00
PES PM TGH
START DATE 05/26/22
SCALE 1"=20'

SHEET
L-13
of
L-21

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

SHEET L-13

SHEET L-14

SHEET L-14

SHEET L-16

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

REVIEWED: JSJ

DESIGNED: DJB

DRAFTED: DJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE · NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PROJ. JOB No. 2360.00
DES. BY TGM
PLOT BY
START DATE 05/26/22
SCALE 1"=20'

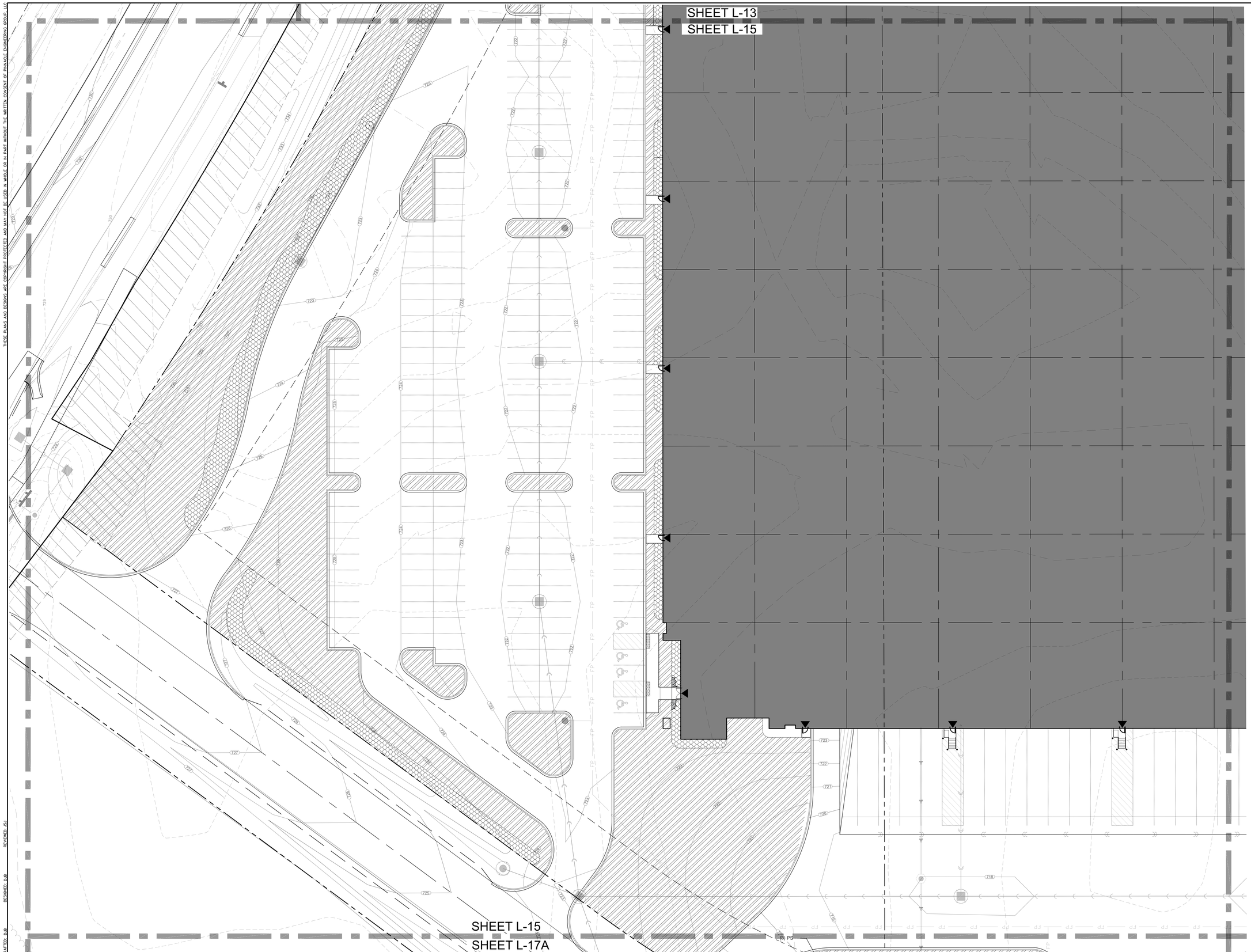
SHEET
L-14
OF
L-21

© COPYRIGHT 2021

IRRIGATION ENLARGEMENT

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

IRRIGATION ENLARGEMENT

© COPYRIGHT 2021

REVIEWED: JSJ
DESIGNED: DJB
DRAFTED: DJB

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 09/26/22
SCALE: 1"=20'

SHEET L-15 OF L-21

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

SHEET L-14
SHEET L-16

PROPOSED BUILDING I
(612,252 SF)
FFE = 723.50

SHEET L-15
SHEET L-16
SHEET L-16
SHEET L-18

REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

SHEET L-16
SHEET L-17B

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

REVIEWED: JSJ
DESIGNED: DJB
DRAFTED: DJB

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 09/26/22
SCALE: 1"=20'

SHEET
L-16
OF
L-21

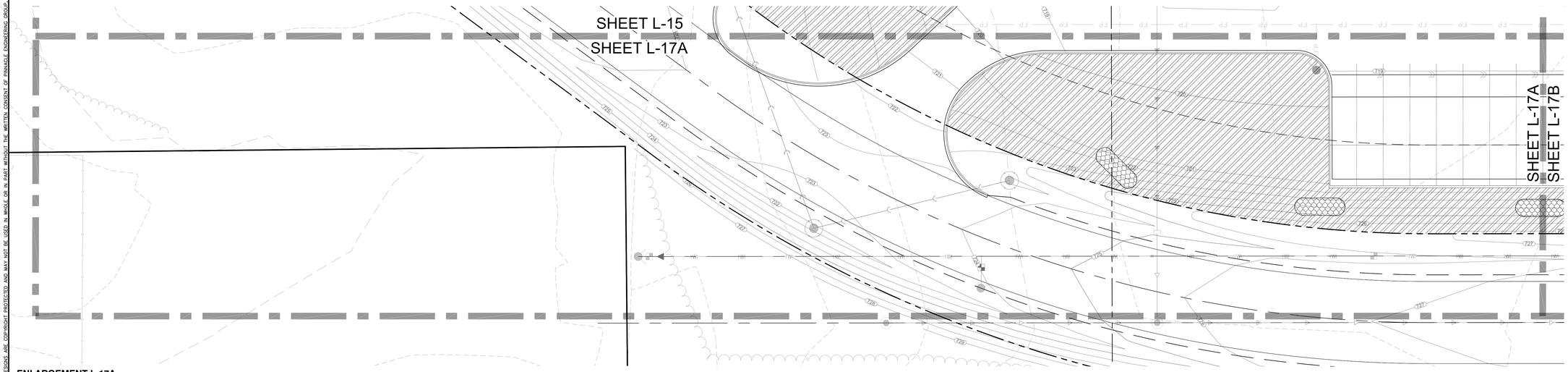
© COPYRIGHT 2021

IRRIGATION ENLARGEMENT

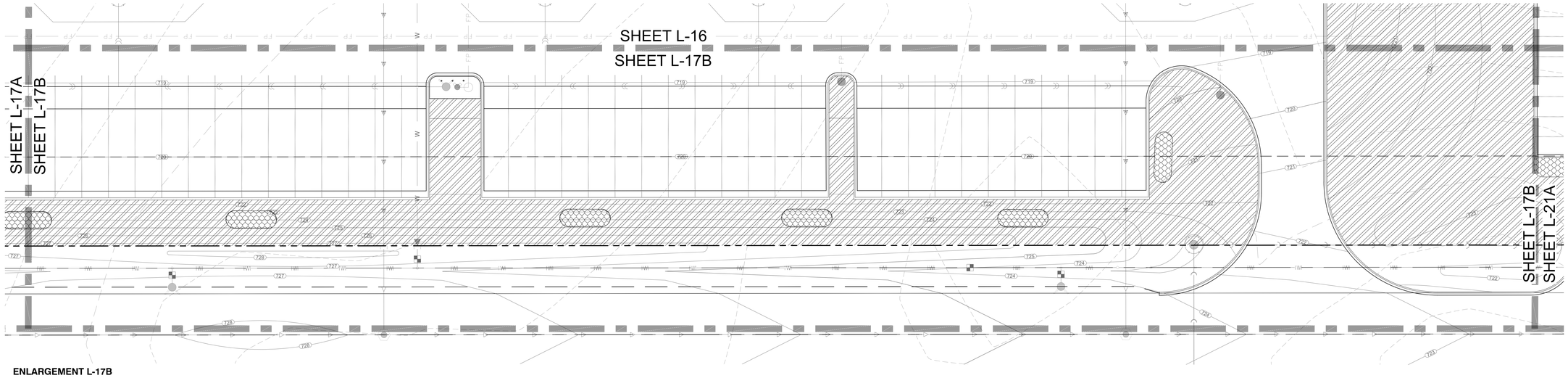
www.pinnacle-engr.com

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



ENLARGEMENT L-17A



ENLARGEMENT L-17B

REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

www.pinnacle-engr.com

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVIEWED: JGJ
DESIGNED: JLB
DRAFTED: JLB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26			

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 05/26/22
SCALE: 1"=20'

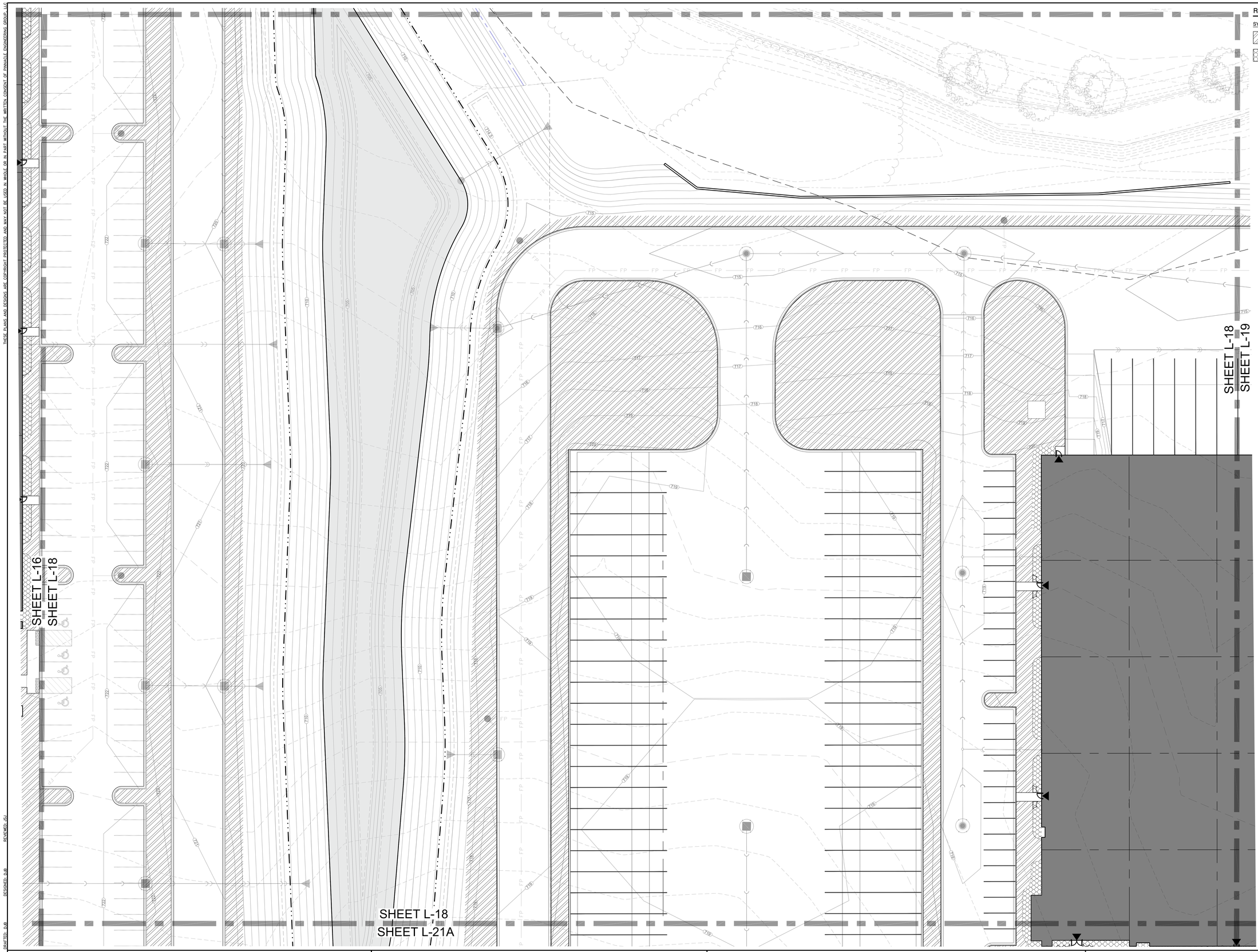
SHEET
L-17
of
L-21

© COPYRIGHT 2021

IRRIGATION ENLARGEMENT

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

IRRIGATION ENLARGEMENT

www.pinnacle-engr.com

REVIEWED: JSJ
DESIGNED: RJB
DRAFTED: RJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

CHICAGO | MILWAUKEE · NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

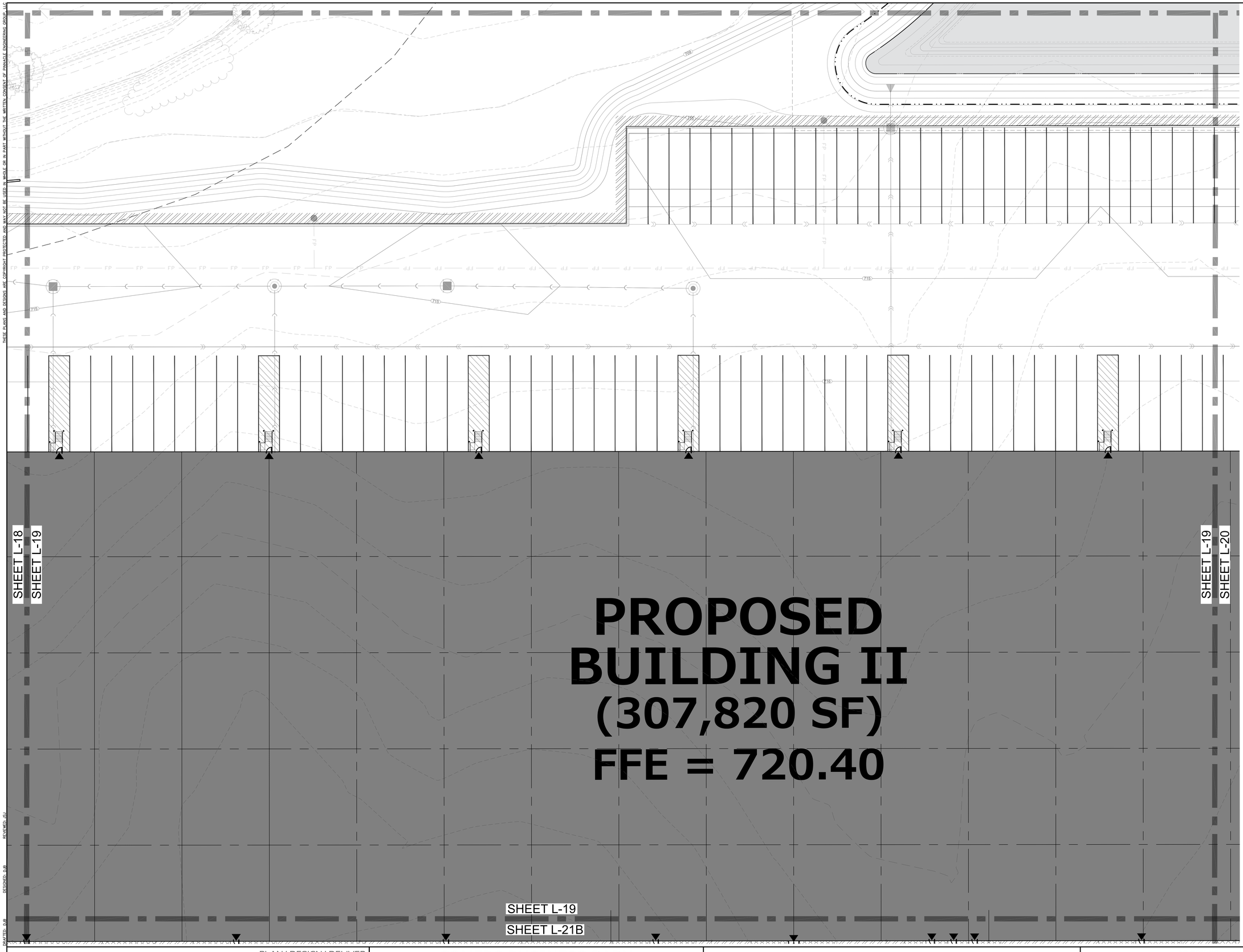
PEG JOB No. 2360.00
PEG PM TGH
START DATE 05/26/22
SCALE 1"=20'

SHEET
L-18
OF
L-21

© COPYRIGHT 2021

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

www.pinnacle-engr.com

REVIEWED: JSJ
DESIGNED: DJB
DRAFTED: DJB

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No: 2360.00
PEG PM: TGM
START DATE: 09/26/22
SCALE: 1"=20'

SHEET
L-19
OF
L-21

© COPYRIGHT 2021

IRRIGATION ENLARGEMENT

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

SHEET L-19
SHEET L-20
SHEET L-20
SHEET L-21C

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26	

PEC JOB No: 2360.00
PEC PM: TGM
START DATE: 09/26/22
SCALE: 1"=20'

SHEET
L-20
OF
L-21

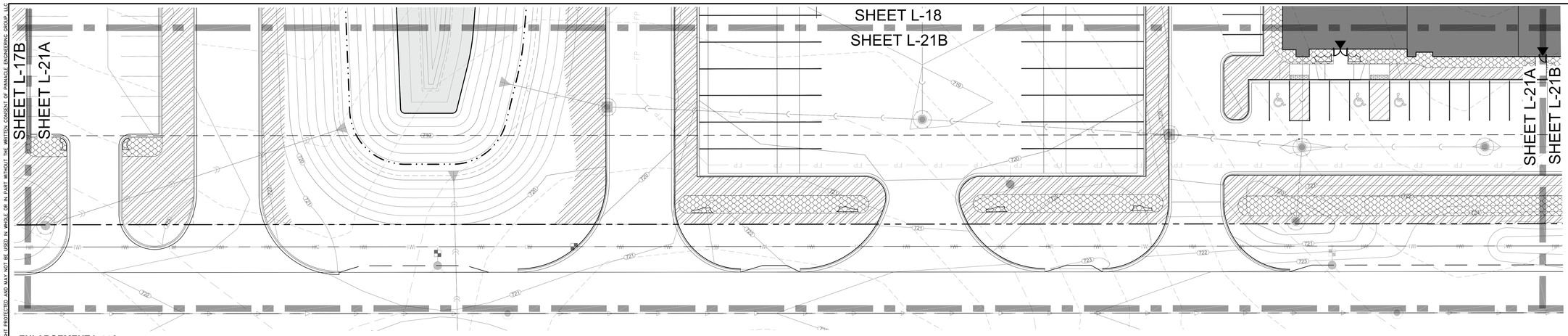
© COPYRIGHT 2021

DRAFTED: DJB
DESIGNED: DJB
REVIEWED: JSJ

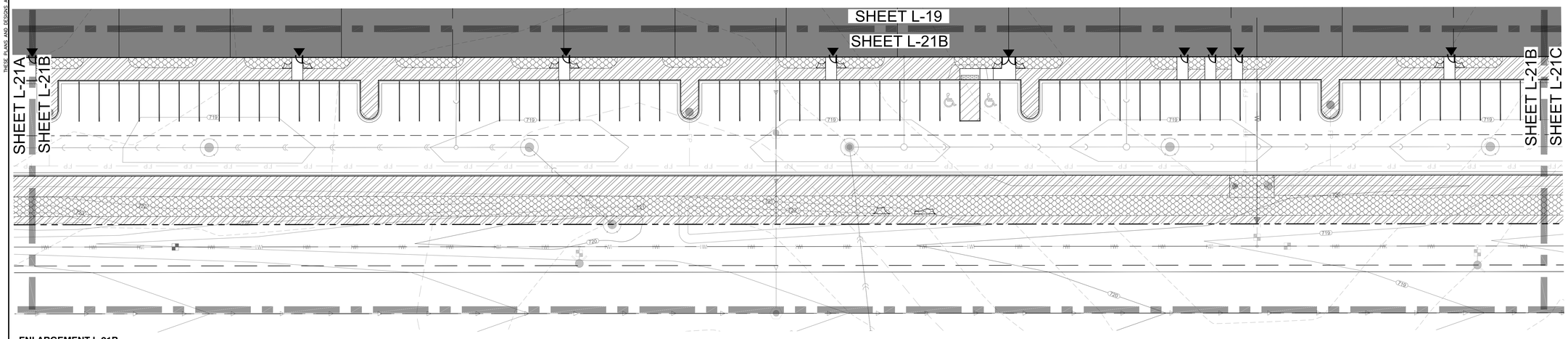
Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG

www.pinnacle-engr.com

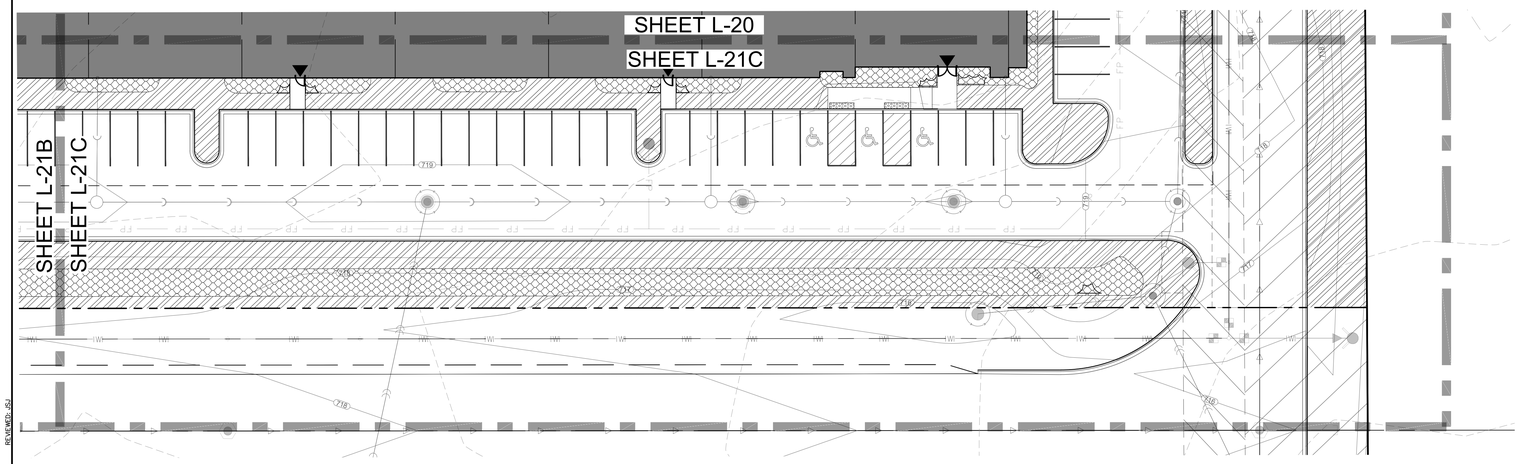
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



ENLARGEMENT L-21A



ENLARGEMENT L-21B



ENLARGEMENT L-21C

REFERENCE NOTES KEY

SYMBOL	DESCRIPTION	DETAIL
	SPRAY IRRIGATION ZONES	
	DRIP IRRIGATION AREA	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

www.pinnacle-engr.com

REVIEWED: JSJ
DESIGNED: DJB
DRAFTED: DJB

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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

SOMERS BUSINESS PARK

SOMERS, WI

IRRIGATION ENLARGEMENT

REVISIONS

1	VILLAGE SUBMITTAL	05/22/26

PEG JOB No. 2360.00
PEG PM TEM
START DATE 05/26/22
SCALE 1"=20'

SHEET L-21 & L-21

© COPYRIGHT 2021

IRRIGATION ENLARGEMENT

Z:\PROJECTS\2021\2360.00-WI\CAD\SHEETS\BLDG I\2360.00 BLDG I LANDSCAPE PLAN.DWG



SOMERS BUSINESS PARK

BURLINGTON ROAD
SOMERS, WISCONSIN

PROJECT DATA

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTERS SPS 362.

BUILDING CLASSIFICATION:
FACTORY-INDUSTRIAL:
F-1 (MODERATE HAZARD)
STORAGE:
S-1 (MODERATE HAZARD)

CONSTRUCTION CLASSIFICATION:
TYPE II-B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM

BUILDING AREA:

BUILDING 1: 612,251 SF
BUILDING 2: 154,800 SF
BUILDING 3: 167,700 SF

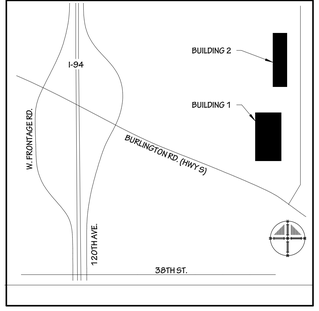
GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

SHEET INDEX

GENERAL
T1.0 TITLE SHEET
ARCHITECTURAL
A1.1 SITE PLAN
A3.1 BUILDING 1 FLOOR PLAN
A3.2 BUILDING 2 FLOOR PLAN
A4.1 BUILDING 1 ELEVATIONS
A4.2 BUILDING 1 ELEVATIONS
A4.3 BUILDING 2 ELEVATIONS

LOCATION MAP



STREAM

CLIENT:
STREAM INDUSTRIAL DEVELOPMENT SERVICES
226 N. MORGAN STREET, SUITE 500
CHICAGO, ILLINOIS 60607
PHONE: 773.355.9520
ATTN: JOE PODGE

Partners in Design ARCHITECTS

ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 290
RIVERWOODS, ILLINOIS 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA
OR ERIC ORTEGA

PINNACLE ENGINEERING GROUP LLC

CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
PHONE: 262.754.8888
ATTN: TODD G. MUELLER, P.E.

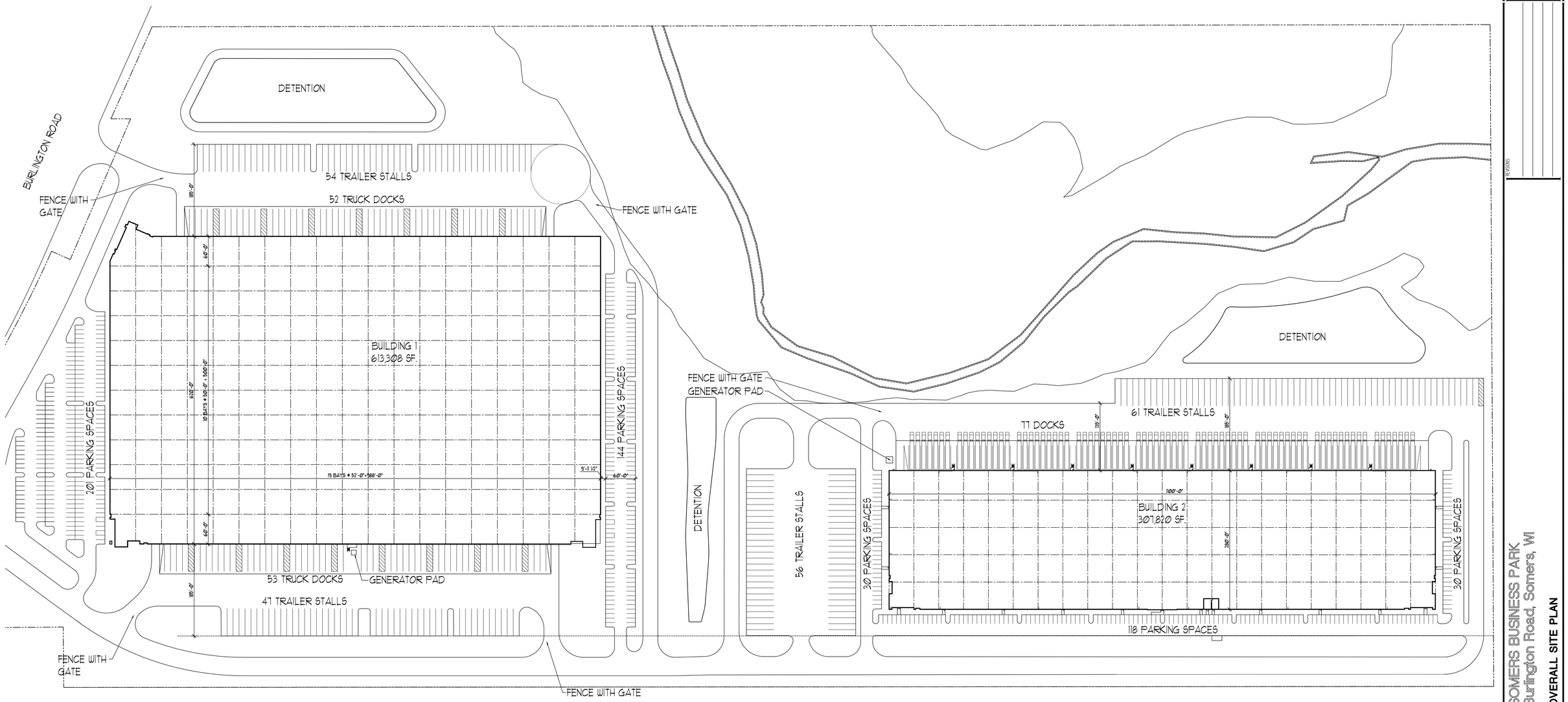
Partners in Design ARCHITECTS

SOMERS BUSINESS PARK

PROJECT NUMBER: 980.22.017

SITE PLAN SUBMITTAL

ISSUE DATE: 07.15.26



1 A1.1 OVERALL SITE PLAN
1" = 80'-0"

© 2026 Partners in Design Architects, Inc.

REVISIONS

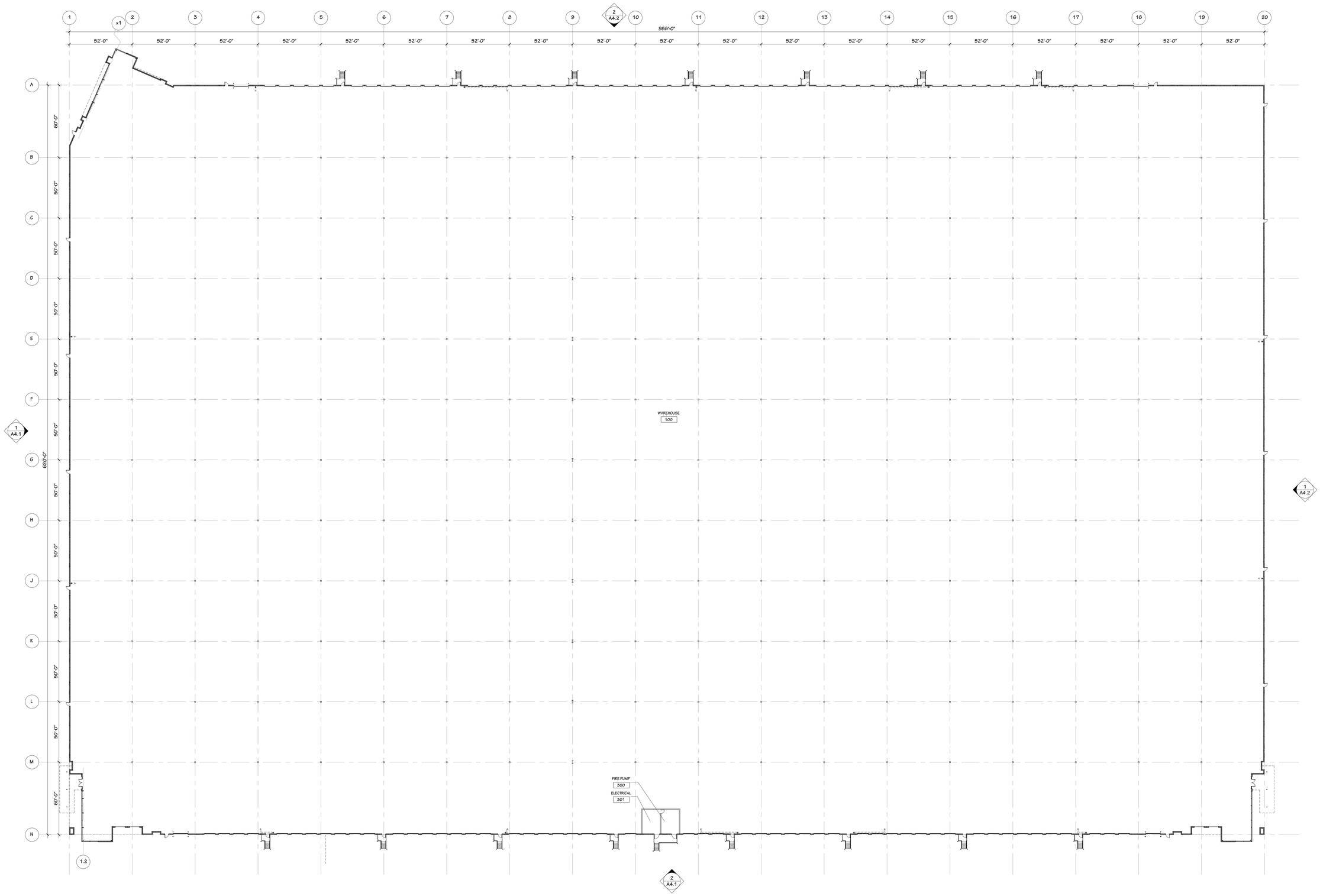
SOMERS BUSINESS PARK
Burlington Road, Somers, WI

OVERALL SITE PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pidarchitects.com

Partners in Design
ARCHITECTS

PROJECT NO.: 3802.2017
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 07.15.26
SHEET NO.: A1.1



1 A3.1 OVERALL FLOOR PLAN

1" = 30'-0"

© 2022 Partners in Design Architects, Inc.

REVISIONS

SOMERS BUSINESS PARK

Somers, Wisconsin

BUILDING 1 FLOOR PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

Partners in Design ARCHITECTS

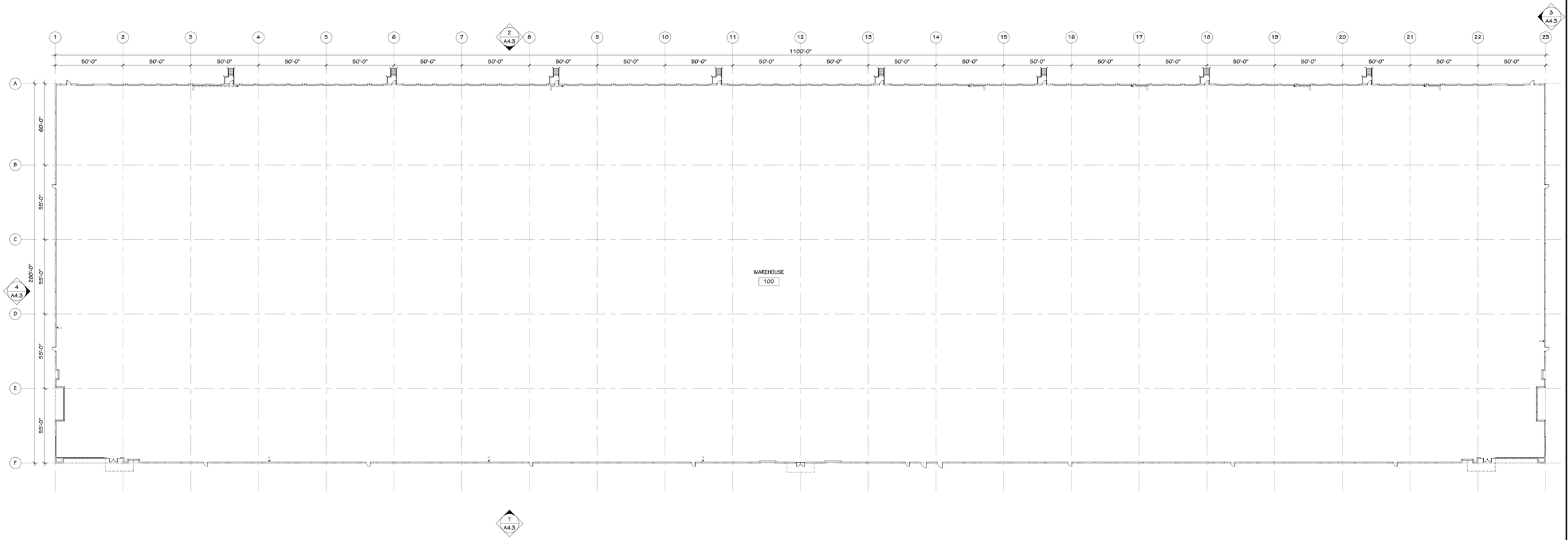
PROJECT NO.: 980.22.017

DRAWN BY: EEO

CHECKED BY: WHB

DATE: 07.15.26

SHEET NO.: A3.1



1 A3.2 OVERALL FLOOR PLAN

1" = 30'-0"

© 2022 Partners in Design Architects, Inc.

REVISIONS:

SOMERS BUSINESS PARK
Somers, Wisconsin

BUILDING 2 FLOOR PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

Partners in Design ARCHITECTS

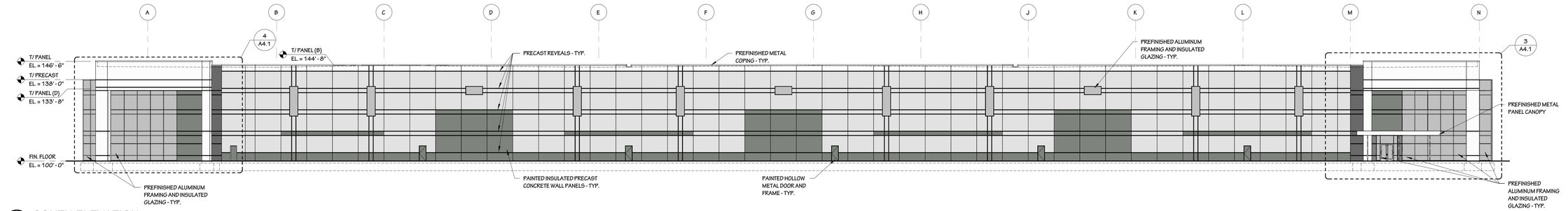
PROJECT NO.: 980.22.017

DRAWN BY: EEO

CHECKED BY: WHB

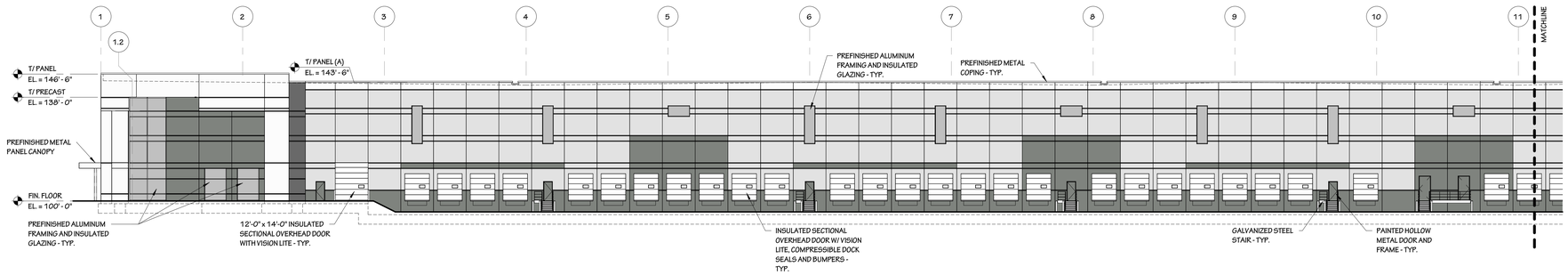
DATE: 07.15.26

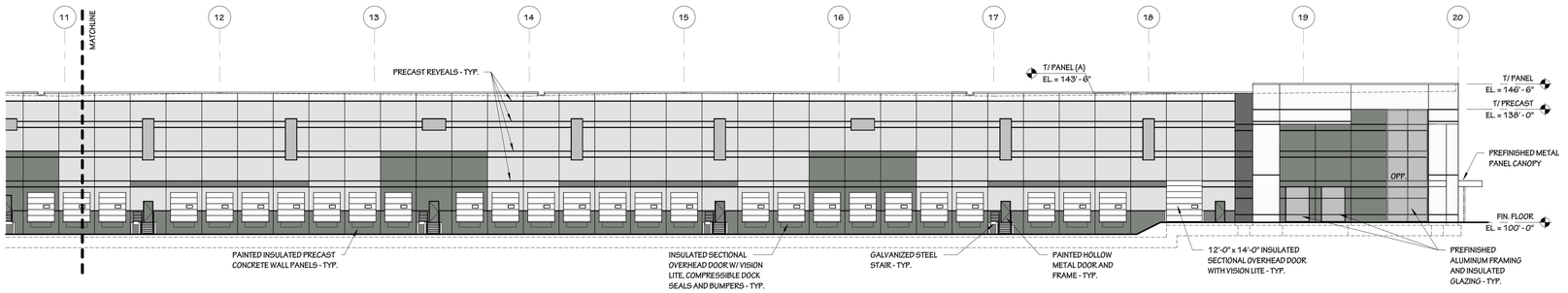
SHEET NO.: A3.2



1 A4.1 **SOUTH ELEVATION**

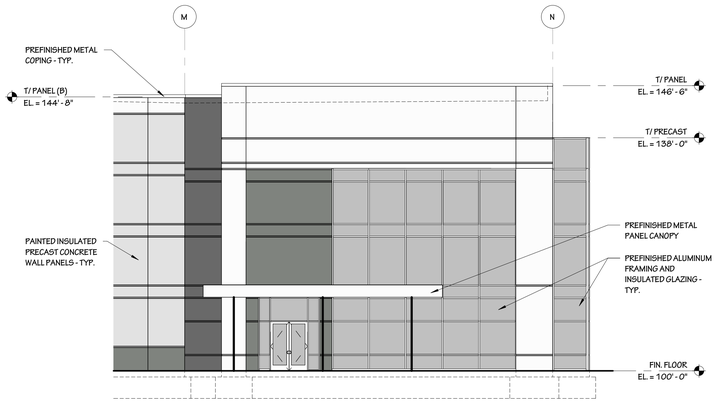
1" = 20'-0"





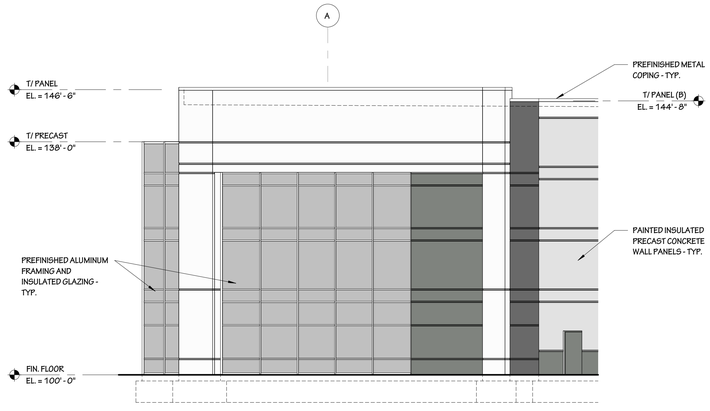
2 A4.1 **EAST ELEVATION**

1" = 20'-0"



3 A4.1 **ENLARGED ELEVATION**

1" = 10'-0"



4 A4.1 **ENLARGED ELEVATION**

1" = 10'-0"

COLOR LEGEND:

- FIELD COLOR 1: SHERWIN WILLIAMS SW 6252 ICE CUBE
- FIELD COLOR 2: SHERWIN WILLIAMS SW 6254 LAZY GRAY
- FIELD COLOR 3: SHERWIN WILLIAMS SW 9162 AFRICAN GRAY
- ACCENT COLOR 4: SHERWIN WILLIAMS SW 7075 WEB GRAY

*COLORS ON ELEVATIONS ARE REPRESENTATIVE OF LIGHTS AND DARKS ONLY.

REVISIONS:

SOMERS BUSINESS PARK
Somers, Wisconsin

BUILDING 1 ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

Partners in Design ARCHITECTS

PROJECT NO.: 980.22.017

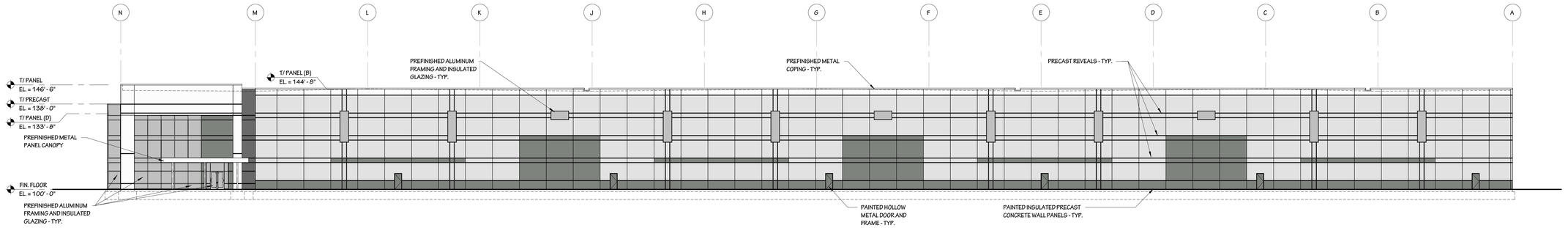
DRAWN BY: EEO

CHECKED BY: WHB

DATE: 07.15.26

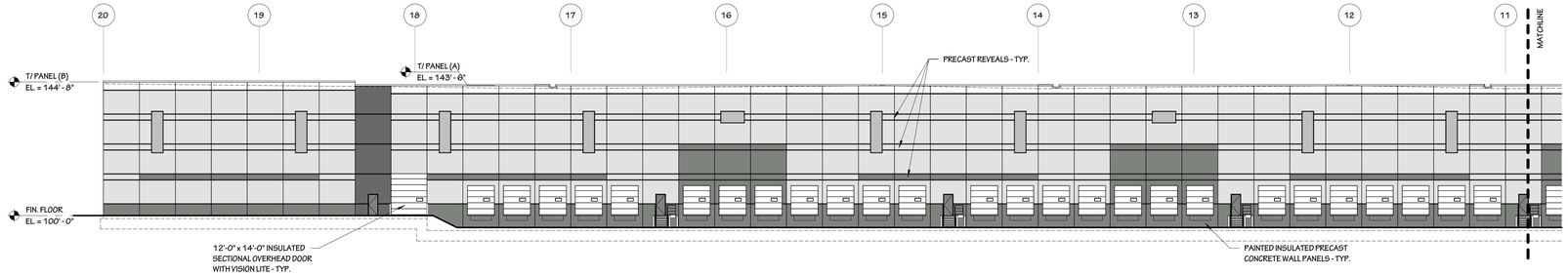
SHEET NO.: A4.1

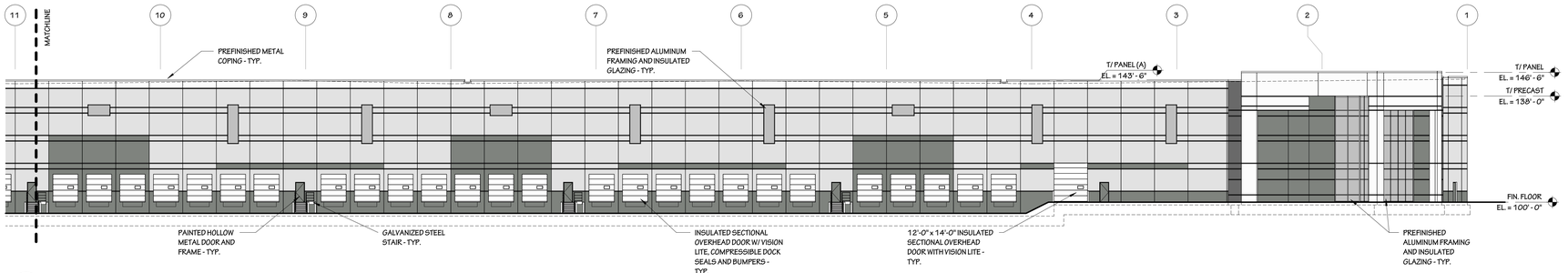
© 2022 Partners in Design Architects, Inc.



1 A4.2 NORTH ELEVATION

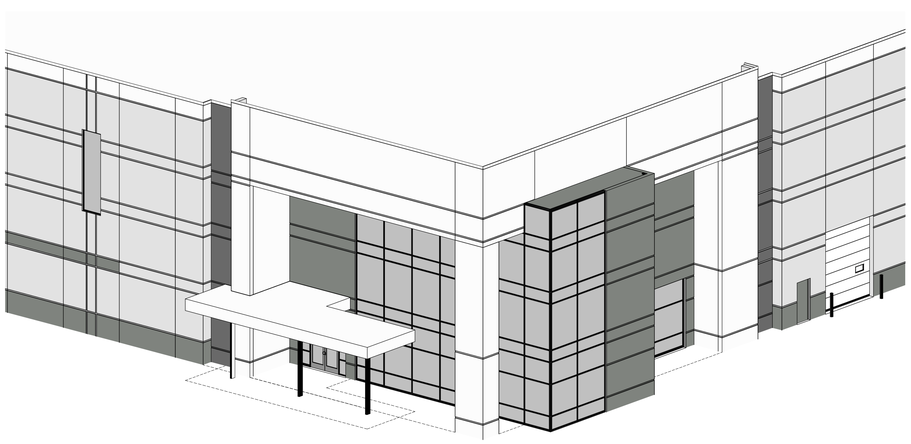
1" = 20'-0"



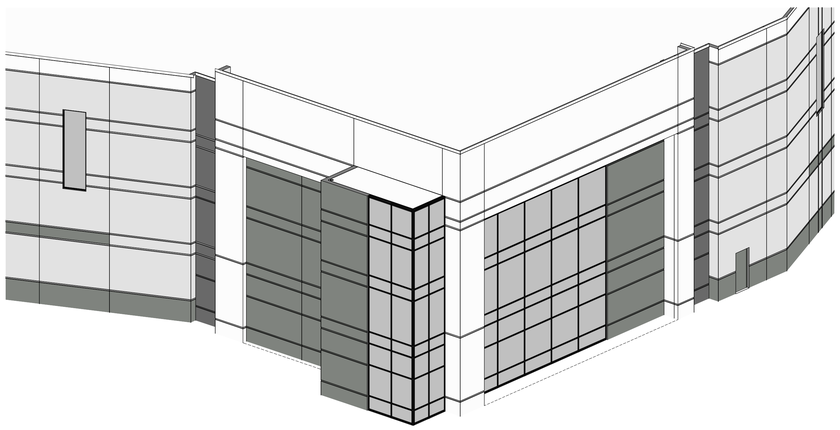


2 A4.2 WEST ELEVATION

1" = 20'-0"



3 A4.2 SOUTHEAST CORNER



4 A4.2 SOUTHWEST CORNER

© 2022 Partners in Design Architects, Inc.

REVISIONS:

SOMERS BUSINESS PARK
Somers, Wisconsin

BUILDING 1 ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

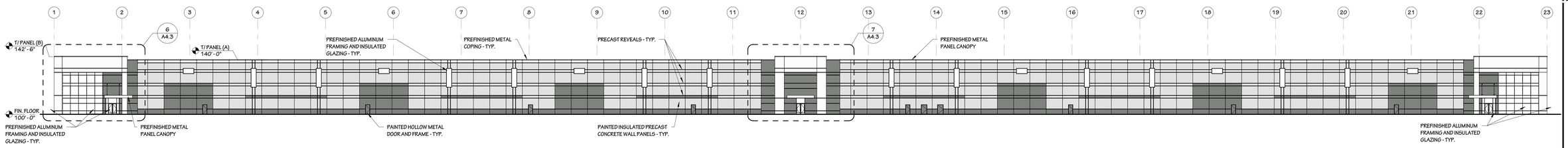
Partners in Design ARCHITECTS

PROJECT NO.: 960.22.017

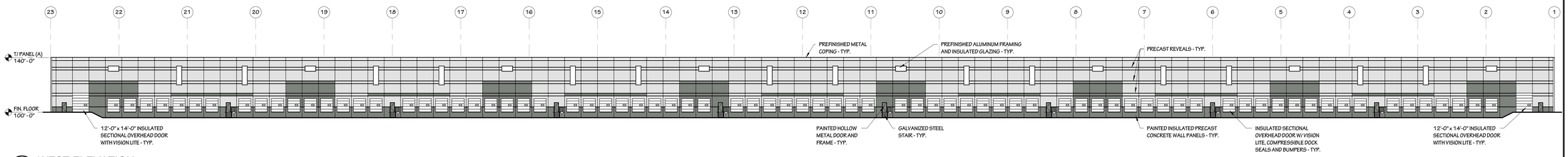
DRAWN BY: EAW
CHECKED BY: WHB

DATE: 07.15.26

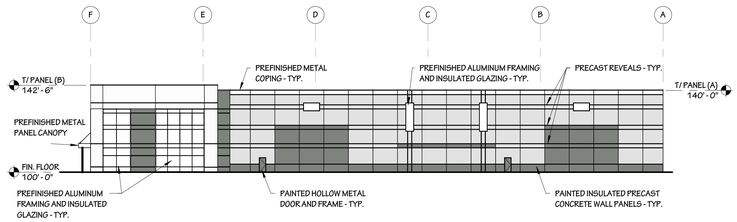
SHEET NO.: A4.2



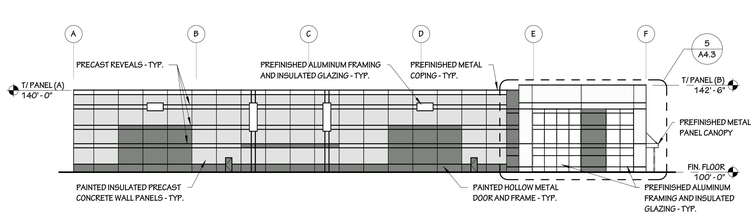
1 A4.3 **EAST ELEVATION**
1" = 30'-0"



2 A4.3 **WEST ELEVATION**
1" = 30'-0"



3 A4.3 **NORTH ELEVATION**
1" = 30'-0"

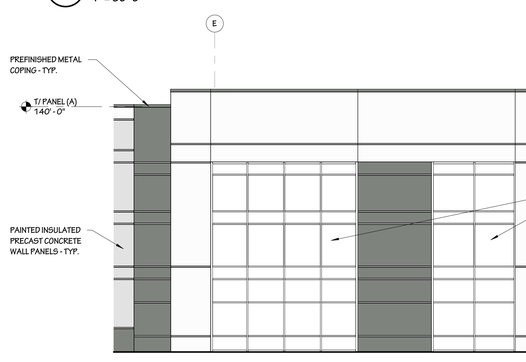


4 A4.3 **SOUTH ELEVATION**
1" = 30'-0"

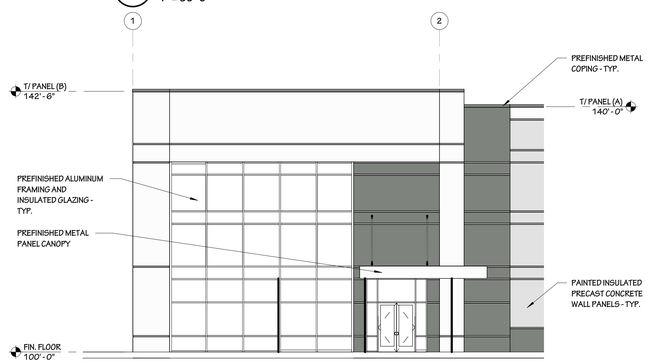
COLOR LEGEND:

- FIELD COLOR 1: SHERWIN WILLIAMS T.B.D.
- ACCENT AND METAL COPING COLOR 2: SHERWIN WILLIAMS T.B.D.
- ACCENT COLOR 3: SHERWIN WILLIAMS T.B.D.

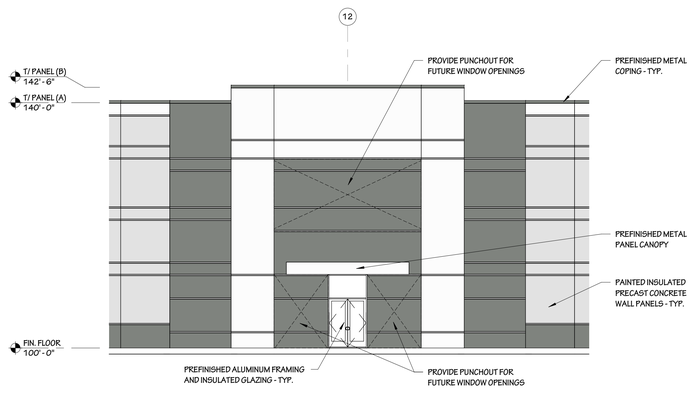
*COLORS ON ELEVATIONS ARE REPRESENTATIVE OF LIGHTS AND DARKS ONLY.



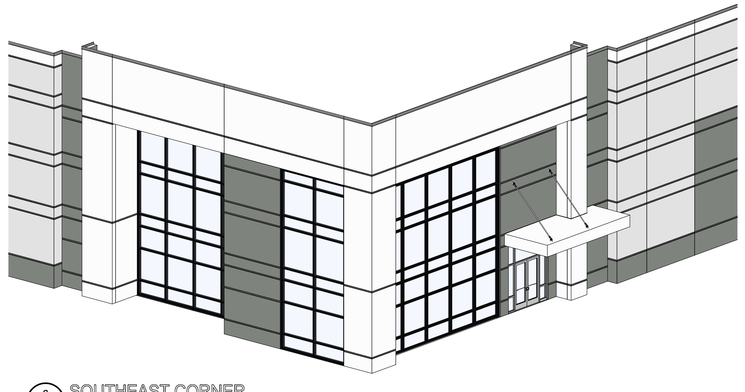
5 A4.3 **ENLARGED ELEVATION**
1" = 10'-0"



6 A4.3 **ENLARGED ELEVATION**
1" = 10'-0"



7 A4.3 **ENLARGED ELEVATION**
1" = 10'-0"



8 A4.3 **SOUTHEAST CORNER**

© 2022 Partners in Design Architects, Inc.

REVISIONS

SOMERS BUSINESS PARK
Somers, Wisconsin
BUILDING 2 ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

Partners in Design ARCHITECTS

PROJECT NO.: 980.22.017
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 07.15.26
SHEET NO.: A4.3

NOTES:

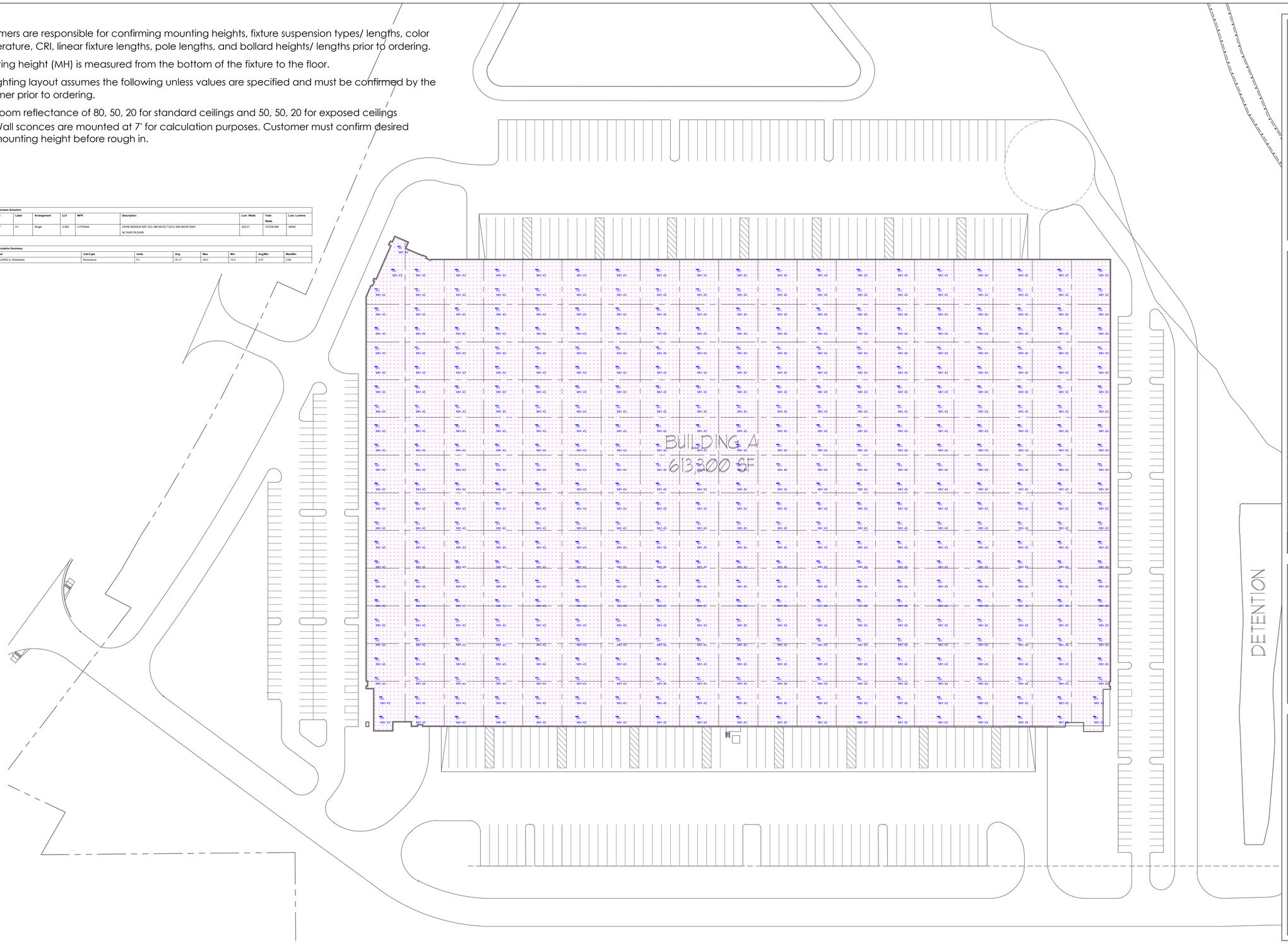
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
457	H1	Single	0.900	LITHONIA	CPHB 36000LM ISEF GCL MO MVOLT GZ10 50K 80CRI DWH NLTAIR2 RLS0R8	235.31	107536.669	36542

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING A_Workplane	Illuminance	Fc	25.17	29.0	10.2	2.47	2.84



ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

DATE : JAN 29, 2026

SCALE : 1" = 60'- 0"

SOMERS BUISNESS PARK

NOTES:

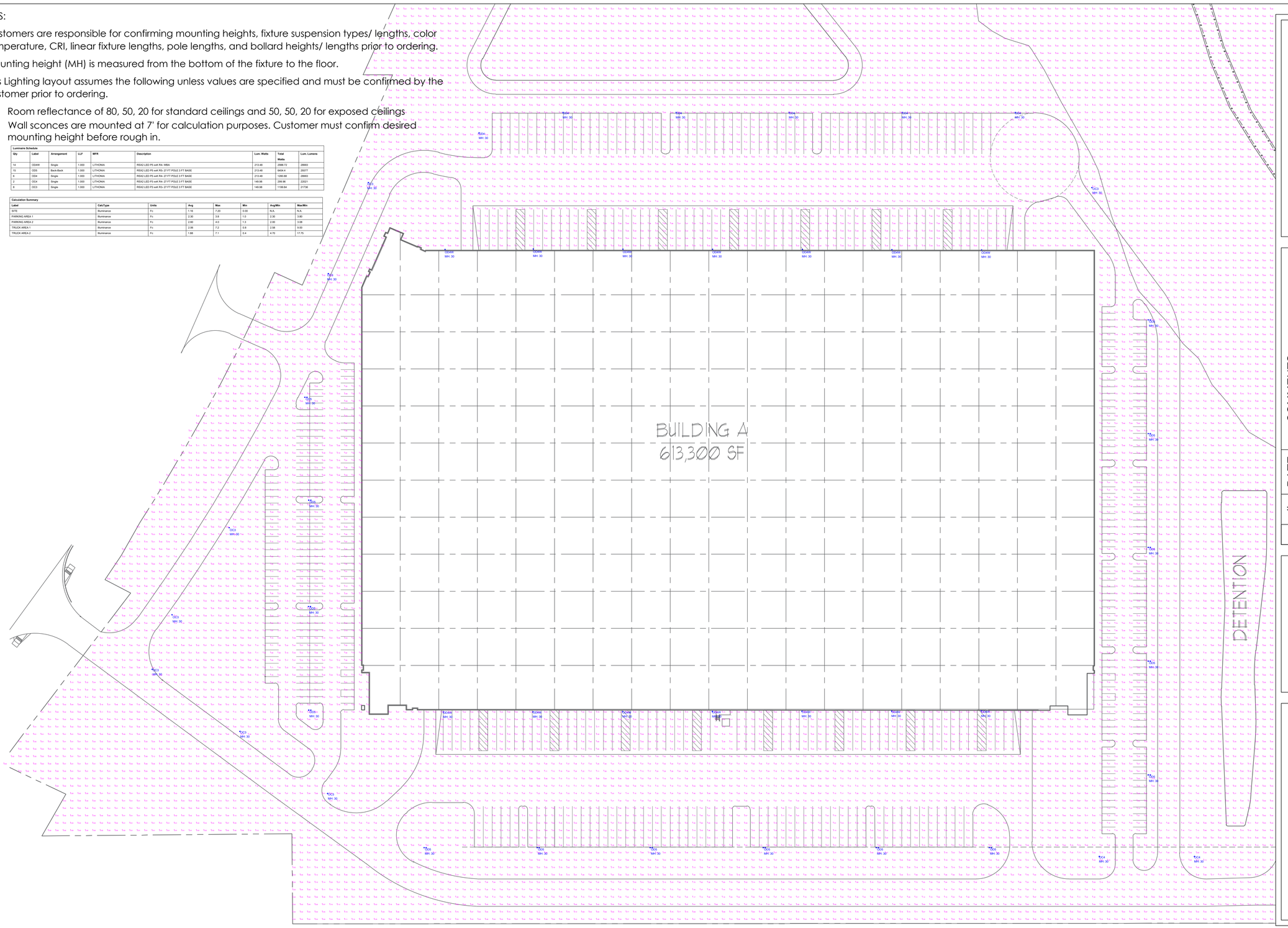
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
14	OD4W	Single	1.000	LITHONIA	RSX2 LED P5 xwA R4- WBA	213.48	2988.72	28893
15	OD5	Back-Back	1.000	LITHONIA	RSX2 LED P5 xwA R4- 27 FT POLE 3 FT BASE	213.48	6404.4	29377
6	OD6	Single	1.000	LITHONIA	RSX2 LED P5 xwA R4- 27 FT POLE 3 FT BASE	213.48	1280.88	28893
2	OC4	Single	1.000	LITHONIA	RSX2 LED P3 xwA R4- 27 FT POLE 3 FT BASE	149.98	299.96	22021
8	OC3	Single	1.000	LITHONIA	RSX2 LED P3 xwA R3- 27 FT POLE 3 FT BASE	149.98	1199.84	21736

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.16	7.20	0.00	N.A.	N.A.
PARKING AREA 1	Illuminance	Fc	2.30	3.8	1.0	2.30	3.80
PARKING AREA 2	Illuminance	Fc	2.60	4.0	1.3	2.00	3.08
TRUCK AREA 1	Illuminance	Fc	2.06	7.2	0.8	2.58	9.00
TRUCK AREA 2	Illuminance	Fc	1.88	7.1	0.4	4.70	17.75



ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

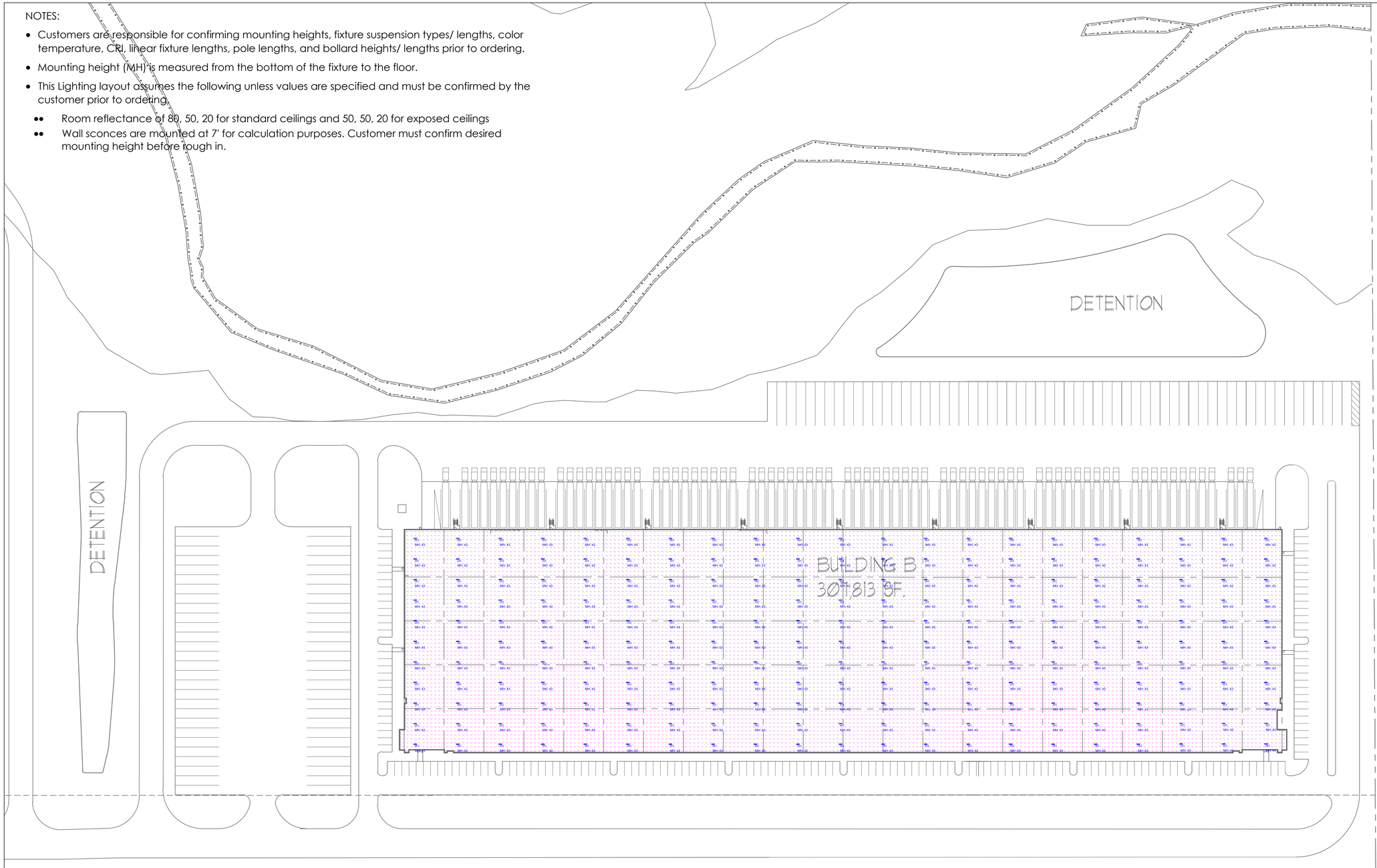
DATE : JAN 29, 2026

SCALE : 1" = 60'- 0"

SOMERS BUISNESS PARK

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Luminaire Schedule

Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
231	H1	Single	0.900	LITHONIA	CPHB 36000LM SEF DCL MO MVOLT GZ10 50K 80CRI DWH NLTAIR2 RLSXR6	235.31	54356.609	36542

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING B_Workplane	Illuminance	Fc	24.48	28.1	4.8	5.10	5.85

ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

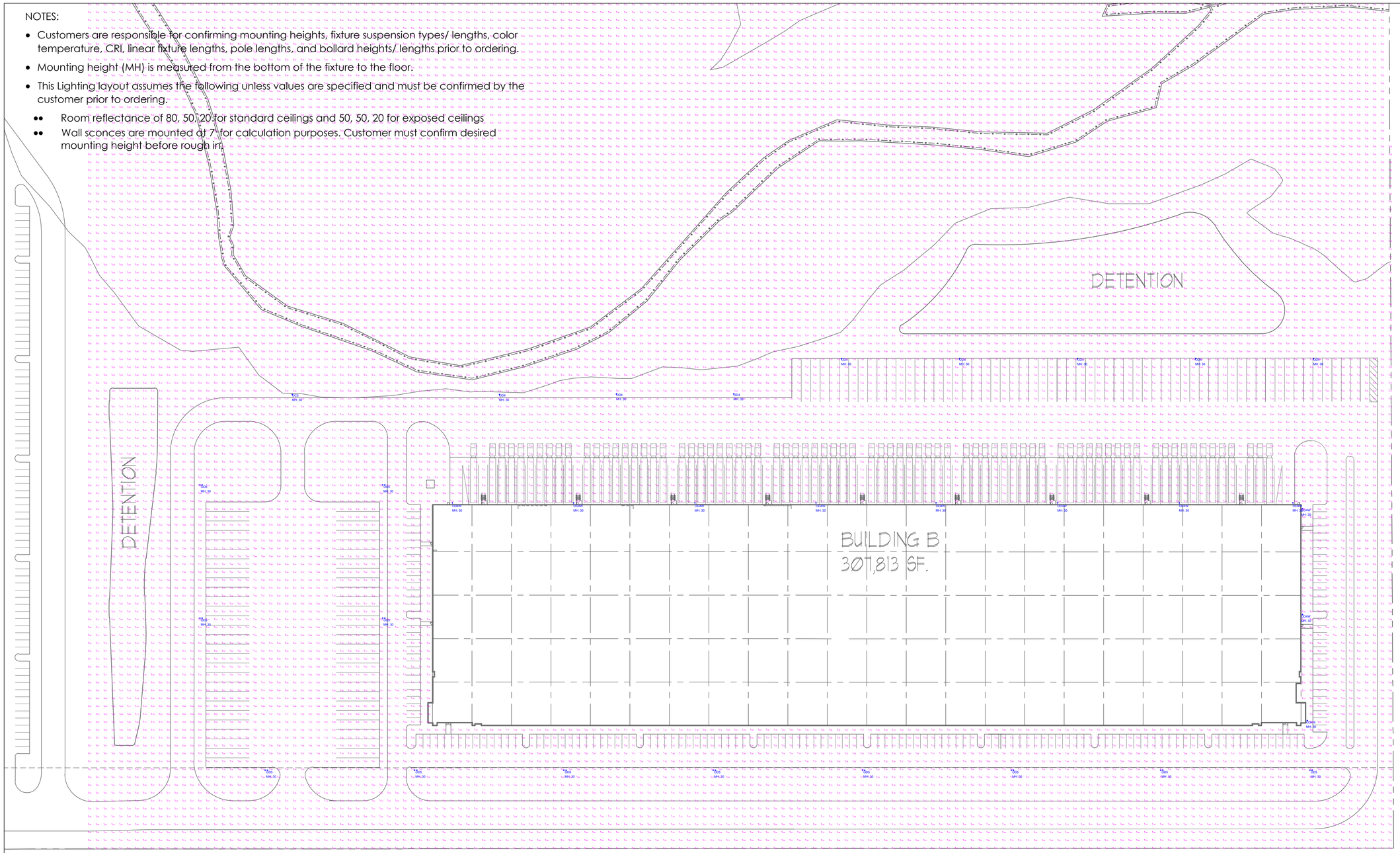
DATE : JAN 29, 2026

SCALE : 1" = 60'- 0"

SOMERS BUISNESS PARK

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Luminaire Schedule

Qty	Label	Arrangement	LLF	MPR	Description	Lum. Watts	Total Watts	Lum. Lumens
11	OD4W	Single	1.000	LITHONIA	RSX2 LED P5 xxK R4- WBA	213.48	2348.28	28993
12	OD5	Back-Back	1.000	LITHONIA	RSX2 LED P5 xxK R5- 2T FT POLE 3 FT BASE	213.48	5123.52	29377
8	OD4	Single	1.000	LITHONIA	RSX2 LED P5 xxK R4- 2T FT POLE 3 FT BASE	213.48	1707.84	28993
1	OC3	Single	1.000	LITHONIA	RSX2 LED P3 xxK R3- 2T FT POLE 3 FT BASE	149.98	149.98	21736

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.81	10.26	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	2.32	8.3	1.0	2.32	8.30
TRUCK AREA 1	Illuminance	Fc	1.99	7.6	0.3	6.33	25.33

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

DATE : JAN 29, 2026

SCALE : 1" = 60'- 0"

SOMERS BUISNESS PARK

SOMERS FIRE & RESCUE

CHIEF
Benjamin Andersen

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

To: President Stoner and Village Board

From: Fire Chief Benjamin Andersen

Reviewed: Jim Hurley, Administrator

Subject: Recommended Changes to Fire & EMS Billing Rates

I am requesting the Village Board to approve the proposed changes to the Fire and EMS Billing rates in chart listed below. As you know annually, we look at our Fire and EMS billing rates and adjust to match current costs for us to provide service along with staying comparable to other services in our region. Due to inflation, there is a slight increase to resident rates. Non-resident rates have a more significant increase as we continue to see an increase of non-residents utilizing Fire and EMS services in Somers.

Charge Category	Current Rate $	New Requested Rate $
BLS Resident	1300	1500
BLS Non-Resident	2000	2500
ALS Resident	1400	1600
ALS Non-Resident	2500	3000
ALS2 Resident	1600	1800
ALS 2 Non-Resident	2800	3200
BLS on Scene Res	250	250
BLS on Scene NR	500	600
ALS on scene Res	1000	1000
ALS on scene NR	1600	1800
Mileage Resident	22	25
Mileage Non-Resident	35	40
Structure Fire	Itemized	1500
MVA Rate	500	1500
Vehicle Extrication	700	2000
Vehicle Fire	500	1500
Engine Rate	400	400
Ladder Truck Rate	400	400
Tender/Tanker Rate	300	300
Brush Truck Rate	300	300
False Fire Alarm	250	250
Co Alarm	100	100
Firefighter (per hour)	20	30
Public Works heavy Equipment Rate	0	$2500

SOMERS FIRE & RESCUE

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

CHIEF
Benjamin Andersen

Consumable Goods	**Rate**
F500 Foam	$35/Gallon
Sawzall Blades	$5 each
Rotary Saw Blades	$25 Each
Oil Dry	$10/Gallon
Grinder Disks/ Cut off wheel	$5 Each
Chainsaw Chain	$20 Each
Plug/Dike/Containment Kit	$100 Each
Hazardous Materials Containment Pool	$250 Each
Attack Hose (Damaged & Out of Service)	$150 per length
Supply Hose (Damaged & Out of Service)	$200 per Length
Tarps (if left at scene for property conservation)	$10 Each
Fire Extinguisher recharge	$50

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

"Motion to approve new Fire EMS Billing Rates"

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: Oct. 13th, 2026

TO: Village President Stoner and Board of Trustees

PREPARED BY: Jim Hurley, Village Administrator

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: # 21 Action on Cleaning Services Agreement with All Finish Remodeling LLC

BACKGROUND:

In August 2026, former Interim Administrator Chris Swartz submitted a list of recommendations to the Village Board, including a contract for cleaning services. Currently, the Village does not have a contract or insurance policy from its current cleaning services provider, Ms. Teresa Perez.

Earlier this year, Ms. Perez submitted a proposed rate increase from $400 to $700 per month. The Village had not updated her rates since she was hired in 2023. To ensure that the Village was receiving comparable rates, the Clerk/Treasurer's Office reached out for two additional quotes:

- Quote 1: $750 / month for 2 hours per week (insurance included)
- Quote 2: $200 / visit. Must be during regular hours (insurance included)

While reviewing options to clean the carpet in the auditorium, I spoke with a cleaning company that serves the Elementary School. I was told their rates would be higher, so they declined to submit a quote.

Currently, Ms. Perez provides two cleaning services per week for approximately 3 hours. Two services per week is ideal for standard cleaning, including emptying the garbage/recycling, cleaning restrooms and the kitchen.

The proposed agreement was developed by the Village's legal counsel. Staff worked with legal counsel and the Village's insurance provider on the minimum insurance requirements.

However, Ms. Perez had challenges accessing an affordable insurance policy that meets the Village's insurance standards. Due to State Law, if the policy is under Ms. Perez as an independent contractor, then her policy premium would be based on the median income for a full-time position, which is over $60,000 per year. For someone working part-time for approximately 3 hours per week, a policy over $3,000 per year is not worth continuing to provide cleaning services to the Village.

As an alternative, Ms. Perez could be added as an employee to a relative's company, All Finish Remodeling, LLC. As an employee, she could be covered under the policy based on her actual wages, lowering the insurance premium.

The agreement is only for cleaning services. The Village's legal counsel and R&R insurance reviewed the proposed agreement and insurance policy and confirmed it meets our standards and is allowable.

Due to the cost of purchasing a new insurance policy, we agreed to increase the rate to $200 / week.

PRIOR ACTION TAKEN:

This item was reviewed at the Oct. 6, 2026 Village Board Work Session.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

> "*Motion to approve All Finish Remodeling LLC agreement for Village Hall cleaning services."*

ATTACHMENTS:

Proposed Agreement

Janitorial Services Agreement
Village/Town of Somers, WI

Parties

This is a contract for janitorial services, hereinafter referred to as the "Contract," between the Village/Town of Somers, located in Kenosha County, Wisconsin, hereinafter referred to as "Somers," and All Finish Remodeling, LLC, hereinafter referred to as "Contractor," for the purposes of furnishing cleaning and janitorial services, hereinafter referred to as "Cleaning Services," in the Somers Hall Administrative Offices.

Cleaning Schedule

Cleaning Services will be required after business hours in the Somers Hall Administrative Offices, located at 7511 12th Street, Somers, WI 53144.

Scope of Services

I. The following Cleaning Services shall be completed twice per week

A. Empty Waste Containers and Recyclables (10-12 units throughout)

* Collection and separation of recycling
* Replacing waste and recycling container liners
* Taking trash and recycling to dumpsters

B. Bathrooms (4)

* Cleaning and sanitizing mirrors, toilets, fixtures, urinals, floors, sinks, partition walls, vents, and any other surfaces
* Restock toilet paper
* Mopping and sanitizing floors
* Empty waste containers in accordance with Scope of Services, Section I(A).
* If needed, restock soap

C. Kitchen

* Cleaning and sanitizing tables, chairs, tops of counters, sinks, microwave, cobwebs in corners, and other surfaces/items as necessary
* Restock paper towels
* Mopping and sanitizing floor
* If needed, restock soap

D. Other:

* Cleaning and sanitizing drinking fountains

II. The following Cleaning Services shall be completed once per week
A. *Window Cleaning*
* Front foyer, front office

B. Vacuuming
* Front foyer
* Offices
* Main waiting area
* Upholstered furniture

C. Mopping
* Conference room
* Aisles
* Foyer

D. Other
* Cleaning and sanitizing tops of empty cabinets throughout and cubicle walls, conference room tables

Cleaning Services do not include the cleaning of dishes, the refrigerator, or desks.

III. The following Cleaning Services shall be completed once per month
Village Auditorium.
* Cleaning and sanitizing tops of cabinets, cobwebs in the corners.

Supplies
Somers agrees to provide the following:

Cleaning Supplies
* Disinfectant cleaner, toilet bowl cleaner, glass cleaner, floor cleaner, clorox, and degreaser

Consumables:
* Trash bags, paper towels, toilet paper, and hand soap

Equipment

* Mop and bucket, vacuum cleaner, broom and dustpan, microfiber cloths, and protective gloves

The Contractor shall be responsible for providing any and all additional supplies to perform the Cleaning Services under this Contract and for the costs associated with such supplies.

Insurance
Contractor agrees to provide copies of certificates of insurance for general liability and worker's compensation. This policy shall cover all individuals providing cleaning services, including:

Workers Compensation & Employers Liability	Employer Liability Limits: $ 100,000 Bodily Injury by Accident/Each Accident $ 500,000 Bodily Injury by Disease/Policy Limit $ 100,000 Bodily Injury by Disease/Each Employee Coverage: Waiver of Subrogation and/or any rights of recovery allowed under any workers' compensation law
Commercial General Liability	Coverage Limits: $ 1,000,000 Each Occurrence $ 2,000,000 General Aggregate Coverage: Waiver of Subrogation Primary & Non-contributory wording with respect to Additional Insured status

No provision of this agreement is intended as, or shall be construed to be, a waiver for any purpose by the Village of Somers with the provisions of Wis. Stats. § 893.80, 895.52, and 345.05, or any other applicable limitations on public entity liability. The entity of the Village of Somers shall not be liable to the Contractor and Subcontractors in indemnification or contribution for an amount greater than the recoverable limits for claims against municipalities established by Wisconsin law.

Evidences of Insurance
Prior to execution of the agreement, the Contractor shall furnish Somers with a Certificate of Insurance and such endorsements as Somers may require to provide adequate proof that the Contractor has obtained the required coverage. Somers shall be given 30 days

advance notice by the insurance company of cancellation or non-renewal of the insurance during the term of this Contract.

Status of Independent Contractor
It is agreed that the Contractor is an independent Contractor and not an employee of Somers, and that any persons who the Contractor utilizes and provides services under this contract are employees of the Contractor and are not employees of Somers. No principal-agent nor employer-employee relationship is created by this Contract.

Third Party Rights
This Contract is intended to be solely between the parties hereto. No part of this Contract shall be construed to add, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

Choice of Law and Forum Selection
This Contract shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties agree, for any claim or suit or other dispute relating to this contract that cannot be mutually resolved, the venue shall be a court of competent jurisdiction within the State of Wisconsin and the parties agree to submit themselves to the jurisdiction of said court, to the exclusion of any other judicial district that may have jurisdiction over such a dispute according to any law.

Compliance with Applicable Laws
The Contractor shall become familiar with, and shall at all times comply with and observe all federal, state, and local laws, ordinances, and regulations which in any manner affect the services or conduct of the Contractor and its agents and employees.

Default / Termination
In the event the Contractor shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue unresolved for a period of fourteen (14) days after written notice thereof from Somers to Contractor, Somers may, at its option and in addition to all other rights and remedies which it may have at law or in equity against Contractor, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Contract and all rights of Contractor under this Contract.

Indemnification
In addition to, and not to the exclusion or prejudice of, any provisions of this Contract or

documents incorporated herein by reference, the Contractor shall indemnify and save harmless and agrees to accept tender of defense and to defend and pay any and all legal, accounting, consulting, engineering and other expenses relating to the defense of any claim asserted or imposed upon Somers, its officers, agents, employees and independent contractors growing out of this Contract by any party or parties. This indemnity provision shall survive the termination or expiration of this Agreement.

Contractor's aforesaid indemnity and hold harmless agreement shall not be applicable to any liability caused by the sole fault, sole negligence, or willful misconduct of the Village/Town of Somers, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

In any and all claims against the Village/Town of Somers, or any of its directors, officers, employees, or authorized representatives or volunteers by an employee of the Consultant, any subcontractor, or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Consultant or any subcontractor under Worker's Compensation Acts, Disability Benefit Acts, or other employee benefit acts.

No provision of this Indemnification clause shall give rise to any duties not otherwise provided for by this Agreement or by operation of law. No provision of this Indemnity clause shall be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity that would otherwise exist as to the Village/Town of Somers under this or any other contract. This clause is to be read in conjunction with all other indemnity provisions contained in this Agreement. Any conflict or ambiguity arising between any indemnity provisions in this Agreement shall be construed in favor of indemnified parties except when such interpretation would violate the laws of the state in which the job site is located.

Contractor shall reimburse Village/Town of Somers, its elected and appointed officials, officers, employees, or authorized representatives or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the Village/Town of Somers, or any of its elected and appointed officials, officers, employees or authorized representatives or volunteers.

Immunity

Somers expressly retains all rights, privileges, and immunities afforded under Wisconsin law, including governmental immunity under Wis. Stat. § 893.80. This Contract shall not be

construed as a waiver of any limitations, defenses, and immunities provided under Wisconsin law including, but not limited to those contained within the Wisconsin Statutes §893.80 and §345.05.

Keys

The Contractor shall establish and implement practices to ensure that all keys/access fobs provided by Somers are not lost or misplaced and not used by unauthorized persons. Keys issued to the Contractor shall NOT be duplicated. Contractor shall report the loss of keys/access fobs immediately by contacting the Somers Assistant Administrator. On completion of nightly assigned duties, all lights shall be turned off, doors locked and offices left in a neat and orderly condition.

Term of Contract

The Contract shall be effective until July 31, 2028. The Contract may be terminated by either party with a minimum 60 days' written notice. This Contract may be renewed upon mutual written agreement of the parties.

Entire Contract and Amendment

The entire agreement of the parties is contained herein and this Contract supersedes all oral agreements, contracts, including Janitorial Services Agreement with Ms. Teresa Perez dated July 7, 2026, and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Contract shall only be amended by written agreement of the parties.

Compensation

Somers shall pay Contractor $200 per week for Cleaning Services under the Contract. Somers shall pay invoices for Cleaning Services within 30 days of receiving the invoice from the Contractor, unless the parties mutually agree to an extension of such deadline in writing.

Notices

Any notice required to be given under this Contract shall be personally delivered or sent via certified U.S. mail, and addressed to the following:

Village/Town of Somers:

Jim Hurley
Village / Town of Somers
Administrator

Phone: 262-859-2822
Fax: 262-859-2331
7511 12th Street, P.O. Box 197
Somers, WI 53171
Jhurley@somerswi.gov

All Finish Remodeling, LLC:

Teresa Perez
5639 43rd Avenue
Kenosha, WI 53144
262-221-0319
tere.p1053@yahoo.com

Severability

The various provisions of this Contract are declared to be severable and the finding of any court that any particular clause or clauses is or are unlawful or unenforceable shall not operate to invalidate the remainder of this Contract and the same shall continue in effect unless modified by the parties.

Counterparts

This Contract may be executed in counterparts each of which shall be considered one and the same agreement and shall become effective when such counterparts have been signed by each party and delivered to the other party.

Village/Town of Somers	Contractor
By:_____	By:_____
James Hurley, Village/Town Administrator	All Finish Remodeling, LLC
Date:_____	Date:_____

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

VILLAGE OF SOMERS
VILLAGE BOARD
VILLAGE BOARD MEETING

MEETING DATE: October 13, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Jim Hurley, Administrator

AGENDA ITEM: #22 2027 General Fund Budget & Capital Improvement Plan

SUMMARY

This upcoming budget year, net new construction is down from nearly 2.47% to 0.8% in the Village. While there was an interim revaluation and property values are growing, it does not impact net new construction. Increased property values must accompany new development and new growth to contribute to an allowable increase in the levy. Total net new construction is estimated to be $27,241, which is $56,044 lower than last year.

Compounding the challenge is the growing cost of inflation. Generally, the cost of materials and services is growing between 3.5 to 4%. If inflation continues at this rate, then the Village will need more new construction to fund existing services.

EQUALIZED VALUES AND ASSESSED VALUES

Last year, the Village's mill rate grew largely due to a one-time correction in the Village's equalized values. In short, the mill rate in the 2025 budget was artificially low, so the rate grew despite applying $509,036 in surplus 2025 funds to the 2026 budget. This year, total equalized value is up by $158,480,600 or 9.1% (with TIDs), and up $225,112,100 or 18.8% (TID out). Due to the interim revaluation, total Village assessed value is preliminarily projected to increase by $246,612,400, or 14.88%, to a total of $1,903,898,500. The preliminary average residential property assessment will increase by 14.25%. This amount is subject to change until the equated statement of assessment is available in the next couple of weeks.

DEBT LEVY

As Jon Cameron noted earlier this year, the Village needs to develop a plan to reduce its reliance on abated debt to fund operations.

Public Fire Protection Conversion (PFP) Fee: following the September 22nd Village Board meeting, I spoke with Ehlers about the status on the Public Service Commission's (PSC) review of the Village's application to consider converting to a full PFP fee. Back in July, Ehlers estimated it would take two months. Due to a backlog of applications under review by the PSC, however, the date has been pushed back to late November or early December. This complicates the process because the Village's levy limit worksheet is due at the same time. The Village

should avoid levying for abated debt that would be offset by the PFP fee conversion because the PSC could approve it effective January 2027.

At the recommendation of Jon Cameron, the Village should adopt the 2027 Budget with the assumption that the water rate case is going to proceed and be approved with the PFP conversion approved.

Direct Recycling Collection Services Charge: Last week, the Village & Town Boards adopted a direct recycling charge for the 2026 year.

The Village/Town's abated debt levy for the 2027 Budget is estimated to be reduced from $540,805 to $130,425 due to the PFP fee conversion and recycling collection services charge.

Borrowing/General Obligations Debt: If the Village/Town does not incur any new general obligations debt, which covers some one-time and capital expenses, then the debt levy will be reduced by $187,433 to a total of $880,479. However, the Village is planning to borrow this year. In discussion with Trustee Ostby, I was asked to prioritize projects / equipment for up to approximately $5M in borrowing.

Pending Village Board approval, here are the estimates for this year's borrowing:

A. $1,342,250 for the Pike Creek Lift Station (For the non-TID portion, and TIDs 3, 5 & 6 due to negative or low cash flow). *The non-TID portion will be repaid by the sewer fund so it will not be included in the tax levy.*

B. $2,500,000 Three-Year Road Improvements

C. $800,000 for Fire Station #2 Replacement Design

D. $464,939 Replacement of the Ambulance in 2028

TOTAL: $5,107,189

Per the property tax calculation estimates exhibit, property taxes will remain nearly flat for the average Village homeowner if the Village's portion of the overall debt levy is approximately $1,300,000. The mill rate would be $3.41, down from $3.88 in 2026. This number is subject to change once the final equated assessment report is available from the DOR in the next couple of weeks.

If increased to $1,400,000, then the Village's mill rate will be $3.48. Property taxes will increase approximately $46.47 for a home assessed at $571,265. The Village Board should also keep in mind that a recycling collection services charge will be added to the tax bill, and the PFP fee will increase for current water customers, and a new fee for non-customers.

2027 GENERAL FUND BUDGET OVERVIEW

Key 2027 Updates

- The net new construction rate is 0.8%, down from 2.47%
- Village health insurance premium costs will increase by 4-4.1%
- With some case-by-case exceptions, 3% percent pay increase for non-contract employees.
- The Fire/EMS contract includes increases as follows:
  - 3.5% in 2027
  - 3.5% in 2028
- Increase in Sheriff's Contract by 4.2% or $37,225.
- Increase the Garbage & Recycling Contract by 1.6%, or $10,520.
- Municipal Court: At the August meeting, the Village Board, Court, and staff discussed future options for the court, including the possibility of abolishing it. Due to changes in State law and fees this year, Village staff no longer estimates a direct savings. The remaining question is what the qualifications should be for the municipal judge's position.
- Post-Retirement Income: Except for the Fire collective bargaining unit, the Village offers to pay a portion of post-retirement insurance for retired employees for the duration of their lives. In comparison with neighboring communities, the Village of Pleasant Prairie, Kenosha County, and Village of Sturtevant only offer it until Medicare insurance eligibility. The Village's Fire collective bargaining contract is also until Medicare insurance eligibility (if hired FT 1/11/2011 or earlier. Members hired after are ineligible). The original budget proposal included the same policy for the Village, which would've saved $5,748 in the 2027 budget. At the direction of the Village Board, the policy will remain unchanged, and the expense was added back into the budget.

Key changes in revenue from 2026 budget to 2027:

- Department property tax revenue increased by $116,755
  - Contributing factors:

- Village property taxes increased by $116,638.
    - (101-41000-41111)
- This increase reflects net new construction and total abated debt. Last year, the Village carried over 2025 surplus funds to reduce the Village's mill rate, which reduced the abated debt to under $32,000. Abated debt is offset by PFP fee conversion and recycling collection services fee.
- Town property taxes increased by $2,136
    - (101-41000-41112)
    - Note: While total tax revenue in the Town is declining due to annexations into the City of Kenosha, the Town is budgeted to cover $9,260 in abated debt.
- Voluntary donation remains unchanged.
    - (101-42000-42180)
    - Note: The Village is expecting voluntary donations for multiple projects, including Somers Creek, Truck Country, and possibly Maplecrest. However, contributions will be applied to the budget reserves, not the operating budget.

- Intergovernmental revenues increased by $710,986
    - Contributing factors:
        - SAFER Grant increased by $622,025
            - (101-43000-43219)
            - Note: The SAFER grant will fund 75% of the 8 additional full-time fire/ems positions.
        - State Shared Revenue increased by $8,764
            - (101-43000-43410)
        - Transportation Aid increased by $52,237

- (101-43000-43531)
- Note: The 2026 budget underestimated aid by over $18,000. The 2027 estimate was received at the end of September.

- Payments for Municipal Services increased by $9,976
  - (101-43000-43691)

- Licenses and Permits revenue increased by $13,075
  - Contributing factors:
    - Building Permits increased by $30,000
      - (101-44000-44300)
      - Note: The Village estimates 20 building permits for Somers Creek, and construction of Truck Country, Eagle Chateau, and potentially Streets of Maplecrest phase 1.
    - Cable Franchise Fees decreased by $19,500
      - (101-44000-44121)
      - Note: Due to declining # of customers. Video services aid offsets a portion.

- Fines and Forfeitures increased by $4,975
  - Contributing factors:
    - Court Penalties increased by $5,000
      - (101-45000-45100)
      - 2026 revenue is in excess of $160,000 through September, and the Village/Town Board approved an increase in court fees from $38 to $48.

- Public Charges for Services increased by $144,200
  - Contributing factors
    - Fire and Rescue Service increased by $105,000

- (101-46000-46220 & 101-46000-46290)
- Note: Recommended by the Fire/EMS Chief based on increase in EMS call volume and changes in fee schedule.

- Fire Inspection fees declined by $18,000
  - (101-46000-46221)
  - Note: Estimate for inspections of Truck Country, and Eagle Chateau / Shoreland Ridge Townhomes.

- Developer Fees increased by $60,000
  - (101-46000-46852)
  - Note: Increased based on expected projects for next year. Will offset expenses.

- Miscellaneous Revenue decreased by $10,276
  - Contributing factors
    - Interest income remained unchanged
      - (101-48000-48110)
    - Sale of Village property decreased by $16,452
      - (101-48000-48306)
      - Note: Sale of Fire equipment. No plans to sell DPW equipment.
    - Rental income increased by $5,576
      - (101-48000-48200)
      - Note: Increased rent per cell tower contract and other rental agreements.

- Financing Sources decreased by $301,694
  - Contributing factor

- Continuing appropriations decreased by $301,694
    - (101-49000-49900)
    - Applied $509,036 in 2025 budget surplus funds in 2026. No planned surplus in 2026 budget. Applying $207,342 for Village's 25% cost share of 8 full-time firefighter/ems positions.

- Total Revenues in the 2027 budget total is $8,146,371. This represents an increase over 2026 by $678,021.

Key changes in expenditures from 2026 budget to 2027:

- Municipal Court expenditures increased by $7,697
    - Contributing factors
        - Salaries increased by $2,869
            - (101-51210-50101)
        - Conferences & Training increased by $1,800
            - (101-51210-50701)
            - Additional training for new judge
    - Village/Office expenditures decreased by $15,361
        - Contributing factors
        - Wages, insurance and retirement decreased by $1,383.
            - Converting FT Clerk I into two part-time positions
        - Equipment Lease & Rental decreased by $3,860
            - (101-51410-50503)
            - Note: No plans to install any new flock cameras
        - Computer & website decrease by $5,313
            - (101-51410-50405)

- Note: Based on current schedule of subscriptions and allocations.

- Conferences and Training increased by $3,225
  - (101-51410-50701)
  - Note: Reduction in individual training, added $5,000 for full staff training.

- Clerk/Treasurer expenditures increased by $3,853
  - Contributing factors
  - Salaries increased by $4,371
    - (101-51420-50101)
  - Conference & Training decreased by $1,500
    - (101-51420-50701)

- License Publication Fees increased by $2,421
  - Contributing factors
  - Other Supplies and Expenses increased by $2,121
  - (101-51421-50309)
  - Note: expenses were incorrectly applied to revenue item 101-44000-44111.

- Elections expenditures decreased by $13,212
  - Contributing factors
  - Salaries decreased by $10,000
  - (101-51430-50101)
  - Note: Reducing from four to two elections.
  - Postage decreased by $3,047

- (101-51430-50303)

- Village/Town Hall increased by $13,905
  - Contributing Factors
  - Other Contracted Services increased by $8,700
    - (101-51610-50409)
    - Note: increase in cleaning expenses and requirement to meet the Village's insurance standards. Also added $3,500 to digitize a portion of former attorney files stored in the basement.
  - Building and Grounds increased by $4,800
    - (101-51610-50501)
- Other General Government expenditures increased by $98,706
  - Contributing Factors
  - Engineering and inspections increased by $60,000
    - (101-51910-50403)
    - This portion is a pass through to developers. See revenue g/l 101-46000-46852
  - Collection expenses increased by $61,250
    - (101-51910-50803)
    - NOTE: Collection fee revenue is proportionate to increase in fire and rescue service fees. See revenue g/ls 101-46000-46220 and 101-46000-46290.
  - Other Miscellaneous Expenses decreased by $15,952
    - (101-51910-50809)
    - NOTE: Decrease primarily to reflect estimated revenue sharing credit with the Town of Paris to be retained by the Village. The formula requires approval from the intergovernmental commission.

- Liability Insurance decreased by $4,610
    - (101-51910-50811)
    - NOTE: This is the Village's cost for property, liability, worker's compensation, and public officials. While property values increased, worker's compensation decreased due to lower claims.

- Payments for Municipal Services increased by $8,979
    - Contributing factors
        - Other Miscellaneous expenses increased $8,979
    - (101-51913-50809)
    - NOTE: This is an estimate. Village pays out 90% to the City of Kenosha out of revenue. This line accounts for this amount.

- Contingency increased by $4,663
    - Contributing factors
    - (101-51999-50809)

- Law Enforcement increased by $37,225
    - Contributing factors
    - Law Enforcement increased by $37,225
        - (101-52100-50406)
        - NOTE Estimated 4.2% compensation increase per contract.

- Fire Department expenditures increased by $919,180
    - Contributing Factors
        - Village adding eight new full-time firefighter/ems positions. 75% of expenses to be covered by the SAFER Grant (g/l 101-43000-43219). Estimated annual cost to the Village is $207,342 (revenue g/l 101-49000-49900).
        - Multiple Accounts

- Medical Supplies increased by $10,000
    - (101-52210-50306)
- Vehicle maintenance increased by $15,000
    - (101-52210-50504)
    - Higher maintenance costs anticipated due to inflation and wait time for new ambulance, and fire apparatus.
- Computer & website increased by $6,117
    - (101-52210-50405)
    - Due to eight additional full-time positions
- Fuel increased by $10,000
    - (101-52210-50601)
- Conferences & Trainings decreased by $5,000
    - (101-52210-50701)

- Public Fire Protection expenditures decreased $217,077
    - (101-52230-50609)
    - Converting to a direct public fire protection fee. Reduced abated debt by same amount.
- Building Inspection expenditures increased by $5,316
    - Contributing factors
    - Salaries increased by $7,155
        - (101-52400-50101)
    - Equipment Capital decreased by $3,500
        - (101-52400-50902)
- Public Works expenditures increased by $9,442

- Contributing factors
- Salaries & Wages increased by $13,453
    - Multiple Accounts
- Health, dental and life insurance decreased by $16,149
    - Multiple accounts
    - Changed from two family insurance to single insurance
- Seasonal remained unchanged
    - (101-53100-50106)
- Computer & website increased by $3,996
    - (101-53100-50405)
- Road Maintenance increased by $2,450
    - (101-53100-50505)
- Equipment Capital Outlay remained unchanged.
    - (101-53100-50701)

- Solid Waste expenditures decreased by $181,013
    - Contributing Factors
    - Garbage Collection increased by $7,520
        - (101-53620-50408)
    - Recycling decreased by $188,000
        - (101-53620-50608)
        - Converted to a direct charge. Remaining portion is offset by State recycling funding.

- Total Expenditures in the 2027 budget total is $8,146,371 including contingency. This represents an increase over 2026 by $678,021

The General Fund budget as presented is in balance. Following tonight's discussion, staff will notice for the 2027 Budget Hearing on November 10, 2026.

CAPITAL IMPROVEMENT PLAN / BUDGET RESERVES:

From June – August, Village staff presented proposed additions to the Village's capital improvement plan. Total proposed requests for the 2027 CIP are $6,654,895, including items considered for borrowing. Excluding the proposed borrowing, the portion from the General Fund is $886,669. This does not include the replacement of the Fire Station #2.

As of January 1, 2027, assuming the 2026 budget will be in balance, the Village's general fund reserves are estimated to be $6,507,522.

In 2027, the Village anticipates more than $1.5M in impact or fees in lieu from commercial and residential development, which will offset reserve funds committed to the proposed 2027 General Fund CIP and Fire/EMS staffing, and add approximately $400,000 to the general fund reserves. Please keep in mind that the Village Board approved $1M for the Fire Pumper Truck, which will be paid for in 2029 or later.

Project details are listed below by departments:

General Fund

Total requested for Paving is $625,000.

- Whispering Meadows Subdivision $625,000

Total requested for Equipment and Vehicle Replacement is $417,000.

- Replace 2008 Freightliner 12 YR Dump/Plow Truck $335,000
- Replace 1996 New Holland Tractor and Batwing Mower $82,000

Total requested from Public Works is $1,042,000.

Total requested by Public Safety and Buildings & Facilities is $183,000.

- Replace 2017 Chief SUV $100,000
- Training Room AV Upgrades $65,000

- Upgrade Fire Dept. Counter / Glass $18,000

Total requested by Administration is $286,669

- Voting Machine $47,669
- Replacement Computer Plan $20,000
- Village Buildings HVAC Repairs $5,000
- Badger Books $13,000
- Multi-Use Path Village Plan $30,000
- Finance Software Implementation $35,000
- IT Firewall $6,000
- Phone System Replacement $45,000
- Zoning Code Updates $85,000

Sewer Fund CIP:

Total proposed requests for Sewer Fund CIP are $1,987,685

- I&I Inspections $24,000
- Whispering Meadows Televising & Design $70,250
- Pike Creek Sanitary Improvements $958,750
- Sanitary Sewer Lining / Replacement $915,000
- Field Staff Computer $1,352
- Utility Manager Vehicle $18,333

Water Fund CIP:

Total proposed requests for Water Fund CIP are $97,995

- 18th Booster Generator Connection $20,000
- Field staff computer $1,312
- Utilities Manager Vehicle $18,333
- Hydrant painting $14,350
- Valve Replacement Fund $10,000
- Water valve replacements $25,000
- Replace hydrant fund $9,000

Stormwater Fund CIP:

Total proposed requests for Stormwater Fund CIP are $181,295

- Whispering Meadows stormwater improvement / televising $161,650
- Field Staff Computer $1,312
- Utility Manager Vehicle $18,333.33

TID CIP:

Total proposed requests for TID CIP are $2,876,250

- TID# 1: Pike Creek Sanitary Improvements 31% $1,188,850
- TID# 2: Pike Creek Sanitary Improvements 32% $1,227,200
- TID# 3: Pike Creek Sanitary Improvements 2% $76,700
- TID# 4: Pike Creek Sanitary Improvements 4% $153,400
- TID# 5: Pike Creek Sanitary Improvements 4% $153,400
- TID# 6: Pike Creek Sanitary Improvements 2% $76,700

ATTACHMENTS:

Proposed 2027 Budget

2027 Consolidated CIP

Debt Levy Options

GL NUMBER	DESCRIPTION	2023 ACTIVITY	2024 ACTIVITY	2025 ACTIVITY	2026 AMENDED BUDGET	2026 ACTIVITY THRU 12/31/26	2027 REQUESTED BUDGET
ESTIMATED REVENUES							
Dept 41000 - TAXES							
101-41000-41111	VILLAGE PROPERTY TAXES	3,315,695	3,570,366	3,854,331	3,449,476	3,449,058	3,566,114
101-41000-41112	TOWN PROPERTY TAXES	325,166	325,424	302,047	237,465	237,434	239,601
101-41000-41140	MOBILE HOME TAXES	79,626	43,142	40,390	40,000	42,494	42,000
101-41000-41150	PRIVATE AND MANAGED FOREST, WOODLA	200	202	181	200	132	181
101-41000-41320	TAXES FROM OTHER TAX EXEMPT ENTITIES	9,065	9,512	2,165			
101-41000-41800	INTEREST AND PENALTY ON TAXES						
101-41000-41910	OMITTED TAXES			2,639			
101-41000-41920	AG-USE PENALTY	72,625	17,952	10,521	5,000		1,000
101-41000-41930	BOUNDARY AGREEMENT						
Totals for dept 41000 - TAXES		3,802,377	3,966,598	4,212,274	3,732,141	3,729,118	3,848,896
Dept 42000 - SPECIAL ASSESSMENTS							
101-42000-42110	STREET IMPROVEMENT ASSESSMENTS						
101-42000-42180	VOLUNTARY DONATION	1,007,214	4,590	189,602			
101-42000-42190	OTHER SPECIAL ASSESSMENTS						
Totals for dept 42000 - SPECIAL ASSESSMENTS		1,007,214	4,590	189,602			
Dept 43000 - INTERGOVERNMENTAL							
101-43000-43212	FEMA GRANT	66,239					
101-43000-43219	SAFER GRANT						622,025
101-43000-43300	OTHER FEDERAL PAYMENTS						
101-43000-43410	STATE SHARED REVENUE	189,442	442,040	463,519	468,526	70,279	477,290
101-43000-43411	PERSONAL PROPERTY AID	16,851	16,851	40,941	40,943	40,943	40,943
101-43000-43420	FIRE INSURANCE DUES	48,546	54,599	69,028	75,000	74,192	80,000
101-43000-43431	EXEMPT COMPUTER AID	3,797	3,797	3,797	3,797	3,797	3,797
101-43000-43432	EXPENDITURE RESTRAINT AID						
101-43000-43433	VIDEO SERVICE PROVIDER AID	24,485	24,485	24,485	24,485	24,485	24,485
101-43000-43529	AMBULANCE FUNDING	46,688	7,256	40,421	42,000	38,375	45,000
101-43000-43531	TRANSPORTATION AID	165,101	188,374	214,740	225,000	243,961	277,237
101-43000-43532	DISASTER DAMAGE AIDS						

101-43000-43534	LRIP FUNDING						
101-43000-43545	RECYCLING GRANT	29,810	29,854	29,833	30,000	29,833	29,833
101-43000-43690	OTHER STATE PAYMENTS						
101-43000-43691	PAYMENT FOR MUNICIPAL SERVICES	201,239	203,235	228,652	230,000	239,976	239,976
101-43000-43692	ENVIRONMENTAL IMPROVEMENT FUND	108,180	195,276	118,631	108,180	118,631	118,631
101-43000-43693	DNR GRANT - PW						
101-43000-43694	DNR GRANT - PS	1,006	3,213	996	1,100	764	800
101-43000-43791	OTHER LOCAL GOVERNMENT GRANTS - PS			1,872			
Totals for dept 43000 - INTERGOVERNMENTAL		901,384	1,168,980	1,236,915	1,249,031	885,236	1,960,017
Dept 44000 - LICENSES & PERMITS							
101-44000-44110	CLASS A LIQUOR LICENSES	5,410	5,400	6,320	6,000	6,000	6,000
101-44000-44111	CLASS B LIQUOR LICENSES	8,490	8,263	6,969	9,000	8,400	9,000
101-44000-44112	OPERATORS LICENSES	7,130	6,685	12,379	8,000	10,520	8,500
101-44000-44113	BUSINESS AND OCCUPATIONAL LICENSES	2,425	3,650	1,525	1,525	3,475	3,400
101-44000-44116	CIGARETTE LICENSES	1,400	1,000	1,250	1,200	1,200	1,200
101-44000-44121	CABLE FRANCHISE FEES	121,445	96,009	83,628	95,000	38,349	75,500
101-44000-44122	MOBILE HOME PARK LICENSES	700	200	100	500	700	700
101-44000-44130	DOG PARK LICENSES	(23)	128	111	400	360	400
101-44000-44131	DOG LICENSES	2,675	2,218	2,232	2,500	1,571	2,500
101-44000-44135	KENNEL LICENSES						
101-44000-44300	BUILDING PERMITS	997,762	241,756	546,531	250,000	230,300	280,000
101-44000-44900	OTHER LICENSES AND PERMITS	5,086	7,537	8,425	6,000	7,630	6,000
Totals for dept 44000 - LICENSES & PERMITS		1,152,500	372,846	669,470	380,125	308,505	393,200
Dept 45000 - FINES AND FORFEITURES							
101-45000-45100	COURT PENALTIES	124,590	189,564	233,726	190,000	164,340	195,000
101-45000-45102	ORDINANCE VIOLATION PENALTIES	37,500	(37,500)				
101-45000-45105	DOG PENALTIES	25	5		25		
101-45000-45210	OTHER COURT PENALTIES						
Totals for dept 45000 - FINES AND FORFEITURES		162,115	152,069	233,726	190,025	164,340	195,000
Dept 46000 - PUBLIC CHARGES FOR SERVICES							
101-46000-46100	LICENSE PUBLICATION FEES	1,090	1,010	1,120	1,040	1,155	1,155
101-46000-46103	PREQUALIFICATION BID FEES	1,425	2,625	1,125	1,125	1,050	1,125
101-46000-46105	CHARGES FOR SERVICES	2,401	4,499	(173)	4,500	5,251	4,500
101-46000-46106	COURT SERVICE FEES						
101-46000-46220	FIRE AND RESCUE SERVICE FEES	820,213	939,153	1,012,090	1,100,000	600,337	1,250,000
101-46000-46221	FIRE INSPECTION FEES	2,741	43,355	8,650	33,000	15,579	15,000
101-46000-46222	BURN PERMITS	3,320	5,265	4,845	4,000	3,925	4,000
101-46000-46290	FIRE AND RESCUE ALLOWANCE	55,620	(272,778)	(292,109)	(330,000)	(246,615)	(375,000)

101-46000-46310	PUBLIC WORKS SERVICE FEES	2,687	10,397	5,712	4,500	5,713	3,000
101-46000-46431	LANDFILL PERMITS	50	130		150		
101-46000-46440	WEED CUTTING FEES	4,982	9,267	4,990	9,250	8,000	8,000
101-46000-46445	POND MAINTENANCE FEES	5,910	6,330	5,010	6,390	6,390	6,300
101-46000-46590	OTHER HEALTH SERVICES						
101-46000-46742	AUDITORIUM RENTAL	375	125	125	125	500	200
101-46000-46743	FIELD RENTAL	150	200	400	200	550	200
101-46000-46750	RECREATION FEES - BASKETBALL	20					
101-46000-46751	RECREATION FEES - SOCCER						
101-46000-46752	RECREATION FEES - SOFTBALL						
101-46000-46753	RECREATION FEES - GOLF						
101-46000-46754	RECREATION FEES - FLAG FOOTBALL						
101-46000-46765	CONCESSION RENTAL						
101-46000-46851	DEVELOPER FILING FEES	3,600	2,400	2,400	3,000	2,400	3,000
101-46000-46852	DEVELOPER FEES	219,826	121,322	134,230	85,000	168,716	145,000
101-46000-46853	PLAN COMMISSION FEES						
Totals for dept 46000 - PUBLIC CHARGES FOR SERVICES		1,124,410	873,300	888,415	922,280	572,951	1,066,480
Dept 47000 - INTERGOVERMENTAL CHARGES FOR SERVICES							
101-47000-47222	STATE HIGHWAY FIRES						
Totals for dept 47000 - INTERGOVERMENTAL CHARGES FOR SERVICES							
Dept 48000 - MISCELLANEOUS REVENUES							
101-48000-48110	INTEREST INCOME	544,750	642,250	513,126	400,000	358,034	400,000
101-48000-48111	UNREALIZED GAIN/LOSS IN INVESTMENTS		43,711	28,828		1,705	
101-48000-48115	PENALTIES AND INTEREST INCOME	3,293	6,715	6,550	6,000	1,761	6,000
101-48000-48120	INTERFUND LOAN INTEREST INCOME						
101-48000-48130	SPECIAL ASSESSMENT INCOME						
101-48000-48200	RENTAL INCOME	60,291	41,996	36,004	35,160	3,000	40,736
101-48000-48303	SALE OF HIGHWAY PROPERTY						
101-48000-48306	SELL OF VILLAGE PROPERTY		496,634	49,015	28,452		12,000
101-48000-48307	SALE OF RECYLCLABLES	23,835	14,697	1,396	2,100	1,205	1,200
101-48000-48500	DONATIONS - OTHER	3,000	8,300	1,000	2,000	3,000	2,000
101-48000-48510	DONATIONS - PARADE	10,553	9,100	13,250	10,000	13,050	10,000
101-48000-48520	DONATIONS - RECREATION						
101-48000-48900	MISCELLANEOUS REVENUE	76,358	2,408	8,992	2,000	165,248	3,500
Totals for dept 48000 - MISCELLANEOUS REVENUES		722,080	1,265,811	658,161	485,712	547,003	475,436
Dept 49000 - FINANCING SOURCES							
101-49000-49200	TRANSFER FROM OTHER FUNDS			80,671		(10,163)	
101-49000-49900	CONTINUING APPROPRIATIONS		(4,918)		509,036		207,342

Totals for dept 49000 - FINANCING SOURCES			(4,918)	80,671	509,036	(10,163)	207,342
TOTAL ESTIMATED REVENUES		8,872,080	7,799,276	8,169,234	7,468,350	6,196,990	8,146,371
APPROPRIATIONS							
Dept 51110 - VILLAGE BOARD							
101-51110-50101	SALARIES	47,996	48,365	48,181	48,000	35,328	48,000
101-51110-50201	FICA	3,671	3,700	3,686	3,672	2,703	3,672
101-51110-50202	RETIREMENT						
101-51110-50204	DENTAL INSURANCE						
101-51110-50301	OFFICE SUPPLIES	25	41		50		
101-51110-50404	LEGAL					906	
101-51110-50701	CONFERENCES & TRAINING	228	110	659	300	471	400
101-51110-50702	TRAVEL	2,549	2,462	2,400	2,400	2,000	2,400
101-51110-50704	STRINGENT PLAN						
Totals for dept 51110 - VILLAGE BOARD		54,469	54,678	54,926	54,422	41,408	54,472
Dept 51120 - TOWN BOARD							
101-51120-50101	SALARIES	23,998	24,183	24,090	24,000	17,722	24,000
101-51120-50201	FICA	1,836	1,850	1,843	1,836	1,356	1,836
101-51120-50202	RETIREMENT						
101-51120-50206	POST RETIREMENT BENEFITS						
101-51120-50404	LEGAL						
101-51120-50405	COMPUTER AND WEBSITE						
101-51120-50604	TELEPHONE						
101-51120-50801	NEWSLETTER						
Totals for dept 51120 - TOWN BOARD		25,834	26,033	25,933	25,836	19,078	25,836
Dept 51130 - CIVIC COMMITTEE							
101-51130-50309	OTHER SUPPLIES AND EXPENSE	11,120	9,610	9,850	10,000	13,755	10,000
Totals for dept 51130 - CIVIC COMMITTEE		11,120	9,610	9,850	10,000	13,755	10,000
Dept 51210 - MUNICIPAL COURT							
101-51210-50101	SALARIES	59,161	61,084	68,589	72,386	49,683	75,255
101-51210-50102	WAGES						
101-51210-50201	FICA	4,509	4,669	5,241	5,538	3,231	5,757
101-51210-50202	RETIREMENT	3,129	3,299	3,641	3,957	2,921	4,104
101-51210-50203	HEALTH INSURANCE	9,176	10,161	11,013	11,249	9,374	11,711
101-51210-50204	DENTAL INSURANCE	819	556	557	567	472	584
101-51210-50205	LIFE INSURANCE	142	158	185	292	199	357

101-51210-50301	OFFICE SUPPLIES	616	616	488	600	482	850
101-51210-50303	POSTAGE				795	333	600
101-51210-50309	OTHER SUPPLIES AND EXPENSE	6,031	7,442	5,783	6,000	6,045	6,650
101-51210-50402	CONSULTING AND FINANCIAL ADVISOR					1,200	
101-51210-50404	LEGAL						
101-51210-50405	COMPUTER AND WEBSITE				2,387	1,346	3,800
101-51210-50701	CONFERENCES & TRAINING	959	1,754	1,143	1,700	999	3,500
101-51210-50702	TRAVEL						
101-51210-50806	CODE ENFORCEMENT						
101-51210-50902	EQUIPMENT CAPITAL OUTLAY	160					
Totals for dept 51210 - MUNICIPAL COURT		84,702	89,739	96,640	105,471	76,285	113,168
Dept 51410 - VILLAGE/TOWN OFFICE							
101-51410-50101	SALARIES	159,825	196,732	171,661	179,417	132,187	188,241
101-51410-50102	WAGES	57,415	52,824	53,929	56,070	34,414	50,001
101-51410-50104	OVERTIME				498		500
101-51410-50201	FICA	16,294	18,969	17,189	18,053	12,712	18,264
101-51410-50202	RETIREMENT	14,120	18,279	14,668	16,955	11,668	16,392
101-51410-50203	HEALTH INSURANCE	54,301	49,641	47,567	46,002	34,769	42,595
101-51410-50204	DENTAL INSURANCE	4,082	3,108	3,252	3,148	2,444	2,980
101-51410-50205	LIFE INSURANCE	419	538	387	566	346	638
101-51410-50206	POST RETIREMENT BENEFITS	2,423	2,458	2,620	2,689	2,230	2,949
101-51410-50207	UNEMPLOYMENT						
101-51410-50301	OFFICE SUPPLIES	5,562	7,017	5,953	8,000	5,427	6,200
101-51410-50302	COPIER	2,240	2,181	2,174	2,700	880	2,340
101-51410-50303	POSTAGE	4,236	4,202	3,801	1,590	809	4,500
101-51410-50309	OTHER SUPPLIES AND EXPENSE	12,112	19,127	12,475	20,852	6,876	14,500
101-51410-50404	LEGAL	20,419	24,539	34,570	35,000	30,515	45,000
101-51410-50405	COMPUTER AND WEBSITE	34,293	30,630	32,570	38,444	16,642	33,131
101-51410-50503	EQUIPMENT LEASE AND RENTAL	1,560	13,015	28,560	29,575	16,225	25,715
101-51410-50701	CONFERENCES & TRAINING	2,580	5,807	10,527	10,000	6,400	13,225
101-51410-50702	TRAVEL	2,539	1,800	300	1,800		200
101-51410-50801	NEWSLETTER						
101-51410-50805	ADMINISTRATIVE CHARGE	(111,692)	(115,255)	(115,590)	(118,311)	(87,136)	(129,684)
101-51410-50902	EQUIPMENT CAPITAL OUTLAY	359					
Totals for dept 51410 - VILLAGE/TOWN OFFICE		283,087	335,612	326,613	353,048	227,408	337,687
Dept 51420 - CLERK/TREASURER							
101-51420-50101	SALARIES	47,125	49,156	69,977	81,821	63,848	86,192
101-51420-50201	FICA	3,573	3,749	5,353	6,259	4,850	6,594
101-51420-50202	RETIREMENT	3,203	3,361	4,870	5,891	4,597	6,249

101-51420-50203	HEALTH INSURANCE	14,683	8,453	23,300	25,295	21,078	26,318
101-51420-50204	DENTAL INSURANCE	1,047	503	1,236	1,437	1,197	1,480
101-51420-50205	LIFE INSURANCE	30	131	218	287	214	414
101-51420-50206	POST RETIREMENT BENEFITS	291	73		306		
101-51420-50301	OFFICE SUPPLIES	460		460	500	(2)	500
101-51420-50309	OTHER SUPPLIES AND EXPENSE		5	495	500		500
101-51420-50701	CONFERENCES & TRAINING	1,620	1,409	743	4,000	1,128	2,500
101-51420-50702	TRAVEL	1,800	1,758	1,875	2,598	1,179	2,000
101-51420-50902	EQUIPMENT CAPITAL OUTLAY			530		(530)	
Totals for dept 51420 - CLERK/TREASURER		73,832	68,598	109,057	128,894	97,559	132,747
Dept 51421 - LICENSE PUBLICATION FEES							
101-51421-50305	PRINTING AND PUBLISHING	153	591	856	700	903	1,000
101-51421-50309	OTHER SUPPLIES AND EXPENSE					1,043	2,121
Totals for dept 51421 - LICENSE PUBLICATION FEES		153	591	856	700	1,946	3,121
Dept 51430 - ELECTIONS							
101-51430-50101	SALARIES	7,420	22,765	9,843	20,000	15,185	10,000
101-51430-50104	OVERTIME						
101-51430-50201	FICA	568	1,742	753	1,530	1,162	765
101-51430-50202	RETIREMENT						
101-51430-50203	HEALTH INSURANCE						
101-51430-50204	DENTAL INSURANCE						
101-51430-50303	POSTAGE	510	3,606	2,015	4,747	3,544	2,200
101-51430-50309	OTHER SUPPLIES AND EXPENSE	1,822	5,757	2,938	3,500	2,874	3,600
101-51430-50409	OTHER CONTRACTED SERVICES						
101-51430-50701	CONFERENCES & TRAINING						
101-51430-50902	EQUIPMENT CAPITAL OUTLAY	2,538	1,404	1,677	1,800	1,677	1,800
Totals for dept 51430 - ELECTIONS		12,858	35,274	17,226	31,577	24,442	18,365
Dept 51510 - ASSESSOR							
101-51510-50301	OFFICE SUPPLIES	977	7,887	2,469	1,000	5,421	1,000
101-51510-50407	ASSESSMENT	190,600	59,500	59,500	59,500	49,583	59,500
Totals for dept 51510 - ASSESSOR		191,577	67,387	61,969	60,500	55,004	60,500
Dept 51520 - BOARD OF REVIEW							
101-51520-50101	SALARIES				400		
101-51520-50201	FICA				31		
101-51520-50202	RETIREMENT						
101-51520-50309	OTHER SUPPLIES AND EXPENSE		101				
101-51520-50404	LEGAL			456	500		600

101-51520-50701	CONFERENCES & TRAINING		56				50
Totals for dept 51520 - BOARD OF REVIEW			157	456	931		650
Dept 51610 - VILLAGE/TOWN HALL							
101-51610-50309	OTHER SUPPLIES AND EXPENSE	3,621	1,501	1,052	2,445	584	1,500
101-51610-50409	OTHER CONTRACTED SERVICES	5,244	5,300	5,100	5,200	4,950	13,900
101-51610-50501	BUILDINGS AND GROUNDS	25,035	23,657	31,288	30,000	90,634	34,800
101-51610-50602	ELECTRICITY	12,733	12,827	10,921	14,000	9,170	13,000
101-51610-50603	GAS	4,446	4,541	4,717	5,900	4,926	7,750
101-51610-50604	TELEPHONE	4,088	4,282	10,502	8,000	7,897	9,400
101-51610-50606	WATER AND SEWER	7,836	6,837	5,195	6,900	2,814	6,000
101-51610-50902	EQUIPMENT CAPITAL OUTLAY						
Totals for dept 51610 - VILLAGE/TOWN HALL		63,003	58,945	68,775	72,445	120,975	86,350
Dept 51910 - OTHER GENERAL GOVERNMENT							
101-51910-50304	MEMBERSHIPS	4,954	5,428	1,353	6,560	6,526	7,123
101-51910-50305	PRINTING AND PUBLISHING	2,053	1,319	469	1,000	699	1,100
101-51910-50401	AUDITING AND ACCOUNTING	25,163	23,546	23,982	25,195	27,400	24,570
101-51910-50402	CONSULTING AND FINANCIAL ADVISOR	4,721	48,132	45,667	10,000	12,706	5,080
101-51910-50403	ENGINEERING AND INSPECTION	190,015	44,268	72,406	15,000	149,042	75,000
101-51910-50404	LEGAL	87,843	92,468	94,171	70,000	28,663	70,000
101-51910-50409	OTHER CONTRACTED SERVICES		5,294	74,393	5,000	57,335	4,900
101-51910-50412	LEGAL-PROSECUTOR				30,000	25,294	33,000
101-51910-50802	ILLEGAL AND UNCOLLECTIBLE TAXES						
101-51910-50803	COLLECTION EXPENSE	54,006	49,900	63,733	70,000	52,606	131,250
101-51910-50804	UNCOLLECTIBLE ACCOUNTS			120			
101-51910-50808	PRIOR YEAR EXPENSES		10,536	(2,379)	5,000		5,000
101-51910-50809	OTHER MISCELLANEOUS EXPENSES	5,637	50,833	9,933	161,549	6,750	145,597
101-51910-50811	LIABILITY INSURANCE	197,039	185,880	190,777	212,836	134,621	208,226
101-51910-50812	WORKER'S COMPENSATION INSURANCE						
101-51910-50813	PROPERTY INSURANCE						
101-51910-50913	PAYING AGENT FEES						
Totals for dept 51910 - OTHER GENERAL GOVERNMENT		571,431	517,604	574,625	612,140	501,642	710,846
Dept 51911 - UNION							
101-51911-50404	LEGAL						
Totals for dept 51911 - UNION							
Dept 51912 - INTERGOVERNMENTAL AGREEMENTS							
101-51912-50404	LEGAL						
Totals for dept 51912 - INTERGOVERNMENTAL AGREEMENTS							

Dept 51913 - PAYMENTS FOR MUNICIPAL SERVICES							
101-51913-50809	OTHER MISCELLANEOUS EXPENSES	176,389	182,912	205,787	207,000	215,979	215,979
Totals for dept 51913 - PAYMENTS FOR MUNICIPAL SERVICES		176,389	182,912	205,787	207,000	215,979	215,979
Dept 51999 - CONTINGENCY							
101-51999-50809	OTHER MISCELLANEOUS EXPENSES						4,663
Totals for dept 51999 - CONTINGENCY							4,663
Dept 52100 - LAW ENFORCEMENT							
101-52100-50406	LAW ENFORCEMENT	744,709	801,462	878,176	886,294	596,375	923,519
Totals for dept 52100 - LAW ENFORCEMENT		744,709	801,462	878,176	886,294	596,375	923,519
Dept 52210 - FIRE DEPARTMENT							
101-52210-50101	SALARIES	909,146	1,028,815	1,116,821	1,304,149	902,075	1,947,376
101-52210-50103	PART-TIME	204,636	181,243	225,150	250,000	161,656	255,000
101-52210-50104	OVERTIME	171,357	171,815	143,902	150,000	110,088	190,000
101-52210-50107	OFFICERS	17,755	17,897	17,854	18,000	12,329	17,000
101-52210-50108	PAID ON CALL	110,303	121,401	138,019	130,000	73,598	108,000
101-52210-50109	PAID ON PREMISES	1,338	111,819	96,815	115,000	54,674	95,000
101-52210-50201	FICA	107,825	124,185	132,052	150,487	100,515	199,847
101-52210-50202	RETIREMENT	158,960	192,122	215,262	252,948	167,788	334,914
101-52210-50203	HEALTH INSURANCE	248,603	317,468	401,569	424,965	350,544	518,692
101-52210-50204	DENTAL INSURANCE	16,138	18,439	21,767	23,573	19,264	27,842
101-52210-50205	LIFE INSURANCE	1,071	2,055	1,657	2,677	1,499	3,062
101-52210-50206	POST RETIREMENT BENEFITS	892	3,074	2,376	2,174	1,917	2,516
101-52210-50207	UNEMPLOYMENT			84	100		
101-52210-50208	LENGTH OF SERVICE						
101-52210-50302	COPIER	609	59	334	500		500
101-52210-50303	POSTAGE	114	144	142	200	11	200
101-52210-50306	MEDICAL SUPPLIES	43,278	42,748	49,490	55,000	38,952	65,000
101-52210-50307	GEAR AND CLOTHING	34,148	36,024	38,443	38,000	7,950	38,000
101-52210-50309	OTHER SUPPLIES AND EXPENSE	11,393	13,355	12,945	13,000	9,789	13,000
101-52210-50405	COMPUTER AND WEBSITE	16,445	18,844	15,945	21,483	13,134	27,600
101-52210-50502	EQUIPMENT MAINTENANCE	11,833	13,667	15,294	18,000	23,180	23,000
101-52210-50503	EQUIPMENT LEASE AND RENTAL	348	348	252	348	279	400
101-52210-50504	VEHICLE MAINTENANCE	36,588	45,270	55,053	50,000	62,559	65,000
101-52210-50601	FUEL - GASOLINE AND DIESEL	30,353	31,649	32,398	35,000	27,682	45,000
101-52210-50602	ELECTRICITY	17,978	18,906	16,364	20,000	15,044	21,500
101-52210-50603	GAS	6,342	6,203	6,407	7,500	7,697	12,050
101-52210-50604	TELEPHONE	6,684	6,580	10,225	12,000	7,336	10,120

101-52210-50606	WATER AND SEWER	9,159	11,415	10,989	11,985	7,175	11,150
101-52210-50609	PUBLIC FIRE PROTECTION						
101-52210-50701	CONFERENCES & TRAINING	22,967	31,788	25,208	30,000	8,549	25,000
101-52210-50703	FIRE PREVENTION	5,292	3,697	4,382	6,000	2,536	6,500
101-52210-50809	OTHER MISCELLANEOUS EXPENSES	18,171	21,086	19,412	18,000	22,327	18,000
101-52210-50812	WORKER'S COMPENSATION INSURANCE						
101-52210-50902	EQUIPMENT CAPITAL OUTLAY	75,973	33,444	36,731	33,000	19,975	32,000
Totals for dept 52210 - FIRE DEPARTMENT		2,295,699	2,625,560	2,863,342	3,194,089	2,230,122	4,113,269
Dept 52220 - FIRE COMMISSION							
101-52220-50101	SALARIES						
101-52220-50201	FICA						
101-52220-50701	CONFERENCES & TRAINING		160				
Totals for dept 52220 - FIRE COMMISSION			160				
Dept 52230 - PUBLIC FIRE PROTECTION							
101-52230-50609	PUBLIC FIRE PROTECTION	217,077	217,077	217,077	217,077	162,808	
Totals for dept 52230 - PUBLIC FIRE PROTECTION		217,077	217,077	217,077	217,077	162,808	
Dept 52300 - AMBULANCE							
101-52300-50804	UNCOLLECTIBLE ACCOUNTS						
Totals for dept 52300 - AMBULANCE							
Dept 52400 - BUILDING INSPECTIONS							
101-52400-50101	SALARIES	110,905	77,885	85,291	89,253	68,107	96,408
101-52400-50102	WAGES	7,418	6,950	7,098	7,432	4,748	6,855
101-52400-50201	FICA	9,058	6,485	7,027	7,396	5,558	7,900
101-52400-50202	RETIREMENT	6,384	5,855	6,428	6,961	5,209	7,389
101-52400-50203	HEALTH INSURANCE	10,478	2,182	2,411	2,585	1,758	2,104
101-52400-50204	DENTAL INSURANCE	699	128	130	139	96	114
101-52400-50205	LIFE INSURANCE	369	288	231	302	202	360
101-52400-50206	POST RETIREMENT BENEFITS				1,325		
101-52400-50207	UNEMPLOYMENT						
101-52400-50309	OTHER SUPPLIES AND EXPENSE	2,298	2,032	2,635	2,683	1,996	2,683
101-52400-50403	ENGINEERING AND INSPECTION	3,711	4,253	2,820	4,725	2,425	4,725
101-52400-50405	COMPUTER AND WEBSITE	1,067	1,101	1,103	1,941	1,404	3,830
101-52400-50504	VEHICLE MAINTENANCE		58	81	210		1,400
101-52400-50601	FUEL - GASOLINE AND DIESEL			1,656	1,906	1,401	1,906
101-52400-50701	CONFERENCES & TRAINING	1,275	2,226	4,268	3,150	1,241	3,150
101-52400-50702	TRAVEL	2,570	1,756				
101-52400-50806	CODE ENFORCEMENT	200	169	277	525		525

101-52400-50902	EQUIPMENT CAPITAL OUTLAY		793		3,500	2,904	
Totals for dept 52400 - BUILDING INSPECTIONS		156,432	112,161	121,456	134,033	97,049	139,349
Dept 53100 - PUBLIC WORKS							
101-53100-50101	SALARIES	32,849	37,733	41,476	41,045	30,270	43,658
101-53100-50102	WAGES	178,179	182,983	166,724	193,629	142,548	204,469
101-53100-50104	OVERTIME	3,607	3,724	6,230	7,250	9,207	7,600
101-53100-50105	SNOW REMOVAL	4,320	5,628	20,314	10,500	4,355	10,500
101-53100-50106	SEASONAL	21,293	26,818	27,349	35,000	19,487	35,000
101-53100-50201	FICA	18,296	19,315	19,811	21,988	15,674	23,044
101-53100-50202	RETIREMENT	14,839	15,668	15,705	18,174	13,419	19,301
101-53100-50203	HEALTH INSURANCE	66,399	68,414	66,159	76,389	47,163	60,690
101-53100-50204	DENTAL INSURANCE	4,839	5,121	3,889	3,901	2,753	3,464
101-53100-50205	LIFE INSURANCE	647	275	169	277	151	264
101-53100-50206	POST RETIREMENT BENEFITS	1,428	139	139	146	176	283
101-53100-50207	UNEMPLOYMENT	48		173		475	
101-53100-50307	GEAR AND CLOTHING		1,000	1,750	2,250	2,250	2,250
101-53100-50309	OTHER SUPPLIES AND EXPENSE	15,268	17,525	22,792	22,000	7,927	22,000
101-53100-50403	ENGINEERING AND INSPECTION						
101-53100-50405	COMPUTER AND WEBSITE				1,479	294	5,475
101-53100-50501	BUILDINGS AND GROUNDS						
101-53100-50504	VEHICLE MAINTENANCE	12,530	14,339	14,119	14,700	7,802	15,400
101-53100-50505	ROAD MAINTENANCE	65,010	70,630	83,321	57,050	21,058	59,500
101-53100-50506	DITCHING AND DRAINAGE						
101-53100-50509	SALT PURCHASE				40,000	38,763	40,000
101-53100-50601	FUEL - GASOLINE AND DIESEL	13,176	23,558	15,336	15,750	13,617	16,500
101-53100-50602	ELECTRICITY	10,986	11,068	9,422	11,000	7,911	11,300
101-53100-50603	GAS	3,836	3,918	4,069	5,000	4,249	6,676
101-53100-50604	TELEPHONE	660	574	1,002	1,016	511	800
101-53100-50606	WATER AND SEWER	13,425	9,385	7,984	9,500	5,629	8,590
101-53100-50607	STREET LIGHTS	23,246	23,712	24,889	26,460	17,225	27,182
101-53100-50701	CONFERENCES & TRAINING	2,657	1,000	2,936			
101-53100-50702	TRAVEL	146					
101-53100-50902	EQUIPMENT CAPITAL OUTLAY	1,950	3,000	3,500	4,000		4,000
Totals for dept 53100 - PUBLIC WORKS		509,634	545,527	559,258	618,504	412,914	627,946
Dept 53620 - SOLID WASTE							
101-53620-50102	WAGES	10,646	9,308	9,308	10,069	7,399	10,371
101-53620-50201	FICA	803	698	707	771	564	793
101-53620-50202	RETIREMENT	717	642	635	725	533	752
101-53620-50203	HEALTH INSURANCE	4,383	3,669	3,069	2,767	2,164	2,878

101-53620-50204	DENTAL INSURANCE	299	235	183	164	129	169
101-53620-50205	LIFE INSURANCE	30	11	7	11	6	11
101-53620-50301	OFFICE SUPPLIES				1,000		
101-53620-50408	GARBAGE COLLECTION	522,056	532,797	403,886	426,480	269,515	434,000
101-53620-50504	VEHICLE MAINTENANCE						
101-53620-50601	FUEL - GASOLINE AND DIESEL						
101-53620-50608	RECYCLING AND TIPPING FEES	251,278	267,280	204,314	218,000	147,960	30,000
Totals for dept 53620 - SOLID WASTE		790,212	814,640	622,109	659,987	428,270	478,974
Dept 54100 - ANIMAL CONTROL							
101-54100-50409	OTHER CONTRACTED SERVICES	9,790	11,756	11,123	11,898	8,484	11,312
Totals for dept 54100 - ANIMAL CONTROL		9,790	11,756	11,123	11,898	8,484	11,312
Dept 55200 - PARKS							
101-55200-50101	SALARIES				500		
101-55200-50201	FICA				38		
101-55200-50309	OTHER SUPPLIES AND EXPENSE	5,072	2,965	2,327	3,000	2,147	3,150
101-55200-50409	OTHER CONTRACTED SERVICES	50					
101-55200-50501	BUILDINGS AND GROUNDS		755				
101-55200-50902	EQUIPMENT CAPITAL OUTLAY		4,000	4,000	4,000	347	4,000
Totals for dept 55200 - PARKS		5,122	7,720	6,327	7,538	2,494	7,150
Dept 55300 - RECREATION							
101-55300-50102	WAGES	5,072	5,792	5,933	6,968	5,011	7,177
101-55300-50104	OVERTIME						
101-55300-50106	SEASONAL				500		
101-55300-50201	FICA	385	429	445	571	383	549
101-55300-50202	RETIREMENT	345	400	384	502	361	520
101-55300-50203	HEALTH INSURANCE	603	225	1,709	2,767	89	1,171
101-55300-50204	DENTAL INSURANCE	85	160	102	164	5	58
101-55300-50205	LIFE INSURANCE	3	4	3	6	3	6
101-55300-50309	OTHER SUPPLIES AND EXPENSE						
101-55300-50902	EQUIPMENT CAPITAL OUTLAY						
Totals for dept 55300 - RECREATION		6,493	7,010	8,576	11,478	5,852	9,481
Dept 56910 - PLAN COMMISSION							
101-56910-50101	SALARIES	36,197	38,104	39,028	41,600	30,577	43,472
101-56910-50102	WAGES	640	840	880	3,360	960	1,120
101-56910-50201	FICA	2,815	2,980	3,053	3,439	2,413	3,411
101-56910-50202	RETIREMENT	2,442	2,627	2,202	2,995	2,202	3,152
101-56910-50203	HEALTH INSURANCE	4,518	5,001	1,802			

101-56910-50204	DENTAL INSURANCE	322	349	430	329	274	339
101-56910-50205	LIFE INSURANCE	39	49	37	76	35	63
101-56910-50206	POST RETIREMENT BENEFITS						
101-56910-50305	PRINTING AND PUBLISHING	289	254	347	428	71	400
101-56910-50309	OTHER SUPPLIES AND EXPENSE	30	24		30	30	30
101-56910-50403	ENGINEERING AND INSPECTION						
101-56910-50409	OTHER CONTRACTED SERVICES	8,481	11,658	7,960	11,800		9,000
Totals for dept 56910 - PLAN COMMISSION		55,773	61,886	55,739	64,057	36,562	60,987
Dept 56920 - BOARD OF APPEALS							
101-56920-50102	WAGES				400		
101-56920-50201	FICA				31		
101-56920-50202	RETIREMENT						
101-56920-50309	OTHER SUPPLIES AND EXPENSE						
Totals for dept 56920 - BOARD OF APPEALS					431		
Dept 59100 - TRANSFER OUT							
101-59100-50000	TRANSFER TO OTHER FUNDS	1,800,754	332,373	514,757		240,537	
Totals for dept 59100 - TRANSFER OUT		1,800,754	332,373	514,757		240,537	
TOTAL APPROPRIATIONS		8,140,150	6,984,472	7,410,653	7,468,350	5,616,948	8,146,371
NET OF REVENUES/APPROPRIATIONS - FUND 101		731,930	814,804	758,581		580,042	0
BEGINNING FUND BALANCE		5,105,858	5,837,663	6,652,953	7,411,290	7,411,290	7,411,290
FUND BALANCE ADJUSTMENTS		(128)	480	(248)			
ENDING FUND BALANCE		5,837,660	6,652,947	7,411,286	7,411,290	7,991,332	7,411,300

2027 Consolidated CIP

	2027 total proposed CIP budget		2027 proposed General fund	2027 proposed Sewer fund CIP	2027 proposed Water fund CIP	2027 proposed Stormwater fund CIP	2027 proposed TID #1,2,3,4,5,6 CIP	Use of funds: Carried over from 2026	2023A borrowing	2026A borrowing	2027 cash	2028 cash	ATC funds	TIDS	Use of carry over funds from previous borrowings
General fund:															
Paving:															
Total 2027 Paving			-												
Whispering Meadows paving-Construction cost	490,810		490,810								490,810				
Whispering Meadows paving-Engineering cost	49,081		49,081								49,081				
Whispering Meadows paving-Contingency cost	85,109		85,109								85,109				
			$0						-						
	$625,000		**625,000**		-	-		-	-		**625,000**	-	-	-	-
Public works:															
54-43 - 2008 - Freightliner 12 YR Dump/Plow Truck	$335,000		335,000								$247,904		87,096		
54-11 - 1996 - New Holland Tractor and Batwing Mower	$82,000		82,000								$82,000				
			-								$0				
	$417,000		**$417,000**					-	-	-	**$329,904**	-	**87,096**	-	-
Parks:															
	-		-								-	-			
	-		-					-			-	-	-	-	
Public Safety:															
			-								-	-			
Replacement for 2017 chiefs suv	$100,000		100,000								100,000	-			
Training Room AV update	65,000		65,000								65,000	-			
Replace Fire Department Transaction Counter & Operable Glass Transaction Window	18,000		18,000								18,000	-			
			-					-							
	183,000		**183,000**		-	-		-	-	-	**183,000**	-	-	-	
Administration:															
Replacement Computer Plan	20,000		20,000								20,000				
Village Buildings HVAC Repairs	5,000		5,000								5,000	-			
Voting Machines-5 tabulators machines 2 express votes	47,669		47,669								47,669				
Badger Books	13,000		13,000								13,000				
Multi-Use Path Village-wide Plan	30,000		30,000								30,000				
Finance Software Implementation	35,000		35,000								35,000				
IT Firewall	6,000		6,000								6,000				
Phone System Replacement	45,000		45,000								45,000				
Zoning Code Updates	85,000		85,000								85,000				
	286,669		**286,669**		-	-		-	-	-	**286,669**	-	-	-	
TOTAL GENERAL FUND	**$1,511,669**		**1,511,669**		-	-		-	-	-	**1,424,573**	-	**87,096**	-	-
Sewer fund:															
Quickview 360 for I & I inspections	$ 24,000.00			24,000							24,000	-			
Whipering Meadows Televising	$ 3,750.00			3,750							3,750	-			
Whipering Meadows Manholes-Paving	$ 55,000.00			55,000							55,000				
Whipering Meadows Manholes-Engineering & Contingency	$ 11,500.00			11,500							11,500				
Pike Creek Sanitary Improvements 25%	$ 958,750.00			958,750							958,750				
Sanitary Sewer Lining	$ 915,000.00			915,000							915,000				
Field Staff Computer	$ 1,352.00			1,352							1,352				
Utilities Manager Vehicle	$ 18,333.33			18,333							18,333				
				$0							-				
TOTAL SEWER FUND	**1,987,685**			**1,987,685**	-	-		-	-	-	**1,987,685**	-	-	-	-
Water fund:															
18th Booster Generator Connection	$ 20,000.00				20,000						20,000				
Hydrant Painting	$ 14,350.00				14,350						14,350				
Field Staff Computer	$ 1,312.00				1,312						1,312				
Utilities Manager Vehicle	$ 18,333.33				18,333						18,333				
Water Meter Replacements	$ 25,000.00				25,000						25,000				
Valve Replacement Fund	$ 10,000.00				10,000						10,000				
Replacement Hydrant Fund	$ 9,000.00				9,000						9,000				
TOTAL WATER FUND	**97,995**				**97,995**	-		-	-	-	**97,995**	-	-	-	
Storm water fund:															
Whipering Meadows Televising	$ 18,250.00					18,250					18,250	-			
Whipering Meadows Stormwater Improvements and Curb & Gutter	$ 119,500.00					119,500					119,500				
Whispering Meadows - Engineering and Contingency	$ 23,900.00					23,900					23,900				
Field Staff Computer	$ 1,312.00					1,312					1,312				
Utilities Manager Vehicle	$ 18,333.33					18,333					18,333				
2026 Paving portion						-					-				
TOTAL STORM WATER FUND	**181,295**				-	**181,295**		-	-	-	**181,295**	-	-	-	
TID# 1, 2, 3, 4, 5, & 6: 75%															
TID# 1: Pike Creek Sanitary Improvements 31%	1,188,850						1,188,850							1,188,850	
TID# 2: Pike Creek Sanitary Improvements 32%	1,227,200						1,227,200							1,227,200	
TID# 3: Pike Creek Sanitary Improvements 2%	76,700						76,700							76,700	
TID# 4: Pike Creek Sanitary Improvements 4%	153,400						153,400							153,400	
TID# 5: Pike Creek Sanitary Improvements 4%	153,400						153,400							153,400	
TID# 6: Pike Creek Sanitary Improvements 2%	76,700						76,700							76,700	
TOTAL TID # FUND	**2,876,250**				-	-	**2,876,250**	-	-	-	-	-	-	**2,876,250**	
TOTAL	**$6,654,895**		**1,511,669**	**1,987,685**	**97,995**	**181,295**	**2,876,250**	-	-	-	**3,691,549**	-	**87,096**	**2,876,250**	-

2027 Budget Property Tax Impact by Preliminary Mill Rate - Village

Average Residential Assessed Value Increase	14.25%

Option 2: Both Recycling Fee & PFP Estimated $410,380 (Village & Town)			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.33	$ 1,227.81	$ (130.48)
2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.75	$ 1,754.01	$ (186.40)
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.18	$ 2,280.21	$ (242.32)

Year	Mill Rate
2025	3.88082
2026	3.0704

Option 3: Option 2 + 2026 Budget G.O Debt Levy Level $1,067,912 (Village & Town)			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.33	$ 1,277.41	$ (80.88)
2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.75	$ 1,824.87	$ (115.54)
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.18	$ 2,372.33	$ (150.20)

Year	Mill Rate
2025	3.88082
2026	3.19444

Option 4: Option 2 + $1.3M G.O. Debt to the Village			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.33	$ 1,362.81	$ 4.52

Year	Mill Rate
2025	3.88082
2026	3.40800

2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.75	$ 1,946.87	$ 6.46
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.18	$ 2,530.93	$ 8.40

Year	Mill Rate
2025	3.88082
2026	3.47803

Option 5: Option 2 + 1.4M G.O. Debt to the Village			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.33	$ 1,390.81	$ 32.53
2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.75	$ 1,986.88	$ 46.47
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.18	$ 2,582.94	$ 60.41

Year	Mill Rate
2025	3.88082
2026	3.54807

Option 6: Option 2 + 1.5M G.O. Debt to the Village			
2025	$ 350,000.00	$ 1,358.29	
2026	$ 399,885.33	$ 1,418.82	$ 60.53
2025	$ 500,000.00	$ 1,940.41	
2026	$ 571,264.75	$ 2,026.89	$ 86.48
2025	$ 650,000.00	$ 2,522.53	
2026	$ 742,644.18	$ 2,634.95	$ 112.42

Established 1843
Somers
VILLAGE & TOWN
www.somers.org
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: Oct. 13th, 2026

TO: Village President Stoner and Village Trustees

PREPARED BY: Wendy Burnette-Clerk/Treasurer

REVIEWED BY: Kevin Poirier, Assistant Administrator

AGENDA ITEM: #24 Action on Operator's Licenses: Akilah Benson, Alexis Bernhardt, Lydia Bryant, Logan Hale, Brynn Hendrickson, Julie Horton, Aaron Huffman, Thomas Ketchum, Kaitlynn Libricz, Jada Mendez, Michelle Northard, Myles Popa, Heath Reece, Anna Rocha, Jessica Rodriguez Marrero, Stella Ruffalo, Eric Shane, Nicole Schoop, John Seekings, Wendy Taylor

BACKGROUND:

Akilah Benson, Alexis Bernhardt, Lydia Bryant, Logan Hale, Brynn Hendrickson, Julie Horton, Aaron Huffman, Thomas Ketchum, Kaitlynn Libricz, Jada Mendez, Michelle Northard, Myles Popa, Heath Reece, Anna Rocha, Jessica Rodriguez Marrero, Stella Ruffalo, Eric Shane, Nicole Schoop, John Seekings, Wendy Taylor *has applied for operator's license 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 Akilah Benson, Alexis Bernhardt, Lydia Bryant, Logan Hale, Brynn Hendrickson, Julie Horton, Aatron Huffman, Thomas Ketchum, Kaitlynn Libricz, Jada Mendez, Michelle Northard, Myles Popa, Heath Reece, Anna Rocha, Jessica Rodriguez Marrero, Stella Ruffalo, Eric Shane, Nicole Schoop, John Seekings, Wendy Taylor"

ATTACHMENTS:

None