



Oakfire

Updated: June 4th, 2019

Organization/Role	Name	Phone	Email	Mailing Address
City of Kenosha - Water	Edward St. Peter	(262) 653-4300	estpeter@kenosha.org	Edward St. Peter General Manager Kenosha Water Utility 4401 Green Bay Road Kenosha, WI 53144
City of Kenosha (Airport Overlay)	Brian Wilke	(262) 653-4049	bwilke@kenosha.org	Brian Wilke Development Coordinator City of Kenosha 625 52nd Street Kenosha, WI 53140
Oakfire - Architect	Ryan Schultz	(773) 425 6456	ryan.schultz@openingdesign.com	Ryan Schultz OpeningDesign 316 W. Washington Avenue Suite 675 Madison, WI 53703
Oakfire - Developer	David Scotney	(312) 451 1494	davidoakfire@gmail.com	David Scotney Principal/Owner Oakfire, LLC
Oakfire - General Contractor	Pete Juergens		pete.juergens@hotmail.com	Pete Juergens Geneva Bay Construction N2806 Walden Lane Lake Geneva, WI 53147-3441
Kenosha County Highway/Public Works	Clement Abongwa	(262) 653-1872	Clement.Abongwa@kenoshacounty.org	Clement Abongwa Director/Highway Commissioner Kenosha County Highway/Public Works 19600 75th Street P.O. Box 609 Bristol, WI 53104-0609
Village of Somers Administrator	William Morris	(262) 859-2822	bmorris@somers.org	William Morris Village/Town Administrator Village/Town of Somers P.O. Box 197 Somers, WI 53171
Village of Somers Assistant Administrator	Jason Peters	(262) 859-2822	jpeters@somers.org	Jason J. Peters Village/Town Assistant Administrator Village/Town of Somers P.O. Box 197 Somers, WI 53171

Village of Somers Attorney	Jeffrey J. Davison, Esq.	(262) 657-5165	dmltd@sbcglobal.net	Jeffrey J. Davison, Esq. Davison Law Office, Ltd. 1207 55th Street Kenosha, WI 53140
Village of Somers Building Inspector	Russ Nolen	(262) 859-2822	rnolen@somers.org	Russ Nolen Village/Town Building Inspector Village/Town of Somers P.O. Box 197 Somers, WI 53171
Village of Somers Engineer	Douglas Snyder	(815) 444-3349	dsnyder@baxterwoodman.com	Douglas R. Snyder, PE Baxter & Woodman 256 S. Pine Street Burlington, WI 53105
Village of Somers Fire	Carson Wilkinson	(262) 859-2277	cwilkinson@somers.org	Carson Wilkinson Fire Chief Village/Town of Somers P.O. Box 197 Somers, WI 53171
Village of Somers Fire	Joe Scruggs	(262) 620-3285	jscruggs@somers.org	Joe Scruggs Fire Inspector Village/Town of Somers P.O. Box 197 Somers, WI 53171
Village of Somers Planning & Zoning	Andy M Buehler	(262) 857-1892	Andy.Buehler@kenoshacounty.org	Andy M. Buehler Director of Planning & Development Kenosha Co Planning & Development 19600 75th Street, SUITE 185-3 Bristol, WI 53104-0520
Village of Somers Planning & Zoning	Luke Godshall	(262) 857-1895	luke.godshall@co.kenosha.wi.us	Luke Godshall Senior Land Use Planner Kenosha Co Planning & Development 19600 75th Street, SUITE 185-3 Bristol, WI 53104-0520
Village of Somers President	George Stoner	(262) 859-2822	gstoner@somers.org	George Stoner Village President Village of Somers P.O. Box 197 Somers, WI 53171
Wisconsin Department of Natural Resources	Peter Wood	(262) 884-2360	peter.wood@wi.gov	Peter Wood Water Resources Engineer Wisconsin DNR 9531 Rayne Road Suite 4 Sturtevant, WI 53177
Wisconsin Department of Transportation Southeast Region	Arthur Baumann	(262) 548-6707	Art.Baumann@dot.wi.gov	Traffic Operations Engineer Wisconsin Department of Transportation Southeast Region 141 NW Barstow St. P.O. Box 798

Susan Voight

Access Management Coordinator

Wisconsin Department of Transportation Southeast

Region

141 NW Barstow St.

P.O. Box 798

Waukesha, WI 53187-0798

Wisconsin Department of Transportation Southeast
Region

Susan Voight

(262) 548-8788

susan.voight@dot.state.wi.us

Village of Somers, Wisconsin

Standard Material Specification Checklist



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 tressed 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 butyl 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.

Village of Somers, Wisconsin

Development Standards



Prepared by:

BAXTER & WOODMAN
Consulting Engineers
www.baxterwoodman.com

Date: March 22, 2018

Revised April 3, 2018

SECTION 1 - ENGINEERING AND ADMINISTRATIVE PROCEDURES

1.1 GENERAL

- A. This manual was prepared to clarify and enhance the Village public improvement standards. If a conflict exists between this document and a Village Ordinance, the Village Ordinances shall apply.
- B. When the Village receives a plan submittal for a proposed development, the Village Engineer will conduct an initial review for completeness and accuracy. If the submittal is found to be incomplete, a letter of incompleteness will be sent to the applicant indicating additional items that need to be submitted prior to a plan review being initiated. If the Village does not receive the additional items within 30 calendar days from the date of the letter, the submittal will be considered null and void and discarded. A complete separate submittal will then need to be made by the applicant upon readiness.
- C. When a plan submittal is found to be complete, the Village Engineer will conduct an office review of the submittal documents and provide plan review comment or a recommendation of approval by the Village. The review comments or approval recommendation letter will be forwarded to the applicant. The Engineer of Record for the project or the Land Developer as applicable must address review comments. Plans may be re-submitted only once all review comments have been addressed. Re-submittals shall include a cover letter addressing each review comment, item by item, and the revised documents.
- D. Review fees are based on the Village Engineer's current hourly rate schedule and the actual time spent reviewing the plan submission. The Village may, at their discretion, require an escrow credited to the Village for plan review fees. The escrow amount(s) are subject to the complexity of the project. The Land Developer is responsible for costs of actual time spent for the review of plans submitted if they exceed the escrow amount. An appropriate refund will be made if the actual cost is less than the escrow amount.

1.2 PRE-DESIGN CONFERENCE

- A. It is recommended that prior to the development of detailed drawings, the Property Developer and the Design Engineer meet with the Village staff and Village Engineer to review Village requirements and any other proposed projects or existing conditions that may affect the final project design. The Property Developer or Design Engineer shall initiate the request for this preliminary meeting, if desired.

1.3 DRAWING PREPARATION REQUIREMENTS

- A. All drawings, specification manuals, and reports submitted for approval shall bear the name of the Design Engineer, their signature, the imprint of the Wisconsin Professional Engineer seal, and their address and telephone number. Where

feasible, drawings shall consist of 24-inch x 36-inch sheets. Drawings shall be clear and legible, and shall be drawn to a conventional, even scale which will permit all necessary information to be plainly shown.

- B. All elevations shall be referenced to National Geodetic Vertical Datum (mean sea level) where available and benchmarks shall be noted. Location coordinates shall be tied to the State Plane Coordinate System. The limits of any wetlands, lakes, ponds, streams, floodplains, primary environmental corridors, and WDNR Chapter 151 protective areas shall be shown on the drawings.
- C. All improvements proposed for use on the project shall be indicated on the drawings. All proposed improvements and all existing municipal and privately owned utilities shall be shown in both plan and profile. Plans must include a dimensioned site plan and landscaping plan.
- D. If the plans contain the construction of any public road, sewer, water main, or other Village-owned facility, the following note shall be provided: "Prior to construction, a pre-construction conference shall be held at the Village Hall. The pre-construction conference shall be scheduled and moderated by the designing engineer of record."

1.4 SPECIFICATION REQUIREMENTS

- A. A project construction and specifications manual (Project Manual) is required for all Village-owned facility construction, including sewers, water mains, and roadways.
- B. Technical specifications shall be complete in themselves, except that appropriate specific sections of the most recent edition of the "Standard Specifications for Road and Bridge Construction", as published by the Department of Transportation, State of Wisconsin, (WDOT Standard Specifications), the "Standard Specifications for Sewer and Water Construction in Wisconsin", and the various standard published material specifications prepared by associations such as the "American Society for Testing and Materials" (ASTM) or the "Concrete Reinforcing Steel Institute" (CRSI), may be incorporated by reference.
- C. The specifications shall include, but not be limited to, all information not shown on the drawings, which is necessary to establish in detail the quality of materials and work required in the project, allowable parameters for testing the various parts of the project and instructions for testing material and equipment. Wherever there is conflict between the written specifications and the drawings, the more stringent requirements, as determined by the Village, shall apply.
- D. The specifications shall include a clause that all work included shall be guaranteed by the Contractor to be free from defects in construction and materials and in conformance with the approved drawings and specifications. An insurance certificate may also be required from the contractor meeting the Village requirements.

1.5 DESIGN COMPUTATION REQUIREMENTS

- A. Design computations shall be made by the Design Engineer for all phases of the project when such computations are required to facilitate review by the Village Engineer. Said computations shall be neat and legible, accompanied by narratives addressing the computations and in a form considered acceptable by the Village Engineer. Said computations shall include, but not necessarily be limited to, the following:
 1. Storm Water Management Capacities and Routings
 2. Storm Water Quality Calculations
 3. Storm Water Infiltration Analysis from Soil Borings or Test Pits and Comparison with NR151 Performance Goals
 4. Compensatory Floodplain Storage
 5. Storm Sewer System Design Including Inlet Capacities
 6. Structural Strength Design for Conduits More than 20 Feet below Finished Grade
 7. Road Pavement Design
 8. Water System Fire Flow Calculations
 9. Sanitary Sewer Capacity Calculations
- B. A storm water management report shall be prepared by the Design Engineer for all developments disturbing one acre or more of land. The report shall generally contain the following items:
 1. Title sheet with official project name, date of preparation, applicable revision, and seal and signature of the preparer.
 2. Narrative of required storm water management performance goals for the development.
 3. Description of the project site location and existing conditions including, land use, topography, existing drainage patterns, point of discharge, identification of wetlands, floodplains, and other relevant features effecting storm water drainage.
 4. Description of soil types and hydrologic soil classifications.
 5. Description of the proposed development and post-construction site conditions including storm water management facilities being used to meet the site's performance goals, drainage patterns, points of discharge, protective areas, and other relevant features effecting storm water drainage.
 6. Description of the analytical procedures used to quantify the pre-developed and post-developed storm water runoff rates, volumes, and water quality performance standards.
 7. Summary of the pre-developed and post-developed hydrologic and hydraulic parameters used in evaluation.
 8. Summary of the pre-developed and post-developed storm water runoff rates and comparison with peak flow performance goals.
 9. Summary of the post-developed water quality and infiltration analyses and comparison with the performance goals.
 10. Maintenance plan/agreement covering all storm water management facilities.

11. Appendices to the report including the following items:
 - a. Pre-developed and post-developed drainage area exhibits showing topography, time of concentration paths, and identified drainage basins.
 - b. Computer model printouts and worksheets demonstrating compliance to the performance goals for runoff rates, water quality, and infiltration.
 - c. Soil investigation reports.

1.6 OPINION OF PROBABLE COST

- A. The Design Engineer shall prepare an itemized opinion of the probable cost of the work. The opinion shall be delineated public and private (onsite) improvements when applicable.

1.7 OTHER PERMIT APPLICATIONS AND APPROVALS

- A. Other governmental agencies may review and approve for construction all or certain parts of the work included in a project and may require a permit for such work. They may also require that an application for a permit be executed by the Village. When such permit application is required, the Design Engineer shall prepare it. The Land Developer shall secure all required permits and necessary authorizations from other governmental agencies.
- B. A copy of said permit applications and related approval letters shall be provided to the Village prior to construction.

1.8 REVISIONS TO APPROVED DRAWINGS AND SPECIFICATIONS

- A. Any deviations from previously approved drawings or specifications affecting capacity, stability, or operation of the system shall be approved in writing by the Village Engineer before such changes are made. Minor changes not affecting capacity, stability, or operation of the system will not require formal approval, but must be approved in writing by the Field Inspector.

1.9 CONSTRUCTION SUPERVISION

- A. The Village Engineer and/or Field Inspector may conduct full-time and/or part-time inspection of developments (including private developments). Construction staking, confirmation of approved elevations, and preparation of Record Drawings are the responsibility of the Design Engineer or other independent professional employed by the Property Developer.

1.10 EXISTING FACILITIES

- A. Drawings and specifications shall provide for the continuous operation of existing facilities without interruption during construction, unless otherwise specifically authorized by the Village Engineer.

1.11 RECORD DRAWINGS

- A. Record drawings signed and sealed by the Design Engineer or other independent professional employed by the Property Developer shall clearly show all changes from the approved drawings.
- B. Record drawings shall be submitted to the Village Engineer prior to the Property Developer's request for final inspection of the improvements. The record drawings shall be based on actual measurements of both horizontal and vertical dimensions, made after the completion of the work.

SECTION 2 - UTILITY EXCAVATIONS

2.1 GENERAL

- A. Any construction, maintenance, or repair of utilities located within the Village street right-of-way shall not commence without the issuance of a construction permit from the Village. The construction of all utilities and restoration of all disturbed areas shall be in accordance with these standards.

2.2 PERMIT REQUIREMENTS

- A. Permits shall be issued no later than thirty (30) days from the receipt of an application. The Village Board may, at its discretion, direct the Village Engineer to review projects prior to approving an application. Any costs incurred by the Village for review and inspection of facilities or improvements shall be borne by the applicant. In addition, construction permits shall be issued only upon satisfaction of the following:
 - 1. Completion of an application for a construction permit along with the submission of the applicable fee as established by the Village Board.
 - 2. Posting with the Village Clerk, a bond or other surety in an amount not to exceed one hundred fifty percent (150%) of the actual cost of the construction, maintenance, or repair of facilities or improvements.
 - 3. Approval of the construction permit application by the Village.

2.3 EXCEPTIONS

- A. The Village Board may, at its discretion, waive permit requirements as necessary.
- B. Emergency repairs of facilities or improvements may be made as needed, provided a permit is obtained within 5 working days from the commencement of emergency repairs.

2.4 RETURN OF BOND

- A. Upon completion of any project requiring a construction permit, the bond or surety posted with the Village Clerk shall be returned upon receipt of the following:
 - 1. Notice to the Village Clerk from the permittee that the project has been completed.
 - 2. Inspection by the duly authorized representative of the Village.
 - 3. Approval of the Village Board.

2.5 DAMAGES AND LOSS OF BOND

- A. Any damage, as determined by the Village Board, which is the result of construction, maintenance, or repair of utilities located within the Village street right-of-way, shall be the responsibility of the applicant. The applicant shall pay

the costs of repairing the damages, which amount may be forfeited from the bond.

1. All repairs, maintenance, or construction shall conform to Federal, State, County, and Village ordinances, specifications, and standards.
2. Any repairs not in conformity with the foregoing shall be repaired by the Village with the costs for the same withdrawn from the bond.

2.6 PROCEDURE FOR BOND FORFEITURE

- A. In the event the Village Board elects to repair damages and proceed against the bond of the permittee, the Village may do so only upon the following:
 1. Notice in writing to the permittee from the Village Administrator, which shall substantially contain the following:
 - a. The nature of the damage or non-conformity that has led to the Village's determination to proceed against the bond.
 - b. The amount claimed by the Village.
 - c. The permittee has the right to request in writing, a review of the determination within thirty (30) days of the Village's Notice. If requested, said review shall proceed in accordance with Chapter 68 of the Wisconsin Statutes.
 2. The Village shall not forfeit any part of a bond until and unless no written request for a review of the determination has been received within thirty (30) days of the Village's Notice, or after completion of the Chapter 68 proceedings, and after any applicable appeal period has run.

SECTION 3 - RESTORATION OF EXISTING IMPROVED SURFACES

3.1 GENERAL

- A. The Contractor shall restore all permanent type pavements, sidewalks, driveways, curbs, gutters, trees, shrubbery, lawns, fences, poles, and other property and surface structures removed or disturbed during or as a result of construction operations to a condition that existed before the work began.
- B. The surface of all improvements shall be constructed of the same material, thicknesses, widths, etc. and match in appearance the surface of the improvements that were removed.

3.2 SAW CUTTING

- A. When necessary to remove sections of existing pavement, sidewalk, or curb and gutter, and prior to removal, the edges of the section to be removed shall be cleanly cut with a concrete saw.

3.3 REMOVAL OF ROADWAY PAVEMENTS, SIDEWALKS, DRIVEWAY AND CURB

- A. Where concrete pavement, sidewalk, driveway or curbing is cut, the width of the cut shall exceed the actual width of the top of the trench at subgrade by twelve (12) inches on each side. Exposed surface of Portland Cement or asphaltic concrete shall be cut with a pavement saw to full depth before removal.
- B. Driveway openings installed after the initial installation of concrete curb/gutter shall have the existing curb/gutter removed by removing to the nearest joint spacing or by removing the curb head using approved sawing equipment for the intended removal.

3.4 CONCRETE PAVEMENT SURFACE

- A. Where the existing roadway pavement surface is Portland Cement concrete, the pavement replacement shall consist of seven (7) inch Portland Cement concrete pavement or existing concrete depth, whichever is greater.
- B. Portland Cement concrete and construction methods for Portland Cement concrete pavement shall conform to the current requirements of the (WDOT) Standard Specifications.
- C. Pavement joints and reinforcing in the replacement pavement shall conform to and match that in the adjacent pavement area.

3.5 ASPHALTIC CONCRETE PAVEMENT SURFACE

- A. Where the existing roadway pavement surface is asphaltic concrete, the pavement replacement shall consist of five (5) inches of asphaltic concrete pavement or

existing asphaltic concrete pavement depth, whichever is greater, in a minimum of 2 lifts, and conforming to the requirements of the (WDOT) Standard Specifications.

- B. Where the existing pavement surface is asphaltic concrete and the base consists of a rigid material such as brick or Portland Cement concrete, the base replacement shall consist of 8-inch Portland Cement concrete base course. Portland Cement concrete shall be as noted above.

3.6 SEAL COATED PAVEMENT

- A. Where the existing pavement is comprised of seal coat material and the base consists of a flexible material such as gravel or crushed stone, the base replacement shall consist of a 10-inch compacted thickness of crushed aggregate base course conforming to the (WDOT) Standard Specifications and special provisions thereof. The surface replacement shall be asphaltic concrete pavement as specified above.

3.7 CONCRETE SIDEWALKS, DRIVEWAYS, CURB, CURB AND GUTTER

- A. Where necessary to remove and replace concrete sidewalk, driveways, curb, and curb and gutter, replacements shall be made according to Village Ordinances and these Design Standards for the construction of driveways, approaches, and sidewalks.
- B. Curb or curb and gutter dimensions and cross sections shall conform, as nearly as practicable, with the existing installations except that at intersections with sidewalk that does not conform to State of Wisconsin handicap requirements, sufficient depressed curb and gutter along with sidewalk shall be replaced to meet said handicap specifications.
- C. 1/2-inch preformed expansion joints shall be placed at intervals not exceeding 50 feet and at the junction with existing work.
- D. Saw cut crack control contraction joints shall be made every 20 feet (minimum) for curb, curb and gutter, and driveways. Saw cut crack control contraction joints shall be made equidistant to the pavement width for sidewalk. Contraction joints shall be a minimum of 1/2-inch in depth.
- E. Sidewalks shall be finished to match existing adjacent sidewalk surfaces.

3.8 CULTIVATED LAWNS

- A. Provide topsoil, seeding, sodding, and care of grass during establishment period for a complete surface restoration of lawns, parkways, and other areas disturbed as a result of the construction.
 1. Topsoil
 - a. Topsoil shall be furnished and properly placed, raked, and rolled to minimum depth of 4-inches. The topsoil furnished shall consist of loose, friable, loamy, non-acid soil, having at least 90 percent

- passing a No. 10 sieve, free of large roots, brush, sticks, weeds, stones larger than 1/4-inch in diameter, and any other debris.
- b. Before topsoil is placed, the area to be covered shall be brought to the proper grade. If the existing surface has become hardened or crusted, it shall be raked or otherwise loosened to provide suitable bond with the topsoil.
 - c. Apply commercial grade fertilizer uniformly at a rate of 7 pounds per 1,000 square feet. Work fertilizer into soil prior to seeding or sodding.
2. Sodding
- a. Provide sod in developed areas that were grassed prior to construction and as indicated on the drawings. Sodding shall also be used in ditches and drainage swales and on all embankment slopes steeper than 4 to 1 unless protection is provided against erosion of seeding. At the Contractor's option, sodding may be substituted for seeding.
 - b. The cut sod shall be not less than 2-inches thick. Sod that has been cut more than 48 hours prior to installation shall not be used without the approval of the Village Engineer.
 - c. Sod shall be placed according to Section 631 of the (WDOT) Standard Specifications. Place sod with edges in close contact and alternate courses staggered. On slopes 2 to 1 or steeper, sod shall be staked with at least one stake for each piece of sod. Do not place sod when the ground surface is frozen or when air temperatures may exceed 90 degrees F.
 - d. New sod shall be watered daily at the rate specified in Section 631 of the (WDOT) Standard Specifications for a minimum of 10 days after the specified initial watering. Any defective, dead or dying sod shall be removed and replaced up to one year after completion of the sodding.
 - e. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground.
3. Seeding
- a. Seed all grassed areas disturbed by construction operations and not receiving sod, in accordance with Section 630 of the (WDOT) Standard Specifications. Seed shall be sown between September 1 and November 1, or in spring from the time the ground can be worked until May 15. Do not seed in windy weather or when soil is very wet. Sow seed either mechanically or by broadcasting in two directions at right angles to each other to achieve an even distribution.
 - b. After seeding, rake seed lightly into ground and roll with a roller weighing between 100 and 200 pounds per foot of roller width.
 - c. Immediately after rolling seeded areas, apply vegetative mulch unless hydraulic seeding method is used. Apply mulch in accordance with Section 627 of the (WDOT) Standard Specifications. Place erosion control excelsior blanket or fiber mat

- on slopes steeper than 4 horizontal to 1 vertical. Unless otherwise indicated, also place erosion control matting or blanket at sides and bottoms of ditches, swales, and all areas within 10 feet of catch basins in seeded areas.
- d. Immediately after placing erosion control matting or mulch, water seeded areas thoroughly. Keep soil thoroughly moist until seeds have sprouted and achieved a growth of 1-inch.

SECTION 4 - EROSION CONTROL

4.1 GENERAL

- A. Soil Erosion and Sediment Control due to run-off, equipment leaving and entering a construction site, wind, etc., are required for all construction, including individual single family lots. Site engineering or grading plans for projects shall either contain specific provisions for erosion control or a separate erosion control plan. The provisions or plan will follow accepted techniques and details, as found in the Wisconsin Department of Natural Resources (DNR) Storm Water Construction and Post-Construction Technical Standards, Natural Resources Conservation Service Standards and Specifications, or as directed by the Village Engineer.
- B. Obtain coverage under the WPDES General Permit from DNR, if required.
- C. The stripping of topsoil and grading work for all developments shall be completed such that no more than 15 acres of area is unvegetated at any one time and as required by the Village Engineer.
- D. Steep slopes (exceeding 4:1) are to be avoided whenever possible. A minimum 25-foot buffer area of natural vegetation should be retained adjacent to storm water detention basins, and a minimum 50-foot buffer area retained for lakes, creeks, or other natural water sources. For concentrated flow drainageways with a drainage area greater than 130 acres, the minimum buffer area shall be 10 feet on either side of the drainageway.
- E. The erosion control plan should indicate the location of soil stockpiles that are to remain onsite longer than four weeks.
- F. Erosion control measures should be used which include but are not limited to sediment traps, sediment basins, diversion channels, haul roads at all construction entrances and pavement cleaning operations, silt fences, straw bales, and any other measures necessary or as directed by the Village Engineer.
- G. Best management practices, by design, shall reduce the sediment load carried in runoff to the requirements of the current version of Wisconsin Administrative Code Chapter NR 151.

4.2 DESIGN REQUIREMENTS

- A. On-site sediment control measures, as specified by the following criteria shall be constructed and functional prior to initiating clearing, grading, stripping, excavating, or fill activities on the site.
 - 1. For disturbed areas draining less than one (1) acre, filter barriers (including filter fences, straw bales, or equivalent control measures) shall be constructed to control all off-site runoff as specified in referenced handbooks. Vegetated filter strips, with a minimum width of 25 feet, may be used as an alternative only where runoff in sheet flow is expected. Silt filter fences and straw bales shall be inspected weekly and after rainfall

- events for repair or replacement. Straw bales shall be replaced as a minimum, every three months.
2. For disturbed areas draining more than one (1) but less than five (5) acres, a sediment trap or equivalent control measure shall be constructed at the downslope point of the disturbed area.
 3. For disturbed areas draining more than five (5) acres, a sediment basin or equivalent control measure shall be constructed at the downslope point of the disturbed area.
 4. Sediment basin design shall provide for both detention storage and sediment storage. The detention storage shall be sized for the 2-year, 24-hour runoff from the site under maximum runoff conditions during construction with a release rate to achieve minimum detention times of at least 10 hours. Sediment storage shall be designed such that sediment removal from the basin is only required once a year.
 5. Disturbed areas shall be stabilized within seven (7) days with any of the temporary or permanent measures defined in this section.
 6. Any required disturbance of stream channels shall be restabilized within 48 hours of disturbance.

4.3 MAINTENANCE OF CONTROL MEASURES

- A. All soil erosion and sediment control measures necessary to meet the requirements of this ordinance shall be maintained periodically by the Land Developer or subsequent land owner during the period of land disturbance and development of the site in a satisfactory manner to ensure adequate performance. All soil erosion and sediment control measures shall be inspected by the landowner within 24-hours of each rain of 0.5 inches or more to determine if these control measures are functioning properly. Any substandard control measures shall be corrected to ensure adequate performance.
- B. At the completion of any project, the storm sewers, culverts, gutters, etc., will be inspected by the Village Engineer to determine any cleaning or flushing of trapped sediment that may be required.

4.4 INSPECTION

- A. The Village may make periodic inspections and shall either approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with erosion and sedimentation control plan as approved. Plans for grading, stripping, excavating, and filling work approved by the Village shall be maintained at the site during progress of the work. Inspections can take place during any or all of the following:
 1. Upon completion of installation of sediment and runoff control measures (including perimeter controls and diversions), prior to proceeding with any other earth disturbance or grading;
 2. After stripping and clearing;
 3. After rough grading;
 4. After final grading;
 5. After seeding and landscaping deadlines; and

6. After final stabilization and landscaping, prior to removal of sediment controls.

4.5 SPECIAL PRECAUTIONS

- A. If at any stage of the grading of any development site the Village determines by inspection that the nature of the site is such that further work authorized by an existing permit is likely to imperil any property, public way, stream, lake, wetland, or drainage structure, the Village may require, as a condition of allowing the work to be done, that such reasonable special precautions to be taken as is considered advisable to avoid the likelihood of such peril. "Special precautions" may include, but shall not be limited to, a more level exposed slope, construction of additional drainage facilities, berms, terracing, compaction, or cribbing, installation of plant materials for erosion control, and recommendations of a soils engineer that may be made requirements for further work.
- B. Where it appears that storm damage may result because the grading on any development site is not complete, work may be stopped and the permittee required to install temporary structures or take such other measures as may be required to protect adjoining property or the public safety. In large developments or where unusual site conditions prevail, the Village may specify the time of starting of grading and time of completion or may require that the operations be conducted in specific stages so as to insure completion of protective measures or devices prior to the advent of seasonal rains.

4.6 PROTECTION OF PROPERTY AND SURFACE STRUCTURES

- A. Trees, shrubbery, fences, poles, and all other property and surface structures shall be protected during construction operations. Any fences, poles or other man made surface improvements that are moved or disturbed shall be restored to their original condition, after construction is completed. A tree preservation plan may be required for all areas of a project that will be affected by the development activity. The plan shall show the location and trunk diameter of all trees of a diameter breast height of 4-inches and larger. The plan shall be taken to the extent practicable to preserve healthy trees over 10-inches in diameter. Any trees, shrubbery or other vegetation which are approved for removal shall be removed completely, including stumps and roots.
- B. Where trees are to remain, proper care should be taken during excavation operations. Do not machine excavate in the "root protection zone" defined as a circle around the tree with a radius equal to one foot for every inch of tree diameter. Roots encountered outside this zone, which are over 2-inch diameter, shall not be cut unless approved by the Village Engineer. Tree tunneling, where necessary, shall be determined by the Village Engineer. Shrub and tree limbs shall be tied back to prevent loss or damage. Any damaged limbs and branches shall be pruned and sealed. Spoil banks shall be removed by hand from around trees to prevent damage to trunks by construction machinery.

- C. Trees and shrubs which cannot be protected or are damaged during construction shall be replaced in kind or replace 4-inch diameter and larger trees with one 4-inch diameter size tree for each 6-inch of original tree diameter or fraction thereof. Replacement species shall be approved by the Village.
- D. Trees that do not survive (in good condition) for a period of 18 months after planting shall be removed and replaced.

SECTION 5 - UNDERGROUND IMPROVEMENTS

5.1 INTERRUPTION TO UTILITIES AND DAMAGE TO SURFACE IMPROVEMENTS

- A. A minimum of 72 hours prior to commencement of work, the Village and Diggers Hotline (1-800-242-8511) must be notified for location of any existing utilities. All reasonable precautions shall be taken against damage to existing utilities.
- B. In the event of a break in an existing gas main, sewer or underground cable, the Contractor shall immediately notify a responsible official from the organization operating the utility interrupted. The Contractor shall lend all possible assistance in restoring services and shall assume all costs, charges or claims connected with the interruption and repair of such services unless it is determined that the utility has not been properly located.
- C. In the case of Village utilities, the cost of such work will be billed to the Contractor.

5.2 TRAFFIC CONTROL

- A. All work within public rights-of-way shall conform to the requirements of the latest edition of the (WDOT) Standard Specifications and the Manual on Uniform Traffic Control Devices. The provisions of these standards will be enforced:
 1. When an opening is made into the existing pavement,
 2. When construction takes place adjacent to the edge of the existing pavement,
 3. When a utility crossing is made beneath the existing pavement, and
 4. When it is necessary to close a lane of traffic due to construction operations.
- B. Permission for land or road closure must be obtained from the Village Board President prior to commencing construction. Signing will be required in strict conformance to the Manual on Uniform Traffic Control Devices. No construction operation is to commence until such time that all required signs and barricades have been erected.

5.3 PAVEMENT CROSSING

- A. Unless otherwise specifically approved by the Village Engineer, all conduits crossing existing pavements shall be installed by tunneling, boring, jacking or auguring. When the carrier pipe is a conduit intended to operate under internal pressure, a casing pipe of adequate strength for all applied loads shall be used. The nearest face of pits or other open excavations on each side of a traveled pavement shall be at least 10 feet from the edge of the pavement.
- B. When open cutting is allowed or other pavement opening required, they shall be backfilled prior to the end of the working day unless otherwise authorized by the Village. All excavations shall be backfilled with AGGREGATE SLURRY BACKFILL MATERIAL and a temporary asphaltic patch of at least 2-inches in thickness shall be constructed. Provide AGGREGATE SLURRY MATERIAL, thoroughly mixed in

a concrete mixer truck in accordance with Section 8.43.8 of the Standard Specifications for Sewer and Water Construction in Wisconsin. It is understood that such pavement patching is only temporary and that permanent pavement repair will be required as specified in Section 9.

5.4 UTILITY LOCATIONS WITHIN THE ROAD RIGHT-OF-WAY

- A. Sanitary sewers in proposed street right-of-ways shall be located in the centerline of the right-of-way.
- B. Storm sewers in proposed street right-of-ways shall be located 8-feet minimum west or south of the roadway centerline. Appropriate manholes shall be provided to maintain the alignment on curvilinear roads to keep the storm sewer under the pavement.
- C. Water mains in proposed street right-of-ways shall be located 8-feet minimum east or north of the roadway centerline. Appropriate bend/fitting shall be provided to maintain the alignment on curvilinear roads to keep the water main under the pavement. Water main alignments on existing street right-of-ways or in easements shall be approved by the Village on a case-by-case basis. The alignment must be approved prior to submitting construction plans.
- D. Gas lines and facilities shall be, where possible, installed parallel to and within 10 feet of the inside of the right-of-way.
- E. Replacement or new installation of buried utility lines, conduits or cable for electric, telephone, cable television, and other communication services within an existing road right-of-way shall be, where possible, installed parallel to and within 10 feet of the inside of the right-of-way.
- F. All proposed utility lines, conduits or cable for electric, telephone, cable television, and other communication services for new development shall be placed a minimum of 24 inches underground within rear yard easements (or within 10 feet of the right-of-way line if approved by the Village). All transformer boxes shall be located so as not to be hazardous to the public.

5.5 TRENCHING

- A. Trenches shall be excavated to the depths and grades necessary for pipelines including allowances for bedding material.
- B. As determined by the Village Engineer, unsuitable soils found at or below the bottom of the trench shall be excavated to meet firm subsoil.
- C. Comply with the following maximum trench widths at the top of pipelines:

<u>Nominal Pipe Sizes (Inches)</u>	<u>Trench Widths (Inches)</u>
12 or smaller	30
14-18	36
20-24	42
27-30	48
33 or larger	1-1/3 times pipe O.D.

- D. If trench widths will exceed the maximum limitations above, higher strength pipe may be required or a concrete cradle may be used to achieve the necessary load factor.

5.6 BRACING AND SHEETING

- A. Open-cut trenches shall be sheeted and braced as required by governing federal and state laws including all OSHA Safety and Health Standards, and as may be necessary to protect life, property, and the work.

5.7 BEDDING AND BACKFILL REQUIREMENTS

- A. Bedding shall be provided for all underground pipelines, except where concrete encasement, concrete cradles, boring or jacking are indicated. Bedding shall be a minimum thickness of 4-inches and consist of well graded, washed, mixture of 100 percent crushed gravel or crushed stone aggregate free of clay, loam, dirt, calcareous, or other foreign matter conforming to the "Standard Specifications for Sewer and Water Construction in Wisconsin", and shall be properly compacted.

1. For sewer pipe 18 inches in diameter and smaller, use bedding material of 3/8-inch crushed stone chips with the following gradation:

<u>Sieve Size</u>	<u>Percent Passing</u>
1/2-inch	100%
3/8-inch	85-100%
No. 8	0-10%
No. 30	0-5%

2. For sewer pipe larger than 18-inches in diameter, use bedding material of 3/4-inch crushed stone chips with the following gradation:

<u>Sieve Size</u>	<u>Percent Passing</u>
1-inch	100%
3/4-inch	90-100%
3/8-inch	20-55%
No. 4	0-10%
No. 8	0-5%

- -
 3. Wherever two or more pipe or conduits are placed in the same trench or excavated area, backfill the trench with granular bedding material to support the uppermost pipe or conduit.
- B. For conduits not requiring SPECIAL GRANULAR BACKFILL, OR AGGREGATE SLURRY MATERIAL, backfill may be made with materials available from the trench excavation. The material shall be free from rocks and be carefully placed in 12-inch lifts. For conduits requiring excavation beneath or within 4 feet horizontally of driveways, or sidewalks or in other areas which, in the opinion of the Village Engineer, are or may be subject to vehicular traffic loading, SPECIAL GRANULAR BACKFILL shall be provided above the top of the bedding material and shall extend upward to the top of ground or pavement subgrade. Provide either sand, pit run gravel, granular material, or excavated granular materials:
1. Sand: Well graded, free from organic matter, cohesionless, complying with the "Standard Specifications for Sewer and Water Construction in Wisconsin", with the following gradation:

<u>Sieve Size</u>	<u>Percent Passing</u>
1-inch	100%
No. 16	45-80%
Material finer than No. 200	2-10%

2. Pit run gravel: Free from organic matter, cohesionless granular material obtained from natural deposits of sand and gravel, passing 3/4-inch sieve, and not more than 15 percent passing the No. 200 sieve.
3. Granular material: Use 100 percent crushed stone or gravel complying with the "Standard Specifications for Sewer and Water Construction in Wisconsin", with the following gradation:

<u>Sieve Size</u>	<u>Percent Passing</u>
1-inch	100%
3/4-inch	90-100%
3/8-inch	20-55%
No. 4	0-10%
No. 8	0-5%

4. Excavated granular materials: A mixture of sand and gravel, free from organic matter, clay, loam, dirt, and other foreign material, passing the 1-1/2-inch sieve, with not more than 15 percent passing the No. 200 sieve.
5. Crushed stone: Clean, hard, tough, durable, angular material crushed from bedrock limestone, dolomite, or granite.
 - a. Gradation requirements:

<u>Sieve Size</u>	<u>Percent Passing</u>
3-inch	100%
2-1/2-inch	90-100%
2-inch	35-70%
1-1/2-inch	0-15%
3/4-inch	0-5%

6. Unless otherwise specifically approved by the Village Engineer, all conduits crossing existing pavements shall be installed by tunneling, boring, jacking or auguring. For conduits requiring excavation beneath or within 4 feet horizontally of existing pavements that cannot be completed by trenchless methods, or in other areas at the direction of the Village Engineer, AGGREGATE SLURRY MATERIALS shall be provided above the bedding and covering material, and shall extend to the top of pavement subgrade.
- a. Provide AGGREGATE SLURRY MATERIAL, thoroughly mixed in a concrete mixer truck in accordance with Section 8.43.8 of the "Standard Specifications for Sewer and Water Construction in Wisconsin".

SECTION 6 - SANITARY SEWERAGE FACILITIES

6.1 INTRODUCTION

- A. All developments, regardless of size within limits of the Village, shall include provisions for the construction of sanitary sewerage facilities designed in accordance with this Section. Sanitary sewers shall be constructed throughout and to the limits of all developments to facilitate future extension of the Village sewer system to adjacent areas.
- B. Public sanitary sewers within the Village are owned and maintained by the Village. Wastewater flows are treated by the City of Kenosha Water and Sewer Utility. New sewer extensions must be approved by the Village, City of Kenosha, and the WDNR. Plans submittal to the Village and the City may be done concurrently. Prior to final Village approval of the plans, City approval must be obtained and the approval letter forwarded to the Village.
- C. Plan submittal to the WDNR must be done after the Village approves the plans. A copy of the WDNR Sewer Extension approval shall be provided to the Village prior to the start of construction.

6.2 SERVICE AREAS

- A. The Service Area shall include the entire area proposed to be ultimately served by all or a portion of the sanitary sewer system submitted for approval.
- B. If oversizing on-site facilities or extending the sanitary sewer system beyond the limits of the development results in additional construction cost, provisions shall be made for the Land Developer's recapture of the incremental cost upon submittal of all waivers of lien and paid invoices for such on-site and off-site improvements.
- C. Adequate details shall be shown on submitted drawings relative to future sewer sizes, elevations and topography to establish the adequacy of the proposed improvements to ultimately serve future sewer extensions.

6.2 SEWER DESIGN

- A. Residential Development: Sanitary sewage flow used in developing Design Average Flow from residential areas shall be computed using not less than 100 gallons per capita per day, and the Design Peak Flow need not exceed 400 gallons per capita per day but shall not be less than 250 gallons per capita per day.
- B. Flow Estimation:
 1. Sanitary sewage flow from both single family and multiple family residential areas shall be based on the population after full development of the area. For areas where the details of a proposed development are known, population shall be estimated as follows:

<u>Type of Dwelling Unit</u>	<u>Number of Persons</u>
Studio	1
1 bedroom	2
2 bedroom	3
3 bedroom	4
4 bedroom	5

2. For undeveloped residential areas where the details of future development are not known, design population per acre shall be estimated based on the zoning classification and any comparable developments within the Village.
3. For areas other than residential, estimated sanitary sewage flow shall be based on the type of development and the following table:

<u>Type of Establishment</u>	<u>Unit</u>	<u>Average Flow in Gal/ day /unit</u>	<u>Maximum Flow for Sewer Design in Gal/ day /unit</u>
Shopping Centers	Employee (1 shift)	50	200
Store	Employee (1 shift)	30	120
Offices	Person (1 shift)	25	100
Industrial	Person (1 shift)	35	140
Restaurant	Per Seat	7	30
Theater	Per Seat	5	20
Hotel	Per guest	100	400

4. For other than residential developments where the details of the development are not established, sanitary sewage flow shall be estimated by the Design Engineer and approved by the Village Engineer. Such approval shall not relieve the Land Developer of the responsibility of providing adequate sanitary sewers to meet all future requirements within the development.
- C. Design Formula: Sanitary sewers shall be designed to provide adequate capacity without surcharge for the Design Flow, using: Manning's formula:

$$V = \frac{1.486}{n} R^{2/3} S^{1/2}$$

(Where R = the hydraulic radius, S = the slope of the energy grade line, n = appropriate coefficient of roughness for the pipe material proposed). Flowing-full velocity shall not be less than 2.0 feet per second. Where velocities greater than 10 feet per second will occur in a sanitary sewer flowing full, special provisions shall be taken to prevent erosion or displacement of the pipe. Design flow at any point in the system shall be the total of the allowable infiltration at that point plus

sanitary sewage flow from the fully developed service area (computed in accordance with the above requirements) plus all potential additional flow from the Ultimate Service Area. Infiltration shall not exceed 200 gallons per 24 hours per mile per inch diameter of the sewer pipe for any section of the system at any time during its service life.

6.4 DESIGN DETAILS FOR SANITARY SEWERS

- A. Pipe and Joint Types: Sanitary sewer pipe and the joint specification shall be as follows, unless allowed otherwise by the Village Engineer:

<u>Pipe</u>	<u>Pipe Material</u>	<u>Joint</u>
PVC SDR 26 (min.)	ASTM D-3034	ASTM D-3212

- B. Minimum Size: No sanitary sewer shall be less than 8 inches in diameter.
- C. Alignment: Sewers with diameters less than 36-inches shall be laid straight in both horizontal and vertical planes between manholes.
- D. Sewer Size Changes: Under normal conditions, when sanitary sewers of different diameters join, the invert elevations shall be adjusted to maintain a uniform energy gradient. The alignment of the 0.8 depth points of the sewers will be accepted as meeting this requirement.
- E. Dewatering: Prior to pipe laying and jointing, the trench shall be sufficiently dewatered to maintain the water level in the trench at or below the base of the bedding.

6.5 BEDDING

- A. Bedding shall be provided for all sanitary sewers constructed in trench in accordance with Section 5.7.

6.6 SANITARY MANHOLES

- A. Manholes shall be provided at all changes in grade, size, or alignment. Manholes shall be no less than 48 inches in diameter and shall be constructed in accordance with the "Standard Specifications for Sewer & Water Construction in Wisconsin".
- B. Manhole castings within new public roadways shall be initially constructed to 1/4-inch below the top of the first layer of asphalt and subsequently adjusted at the time the final asphalt layer is placed.
- C. Manhole benches shall be poured in place. Pre-cast bases are allowed, but bench shall be poured in place.

- D. A minimum of 4 inches and a maximum of 19 inches of adjusting rings shall be installed at each manhole.
- E. Adjusting ring dimensions shall match the dimensions of the top of the cone section.
- F. Manholes shall be furnished to minimize the chimney height required.
- G. All sanitary sewer manholes shall have internal/external chimney seals.
- H. Connections to manholes shall be flexible watertight pipe to manhole seals. Connections to existing manholes shall be field cored.

6.7 SANITARY SEWER SERVICE LINES

- A. Description: A sanitary sewer service line, for the purposes of these standards, is defined as a pipe designed to receive flow from a single building, extending from the sewer to the building.
- B. Minimum Diameter/Material: Minimum diameter of sanitary sewer service lines is 6 inches. If the service line is larger than 6-inch diameter, a manhole shall be constructed at the point of its connection with the sewer. Allowable service material is PVC as specified above.
- C. Design Standards: Capacity requirements and design details for sanitary sewers shall apply to sanitary sewer service lines, except the minimum slope shall be 1/8-inch per foot (1%).
- D. Plugs: In those instances when the service line is not immediately connected to the building to be served, it shall be tightly plugged, using a plug provided by the pipe manufacturer for such use.

6.8 SANITARY SEWER SERVICE LINE CONNECTIONS

- A. When sanitary sewer service lines are constructed as part of the same project as the sewer, they shall be connected to the sewer using a wye.
- B. Where a sanitary sewer service line is to connect to an existing sewer, or where specific approval has been granted by the Village Engineer for the construction of a service line after the completion of the sewer main or lateral, the connection shall be made by one of the methods detailed below:
 1. Install a manhole.
 2. Circular saw-cut sewer using proper tools. Install a hub wye saddle or a hub tee saddle in accordance with manufacturer's recommendations.
 3. Using pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fittings. Use "Band-Seal" couplings and shear rings and clamps to fasten the inserted fitting. Follow manufacturer's recommendations for the installation. Cement joints are prohibited.

- C. Risers shall be required for services where sewers are over twelve (12) feet deep and shall extend within ten (10) feet of finished grade as a minimum.

6.9 TEMPORARY CLOSURES

- A. Place a 2" x 4" stake from the invert of the service line to 1-foot above the ground surface and painted orange; or
- B. Where curbs or sidewalks are available, notch the top of the curb or back side of the walk directly opposite the end of the service line.
- C. Where service piping has been installed, make connection to the building piping system.
- D. Keep a record on forms available from the Village Engineer of branch fittings, riser pipes, and service lines by measurement to the nearest downstream manhole.
- E. Deliver the records to the Village Engineer on completion of the project.

6.10 SEWER DEPTH

- A. Sanitary sewers shall be constructed sufficiently deep so as to prevent freezing. For the purposes of this specification, a minimum depth of 6-feet to the sewer invert or 2.5 feet below basement floors, whichever is deeper, shall be required.
- B. In addition, sewers shall be sufficiently deep to provide gravity service for all sanitary sewage within the Service Area, both existing and future, assuming all present and future basement floor drains and sanitary fixtures below finished grade will be connected to ejector pumps discharging to the sanitary sewers.

6.11 WATER MAIN PROTECTION

- A. Comply with the Wisconsin Administrative Code requirements relative to water main protection are applicable to sanitary sewer facility construction.

6.12 TESTING AND INSPECTING

- A. Test sewers and service connections for watertightness by the low pressure air testing, or exfiltration, or infiltration method as selected by the Village Engineer.
- B. Leakage tests:
 1. Low pressure air test:
 - a. Prior to testing for leakage, flush and clean the sewers by passing a snug-fitting inflated rubber ball through the sewer by upstream water pressure.
 - b. Seal pipe openings with airtight plugs and braces.
 - c. Whenever the sewer to be tested is submerged under groundwater, insert a pipe probe by boring or jetting into the

- backfill material adjacent to the center of the sewer to determine the groundwater hydrostatic pressure by forcing air to flow slowly through the probe pipe.
- d. Add air to the plugged sewer sections under test until internal air pressure reaches 4.0 psig greater than any groundwater hydrostatic pressure.
 - e. Allow at least two minutes for air temperature to stabilize and adding air to maintain the initial test pressure.
 - f. Shut off the air supply after stabilizing the air temperature and record the time in seconds for the internal sewer pressure to drop from 3.5 psig to 2.5 psig greater than any groundwater hydrostatic pressure.
 - g. Air testing techniques shall be in accordance with the latest ASTM standard practice for testing sewer lines by low-pressure air test method for the appropriate pipe material. The minimum required time for the one pound per square inch pressure drop described in paragraph (f) shall not be less than that calculated as shown in Table 1.

Table 1

MINIMUM ALLOWABLE TIME FOR VARIOUS PIPE SIZES

Nominal Pipe Size	Time - Minutes per 100-feet.
4"	0.3
6"	0.7
8"	1.2
10"	1.5
12"	1.8
15"	2.1
18"	2.4
21"	3.0
24"	3.6

- h. The required times will be adjusted by the Village Engineer for main line sewers larger than 24-inches and for lateral pipes connected and tested with the main line sewer.
- i. If the air test fails to meet these requirements, locate and repair, or remove and replace the faulty sections of sewer in a manner approved by the Village Engineer, as necessary to meet the allowable limits upon retesting.
- j. Do not use acrylamid gel sealant to correct leakage. If the air test fails to meet these requirements, locate and repair, or remove and replace the faulty sections of sewer in a manner approved by the Village Engineer, as necessary to meet the allowable limits upon retesting.

- k. Provide and use measuring devices approved by the Village Engineer. Provide water, materials, and labor for making required tests.
 - 2. Allowable limits for water infiltration or exfiltration test: Not to exceed 200 gallons per inch of pipe diameter per 24 hours per mile of sewer, including building service connections.
 - 3. Make tests in the presence of the Village Engineer, giving at least three days advance notice of being ready for test observation.
- C. Deflection test for flexible thermoplastic pipe:
 - 1. Test the deflection in the initial 1,200 feet of installed PVC pipe and not less than 10 percent of the remainder of the sewer project at random locations selected by the Village Engineer.
 - 2. Perform the test no sooner than 30 days after backfilling has been completed.
 - 3. Perform the test by pulling a mandrel or rigid ball having a diameter equal to 95 percent of the inside diameter of the pipe through the pipe from manhole to manhole without using mechanical pulling devices.
 - 4. Allowable deflection limits: 5.0 percent of the base inside diameter of the PVC pipe.
 - 5. Wherever the deflection limitation is exceeded, uncover the pipe, carefully replace compacted embedment and backfill material, and retest for deflection.
 - 6. In the event 10 percent or more of the sewer tested exceeds the allowable deflection limits, test the entire sewer system.
- D. Internal Television Inspection: Provide internal sewer inspection of the entire sewer section (manhole to manhole) by the use of closed circuit television inspection equipment to compile accurate information as to the general and specific conditions of the sewer pipe, as specified herein.
 - 1. Conduct inspections in digital format and document on DVD discs.
 - 2. Provide preparatory cleaning of the entire sewer section before conducting the internal sewer inspection.
 - 3. Submit two copies of the inspection discs and written logs to the Village Engineer.
 - 4. Provide two sets of professionally prepared index listing the contents of each DVD and a bound document containing the written logs grouped by the DVD content.
 - 5. Begin each inspection with written and verbal explanation of the current date, project name, and Owner; followed by the general locations, manhole segment and direction of viewing and beginning footage count superimposed on the video signal. Provide continuous footage counter and manhole segment throughout the entire video recording.
- E. Manhole Vacuum Testing
 - 1. Test in accordance with the "Standard Specifications for Sewer & Water Construction in Wisconsin".
 - 2. Testing shall be done in the presence of the Village Engineer or his representative.

SECTION 7 - WATER DISTRIBUTION SYSTEM

7.1 INTRODUCTION

- A. All developments within the Village limits shall include provisions for a complete water supply system and the construction of water distribution facilities, complete with valves, fire hydrants, and other appurtenances designed in accordance with this Section. As a minimum, the distribution system shall include a system of water mains and service lines between a connection or connections to the existing distribution system at approved locations.
- C. The design of all water distribution system facilities proposed for construction as independent projects under the Village jurisdiction shall also meet the technical requirements of this Section.
- D. The public water supply system within the Village is supplied by the City of Kenosha Water Utility and is owned and maintained by the Village, unless otherwise determined by the Village or the Kenosha Water Utility. New water main extensions must be approved by the Village, Kenosha Water Utility, and the WDNR. Plans must be submitted to the Village for written approval prior to submitting to Kenosha Water Utility.
- E. Plan submittal to the WDNR must be done after the Village and the Kenosha Water Utility approve the plans. A copy of the WDNR Water Main Extension approval and Kenosha Water Utility approval shall be provided to the Village prior to the start of construction.

7.2 GENERAL DESIGN CONSIDERATIONS

- A. Extensions to the distribution system shall include feeder mains and distribution mains.
- B. Feeder mains are those mains forming the arterial system of the Village and are further defined as mains larger than 8-inches in diameter or as required to meet local fire protection needs. Distribution mains shall form a grid to supply water to the local fire hydrants and service lines, and shall have a minimum diameter of 8-inches. Water distribution systems shall be designed for circulation of flow; dead ends shall be avoided whenever possible.
- C. The Village of Somers Fire Department approval must be obtained for all proposed hydrant locations prior to construction.

7.3 MAIN CAPACITY

- A. Feeders and distribution mains shall be sized to provide sufficient capacity to deliver the required fire flow to all areas served by the proposed construction with consumption at the maximum daily rate.

B. Required Fire Flow:

<u>Type of Development</u>	<u>Fire Flow</u>
Single-family residential	1,500 gpm
Multiple-family residential	2,500 gpm
Commercial/business (general)	2,500 gpm
Office/research	2,500 gpm
General manufacturing	2,500 gpm
Commercial/business (downtown)	2,500 gpm
Institutional	2,500 gpm
High-risk manufacturing	2,500 gpm

- These rates are based on the latest "Fire Suppression Rating Schedule" of the ISO (Insurance Service Office) and must be available while maintaining a twenty (20) psi residual pressure.

- C. Maximum Day Consumption: For purposes of water main design, maximum day consumption in residential areas shall be based on a minimum of 200 gallons per capita per day, with population estimated in accordance with Section 6.3 above.
1. In other than residential areas, maximum day consumption shall be based on the following:

<u>Type of Establishment</u>	<u>Unit</u>	<u>Maximum Day Consumption Gal/ Day / Unit</u>
Shopping Centers	Employee (1 shift)	105
Store	Employee (1 shift)	65
Offices	Employee (1 shift)	50

<u>Type of Establishment</u>	<u>Unit</u>	<u>Maximum Day Consumption Gal/ Day / Unit</u>
Industrial	Employee (1 shift)	75
Restaurant	Meal Served	15
Theater	Per Seat	10
Hotel	Per Guest	210

* To the above shall be added all process water requirements.

2. For other than residential developments, when the details of the development are not known, maximum day consumption and fire flow shall be estimated by the Design Engineer, subject to the approval of the Village Engineer. Such approval shall not relieve the Land Developer of the responsibility of providing adequate main capacity for all future developments. In such cases, minimum main size shall be 12 inches.

D. Storage: Sufficient storage shall be designed and constructed to provide sufficient water to the distribution system (1,000 gallons per minute-residential or 2,500 gallons per minute industrial/commercial) for a six (6) hour period. Water supply facilities with excess capacity may be used to offset up to 50 percent (50%) of the required storage volume.

7.4 FIRE HYDRANTS

- A. Spacing: Fire hydrants shall be installed along all mains constructed in public rights-of-way at a maximum spacing of 400 feet with the most remote part of any building no farther than three-hundred (300) feet from a hydrant.
- B. Material: Fire hydrants shall meet AWWA C-502 and shall be Clow Medallion with a 5-1/4-inch valve opening, O-ring seals, two 2-1/2 inch hose nozzles and one 5-inch Storz Quick Connection pumper nozzle. Threads shall conform with National Standard Specifications. Each hydrant shall be equipped with an auxiliary gate valve. Hydrants shall be installed no closer than three feet nor further than eight feet from the back of curb. No hydrant shall be installed within 48-inches of any obstruction nor shall any obstruction be placed within 48-inches of a hydrant.
- C. Painting: Factory painted red with the nozzle caps and operating nut painted silver gray.

7.5 VALVES

- A. Spacing: A sufficient number of valves shall be provided so that a break or other failure will not affect more than 800 feet of mains in residential areas or 500 feet of mains in other areas. Valves shall be placed so that closure of a maximum of three (3) valves are necessary to shut down any point in the system.
- B. Types:
 1. All valves 12-inches and smaller shall be AWWA C509, cast iron body, bronze fitted, resilient wedge and seat type with non-rising stem and O-ring packing designed for 250 pound working pressure, Clow model C-509.
 2. All valves larger than 12-inches shall be butterfly valves, iron body rubber seat type conforming to AWWA C504 latest edition, Class 150-B, Clow model 4500. All valves shall open counter clockwise with non-rising stem (except hand valves).
- C. Valve boxes within new public roadways shall be initially constructed to 1/4-inch below the top of the first layer of asphalt and subsequently adjusted at the time the final asphalt layer is placed.
- D. All valves installed at greater than 8 feet of depth shall be provided with valve stem extensions to bring the operating nut up to normal depth (less than 8 feet).

7.6 GENERAL DESIGN CRITERIA

- A. Ductile Iron Pipe, Fittings, and Joint Type:
 - 1. Provide ductile iron pipe complying with AWWA C-151/ANSI A21.51, thickness Class 52, with joints complying with ANSI A21.11. External coating shall be standard, as specified for general use in ASA Specification A21.51.
 - 2. Use internal cement lining complying with ANSI A21.4 or AWWA C205, standard thickness.
 - 3. Whenever river crossing pipe is required, provide restrained joint, or ball and socket type joints allowing 15 degrees maximum deflection.
 - 4. Use ductile iron fittings with mechanical joint complying with AWWA C-110/ANSI A21.10 or A21.53. Use internal cement lining complying with ANSI A021.4, standard thickness.
- B. Polyethylene Encasement: All ductile iron pipe water main shall be wrapped with polyethylene material conforming to ANSI A21.5 or AWWA C105, with a minimum thickness of 8 mils.
- C. PVC Plastic Pipe and Joints:
 - 1. Provide polyvinyl chloride pipe complying with AWWA C-900 for Class 150 pressure pipe with a standard dimension ratio of 18.
 - 2. Pipe 14-inch through 18-inch: Use pipe with a pressure rating of 235 psi and a standard dimension ratio of 18.
 - 3. Pipe 20-inch and 24-inch: Use pipe with a pressure rating of 165 psi and a standard dimension ratio of 25.
- D. Bedding and Cover Material: 3/8" crushed limestone chips in accordance with the "Standard Specifications for Sewer & Water Construction in Wisconsin".
- E. Depth of Cover: The depth between the finished grade and the top of the water main shall normally be not less than six feet (6') nor more than seven feet (7'). Where conflicts arise with other underground improvements, greater depths will be allowed.

7.7 PIPE RESTRAINING SYSTEMS

- A. General: Provide protection from movement of water main piping, plugs, caps, tees, valves, hydrants, and bends of 11-1/4 degrees or greater. Provide restrained joint type fittings at all locations unless conditions warrant installation of concrete thrust blocks.
- B. Restrained type pipe and fittings: Provide restrained joint type fittings that are compatible with system utilized, as specified by the pipe manufacturer. Protect tie rods and clamps with epoxy or bituminous paint.
- C. Concrete thrust blocks: Provide concrete thrust blocking only if conditions prohibit the installation of restrained joint fittings. Provide precast or cast-in-place concrete thrust blocking with a compressive strength of 3000 psi in 28

days. Locate thrust blocking between solid ground and the fitting to be anchored. Place thrust blocking so the fitting joints will be accessible for repair.

7.8 CONNECTIONS TO EXISTING MAINS

- A. All connections to the Village water distribution system shall be made under full water service pressure. The following specifications shall apply when pressure connections are made to the existing Village distribution system:
 1. Tapping sleeves: Use two-piece bolted sleeve type with mechanical joints, Cascade CST extra heavy duty, or equal. Provide joint accessories.
 2. Tapping valves: Use fully ported gate valves complying with AWWA C500. Use mechanical joints type, Clow F-5093 or Kennedy C950, or equal.
 3. Tapping valves shall be placed in valve boxes as specified in Section 7.5.

7.9 WATER SERVICE LINES

- A. Description: A water service line is designed to deliver water from a water main to a single building, extended from the water main to the building, and includes corporation stop, curb stop, and service box. Service lines shall be approximately at a right angle to the centerline of the right-of-way whenever possible.
- B. Materials:
 1. Service lines: Type K soft temper seamless copper water tubing complying with ASTM B-88, or High Density Polyethylene, SDR 9, complying with ASTM D2737 in Copper Tubing Sizes (CTS).
 2. Minimum water service size: 1-inch diameter and 1 1/2-inch diameter for service lines over 100-feet in length.
 3. Service saddles for connecting to PVC pipes: Stainless Steel saddle with neoprene O-ring gaskets as manufactured by Cascade.
 4. Corporation stops: McDonald No. 4701BQ ball valve with AWWA/CC taper thread inlet and compression connection outlet.
 5. Curb stops: McDonald No. 6106
 6. 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. May not be installed in, or within 2 feet of, any pavement or walk.
- C. Install water service piping with 6-1/2 feet minimum cover.
- D. Curb stops shall be placed one foot from the right-of-way line.

7.10 METERS

- A. Meters shall be purchased through the Village.
- B. All commercial water meters must have bypass valves, which do not interfere with access to the water meter for purposes of removing the meter for testing and/or repair.

7.11 WATER MAIN PROTECTION

All water main, storm sewer, and sanitary sewer construction shall meet the requirements of the Wisconsin Administrative Code with respect to horizontal and vertical separation requirements.

7.12 TESTING AND INSPECTING

A. General:

1. Conduct pressure and leakage test in accordance with the latest edition of AWWA STANDARD C600 as modified herein.
2. The contractor is required to provide all equipment necessary to complete the pressure testing and/or disinfection of the water mains and services.
3. Prior to any test, the contractor shall arrange with the Village Engineer and Public Works Department to have the required tests witnessed, and shall give a minimum of 48 hours advance notice.
4. The contractor shall pressure test all new water main after water services have been installed.
5. The contractor shall not operate any valves in the existing public water supply system. Requests for valve operations are to be made through the Public Works Department. Requests for valve operations shall be made 24 hours prior to any scheduled operations or tests.

B. Hydrostatic tests:

1. Where any section of a water line is provided with concrete thrust blocking for fittings, do not make hydrostatic tests until at least 5 days after installation of the concrete thrust blocking.
2. Devise a method for disposal of waste water from hydrostatic tests, and for disinfection, as approved in advance by the Public Works Department.

C. Pressure tests:

1. Subject the new water mains and service lines, including valves and hydrants, to a hydrostatic pressure of 150 psi by means of a pump connected to the pipe.
2. Hold the test pressure for a duration of one hour without pressure loss or further pressure application.
3. Carefully examine exposed pipe, joints, fittings, and valves.
4. Replace or remake joints showing visible leakage.
5. Remove cracked pipe, defective pipe, and cracked or defective joints, fittings, and valves. Replace with sound material and repeat the test until results are satisfactory.
6. Make repair and replacement without additional cost to the Village.

D. Leakage test:

1. Conduct a leakage test after the pressure test has been satisfactorily completed.
2. Subject the new water mains and service lines, including valves and hydrants, to a hydrostatic pressure of approximately 1.5 times the normal

- working pressure at the point of lowest elevation of the test section by means of a pump connected to the pipe.
3. Duration of each leakage test: At least 2-hours.
 4. Maximum allowable leakage: Not to exceed the number of gallons per hour (gph) as determined by the following formula:

$$\text{gph} = \frac{SD(P^{1/2})}{133,200}$$

in which:

S = length of pipe tested, in feet

D = diameter of main, in inches

P = average pressure, in pounds per square inch (gage)

5. Should any test of pipe disclose leakage greater than the maximum allowable amount, locate and repair the defective joint or joints and then repeat the leakage test until the leakage is within the specified allowance, and at no additional cost to the Village.
- E. Time for making test:
1. Except for joint material setting, or where concrete reaction backing necessitates a 5 day delay, pipelines jointed with rubber gaskets, mechanical, or push-on joints, or couplings may be subjected to hydrostatic pressure, inspected, and tested for leakage at any time after partial completion of backfill.
 2. Perform the pressure and leakage tests satisfactorily prior to requesting the Village Engineer to witness the official tests.
 3. Notify the Village Engineer at least 48 hours prior to the time of the requested official tests.
 4. Depending on traffic conditions, public hazard, or other reasons, the Village Engineer may direct when to conduct the tests, and may order the tests to be made in relatively short sections of water mains.

7.13 PRELIMINARY FLUSHING

- A. Prior to disinfection, flush main until water runs clear.
- B. Coordinate time of flushing with Public Works Department at least 72 hours in advance of flushing. Do not initiate flushing without Public Works Department's permission.

7.14 DISINFECTION

- A. General:
1. After the water main work has been satisfactorily completed and tested, disinfect the work in accordance with AWWA C651, and NR 811.73 of the Wisconsin Administrative Code.

B. Forms of applied chlorine:

1. Apply chlorine by dry gas feeder unless solution feed chlorinator, solution of chlorine-bearing compounds, or tablet method are approved by the Public Works Department.
 - a. Provide effective diffusion of the gas into the water and regulate the rate of gas flow.
 - b. Provide means for preventing the backflow of water into the feeder.
2. Chlorine-bearing compounds in water:
 - a. Apply solution of calcium hypochlorite granular or sodium hypochlorite into one end of the section of main to be disinfected while filling the main with water.
3. Tablet method:
 - a. Apply tablet of calcium hypochlorite to short extensions up to 2,500 feet and water mains diameter up to 12-inch only.
 - b. Utilize only when scrupulous cleanliness has been used in construction.
 - c. Do not use if trench water or foreign material has entered the main or if the water is below 41 degrees F.
 - d. Place tablets at the top of the main and attach by an adhesive, such as Permatex No. 1.
 - e. Place crushed tablets inside the annular space of the pipe joints.

C. Requirement of chlorine:

1. Apply disinfecting solutions having at least 50 mg/l of available chlorine.
2. Retain the disinfecting solutions in the work for at least 24 hours.
3. Chlorine residual after the retention period: At least 25 mg/l.

D. Flushing and testing:

1. Following chlorination, flush treated water thoroughly from the water mains until the chlorine concentration in the water flowing from the main is no higher than generally prevailing in the Village water system, or less than 1 mg/l.
2. After flushing, collect water samples on two successive days in sterile bottles treated with sodium thiosulfate. Notify the Village Engineer and the Public Works Department to witness sample collection.
3. The Public Works Department will deliver the samples to a State approved laboratory for bacteriological analysis.
4. If the initial disinfection results in an unsatisfactory bacterial test, repeat the chlorination procedure until satisfactory results are obtained.
5. The Village will provide the water for initial flushing and testing only. Compensate the Village for water used in subsequent flushing and testing.

E. Swabbing:

1. Flush and swab the piping, valves, and fittings that must be placed in service immediately and cannot be disinfected by the above-specified methods, with 5% solution of calcium hypochlorite prior to assembly.
 - a. Secure the Village Engineer's approval before applying this method of disinfection.

7.15 WORKMANSHIP

As a minimum requirement, the specifications for the construction of water distribution facilities shall not be less stringent than the latest edition of the "Standard Specifications for Sewer and Water Construction in Wisconsin" and as specified above.

7.16 LOCATOR WIRE

- A. Place locator wire on top of the PVC plastic water mains and fittings and secure at min. 10-foot intervals.
- B. Extend locator wire to top of terminal boxes leaving 12 inches of slack for future connection and connect to terminal box.
- C. Secure terminal box to back side of fire hydrant barrel and set top of box flush with the finished grade.
- D. Place locator wire on top of water service lines and extend to top of terminal box located adjacent to the service box.
- E. Terminal Box: 2-1/2 inch diameter by 18-inch shaft ABS plastic with cast iron lid as manufactured by C.P. Test Services – Valvco, Inc.

SECTION 8 - STORM WATER DRAINAGE

8.1 INTRODUCTION

All developments, regardless of size, within limits or under the control of the Village, shall include provisions for the construction of storm water drainage facilities design in accordance with this Section. The design of all storm water drainage facilities proposed for construction as independent projects under the control of the Village shall also meet the technical requirements of this Section.

8.2 GENERAL PROJECT REQUIREMENTS

A. Surface Flow

Surface swales/ditches described below shall be encouraged for use as designed in accordance with the requirements of this Section. Natural swales and depressional storage areas shall be incorporated into storm water facilities design wherever practicable. Swales and ditches, together with any underground storm sewer system, shall provide an adequate outfall for runoff from the 100-year frequency 24-hour duration rainstorm. In areas where swales/ditches can not be provided, the underground storm sewer system shall be designed for the 100-year storm condition.

B. Storm Sewer

Where required by the Village Engineer, storm sewers may be constructed to drain the development and any contiguous drainage areas. The Land Developer shall submit to the Village Engineer the storm water drainage computations.

C. Storm Water Detention

Storm detention shall be required as determined by the Village Engineer. In concept, a detention pond shall have high-water level, with one (1) foot of freeboard, based on a 100-year design storm. Detention to be provided shall be for the entire site evaluated in its natural state and shall be constructed prior to all other improvements, including mass earthwork grading. Existing mapped wetlands, as determined by the Village, may not be used to provide the required storm water detention unless authorized by the Wisconsin Department of Natural Resources, the US Army Corps of Engineers, and the Village Engineer. Existing depressional storage volume on site shall be preserved.

D. Total Suspended Solids

Best management practices shall be designed, installed or applied, and maintained to control total suspended solids carried in runoff from the post-construction site as required by the Wisconsin Administrative Codes NR 216 and NR 151.

E. Infiltration

Infiltration basins, when required, shall be constructed in accordance with NR 151. Areas intended for infiltration shall be protected from siltation and soil compaction during site development. Such areas shall be fenced off from general construction activities. Any sediment accumulation shall be removed after a majority of the site is stabilized and prior to placing the infiltration area in service.

F. Drainage Basin Divides

The design of storm water drainage systems shall not result in the interbasin transfer of drainage, unless no reasonable alternative exists and there is no legal restraint to prevent such transfer.

G. Lot Grading

The proposed finished yard grade, the location and top of foundation elevation for all proposed structures shall be shown on the engineering drawings. Generally, the top of foundation of any structure must be constructed at least 8 inches above the proposed finished yard grade and approximately 18 inches above the centerline (or back of curbs) of the abutting street. Where foundations are lower than the street centerline, or in the case of depressed driveways, alternate means of surface drainage diversion must be shown to avoid structure flooding. Sufficient finished grade elevations must be shown on the drawings to ensure positive drainage away from each structure. Lot grading shall be completed so as to prevent drainage problems on adjacent lots and prevent impact to the storm water drainage system of the area.

8.3 DESIGN CRITERIA FOR STORM WATER DETENTION

A. Release Rates

All developments shall be subject to and in compliance with the following Base Level Standards for discharge rates.

1. Storm water practices shall be designed to:
 - a. Reduce the 100-year, 24-hour, post-development runoff rate to less than or equal to the 10-year, 24-hour, pre-development runoff rate.
 - b. Reduce the 10-year, 24-hour, post-development runoff rate to less than or equal to the 10-year, 24-hour, pre-development.
 - c. Reduce the 2-year, 24-hour, post-development runoff rate to less than or equal to the 2-year, 24-hour, pre-development.
 - d. Reduce the 1-year, 24-hour, post-development runoff rate to less than or equal to the 1-year, 24-hour, pre-development.
2. If there is insufficient capacity in storm water conveyance facilities downstream from the proposed development, the Village reserves the right to further restrict the allowable peak discharge rates for developments.

B. Design Calculations

1. Storm water detention facilities shall be designed using hydrograph-producing runoff models such as the Soil Conservation Service Technical Release 55 (TR-55) or an equivalent methodology as determined by the Village Engineer. The modified rational formula shall not be used for development of hydrographs.
2. The hydrologic and hydraulic analyses for evaluating pre- and post-development runoff characteristics shall utilize the latest NOAA Atlas 14 point precipitation frequency estimates.
3. Pre-development conditions shall assume "good hydrologic conditions" for land covers identified in TR-55. However, when pre-development land cover is cropland, the following runoff curve numbers shall be used:

Hydrologic Soil Group	Runoff Curve Number
A	55
B	68
C	77
D	80

4. Storm water runoff from areas tributary to the site shall be considered in the equations for the design of the project site's drainage system.

C. Basin Design

1. Dry-bottom detention basins shall be designed to be safe and aesthetically pleasing. Dry-bottom detention basins shall be designed and sized such that 100 percent of the bottom area shall have standing water no longer than 48 hours for the 100-year frequency storm. The basin shall have a maximum embankment slope of 4:1.
2. Wet-bottom retention basins shall be designed to be safe and aesthetically pleasing. Wet-bottom basins shall be at least four feet (4') deep, excluding near-shore banks and safety ledges. Wet-bottom basins shall be designed to remove storm water pollutants and sediments and designed in such a manner to reduce nuisance problems such as embankment erosion and algae. Embankments above normal water levels shall be either terraced or sloped at a maximum of 4:1. A safety ledge is required no greater than 2' below the normal water level. Such ledges shall be no less than 6 feet wide and shall back pitch toward the basin embankment.
3. Wet-bottom retention basins shall include a 25-foot buffer area around the basin perimeter maintained in native grasses and plantings. This area shall remain in a natural state with only annual or semi-annual mowing to extend the life of the retention basin, prevent erosion, and assure good water quality.
4. Facilities shall be provided to allow vehicular access to the detention basin outlet works.
5. Subdivision detention facilities shall be located and described within a deed or plat restricted area.

D. Outlet

1. All concentrated storm water discharges leaving a site must be directed into a well-defined receiving channel or pipe with adequate capacity for safe conveyance of flows from all design events.
2. Emergency overland flow paths shall be shown on the engineering drawings.
3. Single pipe outlets shall have a minimum inside diameter of 12-inches. If design release rates call for smaller outlets, structures such as perforated risers, flow control orifices, etc., shall be used.
4. Direct connection of outlets works to existing farm drain tile systems shall be prohibited, unless recommended by the Village Engineer.

8.4 DESIGN CRITERIA FOR INFILTRATION SYSTEMS

Infiltration systems shall meet the design criteria and technical standards published by the Wisconsin Department of Natural Resources.

8.5 DESIGN CRITERIA FOR SURFACE SWALES AND STORM SEWERS

A. Storm Sewer

1. Storm sewers shall be designed in accordance with the Wisconsin DOT Facilities design manual. Storm sewers shall be designed to flow full, using Manning's Formula with an appropriate roughness coefficient based on pipe material. If a storm sewer is designed with a constantly submerged outfall, the sewer shall be designed using the "hydraulic gradient" with the maximum allowable water level an elevation one foot (1') below centerline of pavement.
2. The rational method shall be employed when computing storm runoff. The storm system shall be designed with "positive street and swale drainage" such that storm water runoff will be directed overland to the storm water detention area in a manner to minimize property damage due to flooding.
3. Storm sewers shall be designed for a minimum 10-year storm event flowing full. The pipes shall be sloped to achieve the minimum two (2) feet per section (fps) self-cleaning velocity and have a maximum velocity not exceeding twelve (12) fps.
4. In areas where curb and gutter and storm sewers are required, inlets shall be installed so that the drainage reach for each inlet shall not exceed four hundred feet (400'). Where the inlet is located at a low point, additional inlets may be required by the Village Engineer. No more than two (2) inlets shall be interconnected. Inlets shall be so located that storm water runoff will not "pond" greater than the top of the street curbs. Depressed street crowns to facilitate drainage will not be permitted.
5. Rear lot drainage should not drain along the side yard, over the sidewalk and curb. Rear yard inlets shall be placed where approved or as required by the Village Engineer.
6. The minimum size storm sewer or inlet connection shall be twelve inches (12") in diameter.
7. Within road right-of-way, storm sewers shall be reinforced concrete pipe conforming to ASTM C76 minimum Class III with O-ring joints conforming to ASTM C443. All inlet connections shall be concrete sewer pipe, ASTM C14 for extra strength pipe. Additional strength pipe may be required as approved by the Village Engineer.
8. Bedding shall be provided for all storm sewers constructed in trench in accordance with Section 5.7.
9. Outside road right-of-way, an alternate pipe material for storm sewers, such as HDPE ADS N-12, may be permitted by Village Engineer.
10. Minimum cover shall be generally three feet (3') for all storm sewers unless special precautions are taken to protect the pipe, as approved by the Village Engineer.
11. Storm sewer outfalls and culverts should have flared end sections with geotextile fabric and riprap stone placed at the outlet. Secure the last two

- pipe sections, including end sections, at all storm sewer outfall using joint ties. Install steel grating on ends of storm sewers greater than 12-inches in diameter.
12. Six-inch (6") diameter sump pump/storm laterals shall be provided within new subdivisions. Laterals over 100 feet in length shall have a cleanout installed. Place magnetic location tape over all sump pump/storm laterals.
 13. Core connections to existing storm sewer structures and sewers. Reinforced concrete pipe shall be connected to structures by means of brick and mortar. Polyvinyl Chloride Pipe shall be connected by an approved flexible pipe to structure seal.
 14. All manholes, inlet manholes, inlets and catch basins, and headwalls shall be constructed in accordance with the "Standard Specifications for Sewer and Water Construction in Wisconsin". Manhole benches shall be poured in place. Pre-cast bases are allowed, but bench shall be poured in place.
 15. Manhole castings within new public roadways shall be initially constructed to 1/4-inch below the top of the first layer of asphalt and subsequently adjusted at the time the final asphalt layer is placed.
 16. A minimum of 4 inches and a maximum of 19 inches of adjusting rings shall be installed at each manhole. Adjusting ring dimensions shall match the dimensions of the top of the cone section/flat top slab opening. Manholes shall be furnished to minimize the chimney height required.
 17. Connections to sanitary sewers or existing agricultural drainage systems (tiles) will not be permitted for any new developments. All developments will utilize separate drainage systems to avoid disruption or overloading of the existing agricultural tile drainage system. Any field tile systems cut during the process of land development must be reconnected. Connection of existing agricultural drain tiles to new storm water management systems may be approved if proper allowance for flows from said tiles is incorporated in the new design system.
- B. Driveway culverts shall be hydraulically sized for each lot along rural streets and placed on the grading plan. Culverts shall meet the following minimum standards:
1. Minimum pipe diameter of fifteen inches (15").
 2. Corrugated metal pipe (CMP) shall be hot-dipped galvanized steel or aluminum steel conforming to AASTO M36. Provide 16 gauge CMP for pipe diameter twenty-one inches (21") and smaller. Provide 12 gauge CMP for pipe diameters twenty-four inches (24") and larger.
 3. Reinforced concrete pipe (RCP) shall conform to ASTM C76, minimum Class III.
 4. Culvert slope and invert elevations shall match the ditch slope and invert elevations.
 5. Minimum cover at driveways shall be six (6") inches.
- C. Road culverts shall meet the following minimum standards:
1. Minimum pipe diameter of fifteen inches (15").
 2. Reinforced concrete pipe (RCP) conforming to ASTM C76, min. Class III.
 3. Culvert slope and invert elevations shall match the ditch slope and invert elevations by use of apron end walls or headwalls.
 4. Minimum cover at roadways shall be twelve (12) inches.

- D. Manmade swales and ditches shall meet the following minimum design standards:
 - 1. Minimum grade of one percent (1.0%).
 - 2. Maximum grade of ten (10%) percent.
 - 3. Minimum depth of twenty-four inches (24") below the shoulder of the street. At high points in the roadway, a depth of eighteen inches (18") is allowable.
 - 4. Maximum bank slope of 4:1 under normal conditions.
 - 5. The bottom and banks of ditches with grades of less than two percent (2%) shall be seeded and mulched or sodded and as required by the Wisconsin DNR Stormwater Construction and Post-Construction Technical Standards.
 - 6. The bottom and banks of ditches with grades between two (2%) and four (4%) percent shall be sodded or else seeded in combination with mulch and erosion blanket and as required by the Wisconsin DNR Stormwater Construction and Post-Construction Technical Standards.
 - 7. The bottom and banks of ditches with grades between four (4%) and eight (8%) percent shall be sodded and equipped with permanent riprap ditch checks and as required by the Wisconsin DNR Stormwater Construction and Post-Construction Technical Standards.
 - 8. The bottom and banks of ditches with grades between eight (8%) and ten (10%) percent shall be riprapped, paved, or otherwise stabilized as approved by the Village Engineer.
 - 9. All areas of the property must be provided an overland flow path that will pass the 100-year flow at a stage at least one foot below foundation grades in the vicinity of the flow path. Overland flow paths designed for flows in excess of the minor drainage system capacity shall be provided in drainage easements. Street ponding and flow depths shall not exceed curb heights.

8.6 SUBSURFACE DRAIN TILES AND GROUND WATER TABLE

A. Subsurface Drainage (Drain Tiles):

The Land Developer shall submit a subsurface drainage inventory. The inventory shall include locations of existing farm and storm drainage tiles by means of slit trenching and other appropriate methods performed by a qualified subsurface drainage consultant. All existing drain tile lines damaged during the investigation shall be repaired to its previous working status.

- 1. The Land Developer shall provide a topographical map of the development site showing:
 - a. Location of and depth of each slit trench and identified to correspond with the tile investigation report and surveyed points where the tile was field staked at approximately 50 foot intervals;
 - b. Location of each drain tile with a flow direction arrow, tile size, and any connection to adjoining properties; a summary of the tile investigation report showing trench identification number, tile size, material and quality, percentage of the tile filled with water, percentage of restrictions caused by silting, depth of ground cover, and working status;
 - c. Name, address, and phone number of person or firm conducting tile location investigation.
- 2. Information collected during the drainage investigation shall be used to design and construct a stormwater management system that meets the requirements of the Village Ordinances and these Development Standards,

including connecting tile lines on adjoining properties. Tiles discovered during construction that were not identified during the investigation shall be incorporated into the development stormwater system design and recorded on the development as-built documents.

B. Groundwater

The developer shall provide a letter from a Professional Engineer or Registered Land Surveyor certifying that the following conditions have been met:

1. Ninety (90%) percent of the buildable lot area shall be at least two (2') feet above the approximate high water elevation of any lake or stream affecting the area, and, eighty (80%) percent of the buildable lot area shall be at least three (3') feet above the highest ground water level, as estimated by the Land Developer or their agent from soil boring test data or septic field soil testing, and as verified by the Village Engineer.
2. The buildable lot area excludes special management areas such as wetlands, floodplains, and conservation areas.

SECTION 9 - ROADWAY CONSTRUCTION

9.1 INTRODUCTION

- A. All developments, regardless of size within the Village limits shall include provisions for the construction of roadways and appurtenant construction to serve each parcel of property within the development. Where more than one building, other than an accessory building is located or planned on one parcel of property, the proposed construction shall also include access roadways as required to serve each such building.
- B. The design and construction of all roadways under the control of the Village, shall meet the technical requirements of this Section, the (WDOT) "Standard Specifications", and the WDOT Facilities Development Manual.

9.2 STREET CLASSIFICATION

- A. Certain variables in geometric and structural design discussed in this Section are dependent on the functional classification of the street in question. For the purposes of these standards, all streets will be classified as shown in Figures 9.1 and 9.2 appended to this section.

9.3 GEOMETRICS

- A. Roadway geometrics shall be as set out in Figures 9.2.

9.4 ROADWAY EXCAVATION

- A. Topsoil shall be stripped from all proposed roadway areas. The roads shall then be constructed to the lines and grades as shown on the drawings.
- B. No construction required by this Section shall be permitted between November 1st and April 15th without written authorization of the Village Engineer.

9.5 SUBGRADE

- A. The roadway shall be constructed to within +/-0.10 feet of the proposed subgrade elevation with the average subgrade within +/-0.02 feet of the proposed subgrade elevation.
- B. Roadways shall be proof rolled prior to construction of the base course. A minimum 50,000 lb. tandem-axle truck shall be provided to drive slowly over the area to be inspected. Areas, which show deflections greater than 1 1/2-inches, shall be repaired and pass proof rolling tests before construction may proceed. The Village Engineer shall be present for and shall be notified 24 hours prior to proof rolling.
- C. Areas of subgrade, which do not pass a proof rolling test, shall be remediated in order to pass a subsequent proof rolling test. The method of subgrade

remediation shall be as authorized by the Village Engineer.

9.6 SUB-BASE COURSE

- A. Sub-base course construction required under this section shall be crushed stone or crushed gravel complying with the applicable provisions of the (WDOT) "Standard Specifications", Gradation No. 1.
- B. Geotextile fabrics, where allowed by the Village Engineer for subgrade stabilization, shall conform to (WDOT) "Standard Specifications", Type SR.

9.7 BASE COURSE

- A. Base course construction required under this Section may be either asphaltic base course or crushed stone or crushed gravel. Materials shall comply with the applicable provisions of the (WDOT) "Standard Specifications", Gradation No. 1.
- B. Roadways shall be proof rolled prior to construction of the binder course or pavement section. A minimum 50,000 lb. tandem-axle truck shall be provided to drive slowly over the area to be inspected. Areas which show deflections greater than 1-inch shall be repaired and pass proofrolling tests before construction may proceed. The Village Engineer shall be present for and should be notified 24 hours prior to proof rolling.

9.8 PAVEMENT AND SURFACE COURSES

- A. Pavement construction required under this Section may be either asphaltic pavement in accordance with Figure 9.1 or Portland Cement concrete pavement designed in accordance with the Wisconsin Department of Transportation Facilities Development Manual. Materials shall comply with the (WDOT) "Standard Specifications".
- B. Use Hot Mix Asphalt (HMA) pavement mix and nominal aggregate size as follows:
 - 1. Minor Streets: Type E-0.3
 - a. Use 19 mm (3/4") for lower layer mixes.
 - b. Use 9.5 mm (3/8") for leveling and surface mixes.
 - 2. Collector Streets & Minor Industrial: Type E-1
 - a. Use 9.5 mm (3/8") for leveling mixes.
 - b. Use 19 mm (3/4") for lower layer mixes.
 - c. Use 12.5 mm (1/2") for surface mixes.
- C. For priming asphaltic and other stabilized surfaces, comply with the applicable provisions of the (WDOT) "Standard Specifications".
- D. Each lift of asphaltic pavement shall not exceed 2 inches.

9.9 COMBINATION CONCRETE CURB AND GUTTER

- A. Curb and gutter construction shall comply with (WDOT) "Standard Specifications".

- B. Concrete curb and gutter shall conform to the 30-inch Type "D" section of the Wisconsin Department of Transportation and shall be constructed in accordance with the (WDOT) "Standard Specifications".

9.10 STANDARD DESIGN METHOD FOR PAVEMENTS

- A. When, in the opinion of the Village Engineer, the volume and composition of the traffic anticipated to be carried by the pavement can be estimated within reasonable limits and, in all cases, where the roadway is designed as a four or more lane facility, the structural design for pavements shall be based on the latest revision of the (WDOT) Facilities Development Manual. However, in no case shall the design result in a pavement of lesser strength than those shown in Figure 9.1.

9.11 SPECIAL REQUIREMENTS FOR UNDERGROUND UTILITIES

- A. Structure Adjustment:
1. Where finished grade or alignment for existing underground structures, such as inlet basins, catch basins, manholes or valve vaults is affected by proposed work, the project drawings shall provide for the adjustment of such structures as required.
 2. Where a project is to be constructed under two or more construction contracts, one or more of which includes the construction of pavement, the contract documents for those contracts including paving work should provide for the adjustment of underground structures to fit the proposed pavement.
- B. Utility Crossing Protection:
1. For new construction or when required by the Village Building Inspector, all concrete sidewalk, curb, gutter and driveways over excavated areas, or utility trenches shall be reinforced with a minimum of two No. 4 bars, 12-inches on center for a length of 20 feet.

9.12 SIDEWALKS

- A. All sidewalks shall be a minimum of 4-inches thick. Sidewalks shall be continuous through residential driveways with a minimum thickness of 6-inches through the driveway section. Sidewalk in non-residential areas shall be a minimum of 8-inches thick through non-residential driveways.
- B. Sidewalk shall have a minimum 2-inch thick aggregate base (dense graded 3/4" size) in residential driveways and a minimum 6-inch thick aggregate base (dense graded 3/4" size) in non-residential driveways.
- C. Sidewalk width shall be 5-feet or as determined by the Village Board when a greater width is justified based on anticipated traffic. Public walks should be constructed on both sides of the street and meet the State of Wisconsin Handicapped Access Requirements.

- D. All sidewalks shall be constructed prior to or within 6-months of occupancy. An occupancy bond shall be provided to the Village if the sidewalk is not completed prior to occupancy.

VILLAGE OF SOMERS, WISCONSIN
LAND DEVELOPMENT STANDARDS
PAVEMENT REQUIREMENTS
FIGURE 9.1

ROADWAY CLASSIFICATION	MINIMUM PAVEMENT STRUCTURE REQUIREMENTS		
	PAVEMENT LAYER (Aggregate Size)	ASPHALT (inches)	CONCRETE (inches)
MINOR INDUSTRIAL	Surface (12.5 mm) Binder (19 mm) Aggregate Base (1 1/4") Aggregate Sub-Base (3")	1.50 3.50 8.00 6.00	10.0 8.0
COMMERCIAL COLLECTOR	Surface (12.5 mm) Binder (19 mm) Aggregate Base (1 1/4") Aggregate Sub-Base (3")	1.50 3.50 8.00 6.00	10.0 6.0
RESIDENTIAL COLLECTOR	Surface (12.5 mm) Binder (19 mm) Aggregate Base (1 1/4")	1.50 3.50 10.00	8.0 6.0
MINOR	Surface (9.5 mm) Binder (12.5 mm) Aggregate Base (1 1/4")	1.50 3.50 10.00	6.0 6.0

**VILLAGE OF SOMERS, WISCONSIN
LAND DEVELOPMENT STANDARDS
URBAN STREET GEOMETRIC CRITERIA
FIGURE 9.2**

ROADWAY CLASSIFICATION	COMMERCIAL COLLECTOR	INDUSTRIAL MINOR	COLLECTOR	MINOR
Right-of-way width	80 ft.	70 ft.	80 ft.	66 ft.
Roadway width ⁽¹⁾	49 ft.	49 ft.	49 ft.	37 ft.
Sidewalk width ⁽²⁾	5 ft.	5 ft.	5 ft.	5 ft.
Curb type	30"-Type D	30"-Type D	30"-Type D	30"-Type D
Number of traffic lanes	2	2	2	2
Travel Lane width	12 ft.	12 ft.	12 ft.	10 ft.
Parking Lane width	10 ft.	N/A	10 ft.	8 ft.
Maximum grade	5%	6%	7%	10%
Minimum grade	0.50%	0.50%	0.50%	0.50%
Minimum center line radius ⁽⁴⁾⁽⁵⁾	300 ft.	300 ft.	300 ft.	100 ft.
Return radius	30 ft.	30 ft.	30 ft.	25 ft. ⁽⁶⁾
Crown	1.5% - 2.0%	1.5% - 2.0%	2.00%	2.00%

(1) Dimensions are measured back to back of curb.

(2) Sidewalk designated as Bike Path shall be a minimum width of 8-feet.

(3) To be introduced when the centerline deflects at any one point by more than 3 degrees.

(4) A tangent of at least 100-feet shall be introduced between reverse curves on collector streets.

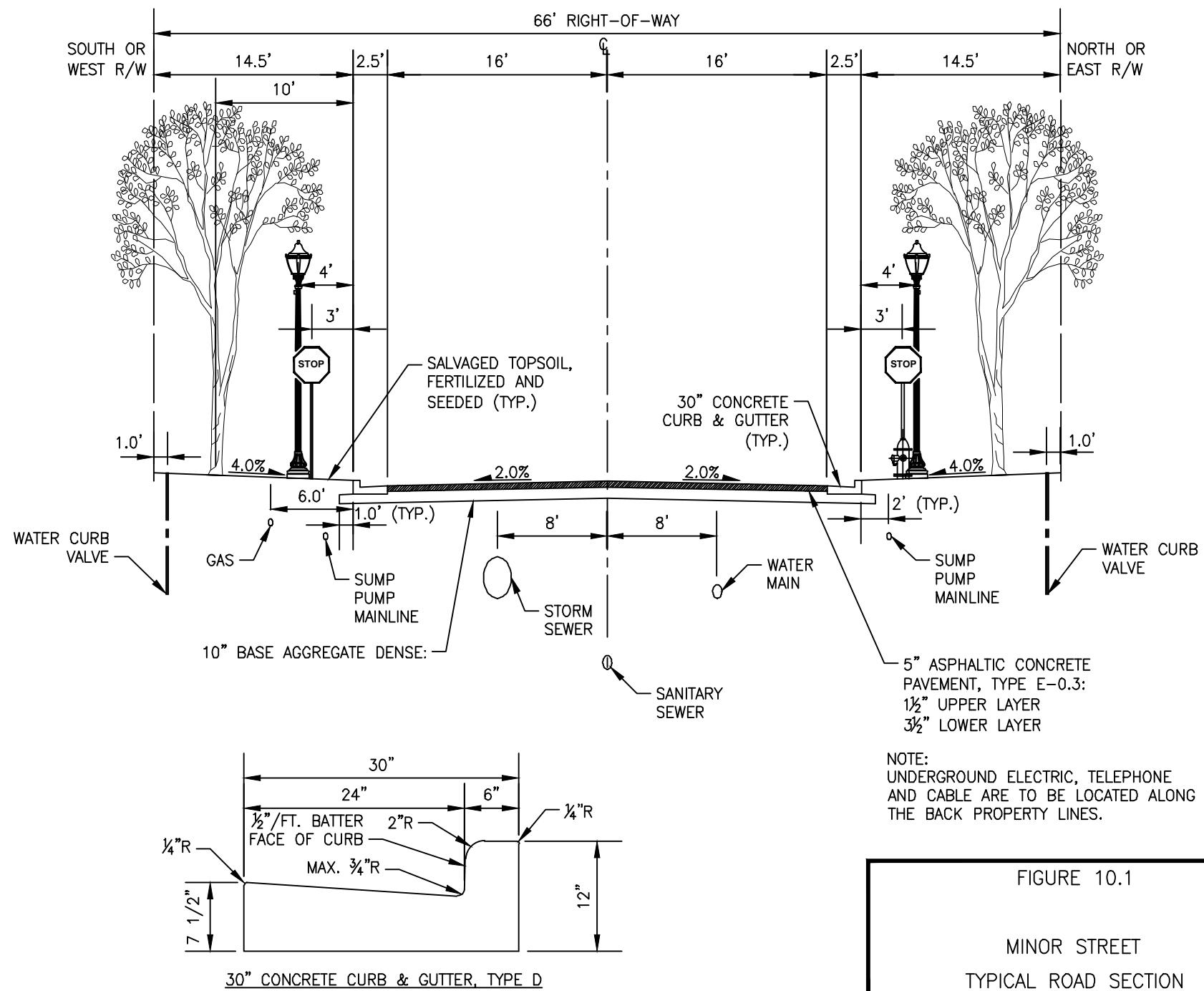
(5) Larger radius may be required on bus routes.

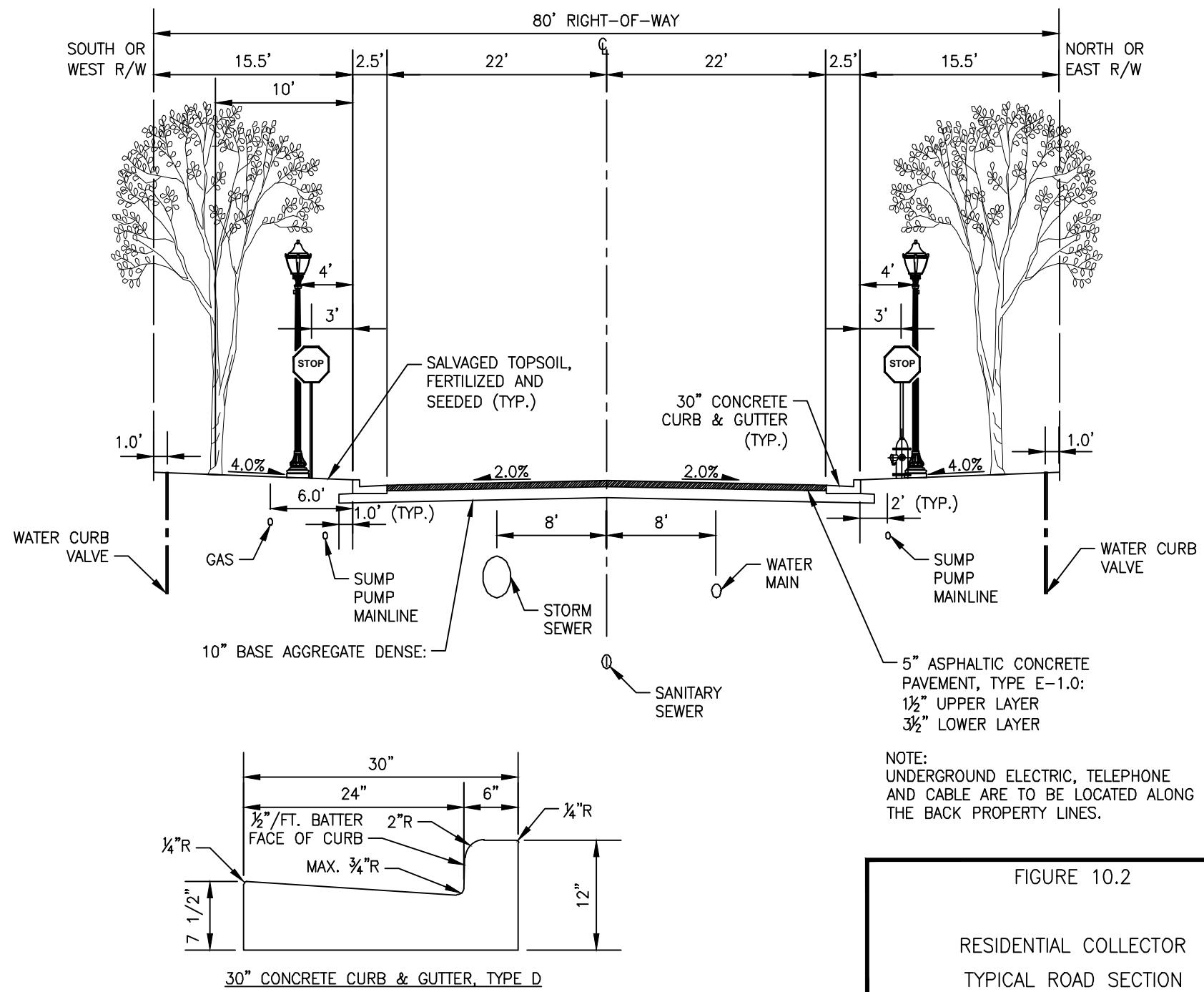
SECTION 10 – STANDARD DETAIL DRAWINGS

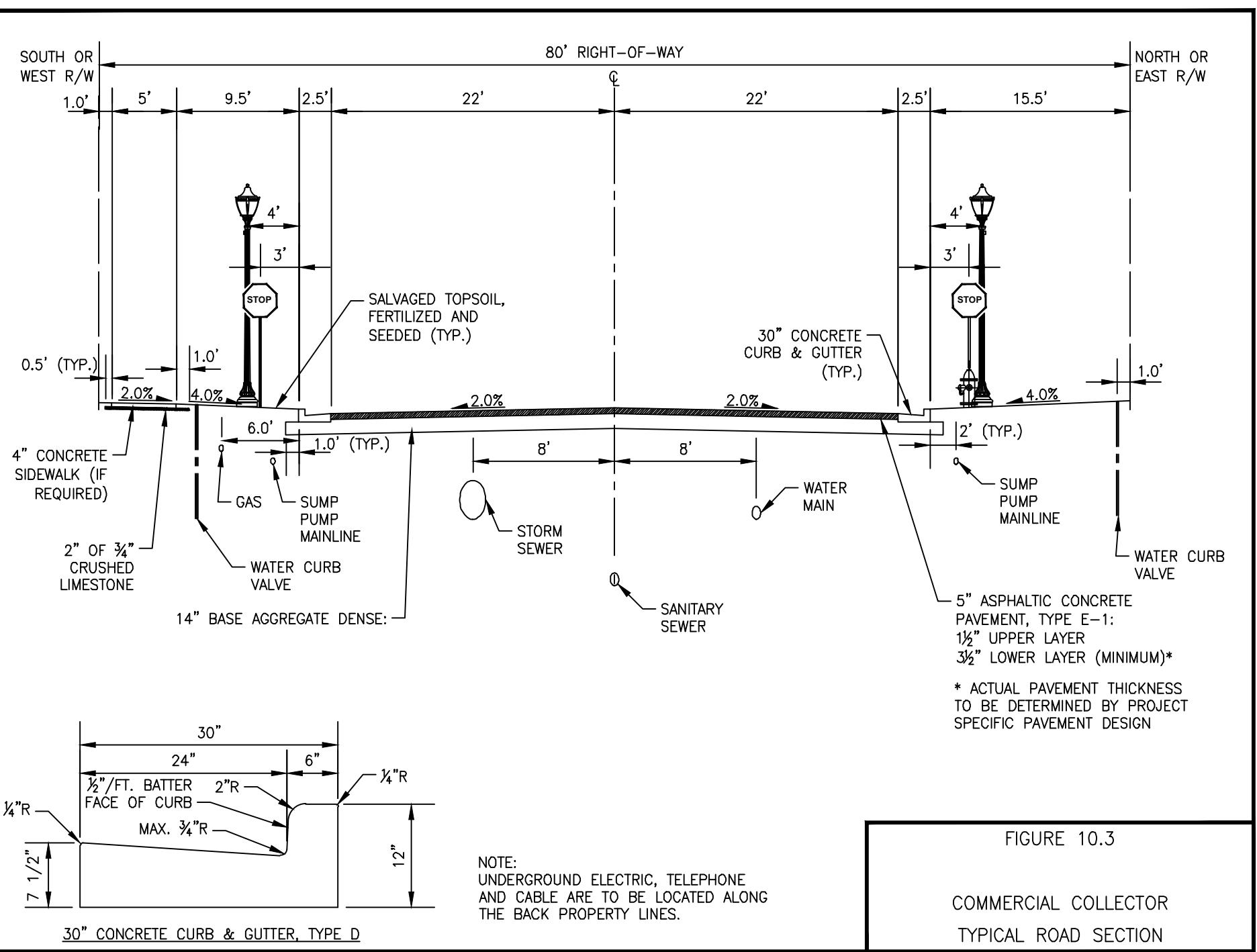
- 10.1 MINOR STREET – TYPICAL ROAD SECTION
- 10.2 RESIDENTIAL COLLECTOR – TYPICAL ROAD SECTION
- 10.3 COMMERCIAL COLLECTOR – TYPICAL ROAD SECTION
- 10.4 INDUSTRIAL ROAD – MINOR STREET – TYPICAL ROAD SECTION
- 10.5 STANDARD CUL-DE-SAC
- 10.6 ALTERNATIVE CUL-DE-SAC
- 10.7 FLEXIBLE RISER TO FLEXIBLE SEWER MAIN – 21" AND LARGER DEEP SEWERS
- 10.8 FLEXIBLE RISER TO FLEXIBLE SEWER MAIN – 8" THROUGH 18" DEEP SEWERS
- 10.9 FLEXIBLE RISER TO FLEXIBLE SEWER MAIN – 21" AND LARGER SHALLOW SEWERS
- 10.10 TRACER WIRE EXAMPLE DETAIL

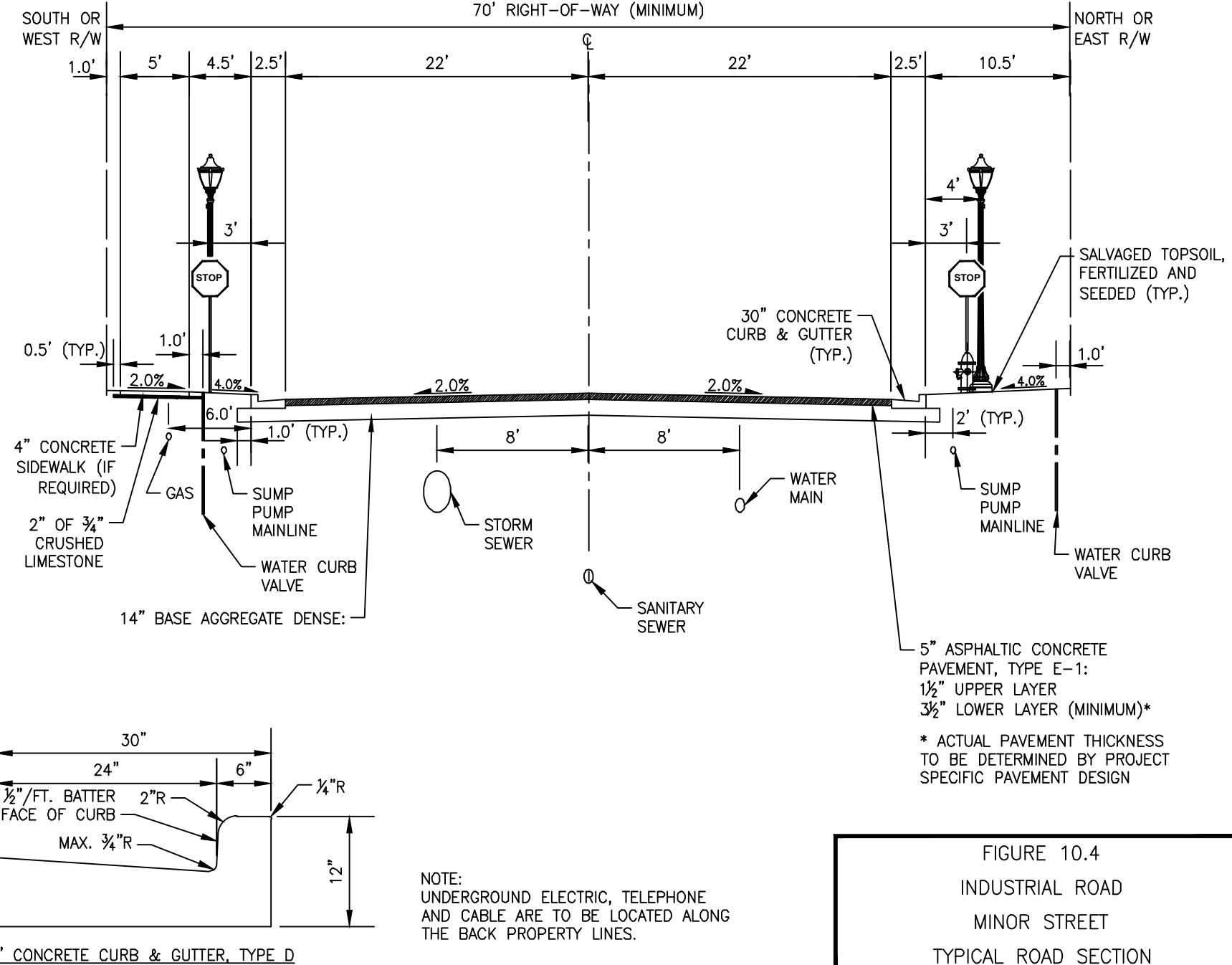
SECTION 10 – STANDARD DETAIL DRAWINGS

- 10.1 MINOR STREET – TYPICAL ROAD SECTION
- 10.2 RESIDENTIAL COLLECTOR – TYPICAL ROAD SECTION
- 10.3 COMMERCIAL COLLECTOR – TYPICAL ROAD SECTION
- 10.4 INDUSTRIAL ROAD – MINOR STREET – TYPICAL ROAD SECTION
- 10.5 STANDARD CUL-DE-SAC
- 10.6 ALTERNATIVE CUL-DE-SAC
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- 10.9 FLEXIBLE RISER TO FLEXIBLE SEWER MAIN – 21" AND LARGER SHALLOW SEWERS
- 10.10 TRACER WIRE EXAMPLE DETAIL









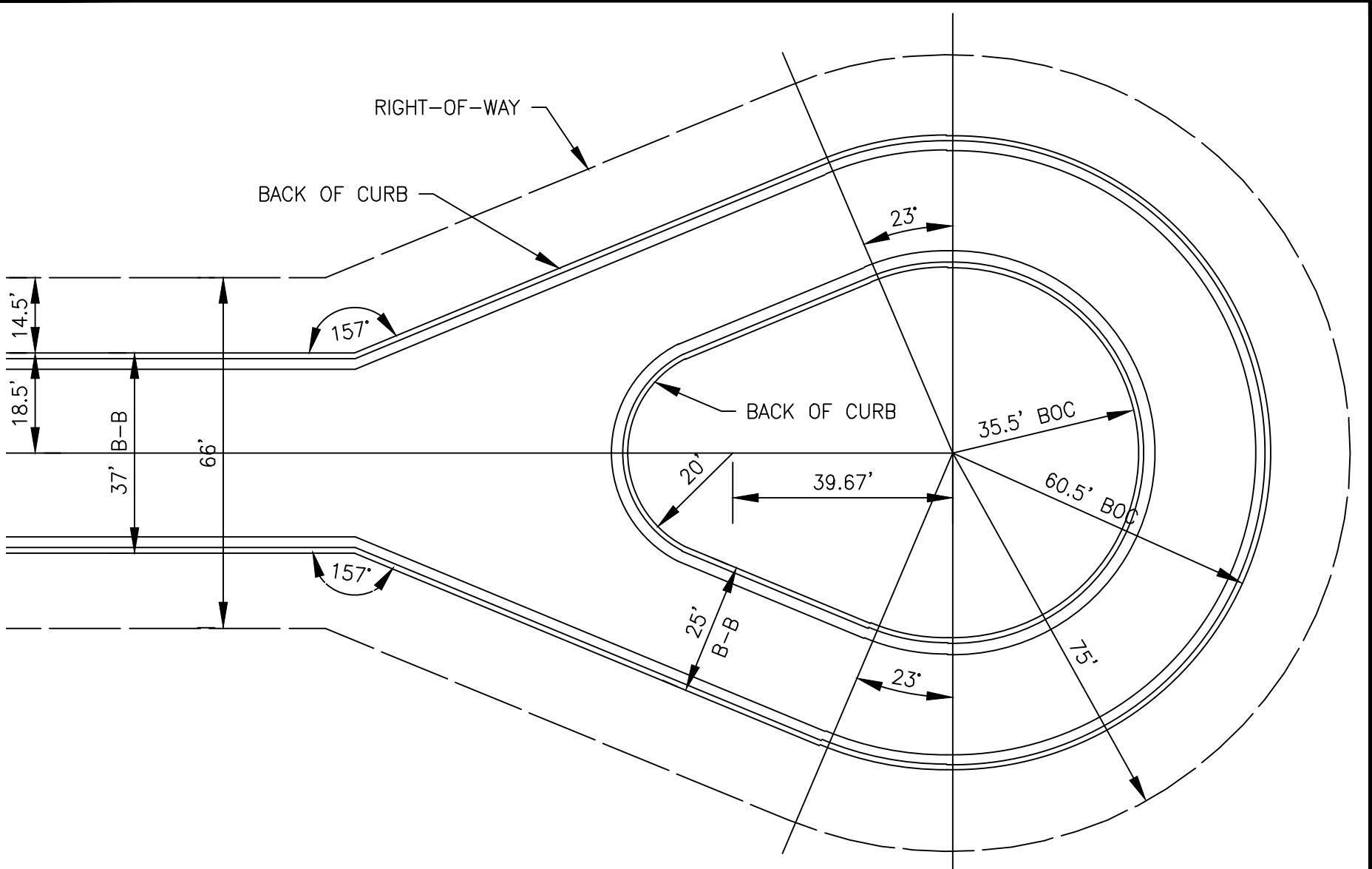
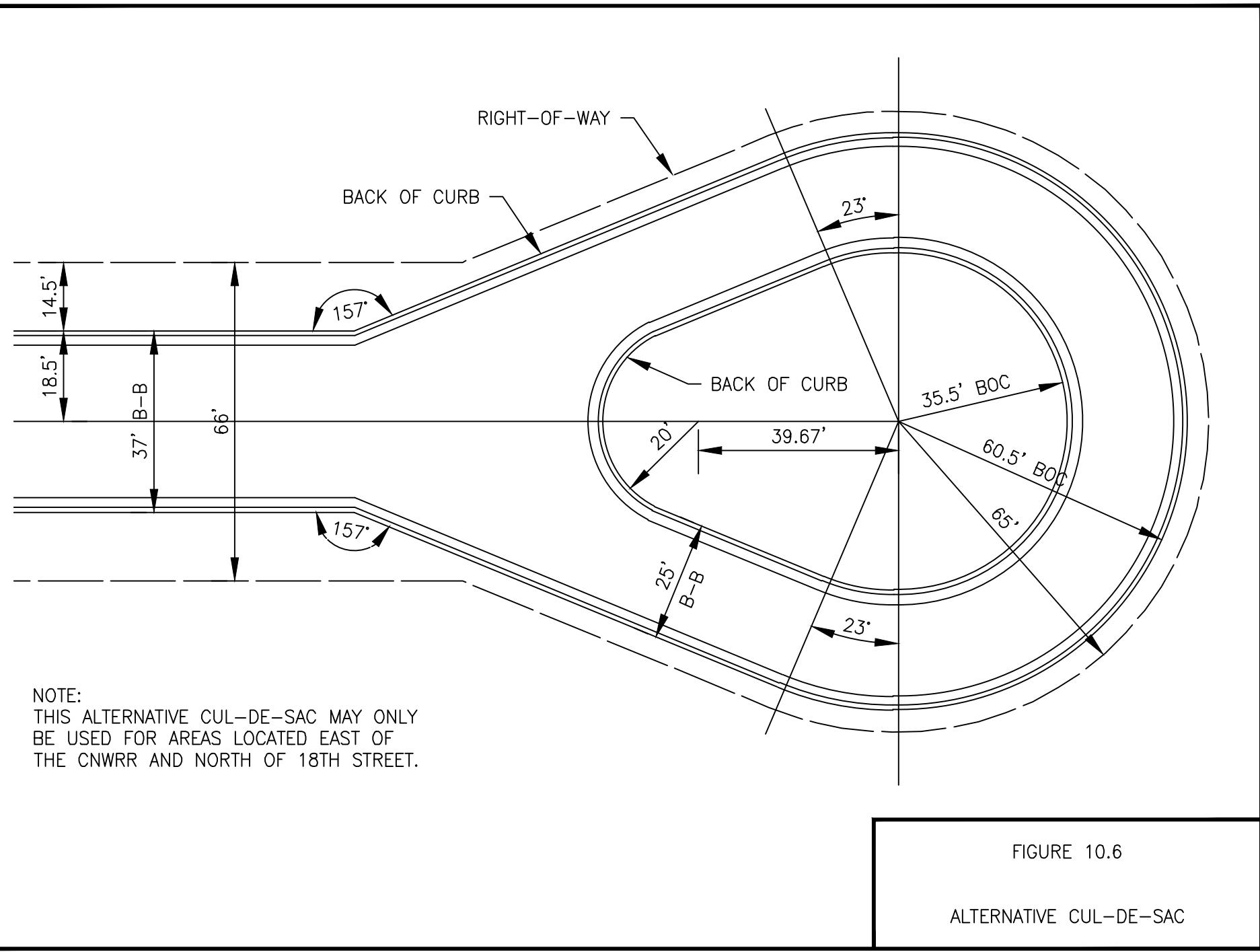


FIGURE 10.5

STANDARD CUL-DE-SAC



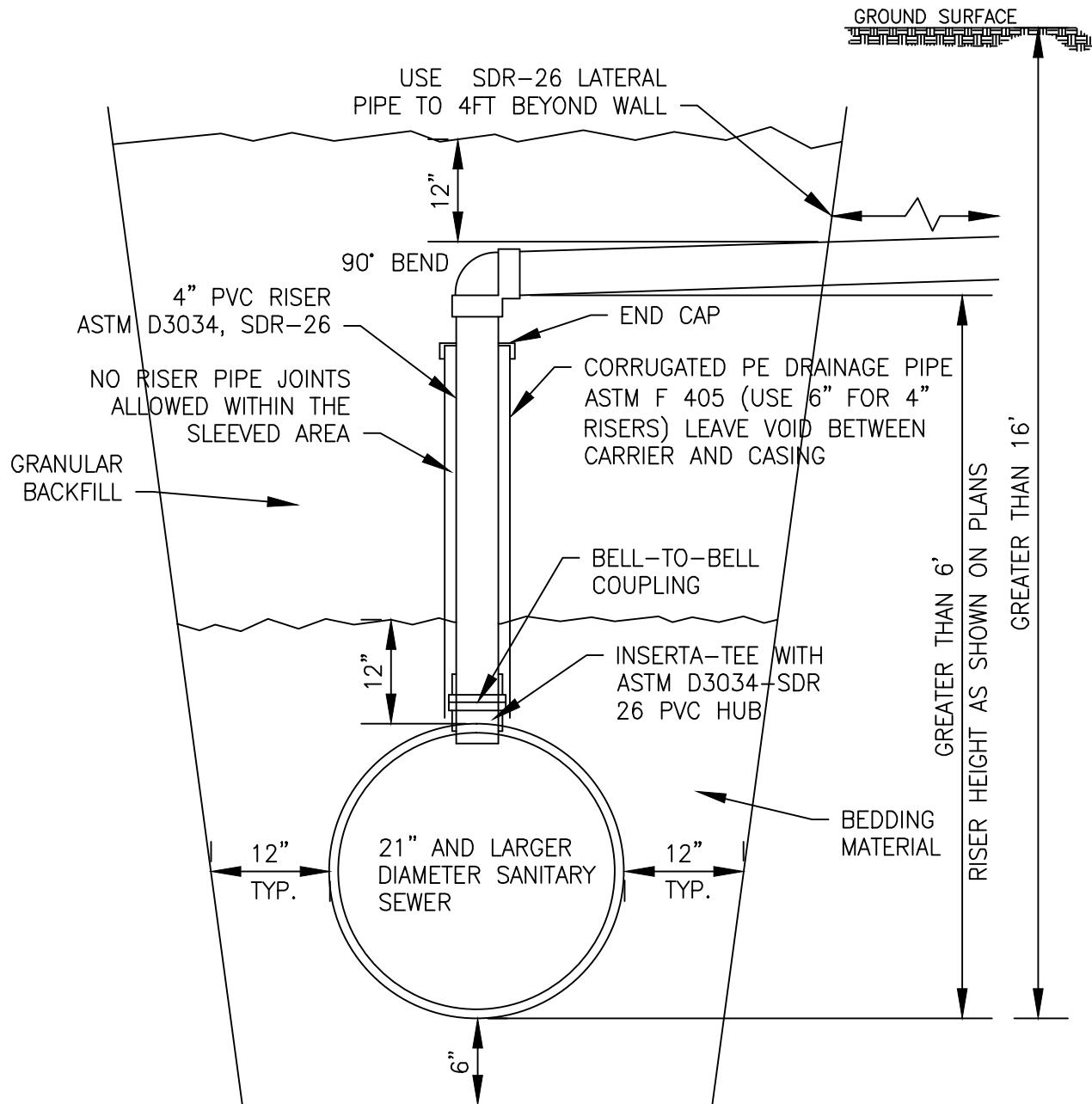


FIGURE 10.7
FLEXIBLE RISER TO FLEXIBLE SEWER MAIN
21" AND LARGER DEEP SEWERS

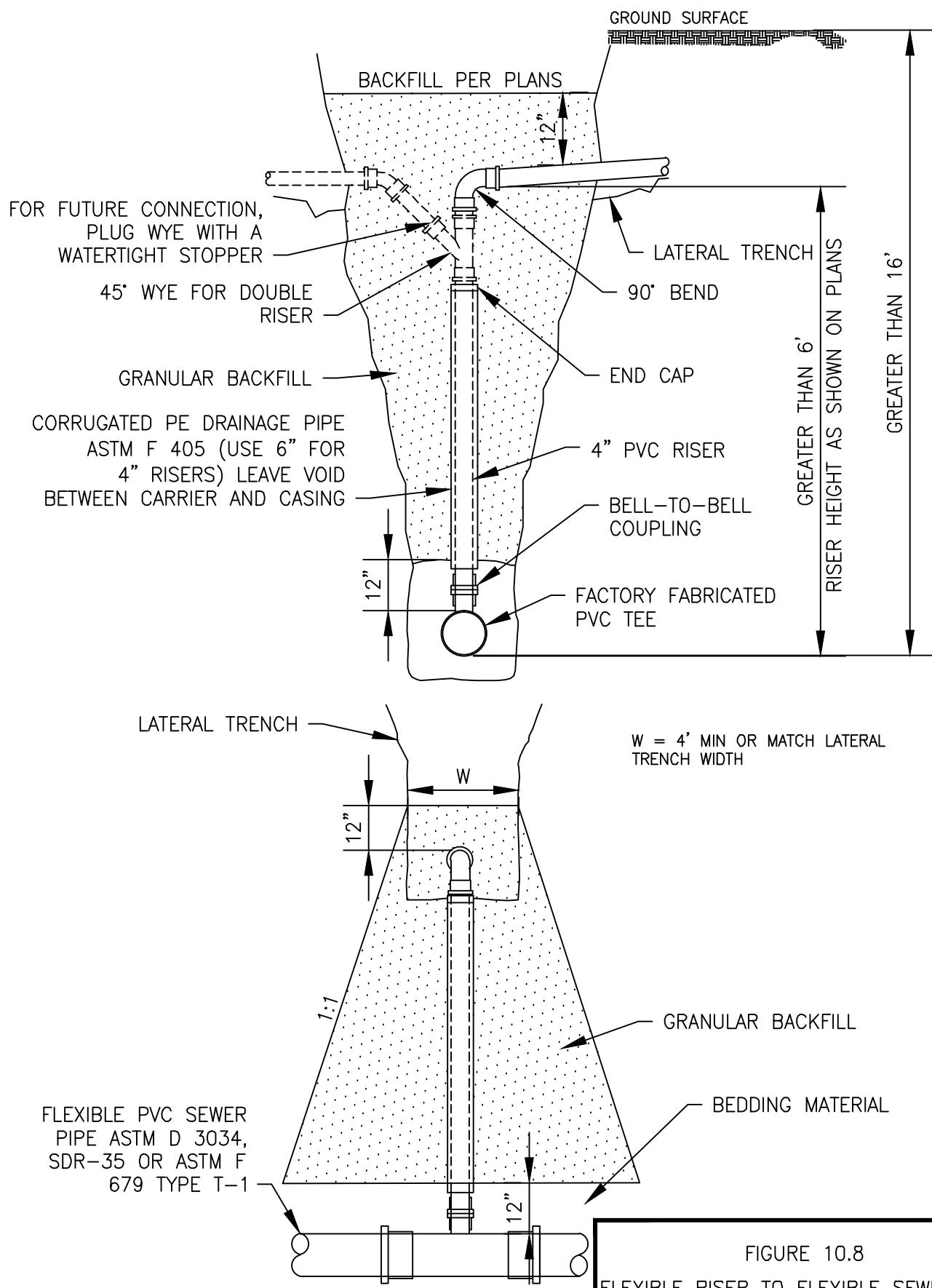


FIGURE 10.8
FLEXIBLE RISER TO FLEXIBLE SEWER MAIN
8" THROUGH 18" DEEP SEWERS

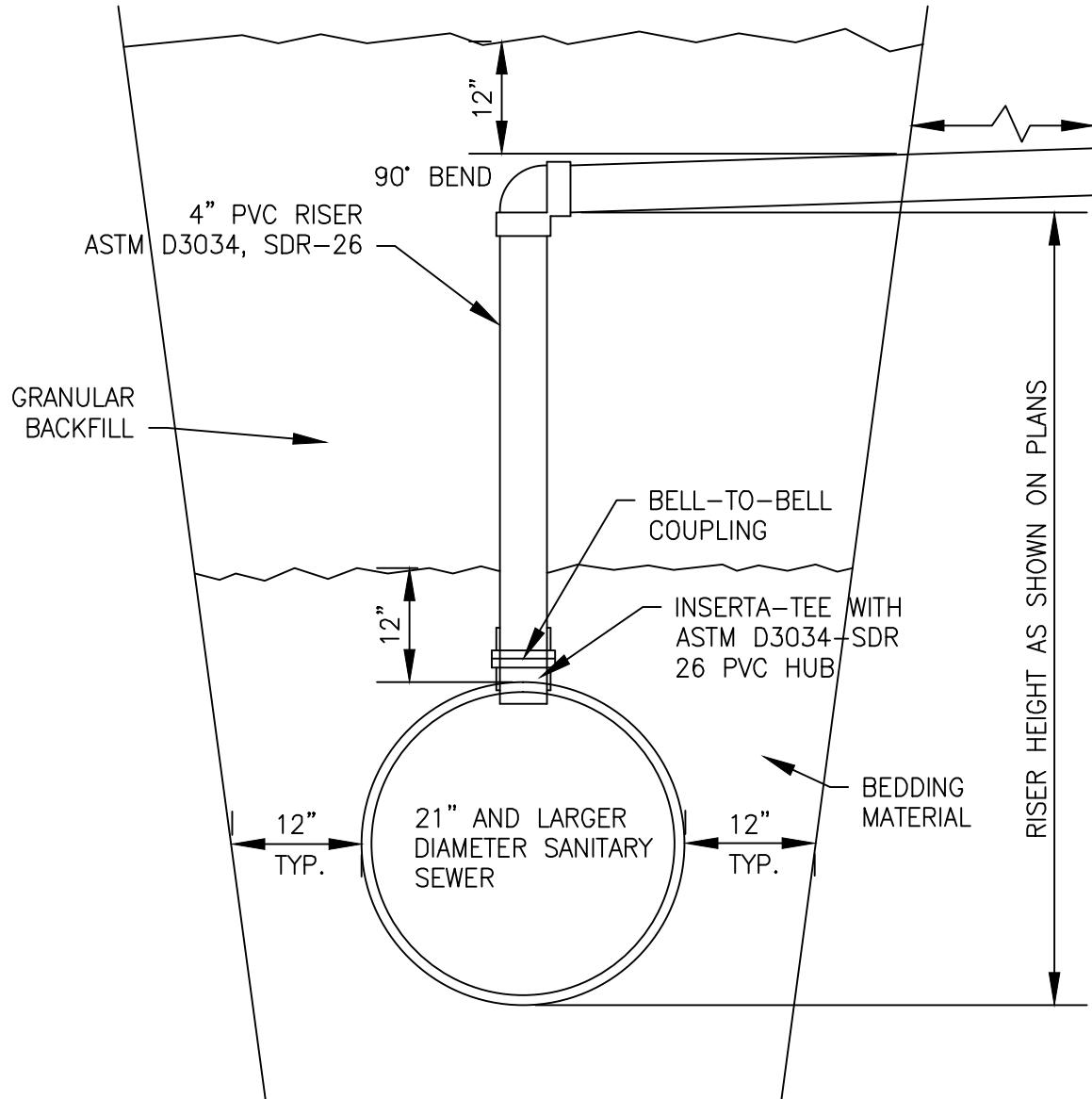


FIGURE 10.9
FLEXIBLE RISER TO FLEXIBLE SEWER MAIN
21" AND LARGER SHALLOW SEWERS

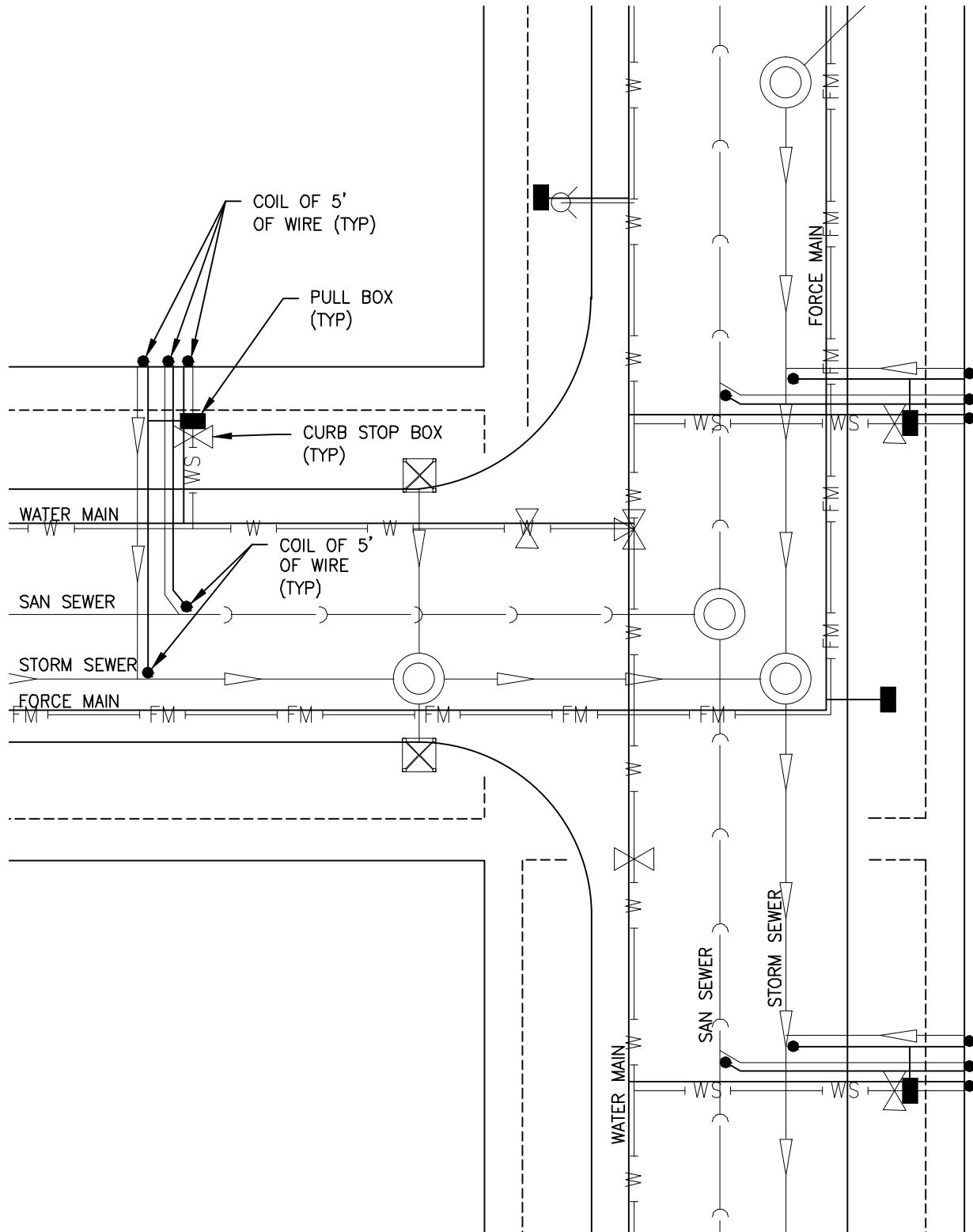


FIGURE 10.10

TRACER WIRE EXAMPLE DETAIL



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**PRE-DEVELOPMENT AGREEMENT FOR ALL DEVELOPMENT
IN THE VILLAGE OF SOMERS, KENOSHA COUNTY WISCONSIN**

THIS AGREEMENT is entered into between the Village of Somers, a Wisconsin municipal corporation, hereinafter called the "Village of Somers", and _____ ("Developer") to develop lands within the Village of Somers which is described with more particularity on the attached Exhibit "A".

WHEREAS, the person(s) above-named wish to subdivide and/or commence development of the above lands within the Village of Somers and to obtain Village of Somers approval of this division/development in accordance with applicable state laws and Village of Somers ordinances; and

WHEREAS, the Village of Somers with its consultants agrees to review the Development Proposals, Preliminary Sketches and Plans, Preliminary Plat or Certified Survey Map of the Developer in accordance with law and desires to have such review made without unreasonable expense to Village of Somers' taxpayers.

**PART A
PAYMENT FOR REVIEW SERVICES**

The Developer agrees to pay and/or reimburse the Village of Somers for all administrative and consulting costs incurred by the Village of Somers prior to any formal approval by the Village of Somers for processing, studying and reviewing of any development Proposals, Preliminary Plat or Certified Survey Map including without limitation, legal, engineering service or other consultants as required by the Village of Somers in connection with this review. In addition, the Developer has been provided with a copy of the Village of Somers Ordinances with hourly rates paid by the Developer for Village staff time on their behalf.

The Developer understands the legal and/or engineering consultants retained by the Village of Somers are acting exclusively on behalf of the Village of Somers and not the Developer. Developer understands that it shall be invoiced for any of the preceding expenses on a monthly basis and that invoices are due within thirty (30) days and shall carry an annual percentage rate of 1½% per month on the unpaid balance.

**PART B
GUARANTEE OF PAYMENT**

The undersigned Developer agrees to guarantee reimbursement of the Village of Somers for administrative costs described in Part A by depositing with the Village Clerk a (cash deposit) (cashier's check)(irrevocable letter of credit) in the name of the Village of Somers in the principal sum of \$_____, which includes the sum of \$_____ to cover the cost of unanticipated contingencies.



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If at any time monies in the account, including earned interest, or the principal amount of the irrevocable letter of credit are insufficient to pay expenses incurred by the Village of Somers for administrative costs, Developers agrees to deposit required additional amounts within fifteen (15) days of written demand by the Village Clerk or the Proposal, Plat or Survey shall be rejected.

PART C
TERMINATION OF GUARANTEE

Sixty (60) days after completion of review or in the case of development, completion of development, evidenced by resolution of the Village Board approving, conditionally approving or rejecting the Development Proposals, Preliminary Plat or Certified Survey Map, the Village of Somers agrees to refund to the Developer any monies remaining in the deposit account, including any interest earned thereon; or, if guarantee is made in the form of an irrevocable letter of credit, to give a written release, sufficient to terminate the guarantees of such letter less, in either case, any of amounts owing for administrative costs described in Part A.

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _____, 2019.

VILLAGE OF SOMERS

By: _____
President

Attest: _____
Timothy Kitzman, Clerk/Treasurer

DEVELOPER

By: _____
(Signature of Developer)

Name/Title: _____
(Print Name/Title)



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ADMINISTRATIVE FEE
GENERAL CONSULTATION WITH DEVELOPERS FEE
ORDINANCE NO 18:30, (K)

18.30(S) Prior to the filing of an application seeking the approval of a preliminary plat, certified survey map, condominium plat, planned unit development, multi-dwelling plan or conditional use permit, Village staff may meet with the developer to generally discuss the concepts relating to the proposed development. For purposes of this subsection, Village staff shall include one or more of the following: Village administrator, Village Finance Manager, Village Clerk/Treasurer, Public Works Superintendent, and Village Building Inspector. Village staff shall not include paid consultants such as the Village Engineers, Village Planners or Village Attorneys. The first consultation by Village staff with the developer shall be free, provided that such consultation is no longer than two (2) hours. Thereafter, a fifty (\$50.00) Dollars per hour fee shall be imposed for each member of the Village staff who shall meet with the developer or the developer's agents or representatives, including consultants. The Village Administrator shall establish the timing and details of such payments, taking into consideration the particular details of the types of issues, which may be encountered with the proposed development.

Effective Date: May 20, 2015

Developer: _____

Project: _____

Topic(s) Discussed: _____

Billing Hours: _____

Amount Due: _____

William A. Morris
Village Administrator

Developer



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DEVELOPER'S CHECKLIST
CONCEPTUAL PLAN / PRELIMINARY PLAT / FINAL PLAT
C.S.M. (CERTIFIED SURVEY MAP) CONDITIONAL USE PERMITS

The following detailed checklist provides a summary of the items to be completed or actions to be taken for land development or land division in the Village of Somers.

**C.S.M. (CERTIFIED SURVEY MAP) AND CONDITIONAL USE PERMITS
CHECKLIST**

**DATE
COMPLETED**

1. Pre-application Staff conference. (Village & County) Mandatory for plats, Advised for Certified Survey Maps.
Will be held at Kenosha County Planning & Development _____
2. Prepare and submit a Conceptual Plan for review by Village Staff and Subsequent and possible approval by the Village Plan Commission and Village Board; (if the parcel which is being created or split by C.S.M. is being developed at an approved engineering scale for the entire property. The conceptual Plans should show preliminary layouts of all Public Infrastructure including water mains, sanitary sewer, detention/retention ponds and roads. You will be notified to attend a Village Plan Commission and Village Board Meeting.
(See Chapter 18.17 of Village Ordinance _____
3. Petition for a Zoning Map Amendment if applicable **(Call Kenosha County Planning & Development to set up meeting and discuss your project.** _____
4. Petition for a Conditional Use Permit if applicable
 - a) **Call Kenosha County Planning & Development**
to set up a meeting, to review the proper use and confirm if a conditional use permit is needed. _____
 - b) **Give the Village of Somers a copy of the application filed with Kenosha County.** _____
 - c) **(See Chapter 18.17 of Village Ordinance \$600.00 Fee due with application. Submit Check to Village Clerk)** _____
5. Petition for a Variance
 - a) **Call Kenosha County Planning & Development**
to set up a meeting. _____
 - b) **Give the Village of Somers a copy of the Variance filed with Kenosha County along with Check for \$350.00 filing fee.** _____



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**C.S.M. (CERTIFIED SURVEY MAP) AND CONDITIONAL USE PERMITS
CHECKLIST -CONTINUED**

**DATE
COMPLETED**

6. Schedule a pre-filing meeting with **Kenosha County Planning & Development** and the **Village of Somers** to ensure that your submittal packet is ready to be filed. At that time the Village and Kenosha County can review with the applicant the possible conditional use permit. _____
7. Submit a detailed survey showing all high water marks, shorelands and environmental corridors, the wetland field staking and attendant survey, **for Village review.** _____
8. Village will identify for the Developer all Lands to be dedicated for Public Park or Public School site Purposes or Fees to be paid in lieu of, if applicable. _____

**A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035
ADMENDMENT**

- a) Follow the procedures for filing for an Amendment and submit copies to the Village for review. _____
- b) Give the Village of Somers a copy of the application filed with Kenosha County. _____
- c) (See Chapter 18.17 of Village Ordinance \$600.00 Fee due with application. Submit Check to Village Clerk) _____



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**CONCEPTUAL PLAN
CHECKLIST**

**DATE
COMPLETED**

1. Pre-application Staff conference. (Village & County) Mandatory for plats, Advised for Certified Survey Maps.
Will be held at Kenosha County Planning & Development _____
2. Prepare and submit a Conceptual Development Plan for review by Village Staff and Subsequent and possible approval by the Village Plan Commission and Village Board; at an approved engineering scale for the entire property. The conceptual Plans should show preliminary layouts of all Public Infrastructure including water mains, sanitary sewer, detention/retention ponds and roads. You will be notified to attend a Village Plan Commission _____ and Village Board Meeting.
(See Chapter 18.17 of Village Ordinance \$600.00 Fee due with application. Submit Check to Village Clerk) _____



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**PRELIMINARY PLAT
CHECKLIST**

**DATE
COMPLETED**

The developer shall prepare a preliminary plat and a letter of application, which shall be filed concurrently with the **Village Clerk/Treasurer, and Kenosha County Planning and Development**. The preliminary plat shall be prepared in accordance with Chapter 18.18 in the Village of Somers Ordinances.

1. Petition for a Zoning Map Amendment if applicable (**Call Kenosha County Planning & Development to set up meeting and discuss your project.**) _____
2. Petition for a Conditional Use Permit if applicable
 - a) **Call Kenosha County Planning & Development to set up a meeting.**
 - b) **Give the Village of Somers a copy of the application filed with Kenosha County.** _____
3. Petition for a Variance
 - a) **Call Kenosha County Planning & Development to set up a meeting.**
 - b) **Give the Village of Somers a copy of the Variance filed with Kenosha County along with Check for \$300.00 filing fee.** _____
4. Schedule a pre-filing meeting with **Kenosha County Planning & Development and the Village of Somers** to ensure that your submittal packet is ready to be filed. _____
5. Submit a detailed survey showing all high water marks, shorelands and environmental corridors, the wetland field staking and attendant survey, **for Village review.** _____
6. Village will identify for the Developer all Lands to be dedicated for Public Park or Public School site Purposes or Fees to be paid in lieu of, if applicable. _____
7. Submit a Letter of Request for the Use and Zoning with your Preliminary Plat Application at an approved engineering scale for entire property. You will be scheduled to attend a Village Plan Commission and Village Board Meeting at this time. (**See Chapter 18.20 of Village Ordinance**)
 - a) **(Three (3) copies for Village of Somers at approved engineering scale and nineteen (19) 11 x 17 copies for Village of Somers. Application Fee of \$600.00 + 5.00 for each lot or Unit**) _____
 - b) **Call Kenosha County for number of copies and fees applicable.** _____



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**PRELIMINARY PLAT
CHECKLIST - CONTINUED**

**DATE
COMPLETED**

8. Submit applicable Engineering Plans, Specifications and Profiles for storm water, curb and gutter, drainage, grading, municipal sewer and water, paving, and road construction for Village Engineering Staff, and Village Board for review and approval. **(4 sets) Engineer, Public Works and Building Inspector and Kenosha County Planning & Development.** _____
9. Submit Landscaping Plans (Streets Trees, Cul-de-sac Plantings, Berms, Subdivision entrances or Building Plantings **for Village Staff and Village Board approval.** _____
10. Submit Subdivision Restrictive Covenants and Deeds **for Village Staff and Village Board Review**, as applicable. (The Developer shall create the appropriate mechanisms to ensure that common areas, outlots and retention/detention facilities are properly maintained.) _____
11. Submit all contracts for improvements (sanitary sewer, municipal water, storm water, curb and gutter, drainage, grading, road construction, and planting) **for Village Staff, Village Engineer and Village Board for review as applicable.** _____
12. Submit Performance and Payment Bonds for all Contractors for **Village Staff, Village Attorney and Village Board approval.** _____
13. Developer shall prepare Street Light Plan for subdivision, as applicable, Street Lights will be at the Developers cost. Intersections are required to be lit; only with creating a Lighting District can the Entire Subdivision be lighted. _____
14. Village shall have Kenosha Highway Department prepare Street Signage for the Subdivision, at the Developers cost. Signs shall be installed by Kenosha County at the Developers cost. _____
15. Submit any applicable Permanent or Temporary Utility or Construction Easements **to the Village**. Easements within the subject property shall be shown and Recorded on the Final Plat. Easements outside of the subject property must be provided in a format according to the Village and recorded prior to Final Plat Approval. _____
16. Submit copies of any applicable State or County Highway Access Permits **to the Village**. _____



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**PRELIMINARY PLAT
CHECKLIST - CONTINUED**

**DATE
COMPLETED**

17. Submit copies of any applicable Wisconsin Department of Natural Resources Permits or Certifications, U.S. Army Corps or Engineers Permits or any related permits **to the Village for approval.**
-



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**FINAL PLAT
CHECKLIST - CONTINUED**

**DATE
COMPLETED**

1. Schedule a pre-filing meeting with the **Village of Somers and Kenosha County Planning and Development** for review to ensure that your submittal packet is ready to be filed.
 - a) Prior to filing for Final Plat all Storm Water plans must be submitted and review by the Village of Somers, Village Engineers and Kenosha County Planning and Development. Send one copy to each of the three offices. _____
 - b) At this time file a Landscaping and Lighting Plan and covenants # 12,13, & 16 to the Village of Somers, Village Engineers, and Kenosha County Planning and Development. _____
2. Sign Developers Agreement **with the Village of Somers**. _____

Upon Final Plat approval and all conditions being satisfied, the following actions shall take place, as applicable:

1. Letter of Credit shall be submitted to the **Village Attorney** for review. Minimum 125% of Bids for public improvements. _____
2. Payments for Engineering Fees, Street Lighting (if applicable), Street Signage, and Street Trees shall be made to the **Village of Somers**. _____
3. Developer shall submit, at the Developer's cost, five (5) complete sets of all Engineering plans to the **Village of Somers**. Both paper copies and electronic copies are required. _____
4. Final Plat and related attachments shall be recorded, at the Developer's cost, at the **Kenosha County Register of Deeds Office**. _____

Upon Final Plat approval and all conditions being satisfied, the following actions shall take place, as applicable: - Continued

5. Subdivision Restrictive Covenants and Deeds shall be recorded, at the Developer's cost, at the **Kenosha County Register of Deeds Office**. _____
6. Offsite Temporary and Permanent Utility, Drainage, and Construction Easements shall be recorded, at the Developer's cost, at **Kenosha County Register of Deeds Office**. _____
7. Pre-Construction Staff Conference shall be held with Village Staff at the **Somers Village Hall**. _____



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**FINAL PLAT
CHECKLIST - CONTINUED**

**DATE
COMPLETED**

NOTE: No construction shall commence in a proposed development until the land division (Final Plat or Certified Survey Map) is approved by the Village Board and all conditions are satisfied. No building permits will be issued until all land improvements are completed.

**FOR DETAILED INFORMATION, CONSULT THE SUBDIVISION AND PLATTING CONTROL
ORDINANCE OF THE VILLAGE OF SOMERS, KENOSHA COUNTY, CHAPTER 18, "LAND DIVISION
AND PLATTING CONTROL".**

IMPORTANT TELEPHONE NUMBERS & ADDRESSES

Village of Somers

P.O. Box 197, Somers, WI 53171
1175 12th Street, Kenosha, WI 53144
Phone: 262-859-2822
Fax: 262-859-2822

Baxter & Woodman

256 South Pine Street
Burlington, WI 53105
Phone: 815-444-3354

Kenosha County Planning & Development

Including Sanitation & Land Conservation
19600 75th Street, P.O. Box 520
Bristol, WI 53104-0520
Phone: 262-857-1895
Fax: 262-857-1920

Kenosha County Administration Building

Division of Land Information
1010 56th Street
Kenosha, WI 53140
Phone: 262-857-1870

Kenosha County Public Works Division of Highways
Phone: 262-857-1870
Fax: 262-857-1885

Wisconsin Department of Natural Resources
Sturtevant Office - Phone: 262-884-2300

Wisconsin Department of Transportation
Waukesha Office - Phone: 262-548-8722

SOMERS FIRE & RESCUE

Fire Inspector
Capt Joe Scruggs

P.O. Box 197
Somers, WI 53171
(262)-620-3285
jscruggs@somers.org



Site Plan Review Requirements

-Site Plan and permit with payment of site plan review fees shall be submitted to and approved by Somers Fire Department prior to work starting. (2) Copies required.

-Once Plan has been approved no changes are allowed without department approval.

-Site plan shall include all applicable information found below

Site Plan Data

- Project Name
- Project Address
- Names of all streets on or adjacent to project area
- Indicate North on point of compass
- Drawing scale
- Construction type and occupancy classification
- Square footage of proposed structures
- Number of stories and building height
- Note if building has proposed fire protection systems.
- Note any existing buildings associated with property
- Note any overhead utility Lines

Fire Department Access

- Access roads shall be a minimum of 20 ft with width of lane noted
- No Greater than 8% grade on any fire access road
- Gates on fire access roads shall be noted and require 20 ft clear opening with KNOX key operation
- Dead end access roads greater the 150 ft require turnaround
- Vertical clearance of 13 ft 6 inches required
- Indicate proposed KNOX box location at main entrance and exterior sprinkler room door
- Turn radius simulation for 46 ft 6 inch overall length and 8 ft 6 inch width Tandem axel truck required
- Fire access road shall be no greater than 50 feet from exterior door
- Access roads shall be within 150 ft of any exterior wall on first floor
- Note any proposed temporary access roads during construction

- A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.

Water Supply

- Note location of existing hydrants and water mains (include main size)
- Note Location of new hydrants and water mains (include main size)
- Hydrant spacing shall be no grater 300 feet of fire apparatus travel
- Note proposed FDC and pumper pad, design and location per Village of Somers fire protection ordinance chapter 16 (16.24/16.25)
- Unobstructed hydrant clearance of 15 ft
- The minimum distance from the building to a hydrant shall be equal to the height of the building plus ten (10) feet.
- All fire hydrants within the commercial development shall be capable of providing a minimum of one thousand five hundred (1500) GPM at twenty (20) psig.

Means of egress

- Indicate all exits of building
- Note exit discharge width no less than required for building occupant load
- Note path to a public right of way from all building emergency exits

Reference IBC/IFC, NFPA 1, NFPA 101, WI. DSPS, Village of Somers Ch 16

All fire protection systems require review process per Village of Somers CH 16

Further Information can be found at Somers.org under the tab “department services-Fire Department plan review and inspection process”

Somers Fire and Rescue P.O. Box 197 Somers WI, 53171 Inspector Joe Scruggs 262-262-620-3285 (Email) jscruggs@somers.org (Website) somers.org	Village of Somers Fire Department Fire Protection System Review Application/Permit	Permit No.
		Tax Key #
Job Address		
Owner	Address	Phone
Architect	Address	Phone
General Contractor	Address	Phone
Fire Protection Contractor/WI LIC #	Address	Phone
Property Use		
<input type="checkbox"/> Factories <input type="checkbox"/> Theaters <input type="checkbox"/> Schools <input type="checkbox"/> Residential <input type="checkbox"/> Health Care . <input type="checkbox"/> Office <input type="checkbox"/> Assembly <input type="checkbox"/> Residential <input type="checkbox"/> Detention <input type="checkbox"/> Hazardous Ocp <input type="checkbox"/> Mercantile <input type="checkbox"/> Halls <input type="checkbox"/> Correctional <input type="checkbox"/> Day Care <input type="checkbox"/> Other		
Type of Construction	Total Building Area	Sq. Ft.
<input type="checkbox"/> Wood Frame <input type="checkbox"/> Noncombustible <input type="checkbox"/> Fire Resistive <input type="checkbox"/> Subdivision		

*See Fee Schedule for Plan Review and Inspection Fees

Systems	Permit Fee	Plan Review	Number Of Devices/Heads To Be Inspected	Inspection Fee
Sprinkler Systems NFPA 13 and 13R	100.00	FSCI		
Sprinkler Systems NFPA 13D Residential	100.00	FSCI		
Fire Detection and Alarm Systems	100.00	FSCI		
Standpipe Systems	100.00	FSCI		
Fire Pumps	50.00	FSCI		
Restaurant Wet Chemical Systems	50.00	FSCI		
Site Plan Review	100.00	250.00		
Mechanical Hood and Duct Systems	50.00	FSCI		
Processing Fee 10.00				
Total				

Fees Shall Be Paid To Somers Fire Department

Total Due	
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CHAPTER 18

LAND DIVISION AND PLATTING CONTROL

18.01	Authority
18.02	Purpose
18.03	Intent
18.04	Abrogation and Greater Restriction
18.05	Interpretation
18.06	Severability and Non-Liability
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18.20	Preliminary Plat
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18.24	Minor Land Division by Certified Survey Map
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18.33	Principles and Standards for the Aesthetic Evaluation of Site and Building Projects—Design Standards
18.34	Sign Permit
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18.36	Temporary Moratorium Within Green Bay Road Corridor
18.37	Comprehensive Plan
18.38	Public Participation Plan for Amending the Comprehensive Plan: Village

	of Somers
18.39	Amendment to the Comprehensive Plan of the Village of Somers
18.40	Second Amendment to the Comprehensive Plan of the Village of Somers
18.41	Third Amendment to the Comprehensive Plan of the Village of Somers
18.42	Fourth Amendment to the Comprehensive Plan of the Village of Somers
18.43	RESERVED
18.44	Sixth Amendment to the Comprehensive Plan of the Village of Somers

APPENDIX A – Figures

APPENDIX B – Tables

18.01 AUTHORITY.

This chapter is adopted under the authority granted by §236.45 of the Wisconsin Statutes and Chapters 61 and 66 of the Wisconsin Statutes, as amended.

18.02 PURPOSE.

The purpose of this chapter is to regulate and control the division and physical improvements of land setting minimum standards for development within the limits of the Village in order to promote the public health, safety, morals, prosperity, aesthetics and general welfare of the Village and its environs.

18.03 INTENT.

It is the general intent of this chapter to regulate the division of land so as to:

- (A) Obtain the wise use, conservation, protection and proper development of the Village's soil, water, wetland, woodland and wildlife resources and attain a proper adjustment of land use and development to the supporting and sustaining natural resource base.
- (B) Lessen congestion in the streets and highways.
- (C) Further the orderly layout and appropriate use of land.
- (D) Further safety from fire, panic and other danger.
- (E) Facilitate adequate provision for housing, transportation, water supply, storm water, waste water, parks, playgrounds and other public facilities and services.
- (F) Secure safety from flooding, water pollution, disease and other hazards.
- (G) Prevent flood damage to persons and properties and minimize expenditures for flood relief and flood control projects.
- (H) Prevent and control erosion, sedimentation and other pollution of surface and subsurface waters.
- (I) Preserve natural vegetation and cover and promote the natural beauty of the Village.
- (J) Restrict building sites on areas covered by soils poorly suited for development.
- (K) Facilitate the further division of larger tracts into smaller parcels of land.

- (L) Ensure adequate legal description and proper monumentation of subdivided land.
- (M) Provide for the administration and enforcement of this chapter.
- (N) Provide penalties for violation of this chapter.
- (O) Implement those municipal, county, watershed or regional comprehensive plans or their components adopted by the Village and in general to facilitate enforcement of Village development standards as set forth in the adopted regional, county and local comprehensive plans, adopted plan components, zoning ordinance and Village building ordinance.
- (P) Avoid the harmful effects of premature division of land.
- (Q) Preserve primary agricultural land.

18.04 ABROGATION AND GREATER RESTRICTION.

It is not intended by this chapter to repeal, abrogate, annul, impair or interfere with any existing easements, covenants, agreements, rules, regulations or permits previously adopted or issued pursuant to law. However, where this chapter imposes greater restrictions, this chapter shall govern.

18.05 INTERPRETATION.

In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements and shall be liberally construed in favor of the Village and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

18.06 SEVERABILITY AND NON-LIABILITY.

(A) If any section, provision or portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

(B) The Village does not guarantee, warrant or represent that only those soils listed as being unsuitable for specific uses are the only unsuitable soils within the Village and thereby asserts that there is no liability on the part of the Village Board, its agencies or employees for sanitation problems or structural damages that may occur as a result of reliance upon, and conformance with, this chapter.

18.07 DEFINITIONS.

For purposes of this chapter, the following specific words and phrases and their definitions shall apply:

- (A) **Alley**. A special public way affording only secondary access to abutting properties.
- (B) **Arterial Street**. A street used or intended to be used primarily for fast or heavy through traffic. Arterial street shall include freeways and expressways as well as standard arterial streets, highways and parkways.
- (C) **Block**. A tract of land bounded by streets, a combination of streets, public parks, cemeteries, railroad rights-of-way, shorelines of navigable waters and municipal boundaries.
- (D) **Building Line**. A line parallel to a lot line and at a distance from the lot line to comply with the terms of this chapter.
- (E) **Certified Survey Map**. A plat or map prepared for a minor land division as defined in §18.07(T) and prepared and recorded as set forth in §236.34 of the Wisconsin Statutes.
- (F) **Collector Street**. A street used or intended to be used to carry traffic from minor streets to the major system of arterial streets including the principal entrance streets to residential developments.
- (G) **Community**. Village of Somers, Kenosha County, municipality, or a group of adjacent towns or municipalities having common social, economic or physical interests.
- (H) **Condominium**. Property subject to a condominium declaration as defined and regulated by Chapter 703 of the Wisconsin Statutes.
- (I) **Comprehensive Plan**. The extensively developed plan, also called a master plan, recommended by the Village Plan Commission and adopted by the Village Board pursuant to the Wisconsin Statutes, including proposals for future land use, transportation, urban redevelopment and public facilities pursuant to §66.1001 of the Wisconsin Statutes
- (J) **Cul-de-sac**. A local street with only one (1) outlet and having an appropriate turnaround reversal of traffic movement.
- (K) **Developer**. Any person, firm or corporation, or any agent thereof, dividing or proposing to divide land resulting in a subdivision, minor land division, other minor land division or replat.
- (L) **Floodlands**. Those lands including floodplains, floodways and channels subject to inundation by the one hundred (100) year recurrence interval flood or where such data is not available the maximum flood of record.
- (M) **Frontage Street**. A minor street auxiliary to and located on the side of an arterial street for control of access and for service to the abutting development.
- (N) **High Water Elevation (Surface Water)**. The average annual high water level of

a pond, stream, lake, flowage or wetland referenced to an established datum plane or where such elevation is not available the elevation of the line up to which the presence of the water is so frequent as to leave a distinct mark by erosion, change or destruction of vegetation or other easily recognized topographic, geologic or vegetative characteristics.

(O) **High Groundwater Elevation**. The highest elevation to which subsurface water rises. This may be evidenced by the actual presence of water during wet periods of the year or by soil mottling during drier periods. "Mottling" is a mixture or variation of soil colors. In soils with restricted internal drainage, colors of gray, yellow, red and brown are intermingled giving a multi-colored effect.

(P) **Lot**. A parcel of land of at least sufficient size to meet minimum zoning requirements for use, width and area as set forth in the Village zoning ordinance.

(Q) **Lot, Corner**. A lot abutting two (2) or more streets at their intersection provided that the corner of such intersection shall have an angle of one hundred thirty-five (135 °) degrees or less measured on the lot side.

(R) **Lot, Double Frontage**. A lot other than a corner lot, with frontage on more than one (1) street. Double frontage lots shall normally be deemed to have two (2) front yards, two (2) side yards and no rear yard. Double frontage lots shall not generally be permitted unless the lot abuts an arterial highway. Double frontage lots abutting arterial highways should restrict direct access to the arterial highway by means of a planting buffer or some other acceptable access buffering measure.

(S) **Minor Street**. A street used or intended to be used primarily for access to abutting properties.

(T) **Minor Land Division, a/k/a Certified Survey Map**. The division of land by the owner or developer resulting in the creation of one (1) but not more than four (4) parcels or building sites any of which is twenty (20) acres in size or less, the division of a block, lot or outlot within a recorded subdivision plat into not more than four (4) parcels or building sites without changing the exterior boundaries of the block, lot or outlot or any division of land greater than five (5) acres that does not meet the standards required of a subdivision.

(U) **Municipality**. Shall mean the Village of Somers, Kenosha County, Wisconsin.

(V) **National Map Accuracy Standards**. Standards governing the horizontal and vertical accuracy of topographic maps and specifying the means for testing and determining such accuracy endorsed by all federal agencies having surveying and mapping functions and responsibilities. These standards having been fully reproduced in Appendix F of the Southeastern Wisconsin Regional Planning Commission Technical Report #7, 2nd Edition Horizontal and Vertical Survey Control in Southeastern Wisconsin.

(W) **Navigable Stream**. Any stream capable of floating any boat, skiff or canoe of the shallowest draft used for recreational purposes and meeting other requirements of the Wisconsin Department of Natural Resources.

(X) **Other Minor Land Divisions**. Any division of land resulting in at least two (2) parcels of land over twenty (20) acres.

(Y) **Outlot**. A parcel of land other than a lot or block designated on the plat, but not of standard lot size, which can be either redivided into lots or combined with one (1) or more other adjacent outlots or lots in adjacent subdivisions or minor land divisions in the future for the purpose of creating buildable lots.

(Z) **Preliminary Plat**. A map showing the salient features of a proposed subdivision submitted to an approving authority for purposes of preliminary consideration.

(AA) **Public Way**. Any public road, street, highway, walkway, drainageway or part thereof.

(BB) **Replat**. The process of changing, or the map or plat which changes the boundaries of a recorded subdivision plat, certified survey map, or outlot. The division of a larger block, lot or outlot within a recorded subdivision plat or certified survey map without changing the exterior boundaries of the block, lot or outlot is not a replat.

(CC) **Shorelands**. Those lands within the Village lying within one thousand (1,000') feet from the ordinary high water elevation of navigable lakes, ponds and flowages or three hundred (300') feet from the ordinary high water elevation of navigable streams or to the landward side of the floodplain, whichever is greater.

(DD) **Soil Mapping Unit**. Soil type, slope and erosion factor boundaries as shown on the operational soil survey maps prepared by the U.S. Soil Conservation Service.

(EE) **Subdivision**. The division of a lot, outlot, parcel or tract of land by the owners or their agents for the purpose of transfer of ownership or building development where the act of division creates five (5) or more parcels or building sites or where the act of division creates five (5) or more parcels or building sites by successive division within a period of five (5) years irrespective of size and which require submission and approval of preliminary and final plat.

(FF) **Village**. Shall mean the Village of Somers, Kenosha County, Wisconsin.

(GG) **Wetlands**. As defined in Chapter NR103 of the Wisconsin Administrative Code wetlands are an area where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

(HH) **Wisconsin Administrative Code**. The rules of administrative agencies having rule-making authority in Wisconsin, published in loose-leaf, continual revision system as directed by §35.93 and Chapter 227 of the Wisconsin Statutes including subsequent amendments to those rules.

18.08 JURISDICTION.

Jurisdiction of this chapter shall include all lands within the Village. All divisions of land within the Village, including condominiums, no matter if they are considered major, minor, or other, shall be submitted to the Village Plan Commission for review and recommendation to the Village Board for approval or rejection. The provisions of this chapter as it applies to divisions of tracts of land into less than five (5) parcels shall not apply to:

- (A) Transfer of interest in land by will or pursuant to court order.
- (B) Leases for a term not to exceed ten (10) years, mortgages or easements.
- (C) Sale or exchange of parcels of land between owners of adjoining property if additional lots are not created and the lots resulting are not reduced below the minimum size required by this chapter, the zoning ordinance or other applicable laws or ordinances.

18.09 COMPLIANCE.

No person shall divide any land located within the jurisdictional limits of the Village which results in a subdivision, minor land division, other minor land division, condominium or a replat as defined in this chapter. No subdivision, minor land division, other minor land division, condominium or replat shall be entitled to recording and no street shall be laid out or improvements made to land without compliance with all requirements of this chapter and the following:

- (A) Chapter 236 of the Wisconsin Statutes.
- (B) Chapter 703 of the Wisconsin Statutes.
- (C) Rules of the Wisconsin Department of Commerce Division of Health regulating lot size and lot elevation if the land to be subdivided is not served by a public sewer and provisions for such service have not been made.
- (D) Rules of the Wisconsin Department of Transportation relating to safety of access and the preservation of the public interest and investment in the highway system if the land owned or controlled by the developer abuts on a state trunk highway or connecting street.
- (E) Duly approved comprehensive plans or comprehensive plan components of the Town.
- (F) Village zoning ordinance and all other applicable local and county ordinances.
- (G) Rules of the Wisconsin Department of Natural Resources, Army Corp of Engineers and the Environmental Protection Agency.
- (H) **Compliance.** Adopted land use and transportation plans, the official map, land division provisions, building line provisions and capital improvement programs.

18.095 ADOPTION OF COMPREHENSIVE PLAN.

(A) **Authority**. Pursuant to §62.23(2) and (3) and §61.35 of the Wisconsin Statutes, the Village of Somers is authorized to prepare and adopt a comprehensive plan as defined in §66.1001(1)(a) and §66.1001(2) of the Wisconsin Statutes.

(B) **Public Participation**. The Village Board of the Village of Somers, Wisconsin, had adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by §66.1001(4)(a) of the Wisconsin Statutes.

(C) **Intergovernmental Cooperation**. The Village has cooperated with Kenosha County, UW-Extension, and SEWRPC to prepare a multi-jurisdictional comprehensive plan that will serve as the comprehensive plan for the Village of Somers and for Kenosha County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

(D) **Plan Commission Review**. The Commission of the Village of Somers, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution approving the comprehensive plan and recommending to the Village Board the adoption of the document entitled "A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035", containing all of the elements specified in §66.1001(2) of the Wisconsin Statutes.

(E) **Public Hearing**. The Village has duly noticed and held at least one (1) public hearing on the comprehensive plan, in compliance with the requirements of §66.1001(4)(d) of the Wisconsin Statutes.

(F) **Adoption**. The Village Board of the Village of Somers, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035", pursuant to §66.1001(4)(c) of the Wisconsin Statutes, as the Village of Somers comprehensive plan.

(G) **Effective Date**. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

18.10 DEDICATION AND RESERVATION OF LANDS.

(A) **Streets, Highways and Drainageways**. Whenever a tract of land to be divided within the Village encompasses all or any part of an arterial or collector street, drainageway, Village road, or any other public way which has been designated on a duly adopted Village, regional comprehensive plan, comprehensive plan, comprehensive plan component or as otherwise determined by the Village, such public way shall be made a part of the plat or map and dedicated by the developer in the locations and dimensions indicated on the plat or map and in accordance with the procedures set forth in this chapter.

(B) **Parks and Playgrounds.** Whenever a tract of land to be divided within the Village encompasses all or any part of a park or playground which has been designated on a duly adopted Village, regional comprehensive plan, comprehensive plan component or as otherwise determined by the Village, such park or playground shall be made a part of the plat and dedicated or reserved by the developer in the locations and dimensions indicated on such plan or map and in accordance with the procedures set forth in this chapter.

18.11 IMPROVEMENTS.

(A) **Developer's Agreement.** Before final approval by the Village Board of any plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat, the developer shall enter into a developer's agreement with the Village. The agreement shall provide that the Village shall oversee the construction of all improvements required by the development including streets, street signs, sanitary sewer, municipal water, storm water management improvements and implementation of grading plans. The developer shall provide the Village evidence of competitive bidding satisfactory to the Village and the response of the low responsible bidder with whom the developer intends to enter into a contract. The developer shall be responsible for paying all costs associated with the proposed improvements as they come due. The Village may review and receive recommendations from the Village Engineer regarding the estimated cost of the proposed improvements and the developer bids. The developer shall deposit with the Village in the form of cash or letter of credit one hundred twenty-five (125%) percent of the estimated cost of the proposed improvements including the estimated cost of all engineering, legal and administrative costs of the Village associated with the proposed improvements. The letter of credit shall be approved in substance and in form by the Village and Village Attorney. The letter of credit may be unilaterally used by the Village to pay for the improvements and any other costs as they become due if the developer fails to do so. Any funds or portion of the letter of credit remaining after all improvements have been completed and all costs paid will be refunded or released to the developer. Any costs which exceed the developer's estimates or are incurred as a result of any change orders shall be billed to the developer and paid within thirty (30) days of billing. The developer shall be required to deposit with the Village additional cash or a letter of credit in the amount of one hundred twenty-five (125%) percent of any costs which exceed the developer's estimates or which are incurred as a result of any change orders within thirty (30) days of incurring such costs as a condition of being allowed to continue the development. The agreement shall also require the developer to indemnify and hold harmless the Village from any and all claims arising out of the development including the payment of all expenses, including expert and attorney fees, incurred by the Village in connection with any such claims. The developer's deposit with the Village shall be increased accordingly to provide for the payment of any such expenses incurred by the Village.

(B) **Engineer Option.** The developer shall use his own engineer to design and document all required improvements as listed in §18.11(A) above and subject to the following:

(1) There will be only one (1) engineer responsible for the design portion of all the project improvements and their credentials shall include a minimum of 10 years experience in municipal work.

- (2) The credentials of the developer's engineer must be reviewed by the Village Board.
- (3) The Village Engineer shall review all plans, specifications and other documents related to the project and work with the developer's engineer to resolve any problems and insure compliance with minimum Village standards.
- (4) Upon completion and review of the working drawings, the developer's engineer shall submit one (1) set of mylar sepia's and one (1) CD of the working drawings in approved format to the Village Engineer. If the development proceeds to construction, the developer shall be responsible for the payment of all construction related services of the Village Engineer for staking, observing and preparing record drawings for the development.
- (5) All engineering fees of the Village Engineer for design coordination with the developer's engineer shall be paid in full to date and projected construction observation fees shall be deposited with the Village Clerk /Treasurer prior to any work commencing. These fees shall be included in the calculation of the one hundred twenty-five (125%) percent cash or letter of credit required to be deposited with the Village pursuant to §18.11(A) of this chapter.
- (6) The developer shall pay all costs as listed elsewhere in this chapter along with all costs of the Village Engineer as the project progresses.
- (7) The special options listed in this section shall be clearly stated and agreed to in the developer's agreement including the naming of the design engineer.
- (8) The construction requirements set forth in §18.28(B) of this chapter.

(C) **Survey Monuments.** Before final approval of any plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat, the developer shall install survey monuments placed in accordance with the requirements of §236.15 of the Wisconsin Statutes and the Village Engineer.

18.12 VARIANCES.

(A) Where in the judgment of the developer it would be inappropriate to literally apply the provisions of §18.26 and §18.27 of this chapter because exceptional or undue hardship would result, the developer may apply to the Board of Appeals for a variance to waive or modify the requirements to the extent deemed just and proper. No variance shall be granted unless the Board of Appeals finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates in the minutes of its proceedings:

- (1) **Exceptional circumstances**. That exceptional, extraordinary or unusual circumstances or conditions exist where a literal enforcement of the provisions of this chapter would result in severe hardship. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the land division ordinance should be amended.
- (2) **Preservation of property rights**. That the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity.
- (3) **Absence of detriment**. That the variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this chapter or the public interest.

(B) The Village Board may waive the placing of monuments required under §236.15(b), (c) and (d) of the Wisconsin Statutes for a reasonable time on the condition that the developer execute a surety bond to ensure the placing of such monuments within the required time limits established by statute.

18.13 LAND SUITABILITY.

(A) No land shall be subdivided for residential, commercial, industrial or other use which is determined to be unsuitable for such use by the Village Board for reasons of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography or any other feature likely to be harmful to the health, safety or welfare of the future residents or occupants of the proposed development or of the Village.

(B) The Village Board in applying the provisions of this section shall recite in writing the particular facts upon which the Village Board bases its conclusion that the land is unsuitable for residential, commercial, industrial or other use and afford the developer an opportunity to present evidence in rebuttal to the finding of unsuitability. Thereafter the Village Board may affirm, modify or withdraw its determination of unsuitability.

18.14 VIOLATIONS.

No person shall build upon, divide, convey or place monuments on any land in violation of this chapter or the Wisconsin Statutes, and no person shall be issued a building permit by the Village unless all provisions and requirements of this chapter have been met. The Village may institute appropriate action or proceedings to enjoin violations of this chapter or the Wisconsin Statutes.

18.15 PENALTIES AND REMEDIES.

(A) Any person who violates or fails to comply with the provisions of this chapter shall upon conviction forfeit not less than One Hundred (\$100.00) Dollars, nor more than Five Hundred (\$500.00) Dollars, plus the costs of prosecution for each offense. The penalty for nonpayment of the forfeiture and costs shall be imprisonment in the county jail until payment, but not exceeding thirty (30) days. Each day a violation exists or continues shall constitute a separate offense. Violations and concomitant penalties shall include:

- (1) Recordation improperly made carries penalties as provided in §236.30 of the Wisconsin Statutes.
- (2) Conveyance of lots in unrecorded plats carries penalties as provided in §236.31 of the Wisconsin Statutes.
- (3) Monuments disturbed or not placed carries penalties as provided in §236.32 of the Wisconsin Statutes.

(B) An assessor's plat made under §70.27 of the Wisconsin Statutes may be ordered as a remedy by the Village, at the expense of the developer, when a subdivision is created by successive divisions.

18.16 APPEALS.

Any person aggrieved by an objection to a plat or a failure to approve a plat may appeal as provided in §236.13(5) and Chapter 68 of the Wisconsin Statutes within thirty (30) days of notification of the rejection of the plat. Where failure to approve is based on an unsatisfied objection, the agency making the objection shall be made a party to the action. The court shall direct that the plat be approved if it finds that the action of the approving or objecting agency is arbitrary, unreasonable or discriminatory.

18.17 PREAPPLICATION CONSULTATION.

Prior to the filing of an application for the approval of a preliminary plat, the developer shall meet with the Village staff in order to obtain their advice and assistance. This meeting shall be termed the pre-preliminary plat stage of the land division procedure and is intended to inform the developer of the purpose and objectives of this chapter, the comprehensive plan, comprehensive plan components, the duly adopted plan implementation devices of the Village, and to otherwise assist the developer in planning the development. Both the developer and Village planning agency may reach mutual conclusions regarding the general programs and objectives of the proposed development and its possible effects on the neighborhood and community so the developer will gain a better understanding of the subsequent required procedures. The pre-preliminary plat stage of the land division procedure shall include the following steps and the following information shall be provided to the Village staff:

(A) The developer shall prepare a conceptual development plan at a scale no smaller than one (1") inch = one hundred (100') feet for all the contiguous lands in which the developer has legal

or equitable interest.

(B) The conceptual development plan shall include enough information to set forth the proposed development potential of the parcel to the satisfaction of the Village staff and shall include at least the following:

- (1) Topographic mapping at not greater than four (4') foot contour intervals;
- (2) Soil characteristics or interpretations secured from detail soil maps prepared by the U.S.D.A. Soil Conservation Service.
- (3) The limits of woodland cover and wetlands on the entire parcel.
- (4) Location of lakes, ponds, streams or "kettles", standing water and designated floodplain(s) and lowland conservancy areas on the parcel.
- (5) Areas of steep (twelve (12%) percent or more) slope conditions, high water table conditions, and potential drainage and erosion problems.
- (6) Existing and proposed access from proposed parcels to adjacent streets, roads, or properties.
- (7) Proposed street location and width.
- (8) Proposed lots including size to the nearest one-tenth (1/10) acre.
- (9) Any other pertinent information useful to the developer and the Village Plan Commission in their determination of the developability of the parcel.
- (10) Conceptual utility layout depicting the locations of all proposed sanitary sewer, water main and storm water management facilities.
- (11) Phasing limits, as appropriate.

(C) Following review of and comments on the conceptual development plan by Village staff, the Village Plan Commission shall either reject the conceptual development plan giving reasons for rejection, or approve the conceptual development plan and make necessary and appropriate recommendations and conditions regarding rezoning of the parcel. Review and approval of the conceptual development plan shall not bind the Village Plan Commission or the Village Board to approval of the preliminary plat when submitted.

(D) Through the conceptual development plan procedure it is expected that the developer, Village staff and Village Plan Commission will reach mutual conclusions regarding the general design and objectives of the proposed development and its possible effects on the Village. The developer will also gain a better understanding of the subsequent required procedures so the entire process may be

expedited.

18.18 PRELIMINARY PLAT REVIEW.

(A) Before submitting a final plat for approval, the developer shall prepare a preliminary plat and a letter of application which shall be filed concurrently with the Village Clerk/Treasurer. The preliminary plat shall be prepared in accordance with this chapter and the developer shall file not less than twenty (20) copies of the plat and the application with the Village Clerk/Treasurer at least thirty (30) days prior to the meeting of the Village Plan Commission at which action is desired.

(B) The Village Clerk/Treasurer shall transmit a copy of the preliminary plat to all affected Village boards, commissions or departments, and all affected local utility companies for their review and recommendations concerning matters within their jurisdiction. Their recommendations shall be transmitted to the Village Plan Commission within twenty (20) days from the date the plat is filed. The preliminary plat shall be reviewed by the Village Plan Commission for conformance with this chapter and all rules, regulations, comprehensive plans and comprehensive plan components.

18.19 PRELIMINARY PLAT APPROVAL.

(A) The objecting agencies shall within twenty (20) days of the date of receiving their copies of the preliminary plat notify the developer and all other approving and objecting agencies of any objections. If there are no objections, the objecting agencies shall so certify on the face of the copy of the plat and shall return that copy to the Village Clerk/Treasurer. If an agency fails to act within twenty (20) days, the objecting agency shall be deemed to have no objection to the plat.

(B) The Village Plan Commission shall within sixty (60) days of the date of filing a preliminary plat with the Village Clerk/Treasurer recommend approval, conditional approval or rejection of the plat and shall transmit the preliminary plat and application along with its recommendations to the Village Board.

(C) When the Village Plan Commission schedules review of proposed preliminary plat, the Village Clerk/Treasurer shall give at least ten (10) days prior written notice of the Village Plan Commission meeting to the Clerk of any municipality whose boundaries are within one thousand (1,000') feet of any portion of the proposed plat. Failure to give such notice shall not invalidate the plat.

(D) The Village Board shall within ninety (90) days of the date of filing of the preliminary plat with the Village Clerk/Treasurer approve, approve conditionally or reject the preliminary plat unless the time is extended by written agreement with the developer.

(E) Failure of the Village Board to act within ninety (90) days or during any agreed extension period shall constitute an approval of the preliminary plat as filed.

(F) Approval or conditional approval of a preliminary plat shall not constitute

automatic approval of the final plat, except that if the final plat is submitted within six (6) months of preliminary plat approval and conforms substantially to the preliminary plat layout as provided in §236.11(1)(b) of the Wisconsin Statutes, the final plat shall be entitled to approval with respect to such layout subject to such other conditions as may be placed on the preliminary plat approval. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat which will be subject to further consideration by the Village Plan Commission and Village Board at the time of its submission.

18.20 PRELIMINARY PLAT.

(A) **General**. A preliminary plat shall be required for all subdivisions. The preliminary plat shall be based upon a survey by a registered land surveyor prepared at a map scale no smaller than one hundred (100') feet to the inch showing correctly on its face the following information:

- (1) Title or name under which the proposed subdivision is to be recorded. The title or name shall not be the same or similar to the title or name of a previously approved and recorded plat, unless it is an addition to a previously recorded plat and is so stated on the plat.
- (2) Property location of the proposed subdivision by government lot, quarter-section, township, range, county and state.
- (3) General location sketch showing the location of the subdivision within the U.S. Public Land Survey sections.
- (4) Date, graphic scale and north point.
- (5) Name and address of the owner(s), developer and land surveyor preparing the plat.
- (6) Entire area contiguous to the proposed plat owned or controlled by the developer shall be included on the preliminary plat even though only a portion of the area is proposed for immediate development. The Village Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and severe hardship would result from its strict application.

(B) **Preliminary Plat Data**. All preliminary plats shall show the following:

- (1) Exact length and bearing of the exterior boundaries of the proposed subdivision referenced to a corner established in the U.S. Public Land Survey and the total acreage encompassed.
- (2) Contours at vertical intervals of not more than two (2') feet where the slope of the ground surface is less than ten (10%) percent and of not more than

five (5') feet where the slope of the ground surface is ten (10%) percent or more. Elevations shall be marked on such contours based on National Geodetic Datum of 1929 mean sea level.

(3) Water elevations of adjoining lakes and streams at the date of the survey and approximate high and low water elevations all referenced to mean sea level 1929 datum.

(4) Floodplain limits and the contour line lying a vertical distance of two (2') feet above the elevation of the one hundred (100) year recurrence interval flood. Where such data is not available, five (5') feet above the elevation of the maximum flood of record shall be shown.

(5) Location, right-of-way width and names of all existing streets, alleys or other public ways, easements, railroad and utility rights-of-way, and all section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.

(6) Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto together with any legally established centerline elevation all referenced to mean sea level 1929 datum.

(7) Location and names of any adjacent subdivisions, parks and cemeteries, and owners of record of abutting unplatte lands.

(8) Location, size and invert elevation of any existing sanitary or storm sewers, culverts and drainpipes, the location of manholes, catch basins, hydrants, power and telephone poles, and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sanitary or storm sewers or water mains are located on or immediately adjacent to the lands being platted, the size and invert elevations of the nearest sewers or water mains which might be extended to serve the land shall be indicated by their direction and distance from the nearest exterior boundary of the plat.

(9) Location of all existing property boundary lines, structures, drives, streams and watercourses, marshes, rock outcrops, wooded areas, railroad tracks and other similar significant natural or manmade features within the land being subdivided or immediately adjacent thereto.

(10) Location, width and names of all proposed streets, public rights-of-way and easements.

(11) Approximate dimensions of all lots together with proposed lot and block numbers.

- (12) Location and approximate dimensions and size of any sites to be reserved or dedicated for parks, playgrounds, schools, drainageways or other public use or which are to be used for group housing, shopping centers, church sites or other private uses not requiring platting.
- (13) Radii of all curves.
- (14) Existing zoning on and adjacent to the proposed subdivision.
- (15) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to the proposed lake and stream access.
- (16) Any proposed lake and stream improvement or relocation.
- (17) Soil type, slope and boundaries as shown on the detailed operational soil survey maps prepared by the U.S.D.A. Soil Conservation Service.
- (18) Conceptual sanitary sewer, water main and storm sewer layout.

(C) **Testing**. The Village Board may require that borings and soundings be made in specified areas to ascertain subsurface soil, rock and water conditions including depth to bedrock and depth to the ground water table.

(D) **Sanitation Requirements**. No subdivision as defined in this chapter shall be allowed unless it is served by a municipal sanitary sewer. Minor land divisions as defined in this chapter shall be required to conform to the provisions of Comm 83, Wisconsin Administrative Code. Soil and site evaluation proof that the property can be served with an on-site waste disposal system shall be submitted with the certified survey map. The provisions of the Kenosha County Sanitary Code shall also be complied with on lots not served by municipal sanitary sewer.

(E) **Municipal Water**. No subdivision as defined in this chapter shall be allowed unless it is served by municipal water. Minor land divisions as defined in this chapter may be required to be served by municipal water as determined by the Village Board.

(F) **Soil and Water Conservation**. Upon determining from its review of the preliminary plat that the soil, slope, vegetation and drainage characteristics of the site are such as to require substantial cutting, clearing, grading and other earth moving operations in the development of the subdivision or otherwise entail a severe erosion hazard, the Village Board shall require the developer to provide soil erosion and sedimentation control plans and specifications. These plans shall generally follow the guidelines and standards set forth in the U.S.D.A. Conservation Technical Guide prepared by the U.S.D.A. Soil Conservation Service, and the Wisconsin Construction Site Best Management Practices Handbook, (reference 144.25(2)(A), Water Quality Control) prepared by the Wisconsin Department of Natural Resources. In addition,

- (1) Tree cutting and shrubbery clearing shall be kept to a minimum so as to prevent erosion and sedimentation, preserve and improve scenic qualities, and during foliation substantially screen any development from stream or lake users.
- (2) Paths and trails in wooded and wetland areas shall not exceed ten (10') feet in width unless otherwise approved by the Village Plan Commission and shall be so designed and constructed as to result in the least removal and disruption of trees and shrubs and the minimum impairment of natural beauty.
- (3) Earth moving, such as grading, topsoil removal, mineral extraction, stream course changing, road cutting, waterway construction or enlargement, channel clearing, ditching, drain tile laying, dredging and lagooning, shall be so conducted as to prevent erosion and sedimentation and to least disturb the natural fauna, flora, watercourse, water regimen and topography.
- (4) The Village Engineer or Village Plan Commission may request review of the manner of cutting, clearing and moving by the Kenosha County Soil and Water Conservation District Supervisors, the Wisconsin District Fish and Game Managers, and the Wisconsin District Forester.
- (5) The Village Plan Commission shall require submission of a draft of protective covenants whereby the developer intends to regulate land use in the proposed subdivision and otherwise protect the proposed development.

(G) **Affidavit**. The surveyor preparing the preliminary plat shall certify on the face of the plat that it is a correct representation of all existing land divisions and features and that the surveyor has fully complied with the provisions of this chapter.

(H) **Phasing**. All proposed phases of the proposed subdivision shall be identified on the preliminary plat.

18.21 FINAL PLAT REVIEW.

(A) **General**. The developer shall prepare a final plat and letter of application in accordance with this section and shall file twenty (20) copies of the final plat and the application with the Village Clerk/Treasurer at least thirty (30) days prior to the meeting of the Village Plan Commission at which action is desired.

(B) **Specifications**. The final plat shall conform to all technical requirements set forth in §18.20 and §18.23 of this chapter as well as applicable provisions of the Kenosha County zoning ordinance, the Wisconsin Administrative Code and the Wisconsin Statutes.

(C) **Plan Commission Action**. The Village Plan Commission shall examine the final plat within thirty (30) days for conformance with the approved preliminary plat, any conditions of approval

of the preliminary plat, this chapter, and all rules, regulations, comprehensive plans and comprehensive plan components which may affect the final plat and shall recommend approval, conditional approval or rejection of the final plat to the Village Board.

(D) **Partial Platting.** If permitted by the Village Board, the approved preliminary plat may be final platted in phases with each phase encompassing only that portion of the approved preliminary plat which the developer proposes to record at one time. However, it is required that each such phase be final platted and be designated as a "phase" of the approved preliminary plat.

18.22 FINAL PLAT APPROVAL.

(A) The objecting agencies shall within twenty (20) days of the date of receiving their copies of the final plat notify the developer and all other approving and objecting agencies of any objections. If there are no objections, the objecting agencies shall so certify on the face of the copy of the final plat and shall return that copy to the Village Clerk/Treasurer. If an objecting agency fails to act within twenty (20) days, the objecting agency shall be deemed to have no objection to the plat.

(B) If the final plat is not submitted within thirty-six (36) months of the last required approval of the preliminary plat, the Village Board may refuse to approve the final plat.

(C) The Village Plan Commission shall within thirty (30) days of the date of filing of the final plat with the Village Clerk/Treasurer recommend approval or rejection of the plat and shall transmit the final plat and application along with its recommendations to the Village Board.

(D) When the Village Plan Commission schedules review of a proposed plat, the Village Clerk/Treasurer shall give at least ten (10) days prior written notice of the Village Plan Commission meeting to the Clerk of any municipality whose boundaries are within one thousand (1,000') feet of any portion of the proposed plat. Failure to give such notice shall not invalidate the plat.

(E) The Village Board shall within sixty (60) days of the date of filing the original final plat with the Village Clerk/Treasurer approve or reject the final plat unless the time is extended by written agreement with the developer. If the final plat is rejected, the reasons shall be stated in the minutes of the meeting and a written statement of the reasons shall be forwarded to the developer. The Village Board may not approve the final plat unless the Village Clerk/Treasurer certifies on the face of the plat that copies were forwarded to the required objecting agencies, the date of forwarding, and that no objections have been filed within twenty (20) days or, if filed, have been met.

(F) If the Village Board fails to take action on the final plat within sixty (60) days, the time having not been extended and no unsatisfied objections having been filed, the final plat shall be deemed approved.

(G) After the final plat has been approved by the Village Board, a contract and sureties insuring the installation of all improvements is filed, a developer's agreement has been executed, and all fees required by this chapter have been paid, the Village Clerk/Treasurer shall cause the certificate

inscribed upon the plat attesting to such approval to be duly executed and shall return the final plat to the developer for recording with the Kenosha County Register of Deeds. The Kenosha County Register of Deeds shall not record the final plat unless it is offered within thirty (30) days from the date of the last approval and within six (6) months of the first approval.

(H) The developer shall file five (5) copies of the approved and recorded final plat with the Village Clerk/Treasurer for distribution to the Village Engineer and other affected departments.

18.23 FINAL PLAT DATA.

(A) **General**. A final plat prepared by a registered land surveyor shall be required for all subdivisions. It shall comply in all respects with the requirements of §236.20 of the Wisconsin Statutes.

(B) **Additional Information**. In addition to the information required by §236.20 of the Wisconsin Statutes, the plat shall show correctly on its face the following:

- (1) Exact length and bearing of the centerline of all streets.
- (2) Exact street width along the line of any obliquely intersecting street.
- (3) Railroad rights-of-way within and abutting the plat.
- (4) Setbacks or building lines required by the Village Plan Commission or other Village regulations.
- (5) All lands reserved for future public acquisition or reserved for the common use of property owners within the plat.
- (6) Special restrictions required by the Village Plan Commission relating to access control along public ways or the provision of planting strips.
- (7) Wetland and/or floodplain boundaries.

(C) **Deed Restrictions**. The Village Plan Commission and the Village Board shall require that any deed restrictions be filed with the final plat.

(D) **Survey Accuracy**. The developer shall be responsible for obtaining all state reviews and approvals. The Village Engineer as directed by the Village Board shall examine all final plats within the Village and shall make field checks for the accuracy and closure of the survey, the proper kind and location of monuments, and the legibility and completeness of the drawing. In addition:

- (1) The survey shall be performed by a land surveyor registered in Wisconsin and if the error in the latitude and departure closure of the survey or any part thereof is greater than the ratio of one (1) in three thousand (3,000), the plat may

be rejected.

(2) Where the plat is located within a U.S. Public Land Survey quarter section the corners of which have been relocated, monumented and coordinated by Kenosha County or the Village, the tie required by §236.20(3)(b) of the Wisconsin Statutes shall be expressed in terms of grid bearing and distance, and the material and Wisconsin state plane coordinates of the monument marking the relocated section or quarter corner to which the plat is tied shall be indicated on the plat. The grid bearing and distance of the tie shall be determined by a closed survey meeting the error of closure specified above for the survey of the exterior boundaries of the subdivision.

(E) **Surveying and Monumenting**. All final plats shall meet all the surveying and monumenting requirements of §236.15 of the Wisconsin Statutes.

(F) **State Plane Coordinate System**. Where the plat is located within a U.S. Public Land Survey quarter section, the corners of which have been relocated, monumented and coordinated by Kenosha County, the plat shall be tied directly to one (1) of the section or quarter corners so relocated, monumented and coordinated. The exact grid bearing and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinates of the monument marking the relocation section or quarter corner to which the plat is tied shall be indicated on the plat. All distances and bearings shall be referenced to the Kenosha County control survey.

(G) **Certificates**. A final plat shall not be entitled to be recorded without the surveyor's certificate of compliance as set forth in §236.21(1) of the Wisconsin Statutes, and the owner's certificate, as set forth in §236.21(2)(a) of the Wisconsin Statutes. The Village Board may request the owner to provide an abstract of title or a policy of title insurance as set forth in §236.21(b) of the Wisconsin Statutes, to ascertain that all parties in interest have signed the owner's certificate. Further, a certificate by the Village Clerk/Treasurer and a certificate by the Kenosha County Treasurer, stating that there are no unpaid taxes, or unpaid special assessments on the lands included within the plat shall be required.

(H) **Recordation**. The final plat shall only be recorded with the Kenosha County Register of Deeds after the certificates of the Wisconsin Department of Commerce, the Village Board, the surveyor and those certificates required by §236.21 of the Wisconsin Statutes, are placed on the face of the plat. The plat shall not be recorded until all required conditions of the approving agencies have been satisfied. The final plat must be recorded within twelve (12) months of the last approval and within thirty-six (36) months from the first approval or shall be void.

18.24 MINOR LAND DIVISION BY CERTIFIED SURVEY MAP.

(A) When it is proposed to divide land into not more than four (4) parcels or building sites any one (1) of which is twenty (20) acres or less in size, or when it is proposed to divide a block, lot or outlot within a recorded subdivision plat into not more than four (4) parcels or building sites without changing the boundaries of said block, lot or outlot, the developer shall subdivide by use of a certified

survey map.

(B) The developer shall prepare a certified survey map and letter of application in accordance with this section and shall file twenty (20) copies of the certified survey map and the application with the Village Clerk/Treasurer at least thirty (30) days prior to the meeting of the Village Plan Commission at which action is desired.

(C) The Village Clerk/Treasurer shall within two (2) working days after filing, transmit copies of the map and letter of application to the Village Plan Commission.

(D) The Village Clerk/Treasurer shall transmit a copy of the map to all affected Village boards, commissions or departments for their review and recommendation concerning matters within their jurisdiction. The recommendations shall be transmitted to the Village Plan Commission within ten (10) working days from the date the map is filed. The map shall be reviewed by the Village Plan Commission for compliance with this chapter and all rules, regulations, comprehensive plans and comprehensive plan components.

(E) The Village Plan Commission shall within sixty (60) days from the date of filing of the map, recommend approval, conditional approval or rejection of the map and shall transmit the map along with its recommendations to the Village Board.

(F) The Village Board shall approve, approve conditionally and thereby require submission of a corrected map, or reject the map within sixty (60) days from the date of filing of the map unless the time is extended by written agreement with the developer. If the map is rejected, the reasons shall be stated in the minutes of the meeting and a written statement of the reasons shall be forwarded to the developer. If the map is approved, the Village Board shall cause the Village Clerk/Treasurer to so certify on the face of the original map and return the map to the developer.

(G) The developer shall record the map with the Kenosha County Register of Deeds within thirty (30) days of its approval by the Village Board. Failure to record the map within the thirty (30) days shall require the certified survey map to be recertified.

(H) The developer shall file five (5) copies of the approved and recorded certified survey map with the Village Clerk/Treasurer.

(I) All other land divisions within the Village shall also be submitted to the Village Plan Commission for review and recommendation to the Village Board for approval, conditional approval or rejection. All other land divisions that are not divided by certified survey map or subdivision plat shall also be submitted to the Village Plan Commission for review and recommendation to the Village Board and shall substantially comply with §18.24(B) through (G) of this chapter, and if applicable §18.30 and §18.31 of this chapter, no matter what size lot is created.

18.25 CERTIFIED SURVEY MAP.

(A) **General**. Prior to submitting a certified survey map, the developer shall seek a preliminary review of the proposed certified survey map with the Village staff. The certified survey map shall comply in all respects with the requirements of §236.34 of the Wisconsin Statutes. The certified survey map shall comply with the design standards and improvement requirements set forth in §18.27, §18.28, §18.29, §18.30 and §18.31 of this chapter.

(B) **Additional Information**. In addition to the information required by §236.34 of the Wisconsin Statutes, the certified survey map shall show correctly on its face the following:

- (1) All existing buildings, watercourses, drainage ditches and other features pertinent to the land division.
- (2) Setbacks or building lines required by the Village Board or other Village ordinances.
- (3) All lands reserved for future acquisition.
- (4) Date of map.
- (5) Graphic scale and north arrow.
- (6) Name and address of the owner(s), developer and surveyor.
- (7) Soil borings and soil percolation test results from tests conducted in accordance with Comm 85, Wisconsin Administrative Code.
- (8) Proof of sanitary sewer availability or proof of septic, mound or holding tank permit.
- (9) Wetland and/or floodplain boundaries.
- (10) All lands dedicated for public purposes.
- (11) All easements required by the Village or utility districts.
- (12) Existing and proposed topographic contours at vertical intervals of not more than two (2') feet.
- (13) Drainage/erosion control plan.
- (14) After the certified survey map has been approved by the Village Board, the required improvements either installed or a contract and sureties insuring their installation is filed, a developer's agreement is executed, and all fees required by this chapter are paid, the Village Clerk/Treasurer shall cause the certificate inscribed upon the certified survey map attesting to such approval to be duly

executed and shall return the certified survey map to the developer for recording with the Kenosha County Register of Deeds. The Kenosha County Register of Deeds shall not record the certified survey map unless it is offered within thirty (30) days from the date of the last approval and within six (6) months of the first approval.

(C) **State Plane Coordinate System.** Where the certified survey map is located within a U.S. Public Land Survey quarter section, the corners of which have been relocated, monumented and coordinated by Kenosha County, the certified survey map shall be tied directly to one (1) of the section or quarter corners so relocated, monumented and coordinated. The exact grid bearing and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinates of the monument marking the relocation section of the quarter corner to which the certified survey map is tied shall be indicated on the map. All distances and bearings shall be referenced to the Kenosha County control survey.

(D) **Certificates.**

(1) The surveyor shall certify on the face of the certified survey map that he has fully complied with all of the provisions of §236.34 of the Wisconsin Statutes. After receiving recommendations of the reviewing agencies, the certified survey map shall be referred to the Village Board for its approval. If the Village Board finds that the certified survey map complies with state statutes and this chapter, the Village Board shall certify its approval on the face of the certified survey map.

(2) Certificates required by §18.23(G) of this chapter shall also be required whenever there is a dedication of streets or other public areas or at such other times as the Village Board shall deem necessary.

(E) **Recordation.** The certified survey map shall only be recorded with the Kenosha County Register of Deeds after the certificates of the Village Board and the surveyor are placed on the face of the certified survey map. The certified survey map shall be recorded within thirty (30) days of its approval by the Village Board.

18.26 REPLAT.

(A) When it is proposed to replat a recorded subdivision or part thereof so as to change the boundaries of a recorded subdivision or part thereof the developer or person wishing to replat shall vacate or alter the recorded plat as provided in §236.36 through §236.44 of the Wisconsin Statutes. The developer, or persons wishing to replat shall then proceed as specified in §18.17 through §18.23 of this chapter.

(B) The Village Clerk/Treasurer shall schedule a public hearing before the Village Plan Commission when a preliminary plat of a replat is filed and shall cause notices of the proposed replat and public hearing to be mailed to the owners of all properties within the limits of the exterior boundaries of

the proposed replat and to owners of all properties within two hundred (200') feet of the exterior boundaries of the proposed replat.

18.27 ROADWAY AND LOT DESIGN STANDARDS.

(A) **Street Arrangement.** In any new subdivision or certified survey map the street layout shall conform to the arrangement, width and location indicated on the official map, county jurisdictional highway system, comprehensive plan, comprehensive plan component, or neighborhood unit development plan of the Village. In areas for which such plans have not been completed the street layout shall recognize the functional classification of the various types of streets and shall be developed and located in proper relation to existing and proposed streets, the topography, the natural features such as streams and tree growth, public convenience and safety, the proposed use of the land to be served by such streets, and the most advantageous development of adjoining areas. The subdivision shall be designed so as to provide each lot with satisfactory access to a public street as required by the Kenosha County zoning ordinance. In addition:

- (1) Arterial streets shall be arranged so as to provide ready access to centers of employment, centers of government activity, community shopping areas, community recreation and points beyond the boundaries of the community. They shall also be properly integrated with and related to the existing and proposed system of major streets and highways and shall be insofar as practicable continuous and in alignment with existing or planned streets with which they are to connect.
- (2) Collector streets shall be arranged so as to provide ready collection of traffic from residential areas and conveyance of this traffic to the major street and highway system and shall be properly related to the mass transportation system, to special traffic generators such as schools, churches, shopping centers, other concentrations of population, and to the major streets to which they connect.
- (3) Minor streets shall be arranged to conform to the topography, discourage use of through traffic, permit the design of efficient storm and sanitary sewerage systems, and require the minimum street area necessary to provide safe and convenient access to abutting property.
- (4) Proposed streets shall extend to the boundary lines of the land being subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Village Board, such extension is not necessary or desirable for the coordination of the layout of the subdivision or for the future development of the adjacent lands.
- (5) Whenever the proposed subdivision or certified survey map contains or is adjacent to a major street or highway, adequate protection of residential properties and limitation of access and separation of through and local traffic shall

be provided by reversed frontage with screen planting contained in a nonaccess reservation along the rear property line or by the use of frontage streets.

(6) Stream or lake shores shall have a minimum of sixty (60') feet of public access platted to the low water mark at intervals of not more than one-half ($\frac{1}{2}$) mile as required by §236.16(3) of the Wisconsin Statutes.

(7) Reverse strips shall not be provided on any plat to control access to streets except where control of such strips is placed with the Village Board.

(8) There shall be no alleys allowed within the Village.

(9) Street names shall not duplicate or be similar to existing street names elsewhere in the Village and existing street names shall be extended whenever possible all in accordance with Kenosha County ordinance. All costs for road marking shall be paid by the developer.

(B) **Limited Access Highway and Railroad Right-Of-Way Treatment**. Whenever the proposed subdivision or certified survey map contains or is adjacent to a limited access highway or railroad right-of-way, the design shall provide the following:

(1) When lots within the proposed subdivision or certified survey map back upon the right-of-way of an existing or proposed limited access highway or a railroad, a planting strip easement at least thirty (30') feet in depth shall be provided adjacent to the highway or railroad in addition to the normal lot depth. This planting strip shall be a part of the platted lots but shall have the following restriction lettered on the face of the plat or certified survey map: "This strip reserved for the planting of trees and shrubs, the building of structures hereon is prohibited."

(2) Commercial and industrial properties shall have provided on each side of the limited access highway or railroad, streets approximately parallel to and at a suitable distance from such highway or railroad for the appropriate use of the land between such streets and highways or railroads but not less than one hundred fifty (150') feet.

(3) Streets parallel to a limited access highway or railroad right-of-way when intersecting a major street and highway or collector street which crosses such railroad or highway shall be located at a minimum distance of four hundred (400') feet from such highway or railroad right-of-way. This distance shall be determined with due consideration for the minimum distance required for the future separation of grades by means of appropriate approach gradients.

(4) Minor streets immediately adjacent and parallel to railroad rights-of-way shall be avoided and the location of minor streets immediately adjacent to arterial

streets and highways and to railroad rights-of-way shall be avoided in residential areas.

(C) **Street Design Standards.** The minimum right-of-way and roadway width of all proposed streets shall be as specified in the comprehensive plan, comprehensive plan component, official map, neighborhood development study or jurisdictional highway system plan. If no width is specified in any of the foregoing, the minimum widths shall be as follows:

<u>Type of Streets</u>	<u>Minimum Right-of-Way Width to be Dedicated</u>
Divided Village Arterial	110'
Undivided Village Arterial	90'
Village Collector Streets	80'
Village Rural Minor Streets	66'
Village Urban Minor Streets	66'
Village Pedestrian Ways	20'
State or County Arterials (Divided)	[As specified in the Kenosha County Highway Jurisdictional Plan]
State or County Arterials (Undivided)	
State or County Collectors	

Typical street sections for both urban and rural construction of Village collector and Village minor streets are shown in Figures 15, 16, 17, 18, 19 and 20. The use of urban design is required and should include the installation of curb and gutter, storm sewer, sanitary sewer and municipal water service. Street sections for arterial streets shall be based upon detailed engineering studies.

(1) Cul-de-sac streets designed to have one (1) end permanently closed shall not exceed seven hundred fifty (750') feet in length and shall terminate in a turnaround meeting the Village's requirements as shown in Figures 19 and 20 having a minimum right-of-way radius of seventy-five (75') feet and shall be designed with an island and a minimum outside curb or shoulder radius of sixty (60') feet.

(2) Temporary termination of streets intended to be extended at a later date shall be constructed with a temporary cul-de-sac in accordance with the standards set forth above or by construction of a temporary "T" twenty-five (25') feet wide extending to each adjacent right-of-way.

(3) Unless necessitated by exceptional topography and subject to the approval of the Village Plan Commission, the maximum centerline grade of any street or public way shall not exceed the following:

(a) Pedestrian ways shall comply with current Americans with

Disabilities Act standards.

(b) All residential streets shall have a minimum vertical grade of one-half (0.5%) percent with a maximum vertical grade of seven (7%) percent for Village collector streets and ten (10%) percent for Village minor streets and cul-de-sacs.

(c) Street grades shall be established wherever practicable so as to avoid excessive grading, the unnecessary removal of ground cover and tree growth, and general leveling of the topography.

(4) Where there is a change in street centerline profiles of more than one (1%) percent a vertical curve shall be provided. Vertical curve requirements shall comply with Wisconsin Department of Transportation requirements. Minimum vertical curve lengths shall provide a sight distance of not less than three hundred (300') feet measured from an eye level of four (4') feet high with a clear view of an obstacle not over two (2') feet high.

(5) When a continuous street centerline deflects at any one (1) point by more than two (2°) degrees a circular curve shall be introduced having a radius of curvature on the centerline of not less than the following:

- (a) Village arterial streets and highways - 500 feet
- (b) Village collector streets - 300 feet
- (c) Village minor streets and cul-de-sac - 100 feet

A tangent at least one hundred fifty (150') feet in length shall be provided between reverse curves on Village arterial and collector streets.

(D) **Street Intersection.** Streets shall intersect each other at as nearly right angles as topography and other limiting factors of good design permit. In addition:

(1) The number of streets converging at one (1) intersection shall be limited to two (2) streets.

(2) The number of intersections along arterial streets and highways shall be held to a minimum. Wherever practicable the distance between such intersections shall not be less than five hundred (500') feet.

(3) Property lines at street intersections shall be rounded with a minimum radius of fifteen (15') feet or of a greater radius when required by the Village Plan Commission. Property line radii at intersections of residential streets with arterial streets or highways shall be determined on an individual basis with a minimum

radii of twenty (20') feet.

(4) Minor streets shall not necessarily continue across arterial or collector streets but if the centerlines of such minor streets approach the major streets from opposite sides within three hundred (300') feet of each other measured along the centerline of the arterial or collector street then the location shall be so adjusted that the adjoinment across the major or collector street is continuous and a jog is avoided.

(E) **Blocks**. The widths, lengths and shapes of blocks shall be suited to the proposed use of the land, zoning requirements needed for convenient access, control and safety of street traffic, and the limitations and opportunities of topography. In addition:

(1) The length of blocks in residential areas shall not as a general rule be less than six hundred (600') feet nor more than one thousand five hundred (1,500') feet in length unless otherwise dictated by exceptional topography or other limiting factors of good design.

(2) Pedestrian ways of not less than twenty (20') feet in width may be required near the center and entirely across any block over nine hundred (900') feet in length where deemed essential by the Village Plan Commission to provide adequate pedestrian circulation or access to schools, parks, shopping centers, churches or transportation facilities.

(3) The width of blocks shall be wide enough to provide for two (2) tiers of lots of appropriate depth except where otherwise required to separate residential development from through traffic. Width of lots or parcels reserved or laid out for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated and the area zoning restrictions for such use.

(4) Utility easements for electric power, telephone or cable service shall where practical be placed on mid-block easements and along rear lot lines.

(F) **Lots**. The size, shape and orientation of lots shall be appropriate for the location of the subdivision or certified survey map and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the building contemplated. In addition:

(1) Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines rather than cross them.

(2) Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through

traffic or to overcome specific disadvantages of topography and orientation.

(3) Every lot shall front or abut on a public street for at least the distance required by the Village zoning ordinance.

(4) Area and dimensions of all lots shall conform to the applicable Village zoning and sanitary ordinances.

(5) Excessive depth in relation to width shall be avoided and a proportion of 2:1 shall be considered a maximum ratio under normal conditions. Depth of lots or parcels reserved or laid out for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated.

(6) Width of lots shall conform to the requirements of the Village zoning ordinance or other applicable provisions and in no case shall a lot be less than eighty (80') feet in width at the building setback line.

(7) Corner lots shall have an extra width of ten (10') feet to permit adequate building setbacks from side streets.

(8) Lands lying between the meander line and the water's edge and any otherwise unplatable lands which lie between a proposed subdivision or certified map and the water's edge shall be included as part of lots, outlots or public dedications in any plat or certified survey map abutting a lake or stream.

(G) **Building Setback Lines.** Building setback lines appropriate to the location and type of development contemplated which are more restrictive than the regulation of the zoning district in which the plat or certified survey map is located may be required by the Village Board.

(H) **Easements.**

(1) The Village Board shall require separate utility easements of widths deemed adequate for the intended use on each side of all rear lot lines, side lot lines, or across lots where necessary or advisable for electric power and communication lines, wires, conduits, storm and sanitary sewers, gas, water and other utility lines.

(2) When a subdivision or certified survey map is traversed by a watercourse, drainageway channel or stream, an adequate drainageway or easement shall be provided as may be required by the Village Board. The location, width, alignment and improvement of such drainageway or easement shall be subject to the approval of the Village. Parallel streets or parkways may be required. Where necessary, storm water drainage shall be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential rates and volumes of flow. These design details are subject to review

and approval by the Village.

(I) **Public Sites and Open Spaces.**

(1) In the design of a plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat, due consideration shall be given to the reservation of suitable sites of adequate area for future schools, parks, playgrounds, drainageways and other public purposes. If designated on the comprehensive plan, comprehensive plan component, official map or component neighborhood development plan, such areas shall be made a part of the plat, certified survey map, planned unit development, multi-unit dwelling plan, or condominium plat, as provided in §18.10 of this chapter. If not so designated, consideration shall be given in the location of such sites to the preservation of scenic and historic sites, stands of fine trees, marshes, lakes, ponds, watercourses, watersheds and ravines.

(2) Each developer of a plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall, at the discretion and direction of the Village Board, after review and recommendation by the Village Plan Commission, either dedicate open space lands designated on the Village land use plan, reserve such open space lands and pay a public park impact fee or where no open space lands are directly involved, pay a public park impact fee. The Village Board shall, at the time of reviewing the preliminary plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat, and after reviewing the recommendation of the Village Plan Commission, select one (1) of the following options and record such selection in the minutes of the meeting at which the land division is presented for approval:

(a) **Dedication of site option.** Whenever a proposed playground, park or other public open space land designated on the Village's comprehensive plan, comprehensive plan component, official map or neighborhood development plan is encompassed all or in part within the land to be divided, the public lands shall be made a part of the plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat and shall be dedicated to the public for park purposes by the developer at a rate of one (1) acre for each twenty-five (25) proposed or potential dwelling units and one (1) acre for each twenty-five (25) proposed or potential dwelling units for school purposes. Any proposed public lands in excess of the rate established above shall be reserved for a period not to exceed three (3) years, unless extended by mutual written agreement, for purchase at undeveloped land prices by the public agency having jurisdiction. If the lands in excess of the rate established above are not acquired within the three (3) year period, unless extended by mutual written agreement, the lands will be released from the reservation to the owner.

(b) **Reservation of site option.** Whenever a proposed playground, park or other public open space land designated on the Village's comprehensive plan, comprehensive plan component, official map or neighborhood development plan is encompassed all or in part within the land to be divided, the public lands shall be reserved at the time of final approval for a period not to exceed three (3) years, unless extended by mutual written agreement, for purchase at undeveloped land prices by the public agency having jurisdiction. The developer shall pay a public park impact fee at the time of application for final approval of the land division as required by §18.30 of this chapter. If the land is not acquired within the three (3) year period, unless extended by mutual written agreement, the land shall be released to the owner.

(c) **Public site fee option.** If the proposed land division does not encompass a proposed playground, park or other public open space land, or if the Village Board requires a reservation of land as set forth in §18.27(l)(2)(b) of this chapter, a public park impact fee for the acquisition of public sites to serve the proposed development and residents of the Village shall be paid to the Village Clerk/Treasurer as required by §18.30 of this chapter.

(d) **Applicability.** Sections 18.27(l)(2)(a), (b), and (c) above shall be applicable to all divisions of land within the Village.

18.28 REQUIRED IMPROVEMENTS.

(A) **Survey Monuments.** The developer shall install survey monuments as required by §236.15 of the Wisconsin Statutes and the Village.

(B) **Improvements Installed by Developer.** All public works improvements including streets, sanitary sewers, drainage improvements, final grading, water mains, curb and gutters, sidewalks and storm sewers shall be designed and constructed by the developer. Granular backfill meeting the Village's standards shall be required for all trenches within every road right-of-way. The developer shall be responsible for all costs involved in the design, bidding and construction of the public improvements including any legal, engineering and administrative costs incurred by the Village.

(1) **Grading.**

(a) All plans for improvements shall be prepared at a scale of no greater than one (1") inch = forty (40') feet horizontal and one (1") inch = four (4') feet vertical.

(b) After the installation of temporary block corner monuments by the developer and field establishment of the street grades by the Village

Engineer, the developer shall cause the full width of the right-of-way of all streets and all proposed lots to be graded in accordance with the approved grading plans reviewed by the Village Engineer. All lots shall be final graded. Interim grading shall not be allowed.

(c) Cut and filled lands shall be graded to a maximum slope of one (1) on four (4) or the soils angle of repose, whichever is the lesser, and covered with permanent vegetation.

(d) As a condition of approval the developer shall provide the Village with a complete grading plan including sections and calculations substantiating a balance between cut and fill.

(e) At completion of the grading and prior to issuing building permits an as-built topographic survey of the entire subdivision shall be prepared by the Village at the developer's cost, substantiating the developer's compliance with the approved grading plan.

(f) Any developer of a plat or certified survey map where public road access is required shall construct the public right-of-way as outlined in §18.11 of this chapter.

(2) **Roadway base course--First year construction**. After the installation of all utility and stormwater drainage improvements, the Village Board shall require the developer to proceed with the grading and installation of the base course of all roadways and streets proposed to be dedicated in accordance with plans and specifications as reviewed by the Village Engineer. The Village shall stake and inspect all roadway construction.

(3) **Curb and gutter--Second year construction**. The Village Board shall require the developer to proceed with the installation of concrete curb and gutter in accordance with approved plans and specifications as reviewed by the Village Engineer. Curbs shall be designed and constructed in such a manner to provide "barrier free" access for the handicapped at all cross walks. Whenever possible provisions shall be made at the time of construction for driveway access curb cuts or for the construction of "mountable type" curb and gutter.

(4) **Asphalt-Lower level--Second year construction**. The Village Board shall require the developer to proceed with the installation of an asphaltic lower level course in accordance with the approved plans and specifications as reviewed by the Village Engineer. The installation shall only occur after the base course has been proof rolled and any necessary improvements or repairs have been completed to the satisfaction of the Village Engineer.

(5) **Asphalt--Upper level--Third year construction**. The Village Board shall

require the developer to proceed with the installation of an asphaltic upper level in accordance with approved plans and specifications as reviewed by the Village Engineer. The installation shall only occur after a complete inspection of the lower level course by the Village Engineer and any repairs as called for as a result of said inspection have been completed to the satisfaction of the Village Engineer. Third year installation of the asphaltic upper level may be delayed by the Village Board after review of the lot sales and the number of new buildings under construction.

(6) **Sidewalks.**

(a) The Village Board may require the construction of a concrete sidewalk on one (1) side of all frontage streets and cul-de-sacs and on one (1) or both sides of all other streets within the subdivision or certified survey map. The construction of all sidewalks shall comply with the requirements of the Americans with Disabilities Act.

(b) Wider sidewalks may be required by the Village Board in the vicinity of schools, commercial areas and other places of public assemblage. The Village Board may require the construction of sidewalks in locations other than required under the preceding provision if the Village Board determines that sidewalks are necessary for safe and adequate pedestrian circulation.

(7) **Public sanitary sewerage.** Public sanitary sewerage facilities are required for all new subdivisions or certified survey maps of two (2) lots or more within the Village. Except as otherwise provided below, the developer shall be responsible for designing said facilities to ensure compliance with the requirements of the Village utilities and all governing agencies. In addition:

(a) The size, type and installation of all sanitary sewer laterals proposed to be constructed shall be in accordance with approved plans and specifications as reviewed by the Village Engineer.

(b) The developer shall be responsible for all costs of installing all sanitary sewers, sewer laterals and sewer appurtenances within the proposed subdivision or certified survey map except for the added pipe material costs of installing sewers greater than twelve (12") inches in diameter which are necessary to serve tributary drainage areas lying outside of the proposed land division. In addition, if the proposed subdivision or certified survey map utilizes an existing lift station or force main, or requires the construction of a new lift station, force main or appurtenances to properly serve the area, the Village Board shall require the developer to pay the cost of such facilities with a right of recovery. The Somers Water Utility shall be responsible for the design and plan and

specification preparation of such facilities. The total cost of such facilities shall be prorated in proportion to the ratio which the total developable area of the proposed subdivision or certified survey map is to the total developable area to be served by such facilities. The Village shall reimburse the developer for such oversizing costs upon completion and acceptance of construction subject to any other offsets in favor of the Village.

(8) **Water mains**. Public municipal water facilities are required for all new subdivisions or certified survey maps of two (2) lots or more within the Village. Except as otherwise provided below, the developer shall be responsible for designing said facilities to ensure compliance with the requirements of the Village utilities and all governing agencies. In addition:

- (a) The size, type and installation of all municipal water mains and services proposed to be constructed shall be in accordance with approved plans and specifications as reviewed by the Village Engineer.
- (b) The Village may require the developer to design other water system components including check valves and pressure reducing valves. The Somers Water Utility shall be responsible for the design and plan and specification preparation for booster stations, water towers and other appurtenances.
- (c) The developer shall be responsible for all costs of installing all water mains within the proposed subdivision or certified survey map except for the added pipe material costs of installing water mains greater than twelve (12") inches in diameter which are necessary to serve tributary drainage areas lying outside of the proposed land division. The Village shall reimburse the developer for such oversizing costs upon completion and acceptance of construction subject to any other offsets in favor of the Village.

(9) **Storm water drainage facilities**. Storm water drainage facilities are required for all new subdivisions or certified survey maps of two (2) lots or more within the Village. The developer shall be responsible for designing and constructing storm water drainage facilities adequate to serve the subdivision or certified survey map which may include curbs and gutters, catch basins and inlets, storm sewers, road ditches, open channels, water retention structures, settling basins and storm water laterals serving each proposed lot. All such facilities shall be of adequate size and grade to hydraulically accommodate the required rates and volumes of flow and shall be so designed as to prevent and control soil erosion and sedimentation and to minimize hazards to life or property.

- (a) Prior to approval of a preliminary plat or certified survey map, the

developer shall submit to the Village a surface water drainage plan for all blocks within the plat or certified survey map. The surface water drainage plan shall include, but not be limited to the following:

- (i) Existing and proposed topography at two (2') foot contour intervals of the proposed land division and adjacent property.
- (ii) Proposed elevations of all streets.
- (iii) Proposed drainage swales.
- (iv) Proposed storm sewers, manholes and inlets.
- (v) Construction site erosion control facilities.
- (vi) Storm water laterals to service each lot.
- (vii) A report showing the drainage basin for the entire area where the land division is located including estimates as to total acreage in the drainage basin and percentage of the drainage basin within the proposed land division.

(b) Surface water drainage facilities shall be designed to convey runoff from the ten (10) year recurrence interval storm as published by the Southeastern Wisconsin Regional Planning Commission. The "Rational Formula" shall be used to compute runoff rates.

(c) Storm sewers are required.

- (i) Velocities within storm sewers shall not exceed twelve (12') feet per second.

- (ii) Storm sewer catch basins, manholes, storm sewer materials and backfill requirements shall be in accordance with Village standards.

- (iii) Storm sewer catch basins shall be located at all intersections to prevent surface runoff from crossing the roadways and at four hundred (400') foot maximum intervals along residential streets. Vertical sag curves shall be provided with multiple catch basins where overtopping of the roadway would cause property damage.

- (iv) All storm sewer mains shall be a minimum of fifteen (15") inches in diameter. All catch basin leads shall be a minimum of

twelve (12") inches in diameter.

(d) In the event of inadequate downstream storm water drainage facilities:

(i) If adequate downstream storm water drainage facilities are not available, or at the direction of the Village Plan Commission or Village Board, detention basins shall be provided to store runoff. Detention basins shall be sized using the USDA Soil Conservation Service procedures for a design one hundred (100) year recurrence interval storm based upon developed conditions. The maximum release rate shall be the ten (10) year recurrence interval storm based upon existing conditions or the capacity of downstream facilities whichever is less. Detention basins shall be

designed with variable release control devices to utilize the available storage during more frequent rain fall events such as one (1) and two (2) year recurrence interval storms. Detention basins must comply with all Wisconsin Department of Natural Resources requirements including infiltration and water quality.

(ii) Unpaved ditches shall be shaped, seeded or sodded as grassed waterways. Where the velocity of flow is in excess of four (4') feet per second on soils having a severe or very severe erosion hazard, and in excess of six (6') feet per second on soils having moderate, slight or very slight erosion hazard, a system providing for the installation of a paved invert or check dams, flumes or other energy dissipating devices shall be required.

(iii) The developer shall be responsible for replacing field tile used for the drainage of adjacent lands or provide adequate replacement drainage for field tiles that are damaged or removed during development.

(iv) The developer shall be responsible for all costs of installing all storm water drainage facilities within the proposed land division except for the added pipe material costs of installing storm sewers greater than thirty-six (36") inches in diameter which are necessary to serve tributary drainage areas lying outside of the proposed land division. The Village shall reimburse the developer for such oversizing costs upon completion and acceptance of construction subject to any other offsets in favor of the Village. The developer shall also be required to pay for off site storm water management improvements required by the Village.

(10) **Other utilities.**

(a) The developer shall cause gas, electrical power, telephone and, where available, cable service facilities to be installed in such a manner as to make adequate service available to each lot in the subdivision or certified survey map. No electrical, telephone or cable service shall be located on overhead poles. Installation of utilities shall occur prior to fine graded topsoiling and seeding of the proposed lots. The developer shall then instruct the contractor responsible for the development to proceed with all necessary reshaping, filling or restoration necessary to allow for fine graded topsoiling and seeding. All costs for the above shall be paid by the developer.

(b) Plans indicating the proposed location of all gas, electrical power, telephone and cable distribution and transmission lines required to service the plat or certified survey map shall be approved by the Village.

(11) **Street signs.** The Village shall install at the developer's cost, at the intersection of all streets proposed to be dedicated, street signs approved by the Kenosha County ordinance and such other traffic control signs as needed within the subdivision or certified survey map.

(12) **Street trees.** Following installation of curb and gutter, the developer, at developer's cost, shall plant at least one (1) tree of an approved species and of at least three (3") inch caliper and ten (10') feet in height for each fifty (50') feet of frontage on all streets proposed to be dedicated. Tree planting shall be completed in accordance with approved plans and specifications and at such time as directed by the Village Board.

(13) **Street lighting.** Street lighting shall be provided for each new subdivision or certified survey map at the entrance intersection or intersections which provide for entering or exiting the development. No internal lighting of streets will be provided by the Village. In the event the developer or the residents of the subdivision desire internal street lighting, the Village will support the petition from the residents or the developer to form a lighting district and the cost for the lighting shall be paid for by the residents by adding this cost to the property tax on an annual basis.

(14) **Erosion control.**

(a) Construction site erosion control shall be provided during all phases of residential street construction to prevent sediment from entering storm sewers or adjacent property. An erosion control plan shall be submitted to the Village for approval prior to commencing construction.

(b) Erosion control techniques shall include silt fences, erosion bales and sediment ponds and shall be maintained until the potential for erosion has been eliminated.

18.29 CONSTRUCTION.

(A) **Commencement**. No construction or installation of improvements shall commence in a proposed subdivision or certified survey map until a developer's agreement and final plat or certified survey map has been approved by the Village Board. The developer shall pay the fees required pursuant to §18.30 of this chapter.

(B) **Building Permits**. No building, zoning or sanitary permits shall be issued for erection of a structure on any lot not of record until all the requirements of this chapter or any developer's agreement have been complied with including the construction and acceptance of all improvements.

(C) **Plans**. The following plans and accompanying construction specifications prepared by a Wisconsin licensed professional engineer shall be required by the Village before authorization of construction or installation of improvements:

- (1) Street plans and profiles showing existing and proposed grades, elevations and cross-sections of required improvements.
- (2) Complete grading plans showing existing and proposed grades, elevations and contour lines.
- (3) Sanitary sewer plans and profiles showing the locations, grades, sizes, elevations and materials of required facilities.
- (4) Storm sewer plans and profiles showing the locations, grades, sizes, cross-sections, elevations and materials of required facilities.
- (5) Water main plans and profiles showing the locations, sizes, elevations and materials of required facilities.
- (6) Erosion and sedimentation control plans showing those structures required to retard the rate of runoff water and those grading and excavating practices that will prevent erosion and sedimentation. Such plans shall generally follow the guidelines and standards set forth in the publication, Wisconsin Construction Site Best Management Practices Handbook prepared by the Wisconsin Department of Natural Resources.
- (7) Planting plans showing the locations, age, caliper and species of any required grasses, vines, shrubs and trees.

- (8) Additional special plans or information as required by the Village.
- (9) The Village Engineer shall upon completion of the subdivision or certified survey map provide to the Village a complete set of "as built" plans, at the developer's cost, for each of the plans required in this section.
- (D) **Erosion Control.** The Village Board shall require all grading, excavations, open cuts, side slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented in accordance with the approved plans and specifications.
- (1) Sod shall be laid in strips at intervals necessary to prevent erosion and at right angles to the direction of drainage.
- (2) Temporary vegetation and mulching shall be used to protect critical areas. Permanent vegetation shall be installed as soon as practical.
- (3) Sediment basins shall be installed and maintained at all drainage ways to trap, remove and prevent sediment and debris from being washed outside the area being developed.

18.30 FEES.

- (A) **General.** As a condition of consideration by the Plan Commission and/or the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan, condominium plat, land use amendment, rezoning or a plat correction/adjustment, the developer shall pay to the Village Clerk/Treasurer all required fees due at such time. Fees as stated in this section apply to all proposed residential and non-residential uses and to any expansion or change of any residential or non-residential uses. Impact fees levied under §18.30(M), (N), (O), (P), (Q) and (R) are done so pursuant to the authority granted by §66.0617 of the Wisconsin Statutes as may be amended or renumbered from time to time.
- (B) **Conceptual Plan Fee.** The developer shall pay to the Village Clerk/Treasurer at the time of filing any conceptual plan for a proposed final plat, planned unit development, multi-unit dwelling plan or condominium plat an initial fee of Six Hundred (\$600.00) Dollars plus Five (\$5.00) Dollars for each lot or unit included in the Conceptual Plan to be applied to the cost of review and evaluation. If it is determined that resubmittal of the Conceptual Plan is required, then a resubmittal fee of Two Hundred Fifty (\$250.00) Dollars shall be due and payable. Additional costs of review and evaluation and additional costs of review and evaluation to modifications to a previously filed conceptual plan shall be invoiced to and paid by the developer on a monthly basis.
- (C) **Certified Survey Map Fee.** The developer shall pay to the Village Clerk/Treasurer at the time of filing a proposed certified survey map an initial fee of Six Hundred (\$600.00) Dollars plus Five (\$5.00) Dollars for each lot or unit included in the Certified Survey Map to be applied to

the cost of review and evaluation. If it is determined that resubmittal of the Certified Survey Map is required, then a resubmittal fee of Two Hundred Fifty (\$250.00) Dollars shall be due and payable. Additional costs of review and evaluation and additional costs of review and evaluation to modifications to a previously filed certified survey map shall be invoiced to and paid by the developer on a monthly basis.

(D) **Site Plan Fee**. The developer shall pay to the Village Clerk/Treasurer at the time of filing an application for site plan review an initial fee of Six Hundred (\$600.00) Dollars plus Five (\$5.00) Dollars for each lot or unit included in the Site Plan to be applied to the cost of review and evaluation. If it is determined that resubmittal of the Site Plan is required, then a resubmittal fee of Two Hundred Fifty (\$250.00) Dollars shall be due and payable. Additional costs of review and evaluation and additional costs of review and evaluation of modifications to a previously filed site plan shall be invoiced to and paid by the developer on a monthly basis.

(E) **Preliminary Plat Fee**. The developer shall pay to the Village Clerk/Treasurer at the time of filing a preliminary plat, planned unit development, multi-unit dwelling plan or condominium plat an initial fee of Six Hundred (\$600.00) Dollars plus Five (\$5.00) Dollars for each lot or unit included in the preliminary plat, planned unit development, multi-unit dwelling plan or condominium plat to be applied to the cost of review and evaluation. If it is determined that resubmittal of the preliminary plat, planned unit development, multi-unit dwelling plan or condominium plat is required, then a resubmittal fee of Two Hundred Fifty (\$250.00) Dollars shall be due and payable. Additional costs of review and evaluation and additional costs of review and evaluation of modifications to a previously filed preliminary plat, planned unit development, multi-unit dwelling plan or condominium plat shall be invoiced to and paid by the developer on a monthly basis.

(F) **Final Plat Fee**. The developer shall pay to the Village Clerk/Treasurer at the time of filing a final plat, planned unit development, multi-unit dwelling plan or condominium plat an initial fee of Six Hundred (\$600.00) Dollars plus Five (\$5.00) Dollars for each lot or unit included in the final plat, planned unit development, multi-unit dwelling plan or condominium plat to be applied to the cost of review and evaluation. If it is determined that resubmittal of the final plat, planned unit development, multi-unit dwelling plan or condominium plat is required, then a resubmittal fee of Two Hundred Fifty (\$250.00) Dollars shall be due and payable. Additional costs of review and evaluation and additional costs of review and evaluation of modifications to a previously filed final plat, planned unit development, multi-unit dwelling plan or condominium plat shall be invoiced to and paid by the developer on a monthly basis.

(G) **Land Use Amendment**. The developer shall pay to the Village Clerk/Treasurer at the time of filing a request for a land use amendment, a fee of Six Hundred (\$600.00) Dollars. Additional costs of review and evaluation by Village consultants shall be invoiced to and paid by the developer prior to final approval.

(H) **Rezoning**. The developer shall pay to the Village Clerk/Treasurer at the time of filing a request for rezoning, a fee of Six Hundred (\$600.00) Dollars. Additional costs of review and evaluation by Village consultants shall be invoiced to and paid by the developer prior to final approval.

(I) **Plat Correction/Adjustment**. The developer shall pay to the Village Clerk/Treasurer at the time of filing plat correction/adjustment, a fee of Six Hundred (\$600.00) Dollars.

Additional costs of review and evaluation by Village consultants shall be invoiced to and paid by the developer prior to final approval.

(J) **Expert Assistance Fee.** The developer shall pay to the Village Clerk/Treasurer upon presentation of an itemized statement, a fee equal to the actual cost incurred by the Village for any legal, engineering, architectural, scientific, fiscal or other expert or technical services required by the Village staff, the Village Plan Commission or the Village Board in connection with the review and evaluation of any proposed plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat.

(K) **Administrative Fee.** In addition to the fee set forth in §18.30(J), the developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat a fee equal to the following amounts for administrative and fiscal work which must be undertaken by the Village in connection with the proposed development:

Percentage of Public Improvement Cost

5% up to \$250,000.00
2% \$250,001 to \$1,000,000.00
1% \$1,000,001 and up

(L) **Sewer and Water Connection Fee.** In addition to the water connection impact fee set forth in §18.30(R), sewer and water connection fees shall be payable as set forth in Chapter 13 of the Village of Somers Code of Ordinances.

(M) **Public Park Impact Fee.**

(1) **Amount—Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat a public park impact fee of One Thousand Forty-five (\$1,045.00) Dollars for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. Twenty-five (25%) percent of the total public park impact fee for the proposed residential use development shall be paid at the time of final approval by the Village Board and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. The remaining balance of the public park impact fee attributable to each buildable lot or unit within the proposed residential use development shall be payable upon the earlier of the issuance of a building permit or the sale, exchange or other conveyance of such buildable lot or unit, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(2) **Amount—Non-Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development or condominium plat a public park impact fee of One Thousand Forty-five (\$1,045.00) Dollars per residential equivalent density unit (REDU). The REDU is calculated by dividing the gross square footage of land included in the final plat, site plan, certified survey map, planned unit development or condominium plat by the R-4 Urban Single-Family Residential District minimum lot size of 15,000 square feet. The total public park impact fee for the proposed non-residential use development shall be paid at the time of final approval by the Village Board of the proposed non-residential use development and prior to the recording of a final plat, certified survey map, planned unit development or condominium plat, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(3) **Exemption.** No lot which is fully developed for residential purposes at the time of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be counted as a lot for purposes of this section provided the use of the fully developed lot for residential purposes remains unchanged.

(4) **Use.** Public park impact fees collected by the Village Clerk/Treasurer shall be placed in a segregated fund separate from the Village's general fund and shall be used exclusively for the Village's cost of acquiring and developing park, recreation and other open space areas to serve the proposed development and residents of the Village.

(N) **Public Museum Impact Fee.**

(1) **Amount—Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat a public museum impact fee of Two Hundred Ten (\$210.00) Dollars for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. The total public museum impact fee for the proposed residential use development shall be paid at the time of final approval by the Village Board and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat.

(2) **Amount—Non-Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development or condominium plat a public museum impact fee of Two Hundred Ten (\$210.00) Dollars per residential equivalent density unit (REDU). The REDU is calculated by dividing the gross square footage of land included in the final plat, site plan, certified survey map,

planned unit development or condominium plat by the R-4 Urban Single-Family Residential District minimum lot size of 15,000 square feet. The total public museum impact fee for the proposed non-residential use development shall be paid at the time of final approval by the Village Board of the proposed non-residential use development and prior to the recording of a final plat, certified survey map, planned unit development or condominium plat.

(3) **Exemption.** No lot which is fully developed for residential purposes at the time of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be counted as a lot for purposes of this section provided the use of the fully developed lot for residential purposes remains unchanged.

(4) **Use.** Public museum impact fees collected by the Village Clerk/Treasurer shall be placed in a segregated fund separate from the Village's general fund and shall be used exclusively for the Village's cost of development of a public museum and related facilities to serve the proposed development and residents of the Village.

(O) **Public Works Utility Impact Fee.**

(1) **Amount—Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat a public works utility impact fee of Four Hundred Thirty (\$430.00) Dollars for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. Twenty-five (25%) percent of the total public works utility impact fee for the proposed residential use development shall be paid at the time of final approval by the Village Board and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. The remaining balance of the public works utility impact fee attributable to each buildable lot or unit within the proposed residential use development shall be payable upon the earlier of the issuance of a building permit or the sale, exchange or other conveyance of such buildable lot or unit, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(2) **Amount—Non-Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development or condominium plat a public works utility impact fee of Four Hundred Thirty (\$430.00) Dollars per residential equivalent density unit (REDU). The REDU is calculated by dividing the gross square footage of land included in the final plat, site plan, certified survey map, planned unit development or condominium plat by the R-4 Urban Single-Family Residential District minimum lot size of 15,000 square feet. The total public works

utility impact fee for the proposed non-residential use development shall be paid at the time of final approval by the Village Board of the proposed non-residential use development and prior to the recording of a final plat, certified survey map, planned unit development or condominium plat, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(3) **Exemption**. No lot which is fully developed for residential purposes at the time of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be counted as a lot for purposes of this section provided the use of the fully developed lot for residential purposes remains unchanged.

(4) **Use**. Public works utility impact fees collected by the Village Clerk/Treasurer shall be placed in a segregated fund separate from the Village's general fund and shall be used exclusively for the Village's cost of acquiring land and constructing facilities for the Village's public works utility, equipping the Village's public works utility and for the Village's cost of related public works facilities to serve the proposed development and residents of the Village.

(P) **Fire Station Impact Fee**.

(1) **Amount—Residential Use**. The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat a fire station impact fee of Two Thousand Five (\$2,005.00) Dollars for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. Twenty-five (25%) percent of the total fire station impact fee for the proposed residential use development shall be paid at the time of final approval by the Village Board and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. The remaining balance of the fire station impact fee attributable to each buildable lot or unit within the proposed residential use development shall be payable upon the earlier of the issuance of a building permit or the sale, exchange or other conveyance of such buildable lot or unit, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(2) **Amount—Non-Residential Use**. The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development or condominium plat a fire station impact fee of Two Thousand Five (\$2,005.00) Dollars multiplied by the residential equivalency unit (REU) ratio for the applicable water meter size and type from the table set forth below for each buildable lot or unit included in the final plat, site plan, certified survey map, planned unit development or condominium plat. The total fire station impact fee attributable to each buildable

lot or unit within the proposed non-residential use development shall be payable upon the issuance of a building permit, unless otherwise agreed by the Village and the Developer by written Development Agreement.

Meter Size (Inches)	Meter Type	AWWA Standards Flow (GPM)	REU Ratio
¾" or less	Displacement	15	1.0
1	Displacement	25	1.7
1½	Displacement	50	3.3
2	Displacement	80	5.3
2	Compound	80	5.3
2	Turbine	100	6.7
3	Compound	160	10.7
3	Turbine	240	16.0
4	Compound	250	16.7
4	Turbine	420	28.0
6	Compound	500	33.3
6	Turbine	920	61.3
8	Compound	800	53.3
8	Turbine	1600	106.7
10	Compound	1150	76.7
10	Turbine	2500	166.7

(3) **Exemption.** No lot which is fully developed for residential purposes at the time of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be counted as a lot for purposes of this section provided the use of the fully developed lot for residential purposes remains unchanged.

(4) **Use.** Fire station impact fees collected by the Village Clerk/Treasurer shall be placed in a segregated fund separate from the Village's general fund and shall be used exclusively for the Village's cost of acquiring land and constructing fire and rescue squad stations, equipping the Village's fire department and rescue squad and for the Village's cost of related fire and rescue facilities to serve the proposed development and residents of the Village.

(Q) **Storm Water Management Impact Fee.**

(1) **Amount—Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat,

certified survey map, planned unit development, multi-unit dwelling plan or condominium plat a storm water management impact fee of Nine Hundred (\$900.00) Dollars for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. The total storm water management impact fee for the proposed residential use development shall be paid at the time of final approval by the Village Board and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. Parcels zoned agricultural shall be exempt from the storm water management impact fee, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(2) **Amount—Non-Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development or condominium plat a storm water management impact fee of three (3) times the residential use storm water management impact fee of Nine Hundred (\$900.00) Dollars per residential equivalent density unit (REDU). The REDU is calculated by dividing the gross square footage of land included in the final plat, site plan, certified survey map, planned unit development or condominium plat by the R-4 Urban Single-Family Residential District minimum lot size of 15,000 square feet. The total storm water management impact fee for the proposed non-residential use development shall be paid at the time of final approval by the Village Board of the proposed non-residential use development and prior to the recording of a final plat, certified survey map, planned unit development or condominium plat, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(3) **Exemption.** No lot which is fully developed for residential purposes at the time of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be counted as a lot for purposes of this section provided the use of the fully developed lot for residential purposes remains unchanged.

(4) **Use.** Storm water management impact fees collected by the Village Clerk/Treasurer shall be placed in a segregated fund separate from the Village's general fund and shall be used exclusively for the Village's cost of designing, constructing, installing and providing storm water management facilities needed to serve development in the drainage basin in which the proposed development is located.

(R) **Water Connection Impact Fee.**

(1) **Amount—Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or

condominium plat a water connection impact fee of One Thousand Three Hundred Fifty (\$1,350.00) Dollars multiplied by the residential equivalency unit (REU) ratio for the applicable water meter size and type from the table set forth below for each buildable lot or unit included in the final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat. The total water connection impact fee for the proposed residential use development shall be paid at the time of final approval by the Village Board and prior to the recording of a final plat, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat, unless otherwise agreed by the Village and the Developer by written Development Agreement.

(2) **Amount—Non-Residential Use.** The developer shall pay to the Village Clerk/Treasurer as a condition of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development or condominium plat a water connection impact fee of One Thousand Three Hundred Fifty (\$1,350.00) Dollars multiplied by the residential equivalency unit (REU) ratio for the applicable water meter size and type from the table set forth below for each buildable lot or unit included in the final plat, site plan, certified survey map, planned unit development or condominium plat. The total water connection impact fee attributable to each buildable lot or unit within the proposed non-residential use development shall be payable upon the issuance of a building permit, unless otherwise agreed by the Village and the Developer by written Development Agreement.

Meter Size (Inches)	Meter Type	AWWA Standards Flow (GPM)	REU Ratio
¾" or less	Displacement	15	1.0
1	Displacement	25	1.7
1½	Displacement	50	3.3
2	Displacement	80	5.3
2	Compound	80	5.3
2	Turbine	100	6.7
3	Compound	160	10.7
3	Turbine	240	16.0
4	Compound	250	16.7
4	Turbine	420	28.0
6	Compound	500	33.3
6	Turbine	920	61.3
8	Compound	800	53.3
8	Turbine	1600	106.7
10	Compound	1150	76.7

10	Turbine	2500	166.7
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(3) **Exemption.** No lot which is fully developed for residential purposes at the time of approval by the Village Board of a final plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be considered a lot for purposes of this section provided the use of the fully developed lot for residential purposes remains unchanged.

(4) **Use.** Water connection impact fees collected by the Village Clerk/Treasurer shall be placed in a segregated fund separate from the Village's general fund and shall be used exclusively for the Village's cost of designing, constructing, installing and providing primary distribution water transmission mains, water towers, booster stations and related facilities by the Somers Water Utility to serve the proposed development and residents of the Village.

(S) **Effect of Nonpayment of Fees.** Notwithstanding any other provision of this chapter, no unconditional final approval of any plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be granted by the Village Board until such time as all fees imposed under this chapter have been paid in full, with the exception of that portion of the expert assistance fee, public park impact fee, public works utility impact fee, fire station impact fee and water connection impact fee which shall be paid after final approval. Any fees imposed under this chapter not paid when due shall be imposed as a special assessment against the benefitted parcel pursuant to Chapter 66 of the Wisconsin Statutes.

(T) **Refund of Impact Fees.** Pursuant Section 66.0617(9) of the Wisconsin Statutes., any impact fees that are imposed and collected under §18.30(M), (N), (O), (P), (Q) and which are not used within a reasonable period of time after they are collected to pay the capital costs for which they are imposed shall be refunded to the current owner of the property with respect to which the impact fees were imposed. For purposes of this subsection, the reasonable time periods within which the impact fees must be spent or refunded are as follows:

(1) Public park impact fees imposed under subsection (M), above, shall be spent or refunded within the greater of the length of the capital improvements budget in place at the time of the collection of such fees, five (5) years, the planning period for acquisition of public park lands or capital improvements as delineated in a separate written document adopted by the Village Board, or the term of any instrument of public financing including the amendments, refinancings or extensions thereof for the payment for acquisition of or improvement to any public park, recreation or other open space areas.

(2) Public museum impact fees imposed under subsection (N), above, shall be spent or refunded within thirty (30) years.

(3) Public works utility impact fees imposed under subsection (O), above, shall be spent or refunded within the greater of the length of the capital

improvements budget in place at the time of the collection of such fees, ten (10) years, the planning period for acquisition of lands or capital improvements as delineated in a separate written document adopted by the Village Board, or the term of any instrument of public financing including the amendments, refinancings or extensions thereof for the payment for acquisition of or improvement to any public works facilities or equipment.

(4) Fire station impact fees imposed under subsection (P), above, shall be spent or refunded within the greater of the length of the capital improvements budget in place at the time of the collection of such fees, ten (10) years, the planning period for acquisition of lands or construction of or purchase of capital improvements for the Village fire department/rescue squad as delineated in a separate written document adopted by the Village Board, or the term of any instrument of public financing including the amendments, refinancings or extensions thereof for the payment for acquisition of or improvement to any fire or rescue squad station or equipment.

(5) Storm water management impact fees imposed under subsection (Q), above, shall be spent or refunded within the greater of the length of the capital improvements budget in place at the time of the collection of such fees, ten (10) years, the planning period for storm water management facilities as delineated in a separate written document adopted by the Village Board, or the term of any instrument of public financing including the amendments, refinancings or extensions thereof for the payment for acquisition of or improvement to any stormwater management facilities.

(6) Water connection impact fees imposed under subsection (R), above, shall be spent or refunded within the greater of the length of the capital improvements budget in place at the time of the collection of such fees, ten (10) years, the planning period for acquisition of lands or construction of or purchase of capital improvements for the Somers Water Utility as delineated in a separate written document adopted by the Village Board, or the term of any instrument of public financing including the amendments, refinancings or extensions thereof for the payment for acquisition of or improvements to the Village water system or related facilities.

(U) **Appeal.** The developer upon whom an impact fee is imposed under this chapter may contest the amount, collection or use of the impact fee to the Village Board. The developer shall file with the Village Clerk/Treasurer a verified petition setting forth in detail the basis and all supporting authority for contesting the amount, collection or use of the impact fee. The verified petition shall be filed with the Village Clerk/Treasurer at least ten (10) days prior to the meeting of the Village Board at which final approval of a plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat is desired by the developer. No final approval of any plat, site plan, certified survey map, planned unit development, multi-unit dwelling plan or condominium plat shall be granted by the Village Board, and no plat, certified survey map, planned unit development, multi-unit dwelling plan or

condominium plat shall be recorded until the Village Board has made a determination concerning the developer's verified petition contesting the amount, collection or use of the impact fee.

(V) **General Consultation With Developers**. Prior to the filing of an application seeking the approval a preliminary plat, certified survey map, condominium plat, planned unit development, multi-dwelling plan or conditional use permit, Village staff may meet with the developer to generally discuss the concepts relating to the proposed development. For purposes of this subsection, Village staff shall include one or more of the following: Village Administrator, Village Finance Manager, Village Clerk/Treasurer, Public Works Superintendent, Village Building Inspector. Village staff shall not include paid consultants such as the Village Engineers, Village Planners or Village Attorneys. The first consultation by Village staff with the developer shall be free, provided that such consultation is not longer than two (2) hours. Thereafter, a Fifty (\$50.00) Dollars per hour fee shall be imposed for each member of the Village staff who shall meet with the developer or the developer's agents or representatives, including consultants. The Village Administrator shall establish the timing and details of such payments, taking into consideration the particular details of the types of issues which may be encountered with the proposed development.

(W) **Comprehensive Plan Amendment**. The developer shall pay to the Village Clerk/Treasurer at the time of filing the request for a Comprehensive Plan amendment, a fee of Six Hundred (\$600.00) Dollars. Additional costs of review and evaluation by Village consultants, if any, shall be invoiced to and paid by developer prior to final approval.

18.31 SITE DEVELOPMENT STANDARDS.

(A) **Purpose**. The purpose of this section is to provide a process to review and approve site plans for land uses which are subject to Village Plan Commission and Village Board approval.

(B) **Application**. This section applies to the new construction or erection of any building or structure and to any addition to a building or structure unless waived by the Village Building Inspector.

(C) **Site Plan Review and Other Permits/Licenses Required**.

(1) **Site plan review**. A review of a site plan which is subject to this section is a condition precedent to the issuance of a building permit.

(2) **Other permits/licenses required**. Certain land development and land uses may require permits/licenses other than a building and/or conditional use permit, including but not limited to:

(a) Erosion control permit.

(b) Water and sanitary sewerage connection permit.

(c) Licenses to operate a particular business as required by the Village of Somers Code of General Ordinances.

(d) Such other permits/licenses as required by the Village.

(D) **Review Authority**. The site plan review authority shall be the Village Plan Commission and the Village Board. The Village Plan Commission shall recommend approval, approval with conditions or denial of the site plan to the Village Board. The Village Board shall have the authority to approve, approve with conditions or deny site plans.

(E) **Application for Site Plan Review**. Applications for site plan review shall be obtained from and shall be filed with the Village. The application shall be made on Village forms, shall be fully, accurately and legibly completed, and shall include twenty (20) copies of the application and submittals required by this section.

(F) **Amendments**. Any change to an approved site plan shall be considered a new application for site plan review requiring the applicant to comply with all of the provisions of §18.30 and §18.31 of this chapter.

(G) **Application Forms and Submittals**.

(1) **Written application**. Every applicant for a site plan review shall complete a written application form. If there is no street address for the property, the applicant must provide a description of the location of the property in relation to surrounding streets and properties.

(2) **Preliminary review**. The applicant shall meet with the Village Administrator prior to submitting an application to review the application requirements and review process and to determine whether any optional submittals will be required.

(3) **Review authority decision**. The Village Plan Commission shall review the application and shall recommend approval, approval with conditions or denial to the Village Board based upon the standards of this chapter and the comments of relevant Village employees and consultants. The Village Board shall review the application and the recommendation of the Village Plan Commission. The Village Board shall have the authority to approve, approve with conditions or deny the application based upon the standards of this chapter, the recommendation of the Village Plan Commission and the comments of relevant Village employees and consultants. A copy of the final decision of the Village Board shall be mailed to the applicant.

(H) **Development Plans**. The following plans must be submitted for review.

(1) Building plan.

- (2) Site plan.
- (3) Landscape plan.
- (4) Utility plan.
- (5) Drainage plan.
- (6) Erosion control plan.

Two (2) or more plans may be combined, but in no case shall the combined plan fail to show any of the items required for each individual plan. For example, site plans and utility plans may be suitable for combination.

(I) **General Requirements**. All building plans, site plans, landscape plans, utility plans, drainage plans, erosion control plans, elevations, and sections shall conform to the requirements as detailed in the Village of Somers Development Engineering Submittal Guide, as may be amended from time to time, the terms of which are incorporated herein by reference and shall be drawn to such a scale that all features required to be shown on the plans are readily discernible. Building floor plans and elevations may be drawn to an architect's scale. All other plans shall use an engineering scale. For site, landscape, utility, drainage and erosion control plans as differentiated from elevations and sections, the scale used shall be the same for each plan, which shall be no smaller than one (1") inch = twenty (20') feet except for properties with unusual characteristics.

(1) **Technical specifications**. Plans, elevations, and sections shall not exceed thirty (30") inches x forty-two (42") inches in size unless otherwise approved prior to submittal. The following shall be shown on each plan, elevation or section:

- (a) The name of the applicant.
- (b) The name and location of the development, and the title of the plan, e.g., "site plan", "landscape plan".
- (c) Scale and north arrow.
- (d) The date of the original plan and the date(s) of any revisions.
- (e) The license number, seal, and signature of any registered architect or engineer involved in the preparation of the plans.

(2) **Optional submittals**. Whenever it is determined by the Village that the characteristics of the proposed development require additional information or documentation to permit a comprehensive review, such information or documentation shall be provided by the applicant after receiving a written request

from the Village. The following is a representative, but not exclusive, list of the optional submittals that may be requested:

(a) **Traffic impact analysis**. An analysis of adjoining street capacity and current volumes, trip generation rates expected for the development, and expected increase or decrease in volumes on adjoining streets and impacted arterials. The traffic impact analysis shall identify the size, location, and characteristics of roadway or traffic control improvements necessitated by the proposed development to maintain existing levels of service on public thoroughfares. The analysis shall identify the impact of the development on pedestrian or vehicular safety and congestion. The analysis shall be required on an individual basis.

(b) **Geotechnical report**.

(c) **Marketing study**.

(3) **Permits**. No building, construction or site work permits shall be issued by the Building Inspector until the Village Board has reviewed and approved the site plan. Footing and foundation permits may only be issued if the Village Board has granted conditional approval with respect to such work after receiving the written recommendation from Village staff.

18.32 MINIMUM DEVELOPMENT STANDARDS.

(A) **General Provisions**.

(1) The development standards provided herein are minimum standards and additional standards or conditions may be required for individual developments when the circumstances warrant.

(2) Should the development standards conflict with any other provision of this chapter, the most restrictive provision shall apply.

(3) The development plans shall serve as the review documents which the Village will use in the analysis of the proposed development.

(B) **Building Plan**. Building plans shall show and include:

(1) Building elevations shall be provided and dimensioned. Plans shall be drawn to sufficient detail so that all room sizes, wall openings, building projections and locations of all exterior HVAC and utility services equipment can be identified.

(2) Materials and colors of exterior surfaces such as walls, roofs, and window

trim shall be indicated. Samples shall be submitted for review and approval.

(3) Details on fire detection, fire alarm and other safety devices, including fire suppression, sprinkler, standpipe, and restaurant hood suppression systems shall be provided for review and be approved by the Somers Fire Department.

(4) Building size and scale should reflect the physical scale of the surrounding area and the scale of surrounding buildings.

(5) The location and orientation of building elements, such as balconies or porches, should reflect the orientation of surrounding buildings and structures.

(6) Rooms used for residential purposes shall provide adequate living area as required in the Minimum Housing Code of the Village of Somers Code of General Ordinances.

(7) The materials and design of buildings, structures and additions should compliment the surrounding area.

(8) Building design shall comply with the Americans with Disabilities Act.

(9) Building addresses shall be clearly displayed on each building. Minimum four (4") inch high letters and/or numbers shall be required.

(C) **Site Plan**. Site plans shall show and include:

(1) Dimensions of the development site indicated along the property line. Distances to all buildings, structures and freestanding signs on adjoining properties and building setbacks.

(2) Location, footprint and outside dimensions of buildings, structures, and freestanding signs.

(3) Existing and proposed pedestrian and vehicular access points, streets, drives, bicycle paths, bridges, intersections, and other pedestrian and vehicular circulation elements, labeled with street names, dimensioned in feet tenths and hundredths, and with surface materials identified, i.e. asphalt, sod, etc.

(4) Vehicle accommodation areas including parking areas, loading areas, and circulation areas with the surface material identified and showing the layout of parking spaces and direction of travel lanes, aisles or driveways.

(5) Front, side and rear yards labeled as such and dimensioned.

(6) Location and dimensions of all existing or planned easements, lands

subject to deed restrictions or protective covenants, rights-of-way, and required emergency access ways.

(7) Identification of all land to be dedicated or reserved for public use with the use named.

(8) Location, elevation and dimensions of walls and fences that are to be permanent improvements to the site or erected temporarily during construction.

(9) Location, elevation and dimensions of outdoor lighting fixtures.

(10) With respect to construction of one hundred fifty thousand (150,000') square feet or greater of building development or expansion on a single parcel or contiguous group of parcels, a three-dimensional model, visual presentation or other depiction or color rendering of proposed buildings, the site, and its immediate vicinity. Models shall be at a minimum scale of one (1") inch = fifty (50') feet. Models shall show all proposed buildings, roads, vehicular and pedestrian circulation elements, parking lots or parking structures, existing vegetation to remain, proposed landscaping, and any other significant natural features.

(11) A legal description and certified survey map or plat as applicable of the property. Any easement, covenant or right-of-way, existing or planned, which creates site design constraints shall be indicated. Any design adjustments to these constraints shall not adversely impact the intent of these standards or the provisions of this chapter. Location of any floodplain, wetland, and shoreland boundary shall be shown.

(12) Location, proportion and orientation of buildings or structures should compliment the location, proportion and orientation of surrounding landforms, buildings or structures.

(13) The Village Board shall consider the impact of the proposed development on the comprehensive plan, comprehensive plan component, component neighborhood development plan, and the official zoning map, as amended. The Village Board shall use the following criteria when assessing the development's impact on surrounding land uses:

(a) The development shall be consistent with the objectives of the comprehensive plan, comprehensive plan component and any relevant component neighborhood development plan.

(b) The development shall be compatible with the character and objectives of the zoning district or districts within which it is located.

(c) The development shall be compatible with the character of the neighborhood which surrounds the development.

- (14) Site access shall be governed by the following criteria:
- (a) Site entrance drive dimensions such as widths, radii and visibility triangles.
 - (b) Development shall provide the least number of ingress/egress points along a street necessary for safe and efficient traffic flow. The location of all access points along Village roads shall be reviewed by the Village Engineer.
 - (c) Vehicular entrances shall follow the recommended safety guidelines established by the Wisconsin Department of Transportation.
 - (d) An adequate internal stacking distance shall be provided from the property line at each entrance.
 - (e) Appropriate traffic control measures including signs and crosswalks shall be utilized at all entrances to public rights-of-way.
 - (f) Adjacent development shall share a common entrance drive where practicable.
 - (g) Access to adjoining sites shall be coordinated where possible or necessary.
 - (i) At least one (1) vehicular and pedestrian access point to each adjoining site shall be granted by cross access easements.
 - (ii) Cross access easements should not occur within interior parkways.
 - (iii) Cross access easements shall be minimum of thirty (30') feet wide.
 - (iv) Cross access easements are encouraged behind buildings to encourage linked rear parking areas. Vehicular access to any non-residential structure, use, parking or loading facility shall not be gained across land zoned for a residential use.

- (15) Parking areas shall be designed in a manner that will reduce the negative visual impacts of large expanses of impervious surface while maintaining

maximum safety standards. The following standards shall be established as part of the parking area site design:

(a) **Layout.**

(i) Building entrances shall be accessible from adjacent parking areas by means of a minimum five (5') foot wide paved walkway as shown in Figure 1.

(ii) Provide road and paving cross-sections and details.

(b) **Parking lot construction.** Parking lots shall be paved with asphaltic concrete or portland cement concrete. Concrete curb and gutter with landscape islands shall be constructed within all parking lots.

(c) **Pedestrian access.**

(i) There shall be a minimum of a five (5') foot wide paved walkway provided to each building entrance from parking areas and from public sidewalks.

(ii) Pedestrian walkways shall be provided for access to adjacent properties and be handicap accessible.

(iii) Drainage improvements shall not pass over pedestrian walks.

(iv) Pedestrian walks shall not exceed a longitudinal slope of five (5%) percent or a side slope of three (3%) percent as measured over a ten (10') foot interval.

(d) **Traffic circulation lanes.**

(i) Traffic lanes shall be clearly separated from parking and pedestrian areas through the use of landscape islands, barrier curbs, or lane striping.

(ii) Truck traffic should be routed directly to service areas without passing through parking or pedestrian areas.

(iii) Service truck parking should only be allowed within designated service areas.

(iv) Unless otherwise exempted by the Somers Fire Department, all circulation lanes adjoining the perimeter of

buildings shall be designated as fire lanes.

(e) **Protection of natural features.**

(i) Minimize disruption of existing natural features and wherever possible incorporate them into the overall design.

(ii) Prior to development protect all natural elements from damage due to construction activities.

(f) **Open space.** The following specific areas shall be preserved as undeveloped open space:

(i) Wetlands as described in S.S. 404 Federal Water Pollution Control Act Amendments of 1972 and delineated on the Wisconsin Department of Natural Resources Wetland Inventory Map verified by on-site inspection by a qualified wetlands consultant.

(ii) Lands in a designated floodway or floodplain. Lands within a floodplain may be used for parking and recreational uses provided all required permits are obtained.

(iii) Habitats of endangered wildlife or vegetation as identified by the federal government and/or the Wisconsin Department of Natural Resources.

(D) **Landscape plan.** Landscape plans shall show and include:

(1) Location and footprint of all buildings and structures.

(2) Dimensions of the development site indicated along the property line.

(3) Existing and proposed streets, drives, sidewalks, alleys, intersections, pedestrian and vehicular access points, bicycle paths, bridges, and other pedestrian and vehicular circulation elements labeled with street names and dimensioned. Surface materials shall also be identified.

(4) Location and dimensions of parking lots, parking spaces, and parking lot access ways.

(5) Location and dimensions of all existing or planned easements, lands subject to covenant, lands to be dedicated or devoted to public use, and rights-of-way.

- (6) Location and dimensions of snow removal and snow storage areas.
- (7) Location and dimensions of outdoor lighting fixtures, freestanding signs, permanent or temporary walls and fences, waste and trash disposal facilities, surface utility structures, and other freestanding structural features.
- (8) Location and dimensions of playgrounds, tot lots, and other recreational facilities.
- (9) Details of all permanent fences and walls to be constructed on the site including dimensioned elevations and materials schedules.
- (10) Existing and proposed contours and grades, including the location, slope ratios (horizontal to vertical) of all proposed berthing at a one (1') foot contour intervals. Location, extent and general elevations and slope ratios of all surface water retention and detention areas and drainageways. Elevations at top and bottom of all proposed retaining and screening walls and fences. Existing lines shall be shown as dotted lines.
- (11) Plant materials, showing the location, quantity, installation size, intended maintained size and/or mature size (height and crown), with labels of both scientific and common names of all proposed plant materials. All plants to be drawn to scale in relation to mature crown size.
- (12) Location and specifications of all proposed ground cover, including both scientific and common names of all proposed plant materials.
- (13) Location of paving materials and non-living ground cover which is identified by description and brand names.
- (14) Location, species, and size of all existing trees that are three (3") inches or larger in diameter, measured fifty-four (54") inches above natural grade. Any trees to be removed should be clearly identified. Trees measuring three (3") inches or greater which will be used to meet landscape requirements shall also be indicated. If required for reasons of clarity, this information may be depicted as a supplemental illustration.
- (15) Tree line of wooded areas.
- (16) Orchards or other agricultural groves by common or scientific name.
- (17) A landscape improvement table with the following information:
 - (a) Square footage of parking lot area.

(b) Square footage and percentage of interior parking lot landscape area expressed a ratio to total parking lot area.

(c) Number of trees provided for parking lot interior.

(d) Plant quantities provided for buffer strips and medians.

(e) Square footage of interior open spaces.

(f) Number of trees on interior open spaces.

(18) Proposed location of all utilities on the site, e.g. gas, water, sewer, cable, irrigation and drainage.

(19) The following landscape site standards shall be established as part of the required landscape plan:

(a) Tree protection plan shall show existing trees of three (3") inch caliper, trees to be removed, and indicate how existing trees will be protected on the site.

(b) All required landscaping shall be installed prior to the issuance of a certificate of occupancy. A temporary certificate of occupancy may be issued if weather conditions prevent installation of all or portions of the landscape materials provided the developer enters into a written agreement which sets forth the date at which time all landscaping is to be completed and developer deposits with the Village Clerk/Treasurer a cash bond, letter of credit or other assurance as approved by the Village Attorney for the completion of all landscaping. The amount of assurance as determined by the Village shall reasonably compensate the Village for its cost of completing any landscaping improvements not completed by the agreed date.

(c) All open space or open areas shall be landscaped in accordance with the standards set forth in this chapter. Unless otherwise identified, all development shall contain a minimum of fifteen (15%) percent of the site in landscaped open space, including interior parkways, buffer strips, parking lot landscaping, and site interior landscaping.

(20) The landscape plans shall include the following five (5) distinct areas of the parcel being developed. See Figure 2 which provides a graphic illustration of each of the following areas.

(a) Interior parkway. A landscaped open space directly abutting a public street right-of-way.

- (b) Parkway. The unpaved portion of the public street right-of-way between a curb or curb line and sidewalk.
- (c) Buffer strip area. A landscaped area intended to separate two (2) adjacent land uses or properties from one another and soften land use incompatibility.
- (d) Parking lot landscaping. A landscaped area within or surrounding a parking area used to soften the visual and environmental character of paved parking areas.
- (e) Site interior landscaping. The open space area surrounding buildings intended to enhance building and site character excluding the interior parkway, parking lot landscaping, and buffer strip area.

(21) The following landscape requirements apply to multi-family residential uses:

- (a) Interior parkway landscaping is required of development in order to screen vehicular parking which may be viewed from the public rights-of-way as shown in Figure 3. Landscape screening as shown in Figure 4 shall consist of one (1) or a combination of the following along at least fifty (50%) percent of the frontage.
 - (i) Masonry walls compatible with proposed building design and landscaped with foundation plantings.
 - (ii) Screen fence of wood or approved material at least seventy-five (75%) percent opaque and landscaped with foundation plantings.
 - (iii) Planting screen, including earth berthing, ornamental and evergreen trees, shrubs and ground cover.
- (b) Parkway landscaping is required of development in order to provide street tree plantings along public rights-of-way. A minimum of one (1), three (3") inch caliper deciduous tree is required for every forty (40') linear feet of parkway frontage. Parkway shade trees are not required when plans show deciduous trees in interior parkways within thirty-five (35') feet of the parkway curb line.
- (c) All developments shall create a buffer strip area between land uses to promote a sense of privacy and security. Buffer strip areas shall be composed of landscape plantings, earth berthing and/or screen fencing as required for intended land use. See Tables 1 and 2 and Figure

5 illustrations for the options which are permitted in the buffer strip area. Buffer strip areas shall be provided along the periphery of the development site except where cross access, utilities or special circumstances prohibit. Shrubs are intended to be planted in groupings or hedges through the buffer strip area at a minimum height of twenty-four (24") inches. Screen fencing or walls shall be of wood, face brick or other approved material.

(d) Site interior landscaping should utilize plant materials, earth berthing and screening elements to functionally screen and aesthetically enhance site and building characteristics through the implementation of the following standards:

(i) Between buildings.

(a) There should be sufficient quantities of shade, ornamental and evergreen trees, shrubs, and ground covers to adequately screen undesirable views and create a sense of privacy at the side and rear of adjacent buildings.

(b) There should be a minimum quantity of one (1) shade tree of minimum three (3") inch caliper for every five thousand (5,000') square feet of open space between and at the rear of buildings. This quantity should be calculated separately from and not be counted toward any buffer strip area or interior parkway quantity requirements.

(c) Up to fifty (50%) percent of the shade trees required may be substituted with one and one-half (1½") inch caliper ornamental trees or six (6') foot to eight (8') foot high coniferous trees.

(d) All designated lawn areas between or around buildings should be sodded. Seed may be used if an irrigation system is installed.

(ii) Foundation planting.

(a) A minimum five (5') foot wide landscape area should be provided along fifty (50%) percent of building walls.

(b) This landscape area should be planted with a

balance of ornamental and coniferous trees, shrubs and ground covers. Trees must be columnar in form when planted within twenty (20') feet of a building overhang.

(c) Plantings should emphasize softening of the large expanses of building walls length and height, accent building entrances and architectural features, and screen mechanical equipment adjacent to buildings.

(iii) Utility and mechanical equipment screening.

(a) All freestanding utility and mechanical equipment shall be screened from view through the use of evergreen plant materials or fencing compatible with proposed building design.

(b) Trash dumpsters and other waste receptacles shall be screened with fencing of decorative wood or masonry six (6') feet in height with a solid attractive single or double access gate on one (1) side only and with coniferous shrubs or trees as shown in Figure 6.

(22) The following landscape requirements apply to commercial uses, which include all commercial, office, and institutional uses.

(a) Interior parkway landscaping is required of development in order to screen vehicular parking which may be viewed from the public rights-of-way as shown in Figure 7. Interior parkway landscape standards for commercial uses are illustrated in Table 3. Parking lot frontage shall be screened to a height of three (3') feet along at least fifty (50%) percent of the frontage as shown in Figure 7.

(b) Parkway landscaping is required of development in order to provide street tree plantings. Parkway landscape standards for commercial uses shall include one (1), three (3") inch caliper deciduous tree for every forty (40') feet of street frontage. Parkway trees are not required when plans show shade trees in the interior parkway within thirty-five (35') feet of the parkway curb line.

(c) All commercial developments shall create a buffer strip area between land uses. Buffer strip areas shall be composed of landscape plantings, earth berming or screen fencing. Table 4 and Figures 8 and 9 illustrate permissible buffer strip area options. Buffer strip areas shall be provided along the periphery of the development site except where cross access, utilities or special circumstances prohibit. Ornamental clump

trees shall be a minimum of five (5') feet. All other ornamental trees shall be a minimum of two (2") inch caliper. Shrubs shall be planted in groupings or hedges throughout the buffer strip area. Screen fencing or walls shall be of wood, face brick or other approved material.

(d) Site interior landscaping shall utilize plant materials, earth berthing and screening elements to functionally screen and aesthetically enhance site and building characteristics.

(i) Between buildings.

(a) There shall be sufficient quantities of deciduous, ornamental and coniferous trees, shrubs and ground covers to adequately screen undesirable views at the sides and rear of buildings.

(b) All designated lawn areas between or around buildings shall be sodded. Seed may be used if an irrigation system is provided.

(ii) Foundation planting.

(a) A five (5') foot wide landscape area should be provided adjacent to all building walls. All trees shall be planted a minimum of ten (10') feet from building overhangs and only columnar trees may be planted within twenty (20') feet of a building overhang.

(b) The landscaped area should be planted with a balance of ornamental and coniferous trees, shrubs, and ground covers.

(c) Plantings should emphasize softening of large expanses of building walls length and height, accent building entrances and architectural features, and screen mechanical equipment adjacent to buildings.

(iii) Service area screening.

(a) All service areas such as loading docks and freestanding utility and mechanical equipment shall be screened from view through the use of coniferous plant materials or fencing compatible with the proposed building design.

(b) Trash dumpsters and other waste receptacles or equipment shall be screened with fencing of decorative wood or masonry six (6') feet in height with a solid attractive single or double access gate on one (1) side only with coniferous shrubs or trees as shown in Figure 6.

(23) The following landscape requirements apply to industrial and manufacturing uses:

(a) Interior parkway landscaping is required of development in order to screen vehicular parking which may be viewed from the public right-of-way. Interior parkway landscape standards for industrial and manufacturing uses are illustrated in Table 5. Parking lot frontage shall be screened except where vehicular sight lines may be impaired as shown in Figure 10.

(b) Parkway landscaping is required of development in order to provide street tree plantings along public rights-of-way. Parkway landscape standards for industrial and manufacturing uses in all industrial and manufacturing zones shall include one (1), two (2") inch caliper tree for every forty (40') linear feet of street frontage. Parkway trees are not required when plans show deciduous trees in interior parkways within thirty-five (35') feet of the parkway curb line.

(c) All development shall create a buffer strip area between land uses promoting a sense of privacy and security as illustrated in Tables 6, 7 and 8 and Figures 11, 12 and 13. Buffer strip areas may be composed of landscape plantings, earth berthing and screen fencing as required for intended land use. Buffer strip areas shall contain deciduous, ornamental or coniferous trees or combination thereof. Figures 11, 12 and 13 illustrate the options which are permitted in buffer strip areas in relation to adjacent zoning districts. Shrub beds should be used especially when deciduous trees represent fifty (50%) percent or more of plantings. A larger number of coniferous trees and shrubs must be used when land uses conflict such as between industrial land uses adjacent to residential land uses. Buffer strip areas shall be provided along the periphery of the development site except where cross access, utilities or special circumstances prohibit. Shrubs are intended to be planted in groupings or hedges throughout the buffer strip area. Screen fencing or walls shall be of wood, face brick or other approved material six (6') feet high and at least seventy-five (75%) percent opaque. Earth berthing at a maximum slope of 3:1 (horizontal to vertical) shall be provided.

(d) Site interior landscaping shall utilize plant materials, earth berthing and screening elements to functionally screen and aesthetically enhance site and building characteristics.

(i) Between buildings.

(a) There shall be sufficient quantities of deciduous, ornamental and coniferous trees, shrubs and ground covers to adequately screen undesirable views at the sides and rear of buildings.

(b) All designated lawn areas between or around buildings shall be sodded. Seed may be used if an irrigation system is provided.

(ii) Foundation planting.

(a) At minimum there shall be a five (5') foot wide landscape area along fifty (50%) percent of any building wall or portion of wall visible from the public right-of-way.

(b) The landscaped area should be planted with a balance of ornamental and coniferous trees, shrubs, and ground covers.

(c) Plantings should emphasize softening of large expanses of building walls length and height, accent building entrances and architectural features, and screen mechanical equipment adjacent to buildings.

(iii) Service area screening.

(a) All service areas, activities and facilities shall be screened from view through the use of coniferous plant materials or fencing compatible with the proposed building design.

(b) Trash dumpsters and other waste receptacles or equipment shall be screened with fencing of decorative wood or masonry six (6') feet in height with a solid, attractive single or double access gate on one (1) side only with coniferous shrubs and trees as shown in Figure 6.

(24) Landscaping shall be provided within all parking lots. Parking lot plantings shall provide screening, shade, subdivided space, and are intended to reduce glare and heat from pavement surfaces by meeting the following standards:

(a) Each parking row regardless of its length should begin and end

with a landscape island with barrier type curbs.

(b) No parking space shall be more than ninety (90') linear feet away from either a landscaped parking island or landscaped buffer strip area, foundation planting or landscaped interior parkway.

(c) All parking lots or portions of parking lots adjacent to buffer strip areas or interior parkways which are adjacent to any residential properties shall be screened from view by landscaping, fencing, berming, and/or combination thereof.

(d) Shrubs within parking lot islands shall be maintained at a height not to exceed three (3') feet.

(e) Parking lot landscape areas shall have a minimum width of eight (8') feet measured from back of curb to back of curb and a depth equal to the depth of the parking stall as shown in Figure 14.

(E) **Utility plan.** Utility plans shall show and include:

(1) Location and dimensions, in length and diameter where applicable, of all above ground and underground conduits and utility lines, storm and sanitary sewers, water mains, electrical, natural gas, and communication (cable television, telephone, etc.) lines.

(2) Location of all utility connections and metering facilities, including fire hydrants, Fire Department connections, existing wells, pumping stations and lift stations.

(3) Location and footprint of all buildings and structures in outline.

(4) Location and names of existing and proposed streets and intersections, the location of parking lots, sidewalks, bike paths, and other elements of vehicular and pedestrian circulation.

(5) Plumbing plans showing in detail the size and location of all water mains and fire hydrant locations.

(F) **Drainage plan.** Drainage plans shall show and include:

(1) Existing topography by contours related to USGS survey 1929 datum. The contour interval shall be not greater than one (1') foot (a one (1') foot interval is recommended) and shall extend at least fifty (50') feet off the site. The Village Engineer may require site elevations beyond fifty (50') feet off the site. Spot elevations of existing buildings, structures, high points, and wet areas or flood

elevations.

- (2) Floodplain, shoreland, environmental corridors and wetland boundaries.
- (3) Soil characteristics.
- (4) Location, capacity, and dimensions of on-site storm water drainage facilities, including manholes, pipes, curbs, gutters, curb inlets, curb cuts, drainage grates and design calculations with a drainage area map.
- (5) Location, extent, and typical cross sections and slope ratios of all storm water retention and detention areas and drainageways. Location and elevations at top and bottom of proposed retaining walls.
- (6) Location and footprint of any and all buildings and structures.
- (7) Location and names of existing and proposed streets and intersections, the location of parking lots, sidewalks, bike paths, and other elements of vehicular and pedestrian circulation.

(G) **Erosion Control Plan.** Erosion control plans shall show and include:

- (1) Those structure required to retard the rate of runoff water and those grading and excavation practices that will prevent erosion and sedimentation.
- (2) The erosion control plans shall generally follow the guidelines and standards set forth in the publication, Wisconsin Construction Site Best Management Practices Handbook prepared by the Wisconsin Department of Natural Resources.

18.33 PRINCIPLES AND STANDARDS FOR THE AESTHETIC EVALUATION OF SITE AND BUILDING PROJECTS--DESIGN STANDARDS.

(A) **Introduction and Intent.** The process of private building and development in a community can be simple or complex depending on the size of the project, the number of participants, and the ease of communication among the various parties involved.

Somers Village officials and citizens have legitimate concerns about both the future character of the community and the integrity of existing and even historic development. One concern is in regard to land uses or the mix of land uses, both existing and planned. A second concern is the financial capability of developers to provide the required and promised improvements and the financial capability of the community to provide the necessary and requested services. A third concern is in regard to the visual impact or image of the community by people both living within or only traveling through the Village. The intent or purpose of this section is to provide principles and standards for use by both the developer and

Village officials in the preparation and review of site and building plans proposed within the Village with emphasis on and the primary objective of heightening the visual character of the sites and buildings proposed and, thereby, the entire community.

The developer of any single or multiple use development other than single and two-family single lot development proposed to be undertaken within the Village must present a site and building plan to the Plan Commission for review and recommendation to the Village Board and to the Village Board for review and approval. Such approval must be obtained prior to receipt by the developer of a permit to commence building or site development activity. The intent of this chapter is twofold. First, to provide a systematic procedure for review and discussion of projects. Second, to provide general guidelines to be used in the review of a development or building project.

In order to identify specific standards for the visible elements of site and building design which embody the general desires of the Village, the following principles have been established which form the foundation for the standards which will follow.

(B) **Site Planning and Design Principles**. The following is a list of principles which shall be utilized in reviewing any site plan and project designs in the Village.

- (1) The development or building site must be viewed as only one element of the total developed and undeveloped environment in the vicinity of the site. Therefore, attention must be given to how the site and the development on the site will ultimately fit into the total environment.
- (2) Site planning and design is the process by which site features and uses on the site are made to be compatible, functional and visually pleasing.
- (3) All elements and aspects of the site, both natural and manmade, are important to the aesthetic character of the site.
- (4) Adjacent or contiguous uses or facilities may have a major effect on the site or site uses.
- (5) Major changes in land forms on the site which change the character and/or physical capabilities of the site are not generally conducive to good site development unless such changes are well planned and necessary to final development.
- (6) The specific location of site access is critical to both the future use of the site and the safety and convenience of persons traveling on adjacent public ways.
- (7) Site grading, landscaping, paving, fencing, lighting, signage, and other site enhancement are an integral part of any building and development project.

(C) **Building, Design, Layout and Construction Principles**. The following is a list of

principles which shall be utilized in reviewing any building, design, layout and construction projects in the Village.

- (1) No side or facade of a building or structure is exempt from public view and consequently all sides or facades should be visually pleasing and architecturally and aesthetically compatible.
- (2) The shape, size, dimension, architectural style, facade material, texture, color, building landscaping, building signage, and the setting of the building within its immediate environment are all elements of the building design addressed by the designer both individually and in concert.
- (3) Each color, texture or material of which the exterior of a building is composed may individually present a visual statement to the viewer. Therefore, in order not to present a conflicting or complex visual statement the arrangement and mix of colors, textures and materials should be carefully considered and the number of such elements minimized.
- (4) Some building materials present a visual statement of strength and permanence to the immediate environment and to the community and should be encouraged, while other materials which make a building or structure appear temporary should be avoided.
- (5) Individual buildings may be attractive but when duplicated or triplicated on the same or adjacent parcels or on the same horizontal plane may detract from the visual character of the overall development.
- (6) Some use elements of a building structure such as outside mechanical equipment, loading docks and areas, trash storage areas, and raw material storage areas are not usually attractive and often detract from the visual appearance of the building unless careful attention is given to placement, construction, structural and/or landscape screening of such areas.
- (7) Building landscaping, that is landscaping which is or appears to be an integral part of the building facade design, needs to be carefully planned and the appropriate plant materials used so as not to detract from the architecture of the building.
- (8) Building signage, that is signage which is or appears to be an integral part of the building facade design, needs to be carefully planned and the appropriate sign materials, sign lighting and color used so as not to be disruptive or detract from the architecture of the building.

(D) **Site Planning and Design Standards**. A standard or criteria is either a quantitative or qualitative model or value level by or against which all related actions or activities are measured. In this

regard a standard is sometimes referred to as a "yardstick". Moreover, quantitative standards are those which, when applied, will reveal a quantitative difference or similarity between the standard and the action or activity being measured by the standard. For example, the action related to a site planning standard that states, "No manmade slope or disturbed natural slope shall be greater than 3:1, when three (3) is the horizontal measurement", can be measured quantitatively to determine if the standard has been met.

A qualitative standard, on the other hand, is a standard which, when applied, involves a judgement, usually subjective, that the action or activity has met or can meet the stated standard. For example a site planning standard that states "All parking areas shall be screened in a visually pleasing manner to soften the visual presentation of parked cars and asphalt", requires that the person(s) making the determination as to whether or not the standard is met actually look(s) at the screening structure, device or plant materials and makes a qualitative judgement. If it can be concluded that the materials, device or structure as designed or constructed are individually or collectively visually pleasing, there should be no problem making such a judgement. If, however, the materials are different in character the judgement is usually more difficult. Even the arrangement of individually pleasing materials may not be pleasing.

The following are both quantitative and qualitative standards related to site development which will be used by the Village Plan Commission and Village Board in the review of every site plan or development:

(1) **STANDARD NO. SD-I**

- (a) The natural landscape of a development site including topography, ponds, drainageways, vegetation, and soils shall be disturbed to the least extent possible to accomplish ultimate site development.
- (b) Final manmade site grades on a continuous slope of more than one hundred (100') feet in horizontal distance shall not exceed 3:1 on any part of the site where three (3) is the horizontal dimension, and shall exceed a 4:1 grade on no more than twenty (20%) percent of the site.

(2) **STANDARD NO. SD-2**

- (a) The drainage pattern on the site shall not be changed significantly and no change to the drainage pattern on lands in the immediate vicinity of the site shall be allowed.
- (b) Storm drainage outfall from the completely developed site and generated from a fifty (50) year rain storm event shall not exceed the physical ability of the streams, drainageways or storm sewer immediately adjacent and downstream from the site to accommodate such periodic storm drainage and shall be in compliance with all Wisconsin Department of Natural Resources rules and regulations.

(3) **STANDARD NO. SD-3**

- (a) All streets interior to the development site, whether private or public, shall be constructed to Village construction standards in terms of cross-section, grades and construction materials unless waived by the Village Board.
- (b) No segment of any public or private street within the overall development site shall exceed ten (10%) percent vertical grade and no segment of any such street shall exceed eight (8%) percent vertical grade for a continuing horizontal distance of more than two hundred (200') feet.
- (c) Approved points of access between streets within the development site and intersecting arterial or collector streets shall be designed to accommodate a minimum four (4) lane divided entry for a minimum distance of two hundred fifty (250') feet into the development site when the average daily traffic (ADT) is expected to exceed five hundred (500).

(4) **STANDARD NO. SD-4.**

- (a) No more than seventy-five (75%) percent of any total development site shall be covered with buildings or other covering materials which are impervious to surface water absorption.
- (b) No less than twenty-five (25%) percent of the development site shall be retained in either an undisturbed natural state or in attractive, planned and arranged ground cover, landscape plantings and earthen berms.
- (c) Except in single and two-family residential areas, no impervious surface, including graveled area, shall be placed closer than ten (10') feet from a property boundary unless connecting to adjacent property.

(5) **STANDARD NO. SD-5.**

- (a) Fencing designed to visually screen areas of the site from a passersby shall be of a type and quality and constructed of materials that will be aesthetic and compatible with the building structure(s).
- (b) Site fencing shall be designed and constructed to be readily maintained in a safe and aesthetic manner.

(6) **STANDARD NO. SD-6.**

(a) Lighting of the site shall be of a type, design, color and height to blend with the site and landscaping.

(b) Lighting of the site shall be of a design and height and shall be located so as to illuminate only the site and not be a beacon of distraction or potential hazard to traffic or to people working or living in the vicinity of the site.

(7) **STANDARD NO. SD-7.**

(a) Signage of uses and buildings on the site shall be limited by the Village Plan Commission and Village Board in accordance with the Village zoning ordinance in number, size and type so as not to detract from the visual attractiveness of the site or architecture, or be a distraction to the traveling public or the neighborhood in general.

(E) **Building Design Standards.** Standards must be related to the various principles which, in turn, are related to the overall objective to heighten the visual character of sites and buildings in the Village. The following are both quantitative and qualitative standards related to the visual aspects of building construction which will be used by the Village Plan Commission and Village Board in the review of every site plan or development.

(1) **STANDARD NO. BD-1.**

(a) Principal and accessory buildings presented for review shall be carefully designed so as to compatibly integrate architectural style, size, shape, building material, color and texture, landscaping, lighting and signage.

(2) **STANDARD NO. BD-2.**

(a) All buildings shall be designed to integrate the principal building materials, color and texture on all sides of the building.

(b) Each side of a building shall be individually designed to be visually pleasing.

(3) **STANDARD NO. BD-3.**

(a) The number of materials, textures or colors which visually change the appearance of the building shall be limited to no more than three.

(b) Painted, unpainted or anodized metal panels used as a facade material shall not be extended or have the appearance of extending to

within four (4') feet of the ground elevation and shall comprise no more than ten (10%) percent of the facade of any side of a building.

(c) Bright or fluorescent colors which attract or detract the eye shall not be used except as incidental trim comprising no more than 5 percent of the facade of any side.

(4) **STANDARD NO. BD-4.**

(a) Architectural types or styles which are unorthodox or which are considered to be incompatible with surrounding buildings shall not be allowed except where existing adjacent buildings or structures do not meet the standards.

(b) Buildings constructed within a development shall not be so similar in exterior appearance that they appear to be the duplicate of the other unless placed on different horizontal planes or widely different vertical elevations.

(5) **STANDARD NO. BD-5.**

(a) Building appurtenances such as loading docks, solid waste storage areas, and mechanical or utility equipment shall not be located on the street side of any building and shall be permanently screened from general view on all other sides or roofs of the building by use of compatible building materials, dense landscaping or both.

(b) Building landscaping, lighting and signage shall be presented as an integral part of the building design and shall not be so large or distinct as to detract from the architecture of the building.

(6) **STANDARD NO. BD-6.**

(a) Structural expansion or rehabilitation of existing buildings shall be designed to comply with the standards set forth herein.

(F) **Deviations from Design Standards.** The foregoing standards are designed to be met by all builders and developers in the Village with the specific exception of single and two-family home construction. In certain or specific situations, however, the strict application or adherence to established standards is not possible. For example, where a physical hardship would be created by strict adherence to a standard and where there is no alternative which could meet the standards, good sense would dictate that the specific standard be reduced or, perhaps, waived in that individual case. Following are a series of considerations which may be reviewed and if found to apply to a specific situation should be applied and thereby either override or enhance the standard(s) involved:

(1) The natural terrain of a site may be so diverse or severe that total adherence to pertinent standards is not possible. In such a case the standard should be met to the extent possible or a suitable alternative found which may be recommended by the Village Plan Commission and may be approved by the Village Board.

(2) The landscaping of a site and even the fencing and building structures on the site should be so arranged as to attractively screen from the general view of the traveling public those areas on the site not enclosed within a building which are not inherently attractive, such as auto parking areas, truck and construction equipment parking areas, large paved areas, trash receptacles, building related mechanical equipment, above-ground utility facilities, and raw material storage.

(3) In most cases the use of one or two building materials, or colors or textures is sufficient to establish the visual character of a building. In a limited number of cases the design of the building requires the use of several exterior materials, each of which, in turn, have differing textures and colors. In such cases care must be taken by the builder/developer to clearly identify the necessity for deviation from the standards.

(4) Many types of totally or partially metal clad buildings do not give the visual impression of permanence and, in addition, such buildings are vulnerable to both physical and visual decay within a relatively short period. There are those cases however where buildings have been or may be designed using special metallic panels which are at once both durable and visually attractive and not merely an inexpensive method of building construction. In such cases, when it can be demonstrated by the builder/developer that a building having more than ten (10%) percent of the building facade covered with such metal panels is both attractive and provides a visual permanence within the community, the Village Plan Commission may recommend and the Village Board may approve reducing or waiving those standards which relate to such cases.

(5) In some cases the existing buildings in a partially developed area do not meet the standards set forth herein or have deteriorated to such an extent that they are visually displeasing and may even appear blighted or dilapidated. In such cases the introduction into the area of a new building which meets the standards may appear to be incompatible with the existing development but should be construed as the initial development even though not in visual conformance with its surroundings.

(6) The arrangement of like or similar structures on a site or on contiguous parcels at different elevations, different planes, or at different angles may visually change the appearance of the individual structure. Such arrangement should be carefully considered in the review of building plans. On the other hand, simply changing the facade color, texture or material on like or similar buildings may not

be sufficient to change the overall exterior appearance.

(G) **Aesthetic Standards**. In addition to site and building standards, there is a need in the Village of Somers to provide standards for the aesthetic development of land proposed to be used for residential subdivisions as well as commercial, industrial or institutional development. Such standards should relate to developments encompassing ten (10) or more acres, and particularly those developments having medium to high concentrations of people, dwelling units or buildings. Following are the principles and standards for both types of development within the Village of Somers.

(1) **Principles**.

- (a) All land development should be both visually pleasing and physically functional.
- (b) All land development should provide for safe and attractive ingress and egress while at the same time enhancing the image of the buildings encompassed within and adjacent to the development.
- (c) All land development should encompass those physical improvements which will enhance the quality of life for those persons living, working or visiting within the development.
- (d) Parcels of land within the development proposed to be used for individual building sites should be so arranged or oriented that the traffic generated by the uses within the buildings or on the parcels have the least effect possible on adjoining arterial streets and highways or on lands adjacent to the development.

(2) **Standards**.

- (a) **STANDARD NO. DD-1**. Land development shall be planned to provide safe and convenient vehicular and pedestrian access within and throughout the development as well as between and among other adjacent developments.
- (b) **STANDARD NO. DD-2**. Residential development of medium or high density and commercial development shall include common "open" or "green" space encompassing no less than forty (40%) percent of the entire development.
- (c) **STANDARD NO. DD-3**. Common open space areas shall be integrated with other common open space areas and outdoor park or recreation sites within both the development and community unless infeasible to do so.

(d) **STANDARD NO. DD-4.** Rear yards, storage yards, parking lots, and loading docks within the development shall be shielded or screened from adjacent streets, highways and uses of two distinctly different character by use of earthen berms, landscape plantings or decorative fencing.

(e) **STANDARD NO. DD-5.** When deemed by the Village Plan Commission or Village Board to be appropriate, sidewalks, walking trails/trails or bike/walking paved areas shall be provided within the development to accommodate non-vehicular access to adjacent recreational areas or to service commercial areas within and without the development.

(f) **STANDARD NO. DD.6.** There shall be no ingress/egress from parcels within the development directly to adjacent arterial streets and highways unless absolutely essential.

18.34 SIGN PERMIT.

(A) **Permit Required.** In addition to the requirements of the Village zoning ordinance, a permit from the Village Building Inspector shall be required for any person to erect, place, replace, move, establish, construct, install, convert, substantially alter, rebuild, enlarge, remodel, relocate, or illuminate any on premise or off premise sign upon private property. Repainting, routinely maintaining, or changing the message on a sign shall not be considered a substantial alteration.

(B) **Application and Fee.** Except as otherwise provided in this chapter, no permit shall be issued until after an application has been filed with the Village Building Inspector showing the plans and specifications, dimensions, materials, and details of construction of any proposed sign, until all provisions of this chapter relating to such sign shall be complied with, and until after the payment of the prescribed fee for every sign permit. The fee for sign permits shall be One Hundred (\$100.00) Dollars per sign structure. Permit fees shall be increased five (5) times when a permit is applied for after the work is started.

Applications for a sign permit shall be comprised, at a minimum, of a set of mandatory submittals as listed in this section. In addition, optional submittals may be required by the Village Building Inspector if deemed necessary due to the character of the particular proposal under consideration. Applications will not be accepted until all required submittals have been provided to the Village Building Inspector.

(C) **Mandatory Submittals.** Every applicant for a sign permit shall submit a written application form, with supplementary attachments on 8½ x 11 paper if necessary, and a depiction of the proposed sign.

(1) The written application form shall contain the following information:

- (a) The name, address, and phone number of the applicant.
 - (b) If the applicant is not the owner of the property on which the sign is to be affixed or constructed, the name, address, and phone number of the owner shall be provided.
 - (c) The date of application.
 - (d) Identification of the property in question by street address. If there is no street address, the applicant must provide a description of the location of the proposed sign in relation to surrounding streets and properties.
- (2) A depiction showing the elevation of the proposed sign and containing the following information:
- (a) Dimensions of the sign and dimensions of typical lettering, representations, emblems, logos or symbols that will appear on the sign. This shall include the height and total square footage.
 - (b) The materials of which the sign is proposed to be constructed, labeled descriptively.
 - (c) The general color of the sign or unified business center sign plan.
 - (d) Structural supports or visible methods of attaching the sign, dimensioned in feet, including the total height of the sign.
- (3) A site plan, drawn at a scale of no greater than 1 inch = 30 feet indicating the exact location of the proposed sign and the relationship to other structures and property lines or street right-of-way lines. If the area surrounding the sign is to be landscaped, then the number and distance between trees and shrubs, installation sizes and species shall be provided.

18.35 CONDITIONAL USE PERMIT.

(A) **Form of Conditional Use Permit.** Every conditional use permit issued within the Village shall be in writing and in recordable form so that it may be recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, following approval and execution. Every permit applicant and owner of the premises subject to a conditional use permit shall be required to execute the conditional use permit prior to recordation, which shall be at the expense of the applicant. Any questions concerning the format of the conditional use permit shall be referred to the Village Attorney, whose decision shall be final.

(B) **Conditional Use Fee.** Every applicant, upon seeking the issuance of a

conditional use permit, shall pay a fee in the sum of Five Hundred (\$500.00) Dollars, which shall include the cost of recordation of the conditional use permit, in the event that it is granted. Should it become necessary to resubmit an application for a conditional use permit following consideration by the Village, a resubmittal fee in the sum of Two Hundred Fifty (\$250.00) Dollars shall be paid by the applicant. All fees shall be utilized to help defray the cost of review and administration of conditional use permitting including, but not limited to, engineering, legal and administrative expenses.

18.36 RESERVED.

18.37 COMPREHENSIVE PLAN.

(A) **Authorization.** Pursuant to Sections 62.23(2) and (3) and Section 61.35 of the Wisconsin Statutes, the Village of Somers is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

(B) **Public Participation.** The Village Board of the Village of Somers, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

(C) **Scope of Comprehensive Plan.** The Plan Commission of the Village of Somers, by a majority vote of the entire Commission recorded in its official minutes, had adopted a resolution recommending to the Village Board the adoption of the document entitled "A Comprehensive Plan for the Village of Somers", containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes and identifying and affecting the following neighborhoods:

- (1) Country Club
- (2) Fairfield
- (3) Hawthorne
- (4) Kilbourn
- (5) Kilbourn South
- (6) Northwest
- (7) Parkside
- (8) Parkside North
- (9) Pike Creek

- (10) Pike River West
- (11) Somers Center East
- (12) Somers Center West
- (13) Somers West
- (14) South Central
- (15) Southeast
- (16) Southwest

(E) **Adoption of Plan.** The Village Board of the Village of Somers, Wisconsin, does by the enactment of this ordinance, formally adopt the document entitled "A Comprehensive Plan for the Village of Somers", as may be amended from time to time, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, including §18.39 and §18.40 of these ordinances, which appear hereafter, and which are amendments to the plan by the Town of Somers Town Board.

18.38 PUBLIC PARTICIPATION PLAN FOR AMENDING THE COMPREHENSIVE PLAN: VILLAGE OF SOMERS.

(A) **Introduction and Background.** On March 9, 2010, the Somers Town Board adopted §18.37 of the Code of Ordinances, the multi-jurisdictional comprehensive plan for Kenosha County, as the Town comprehensive plan under §66.1001 of the Wisconsin Statutes. That plan has been adopted by the Village of Somers. That plan is documented in a report titled *A Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035*. The comprehensive plan was prepared in accordance with a public participation plan adopted by the Town Board on January 26, 2010, that included activities to foster public participation in the preparation of the comprehensive plan. Under §66.1001(4)(a) of the Wisconsin Statutes, future amendments to the comprehensive plan must also be carried out in accordance with a public participation plan, adopted by the Town Board and the Somers Village Board, designed to foster public participation in the amendment process.

(B) **Public Participation Activities for Future Amendments to the Comprehensive Plan.**

(1) The Village will provide opportunities for public review of materials describing all proposed amendments to the comprehensive plan, including the following:

(a) Printed copies of materials describing a proposed plan amendment will be made available at the Village Hall.

(b) Electronic copies of materials describing a proposed plan amendment will be posted on the Village website.

(2) The Village will hold a public hearing on each proposed amendment to the comprehensive plan. The hearing will include a presentation describing the proposed plan amendment and provide an opportunity for the public to comment on the proposed amendment. The Village Plan Commission and Village Board will take public testimony provided at the hearing and any written comments submitted to the Village into account during their deliberations and actions on the proposed plan amendment.

(3) The public hearing referred to in subparagraph (2), above, will be preceded by a Class 1 notice that is published at least thirty (30) days before the hearing is held. In accordance with §66.1001(4)(d), Wis. Stats., the notice will include the date, time and place of the hearing; a brief summary of the proposed comprehensive plan amendment; a local contact who may be contacted for additional information on the proposed plan amendment and to whom written comments regarding the plan amendment may be submitted; and information regarding where and when the proposed plan amendment may be inspected before the hearing and how a copy of the proposed plan amendment may be obtained.

(4) The Village Clerk/Treasurer will provide a copy of the public hearing notice and the proposed amendment at least thirty (30) days prior to the public hearing to any person who submits a written request to receive notice of any proposed amendment under §66.1001(4)(f), Wis. Stats. The Village may charge a fee to cover the cost of providing such notice. In accordance with §66.1001(4)(e), Wis. Stats., the Village Clerk/Treasurer will also provide such notice to nonmetallic mining operators within the Village; to persons who have registered a marketable nonmetallic mineral deposit within the Village; or to persons who own or lease property on which nonmetallic minerals may be extracted, if such person has requested notification in writing.

(C) **Adoption of Comprehensive Plan Amendments.** Any plan amendment approved by the Village will be approved by a resolution approved by a majority of the full membership of the Village Plan Commission, and an ordinance adopted by a majority of the full membership of the Village Board. Printed or electronic copies of the amendment and the ordinance adopting the amendment will be sent to all units and agencies of government as required under §66.1001(4)(b), Wis. Stats.

18.39 AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

(A) **Introduction and Background.** On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for

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

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 19th day of October, 2015, recommended to the Village Board the adoption of an amendment to the Land Use Plan Map to change the land use designation of a parcel of land known as Lot 3, Somers Market Place (Tax Parcel No. 82-4-222-271-0303) from "Commercial" to "High Density Residential" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

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

18.40 SECOND AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

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

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 19th day of October, 2015, recommended to the Village Board the adoption of an amendment to the Land Use Plan Map to change the land use designation of a parcel of land located in the SE 1/4 of Section 22, Town 2 North, Range 22 East (Tax Parcel No. 82-4-222-224-0401) from "Business/Industrial Park" to "Commercial" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

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

18.41 THIRD AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

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

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 8th day of February, 2016, recommended to the Village Board the adoption of an amendment to the Land Use Plan Map to change the land use designation of a parcel of land located in the NE 1/4 of Section 7, Town 2 North, Range 22 East (Tax Parcel No. 82-4-222-071-0200) from "Farmland Protection" & "SEC" to "Farmland Protection", "General Agricultural and Open Land", "Rural Residential" and "SEC" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

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

18.42 FOURTH AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

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

(B) **Recommendation by Village Plan Commission of Amendment to Plan.** The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 10th day of April, 2017, recommended to the Village Board the adoption of an amendment to the Land Use Plan Map to change the land use designation of a parcel of land located in the NE 1/4 of Section 10, Town 2 North, Range 22 East (Tax Parcel Nos. 82-4-222-101-0304 and 82-4-222-101-0322) from "Commercial", "Medium Density Residential", "PEC", "Non-Farmed Wetland" and "Other Conservancy Land to be Preserved" to "Park and Recreational", "PEC", "Non-Farmed Wetland" and "Other Conservancy Land to be Preserved" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

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

18.43 RESERVED.

18.44 SIXTH AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF SOMERS.

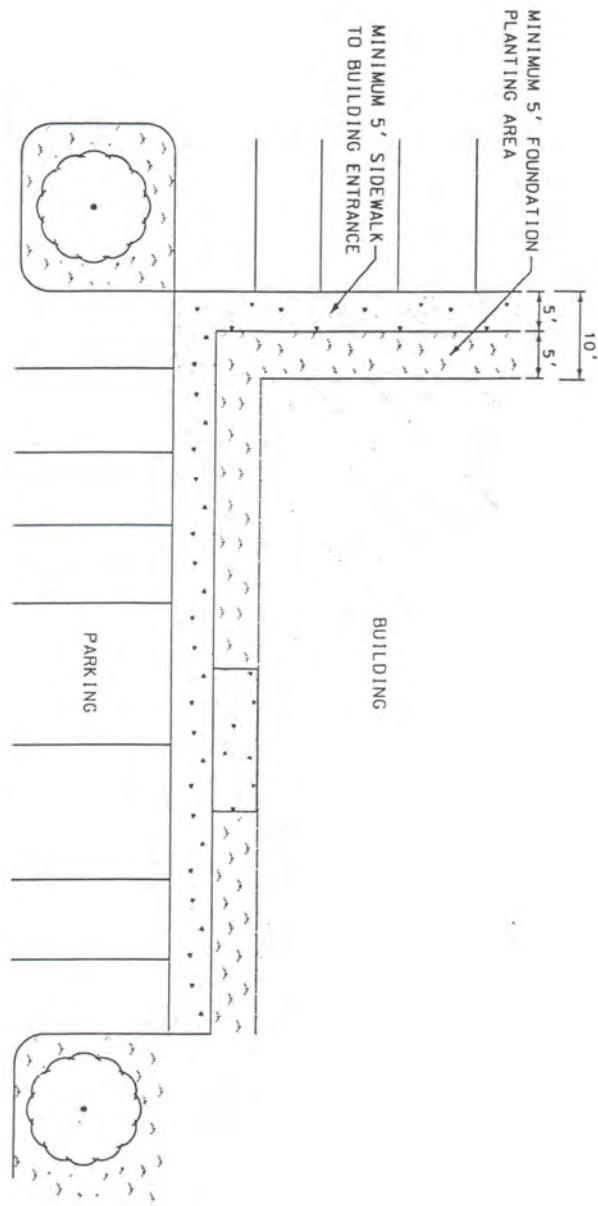
(A) **Introduction and Background**. On May 12, 2015, the Somers Village Board adopted Section 18.37 of the Code of Ordinances, the Multi-Jurisdictional Comprehensive Plan for Kenosha County, as the Village Comprehensive Plan under Section 66.1001 of the Wisconsin Statutes. At the same time, the Somers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

(B) **Recommendation by Village Plan Commission of Amendment to Plan**. The Village Plan Commission, by a majority vote of the full membership of the Village Plan Commission held on the 12th day of June, 2017, recommended to the Village Board the adoption of an amendment to the Land Use Plan Map to change the land use designation of a parcel of land located in the Section 6, Town 2 North, Range 22 East (Tax Parcel No. 82-4-222-062-0105, 82-4-222-062-0271 and 82-4-222-061-0255) from "Farmland Protection", "General Agricultural and Open Land", "Secondary Environmental Corridor" and "Isolated Natural Resource Area" to "Farmland Protection", "General Agricultural and Open Land", "Suburban-Density Residential", "Secondary Environmental Corridor" and "Isolated Resource Area" on the Land Use Plan Map adopted by the Village Board as part of the Comprehensive Plan. By adoption of this ordinance, the Somers Village Board hereby adopts the proposed plan amendment.

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

APPENDIX A – FIGURES

FIGURE 1
TOWN OF SOMERS
BUILDING SIDEWALKS
AND LANDSCAPED AREAS



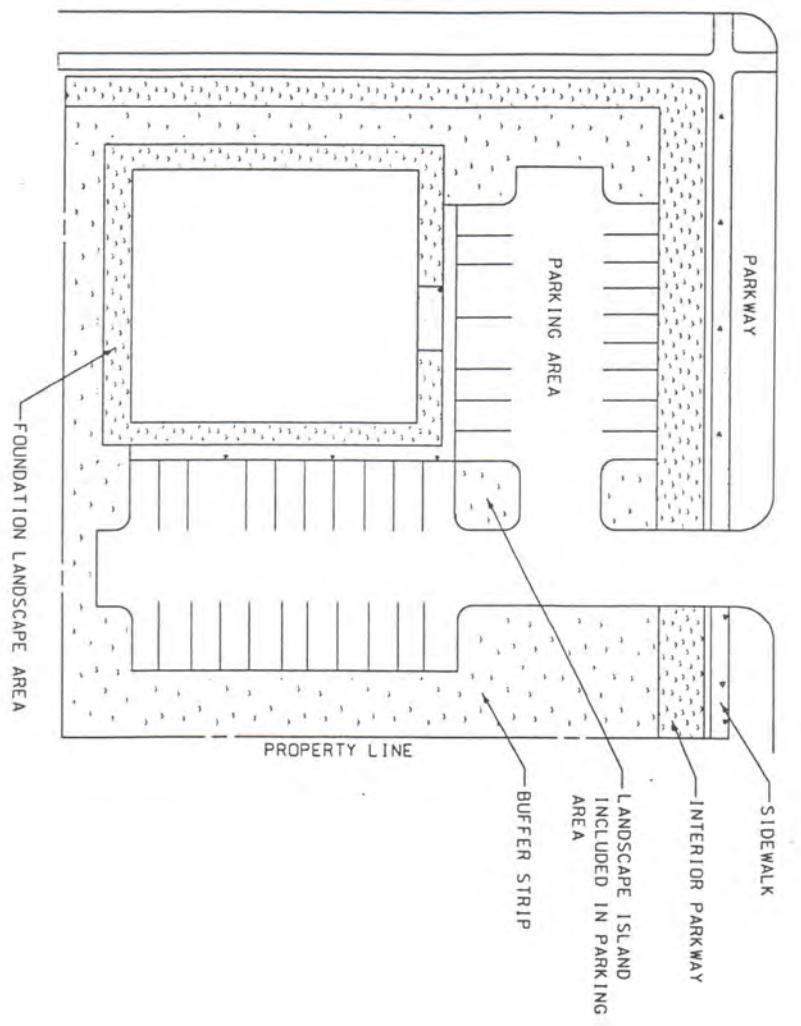
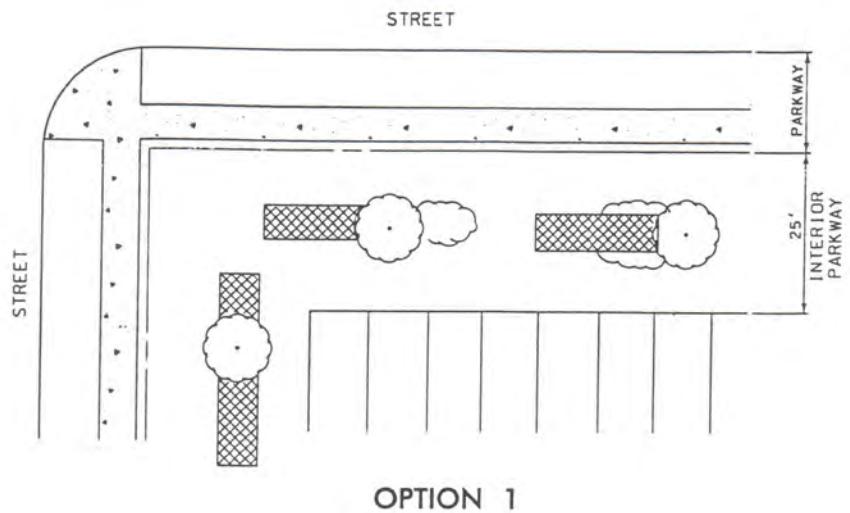
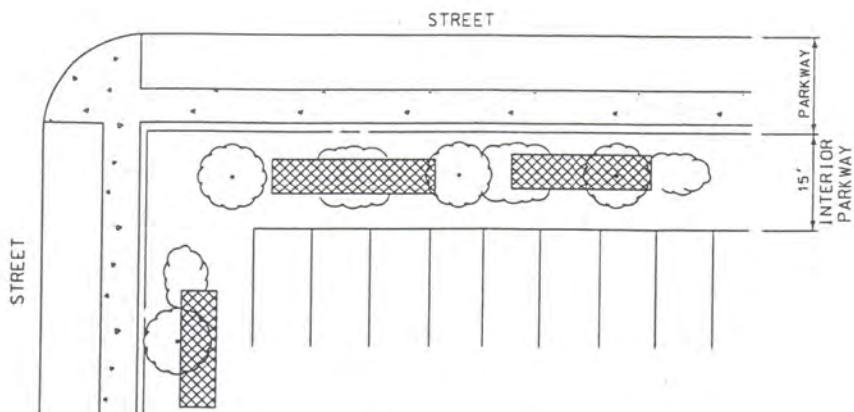


FIGURE 2
TOWN OF SOMERS
LANDSCAPED AREAS



OPTION 1



OPTION 2

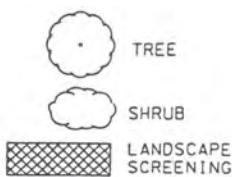


FIGURE 3
TOWN OF SOMERS
MULTI-FAMILY INTERIOR
PARKWAY LANDSCAPING

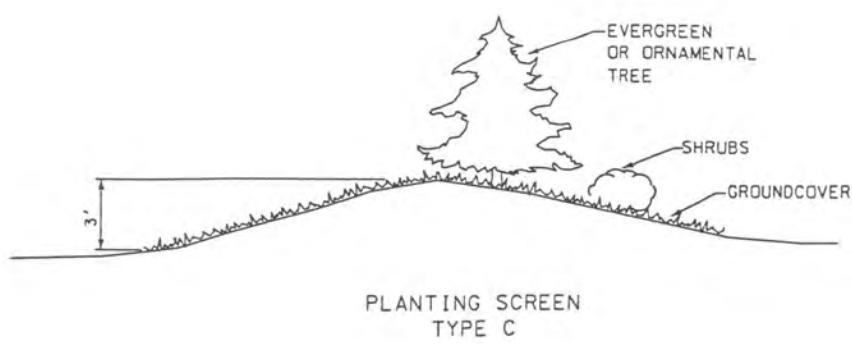
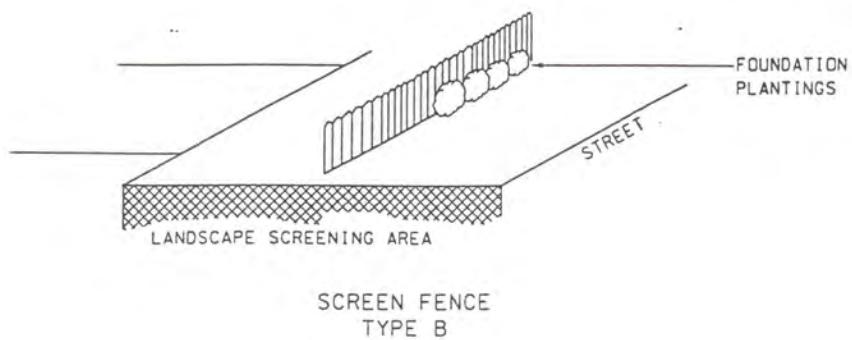
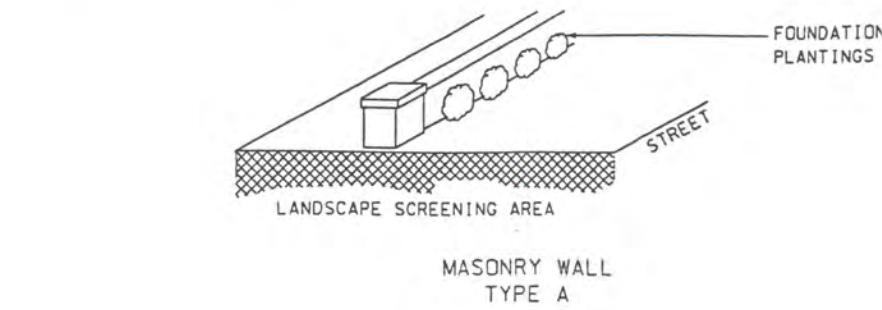
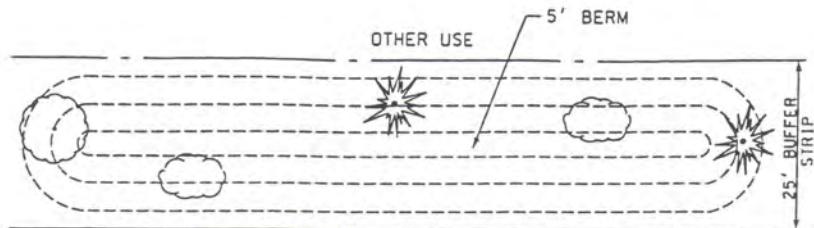
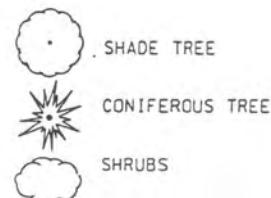


FIGURE 4
TOWN OF SOMERS
LANDSCAPE SCREENING
OPTIONS

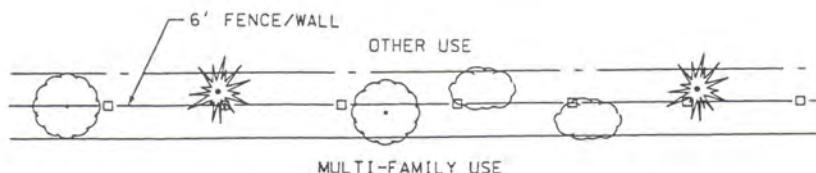
OPTION 1



MULTI-FAMILY USE



OPTION 2



MULTI-FAMILY USE

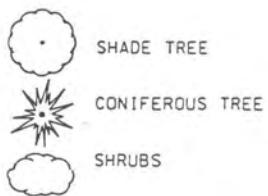
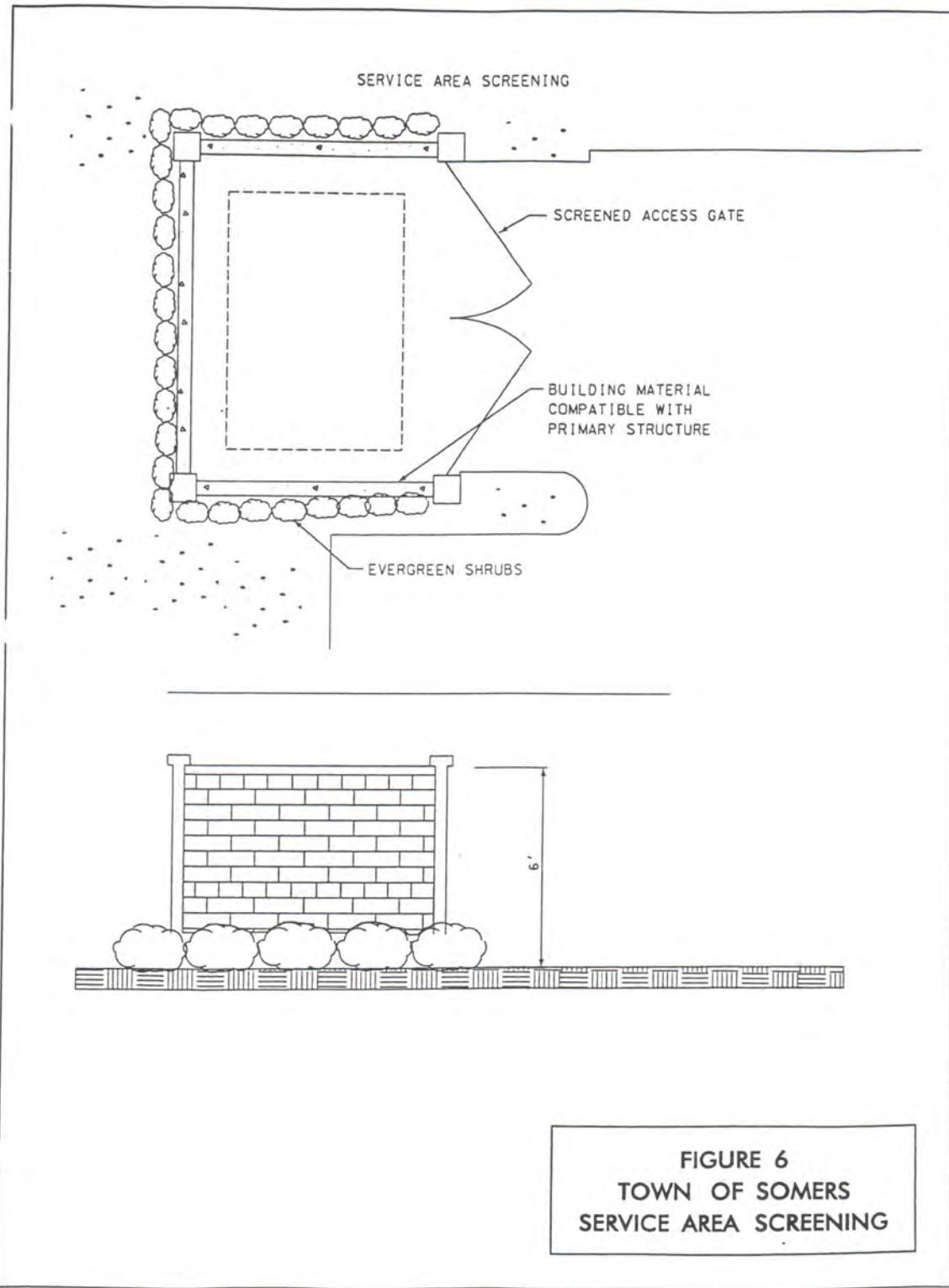
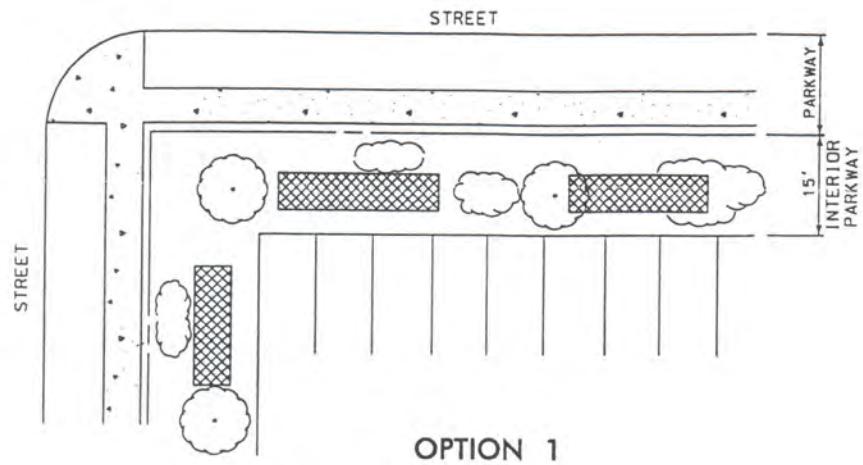
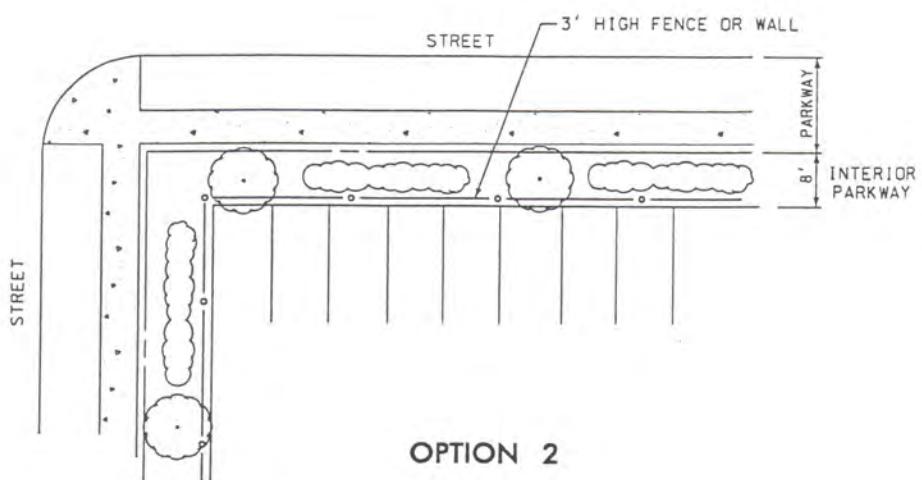


FIGURE 5
TOWN OF SOMERS
MULTI-FAMILY BUFFER STRIPS





OPTION 1



OPTION 2

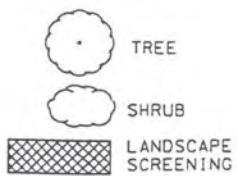


FIGURE 7
TOWN OF SOMERS
COMMERCIAL INTERIOR
PARKWAY LANDSCAPING

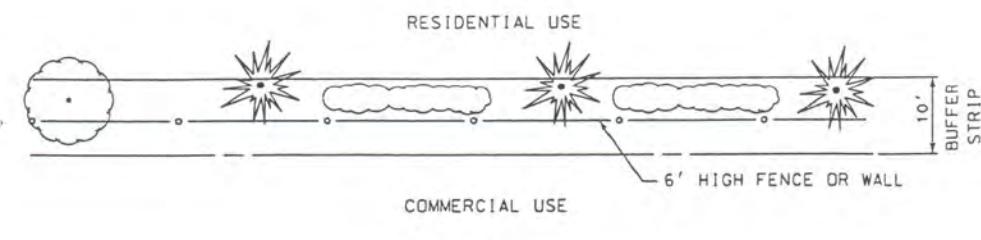
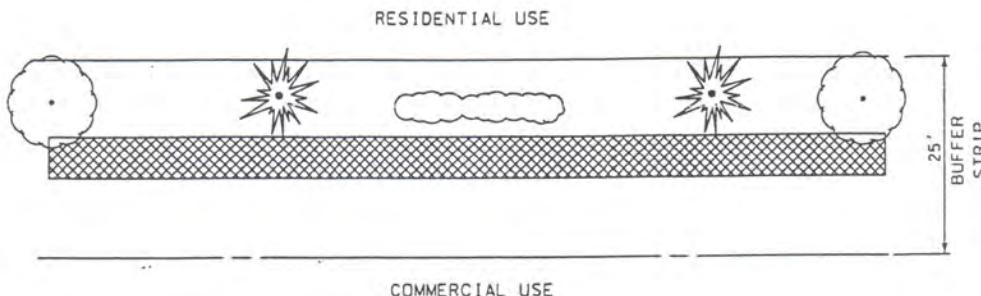


FIGURE 8
TOWN OF SOMERS
COMMERCIAL BUFFER STRIP
ABUTTING RESIDENTIAL ZONE

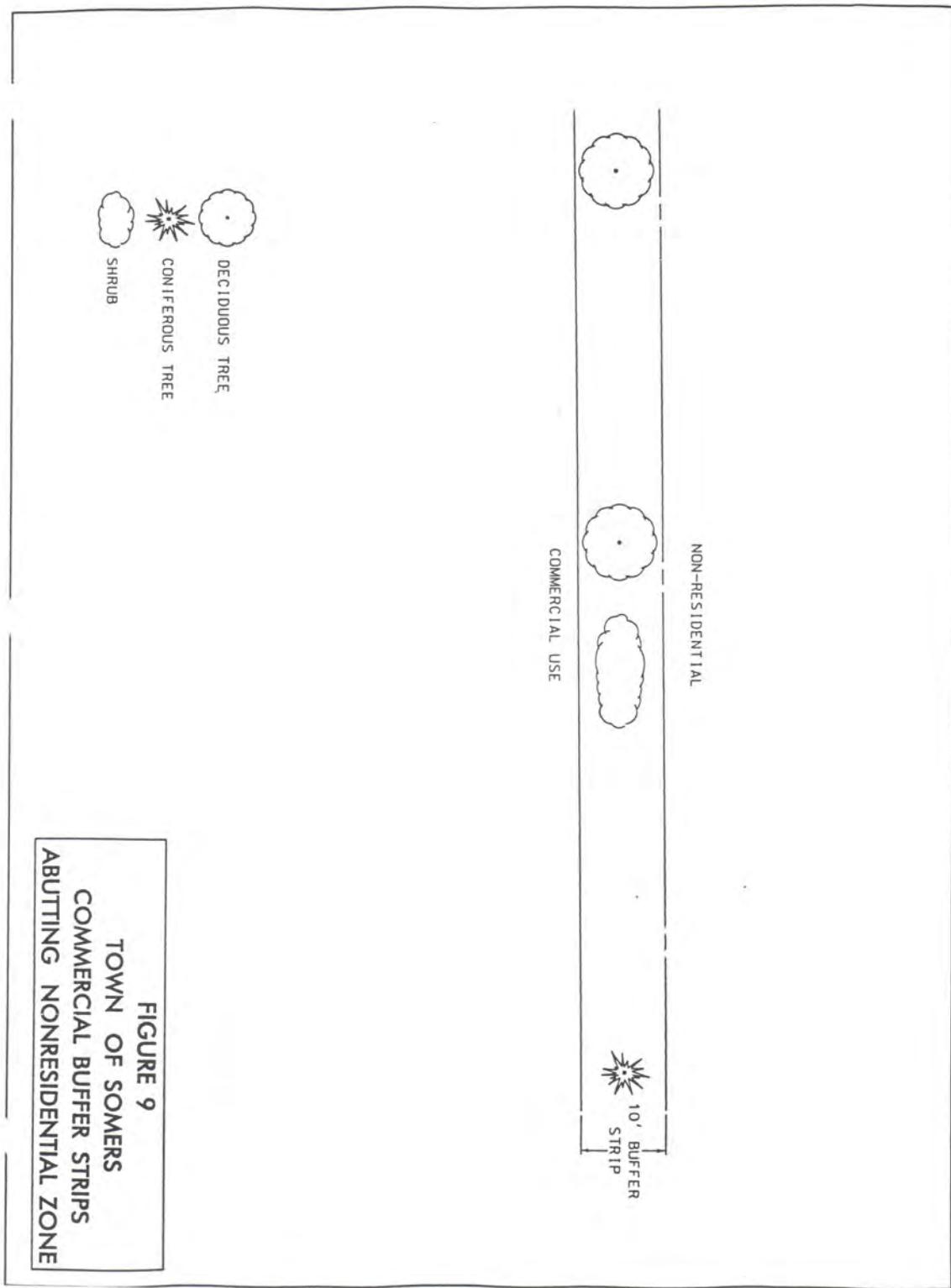
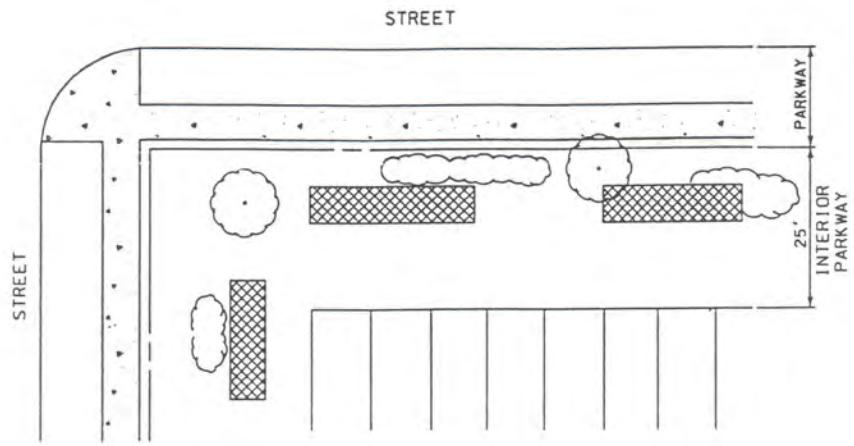
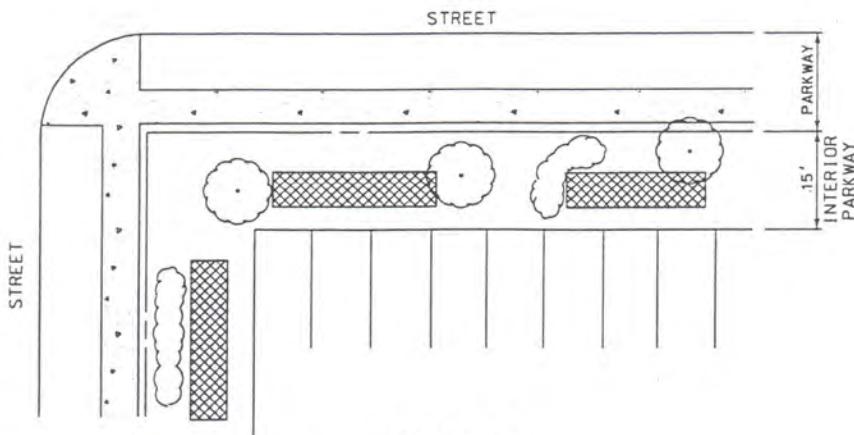


FIGURE 9
TOWN OF SOMERS
COMMERCIAL BUFFER STRIPS
ABUTTING NONRESIDENTIAL ZONE



OPTION 1



OPTION 2

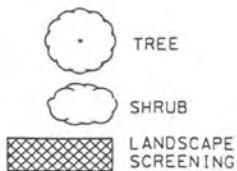


FIGURE 10
TOWN OF SOMERS
INDUSTRIAL INTERIOR
PARKWAY LANDSCAPES

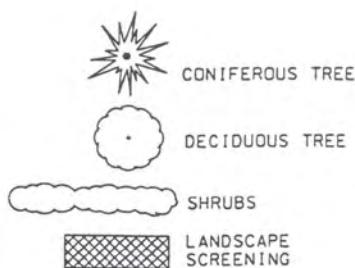
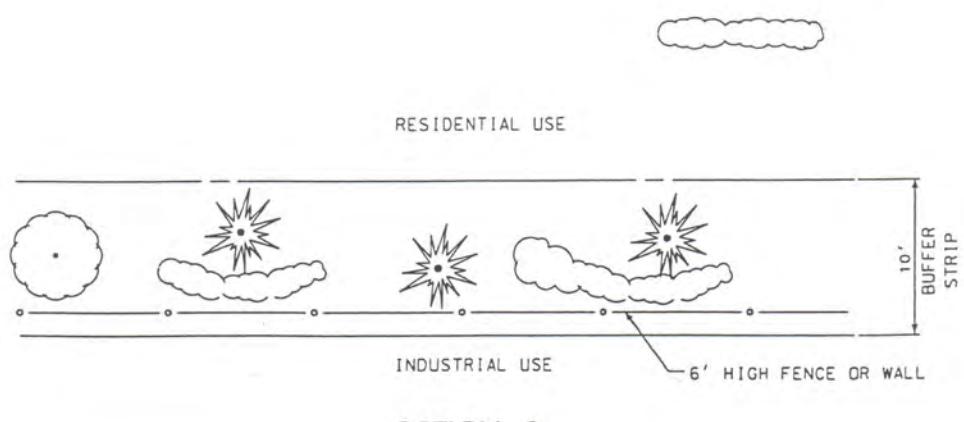
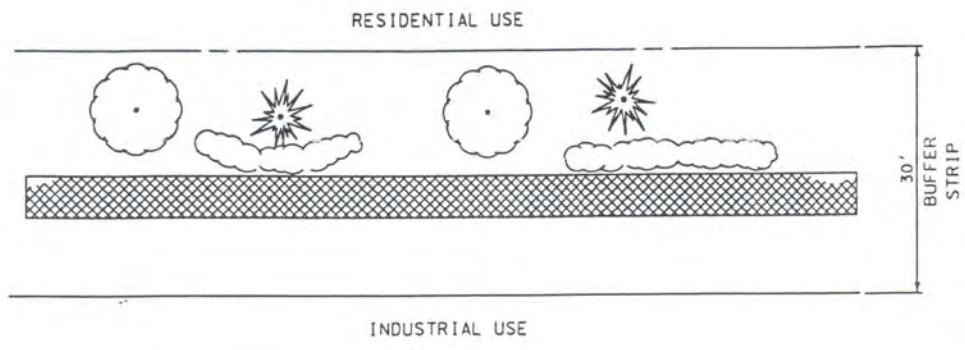


FIGURE 11
TOWN OF SOMERS
INDUSTRIAL BUFFER STRIP
ABUTTING RESIDENTIAL ZONE

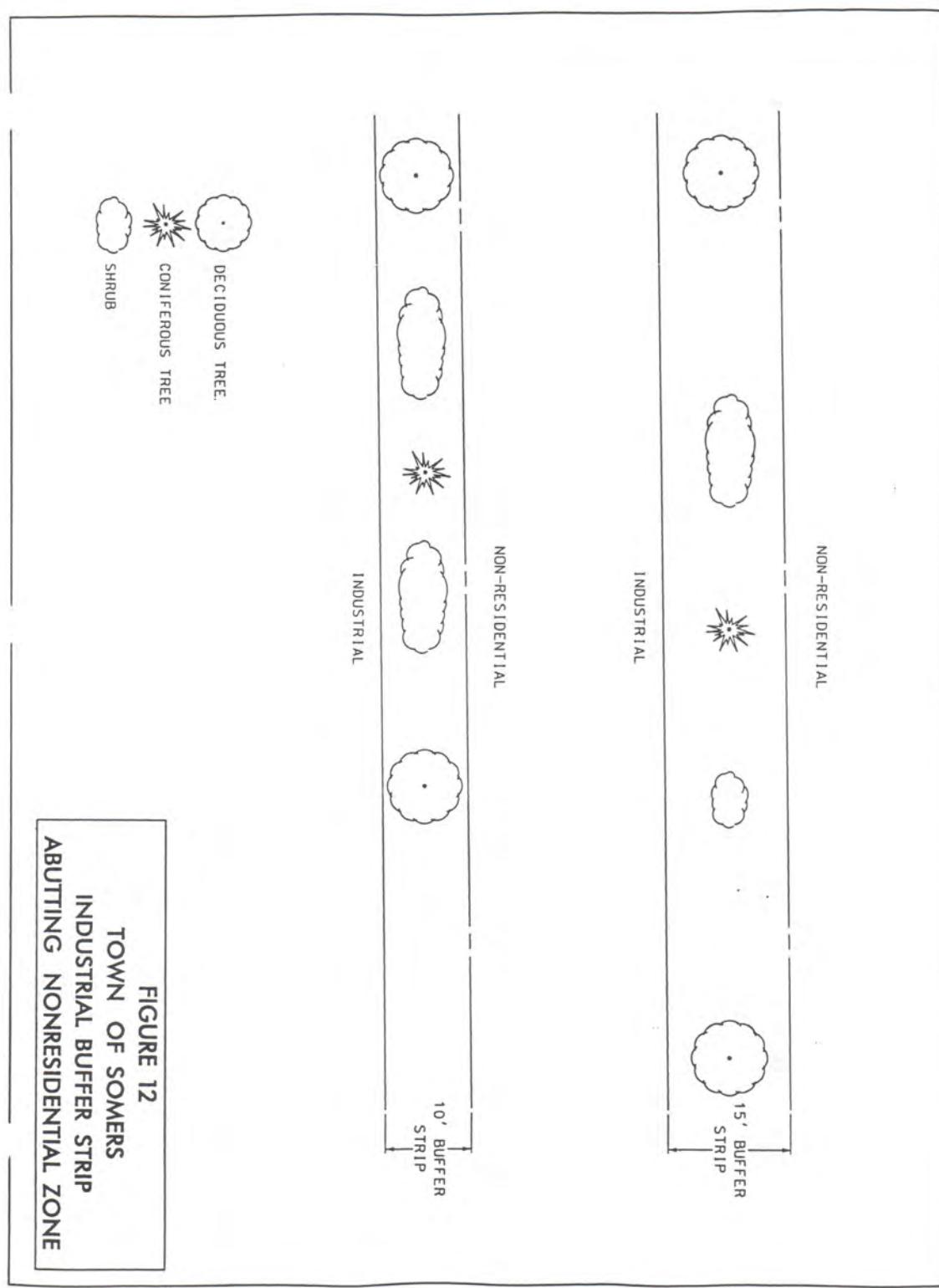
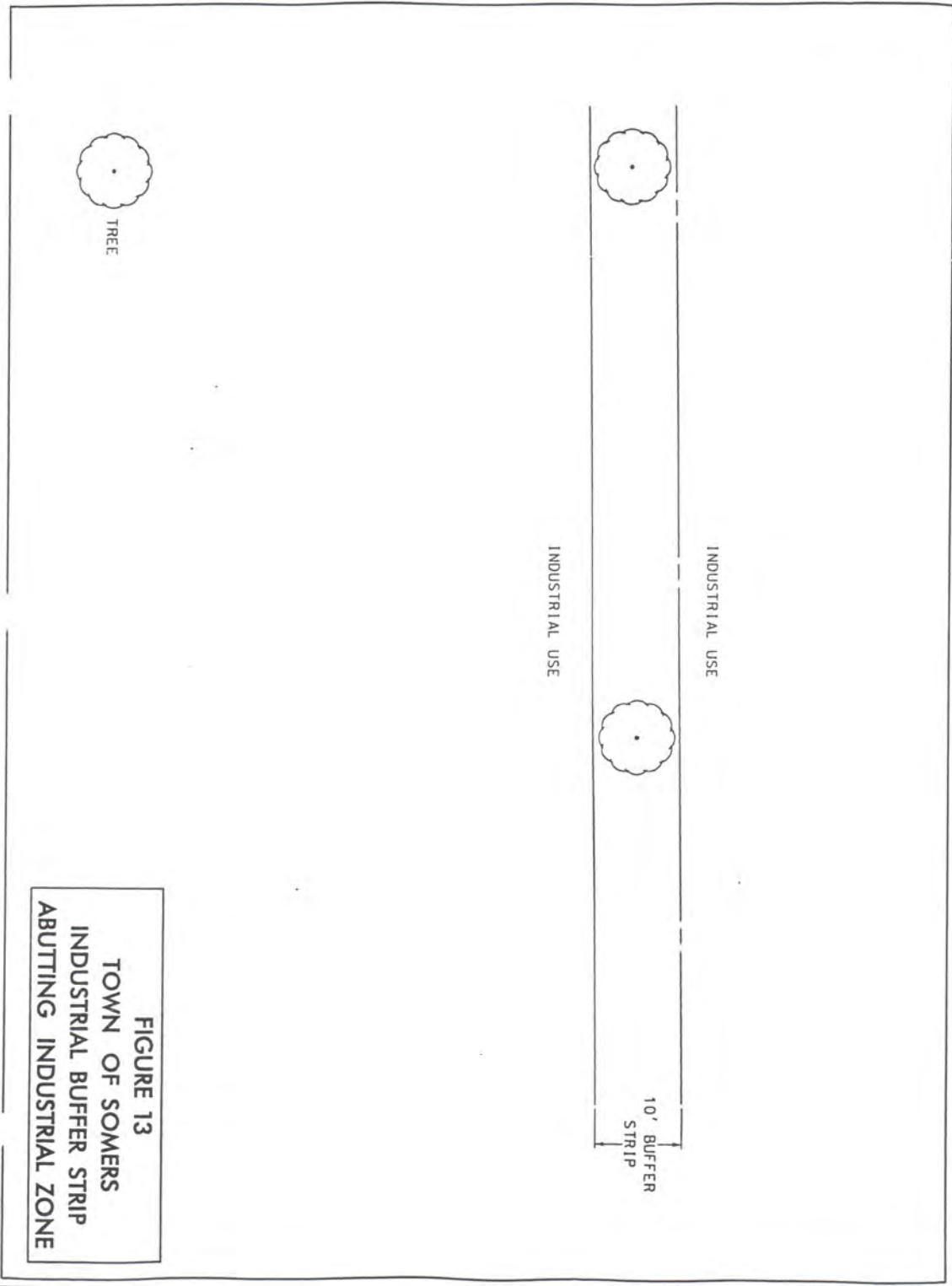


FIGURE 12
TOWN OF SOMERS
INDUSTRIAL BUFFER STRIP
ABUTTING NONRESIDENTIAL ZONE

FIGURE 13
TOWN OF SOMERS
INDUSTRIAL BUFFER STRIP
ABUTTING INDUSTRIAL ZONE



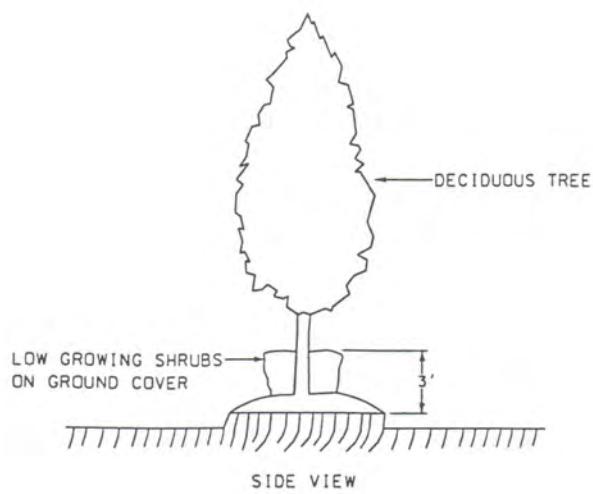
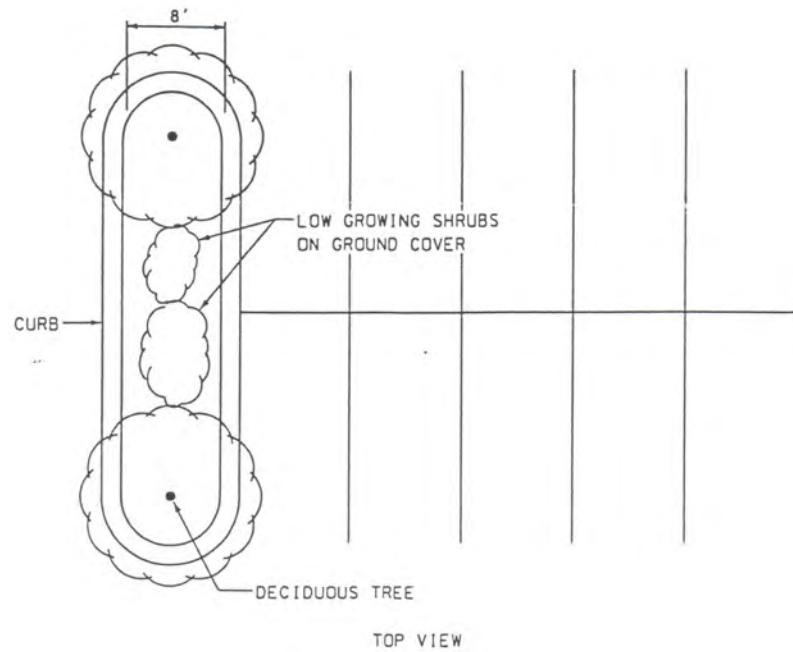
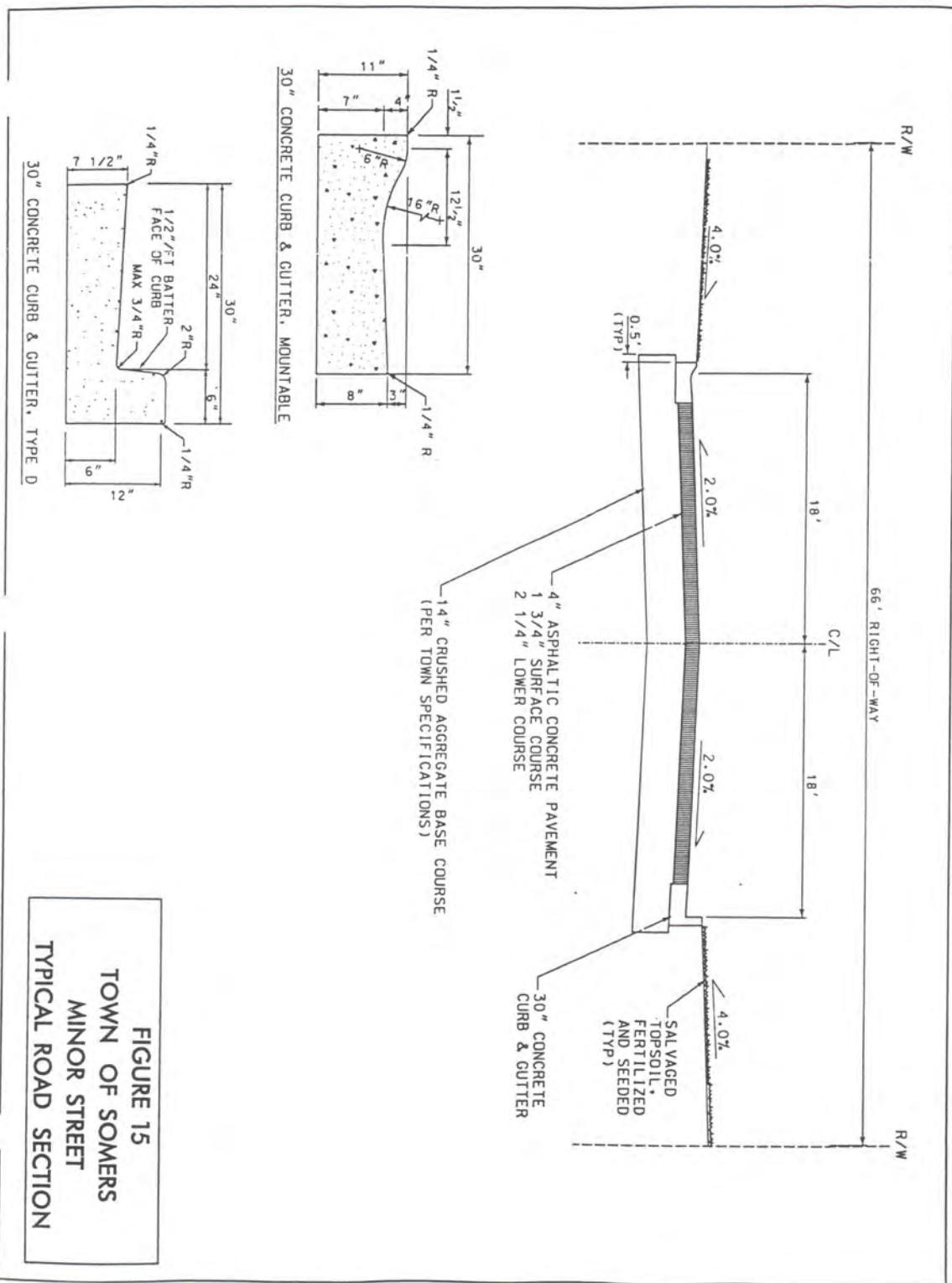
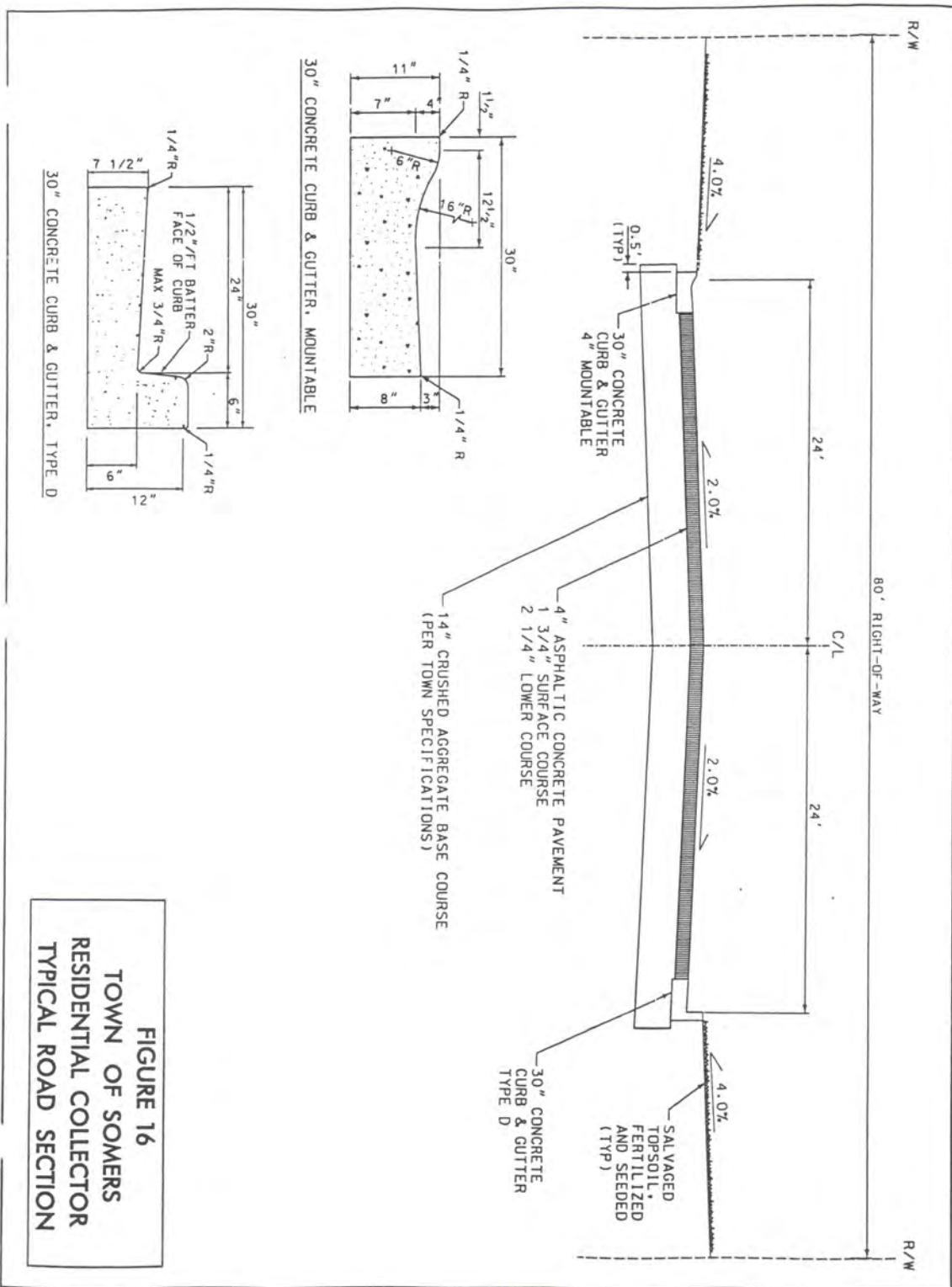


FIGURE 14
TOWN OF SOMERS
TYPICAL PARKING LOT
PLANTING ISLAND





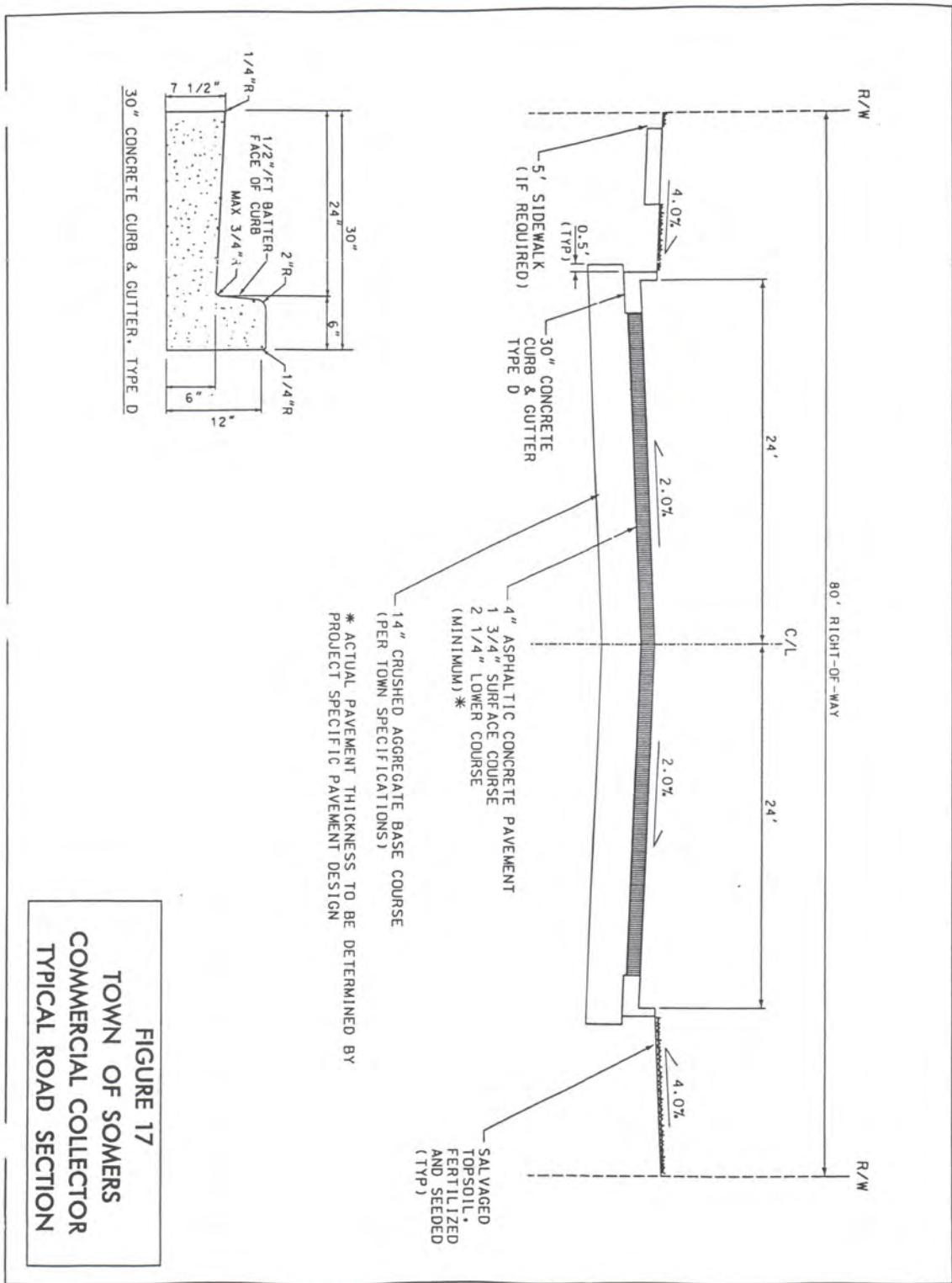


FIGURE 17
TOWN OF SOMERS
COMMERCIAL COLLECTOR
TYPICAL ROAD SECTION

30" CONCRETE CURB & GUTTER, TYPE D

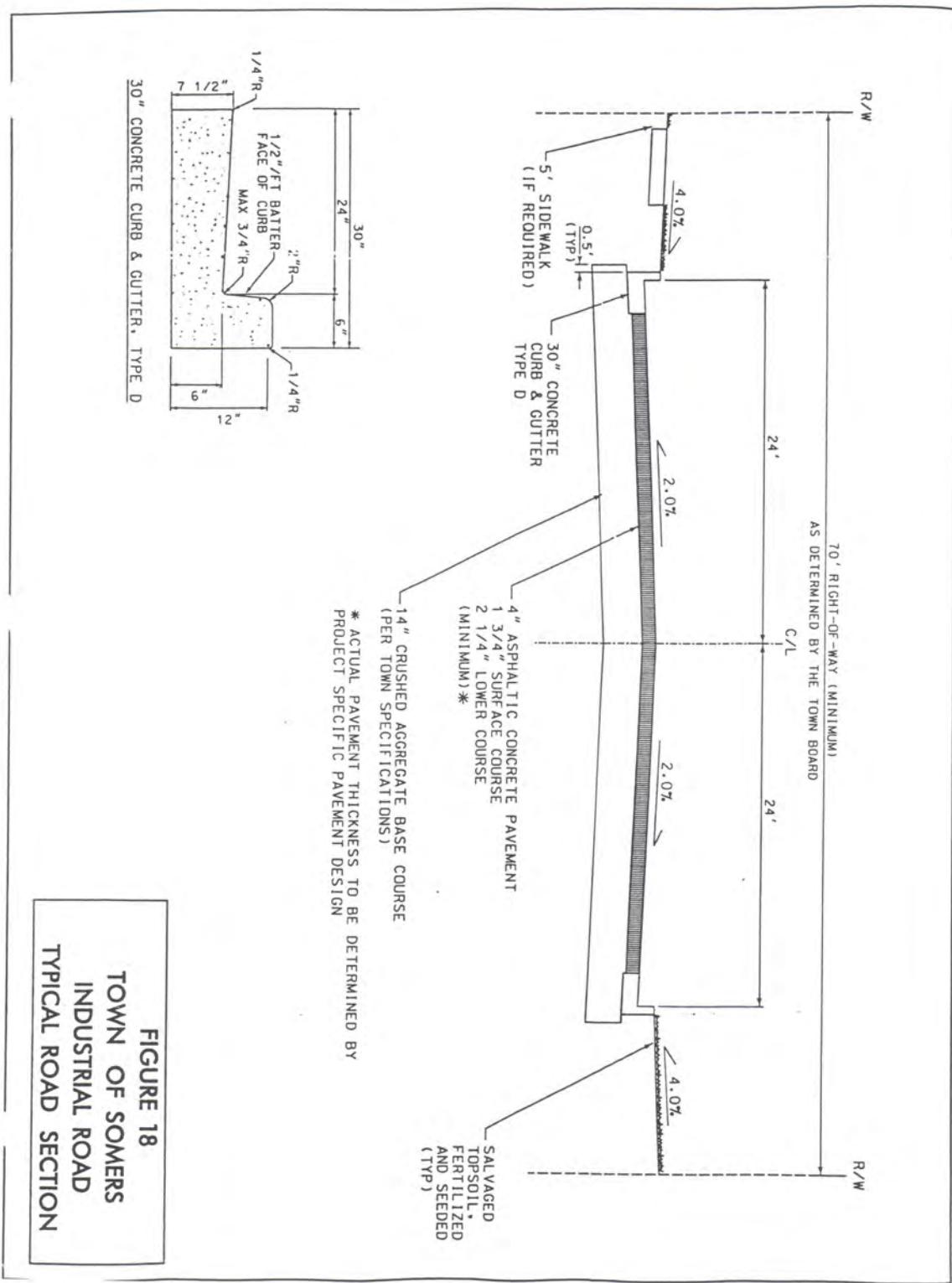
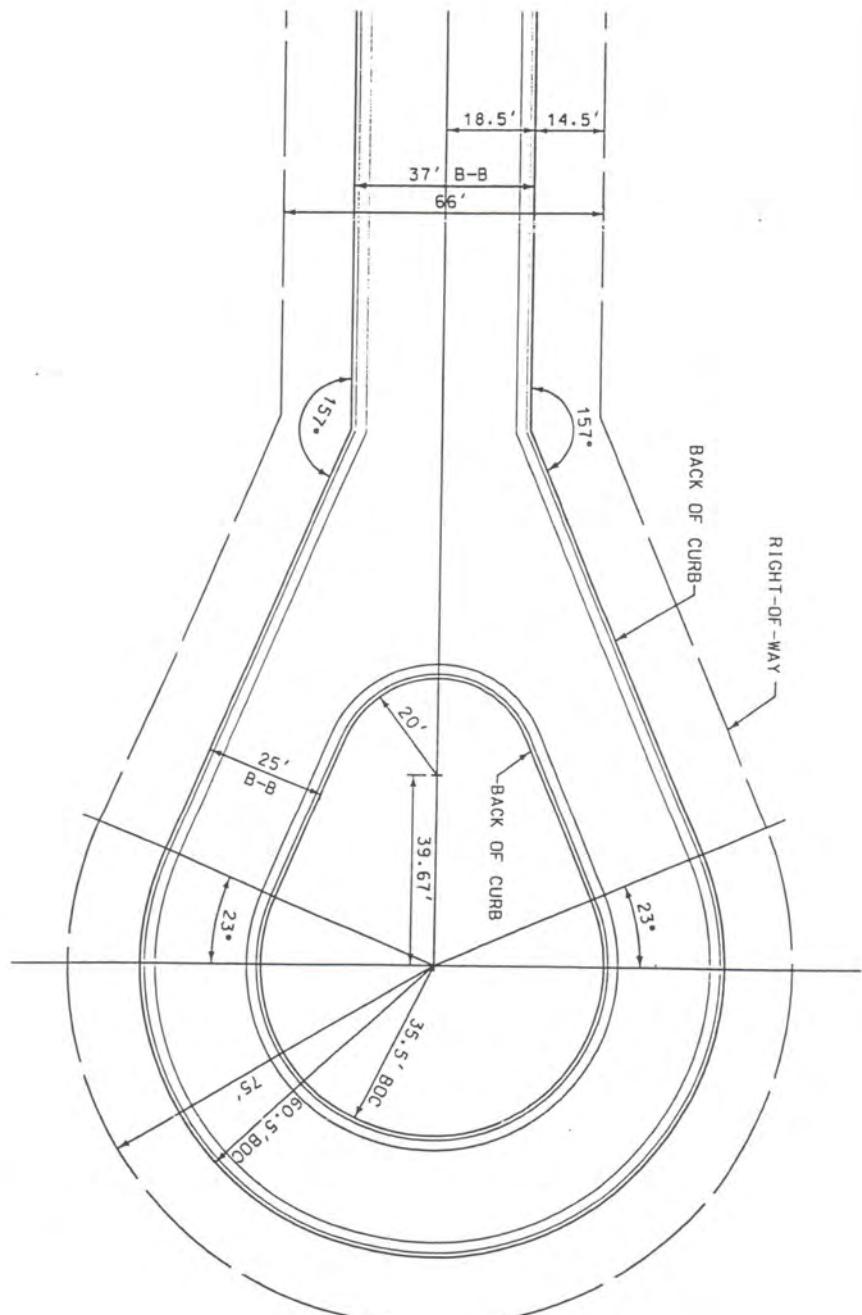


FIGURE 18
TOWN OF SOMERS
INDUSTRIAL ROAD
TYPICAL ROAD SECTION

FIGURE 19
TOWN OF SOMERS
STANDARD CUL-DE-SAC



NOTE: THIS ALTERNATIVE CUL-DE-SAC
MAY ONLY BE USED FOR AREAS WITHIN
THE TOWN LOCATED EAST OF THE CNWRR
AND NORTH OF 18TH STREET PER TOWN
ORDINANCE 4-05.

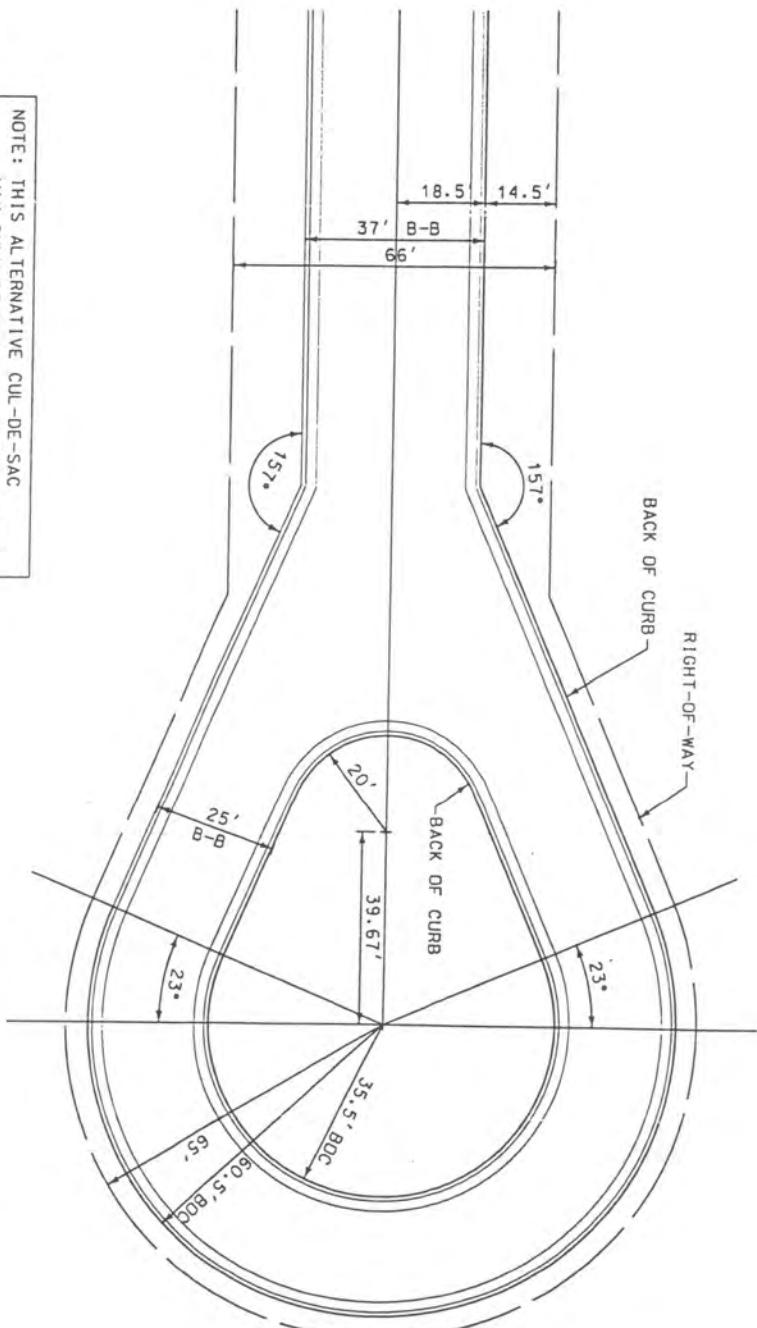


FIGURE 20
TOWN OF SOMERS
ALTERNATIVE CUL-DE-SAC

APPENDIX B – TABLES

TABLE 1
INTERIOR PARKWAY LANDSCAPING
FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Minimum Requirements	Option 1 Parking Lot in View of the R-O-W	Option 2 Parking Lot in View of the R-O-W
Width of Interior Parkway	25'	15'
Landscape Screening (Select One) - Berming (height % of frontage) - Masonry wall (height % of frontage) - Screen fence of wood or other material (height % of frontage)	3'/50% 3'/50% 3'/50%	3'/75% 3'/75% 3'/75%
Plantings - Trees	One 6' coniferous or one 2.5" caliper deciduous tree per 60' of frontage	One 6' coniferous or one 2.5" caliper deciduous tree per 40' of frontage
Shrubs - Percent of frontage - Percent to be coniferous - Planting size	50% 50% Coniferous - 18" Deciduous - 3'	50% 50% Coniferous - 24" Deciduous - 3'

TABLE 2
BUFFER STRIPS FOR MULTI-FAMILY RESIDENTIAL USES

Minimum Requirements	Option 1	Option 2
Minimum Width of Buffer Strip	25'	10'
Number of Trees	One tree per 60' of linear buffer strip	One tree per 30' of linear buffer strip
Size of Trees at Installation - Deciduous trees - Coniferous trees - Ornamental trees	2.5" Caliper 5' Clump tree - 5' Caliper tree- 2"	2.5" Caliper 5' Clump tree - 5' Caliper tree - 2"
Percent of trees to be coniferous	25%	50%
Shrubs - % of buffer to be planted in shrubs - % of shrubs to be coniferous - Height at installation (deciduous) - Height at installation (evergreen)	20% 50% 3' 18"	30% 50% 3' 24"
Screen Fence or Wall - Height above grade - % of buffer strip fence to be installed along	Not required Not required	6' 100%
Berming - Height above grade - % of buffer strip to contain berm	5' 100%	Not required Not required

TABLE 3
INTERIOR PARKWAY LANDSCAPING FOR COMMERCIAL USES

Minimum Requirements	Option 1	Option 2	Parking Lot Not in View of R-O-W
Width of Interior Parkway	15'	8'	Not required
Landscape Screening (Select One) - Berming (height % of frontage) - Masonry wall (height % of frontage) - Screen fence of wood or other material (height % of frontage)	3'/50% 3'/50% 3'/50%	N/A 3'/100% 3'/100%	Not required
Plantings Number of trees	One tree per 40' of linear street frontage	One tree per 40' of linear street frontage	Not required
Size at Installation - Deciduous trees - Coniferous trees - Ornamental trees	2.5" Caliper 6' Clump tree - 5' Caliper tree - 2.5"		
Percent of trees to be coniferous	50%	75%	
Shrubs - Percent of Frontage - Percent to be coniferous - Planting Size	50% 50% Coniferous - 18" Deciduous - 3'	75% 50% Coniferous - 24" Deciduous - 3'	

TABLE 4
BUFFER STRIPS FOR COMMERCIAL USES

Minimum Requirements	Option 1 Commercial Use Adjacent to Residential	Option 2 Commercial Use Adjacent to Residential	Commercial Use Adjacent to Non-Residential
Minimum Width of Buffers	25' feet	10'	10'
Number of Trees	One tree per 40' of linear buffer strip	One tree per 40' of linear buffer strip	One tree per 60' of linear buffer strip
Size of Trees at Installation - Deciduous trees - Coniferous trees - Ornamental trees	2.5" Caliper 5' Clump tree - 5' Caliper tree - 2"	2.5" Caliper 5' Clump tree - 5' Caliper Tree- 2"	2.5" Caliper 5' Clump tree - 5' Caliper Tree - 2"
Percent of Trees to be Coniferous	50%	75%	25%
Shrubs - % of buffer strip to be planted with shrubs - % of shrubs to be coniferous - Size of deciduous shrubs - Size of coniferous shrubs	25% 50% 3' 18"	40% 50% 3' 18"	20% 50% 3' 18"
Screen Fence or Wall - Height above grade - % of buffer to contain fence/wall	6' 100% or berm	6' 100%	Not required Not required
Berming - Height above surrounding grade - % of buffer to contain berming	5' 100%	Not required Not required	Not required Not required

TABLE 5
INTERIOR PARKWAY LANDSCAPING FOR INDUSTRIAL DEVELOPMENT

Minimum Requirements	Option 1	Option 2
Width of Interior Parkway	25'	15'
Landscape Screening (Select One)		
- Berming (height % of frontage)	3'/50%	3'/75%
- Masonry wall (height % of frontage)	3'/50%	3'/75%
- Screen fence of wood or other material (height % of frontage)	3'/50%	3'/75%
Plantings		
Trees	One 6' coniferous or one 2.5" caliper deciduous tree per 60' of frontage	One 6' coniferous or one 2.5" caliper deciduous tree per 40' of frontage
Shrubs		
- Percent of frontage	50%	50%
- Percent to be coniferous	50%	50%
- Planting size	Coniferous - 18" Deciduous - 3'	Coniferous - 24" Deciduous - 3'

TABLE 6
BUFFER STRIPS FOR INDUSTRIAL USES

Minimum Requirements	Option 1 Industrial Use Adjacent to Residential	Option 2 Industrial Use Adjacent to Residential
Minimum Width of Buffers	30'	20'
Number of Trees	One tree per 40' of linear buffer strip	One tree per 40' of linear buffer strip
Size of Trees at Installation - Deciduous trees - Coniferous trees - Ornamental trees	2.5" Caliper 5' Clump tree - 5' Caliper tree - 2"	2.5" Caliper 6' Clump tree - 5' Caliper Tree - 2"
Percent of Trees to be Coniferous	50%	75%
Shrubs - % of buffer strip to be planted with shrubs - % of shrubs to be coniferous - Size of deciduous shrubs - Size of coniferous shrubs	50% 50% 3' 18"	50% 50% 3' 18"
Screen Fence or Wall - Height above grade - % of buffer to contain fence/wall	6' 100% or berm	6' Not required
Berming - Height above surrounding grade - % of buffer to contain berming	6' 100%	Not required Not required

TABLE 7
BUFFER STRIPS FOR INDUSTRIAL USES

Minimum Requirements	Option 1 Industrial Use Adjacent to Non-Residential	Option 2 Industrial Use Adjacent to Non-Residential
Minimum Width of Buffers	15'	10'
Number of Trees	One tree per 60' of linear buffer strip	One tree per 60' of linear buffer strip
Size of Trees at Installation - Deciduous trees - Coniferous trees - Ornamental trees	2.5" Caliper 6' Clump tree - 5' Caliper tree - 2.5"	2.5" Caliper 6' Clump tree - 5' Caliper tree - 2.5"
Percent of Trees to be Coniferous	50%	50%
Shrubs - % of buffer strip to be planted with shrubs - % of shrubs to be coniferous - Size of deciduous shrubs - Size of coniferous shrubs	50% 50% 3' 18"	50% 50% 3' 18"
Screen Fence or Wall - Height above grade - % of buffer to contain fence/wall	Not required Not required	Not required Not required
Berming - Height above surrounding grade - % of buffer to contain berming	Not required Not required	Not required Not required

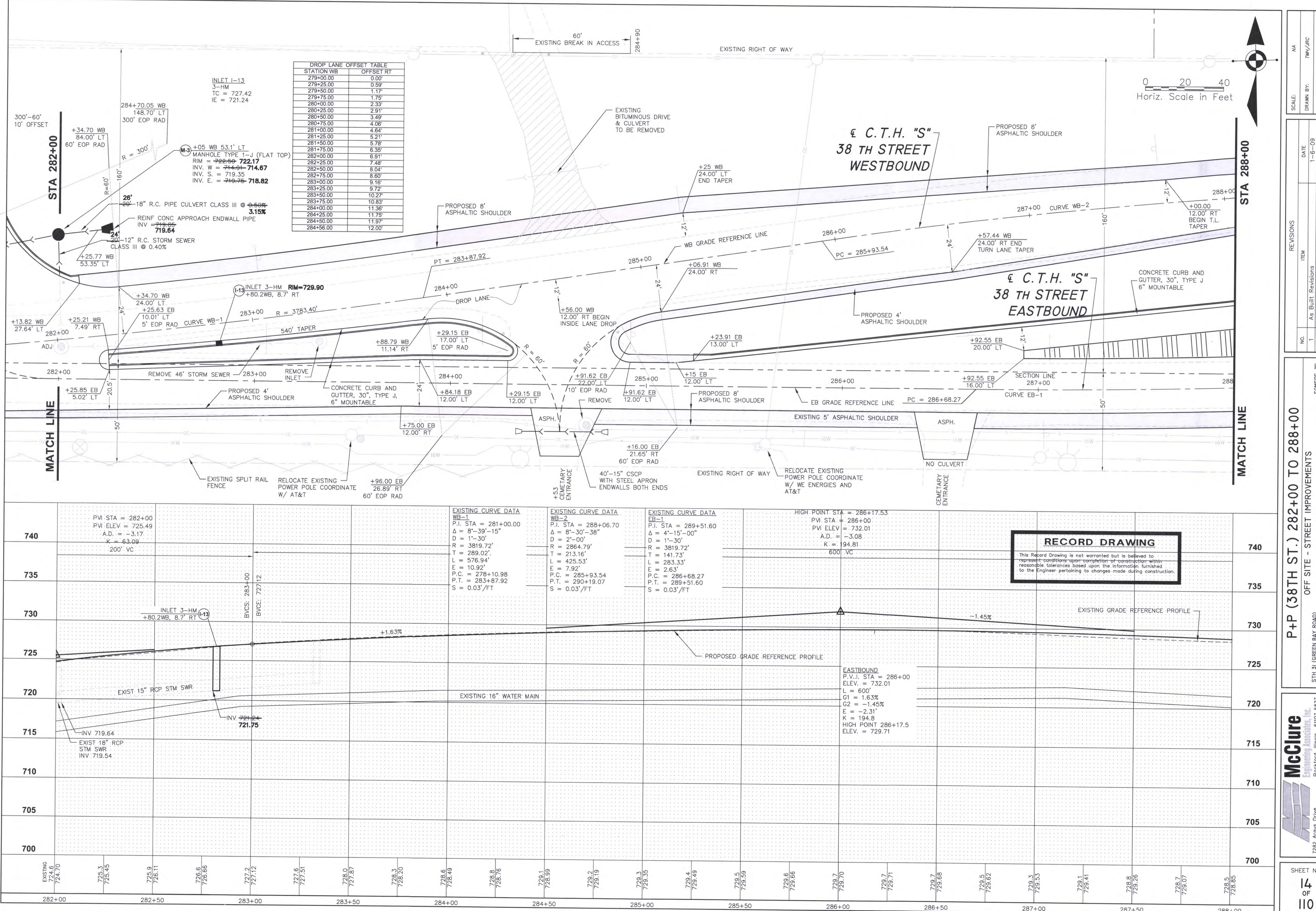
TABLE 8
BUFFER STRIPS FOR INDUSTRIAL USES


Minimum Requirements	Industrial Use Adjacent to Industrial Use
Minimum Width of Buffers	10'
Number of Trees	One tree per 80' of linear buffer strip (as measured from the front lot line to the rear of the building)
Size at Installation - Deciduous trees - Coniferous trees - Ornamental trees	2.5" Caliper 5' Clump tree - 5' Caliper tree - 2.5"
Screen Fence or Wall - Height above grade - % of buffer to contain fence/wall	Not required Not required
Berming - Height above surrounding grade - % of buffer to contain berming	Not required Not required



Useful Development Websites

Organization	Link
Village of Somers Home Page	http://www.somers.org/
Village of Somers Development Page	http://www.somers.org/?q=content/development#.WudW4S7wbc5
Village of Somers Village Staff	http://www.somers.org/?q=node/155#.WuddJy7wbc5
Village of Somers Forms	http://www.co.kenosha.wi.us/1620/Village-of-Somers-Applications-Forms
Village of Somers Ordinance Page	http://www.somers.org/?q=node/351#.WudYeC7wbct
Village of Somers Zoning Ordinance	http://www.somers.org/sites/default/files/NewGenZonShoreFloodZonOrd.pdf
Village of Somers Engineer	http://www.baxterwoodman.com/
Kenosha Area Chamber of Commerce	http://kenoshaareachamber.com/
Kenosha County Business Alliance (KABA)	http://kaba.org/
Kenosha County Interactive Property Map	http://kc-web-01.kenoshacounty.org/InteractiveMapping/
Kenosha County Land Information	http://www.co.kenosha.wi.us/529/Land-Information
Kenosha County Planning & Development	http://www.co.kenosha.wi.us/656/Planning-and-Development
Milwaukee 7	http://www.mke7.com/
Southeastern Wisconsin Regional Planning Commission	http://www.sewrpc.org/SEWRPC.htm
Wisconsin Department of Natural Resources	https://dnr.wi.gov/
Wisconsin Department of Transportation Southeast Region	http://wisconsindot.gov/Pages/projects/by-region/se/default.aspx
Wisconsin Economic Development Corporation	https://wedc.org/
Wisconn Valley (Foxconn Development)	https://wisconnvalley.wi.gov/pages/home.aspx





1. The following table summarizes the results of the study. The first column lists the variables, the second column lists the descriptive statistics, and the third column lists the regression coefficients.

REVISIONS		
NO.	ITEM	DATE
1	SUBD. LAYOT, PRELIM. REVIEW COMMENTS	FEB. 14, 2007
2		MAR. 2, 2007
3	UTILITY/GRADING REVISION	APR 13, 2007
4	PRE-FINAL COMMENTS	

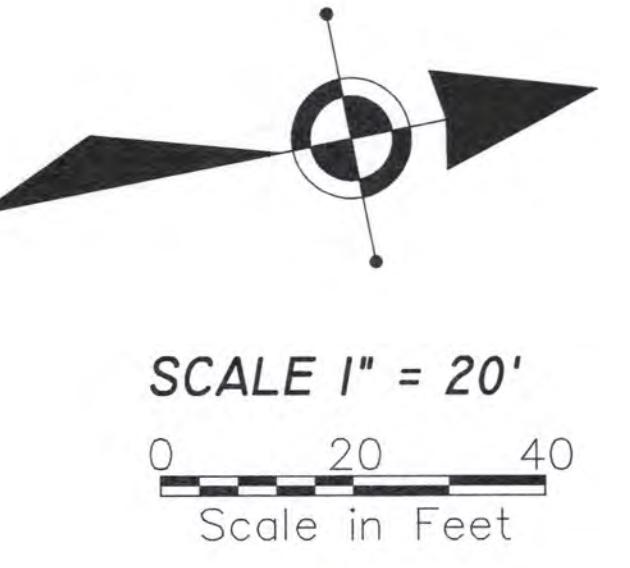
REVISIONS			
NO.	ITEM	DATE	
5	QTY., STORM SEWER	MAY 25, 2007	
	COMMENTS CRISPELL-SNYDER	JULY 18, 2007	
	ATC NOTES ADDED	AUGUST 6, 2007	

SCALE:	$1'' = 100'$
DRAWN BY:	MS, MG
CHECKED BY:	CTB
DATE:	January 8, 2007

OVERALL SUBDIVISION UTILITY PLAN

TOWN OF SOMERS - STREET IMPROVEMENTS
38TH STREET TO 31ST STREET AT GREEN BAY ROAD

SHEET NO.
21
OF
58



SCALE 1" = 20'

20 40

Scale in Feet

OT 18

REFER TO SUBDIVISION GRADING PLAN SE
QUADRANT FOR CONSTRUCTION OF
STORM SEWER TO LOT 22 DETENTION

Lot 17

LOT II

MH 7-3
4' DIA. STORM MANHOLE
TYPE 12 W/ J LID
8.0' LT 257+58.08
RIM = 720.34
IE = 715.28 N
IE = 713.22 S
IE = 713.12 W

MH 11-1
4' DIA. STORM MANHOLE
TYPE 12 W/ J LID
8.0' LT 258+93.36
RIM = 721.64
IE = 717.55 W
IE = 717.05 E
IE = 716.85 S

CB 11-2a
CATCH BASIN TYPE
NEENAH R-4340-B
43.0' RT 258+93.3
RIM = 722.00
IE = 717.64

W/
GRATE
INL 21-1
INLET TYPE 3-H
BOC 20.5' LT
258+93.36
TC = 721.66
IE = 717.61

INL 11-2
INLET TYPE 3-H
BOC 20.5' LT
258+93.36
TC = 721.66
IE = 717.32

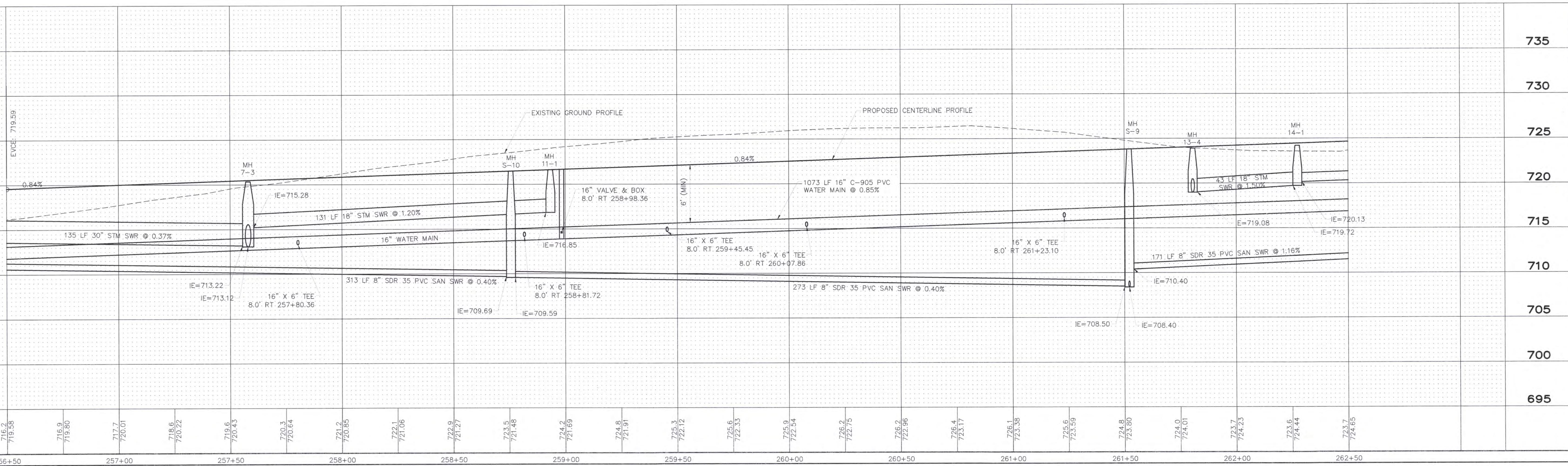
MH 13-4
SEE SHEET 34

MH 14
4' DIA
TYPE
8.0' L
RIM =
IE =
IE = 7
IE =

-1		<u>INL</u> 1
STORM MANHOLE		INLET
2 W/ J LID		BOC
262+27.36		262+
724.30		TC =
20.38 W		IE =
0.13 N		
19.92 E		

<u>1</u>	<u>INL 18-1</u>
TYPE 3-H	INLET TYPE
0.5' LT	BOC 20.5' L
7.36	262+27.36
724.48	TC = 724.4
720.43	IE = 720.4

MH S-10 MH S-9
4' DIA. SANITARY MANHOLE SEE SHEET 34
TYPE 12 W/ J LID
0' LT 258+75.64
RIM = 721.49
E = 709.69 IN
E = 709.59 OUT



REVISIONS	
NO.	ITEM
1	SUBD. LAYOT, PRELIM. REVIEW COMMENTS
2	
3	UTILITY/GRADEING REVISION
4	PRE-FINAL COMMENTS

REVISIONS	
NO.	ITEM
5	QTY., STORM SEWER
	COMMENTS CRISPELL-SNYDER

SCALE:	Hor. 1"=20' Ver. 1"=5'
DRAWN BY:	MS, MG
CHECKED BY:	CTB
DATE:	January 8, 2007

MARKET LANE 256+50 - 262+50

TOWN OF SOMERS - STREET IMPROVEMENTS

TRENTON AVENUE TO 31ST STREET AT GREEN BAY ROAD

SHEET NO.
36
OF
58