



**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 _____, _____.

VILLAGE OF SOMERS

By: _____
President

Attest: _____
Timothy Kitzman, Clerk/Treasurer

DEVELOPER

(Signature of Developer)

By: _____

(Printed Name of Developer)





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 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.

Effective Date: May 20, 2015

Developer: _____

Project: _____

Topic(s) Discussed: _____

Billing Hours: _____

Amount Due: _____

William A. Morris
Village Administrator

Developer

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 greater 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. DSPPS, 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		Permit No.
	Fire Protection System Review Application/Permit		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 <input type="checkbox"/> Wood Frame <input type="checkbox"/> Noncombustible <input type="checkbox"/> Fire Resistive <input type="checkbox"/> Subdivision			Total Building Area Sq. Ft.

*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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