

Special Village Plan Commission Minutes
Nov. 27, 2017

Present: Chairman Stoner, Commissioners, James Smith, Robin Wamboldt, Paul Aiello, Michael Deluca and Don Boxx. Excused was Commissioner Bob Lee. Also Present, Gregg Sinner, Joe Cardinali, Trustee's, William Morris, Administrator, Carson Wilkinson, Fire Chief, Joe Scruggs, Fire Inspector, and Ann Brumback, Administrative Assistant.

- 1. Call to order: Chairman Stoner called the meeting to order at 5:30 pm.**
- 2. Pledge of Allegiance:** Chairman Stoner asked everyone to stand for the Pledge of Allegiance.
- 3. Approve minutes of 07-10-17 meeting:** Commissioner Boxx made the motion to approve the minutes of 7--10-17, the motion was seconded by Commissioner Smith. Motion carried 6 – 0.
- 4. Correspondence:** None
- 5. Citizen Comments:** None
- 6. Action on request by Berwick-Norfolk LLC, 4011 80th St., Kenosha, WI 53142 (Owner), Daniel Szczap, 4011 80th St., Kenosha, WI 53142 (Agent), requesting a conceptual approval of rezoning from B-2 Community Business Dist. & C-1 Lowland Resource Conservancy Dist. to R-11 Multiple-Family Residential Dist. & C-1 Lowland Resource Conservancy Dist. on Tax Parcels #83-4-223-192-0580 & 83-4-223-192-0590, located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers. Said conceptual zoning approval is subject to approval of a comprehensive land use plan amendment, rezoning, a PUD Planned Unit Development Overlay District and stormwater plan.**

Chairman Stoner, read the request for Action by Berwick-Norfolk LLC, and asked for a motion to discuss the project. Commissioner Boxx, made the motion to approve the conceptual zoning subject to approval of a Comprehensive Land Use Plan Amendment, rezoning, a (PUD) Planned Unit Development, Overlay District and Stormwater plan. Commissioner Smith seconded the motion.

Chairman Stoner started the discussion off by saying that the Village Board has concerns regarding the following items relating to the project:

- Watermain relayed with a projected cost of at least \$300,000
- Forgive impact fees of \$520,000
- \$13,000,000 to \$16,000,000 project with assessment of \$3,000,000 and currently the Village tax portion is only 18% of taxes paid with the rest going to County and Schools, not a win / win for the Village

S.R. Mills spoke on behalf of the developer, explaining the project starting with a general overview of the 8 acre site becoming an 84 Senior Housing Apartment complex with 16 Family Town Homes in front of the Apartments. He went into detail regarding the financing of the project, including the cost benefits of a 15 year compliance program with the WHEDA, Wisconsin Housing and Economic Development Authority and the funding with the Village, helping to provide quality housing for senior citizens and family's in the community.

Further discussion continued with the Commissioners asking questions regarding the project to Mr. Mills.

Chairman Stoner called for a vote, of the motion on the table. Motion Carried 6 – 0. All Commissioners stated that they are in favor of the conditional rezoning however, not in favor of the funding by the Village.

7. **Adjourn:** Chairman Stoner Called for a motion. Commissioner Deluca made the motion to adjourn, Commissioner Boxx seconded the motion. Motion carried 6-0, Meeting adjourned at 6:45 pm.

**These minutes are not official until approved by the Plan Commission.
Submitted by Ann Brumback, Administrative Assistant.**