

**VILLAGE OF SOMERS**  
**MINUTES of the REGULAR MEETING**  
**April 23, 2019**

The Regular Meeting of the Somers Village Board was called to order at 5:30 p.m. by President George Stoner.

Present: President George Stoner, Trustees David Geertsen, Jackie Nelson, Karl Ostby, Gregg Sinnen, Jack Aupperle & Joe Smith. Also present: Administrator Bill Morris, Assistant Administrator Jason Peters, Attorney Jeff Davison & Clerk-Treasurer Tim Kitzman.

All stood for the Pledge of Allegiance.

**Consent and Approval of Vouchers dated 04-11-19 & 04-18-19, ACH payments for March, 2019**

Trustee Geertsen moved to approve Vouchers dated 04-11-19 & 04-18-19, ACH payments for March, 2019, second by Trustee Aupperle. Motion carried 7-0.

**Correspondence:**

Received & filed: City of Kenosha: Notice of Adoption of Amendments to Comprehensive Plan 2035; Mary Ann Cardinali re hazardous Intersection at 22<sup>nd</sup> Avenue & 7<sup>th</sup> Street

**Citizen Comments:**

Ben Harbach, 900 100<sup>th</sup> Avenue, congratulated the winners of the election & requested updates on the tax bill audit and fire study. Ron Grimes, 3145 72<sup>nd</sup> Avenue, reported on development in Somers Market Center and requested updates on the Storm Water charge collected & tax bill audit. He also stated the Village website needs to be redone. Carl Kirkorian, 502 9<sup>th</sup> Place, spoke regarding cameras at the yard waste site.

**Trustee Comments:**

Trustee Sinnen addressed concerns on potholes. He also stated the ambulance was not out of the response area as questioned by Mr. Kirkorian. Trustee Aupperle urged caution with farm equipment moving on the roads. President Stoner stated he had notified the Sheriff of the hazardous Intersection at 22<sup>nd</sup> Avenue & 7<sup>th</sup> Street & gave an update on the tax bill audit & Storm Water Utility.

**Action on Amusement Park License applications from Capoun Golf Academy, 4209 Green Bay Road & O&G, LLC dba The Double Deuce, 1200 Green Bay Road**

Trustee Aupperle moved to grant Amusement Park License to Capoun Golf Academy, 4209 Green Bay Road , second by Trustee Ostby. Motion carried 7-0. Trustee Sinnen moved to grant Amusement Park License to O&G, LLC dba The Double Deuce, 1200 Green Bay Road, second by Trustee Aupperle. Motion carried 7-0.

**Action on Employee Manual Update dated April 17th, 2019 and Organization Chart**

Trustee Nelson moved to approve Employee Manual Update dated April 17th, 2019 and

Organization Chart, second by Trustee Aupperle. Motion carried 7-0.

**Action on Ordinance No. 19-017 Comprehensive Plan Amendment: amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Commercial" and "Primary Environmental Corridor" to "High-Density Residential", "Commercial" and "Primary Environmental Corridor" on Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers**

Trustee Sinnen moved to waive the first reading of said ordinance, second by Trustee Geertsen. Motion carried 7-0. Trustee Aupperle moved to adopt said Ordinance No. 19-017, subject to the execution of the developer's agreement and recorded documentation that RPF Somers LLC is the fee owner, second by Trustee Ostby. Motion carried 7-0.

**Action on request by Fab Five Farmers LLC & DMRO LLC, 1438 Isabelle Ave, Racine, WI 53402; James P & Arlene Kay Skendziel, 5906 12TH ST, Kenosha, WI 53144-1182; John M & Mary J Lichter, 1194 63rd Ave, Kenosha, WI 53144 (Owners), Keith Fanelli, RPF Somers, LLC, 413 North Carpenter Street, Suite 1E, Chicago, IL 60642 (Agent), for Ordinance rezoning from A-2 General Agricultural Dist. & C-1 Lowland Resource Conservancy Dist. to R-11 Multiple-Family Residential Dist., B-3 Highway Business Dist., C-1 Lowland Resource Conservancy Dist. and PUD Planned Unit Development Overlay Dist. on Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers (Ordinance No. 19-019)**

Trustee Geertsen moved to waive the first reading of said ordinance, second by Trustee Sinnen. Motion carried 6-0-1 with Trustee Smith abstaining. Trustee Nelson moved to adopt said ordinance to rezone and approve PUD Planned Unit Overlay District, PUD Planned Unit Development Overlay District shall allow the following: Pond locations that have been approved by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to be located within the primary corridor within the corridor line changing; 58th Avenue to be designed as a Minor Street with a 37' roadway width with ditch section; Deviation from section ZN 3.07(4)(b) to allow for community signage as specified on Sheet L1.4 to include two rental community monument signs, rental community median sign and a development sign; Street Yard Setbacks – Street Yard – 50' proposed from CTH E (Variance from 65' as required by section ZN 4.03(12)(g)(1) for State, Federal and County Trunk highways and 40' from all other roads), set back dimension taken from the expanded right-of way limit after the 27' of the additional right-of-way is dedicated to the north side of CTH E; and Street Yard Setbacks – Street Yard- 30' proposed from 58th Avenue right-of-way (Variance from 40' as required by section ZN 4.03(12) (g)(1) from all State, Federal and County Trunk highways, subject to the execution of the Developer's Agreement, subject to RPF Somers LLC becoming the fee owner, second by Trustee Aupperle. Motion carried 6-0-1 with Trustee Smith abstaining.

**Action on request by Fab Five Farmers LLC & DMRO LLC, 1438 Isabelle Ave, Racine, WI 53402; James P & Arlene Kay Skendziel, 5906 12TH ST, Kenosha, WI 53144-1182; John M & Mary J Lichter, 1194 63rd Ave, Kenosha, WI 53144 (Owners), Keith Fanelli, RPF Somers, LLC, 413 North Carpenter Street, Suite 1E, Chicago, IL 60642 (Agent), for approval of a Certified Survey Map (dated March 8<sup>th</sup>, 2019 by John P. Konopacki of Pinnacle Engineering Group) to create one (1) 21.3560-acre parcel, one (1) 1.9995-acre parcel, one (1) 1.7981-acre parcel, one (1) 2.0799-acre parcel and one (1) 3.2137-acre parcel from Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers**

Trustee Geertsen moved to approve said Certified Survey Map, subject to execution of a developer's agreement and recorded documentation that RPF Somers LLC is the fee owner, second by Trustee Aupperle. Motion carried 6-0-1 with Trustee Smith abstaining.

**Action on request by Fab Five Farmers LLC & DMRO LLC, 1438 Isabelle Ave, Racine, WI 53402; James P & Arlene Kay Skendziel, 5906 12TH ST, Kenosha, WI 53144-1182; John M & Mary J Lichter, 1194 63rd Ave, Kenosha, WI 53144 (Owners), Keith Fanelli, RPF Somers, LLC, 413 North Carpenter Street, Suite 1E, Chicago, IL 60642 (Agent), for site plan review, exterior fenestration and monument sign review on Tax Parcel #s 82-4-222-104-0342, 82-4-222-104-0330 and 82-4-222-104-0201, located in the SE 1/4 of Section 10, T2N, R22E, Village of Somers**

Trustee Aupperle moved to approve said site plan, exterior fenestration and monument sign, subject to execution of a developer's agreement and recorded documentation that RPF Somers LLC is the fee owner, second by Trustee Geertsen. Motion carried 6-0-1 with Trustee Smith abstaining.

#### **Motion to approve Developers Agreement with RPF Somers, LLC**

Trustee Aupperle moved to approve Developers Agreement with RPF Somers, LLC, subject to recorded documentation that RPF Somers LLC is the fee owner, second by Trustee Nelson. Motion carried 6-0-1 with Trustee Smith abstaining.

#### **Motion to re-appoint Ron Grimes (3-year term to end 04/30/2022) and Jeanne Brokmeier (3-year term to end 04/30/2022) to Plan Commission**

Trustee Geertsen moved to re-appoint Ron Grimes (3-year term to end 04/30/2022) and Jeanne Brokmeier (3-year term to end 04/30/2022) to Plan Commission, second by Trustee Ostby. Motion carried 7-0.

#### **Approval of Operator Licenses: none**

#### **Adjournment**

There being no further business, the meeting was adjourned at 6:10 p.m.

Submitted by Timothy L. Kitzman, Clerk-Treasurer

These minutes are not official until approved by the Village Board