

**VILLAGE OF SOMERS  
7511 12<sup>th</sup> STREET  
SOMERS, WI 53171**

**VILLAGE BOARD MEETING  
AGENDA  
11-12-19  
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Consent and Approval of Minutes of Regular meeting on 10-22-19; Vouchers dated 10-31-19 & 11-07-19
4. Correspondence:
5. Citizen Comments
6. Trustee Comments
7. Action on Ordinance No. 19-039 An Ordinance to Repeal and Recreate Sections 3.08 of the Code of Ordinances of the Village of Somers Re-designating 6<sup>th</sup> Street West from the Intersection with Sheridan Road to be Named 6<sup>th</sup> Way
8. Action on Ordinance No. 19-040 An Ordinance to Repeal and Recreate Sections 7.02(N)(1) of the Code of Ordinances of the Village of Somers Relating to Parking Hours Restricted (6<sup>th</sup> Way)
9. Action on Ordinance No. 19-041 An Ordinance to Repeal and Recreate Sections 7.10(A)(2)(a) of the Code of Ordinances of the Village of Somers Relating to Speed Limits Established (6<sup>th</sup> Way)
10. Action on Ordinance No. 19-042 An Ordinance to Repeal and Recreate Sections 7.13(A)(50) of the Code of Ordinances of the Village of Somers Relating to Stop Signs (6<sup>th</sup> Way)
11. Administrator's Report on Pritzker Military Archive
12. Action on Request for Comprehensive Land Use Plan Amendment by Ronald J Birchell, 1276 100th Ave. Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave. Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave. Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St. Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), request an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Business/Industrial Park", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" to "Business/Industrial Park", "Park and Recreational", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.

13. Action on Request for Rezoning by Ronald J Birchell, 1276 100th Ave Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), request a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. and C-1 Lowland Resource Conservancy Dist. to PR-1 Park-Recreational Dist., I-1 Institutional Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.
14. Action on Request by Ronald J Birchell, 1276 100th Ave Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), for site plan on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.
15. Approval of Operator Licenses: Clerk Recommends Approval: Tyler Nitsch, Angela Lasecki, Corrine M. Pozel, Lorien M. Van Dyke
16. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the Nov. 12, 2019 Village Board Meeting Agenda in 1 public place & on the Village website.

Dated this 8th day of Nov., 2019

Tim Kitzman, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at 262-859-2822 with as much notice as possible. Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken.

**VILLAGE OF SOMERS  
MINUTES of the REGULAR MEETING  
October 22, 2019**

The Regular Meeting of the Somers Village Board was called to order at 5:30 p.m. by President George Stoner at the Village Hall, 7511 12<sup>th</sup> Street.

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

All stood for the Pledge of Allegiance.

**Consent and Approval of Minutes of Regular meeting on 10-08-19; Vouchers dated 10-10-19 & 10-17-19**

Trustee Aupperle moved to approve Minutes of Regular meeting on 10-08-19; Vouchers dated 10-10-19 & 10-17-19, second by Trustee Smith. Motion carried 5-0.

**Correspondence: none**

**Citizen Comments: none**

**Trustee Comments**

Trustee Sinnen reminded all of the Council of Governments meeting on November 9<sup>th</sup> in Paddock Lake. Trustee Aupperle announced Shopko Optical is locating next to Starbucks and will open shortly. President Stoner reported the Parkview Tavern site housing project is progressing.

**Action on request by Gary R & Linda B Smith, 3320 Green Bay Rd, Kenosha WI 53144-1547 (Owner), Danielle Mount, GreenbergFarrow, 21 South Evergreen Avenue, Suite 200, Arlington Heights, IL 60005 (Agent), for a rezoning from A-1 Agricultural Preservation Dist. to B-3 Highway Business Dist., on Tax Parcel# 82-4-222-271-0120, located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers**

**Action on request by Gary R & Linda B Smith, 3320 Green Bay Rd, Kenosha WI 53144-1547 (Owner), Danielle Mount, GreenbergFarrow, 21 South Evergreen Avenue, Suite 200, Arlington Heights, IL 60005 (Agent), for a Conditional Use Permit for an automotive service & repair facility in the B-3 Highway Business Dist. on Tax Parcel# 82-4-222-271-0120, located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers**

**Action on request by Gary R & Linda B Smith, 3320 Green Bay Rd, Kenosha WI 53144-1547(Owner), Danielle Mount, GreenbergFarrow, 21 South Evergreen Avenue, Suite 200, Arlington Heights, IL 60005 (Agent), for site plan & exterior fenestration review on Tax Parcel# 82-4-222-271-0120, located in the NE 1/4 of Section 27, T2N, R22E, Village of Somers**

Trustee Geertsen moved to approve above items 7-8-9, subject to the following: The conditional use permit shall be subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance Section ZN 5.03(8)(b)13; Automotive Sales, Service and Repairs in the B-2, B-3, and B-5 Districts (shown below): a. All servicing and repair work shall be within an enclosed structure. Repair materials, new, used or junk parts shall not be stored outside unless the storage area has a solid fence enclosure. Junk materials shall be removed at least once

a month to avoid unsightliness of the site. Fences shall be of uniform design and height and be properly maintained for aesthetic purposes. b. No cars shall be parked within the vision triangle and all parking lots shall meet all yard requirements. c. Lights shall not be beamed directly onto adjoining property. 2. Subject to a permit being obtained from the Wisconsin Dept. of Transportation to abandon the existing access to STH 31 (Green Bay Rd). Said permit shall be obtained prior to receiving approval of any permits. 3. Subject to providing a cross access easement for future development of neighboring parcel to the north. 4. Subject to receiving stormwater approval by the Village of Somers Engineer. 5. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers, second by Trustee Aupperle. Motion carried 5-0.

**Motion to award bid for 11<sup>th</sup> Place Lift Station Replacement to August Winter & Son, Inc., Appleton, WI in the amount of \$1,235,000.00**

Trustee Geertsen moved to award bid for 11<sup>th</sup> Place Lift Station Replacement to August Winter & Son, Inc., Appleton, WI in the amount of \$1,235,000.00, second by Trustee Aupperle. Motion carried 5-0.

**Action on proposed Ordinance No. 19-038 to repeal and recreate section 9.216 of the code of ordinances of the Village to Somers related to State Laws Adopted regarding party to crime acts**

Trustee Geertsen moved to waive the first reading of said ordinance, second by Trustee Aupperle. Motion carried 5-0. Trustee Geertsen moved to adopt proposed Ordinance No. 19-038 to repeal and recreate section 9.216 of the code of ordinances of the Village to Somers related to State Laws Adopted regarding party to crime acts, second by Trustee Aupperle. Motion carried 5-0.

**Approval of Operator Licenses: none**

**Adjournment**

There being no further business, the meeting was adjourned at 5:44 p.m.

Submitted by Timothy L. Kitzman, Clerk-Treasurer

These minutes are not official until approved by the Village Board

Check Date	Bank	Check	Vendor	Vendor Name	Amount
<b>Bank POOL POOLED CASH</b>					
10/31/2019	POOL	56626	SANJUAN	AARON SAN JUAN	231.52
10/31/2019	POOL	56627	AAC001	ASSOCIATED APPRAISAL	3,760.99
10/31/2019	POOL	56628	AT&T001	AT&T	115.31
10/31/2019	POOL	56629	AURORA	AURORA HEALTH CARE	59.37
10/31/2019	POOL	56630	CONCRETE	CONCRETE SPECIALTIES COMPANY	90.00
10/31/2019	POOL	56631	CORE	CORE & MAIN LP	2,019.50
10/31/2019	POOL	56632	GEERTSEN	DAVID GEERTSEN	245.00
10/31/2019	POOL	56633	FIRERESCUE	FIRE-RESCUE SUPPLY LLC	8,375.00
10/31/2019	POOL	56634	DIBBLE	FRAN DIBBLE	15.79
10/31/2019	POOL	56635	UHS001	FROEDERT SOUTH INC	4.00
10/31/2019	POOL	56636	HWY001	HIGHWAY C SERVICE INC	36.77
10/31/2019	POOL	56637	JNT001	JENSEN TOWING	228.00
10/31/2019	POOL	56638	KENCNTRYCL	KENOSHA COUNTRY CLUB	8,000.00
10/31/2019	POOL	56639	KCC&SB	KENOSHA COUNTRY CLUB &	7,000.00
10/31/2019	POOL	56640	KCC&SWA	KENOSHA COUNTRY CLUB &	4,002.00
10/31/2019	POOL	56641	KWU001	KENOSHA WATER UTILITY	1,649.86
10/31/2019	POOL	56642	KWU002	KENOSHA WATER UTILITY	54,429.53
10/31/2019	POOL	56643	LIT001	LAKESIDE INTERNATIONAL LLC	4,803.48
10/31/2019	POOL	56644	MEN001	MENARDS - RACINE	157.23
10/31/2019	POOL	56645	NAP001	NAPA AUTO PARTS	37.32
10/31/2019	POOL	56646	OLENICZAK	OLENICZAK LAW LLC	236.25
10/31/2019	POOL	56647	PAY001	PAYNE & DOLAN INC	770.79
10/31/2019	POOL	56648	ROHNER	ROHNER ASPHALT & GRADING INC	4,951.76
10/31/2019	POOL	56649	SBS001	SAFEGUARD BUSINESS SYSTEMS	397.07
10/31/2019	POOL	56650	PEREZ	SANDRO PEREZ	351.90
10/31/2019	POOL	56651	SHI001	SHERWIN INDUSTRIES INC	2,385.00
10/31/2019	POOL	56652	TWC001	SPECTRUM	17.66
10/31/2019	POOL	56653	TWC001	SPECTRUM	344.39
10/31/2019	POOL	56654	TKITZ	TIMOTHY KITZMAN	150.00
10/31/2019	POOL	56655	USA001	USABLUBOOK	80.19
10/31/2019	POOL	56656	VPLPR	VILLAGE OF PLEASANT PRAIRIE	5,034.72
10/31/2019	POOL	56657	WED002	WE ENERGIES	36.74
10/31/2019	POOL	56658	WIL002	WIL-KIL PEST CONTROL	74.50

**POOL TOTALS:**

Total of 33 Checks:	110,091.64
Less 0 Void Checks:	0.00
<b>Total of 33 Disbursements:</b>	<b>110,091.64</b>

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank POOL POOLED CASH					
11/07/2019	POOL	56661	5ALARM	5 ALARM FIRE & SAFETY	1,325.00
11/07/2019	POOL	56662	AIR001	AIRGAS USA, LLC	115.55
11/07/2019	POOL	56663	AUG001	ARTHUR J GALLAGHER RISK MGMT	2,199.00
11/07/2019	POOL	56664	AT&T001	AT&T	277.50
11/07/2019	POOL	56665	BAT001	BATTERIES PLUS LLC	379.80
11/07/2019	POOL	56666	BAXTER	BAXTER & WOODMAN	58,006.97
11/07/2019	POOL	56667	TRI-VISA	CARDMEMBER SERVICE	593.31
11/07/2019	POOL	56668	FIS001	CAROL J MATTEUCCI	186.10
11/07/2019	POOL	56669	CORE	CORE & MAIN LP	428.00
11/07/2019	POOL	56670	DAV001	DAVISON LAW OFFICE, LTD	10,638.05
11/07/2019	POOL	56671	DAV001	DAVISON LAW OFFICE, LTD	1,423.00
11/07/2019	POOL	56672	EMC	EMC INSURANCE COMPANIES	14,900.74
11/07/2019	POOL	56673	EAM001	EMERGENCY APPARATUS MAINTENANCE INC	368.16
11/07/2019	POOL	56674	EME001	EMERGENCY MEDICAL PRODUCTS INC	111.90
11/07/2019	POOL	56675	FIRE/RESCUE	FIRE-RESCUE SUPPLY LLC	730.00
11/07/2019	POOL	56676	STO001	GEORGE STONER	302.40
11/07/2019	POOL	56677	GREAT	GREAT LAKES TESTING INC	930.00
11/07/2019	POOL	56678	HAZARD	HAZARD CONTROL TECHNOLOGIES, INC	1,344.00
11/07/2019	POOL	56679	SOR001	JOHN E SORENSEN	48.78
11/07/2019	POOL	56680	KEN002	KENOSHA COUNTY TREASURER	387.30
11/07/2019	POOL	56681	KWU001	KENOSHA WATER UTILITY	39,230.44
11/07/2019	POOL	56682	KING	LAURENCE KING	202.03
11/07/2019	POOL	56683	MARTAB	MARTAB MEDICAL	118.90
11/07/2019	POOL	56684	MEN001	MENARDS - RACINE	119.44
11/07/2019	POOL	56685	NAP001	NAPA AUTO PARTS	465.39
11/07/2019	POOL	56686	PAR001	PARKSIDE TRUE VALUE HARDWARE	28.07
11/07/2019	POOL	56687	KCHUMANE	SAFE HARBOR HUMANE SOCIETY	748.43
11/07/2019	POOL	56688	SAMSMC	SAM'S CLUB MC/SYNCE	4,237.58
11/07/2019	POOL	56689	SINGLE	SINGLE SOURCE	4,120.00
11/07/2019	POOL	56690	THEJOURNAL	THE JOURNAL TIMES	302.33
11/07/2019	POOL	56691	HASWTR	TOTALFUNDS	500.00
11/07/2019	POOL	56692	WEE002	WE ENERGIES	1,727.11
11/07/2019	POOL	56693	WICOURT	WI COURT FINES & SURCHARGES	1,289.60

POOL TOTALS:

Total of 33 Checks:

Less 0 Void Checks:

Total of 33 Disbursements:

147,784.88

0.00

147,784.88



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

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**MEETING DATE:** November 12<sup>th</sup>, 2019

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Assistant Administrator

- AGENDA ITEM:**
- #7 Action on Ordinance No. 19-039 An Ordinance to Repeal and Recreate Sections 3.08 of the Code of Ordinances of the Village of Somers Re-designating 6<sup>th</sup> Street West from the Intersection with Sheridan Road to be Named 6<sup>th</sup> Way
  - #8 Action on Ordinance No. 19-040 An Ordinance to Repeal and Recreate Sections 7.02(N)(1) of the Code of Ordinances of the Village of Somers Relating to Parking Hours Restricted
  - #9 Action on Ordinance No. 19-041 An Ordinance to Repeal and Recreate Sections 7.10(A)(2)(a) of the Code of Ordinances of the Village of Somers Relating to Speed Limits Established
  - #10 Action on Ordinance No. 19-042 An Ordinance to Repeal and Recreate Sections 7.13(A)(50) of the Code of Ordinances of the Village of Somers Relating to Stop Signs

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**BACKGROUND:**

In late August, Administration received a call from Kenosha County regarding a situation occurring in the Village based on the name of one of our streets. The street involved is 6<sup>th</sup> Street (dead-end street west of Sheridan Road). Due to the zip codes involved, several of our residents' mail and packages end up being delivered to the City of Racine. There are about 5 homes that are affected. Administration proposed the name change from 6<sup>th</sup> Street to 6<sup>th</sup> Way to help avoid the confusion. This name was chosen with the help of Kenosha County.

**PRIOR ACTION TAKEN:**

At our September 17<sup>th</sup> Work Session, Administration made the Board aware of this issue. On September 17<sup>th</sup>, a letter went out to each parcel. The letter explained that to alleviate

the situation the Village would entertain the idea of the change. The letter also included a form for the owners to indicate their preference as to the changing the name from 6<sup>th</sup> Street to 6<sup>th</sup> Way. We asked them to respond by October 31<sup>st</sup>. Out of the 5 letters sent, 4 were returned indicating they agreed with the name change. At our November 5<sup>th</sup> Work Session, the Board was informed that the majority of the responses were in favor of the change. On November 6<sup>th</sup>, letters went out to each parcel to inform them that the ordinances necessary to facilitate the name change would be acted on at our November 12<sup>th</sup> Board meeting.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

Staff recommends approval of the attached ordinances to facilitate the name change of 6<sup>th</sup> Street to 6<sup>th</sup> Way. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*Ordinance 19-039*

*“Motion to waive the first reading of Ordinance No. 19-039”*

*“Motion to approve Ordinance No. 19-039 An Ordinance to Repeal and Recreate Sections 3.08 of the Code of Ordinances of the Village of Somers Re-designating 6<sup>th</sup> Street West from the Intersection with Sheridan Road to be Named 6<sup>th</sup> Way”*

*Ordinance 19-040*

*“Motion to waive the first reading of Ordinance No. 19-040”*

*“Motion to approve Ordinance No. 19-040 An Ordinance to Repeal and Recreate Sections 7.02(N)(1) of the Code of Ordinances of the Village of Somers Relating to Parking Hours Restricted”*

*Ordinance 19-041*

*“Motion to waive the first reading of Ordinance No. 19-041”*

*“Motion to approve Ordinance No. 19-041 An Ordinance to Repeal and Recreate Sections 7.10(A)(2)(a) of the Code of Ordinances of the Village of Somers Relating to Speed Limits Established”*

*Ordinance 19-042*

*“Motion to waive the first reading of Ordinance No. 19-042”*

*“Motion to approve Ordinance No. 19-041 An Ordinance to Repeal and Recreate Sections 7.13(A)(50) of the Code of Ordinances of the Village of Somers Relating to Stop Signs”*

ATTACHMENTS:

Map of Area

Signed Sheets in Support

Ordinance No. 19-039

Ordinance No. 19-040

Ordinance No. 19-041

Ordinance No. 19-042



**DISCLAIMER** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 9/11/2019

**PROPOSED NAME CHANGE FROM  
6<sup>th</sup> STREET to 6<sup>th</sup> WAY**

NAME:

Michael & Katie Cyrak

PHYSICAL ADDRESS:

346 6th St

Kenosha, WI 53140

PLEASE "X" ONE OF FOLLOWING TO INDICATE YOUR  
PREFERENCE

X

YES, IN FAVOR OF CHANGING 6<sup>th</sup>  
STREET TO 6<sup>th</sup> WAY

\_\_\_\_\_

NO, NOT IN FAVOR OF CHANGING 6<sup>th</sup>  
STREET TO 6<sup>th</sup> WAY



**PROPOSED NAME CHANGE FROM  
6<sup>th</sup> STREET to 6<sup>th</sup> WAY**

NAME:

Wayne Brofka

PHYSICAL ADDRESS:

334 6th St.

PLEASE "X" ONE OF FOLLOWING TO INDICATE YOUR  
PREFERENCE

X

YES, IN FAVOR OF CHANGING 6<sup>th</sup>  
STREET TO 6<sup>th</sup> WAY

\_\_\_\_\_

NO, NOT IN FAVOR OF CHANGING 6<sup>th</sup>  
STREET TO 6<sup>th</sup> WAY



**PROPOSED NAME CHANGE FROM  
6<sup>th</sup> STREET to 6<sup>th</sup> WAY**

NAME: FRED & Cristina Jones

PHYSICAL ADDRESS: 331 6<sup>th</sup> Street  
Somers

Fred Cell- 708-288-8043  
Cristina Cell- 708-250-3047

PLEASE "X" ONE OF FOLLOWING TO INDICATE YOUR PREFERENCE

X

YES, IN FAVOR OF CHANGING 6<sup>th</sup> STREET TO 6<sup>th</sup> WAY !!

\_\_\_\_\_

NO, NOT IN FAVOR OF CHANGING 6<sup>th</sup> STREET TO 6<sup>th</sup> WAY

Please!  
Thank you!

ORDINANCE NO. 19-039

AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 3.08  
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS  
RE-DESIGNATING 6<sup>th</sup> STREET WEST FROM THE INTERSECTION  
WITH SHERIDAN ROAD TO BE NAMED 6<sup>th</sup> WAY

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The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby creates Section 3.08 of the Code of Ordinances of the Village of Somers relating to the re-designation of 6<sup>th</sup> Street West of Sheridan Road to 6<sup>th</sup> Way to read as follows:

**3.08 DESIGNATION OF 6<sup>th</sup> WAY.**

(A) **Purpose.** Under the methodology of designating streets within Kenosha County, subsequently adopted and continued by the Village, both 6<sup>th</sup> Street and 6<sup>th</sup> Place have been previously designated and referred in ordinances. It has come to the attention of the Village Board that the portion of 6<sup>th</sup> Street west of the intersection of Sheridan Road is contained within the zip code for the City of Racine, Wisconsin, and receives mail delivery from the City of Racine Post Office. The City of Racine also has a street known as 6<sup>th</sup> Street which has caused confusion and errors in the delivery of mail for that portion of 6<sup>th</sup> Street located West of the intersection of Sheridan Road located in the Village. In order to avoid further confusion, the Village Board hereby designates that area currently known as 6<sup>th</sup> Street which traverses West from the intersection with Sheridan Road to be named 6<sup>th</sup> Way, effective immediately.

(B) **Implementation.** Effective immediately, Village staff shall notify the United States Postal Service office in Racine, the Kenosha County Department of Planning and Development and such other agencies or authorities of the re-designation of 6<sup>th</sup> Street West of its intersection with Sheridan Road in the Village from 6<sup>th</sup> Street to 6<sup>th</sup> Way and shall take such other steps as are necessary or advisable including the placement of appropriate signage so as to implement the purposes of this ordinance.

Dated at Somers, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2019.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, President

Attest: \_\_\_\_\_  
Timothy Kitzman, Clerk/Treasurer

ORDINANCE NO. 2019- 040

AN ORDINANCE TO REPEAL AND RECREATE SECTION 7.02(N)(1)  
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS  
RELATING TO PARKING HOURS RESTRICTED

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The Village Board of Trustees of the Village of Somers, Kenosha County,  
Wisconsin, hereby repeals and recreates Section 7.02(N)(1) of the Code of Ordinances of the  
Village of Somers to read as follows:

(1) 6<sup>th</sup> Way.

Dated at Somers, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, President

Attest: \_\_\_\_\_  
Timothy Kitzman, Clerk/Treasurer

ORDINANCE NO. 2019- 041

AN ORDINANCE TO REPEAL AND RECREATE SECTION 7.10(A)(2)(a)  
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS  
RELATING TO SPEED LIMITS ESTABLISHED

---

The Village Board of Trustees of the Village of Somers, Kenosha County,  
Wisconsin, hereby repeals and recreates Section 7.10(A)(2)(a) of the Code of Ordinances of the  
Village of Somers to read as follows:

(a) 6<sup>th</sup> Way.

Dated at Somers, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2019.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, President

Attest: \_\_\_\_\_  
Timothy Kitzman, Clerk/Treasurer

ORDINANCE NO. 2019-042

AN ORDINANCE TO REPEAL AND RECREATE SECTION 7.13(A)(50)  
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS  
RELATING TO STOP SIGNS

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The Village Board of Trustees of the Village of Somers, Kenosha County,  
Wisconsin, hereby repeals and recreates Section 7.13(A)(50) of the Code of Ordinances of the  
Village of Somers to read as follows:

(50) Vehicles traveling east on 6<sup>th</sup> Way shall stop before entering the  
intersection with Sheridan Road.

Dated at Somers, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2019.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, President

Attest: \_\_\_\_\_  
Timothy Kitzman, Clerk/Treasurer



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

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**MEETING DATE:** November 12<sup>th</sup>, 2019

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Assistant Administrator

**AGENDA ITEM:** #11 Administrator's Report on Pritzker Military Archive

#12 Action on Request for Comprehensive Land Use Plan Amendment by Ronald J Birchell, 1276 100th Ave. Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave. Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave. Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St. Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), request an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Business/Industrial Park", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" to "Business/Industrial Park", "Park and Recreational", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW 1/4 of Section 18, T2N, R22E, Village of Somers.

#13 Action on Request for Rezoning by Ronald J Birchell, 1276 100th Ave Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), request a rezoning from A-1 Agricultural Preservation Dist., A-2

General Agricultural Dist. and C-1 Lowland Resource Conservancy Dist. to PR-1 Park-Recreational Dist., I-1 Institutional Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.

- #14 Action on Request by Ronald J Birchell, 1276 100th Ave Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), for site plan on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.

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## BACKGROUND:

In 2018, Administration began working with Tawani Enterprises aka Berteau Honore LLC (herein collectively referred to as the Developer) on the possibility of bringing a project to the Village of Somers. The proposed project is to be an extension of the Pritzker Military Museum and Library (<http://www.pritzkermilitary.org/>). The project as originally submitted requested approvals for the military museum, archival storage spaces, outdoor clay target ranges, an indoor firearms training range and publicly accessible recreational paths. In late July, the Developer formally submitted their applications for the comprehensive plan amendment, rezoning, a conditional use permit, and site plan approval. The proposed project is located along CTH E, 100<sup>th</sup> Avenue, and the East I94 frontage road. The total acres involved are 288. 105 of these acres are unbuildable due to wetlands, floodplain issues, setbacks, right of ways issues and an ANR pipeline easement that divides the north/south project area. This project will be located in TID #6.

The components of the project now include:

- Pritzker Military Archives;
- Firearms Education and Training Center;
- Cold War Memorial;
- Commercial Archives;

- and Community Green Space.

**The project no longer includes the outdoor shooting clays course.** The Developer has updated their site plan and applications to reference this fact. Their application for the conditional use permit has been removed from the materials as presented to the Plan Commission. **Again, this element has been removed, as the Developer is no longer seeking approval of the outdoor shooting clays course.** The Developer is willing to memorialize in the Developer's Agreement that they will not request outdoor shooting range on this property in the future and you will note this is a part of the proposed motion.

#### PRIOR ACTION TAKEN:

The public hearing for the development was held on September 16<sup>th</sup>. The main issue of contention at this meeting was the conditional use permit for the proposed outdoor shootings clays course. The overwhelming majority of the public testimony was against the granting of the conditional use permit. The Plan Commission voted (7-0) to recommend the following:

- Approval of the Requested Comprehensive Plan change from "Business/Industrial Park", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" to "Business/Industrial Park", "Park and Recreational", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved";
- Approval of the Requested Rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. and C-1 Lowland Resource Conservancy Dist. to PR-1 Park-Recreational Dist., I-1 Institutional Dist. and C-1 Lowland Resource Conservancy Dist; and
- Approval of the Site Plan.

The Plan Commission tabled the issue of the conditional use permit for the outdoor shooting clays course. On September 17<sup>th</sup>, the Village received an email from the Developer stating that they were going to remove outdoor shooting clays course from the proposed development. They also stated they were willing to hold a public information meeting regarding the remaining portions of the project. On October 24<sup>th</sup>, the Developer held an informational meeting for the public at Maplecrest Country Club. In an effort to be transparent, the Developer also established a website where individuals can go to learn more about the project (<https://www.pritzkermilitaryarchives.com/>) and submit questions via email ([info@pritzkermilitaryarchives.com](mailto:info@pritzkermilitaryarchives.com)).

On November 1<sup>st</sup>, Administration added a news article item to our website to inform the public that this matter would be reviewed at our November 5<sup>th</sup> Work Session. The link included the packet provided to the Board.

<http://www.somers.org/?q=node/1114#.XcRx9DNKiUk>

The Board reviewed the updated site plan and discussed this matter at our November 5<sup>th</sup> Work Session. Administration and legal counsel met with the Developer on November

6<sup>th</sup> to continue negotiations on a Developer's Agreement. The major deal points are included in the proposed motion.

SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board wishes for this project to move forward, a suggested motion to approve would be as follows:

*“Motion to approve items 12, 13, and 14 request by Ronald J Birchell, 1276 100th Ave. Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave. Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave. Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St. Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), for the following; 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 "Business/Industrial Park", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" to "Business/Industrial Park", "Park and Recreational", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved"; for rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. and C-1 Lowland Resource Conservancy Dist. to PR-1 Park-Recreational Dist., I-1 Institutional Dist. and C-1 Lowland Resource Conservancy Dist.; and for approval of for site plan on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers, subject to the following:*

1. *Conditional approval of a comprehensive plan amendment which would be subject to the execution of a Development Agreement (see #3, below) with the understanding that such approval would be revoked in the event that the terms and conditions of the Development Agreement were not completed.*
2. *Conditional approval of rezoning which would be subject to the execution of a Development Agreement (see #3, below) with the understanding that such approval would be revoked in the event that the terms and conditions of the Development Agreement were not completed.*
3. *Execution of a Development Agreement which would include the following provisions:*
  - a. *Developer responsibility to pay the full costs for the design and construction of a sanitary sewer system and municipal water system.*

- b. *Construction of all buildings shall be subject to the Development Agreement and will require final design review by Village staff for compliance with photometrics, landscaping, building design standards, and similar requirements, as prescribed by Village ordinance.*
- c. *The Developer shall be financially responsible for all internal and external roads or traffic improvements required by Village ordinance or Kenosha County.*
- d. *A permanent prohibition on outdoor shooting ranges/sporting clays ranges located on any portion of the property.*
- e. *A recapture provision allowing the Developer to recover a pro-rata portion of the costs paid by the Developer for the extension of municipal sanitary sewer and/or municipal water for benefitted properties not owned by the Developer and identified by the Village Engineer. Such recapture shall include a repayment of all special assessments for such public improvements against benefitted properties to the Developer and, in the event that the Developer is not fully reimbursed for benefitted properties other than those owned by the Developer, then on September 1, 2032, the Developer shall be reimbursed for the remaining funds to which Developer is entitled and any remaining special assessments will be reassigned to the Village.*
- f. *The Developer shall pay all normal and customary building fees and make a voluntary payment in lieu of impact fees.*
- g. *Subject to compliance with final recommendations from the Kenosha County Department of Zoning and Development (the Village contract zoning administrators) and recommendations from the Village Engineer.*

## ATTACHMENTS:

- a. Updated Site Plan
- b. Plan Commission Minutes from September 16<sup>th</sup>, 2019
- c. Updated Planning Memo from Kenosha County with CUP Removed
- d. October 24<sup>th</sup> Presentation Materials (states they need airport approval, airport approval attached)
- e. Air Port Approval
- f. Correction Statement from Developer
- g. Fact Sheet from Developer
- h. Questions & Answers from October 24<sup>th</sup> Meeting
- i. Developer Communication Plan
- j. Petition in Support of Approval
- k. Letters in Support of Approval provided by Developer
- l. Sewer Concept
- m. Water Concept
- n. Map of TID 6
- o. Estimate of Taxes
- p. TID 6 Somers Assumptions for Development
- q. Increment Projections from Ehlers & Associates for the Project
- r. TID 6 Fiscal Analysis – Pritzker Military Archives
- s. Preliminary Project Schedule



**SOMERS ROAD**

**120TH AVE**

**100TH AVE**

**100TH AVE**

EXISTING 66 FT. R.O.W. (1.78 ACRES ON PMML SITE)

FUTURE 120 FT R.O.W. (1.54 ACRES ON PMML SITE)

UTILITY EASEMENT

PMA

TRANSCANADA GAS MAIN IN EASEMENT (AREA = 7.91 ACRES)

FRONTAGE RD / 120TH AVE (1.95 ACRES [0.153 ACRES TRANSCANADA GAS EASEMENT])

ISOLATED WETLAND (0.08 ACRES)

COLD WAR MEMORIAL

WETLAND (13.73 ACRES)

FLOODPLAIN & WETLAND (33.46 ACRES)

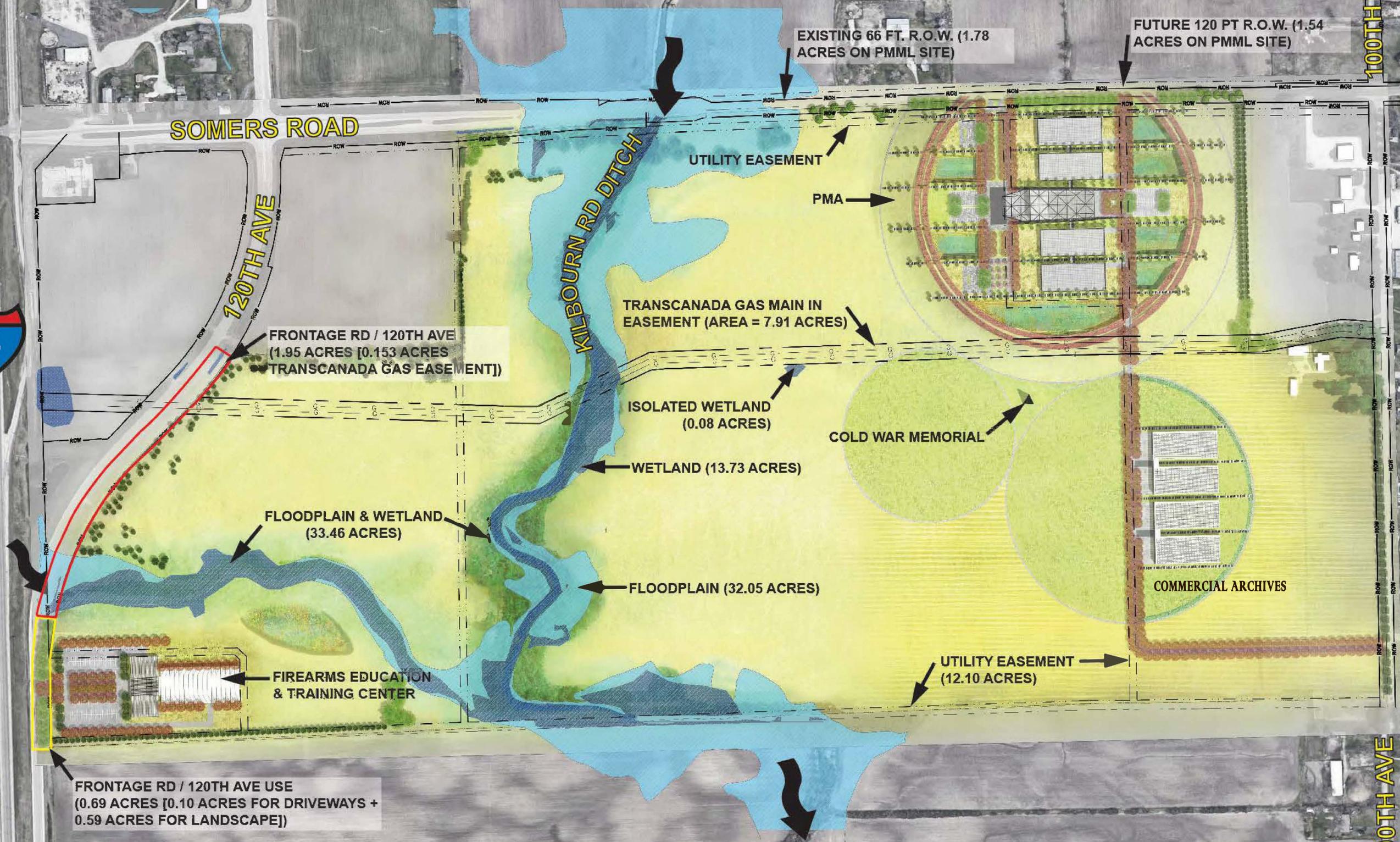
FLOODPLAIN (32.05 ACRES)

COMMERCIAL ARCHIVES

FIREARMS EDUCATION & TRAINING CENTER

UTILITY EASEMENT (12.10 ACRES)

FRONTAGE RD / 120TH AVE USE (0.69 ACRES [0.10 ACRES FOR DRIVEWAYS + 0.59 ACRES FOR LANDSCAPE])





## Plan Commission Minutes September 16, 2019

**Present:** Chairman George Stoner, Commissioners, Ron Grimes, Don Boxx, Robin Wamboldt, and Bob Lee, Paul Aiello, and Scott Fredrick.

Also Present, William Morris, Administrator, Jason Peters, Assistant Administrator, Jeffrey Davison, Village Attorney, Andy Buhler and Luke Godshall, Village Planners, Doug Snyder, Village Engineer, Gregg Sinnen, Karl Ostby, Jackie Nelson, Joe Smith, Trustees, Carson Wilkinson, Fire Chief, and Ann Brumback, Administrative Assistant.

- 1. Call to order:** Chairman Stoner called the meeting to order at 5:37 pm, thanked everyone for coming and explained how the meeting would be conducted. Chairman Stoner also asked Attorney Davison to explain confidentially and how they go hand and hand with developers and municipalities.
- 2. Pledge of Allegiance:** Chairman Stoner, introduced Trustee Nelson Veterans of Somers to lead the Pledge of Allegiance.
- 3. Approve minutes of 08-12-19 meeting:** Commissioner Boxx made the motion to approve, and was seconded by Commissioner Grimes. Motion passed.
- 4. Correspondence:** Letters that were received from residents were received and filed, these letters were emailed to the Plan Commissioners and a printed copy provided for them tonight.
- 5. Citizen Comments:** None – All comments were made for items 6, 7, 8, and 9 at the same time.
- 6. Public hearing & action on request for Comprehensive Land Use Plan Amendment:** Ronald J Birchell, 1276 100th Ave. Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave. Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave. Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St. Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), request an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Business/Industrial Park", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" to "Business/Industrial Park", "Park and Recreational", "Secondary Environmental Corridor" and "Other Conservancy Land to be Preserved" on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.

Chairman Stoner read the request for the Public Hearing and Action into the meeting and opened the Public Hearing for items 6, 7, 8, and 9 with approval from everyone at the meeting.

The following people spoke:

Michael Boozer-9725 12<sup>th</sup> Street, Mark Leslie, Mike Willkomm-991 120<sup>th</sup> Ave, Major General James Mukogama-Glenview IL, Fred Galati, Sr.-Milwaukee, WI, Rhonda Young-Pembroke, GA, Michael Stensland-Milwaukee, WI, Allen Lynch-Gurnee, IL, Dave Riley-3446 16<sup>th</sup> PL, Raymond Limvach-Arlington Heights, IL, Linda Seymour-9820-15<sup>th</sup> St., Laura Svatek-9825 14<sup>th</sup> Pl, Janice Hysell-11820 12<sup>th</sup> St., Ben Harbach-900 100<sup>th</sup> Ave., Stephanie Funk-11201 12<sup>th</sup> St., Keith Dunham-9725 14<sup>th</sup> St., Olga Garcia-9918 12<sup>th</sup> St., Richard Lewis-1262 98<sup>th</sup> Ave., Steve Seymout-9820 15<sup>th</sup> St., Jeff Jachowicz-9710 15<sup>th</sup> St., Gretta Lewis-1262 98<sup>th</sup> Ave., Joe Lampada-9825 15<sup>th</sup> St., Mary Castle-9900 15<sup>th</sup> St., Michael Galster-1470 97<sup>th</sup> Ave., Scott Erskine-1450 97<sup>th</sup> Ave., Denise Schulz-1414 97<sup>th</sup> Ave., James Moore-1414 97<sup>th</sup> Ave., Lynette Lessard-1270 98<sup>th</sup> Ave., Kathy Harmeyer-9711 14<sup>th</sup> St., Keith Konkle-1435 98<sup>th</sup> Ave., Tom Grubb-9750 14<sup>th</sup> St., Ruth Schmidt-1301 98<sup>th</sup> Ave., Michael DeLuca-1346 97<sup>th</sup> Ave., Lisa Boozer-9725 12<sup>th</sup> St., Tim Santeli-9721 14<sup>th</sup> St., Marilyn Dunham- 9725 14<sup>th</sup> St., Bernard Turo-1306 95<sup>th</sup> Ave., Kent Castle-9900 15<sup>th</sup> St., Nora Bigly-9925 15<sup>th</sup> St., Christopher Bigley-9925 15<sup>th</sup> St., Tom Vogel-970015<sup>th</sup> St., Diane Madden-1254 98<sup>th</sup> Ave., Brian Stavlo-1455 98<sup>th</sup> Ave., Kathleen Vaughn-9707 12<sup>th</sup> Pl., Brian Cater-1425 98<sup>th</sup> Ave., Chris Denman-9407 12<sup>th</sup> St., John Wiersum-1456 94<sup>th</sup> Ave., Steve Sabby-1329 97<sup>th</sup> Ave., Kathi Sabby-1329 97<sup>th</sup> Ave., Robert Rauth-9800 14<sup>th</sup> St., Jamie Rauth-9800 14<sup>th</sup> St., Joseph Gallo-1235 97<sup>th</sup> Ave, Rick Schim-140 25<sup>th</sup> Ave, Wayne Harkar-3540, Kathleen Gloff-2031 30<sup>th</sup> Ave., Jeffrey Weidner-2811 10<sup>th</sup> Pl., Lynda Pfeiffer-1345 97<sup>th</sup> Ave., Jason fisher-982014<sup>th</sup> Pl., Mike Skalitzky-1415 97<sup>th</sup> Ave., Randahl Smits-9908 14<sup>th</sup> St., Daniel Leiting-9800 14<sup>th</sup> Pl., Beth Boettcher-9918 14<sup>th</sup> St., Dave Boettcher-9918 14<sup>th</sup> St., Peggy Gallo-1235 97<sup>th</sup> Ave., Judith Lee-9406 14<sup>th</sup> St., David Bouer-1431 95<sup>th</sup> Ave., Gregg Sinnen-3190 100<sup>th</sup> Ave., Lou Ann Daniels-1497.

Chairman Stoner asked if there was anyone else wishing to speak three (3) times before he closed the Public Hearings on item 6.

7. **Public hearing & action on request for Rezoning:** Ronald J Birchell, 1276 100th Ave Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), request a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist. and C-1 Lowland Resource Conservancy Dist. to PR-1 Park-Recreational Dist., I-1 Institutional Dist. and C-1 Lowland Resource Conservancy Dist. on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.

Chairman Stoner read the request for the Public Hearing and action for the Rezoning, and asked if anyone wanted to speak three (3) times then closed the Public Hearing.

8. **Public hearing & action on request for Conditional Use Permit:** Ronald J Birchell, 1276 100th Ave Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), request a Conditional Use Permit for outdoor firearm, skeet and trap shooting ranges in the PR-1 Park-Recreational Dist. on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-

**222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.**

Chairman Stoner then asked the Commissioners and they had a problem waving the reading of this item. Commissioner Lee made the motion to wave the reading and was seconded by Commissioner Grimes. Chairman Stoner then asked the representatives for the Pritzker Museum development to give their presentation.

Dr. Rob Havers, introduced himself, spoke briefly regarding the archive military preservation and protection of the Natural Resources and would be working closely with the Wisconsin DNR for protection of the wetlands and streams running through the property. Dr. Havers then introduce everyone to a brief presentation from Colonel Jennifer Pritzker on a video. Colonel Pritzker spoke about the need to expand the current location to preserve history and education for the future. The development will be done in three phases, with the first two starting with the archival and education and training centers.

Chris Meter, a Veteran of the United States Marine Corps, now working at the Pritzker Military Museum and Library, thanking the Village for consideration of the project. He also spoke briefly of Mr. Leon Dreger, a World War II veteran who served on our Plan Commission. Mr. Meter then went on to state the third phase of the project is to create two additional facilities including a “Firearms Education and Training Center” and the first World Class Military themed Clay Target course. The first of these to centers would be a secure indoor firearms education and training center, which they hope would provide a facility capable of meeting the specialized training needs of first responders as well as local military, reserve and Nation Guard units. The second center would be used for hosting sports, competitions, youth education and charity events.

Chairman Stoner, then called for a motion from the Commissioners. Commissioner Boxx recommended approval, Commissioner Aiello seconded the motion. This was followed by questions from the Commissioners including, noise testing, what type of guns, barriers, fencing, landscaping, lighting. Dr. Higgins stated sound testing is still be testing on an empty site was taken and was barely audible and they would continue testing to make sure it was according to Kenosha County Codes. It was stated that no rifle or pistols or mussel loaders could be used outside clay target course and all ammunition must be purchased on site. Also barriers would be within the site as well as around the site. Fencing, extensive trees, shrubs and landscaping would be maintained. Walking/bike paths open to public.

Commissioner Box amended his motion to table the Conditional Use Permit (item #8) until more information could be obtained regarding the questions asked. Commissioner Aiello seconded the amendment. Motion passed 7-0.

Chairman Stoner then called for a motion to approve the Comprehensive Plan Amendment (item #6) and the Rezone (item #7) and Site Plan (item #9). Attorney Davison made it clear to the Commissioners and the audience that Items 6, 7 and 9 could not happen without the Conditional Use Permit. The motion passed 7-0.

9. **Ronald J Birchell, 1276 100th Ave Kenosha WI 53144; Alvin R & Jean R Wilks Revocable Trust, 17629 Durand Ave Union Grove WI 53182; Francesco M & Natalie C Rovella, 1340 100th Ave Kenosha WI 53144; Joseph A & Christina M Funk, 11201 12th St Kenosha WI 53144; Yosef Hakimi Family Trust, Valentine Hakimi, 650 Laurel Ave., Ste 205, Highland Park IL 60035 (Owners); Mary Parthe, Berteau Honore LLC, 104 S. Michigan Ave., No. 500, Chicago, IL 60603 (Agent), for site plan and exterior fenestration approval of a proposed military museum and outdoor firearm, skeet**

**and trap shooting ranges to be constructed on Tax Parcel #s 82-4-222-172-0202, 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202, located in the NW 1/4 of Section 17 and the NE & NW ¼ of Section 18, T2N, R22E, Village of Somers.**

- 10. Adjourn:** Commissioner Boxx made the motion to adjourn, Commissioner Aiello seconded the motion. Motion passed 7-0. The meeting adjourned at 10:00 pm.



# COUNTY OF KENOSHA

Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

**TO:** Village of Somers Plan Commission & Board  
**FROM:** Luke Godshall, Kenosha County Planning & Development  
**RPT DATE:** 11-01-19  
**MTG DATES:** 11-05-19, 11-12-19  
**APPLN DATE:** 7-26-19  
**RE:** Land Use Plan Amendment, Rezoning & Site Plan Review for proposed Military Museum & Library and Firearms Education Center & Clubhouse

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## BACKGROUND:

1. Petitioner/Agent: Mary Parthe, Berteau Honore LLC
2. Property Owner(s): RONALD J BIRCHELL, FRANCESCO M ROVELLA NATALIE C ROVELLA, ALVIN R & JEAN R, RONALD J BIRCHELL, ALVIN R & JEAN R WILKS REVOCABLE TRUST, JOSEPH A FUNK CHRISTINA M FUNK, YOSEF HAKIMI FAMILY TRUST VALENTINE HAKIMI TRUST
3. Location/Address: Southeast of I-94 Frontage Rd & CTH E intersection
4. Tax key Number(s): 82-4-222-172-0202 (part of), 82-4-222-172-0401, 82-4-222-172-0402, 82-4-222-181-0100, 82-4-222-181-0200, 82-4-222-181-0300, 82-4-222-181-0400, 82-4-222-182-0201, 82-4-222-182-0202
5. Area: 287 acres
6. Existing Zoning: A-1 Agricultural Preservation, A-2 General Agricultural, C-1 Lowland Resource Conservancy
7. Proposed Zoning: I-1 Institutional, PR-1 Park-Recreational, C-1 Lowland Resource Conservancy
8. Existing Land Use: Business/Industrial Park, Commercial, Park and Recreational, SEC, Other Conservancy Land to be Preserved
9. Proposed Land Use: Business/Industrial Park, Park and Recreational, SEC, Other Conservancy Land to be Preserved

## OVERVIEW:

The Petitioner proposes to develop the above referenced tax key numbers for a military museum & archival storage spaces and an indoor firearms training range. The rest of the site will be left in an open/natural state with walking & biking paths that will be publicly-accessible during business hours.

A previous component of the overall plan for the site included an outdoor clay target range which would have required approval of a Conditional Use Permit. The Petitioner has since decided to withdraw plans for the outdoor clay target range from consideration.

The submitted application materials indicate that the project would be developed in four phases, beginning with the museum & archive spaces to be concluded within three to five years. The firearms, education & training center (indoor range) is anticipated to begin within ten years. The final phase would involve potential expansion of the both the museum and commercial archives within twenty years.



# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

The areas proposed to be rezoned to I-1 Institutional will be for the museum and archive uses, while the areas proposed to be rezoned to PR-1 Park-Recreational will be for the future firearms education center and surrounding open lands. Wetland areas have been delineated and will be placed in the C-1 Lowland Resource Conservancy zoning designation.

### PLANNER COMMENTS:

The Petitioner has submitted detailed site, civil, landscape, architectural and lighting plans for this project.

All proposed buildings require a minimum setback of 65' from a County or State Trunk Highway. The submitted plans show proposed buildings to be exceeding 65' from both CTH E and the East Frontage Road of Interstate 94.

All proposed buildings in the I-1 district have a height maximum of 60 feet. The proposed main museum & library building is proposed at 47', with the lower archive buildings being 20'.

All proposed buildings in the PR-1 district are limited to a maximum height of 100 feet. The tallest building indicated is the clubhouse building at 37', well below the height allowance.

Visitor parking lots for the museum & library is shown to have 86 spaces, with an additional 32 employee parking spaces. The proposed 118 spaces meet the 1 space/400 sq. ft. required by ordinance. There are also 26 additional large spaces for bus parking. Visitor parking for the firearms training center, clubhouse and indoor range is shown to have 172 spaces, with an additional 40 large spaces for bus parking. This is more than enough parking to handle the reception, lounge and classroom spaces in addition to the shooting range spaces.

The library & museum is proposed to be accessed from CTH E. Access will need to be permitted by the Kenosha County Division of Highways and may require submittal of a Traffic Impact Analysis (TIA). The firearms education center is proposed to be accessed off the East Frontage Road; this access will need to be permitted by the Wisconsin DOT. A third point of access is proposed from 100<sup>th</sup> Ave. for the commercial archives. This access may be permitted by the Village of Somers.

The submitted applications did not specify the number or types of signage to be installed. Any proposed ground signage will require review by the Plan Commission prior to permits being issued for such signs.

Zoning permits shall be issued for any building/structure greater than 150 sq. ft. in area.

### STAFF RECOMMENDATION:

Staff recommends the Village of Somers **Approve** the Land Use Plan Amendment, Rezoning and Site Plan for the subject parcels with the following conditions:

1. Subject to receiving stormwater plan approval by the Village of Somers engineer.
2. Subject to receiving approval of access points by Kenosha County Highways (CTH "E") and the State of Wisconsin DOT (East Frontage Road).
3. Subject to receiving any necessary approvals from Wisconsin Department of Natural Resources (DNR) for proposed work and/or structures within wetland areas.



# COUNTY OF KENOSHA

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## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

4. Subject to receiving necessary approvals/permits from Kenosha County and Village of Somers prior to construction or placement of any structures.
5. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

### EXHIBIT(S):

- A. Petitioner Applications
- B. Site Plans

RECEIVED JUL 26 2019

BERTEAU HONORE LLC  
104 S. Michigan Avenue, Suite 500  
Chicago, Illinois 60603  
312-374-9455

July 26, 2019

William Morris  
Village of Somers  
7511 12th Street  
Kenosha, WI 53144

*Hand Delivered*

Re: Site Plan for Review, Comprehensive Plan Amendment Application, Rezoning Application, and ~~Conditional Use Permit Application~~ 

Dear Mr. Morris:

As you know, Berteau Honore, LLC has entered into multiple agreements to purchase real estate in Somers, Wisconsin and develop, in part, a state-of-the-art solution for the Pritzker Military Museum & Library (the "PMML") that will keep up with its growing collection of materials and complement its primary facility located in Chicago, Illinois. Designations of Agent authorizing Berteau Honore to submit a site plan for review on behalf of the current owners accompany this letter.

As part of the proposed development, Berteau Honore plans to develop the site for a number of separate uses. We are submitting the following site plans for the proposed development to the Village of Somers Board of Trustees for review, hearing, and approval:

- » An overall site map, including a site map showing the expected tax-exempt areas;
- » Building drawings;
- » A landscaping plan;
- » A photometric plan;
- » Sewer & utility plans; and
- » Stormwater retention plans.

Berteau Honore plans to develop the site on the following timeline:

*Phase 1* - Starting immediately and concluding within three years

- » The Archives, Workspace, & Gallery Center to support the PMML
- » Publicly-accessible green space

*Phase 2* - Starting within five years

- » The Cold War Memorial
- » The Commercial Archives

William Morris  
Village of Somers  
July 26, 2019  
Page 2 of 2

Phase 3 - Starting within ten years

- » ~~The Clay Target Range~~ 
- » The Firearms, Education & Training Center

Phase 4 - Starting within twenty years

- » Potential expansion of the PMML Archives
- » Potential expansion of the Commercial Archives

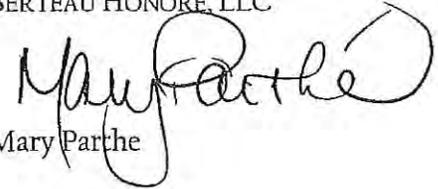
In addition, we are submitting the following applications for review, hearing, and approval by Somers' Board:

- » Village of Somers Comprehensive Plan Map Amendment Application;
- » Village of Somers Rezoning Application; and
- » ~~Village of Somers Conditional Use Permit Application~~ 

Designations of Agent that authorize Berteau Honore to file applications on behalf of the current owners accompany each of these applications. Also enclosed are checks for the applicable filing fees for each application.

Please contact us with any questions or concerns about the materials submitted.

Sincerely,  
BERTEAU HONORE, LLC

  
Mary Parthe



OWNERS' DESIGNATION OF AGENT

We, Joseph A. Funk and Christina M. Funk, own the real estate located at 11201 12th Street, Somers, WI 53144, with tax parcel no. 82-4-222-181-0400 (the "Premises"), which is located in the Village of Somers, Kenosha County, Wisconsin. By this instrument, we appoint Berteau Honore LLC as our agent for the limited purpose of preparing and applying for comprehensive plan amendments, conditional use permits, airport overlay reviews, zoning permits, rezonings, zoning amendments, certified survey maps, sites plans, parcel combination affidavits, or any similar approvals relating to the Premises to the Village of Somers, City of Kenosha, or Kenosha County.

Joseph A Funk  
Joseph A. Funk

Dated 6-27-19

CM Funk  
Christina M. Funk

Dated 6-27-19

STATE OF WISCONSIN }  
                                  } SS:  
COUNTY OF KENOSHA }

On June 27 2019, Joseph A. Funk and Christina M. Funk acknowledged this instrument before me.

Sign Regina Baehochin  
Print Regina Baehochin  
Name

Notary Public, State of Wisconsin  
My commission expires: 12-06-2020



OWNERS' DESIGNATION OF AGENT

We, Francesco M. Rovella and Natalie C. Rovella, own the real estate located at 1340 100th Avenue, WI 53144, with tax parcel no. 82-4-222-172-0401 (the "Premises"), which is located in the Village of Somers, Kenosha County, Wisconsin. By this instrument, we appoint Berteau Honore LLC as our agent for the limited purpose of preparing and applying for comprehensive plan amendments, conditional use permits, airport overlay reviews, zoning permits, rezonings, zoning amendments, certified survey maps, sites plans, parcel combination affidavits, or any similar approvals relating to the Premises to the Village of Somers, City of Kenosha, or Kenosha County.

*Francesco M. Rovella*  
Francesco M. Rovella

Dated 6.27.19

*Natalie C. Rovella*  
Natalie C. Rovella

Dated 6.27.19

STATE OF WISCONSIN }  
                                  } SS:  
COUNTY OF KENOSHA }

On 6/27/2019, Francesco M. Rovella and Natalie C. Rovella acknowledged this instrument before me.

Sign *Anthony Nudo*  
Print Name Anthony Nudo

Notary Public, State of Wisconsin  
My commission expires: Permanet



OWNERS' DESIGNATION OF AGENT

We, Alvin R. Wilks and Jean R. Wilks, as trustees of the Alvin R. Wilks and Jean R. Wilks Revocable Trust, own the real estate located in Somers, WI with tax parcel nos. 82-4-222-181-0300, 82-4-222-181-0200, and 82-4-222-172-0402 (the "Premises"), which is located in the Village of Somers, Kenosha County, Wisconsin. By this instrument, we appoint Berceau Honore LLC as our agent for the limited purpose of preparing and applying for comprehensive plan amendments, conditional use permits, airport overlay reviews, zoning permits, rezonings, zoning amendments, certified survey maps, sites plans, parcel combination affidavits, or any similar approvals relating to the Premises to the Village of Somers, City of Kenosha, or Kenosha County.

Alvin R. Wilks  
Alvin R. Wilks, as trustee of the Alvin R. Wilks and Jean R. Wilks Revocable Trust

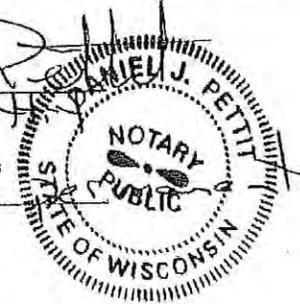
Dated 7-17-19

Jean R. Wilks  
Jean R. Wilks, as trustee of the Alvin R. Wilks and Jean R. Wilks Revocable Trust

Dated 7-17-19

STATE OF WISCONSIN }  
  } SS:  
COUNTY OF KENOSHA }

On July 17, 2019, Alvin R. Wilks and Jean R. Wilks, as trustees of the Alvin R. Wilks and Jean R. Wilks Revocable Trust, acknowledged this instrument before me.

Daniel J. Pettit  
Sign  
Print Name Daniel J. Pettit  
Notary Public, State of Wisconsin  
My commission expires 1-5-2021  




# VILLAGE OF SOMERS

RECEIVED JUL 26 2019 May 2015

## VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Ronald J. Birchell

x

*[Handwritten Signature]*  
Signature

By Berteau Honore, LLC,  
Designated Agent

Mailing Address:

1266 100th Avenue

City: Somers

State: WI

Zip: 53144

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Berteau Honore LLC

x

*[Handwritten Signature]*  
Signature

By Mary Parthe,  
Authorized Agent

Mailing Address:

104 S. Michigan Avenue, No. 500

City: Chicago

State: IL

Zip: 60603

Phone Number: 312-374-9455 E-mail (optional): \_\_\_\_\_

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Business & Industrial; Commercial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Parks & Recreation; Business & Industrial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved



May 2015

# VILLAGE OF SOMERS

## VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Joseph A. Funk and Christina M. Funk x

Signature

By Berteau Honore, LLC,  
Designated Agent

Mailing Address:

11201 12th Street

City: Somers

State: WI

Zip: 53144

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Berteau Honore LLC

Signature

By Mary Parthe,  
Authorized Agent

Mailing Address:

104 S. Michigan Avenue, No. 500

City: Chicago

State: IL

Zip: 60603

Phone Number: 312-374-9455 E-mail (optional): \_\_\_\_\_

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Business & Industrial; Commercial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035"):

Parks & Recreation; Business & Industrial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved



May 2015

# VILLAGE OF SOMERS

- \*1) The Yosef Hakimi Trust under the Trust Agreement dated the 14th day of November 1990; and  
2) the Valentine Hakimi Trust under the Trust Agreement dated the 14th day of November 1990

## VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Valentine Hakimi, as trustee of two trusts\* x

Signature

By Berteau Honore, LLC,  
Designated Agent

Mailing Address:

1435 E. Frontage Road

City: Somers

State: WI

Zip: 53144

Phone Number: \_\_\_\_\_

E-mail (optional): \_\_\_\_\_

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Berteau Honore LLC x

Signature

By Mary Parthe,  
Authorized Agent

Mailing Address:

104 S. Michigan Avenue, No. 500

City: Chicago

State: IL

Zip: 60603

Phone Number: 312-374-9455

E-mail (optional): \_\_\_\_\_

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Business & Industrial; Commercial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Parks & Recreation; Business & Industrial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved



May 2015

# VILLAGE OF SOMERS

## VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Francesco M. Rovella and Natalie C. Rovella x

Signature

By Berteau Honore, LLC,  
Designated Agent

Mailing Address:

1340 100th Avenue

City: Somers

State: WI

Zip: 53144

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Berteau Honore LLC

Signature

By Mary Parthe,  
Authorized Agent

Mailing Address:

104 S. Michigan Avenue, No. 500

City: Chicago

State: IL

Zip: 60603

Phone Number: 312-374-9455 E-mail (optional): \_\_\_\_\_

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Business & Industrial; Commercial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035"):

Parks & Recreation; Business & Industrial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved

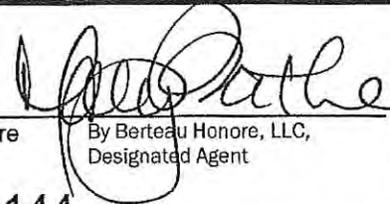


# VILLAGE OF SOMERS

## VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:  
Alvin R. Wilks and Jean R. Wilks, as trustees of the Alvin  
R. Wilks and Jean R. Wilks Revocable Trust

x \_\_\_\_\_  
Signature

  
By Berteau Honore, LLC,  
Designated Agent

Mailing Address:

12th Street & 100th Avenue, Somers, WI 53144

City: Somers

State: WI

Zip: 53144

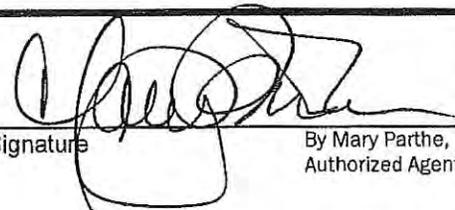
Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Berteau Honore LLC

x \_\_\_\_\_  
Signature

  
By Mary Parthe,  
Authorized Agent

Mailing Address:

104 S. Michigan Avenue, No. 500

City: Chicago

State: IL

Zip: 60603

Phone Number: 312-374-9455 E-mail (optional): \_\_\_\_\_

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Business & Industrial; Commercial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Parks & Recreation; Business & Industrial; Secondary Environmental Corridor; & Other Conservancy Land to be Preserved

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):  
See attached exhibit A.

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:  
Yes. See attached exhibit A.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

**(e-2)** Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

Yes. See attached exhibit A.

**(e-3)** Will the proposed amendment have any detrimental environmental effects? Explain:

No. See attached exhibit A.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

Yes. See attached exhibit A.

(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

Yes. See attached exhibit A.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Yes. See attached exhibit A.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Village of Somers Comprehensive Plan:

82-4-222-181-0400; 82-4-222-172-0401; 82-4-222-181-0100 and 82-4-222-181-0202; 82-4-222-182-0201 and 82-4-222-182-0202; 82-4-222-181-0300, 82-4-222-181-0200, and 82-4-222-172-0402

See attached exhibit B for legal descriptions.

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale). See attached exhibit C for site maps.

(h) The fee specified in Section 12.05-8 of this ordinance.

Request for Land Use Plan Map Amendment (payable to "Kenosha County") .....\$1,435.00

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	
19600 - 75 <sup>th</sup> Street, Suite 185-3	
Bristol, Wisconsin 53104	
Division of County Development (including Sanitation & Land Conservation).....	857-1895
Facsimile #.....	857-1920
Public Works Division of Highways .....	857-1870
Administration Building	
Division of Land Information.....	653-2622
Village of Somers .....	859-2822
Wisconsin Department of Natural Resources - Sturtevant Office .....	884-2300
Wisconsin Department of Transportation - Waukesha Office .....	548-8722

EXHIBIT A - Attachment to Village of Somers  
Comprehensive Plan Map Amendment Application

(c) *Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035"):*\*

(d) *Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):*

Berteau Honore, LLC has entered into multiple agreements to purchase real estate located in Somers, Wisconsin in order to develop the entire site for a number of separate uses and operations with similar and related missions to the Pritzker Military Museum & Library ("PMML"). The proposed development will be a unique cultural destination that offers world-class amenities to the public. With regard to the PMML, the purpose, in part, is to develop a state-of-the-art solution for the PMML that will keep up with its growing collection of materials and complement its primary facility in located in Chicago, Illinois. In addition, the PMML will bring publicly-available exhibits to its Somers facility that focus on the role of the citizen soldier in the preservation of democracy. The PMML was founded by Colonel Jennifer N. Pritzker, IL ARNG (Retired) in 2003. Its mission is and has been to acquire and maintain an accessible collection of materials and to develop appropriate programs focusing on the citizen soldier in the preservation of democracy. Today, building upon that foundation through the generosity of private donors, the PMML has become a non-partisan museum and library that attempts to increase the public understanding of military history and the sacrifices made by the men and women who have served.

The proposed development will have six primary components:

1. *The Archives, Workspace, & Gallery Center.* The PMML's offsite, state-of-the-art, museum-quality archival space for the restoration, preservation, and storage of its collections, which are used to maintain an accessible collection of materials and to develop exhibits that tell the story of the citizen soldier. It will offer displays and exhibits to the public and provide a workspace for the PMML staff. Spaces within the Archives may be for rent to other museums, libraries, institutions, and private collectors.
2. *Publicly-accessible green space.* The green space surrounding the Archives will be publicly accessible during business hours and will be beautifully landscaped, complete with walking and biking paths.
3. *The Commercial Archives.* A state-of-the-art, highly-secured facility that will be available to house archives and collections of all types. Because quality commercial archive space is difficult to find in the Midwest, the proposed development will include archival storage with state-of-the-art features where businesses, museums, libraries, and similar institutions can store their archives. Keeping history alive and having a museum-quality space to do so is an important public benefit.

---

\* On June 26, 2018, the Village of Somers Board of Trustees adopted Ordinance No. 18-008, which amended the Village's Comprehensive Plan for the ninth time based on a future use date of 2050.

4. *The Cold War Memorial*. A publicly-accessible static display to honor those who served in the U.S. Armed Forces from 1947 through 1991.
5. ~~The Clay Target Range~~. A safe and secure sporting clays, trap, and skeet range that includes a muzzleloading firearm range. The range will be bordered by a perimeter fence, safely operated, outdoors, and with plans for features that promote meaningful engagement with history.
6. *The Firearms Education and Training Center*. A safe and secure indoor firearms training range. Its proposed vision will offer visitors the opportunity to use historic reproduction firearms, as well as see, learn, and experience the history of the firearm. In addition, the object is to also offer a training space for law enforcement, military personnel, and the public. Historians and researchers may also have the opportunity to analyze historical firearms.

Berteau Honore plans to develop the site on the following timeline:

*Phase 1* - Starting immediately and concluding within three years

- » The Archives, Workspace, & Gallery Center to support the PMML
- » Publicly-accessible green space

*Phase 2* - Starting within five years

- » The Cold War Memorial
- » The Commercial Archives

*Phase 3* - Starting within ten years

- » ~~The Clay Target Range~~
- » The Firearms, Education & Training Center

*Phase 4* - Starting within twenty years

- » Potential expansion of the PMML Archives
- » Potential expansion of the Commercial Archives

(e) *Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):*

(e-1) *Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:*

Yes. The amendment would convert part of the site to a Park and Recreational classification as shown on the second map attached in exhibit C. At this time, the entire site carries a Business/Industrial Park classification, with a small portion classified as Commercial. The site also carries Secondary Environmental Corridor and Other Conservancy Land to be Preserved classifications. The Village of Somers' 2018 Land Use Study, which underpinned the current Comprehensive Plan, recommended "substantial preservation" of such areas. "Development within these areas should be limited to ... compatible outdoor recreation facilities ... carefully designed so as to minimize the impact on natural resources."

Amending the Comprehensive Plan to add a Park and Recreational classified area would be consistent with this goal. The outdoor areas surrounding all four components will be naturally landscaped with native plants, grasses, and trees. The site will place the ~~Clay Target Range and~~ Firearms Education and Training Center in the reclassified area, which will border the Secondary Environmental Corridor and Other Conservancy Land to be Preserved areas, furthering their preservation.

*(e-2) Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:*

Yes. At this time, the owners primarily use the site for agriculture and low-density residential purposes. According to Somers' 2018 Land Use Study, the I-94 corridor in which it lies "has experienced significant growth which will likely continue in the future with the addition of the business Foxconn which will locate directly north of Somers in the Village of Mount Pleasant in 2018." Amending the Comprehensive Plan will allow Berateau Honore to build and develop the site, as described in its answer to question (d) above, which will match both the current land uses of the surrounding area and help spur the anticipated growth in this area.

*(e-3) Will the proposed amendment have any detrimental environmental effects? Explain:*

The proposed amendment and proposed development will have minimal impacts on the environment. The building footprints in the proposed development will cover less than five percent the developable site. Parking will cover an additional one to two percent. The remaining areas will consist of publicly-accessible green space and natural features. Buildings will be designed for sustainability through use of geothermal heating, photovoltaic panels for electricity, rainwater reuse, and other low to zero impact systems. All existing wetlands will remain and operations will strictly comply with EPA guidelines.

*(e-4) Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:*

Yes. The proposed plan amendment would allow Berateau Honore to build and develop the site, as described in its answer to question (d) above, which would create a substantial public benefit. Amending the Comprehensive Plan will directly and indirectly generate substantial economic benefits through the construction and operation of Berateau Honore's proposed development. In addition, the proposed development will draw visitors to the Village of Somers and the surrounding region.

In phase 1, the Archives will open and include an exhibit space which will be open to the public. It will feature a mix of permanent and rotating exhibits that fulfill the PMML's mission of preserving and sharing the story of the citizen soldier. Some exhibit content will be exclusive to the Archives and some of it will be material previously showcased at the PMML in Chicago. Visitors will get a second chance to experience exhibits from years past while also experiencing exhibits completely unique to the PMML's facility. In addition, the green space surrounding the Archives and the Cold War Memorial will also be publicly accessible during business hours.

In phase 2, the Commercial Archives will open and offer private storage or open storage spaces to other museums, libraries, and institutions, as well as businesses and private collectors, who need

museum-quality storage for their collections. Additionally, the Cold War Memorial will be opened and dedicated in honor of the American lives lost in operations between 1947 and 1991.

In phase 3, the Clay Target Range and the Firearms Education and Training Center will be open to the public. As planned, the Clay Target Range will offer visitors a one-of-a-kind, world class design and promote meaningful engagement with history. As planned, the Firearms Education and Training Center will benefit visitors, who can see, learn, and experience the history of the firearm. Historians will have the opportunity to analyze historical firearms. Law enforcement, military personnel, and the public will have access to a valuable multipurpose training space.

*(e-5) Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:*

Yes. Berteau Honore will be entering into a developer's agreement with the Village of Somers to extend and develop public utilities, services, and roads sufficient to service the proposed development as well as the surrounding area. The site plan submitted with this application lists the public services that are and will be available to serve the proposed development.

*(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:*

Yes. The site plan submitted with this application provides for ample parking, restroom, and other facilities for its expected visitors. The infrastructure installed under the pending developer's agreement will provide sufficient support for the submitted with this application. The site plan submitted with this application lists the private services that are and will be available to serve the proposed development.

## EXHIBIT B - Legal Descriptions

### I. Real Estate Belonging to Ronald J. Birchell.

*Parcel A:* That part at the northeast corner of said  $\frac{1}{4}$  section; thence west 111 rods; thence south 67 rods; thence east 111 rods; thence north 67 rods to the point of beginning, EXCEPTING THEREFROM that part described in Deed recorded in Volume 1105 Records, Page 850, document number 686153; in section 18, town 2 north, range 22 east of the fourth principal meridian, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

*Tax Parcel No.* 82-4-222-181-0100

*Parcel B:* The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ , EXCEPTING THEREFROM the following: (1) Mapleridge Estates, a subdivision of record; (2) Mapleridge Estates First Addition, a subdivision of record; (3) That part described in Warranty Deed recorded September 27, 1947 in Volume 307 Deeds, pages 645-46, document number 298810; (4) That part described in Warranty Deed recorded October 17, 1947 in Volume 308 Deeds, pages 603-04, document number 299409; (5) That part described in Warranty Deed recorded June 5, 1951 in Volume 354 Deeds, pages 64-65, document number 330959; (6) That part described in Warranty Deed recorded April 6, 1956 in Volume 415 Deeds, pages 313-14, document number 374251; (7) Certified Survey Map No. 132 recorded January 15, 1974 in Volume 912 Records, pages 162-63, document number 569404; (8) That part described in Warranty Deed recorded on April 25, 1996, as Document No. 1021714.

ALSO: That part of the northwest  $\frac{1}{4}$  described as follows: Beginning at the northwest corner of said  $\frac{1}{4}$  section; thence south 67 rods more or less; thence east 80 rods; thence west to the point of beginning; EXCEPTING THEREFROM Certified Survey Map No. 168 recorded as document number 574810; all in section 17, town 2 north, range 22 east of the fourth principal meridian, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

*Tax Parcel No.* 82-4-222-172-0202

*Property Address:* 1266 100th Avenue

#### 1a. Excluded from Birchell's Real Estate.

On June 20, 2019, Birchell submitted two certified survey maps, a land division application, and an application for rezoning that would subdivide and rezone tax parcel no. 82-4-222-172-0202 into five lots. These five lots, described below, will not be subject to this comprehensive plan amendment application.

*Lot 1:* Commencing at the Northwest corner of the Northwest Quarter of said Section 17; thence North 89 degrees 29 minutes 32 seconds East along the North line of said Northwest Quarter, 999.94 feet; thence South 0 degrees 29 minutes 32 seconds East 50.00 feet to the Point of Beginning; thence North 89 degrees 29 minutes 32 seconds East along the South line of CTH E (12th Street), 331.50 feet to the East line of the West Half of said Northwest Quarter; thence South 01 degree 05 minutes 04 seconds East along said East line, 297.40 feet; thence South 89 degrees 29 minutes 32 seconds West 298.50 feet; thence North 01 degree 05 minutes 04 seconds West 297.40 feet to the Point of Beginning in the Village of Somers, Kenosha County, Wisconsin.

*Lot 2:* Commencing at the Northwest corner of the Northwest Quarter of said Section 17; thence North 89 degrees 29 minutes 32 seconds East along the North line of said Northwest Quarter, 1330.93 feet to the East line of the West Half of said Northwest Quarter; thence South 01 degree 05 minutes 04 seconds East along said East line, 502.99 feet to the Point of Beginning; thence continuing South 01 degree 05 minutes 04 seconds East, along said East line, 106.01 feet; thence South 89 degrees 29 minutes 31 seconds West 233.00 feet; thence North 01 degrees 05 minutes 04 seconds West 106.01 feet; thence North 89 degrees 29 minutes 32 seconds East 233.00 feet to the Point of Beginning in the Village of Somers, Kenosha County, Wisconsin.

*Lot 3:* Commencing at the Northwest corner of the Northwest Quarter of said Section 17; thence North 89 degrees 29 minutes 32 seconds East along the North line of said Northwest Quarter, 753.84 feet to the Point of Beginning; thence continuing North 89 degrees 29 minutes 32 seconds East along the North line of said Northwest Quarter, 246.10 feet; thence South 0 degrees 30 minutes 28 seconds East 347.40 feet; thence North 89 degrees 29 minutes 32 seconds East 298.50 feet to the East line of the West Half of said Northwest Quarter; thence South 01 degree 05 minutes 04 seconds East along said East line, 205.59 feet; thence South 89 degrees 29 minutes 32 seconds West 233.00 feet; thence South 01 degree 05 minutes 04 seconds East 311.01 feet to the Southwest corner of 0.5M. number 168; thence North 89 degrees 29 minutes 32 seconds East, along the South line of said C.S.M. 233.00 feet to the East line of the West Half of said Northwest Quarter; thence South 01 degree 05 minutes 04 seconds East along said East line, 233.52 feet to the South line of the North 33.5 acres of the West Half of the Northwest Quarter of said Section 17; thence South 89 degrees 29 minutes 32 seconds West, along said line, 574.57 feet; thence North 01 degree 13 minutes 00 seconds West 1097.54 feet to the Point of Beginning in the Village of Somers, Kenosha County, Wisconsin.

*Lot 4:* Commencing at the Northeast corner of the Northwest Quarter of said Section 17; thence South 89 degrees 29 minutes 32 seconds West along the North line of said Northwest Quarter, 660.00 feet; thence South 0 degrees 57 minutes 09 seconds East 250.00 feet to the Point of Beginning; thence continuing South 0 degrees 57 minutes 09 seconds East 505.00 feet to the Northeast corner of C.S.M. number 132; thence South 89 degrees 29 minutes 32 seconds West along the North line of said C.S.M. 180.00 feet to the Northwest corner of said C.S.M.; thence South 0 degrees 57 minutes 09 seconds East along the West line of said C.S.M. 145.00 feet to a corner in said C.S.M.; thence South 89 degrees 29 minutes 32 seconds West along the North line of said C.S.M. 455.85 feet to a point 33.00 feet East of the West line of the East Half of said Northwest Quarter; thence North 01 degree 05 minutes 04 seconds West parallel with said West line, 650.00 feet; thence North 89 degrees 29 minutes 32 seconds East 637.36 feet to the Point of Beginning, in the Village of Somers, Kenosha County, Wisconsin.

*Lot 5:* Commencing at the Northeast corner of the Northwest Quarter of said Section 17; thence South 89 degrees 29 minutes 32 seconds West along the North line of said Northwest Quarter, 660.00 feet; thence South 0 degrees 57 minutes 09 seconds East 1085.00 feet to the Southeast corner of C.S.M. number 132; thence South 89 degrees 29 minutes 32 seconds West along the South line of said C.S.M. 180.00 feet to the Southwest corner of said C.S.M. and the Point of Beginning; thence South 89 degrees 29 minutes 32 seconds West 455.42 feet to a point 33.00 feet East of the West line of the East Half of said Northwest Quarter; thence North 01 degree 05 minutes 04 seconds West parallel with said West line, 145.00 feet to the South line of said C.S.M.; thence North 89 degrees 29 minutes 32 seconds East along the South line of said C.S.M. 455.76

feet to a jog in said C.S.M.: thence South 0 degrees 57 minutes 09 seconds East along the West line of said C.S.M. 145.00 feet to the Point of Beginning in the Village of Somers, Kenosha County, Wisconsin.

**2. Real Estate Belonging to Joseph A. Funk and Christina M. Funk.**

The West Nineteen (19) acres of the Northeast Quarter (1/4) of Section Eighteen (18) in Town Two (2) North, Range Twenty-two (22) East of the Fourth Principal Meridian; lying and being in the Village of Somers, Kenosha County, Wisconsin; MORE PARTICULARLY DESCRIBED AS: The West 19 acres of the Northeast Quarter of Section 18, Township 2 North, Range 22 East of the 4th Principal Meridian, lying and being in the Village of Somers, Kenosha County, Wisconsin, and being more particularly described as: Beginning at the Northwest corner of said Quarter Section; thence N 87°51'15" E along the North line of said Quarter Section 312.65 feet; thence S 0°52'02" E parallel to the West line of said Quarter Section 2648.42 feet to the South line of said Quarter Section; thence S 88°01'16" W along the South line of said Quarter Section 312.63 feet to the Southwest corner of said Quarter Section; thence N 0°52'02" W along the West line of said Quarter Section 2647.51 feet to the point of beginning. SUBJECT TO a public highway over the entire Northerly 33 feet thereof and subject to easements and restrictions of record. EXCEPTING THEREFROM lands conveyed to the Wisconsin Department of Transportation, recorded on March 26, 2008, as Document No. 1551885.

*Tax Parcel No.* 82-4-222-181-0400

*Property Address:* 11201 12th Street

**3. Real Estate Belonging to Valentine Hakimi, as Trustee of Two Trusts.**

81.92 Acres of land from and off the South side of Northwest fractional quarter of Section 18, Town 2 North, Range 22 East of the Fourth Principal Meridian, to be taken off by a line parallel with the South line of said quarter section, lying and being in the Village of Somers, Kenosha County, Wisconsin, excepting therefrom those Lands conveyed in deed dated February 5, 1937 and recorded in the office of the register of deeds for Kenosha County, Wisconsin on June 30, 1937 in volume 198 of deeds, page 365, as document No. 227294 further accepting therefrom those lands conveyed in warranty deed dated July 30, 1957 and recorded in said register's office on August 16, 1957 in volume 462 of records, page 410, as document No. 386558. ALSO EXCEPTING THEREFROM lands conveyed to the Wisconsin Department of Transportation, in Trustees deed recorded on September 3, 2008, as Document No. 1567020.

*Property Address:* 1435 E. Frontage Road

*Tax Parcel Nos.* 82-4-222-182-0201 and 82-4-222-182-0202

**4. Real Estate Belonging to Francesco M. Rovella and Natalie C. Rovella.**

All that part of Sections 17 and 18, Town 2 North, Range 22 East of the Fourth Principal Meridian, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded as follows: Commencing at the Southeast corner of the West Half of the Northwest Quarter of Section 17; running thence North 93 rods; thence West 191 rods; thence South 93 rods; thence East 191 rods

to the place of beginning. EXCEPTING THEREFROM part of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 17, Town 2 North, Range 22 East, bounded and described as follows: Commence at the West Quarter corner of said Section; thence North 01° 13' 11" West for a distance of 861.48 feet, along the West line of said Quarter Section to a point; thence North 89° 25' 23" East for a distance of 1326.75 feet to a point; thence South 01° 05' 05" East for a distance of 861.49 feet, along the East line of said West Half of the Northwest Quarter, to a point; thence South 89° 25' 23" West for a distance of 1324.72 feet, along the South line of said Quarter Section, to the point of commencement. ALSO EXCEPTING THEREFROM Part of the Northwest Quarter and the Southwest Quarter, the Southeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 18, Town 2 North, Range 22 East bounded and described as follows: Commence at the East Quarter said Section 18; thence South 88° 01' 16" West for a distance of 1831.50 feet, along the South line of said Northeast Quarter to a point; thence North 01° 13' 11" West for a distance of 1534.50 feet, to a point; thence North 88° 01' 16" East for a distance of 1831.50 feet, to a point; thence South 01° 13' 11" East for a distance of 1534.50 feet, along the East line of said Quarter Section, to the point of commencement. RESERVING THE EASTERLY 33.00 feet for public road purposes, all lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

*Tax Parcel No.* 82-4-222-172-0401

*Property Address:* 1340 100th Avenue, Kenosha, WI

**5. Real Estate Belonging to Alvin R. Wilks and Jean R. Wilks, as trustees of the Alvin R. Wilks and Jean R. Wilks Revocable Trust.**

*Parcel I:* Part of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Town 2 North, Range 22 East in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Commence at the North  $\frac{1}{4}$  corner of said Section; thence S 00°52'02" E for a distance of 93.79 feet, along the West line of said  $\frac{1}{4}$  Section, to a point on the South line C.T.H. "E" per Documents 1562347 and 1554038; thence North 84°38'04" East along said right of way, for a distance of 313.54 feet, to the Point of Beginning; thence North 84°38'15" East, along said right of way, for a distance of 199.09 feet; thence North 87°51'15" East along said right of way, for a distance of 302.05 feet; thence North 00°52'19" West for a distance of 64.98 feet to the North line of said Northeast  $\frac{1}{4}$  of Section 18; thence North 87°51'24" East, along said North line, for a distance of 9.64 feet to the West line extended North of Parcel 82-4-222-181-0100; thence South 01°13'00" East, along said West line and its extension South, for a distance of 2649.65 feet, to a point on the South line of said Northeast  $\frac{1}{4}$  of Section 18; thence South 88°01'16" West, along said South line, for a distance of 526.24 feet, to a point; thence North 00°52'05" West for a distance of 2572.25 feet, to the point of beginning.

*Tax Parcel No.* 82-4-222-181-0300

*Parcel II:* Part of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 18, Town 2 North, Range 22 East, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Beginning at the East  $\frac{1}{4}$  corner of Section 18; thence South 88°01'16" West along the South line of said Northeast  $\frac{1}{4}$ , for a distance of 1831.50 feet, to a point; thence North 01°13'00" West for a distance of 1544.15 feet, to the

Southwest corner of Parcel 82-4-222-181-0100; thence North 87°51'24" East, along the South line of said Parcel, for a distance of 1831.50 feet, to the Southeast corner of said Parcel, and the East line of said ¼ Section; thence South 01°13'00" East along the East line of said ¼ Section, for a distance of 1549.51 feet, to the Point of Beginning.

*Tax Parcel No. 82-4-222-181-0200*

*Parcel III:* Part of the Northwest  $\frac{1}{4}$  and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Town 2 North, Range 22 East, in the Village of Somers, County of Kenosha, State of Wisconsin, bounded and described as follows: Commence at the West  $\frac{1}{4}$  corner of said Section; thence North 01°13'11" West for a distance of 861.48 feet, along the West line of said  $\frac{1}{4}$  Section, to a point; thence North 89°25'23" East for a distance of 1326.75 feet, to a point; thence South 01°05'05" East for a distance of 861.49 feet, along the East line of said West  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , to a point; thence South 89°25'23" West for a distance of 1324.72 feet, along the south line of said  $\frac{1}{4}$  Section, to the point of commencement. RESERVING THE EASTERLY 33.00 feet for public road purposes.

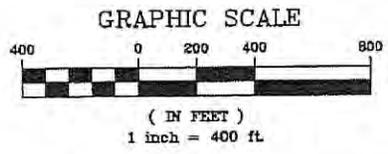
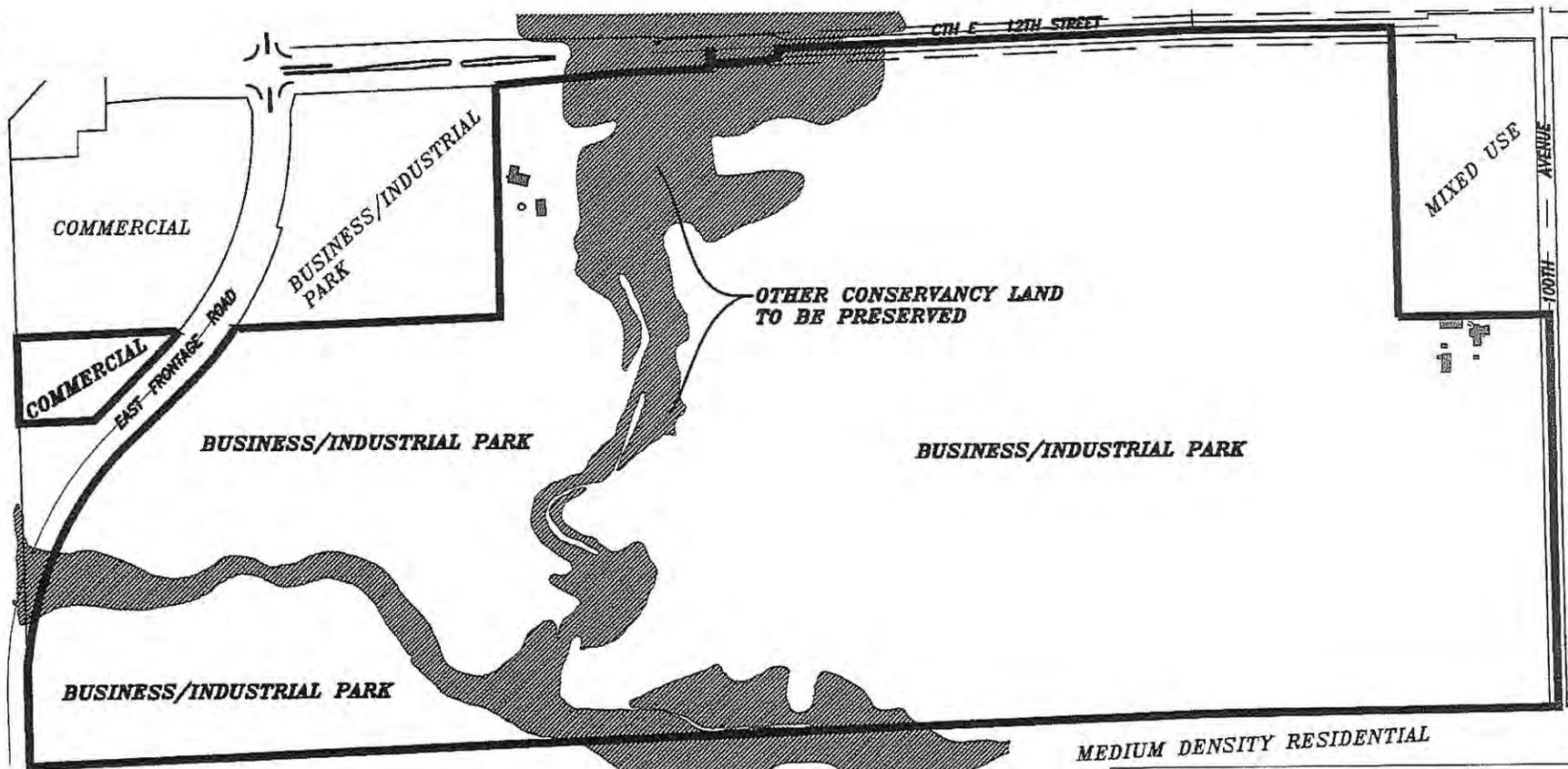
*Tax Parcel No. 82-4-222-172-0402*

6. Gap Between Birchell & Rovella Parcels. There is a gap of approximately 14 feet by 1,535 feet between the legal descriptions of Birchell's Parcel B, tax parcel no. 82-4-222-172-0401, and the Rovellas' parcel, 82-4-222-172-0401 (the "Birchell-Rovella Gap"). The Rovellas have filed an action in the Kenosha County Circuit Court, Kenosha Case No. 19-CV-813, asserting fee simple ownership of that gap and seeking to quiet title to the Birchell-Rovella Gap. This application will amend the comprehensive plan as to the Birchell-Rovella Gap, which is described below.

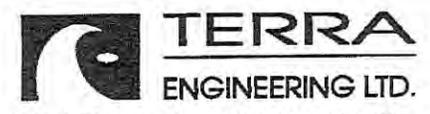
*Gap:* That part of the West Half of the Northwest Quarter of Section 17, Township 2 North, Range 22 East of the Fourth Principal Meridian, more particularly described as follows, Beginning at a point on the East line of the West Half of the Northwest Quarter of said Section 17, a distance of 93 rods (1534.5 feet) North of the Southeast corner of the West Half of the Northwest Quarter of said Section 17; thence South 89 degrees 25 minutes 16 seconds West 1328.34 feet to a point on the West line of the Northwest Quarter of said Section 17, a distance of 93 rods (1534.5 feet) North of the Southwest corner of the Northwest Quarter of said Section 17; thence North 01 degrees 13 minutes 00 seconds West, along said West line, 15.01 feet to a point on the West line of the Northwest Quarter of said Section 17, a distance of 67 rods (1105.5 feet) South of the Northwest corner of the Northwest Quarter of said Section 17; thence North 89 degrees 29 minutes 35 seconds East, 1328.39 feet to a point on the East line of the West half of the Northwest Quarter of said Section 17, a distance of 67 rods (1105.5 feet) South of the Northeast corner of the West Half of the Northwest Quarter of said Section 17; thence South 01 degree 05 minutes 04 seconds East, along said East line, 13.34 feet to the Point of Beginning, in Kenosha County, Wisconsin. Said parcel containing 0.432 acres (18,825 sq ft.), more or less.

Exhibit C -  
Existing Land Use Classification Map  
Proposed Land Use Classification Map

EXISTING COMPREHENSIVE MAP  
LAND USE CLASSIFICATION



MEDIUM DENSITY RESIDENTIAL

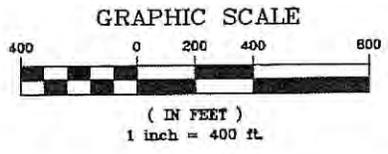
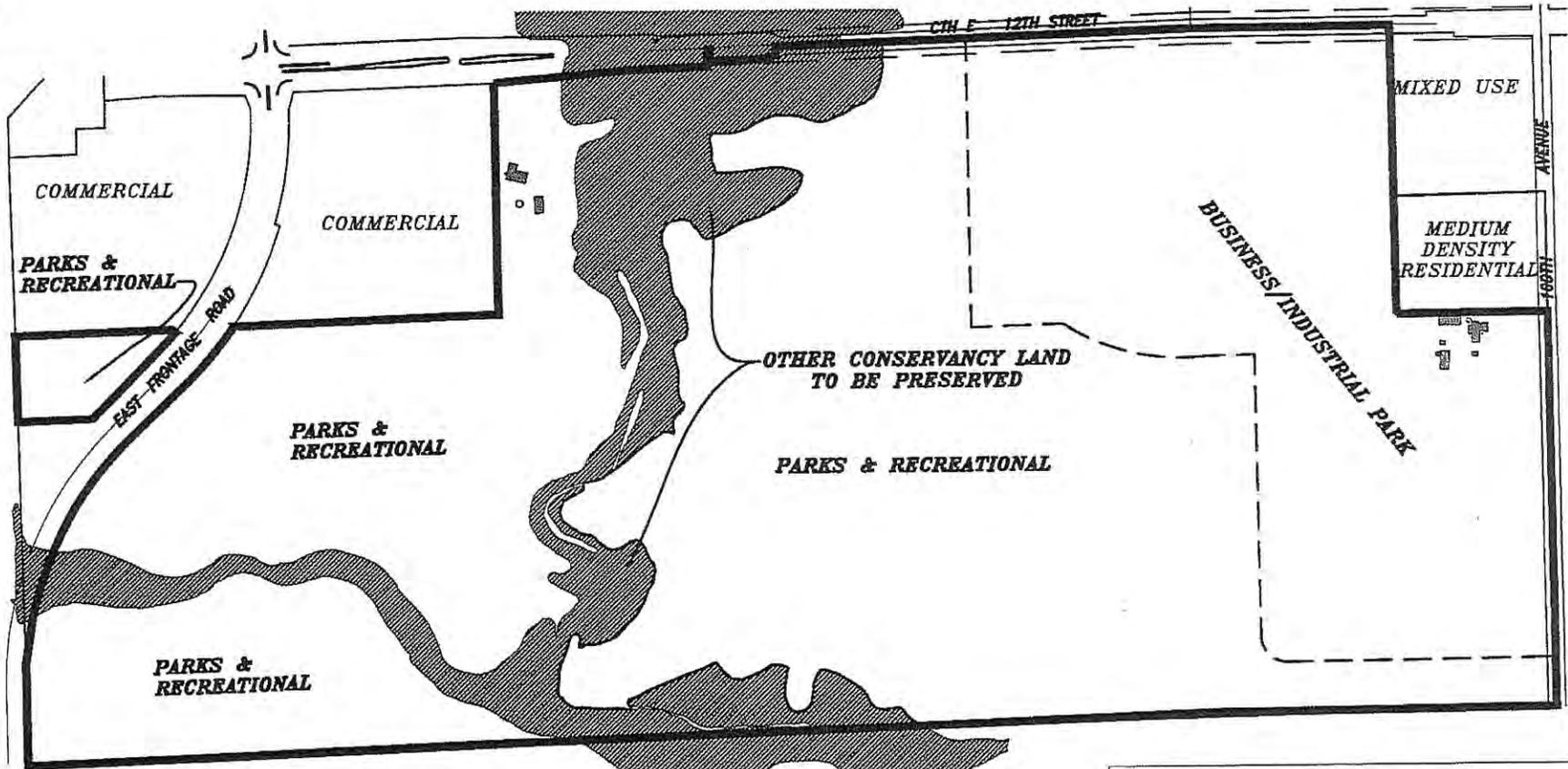


225 W. Ohio Street  
4th Floor  
Chicago, IL 60654

TEL: (312) 467-0123  
FAX: (312) 467-0220  
www.terraengineering.com

Jul 24, 2019 - 10:30am TomB  
 V:\\_2018\18-265\18-265) P.M.H. KENOSHA SURVEY\DRAWINGS\05-Zoning\18-265 P.M.H. Kenosha zoning.dwg

PROPOSED COMPREHENSIVE MAP  
LAND USE CLASSIFICATION



225 W. Ohio Street TEL: (312) 467-0123  
 4th Floor FAX: (312) 467-0220  
 Chicago, IL 60654 www.terraengineering.com

Jul 24, 2019 - 4:23pm TomB  
 VA\_2018\18-265\PMAL\_KENOSHA\SURVC\DRAWINGS\08-Zoning\18-265 PMAL\_Kenosh zoning.dwg



# VILLAGE OF SOMERS

## Department of Planning and Development

### REZONING APPLICATION

(a) Property Owner's Name:

Ronald J. Birchell

Print Name: By Berteau Honore, LLC,  
Designated Agent

Signature:

Mailing Address: 1266 100th Avenue

City: Somers State: WI Zip: 53144

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: By Mary Parthe, Authorized Agent

Signature:

Business Name: Berteau Honore LLC

Mailing Address: 104 S. Michigan Avenue, No. 500

City: Chicago State: IL Zip: 60603

Phone Number: Berteau Honore LLC E-mail (optional): \_\_\_\_\_

(c) Tax key number(s) of property to be rezoned:

82-4-222-181-0100 and 82-4-222-181-0202

Property Address of property to be rezoned:

11201 12th Street, 1435 E. Frontage Road, 1340 100th Avenue, 12th Street & 100th Avenue, and 1266 100th Avenue, Somers, WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

See attached exhibit A.



# VILLAGE OF SOMERS

## Department of Planning and Development

### REZONING APPLICATION

(a) Property Owner's Name:  
**Joseph A. Funk and Christina M. Funk**  
 Print Name: By Berteau Honore, LLC, Designated Agent Signature: *[Signature]*  
 Mailing Address: 11201 12th Street  
 City: Somers State: WI Zip: 53144  
 Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

---

(b) Agent's Name (if applicable):  
 Print Name: By Mary Parthe, Authorized Agent Signature: *[Signature]*  
 Business Name: Berteau Honore LLC  
 Mailing Address: 104 S. Michigan Avenue, No. 500  
 City: Chicago State: IL Zip: 60603  
 Phone Number: Berteau Honore LLC E-mail (optional): \_\_\_\_\_

---

(c) Tax key number(s) of property to be rezoned:  
82-4-222-181-0400  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Address of property to be rezoned:  
11201 12th Street, 1435 E. Frontage Road, 1340 100th Avenue, 12th Street & 100th Avenue, and 1266 100th Avenue, Somers, WI 53144

---

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):  
See attached exhibit A.



# VILLAGE OF SOMERS

## Department of Planning and Development

### REZONING APPLICATION

\*1) The Yosef Hakimi Trust under the Trust Agreement dated the 14th day of November 1990; and

(a) Property Owner's Name:

**Valentine Hakimi, as trustee of two trusts\***

2) the Valentine Hakimi Trust under the Trust Agreement dated the 14th day of November 1990

Print Name: By Berteau Honore, LLC, Designated Agent

Signature: \_\_\_\_\_

Mailing Address: 1435 E. Frontage Road

City: Somers

State: WI

Zip: 53144

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: By Mary Parthe, Authorized Agent

Signature: \_\_\_\_\_

Business Name: Berteau Honore LLC

Mailing Address: 104 S. Michigan Avenue, No. 500

City: Chicago

State: IL

Zip: 60603

Phone Number: Berteau Honore LLC E-mail (optional): \_\_\_\_\_

(c) Tax key number(s) of property to be rezoned:

82-4-222-182-0201 and 82-4-222-182-0202

Property Address of property to be rezoned:

11201 12th Street, 1435 E. Frontage Road, 1340 100th Avenue, 12th Street & 100th Avenue, and 1266 100th Avenue, Somers, WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

See attached exhibit A.



# VILLAGE OF SOMERS

## Department of Planning and Development

### REZONING APPLICATION

(a) Property Owner's Name:

Francesco M. Rovella and Natalie C. Rovella

Print Name: By Berteau Honore, LLC,  
Designated Agent

Signature: 

Mailing Address: 1340 100th Avenue

City: Somers

State: WI

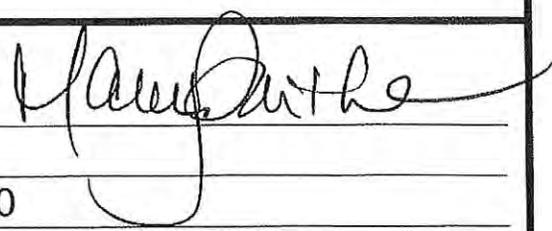
Zip: 53144

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: By Mary Parthe, Authorized Agent

Signature: 

Business Name: Berteau Honore LLC

Mailing Address: 104 S. Michigan Avenue, No. 500

City: Chicago

State: IL

Zip: 60603

Phone Number: Berteau Honore LLC E-mail (optional): \_\_\_\_\_

(c) Tax key number(s) of property to be rezoned:

82-4-222-172-0401

Property Address of property to be rezoned:

11201 12th Street, 1435 E. Frontage Road, 1340 100th Avenue, 12th Street & 100th Avenue, and 1266 100th Avenue, Somers, WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

See attached exhibit A.



# VILLAGE OF SOMERS

## Department of Planning and Development

### REZONING APPLICATION

(a) Property Owner's Name: \_\_\_\_\_ as trustees of the Alvin R. Wilks and Jean R. Alvin R. Wilks and Jean R. Wilks Revocable Trust

Print Name: By Berteau Honore, LLC, Designated Agent \_\_\_\_\_ Signature: [Signature]

Mailing Address: 12th Street & 100th Avenue

City: Somers State: WI Zip: 53144

Phone Number: \_\_\_\_\_ E-mail (optional): \_\_\_\_\_

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable): \_\_\_\_\_

Print Name: By Mary Parthe, Authorized Agent Signature: [Signature]

Business Name: Berteau Honore LLC

Mailing Address: 104 S. Michigan Avenue, No. 500

City: Chicago State: IL Zip: 60603

Phone Number: Berteau Honore LLC E-mail (optional): \_\_\_\_\_

(c) Tax key number(s) of property to be rezoned:

82-4-222-181-0300, 82-4-222-181-0200, and \_\_\_\_\_

82-4-222-172-0402 \_\_\_\_\_

Property Address of property to be rezoned:

11201 12th Street, 1435 E. Frontage Road, 1340 100th Avenue, 12th Street & 100th Avenue, and 1266 100th Avenue, Somers, WI 53144

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

See attached exhibit A.

**REZONING APPLICATION**

(e) Check the box next to any and all of the existing zoning district classifications present on the subject property:

<input checked="" type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input checked="" type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input type="checkbox"/> PR-1 Park-Recreational District
<input type="checkbox"/> R-10 Multiple-Family Residential District	<input checked="" type="checkbox"/> C-1 Lowland Resource Conservancy District
<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> C-2 Upland Resource Conservancy District
<input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District	<input type="checkbox"/> FPO Floodplain Overlay District
<input type="checkbox"/> HO Historical Overlay District	<input type="checkbox"/> FWO Camp Lake/Center Lake Floodway Overlay District
<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input checked="" type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

(f) Check the box next to any and all of the proposed zoning district classifications proposed for the subject property:

<input type="checkbox"/> A-1 Agricultural Preservation District	<input type="checkbox"/> TCO Town Center Overlay District
<input type="checkbox"/> A-2 General Agricultural District	<input type="checkbox"/> B-1 Neighborhood Business District
<input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	<input type="checkbox"/> B-2 Community Business District
<input type="checkbox"/> A-4 Agricultural Land Holding District	<input type="checkbox"/> B-3 Highway Business District
<input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District	<input type="checkbox"/> B-4 Planned Business District
<input type="checkbox"/> R-1 Rural Residential District	<input type="checkbox"/> B-5 Wholesale Trade and Warehousing District
<input type="checkbox"/> R-2 Suburban Single-Family Residential District	<input type="checkbox"/> BP-1 Business Park District
<input type="checkbox"/> R-3 Urban Single-Family Residential District	<input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District
<input type="checkbox"/> R-4 Urban Single-Family Residential District	<input type="checkbox"/> M-1 Limited Manufacturing District
<input type="checkbox"/> R-5 Urban Single-Family Residential District	<input type="checkbox"/> M-2 Heavy Manufacturing District
<input type="checkbox"/> R-6 Urban Single-Family Residential District	<input type="checkbox"/> M-3 Mineral Extraction District
<input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District	<input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District
<input type="checkbox"/> R-8 Urban Two-Family Residential District	<input checked="" type="checkbox"/> I-1 Institutional District
<input type="checkbox"/> R-9 Multiple-Family Residential District	<input checked="" type="checkbox"/> PR-1 Park-Recreational District
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<input type="checkbox"/> R-11 Multiple-Family Residential District	<input type="checkbox"/> C-2 Upland Resource Conservancy District
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<input type="checkbox"/> PUD Planned Unit Development Overlay District	<input type="checkbox"/> FFO Camp Lake/Center Lake Floodplain Fringe Overlay District
<input checked="" type="checkbox"/> AO Airport Overlay District	
<input type="checkbox"/> RC Rural Cluster Development Overlay District	

**REZONING APPLICATION**

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035".

The existing planned land use category for the subject property is:

<input type="checkbox"/> Farmland Protection	<input type="checkbox"/> Governmental and Institutional
<input type="checkbox"/> General Agricultural and Open Land	<input checked="" type="checkbox"/> Park and Recreational
<input type="checkbox"/> Rural-Density Residential	<input type="checkbox"/> Street and Highway Right-of-Way
<input type="checkbox"/> Agricultural and Rural Density Residential	<input type="checkbox"/> Other Transportation, Communication, and Utility
<input type="checkbox"/> Suburban-Density Residential	<input type="checkbox"/> Extractive
<input type="checkbox"/> Medium-Density Residential	<input type="checkbox"/> Landfill
<input type="checkbox"/> High-Density Residential	<input type="checkbox"/> Primary Environmental Corridor
<input type="checkbox"/> Mixed Use	<input checked="" type="checkbox"/> Secondary Environmental Corridor
<input type="checkbox"/> Commercial	<input type="checkbox"/> Isolated Natural Resource Area
<input type="checkbox"/> Office/Professional Services	<input checked="" type="checkbox"/> Other Conservancy Land to be Preserved
<input type="checkbox"/> Industrial	<input type="checkbox"/> Nonfarmed Wetland
<input checked="" type="checkbox"/> Business/Industrial Park	<input type="checkbox"/> Surface Water

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale. **Attached as exhibit B.**

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located (District Map):  
 Supervisory District Number: 19 County Board Supervisor: Michael J. Skalitzky

(k) The fee specified in Section 12.05-8 of this ordinance.  
 Request for Rezoning Petition (payable to "Kenosha County").....\$1,450.00  
 (For other fees see the Fee Schedule)

**Note: Agricultural Use Conversion Charge**  
 The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/faqs/slf/useassmt.html>.  
 Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.

EXHIBIT A - Attachment to Village of Somers  
Rezoning Application

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

Berteau Honore, LLC has entered into multiple agreements to purchase real estate located in Somers, Wisconsin in order to develop the entire site for a number of separate uses and operations with similar and related missions to the Pritzker Military Museum & Library ("PMML"). The proposed development will be a unique cultural destination that offers world-class amenities to the public. With regard to the PMML, the purpose, in part, is to develop a state-of-the-art solution for the PMML that will keep up with its growing collection of materials and complement its primary facility in located in Chicago, Illinois. In addition, the PMML will bring publicly-available exhibits to its Somers facility that focus on the role of the citizen soldier in the preservation of democracy. The PMML was founded by Colonel Jennifer N. Pritzker, IL ARNG (Retired) in 2003. Its mission is and has been to acquire and maintain an accessible collection of materials and to develop appropriate programs focusing on the citizen soldier in the preservation of democracy. Today, building upon that foundation through the generosity of private donors, the PMML has become a non-partisan museum and library that attempts to increase the public understanding of military history and the sacrifices made by the men and women who have served.

The proposed development will have six primary components:

1. *The Archives, Workspace, & Gallery Center.* The PMML's offsite, state-of-the-art, museum-quality archival space for the restoration, preservation, and storage of its collections, which are used to maintain an accessible collection of materials and to develop exhibits that tell the story of the citizen soldier. It will offer displays and exhibits to the public and provide a workspace for the PMML staff. Spaces within the Archives may be for rent to other museums, libraries, institutions, and private collectors.
2. *Publicly-accessible green space.* The green space surrounding the Archives will be publicly accessible during business hours and will be beautifully landscaped, complete with walking and biking paths.
3. *The Commercial Archives.* A state-of-the-art, highly-secured facility that will be available to house archives and collections of all types. Because quality commercial archive space is difficult to find in the Midwest, the proposed development will include archival storage with state-of-the-art features where businesses, museums, libraries, and similar institutions can store their archives. Keeping history alive and having a museum-quality space to do so is an important public benefit.
4. *The Cold War Memorial.* A publicly-accessible static display to honor those who served in the U.S. Armed Forces from 1947 through 1991.
5. *The Clay Target Range.* A safe and secure sporting clays, trap, and skeet range that includes a muzzleloading firearm range. The range will be bordered by a perimeter fence, safely operated, outdoors, and with plans for features that promote meaningful engagement with history.

6. *The Firearms Education and Training Center*. A safe and secure indoor firearms training range. Its proposed vision will offer visitors the opportunity to use historic reproduction firearms, as well as see, learn, and experience the history of the firearm. In addition, the object is to also offer a training space for law enforcement, military personnel, and the public. Historians and researchers may also have the opportunity to analyze historical firearms.

Berteau Honore plans to develop the site on the following timeline:

*Phase 1* - Starting immediately and concluding within three years

- » The Archives, Workspace, & Gallery Center to support the PMML
- » Publicly-accessible green space

*Phase 2* - Starting within five years

- » The Cold War Memorial
- » The Commercial Archives

*Phase 3* - Starting within ten years

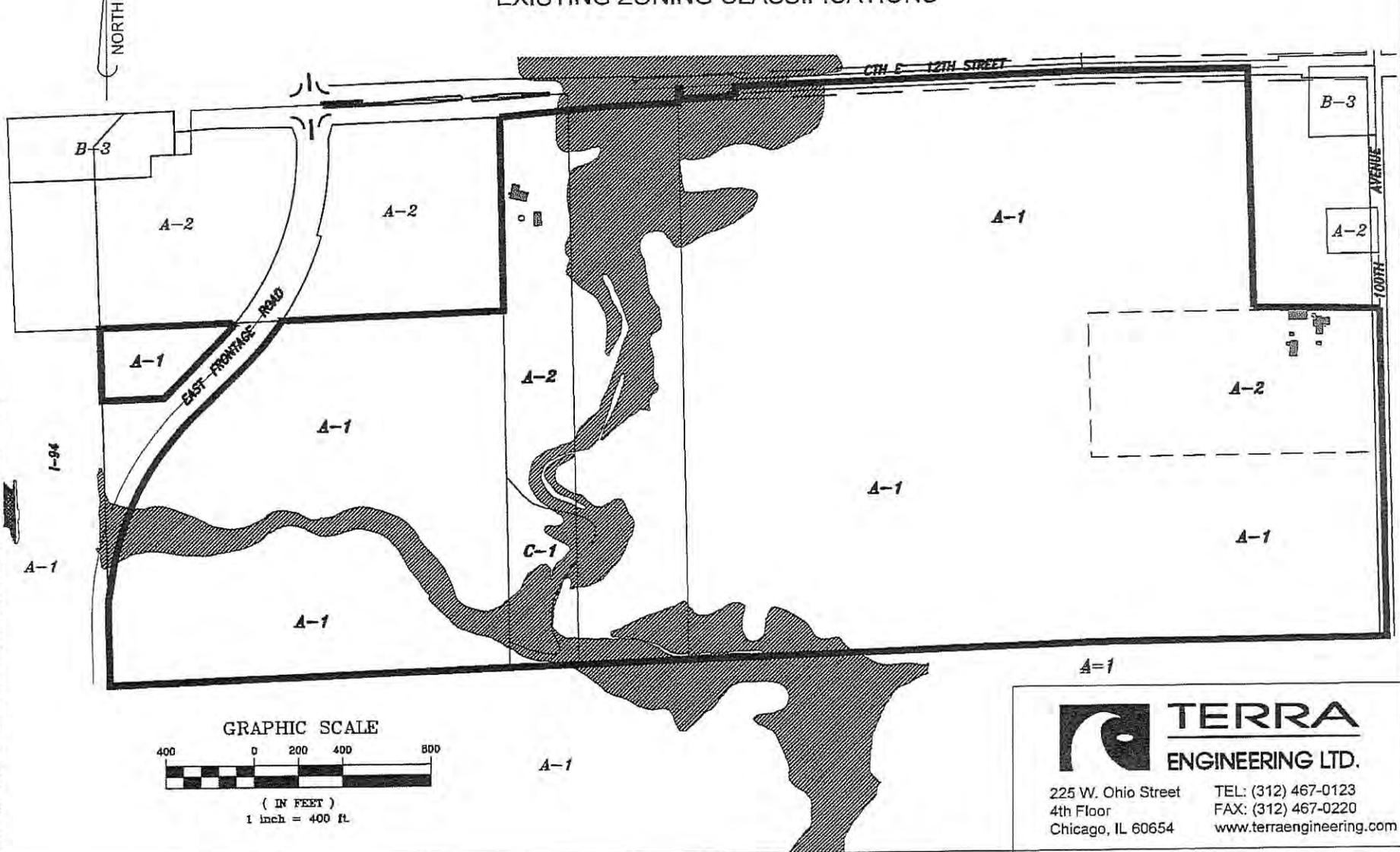
- » ~~The Clay Target Range~~ 
- » The Firearms, Education & Training Center

*Phase 4* - Starting within twenty years

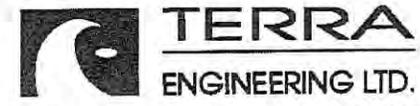
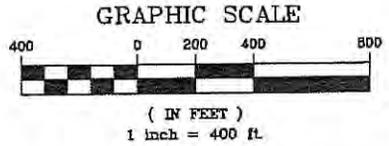
- » Potential expansion of the PMML Archives
- » Potential expansion of the Commercial Archives

Exhibit B -  
Existing Zoning Classification Map  
Proposed Zoning Classification Map

# EXISTING ZONING CLASSIFICATIONS



Jul 22, 2019 - 2:35pm - KenC  
V:\2018\18-265 PHML KENOSHA SURVEY\DRAWINGS\06-Zoning\18-265 PHML Kenosha zoning.dwg



225 W. Ohio Street  
4th Floor  
Chicago, IL 60654  
TEL: (312) 467-0123  
FAX: (312) 467-0220  
www.terraengineering.com





Clay Target has been removed from updated site map

1 Site Development Plan  
1" = 170'-0"

- 1. DUAL EXHIBITION SPACE AND ARCHIVAL CENTER
- 2. COMMERCIAL ARCHIVES
- 3. FUTURE FIREARMS EDUCATION CENTER AND CLUBHOUSE

DATE: 07/25/2019  
DESCRIPTION: SITE DEVELOPMENT SUBMISSION

**PRITZKER MILITARY**  
RESEARCH & HERITAGE ARCHIVAL CENTER

Client:  
**TAWANI**  
ENTERPRISES, INC.  
2201 Michigan Ave, Suite 500, Chicago, Illinois 60601

Project Management:  
**AIG**  
111 E Jackson Drive, Suite 900, Chicago, Illinois 60601

Architect:  
**JAHN**  
311 E Jackson Drive, Suite 900, Chicago, Illinois 60601

Structural Engineer:  
**oslund.and.assoc.**  
113 N Washington Ave, Suite 700, Arlington Heights, Illinois 60015

Civil Engineer:  
**TERSA**  
122 W. Oak St., 4th Floor, Chicago, Illinois 60601

MEP Engineer:  
**WSP**  
1000 N. LaSalle St., Suite 2000, Chicago, Illinois 60610

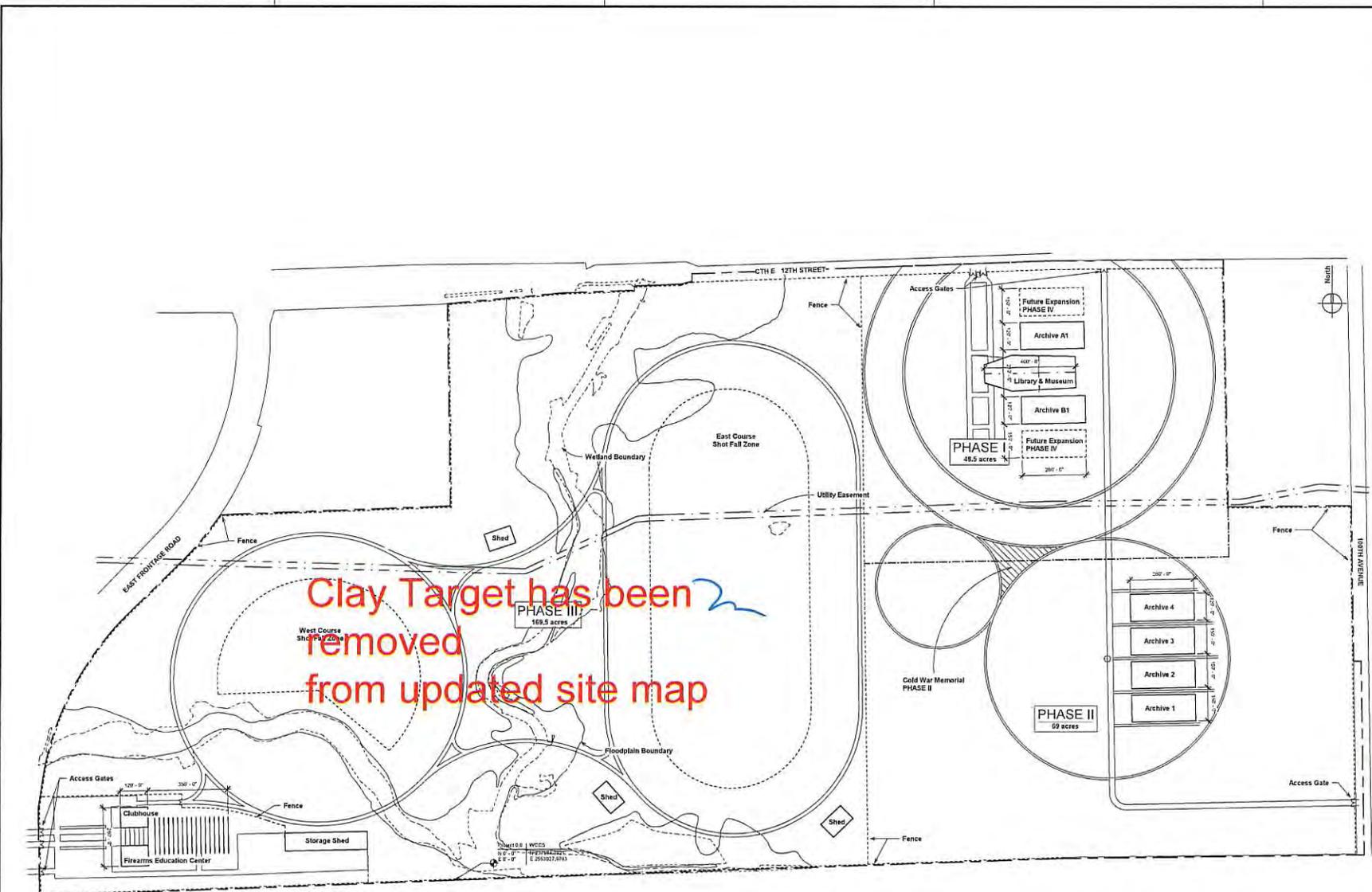
Interior Designer:  
**Casellini**  
1110 North La Salle Street, Chicago, Illinois 60610

Acoustic Consultant:  
**cydno**  
2112 North Ave, Chicago, Illinois 60614

MEP Engineer:  
**threshold**  
141 N. Dearborn Street, Suite 2000, Chicago, Illinois 60610

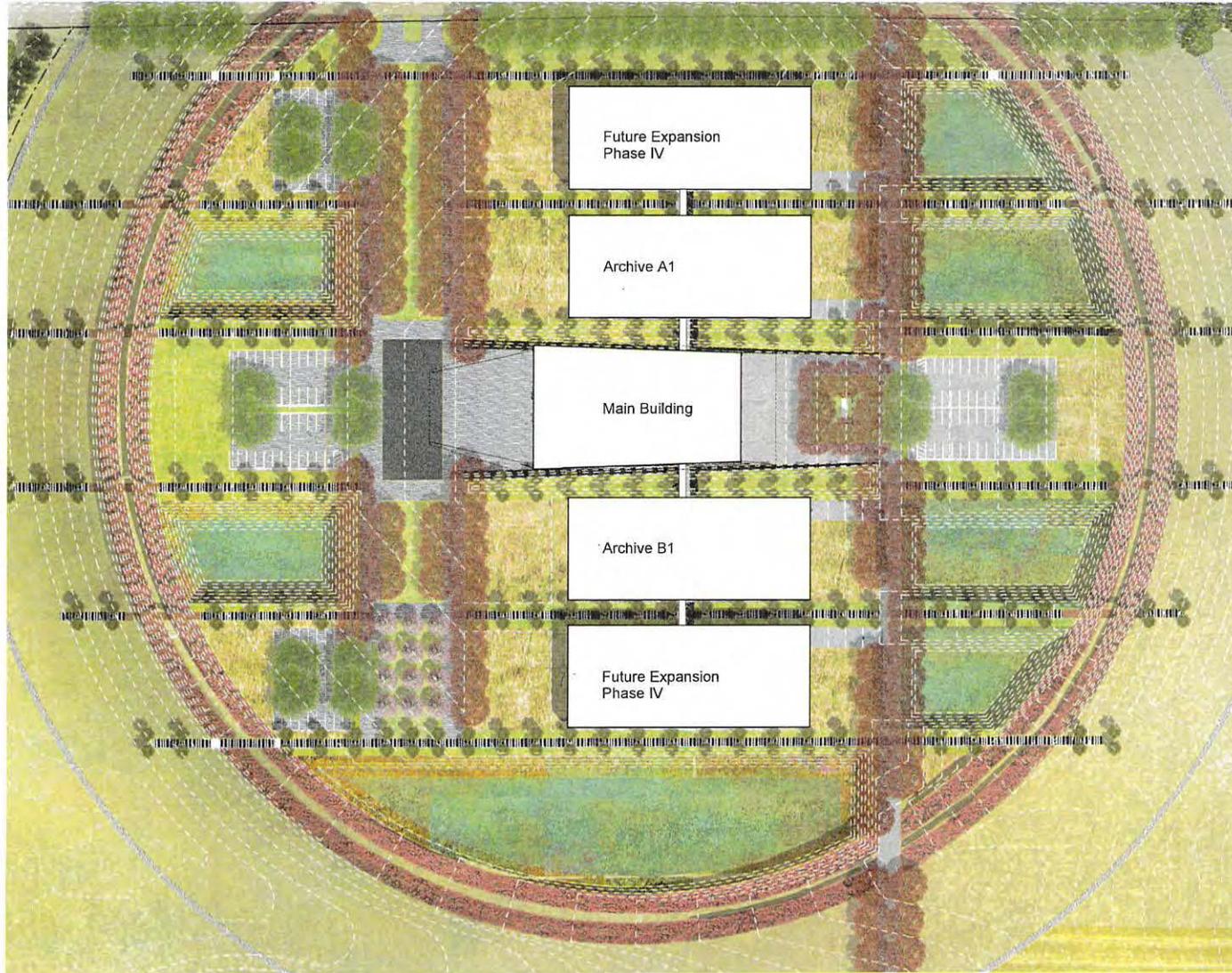
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Date: <b>07/25/2019</b>	Project No: <b>4943</b>	Scale: <b>1" = 170'-0"</b>	Sheet: <b>SV</b>
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E.A.010   A		Sheet No.   Project	

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1 Site Location Plan  
 1" = 170'-0"

<p>PRITZKER MILITARY MUSEUM &amp; LIBRARY ARCHIVAL CENTER</p>	
<p>Client  <b>TAWANI</b>      ENTERPRISES LLC      8611 Langston Ave, Suite 500, Chicago, Illinois 60648</p>	
<p>Project &amp; Completion  <b>AIG</b>      1000 North Dearborn Street, Suite 200, Chicago, Illinois 60610</p>	
<p>Architect  <b>JAHN</b>      655 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Landscape Architect</p>	
<p>Engineer  <b>Oslund and Assoc.</b>      1111 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Civil Engineer</p>	
<p>Site  <b>WSP</b>      1111 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Civil Engineer</p>	<p>Site  <b>TERRA</b>      1111 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Energy Consultant</p>
<p>Site  <b>Creighton</b>      1111 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Lighting Design</p>	<p>Site  <b>cydones</b>      1111 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Electrical Engineering</p>
<p>Site  <b>rbid</b>      1111 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Surveying</p>	<p>Site  <b>threshold</b>      1111 North Dearborn Street, Suite 200, Chicago, Illinois 60610      Surveying</p>
<p>DEVELOPMENT PHASING</p>	
<p>Phase: <b>SITE DEVELOPMENT</b></p>	
<p>Date: <b>07/25/2019</b></p>	<p>Project No.: <b>4933</b></p>
<p>Scale: <b>ARCH E+ 4"x3"</b></p>	<p>Sheet: <b>TD</b></p>
<p>Code: <b>1" = 170'-0"</b></p>	<p>Checked: <b>FC</b></p>
<p><b>E.A0.011 A</b></p>	
<p>Copyright © JAHN, LLC, 2019      ALL RIGHTS RESERVED</p>	




**PRITZKER  
MILITARY  
HISTORICAL LIBRARY  
ARCHIVAL CENTER**

Client  
**TAWANI**  
ENTERPRISES, LLC  
804 N. Michigan Ave. Suite 500, Chicago, Illinois 60611

Project Management  
**AIG**  
Architect  
JAHN

Landscaping Architect  
**oslund.and.assoc.**

Structural Engineer  
**wsp**

MEP Engineer  
**Casertini**

Lighting Designer  
**rbid**

Electrical Consultant  
**TERRA**

Energy Consultant  
**cydrene**

Acoustic Consultant  
**threshold**

Site  
**PMML ARCHIVAL CENTER**

Phase: SUE DEVELOPMENT	Project No: 4933
Date: 07/25/2019	Drawn: SV
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Scale: 1" = 50'-0"	

E.A0.101 A  
Sheet No. Position



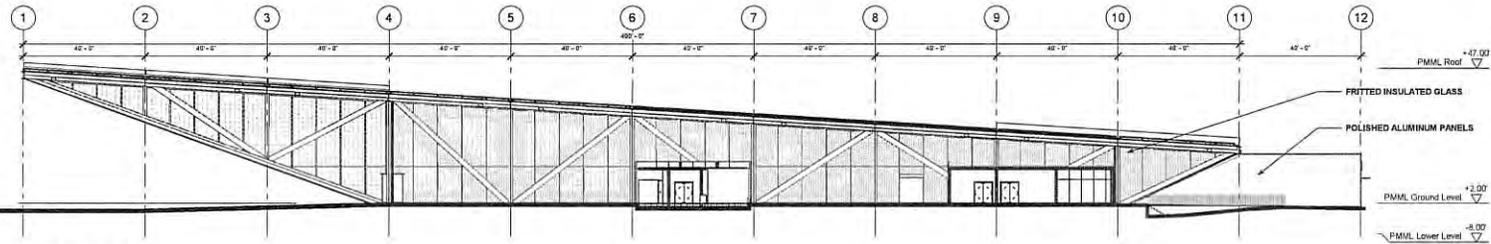
Room Schedule EA1.101

Number	Name	Area
A1-00	Archive A1	13746 SF
A1-01	Mechanical	3800 SF
A1-02	Archive A2	8355 SF
A1-03	Glenn Plaza	840 SF
A1-04	Vault	693 SF
A1-05	Ventilation	219 SF
A1-06	Cold Storage	493 SF
A1-07	Holding	792 SF
A1-08	Janitor	53 SF
A1-09	Restroom	44 SF
A1-10	Quarantine	175 SF
A1-11	Receiving	818 SF
A1-12	Corridor	789 SF
A1-13	Ventilation	397 SF
A1-14	Ventilation	397 SF
A1-15	Archive B1	13746 SF
A2-01	Mechanical	3800 SF
A2-02	Archive B2	8355 SF
A2-03	Ventilation	397 SF
A2-04	Ventilation	397 SF
A2-05	Corridor	790 SF
A2-06	Receiving	794 SF
A2-07	Holding	794 SF
A2-08	Restroom	44 SF
A2-09	Janitor	53 SF
A2-10	Quarantine	175 SF
A2-11	Receiving	818 SF
A2-12	Corridor	789 SF
A2-13	Ventilation	397 SF
A2-14	Ventilation	397 SF
A2-15	Room	44 SF
A2-16	Room	44 SF
A2-17	Room	773 SF
A2-18	Room	1802 SF
PM-01	Conference	327 SF
PM-02	Training	509 SF
PM-03	Corridor	364 SF
PM-04	Meeting	233 SF
PM-05	Office	184 SF
PM-06	Office	170 SF
PM-07	Lab	648 SF
PM-08	Lab	22 SF
PM-09	Storage	228 SF
PM-10	Reception	278 SF
PM-11	Storage	1648 SF
PM-12	Break Room	527 SF
PM-13	Office	189 SF
PM-14	Work Area	566
PM-15	Mechanical	1432 SF
PM-16	Lockers	84 SF
PM-17	Shower	48 SF
PM-18	Shower	48 SF
PM-19	Shower	48 SF
PM-20	Storage/Loading	43 SF
PM-21	Storage	333 SF
PM-22	Electrical	228 SF
PM-23	Trash Room	228 SF
PM-24	Corridor	309 SF
PM-25	Quarantine	333 SF
PM-26	Workshop	437 SF
PM-27	Security	29 SF
PM-28	IT Services	139 SF
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PM-384	Lab	648
PM-385	Lab	

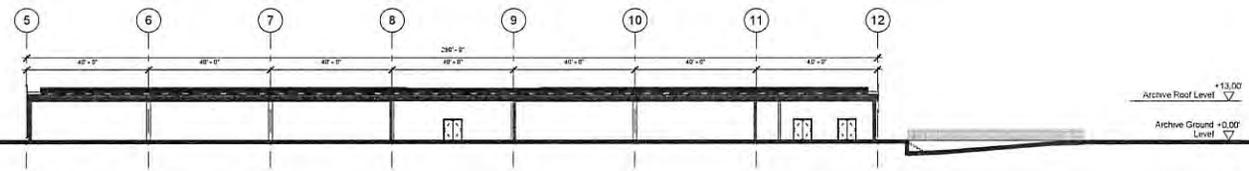




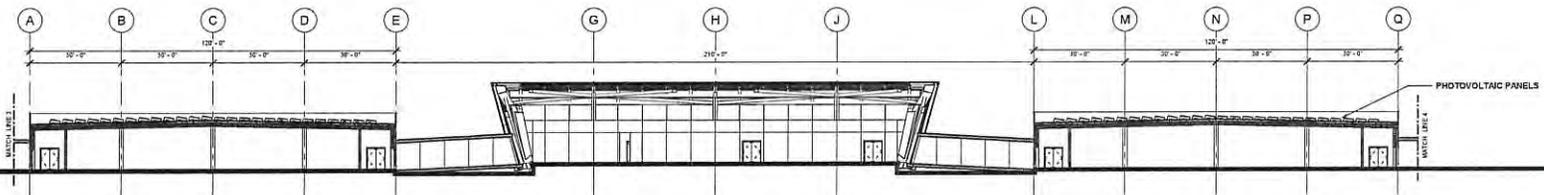




1 Section - Pavilion  
1/16" = 1'-0"



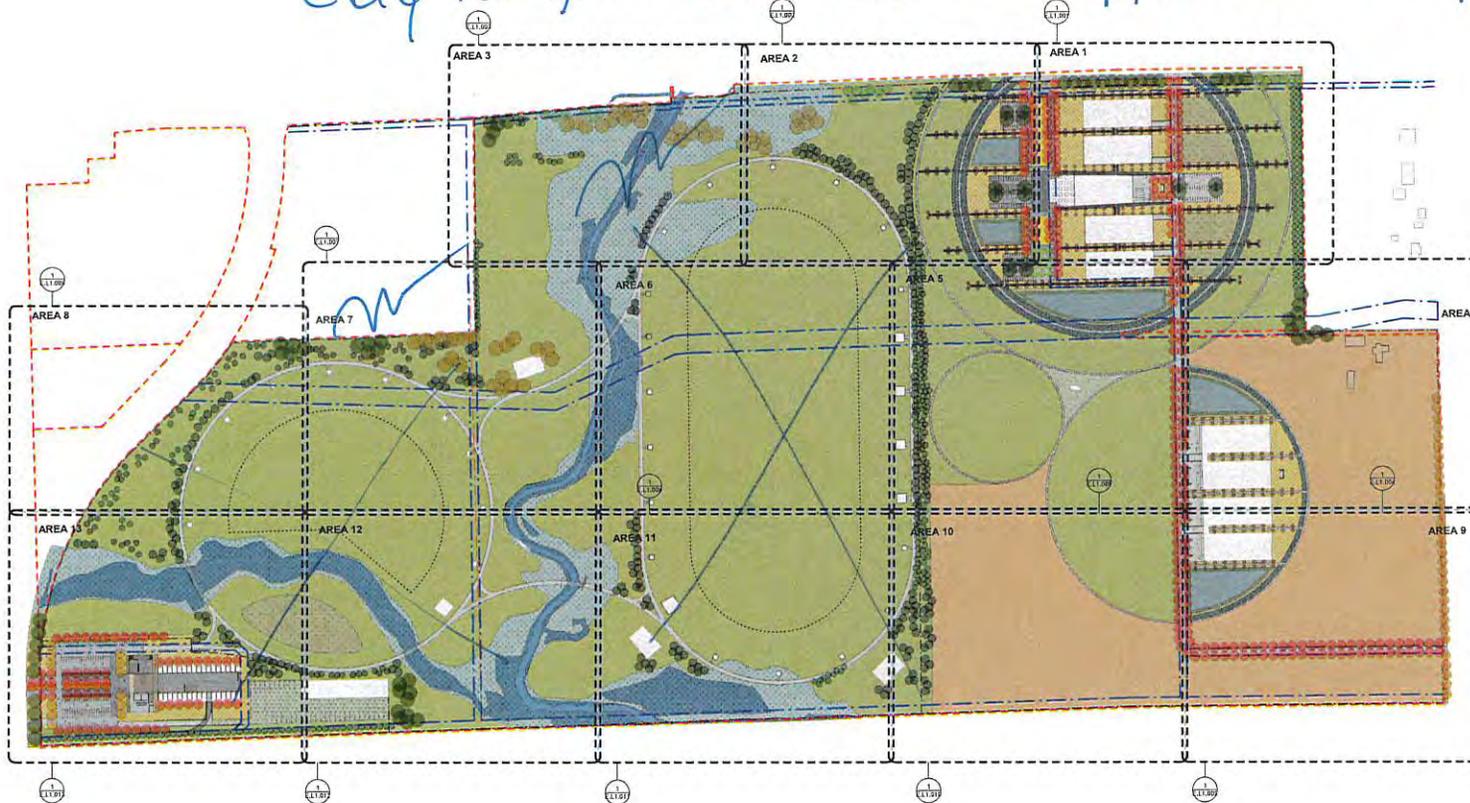
2 Section - Archival  
1/16" = 1'-0"



3 Section - Archival Center  
1/16" = 1'-0"

07/25/2019 SITE DEVELOPMENT SUBMITTAL PMML Center Development	
<b>PRITZKER MILITARY ARCHIVAL CENTER</b>	
<b>TAWANI ENTERPRISES INC.</b> 351 S. Michigan Ave., Suite 500, Chicago, IL 60605 Project Management	
<b>AIG</b> 400 W. Madison St., 11th Floor, Chicago, IL 60601 Architect	
<b>JAHN</b> 111 Superior Street, Suite 500, Chicago, IL 60601 CIVIL/MECHANICAL ARCHITECT	
<b>oslund.assoc.</b> 115 N. Dearborn Street, Suite 201, Chicago, IL 60610 Structural Engineer	
<b>wsp</b> 425 W. Superior St., Suite 200 Chicago, IL 60601 MEP Engineer	<b>TERRA CONSULTING INC.</b> 125 W. Superior St., Suite 200 Chicago, IL 60601 Energy Consultant
<b>Cosentini</b> 111 Superior Street, Suite 500 Chicago, IL 60601 Lighting Designer	<b>cydrene ENERGY GROUP</b> 615 N. Dearborn Ave., Suite 200 Chicago, IL 60610 Acoustic Consultant
<b>rbld</b> 111 Superior Street, Suite 500 Chicago, IL 60601 MEP	<b>threshold</b> 111 Superior Street, Suite 500 Chicago, IL 60601 MEP
<b>PMML SECTIONS</b> PMML Archival Center	
FROM: SITE DEVELOPMENT	
Date: 07/25/2019	Project No: 4933
Sub: ARCH E-42-130	Drawn: TD
Code: 1/16" = 1'-0"	Checked: PC
<b>E.A3.120 A</b>	
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clay target removed from application and plan 2



PROPOSED PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT NOTES	MATURE SIZE (HEIGHT X CRN)	
312	AF	Aster & heather 'Jefferson'	AUTUMN BLAZE MAPLE	5"	8-8	MATCHED SPECIMEN	50x42
50	BI	Blackberry	WINTERSPICE	3"	8-8	CLUMP FORM, MATCHED SPECIMEN	50x50
23	CO	Cornus rugelii	COMMON HUCKLEBERRY	5"	8-8	MATCHED SPECIMEN	47x50
12	P	Prunella virginiana 'Tussock'	WILD CHERRY	5"	8-8	MATCHED SPECIMEN	30x20
154	PA	Pinus strobus	NORWAY SPRUCE	6"	HEIGHT 8-8	MATCHED SPECIMEN	30x20
107	PI	Pinus strobus	BLUE MEYER SPRUCE	6"	HEIGHT 8-8	MATCHED SPECIMEN	30x20
119	PP	Pinus pungens	COLORADO SPRUCE	6"	HEIGHT 8-8	MATCHED SPECIMEN	30x20
294	PS	Pinus strobus	WHITE PINE	5"	8-8	75x30'	
79	QM	Quercus macrocarpa	BUR OAK	5"	8-8	SPECIMEN TREE	40x30
362	OK	Quercus rubra 'Fastigiata'	COLLIER'S ENGLISH OAK	3.5"	8-8	MATCHED SPECIMEN, 5' MIN. BRANCH CLEARANCE	50x45
43	UA	Ulmus americana 'Platanifolia'	PRINCETON ELM	3"	8-8	MATCHED SPECIMEN	50x40
1582							

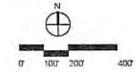
NOTES:

- IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS SHOWN IN THE PLANTS SCHEDULES AND THE PLAN, THE PLANS SHALL GOVERN.
- RESTORE ALL AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL STAKE OUT THE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES TO BE TAGGED AT PLACE OF GROWTH BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL HAVE ORGANIC MULCH UNLESS OTHERWISE NOTED.
- PROVIDE BRUSHSTAKES FOR TURF SOILING AND PERENNIAL PLANTING BED AREA ONLY.
- PROVIDE TEMPORARY IRRIGATION FOR ALL OTHER PLANTING AREA DURING MAINTENANCE PERIOD.
- COORDINATE IRRIGATION SOURCE WITH OWNER REPRESENTATIVE.
- IRRIGATION CONTRACTOR TO SUBMIT IRRIGATION LAYOUT AND SHOP DRAWING FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE IMPROVEMENT TABLE: PARKING LOTS

PARKING LOT ID	LOCATION/DESCRIPTION	AREA (S.F.)	INTERIOR LANDSCAPE		
			AREA (S.F.)	% OF TOTAL	TREE QTY
LOT A	MUSEUM VISITOR PARKING LOT	9,790	2,570	3.8	4
LOT B	MUSEUM EMPLOYEE PARKING LOT	21,900	1,096	0.5	4
LOT C1	MUSEUM FUTURE PARKING LOT	12,000	1,096	0.8	4
LOT C2	MUSEUM FUTURE PARKING LOT	12,000	1,096	0.8	4
LOT D1	ARCHIVES 1 PARKING LOT	8,640	1,942	12.3	3
LOT D2	ARCHIVES 1 PARKING LOT	8,640	1,942	12.3	3
LOT D3	ARCHIVES 1 PARKING LOT	8,640	1,942	12.3	3
LOT E1	CLUB HOUSE PARKING LOT	36,878	2,200	5.5	5
LOT E2	CLUB HOUSE PARKING LOT	34,750	2,200	6.3	5
LOT F	CLUB HOUSE PARKING LOT TURF SURFACE	71,176	71,176	100	0

- 50'-00" PROPERTY LINE WITH SEGMENT LENGTH
- MATCH LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE WITH ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED FLOOR ELEVATION
- UTILITY EASEMENT
- SECURITY FENCE WITH SEGMENT LENGTH
- ANTICLIMB METAL WIRE MESH FENCE
- MANUFACTURER: SETA FENCE USA, P#14881054789
- PRODUCT: OCCUPATION AND IT FENCE SYSTEM
- HEIGHT: 6' H
- COLOR: TRB
- DECORATIVE SLIDING GATE (ID NUMBER)
- CUSTOM METAL FRAME SLIDING GATE W/
- STAINLESS STEEL CORROSION RESISTANT PANEL
- COLOR: TRB
- HEIGHT: 6' H
- OPERATION: IE
- SECURITY GATEWAY GATE (ID NUMBER)
- ANTICLIMB METAL WIRE MESH SLIDING GATE
- MANUFACTURER: SETA FENCE USA, P#14881054789
- PRODUCT: OCCUPATION AND IT FENCE SYSTEM
- CUSTOM DESIGN BY MANUFACTURER
- HEIGHT: 6' H
- COLOR: TRB
- OPERATION: IE
- SCREEN FENCE
- CUSTOM FENCE WITH WAXED BEAM POST AND
- STAINLESS STEEL CORRUGATED CLADDING PANEL



SHEET INDEX

SHEET NUMBER	SHEET NAME
ELL1000	LANDSCAPE CALL OUT PLAN
ELL1001	LANDSCAPE PLAN AREA 1
ELL1002	LANDSCAPE PLAN AREA 2
ELL1003	LANDSCAPE PLAN AREA 3
ELL1004	LANDSCAPE PLAN AREA 4
ELL1005	LANDSCAPE PLAN AREA 5
ELL1006	LANDSCAPE PLAN AREA 6
ELL1007	LANDSCAPE PLAN AREA 7
ELL1008	LANDSCAPE PLAN AREA 8
ELL1009	LANDSCAPE PLAN AREA 9
ELL1010	LANDSCAPE PLAN AREA 10
ELL1011	LANDSCAPE PLAN AREA 11
ELL1012	LANDSCAPE PLAN AREA 12
ELL1013	LANDSCAPE PLAN AREA 13
ELL1009	LANDSCAPE DETAILS
ELL1010	LANDSCAPE DETAILS

PRITZKER MILITARY  
MUSEUM & PARK  
MILITARY CENTER

Client: **TAWANI**  
1111 N. WASHINGTON AVE., SUITE 200, CHICAGO, ILL. 60610  
Project Management

Architect: **AIG**  
101 N. WASHINGTON AVE., SUITE 200, CHICAGO, ILL. 60610

Interior: **JAHN**  
845 N. WASHINGTON AVE., SUITE 200, CHICAGO, ILL. 60610

Contractor: **oslund and assoc.**  
1111 N. WASHINGTON AVE., SUITE 200, CHICAGO, ILL. 60610

Structural Engineer: **WSP**  
400 N. WASHINGTON AVE., SUITE 200, CHICAGO, ILL. 60610

MEP Engineer: **cydoniaENERGYgroup**  
815 N. WASHINGTON AVE., SUITE 200, CHICAGO, ILL. 60610

Interior Consultant: **threshold**  
1111 N. WASHINGTON AVE., SUITE 200, CHICAGO, ILL. 60610

Site: **threshold**

Project: **LANDSCAPE CALL OUT PLAN**

Issue: **4/23/2019** Project No: **4933**

Scale: **ARCH E=4'23/32"** Drawn: **RZH**

Code: **As Indicated** Checked: **RZH**

Sheet No: **E.L1.000** of **1** Total Sheets

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Line#	Description	Aug	Max	Min	Footcandle	Footcandle	Code
1	ARCHIVE PARKING - NORTH	1.00	3.0	0.3	15	15	0.01
2	ARCHIVE PARKING - SOUTH	1.00	3.0	0.3	15	15	0.01
3	CLUBHOUSE ENTRANCE ROAD	1.00	3.0	0.3	15	15	0.01
4	CLUBHOUSE PARKING	1.00	3.0	0.3	15	15	0.01
5	CLUBHOUSE ROAD TO RV PARKING	1.00	3.0	0.3	15	15	0.01
6	CLUBHOUSE BY PARKING	2.00	3.0	0.3	15	15	0.01
7	CLUBHOUSE TRUCKLE AREA	1.00	3.0	0.3	15	15	0.01
8	COMMERCIAL ARCHIVE PARKING	1.00	3.0	0.3	15	15	0.01
9	COMMERCIAL ARCHIVE ROAD	1.00	3.0	0.3	15	15	0.01
10	COURSE CONCRETE FOR PAVES - NORTH	2.00	3.0	0.3	15	15	0.01
11	COURSE CONCRETE FOR PAVES - SOUTH	2.00	3.0	0.3	15	15	0.01
12	COURSE CONCRETE FOR PAVES - WEST	2.00	3.0	0.3	15	15	0.01
13	COURSE CONCRETE FOR PAVES - EAST	2.00	3.0	0.3	15	15	0.01
14	EXHIBITION ENTRANCE ROAD - EAST	1.00	3.0	0.3	15	15	0.01
15	EXHIBITION ENTRANCE ROAD - WEST	1.00	3.0	0.3	15	15	0.01
16	EXHIBITION PARKING - EAST	2.00	3.0	0.3	15	15	0.01
17	EXHIBITION PARKING - WEST	2.00	3.0	0.3	15	15	0.01
18	PROPERTY LINE	0.00	1.0	0.0	0.0	0.0	N/A

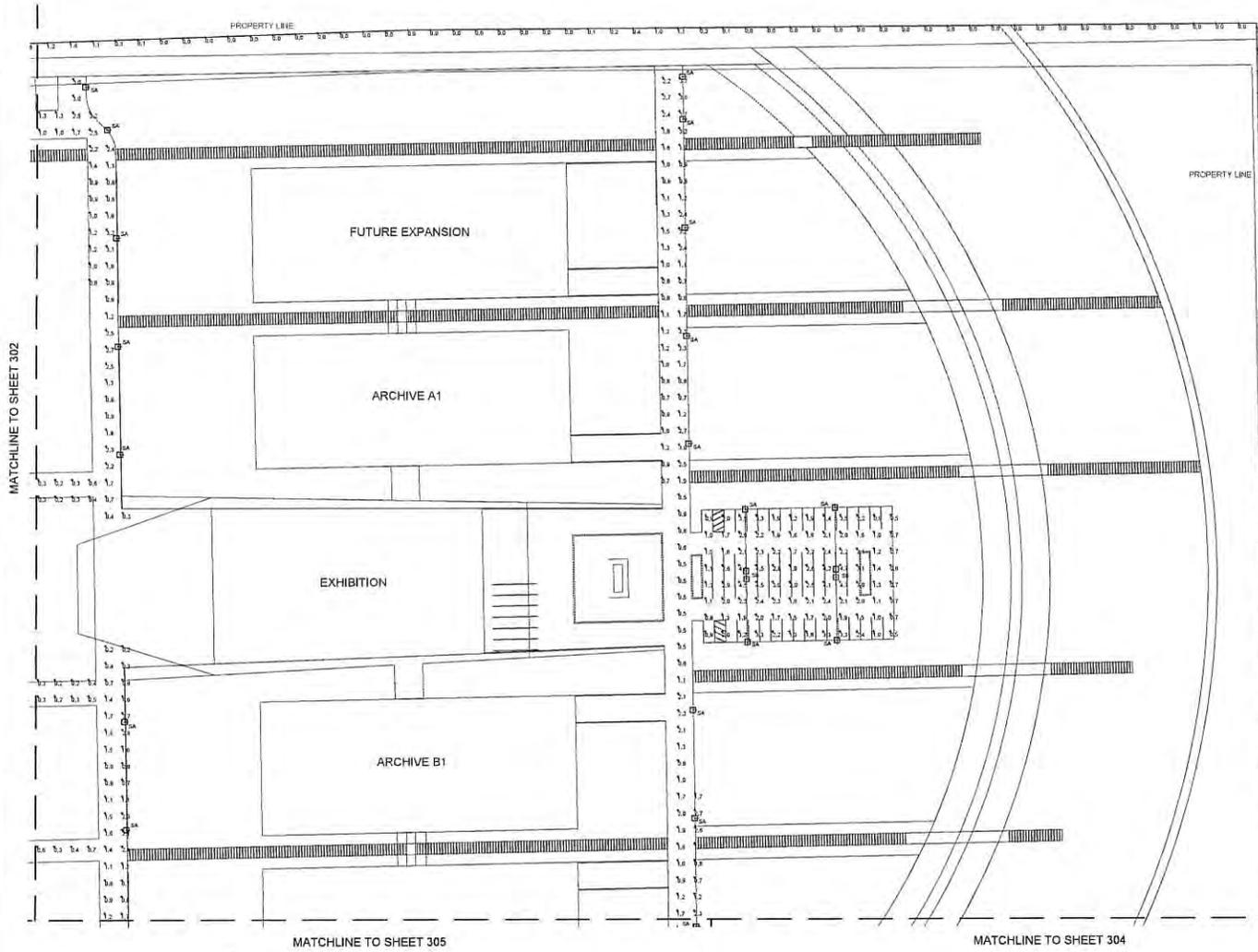
Symbol	Label	Qty	LLF	Lum. Lumens	Description	Footcandle
SA	110	1	0.80	2300	BRICK LED FIXTURE - POLYCARBONATE AREA LIGHT - BRICK PAVES - ASTHMA PHYSICAL THERAPY	0.01
SB	110	1	0.80	2300	BRICK LED FIXTURE - POLYCARBONATE AREA LIGHT - BRICK PAVES - ASTHMA PHYSICAL THERAPY	0.01
SC	403	6	0.50	700	HYDRATED LED PATHWAY LIGHT - EGG WAGON BOLLARD	0.01
SD	10	100	0.80	700	BRICK MOUNTED FLEXIBLE LED PATHWAY LIGHT - BRICK PAVES - EGG WAGON BOLLARD	0.01
SE	40	1	0.50	1200	TRIPLE MOUNTED LED AREA LIGHT - BRICK PAVES - EGG WAGON BOLLARD	0.01

THESE LIGHTING LAYOUT AND PHOTOMETRIC DRAWINGS PROVIDE THE FOLLOWING INFORMATION:

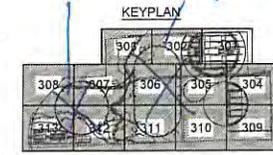
1. SITE AND AREA LIGHTING FIXTURE LOCATIONS THROUGHOUT PARKING LOTS, ROADWAYS AND OTHER VEHICULAR ZONES.
2. PEDESTRIAN-SPECIFIC BOLLARD LIGHTING LOCATIONS ALONG KEY PATHWAYS AND SIDEWALKS REMOTE FROM BUILDINGS.
3. HORIZONTAL ILLUMINANCE CALCULATIONS FOR PARKING LOTS, ROADWAYS, WIDE LUMINOUS VEHICULAR ZONES AND PATHWAYS REMOTE FROM BUILDINGS.
4. HORIZONTAL ILLUMINANCE CALCULATIONS ALONG THE SITE PERIMETER.

ILLUMINANCE CALCULATION VALUES SHOWN ARE PROVIDED BY SITE ADJUSTED LIGHTING EQUIPMENT ONLY AND DO NOT INCLUDE BUILDING-BASED SOURCES FOR ENTRANCES AND SIDEWALKS CLOSE-IN TO BUILDINGS. ILLUMINANCE LEVELS ARE DESIGNED TO MEET STANDARDS ESTABLISHED BY THE ILLUMINATING ENGINEERING SOCIETY.

ALL LIGHT FIXTURES ON SITE ARE OF THE FULL OPTICAL CUT-OFF VARIETY TO MINIMIZE DIRECT OFF-SITE VISIBILITY OF SOURCES. CENTRALIZED LIGHTING CONTROL WILL ALLOW FOR TIME-CLOCK-BASED LIGHT OUTPUT REDUCTION AFTER HOURS.



1 PHOTOMETRIC LIGHTING PLAN  
SCALE: 1" = 40'-0"



DATE: 07/25/2019 THE DEVELOPMENT SUBMITTAL  
PROJECT CODE: 4422300

**PRITZKER MILITARY ARCHIVAL CENTER**

**TAWANI**  
ENTERPRISE  
251 N. LaSalle Ave., Suite 500, Chicago, Illinois 60610  
Project Management

**AIG**  
Architect Group, 951 Lawrence St., Chicago, Illinois 60610

**JAHN**  
151 W. Hubbard Ave., Suite 200, Minneapolis, Minnesota 55401  
Architects

**oslund and assoc.**  
115 W. Hubbard Ave., Suite 200, Minneapolis, Minnesota 55401  
Architects

**WSP**  
100 W. Chicago Ave., Suite 500, Chicago, Illinois 60610  
MEP Engineers

**TERRA**  
100 W. Chicago Ave., Suite 500, Chicago, Illinois 60610  
Energy Consultant

**Caroline cyclone**  
115 W. Hubbard Ave., Suite 200, Minneapolis, Minnesota 55401  
Lighting Designer

**threshold**  
115 W. Hubbard Ave., Suite 200, Minneapolis, Minnesota 55401  
Architect Consultant

**threshold**  
115 W. Hubbard Ave., Suite 200, Minneapolis, Minnesota 55401  
Architect Consultant

**Photometric Lighting Plan**

Project: SITE DEVELOPMENT  
Date: 07/25/2019 Project No.: 44223  
Scale: ARCH E-422300 Revs.: 00  
Sheet No.: E.E1.301 A

DATE: 07/25/2019  
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# PRITZKER MILITARY

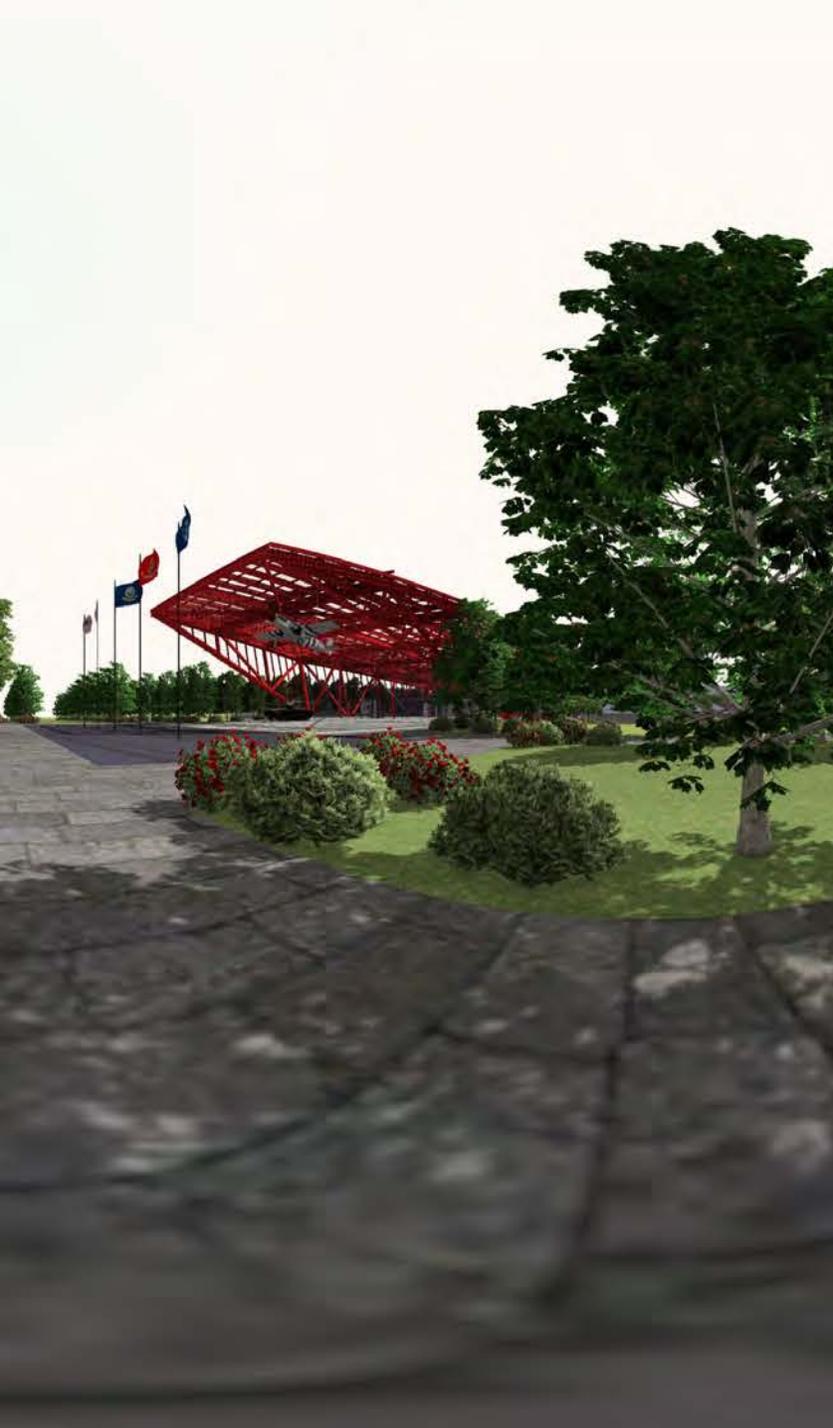
A R C H I V E S

# WELCOME

[pritzkermilitaryarchives.com](http://pritzkermilitaryarchives.com)

# Welcome Mary Parthé & Pastor Rev. Kathleen Gloff

Thank you, we appreciate the additional opportunity to meet with you and we have been listening! Our goal is to present the project facts and information, in a safe, interactive, and productive environment.



# Our Presenters

Mary Parthe, *Chief of Staff, TAWANI Enterprises*

Michelle Nakfoor, *General Counsel, TAWANI Enterprises*

Greg Brown, *Project Manager, TAWANI Enterprises*

Ed Santos, *Founder, Tactical Services Group, LLC*

Dr. Rob Havers, *President and CEO, Pritzker Military Museum & Library*

Shari Koehler, *Chief Financial Officer, TAWANI Enterprises*

## Our Staff

Kimberlee Carr, *Director of Property Management, TAWANI Property Management*

Nathan Crisan, *Construction Manager, TAWANI Property Development*

Nicole Kleidon, *Legal & Risk Operations Manager, TAWANI Enterprises*

Leslie Roshto, *Project Manager, TAWANI Enterprises*

Theadora Gerber, *Director of Marketing and Communications, TAWANI Enterprises*

Claudia Gutierrez, *Public Relations Associate, TAWANI Enterprises*

Megan Williams, *Director of External Affairs, Pritzker Military Museum & Library*

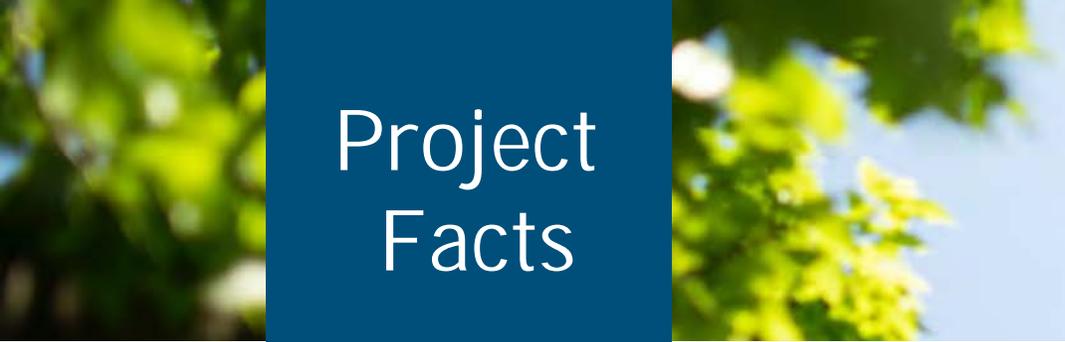
Raj Kaler, *Financial Analyst, TAWANI Enterprises*

Chris Meter, *Adjutant, Operations Specialist, Pritzker Military Museum & Library*

Dustin DePue, *Director of Collections Management, Pritzker Military Museum & Library*

# Meeting Agenda

- Our presentation will last approximately 20 minutes. We will provide project facts, an overview of the project including visuals, and discuss community benefits.
- Immediately following the presentation, we will have a Q&A session for 30 minutes. Please raise your hand if you have a question and we will attempt to answer all within that timeframe. We appreciate the opportunity to hear from you directly.
- We will keep the room open for 30 minutes after the Q&A for interaction between community members and our team, and answer questions from the community.
- We will post today's presentation and a fact sheet online for your review after this meeting.
- We will conclude and exit by 7:30pm.



# Project Facts

## **CLAY TARGET RANGE**

Clay target range proposal has been removed from project.

Conditional use permit is no longer needed; will be memorialized in the Developer's Agreement.

## REMAINING PROJECT COMPONENTS:

### **PRITZKER MILITARY ARCHIVES**

### **COMMERCIAL ARCHIVES**

### **COLD WAR MEMORIAL**

### **COMMUNITY GREEN SPACE**

### **FIREARMS EDUCATION & TRAINING CENTER (FETC)**

Located underground; fully enclosed.

Air filtration will exceed Environmental Protection Agency (EPA) standard guidelines.

1 mile from Maple Ridge; 1.2 miles from Busy Bee Day Care & Somers Community United Church of Christ.



# Tax Facts

Property will pay tax on all 288 acres upon land acquisition.

Post-construction, we will apply for 10 acres of NFP tax exemption for the Pritzker Military Archives only.

Entire project will be funded by private funds through a 501c3.



# Land Facts

## **FENCING**

We will no longer need the proposed fencing along the perimeter. The proposed fencing will only be around areas not accessible to the public.

## **DEVELOPMENT RESTRICTIONS**

Floodplain / Wetlands = 80 acres

ANR Pipeline Easement = 8 acres

Setbacks / Utility Easements = 17 acres

**TOTAL = 105 unbuildable acres**

**= 36% of the total land area that is not suitable for building.**



# Timeline

## 2016

### Paris Property

- Negotiated contract for purchase of land in Paris

## 2017

### Due Diligence

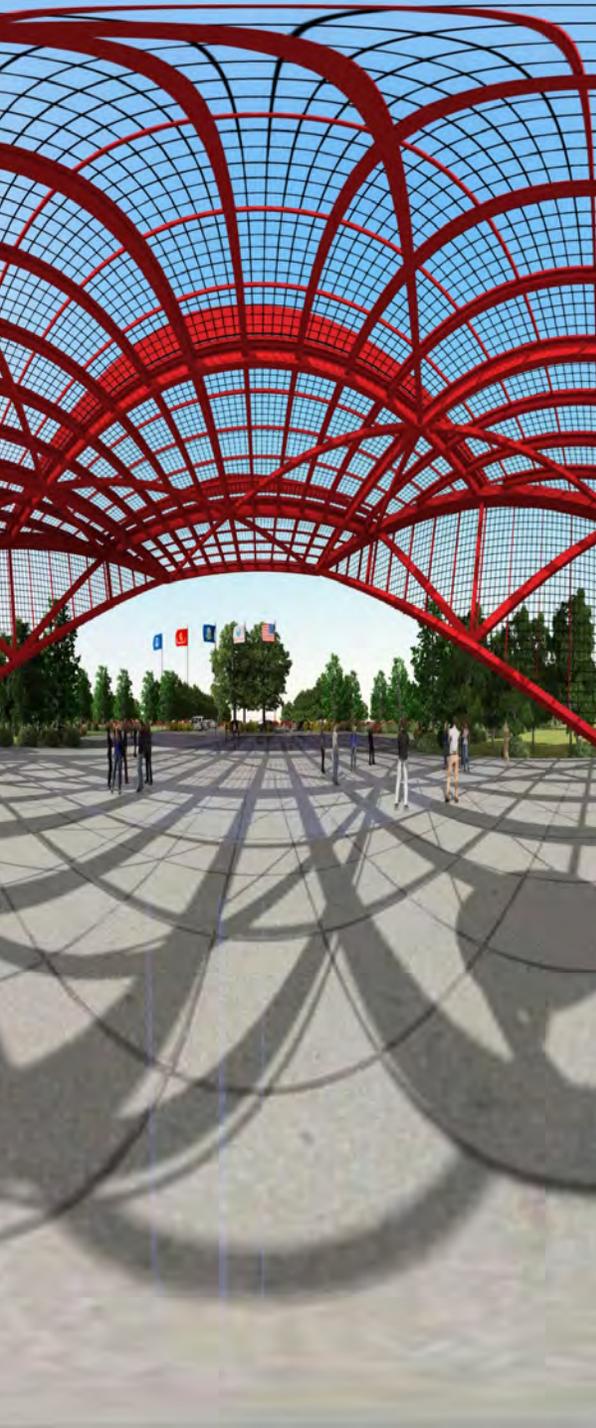
- Architecture and environmental reviews
- Subject to Inter-Governmental Agreement between Somers and Paris signed in late 2017

## 2018

- Met with Somers, Paris and Kenosha government representatives
- Only one Paris representative was critical of the project
- At the close of the meeting, approached by Somers representatives suggesting property east of I-94 in Somers for project
- Withdrew from Paris
- Identified parcels of land in Somers
- Engaged in confidential negotiations with landowners for land purchase which is industry standard process

## 2019

- Land under contract
- Due diligence process begins
- Signed Pre-Development Agreement with Somers
- Meetings with Somers regarding Developer's Agreement including infrastructure
  - All discussions are public record
  - Application submitted in July



# Approval Process & Moving Forward

## Application changes

- Conditional Use Permit for outdoor clay and shooting was WITHDRAWN on September 17, 2019

## Seek approvals for Plan Commission recommendations

- Re-zoning property classification to Institutional and Park & Recreational
- Site Plan review and approval
- Amendment to the Comprehensive Plan Map

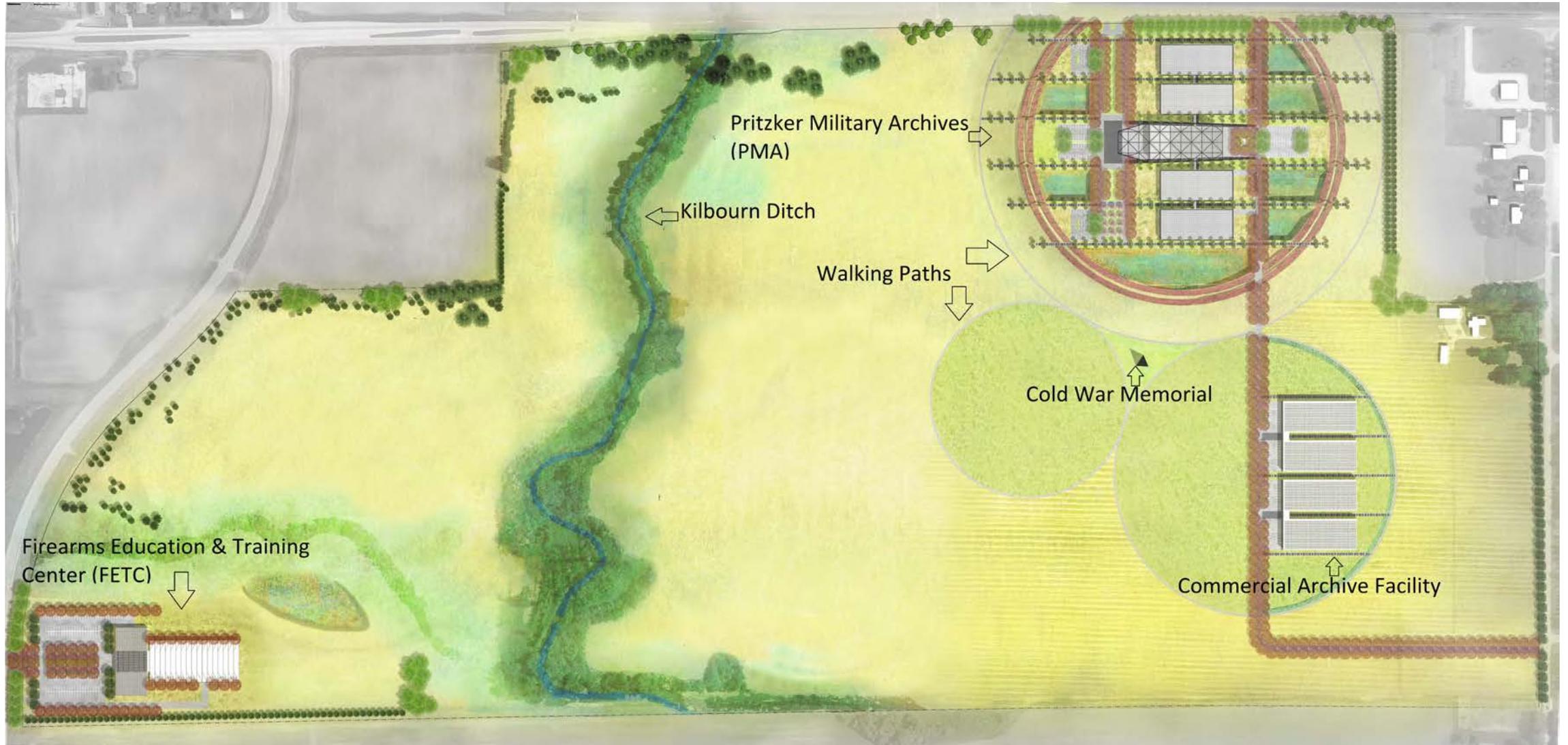
## Governmental application required reviews

- Comprehensive Plan Amendment – Village of Somers
- Re-zoning – Village of Somers
- Wetlands Delineation – WisDNR
- Traffic Impact Analysis – Kenosha County
- Airport Overlay – Kenosha County
- Somers Fire Department

## Outstanding approvals

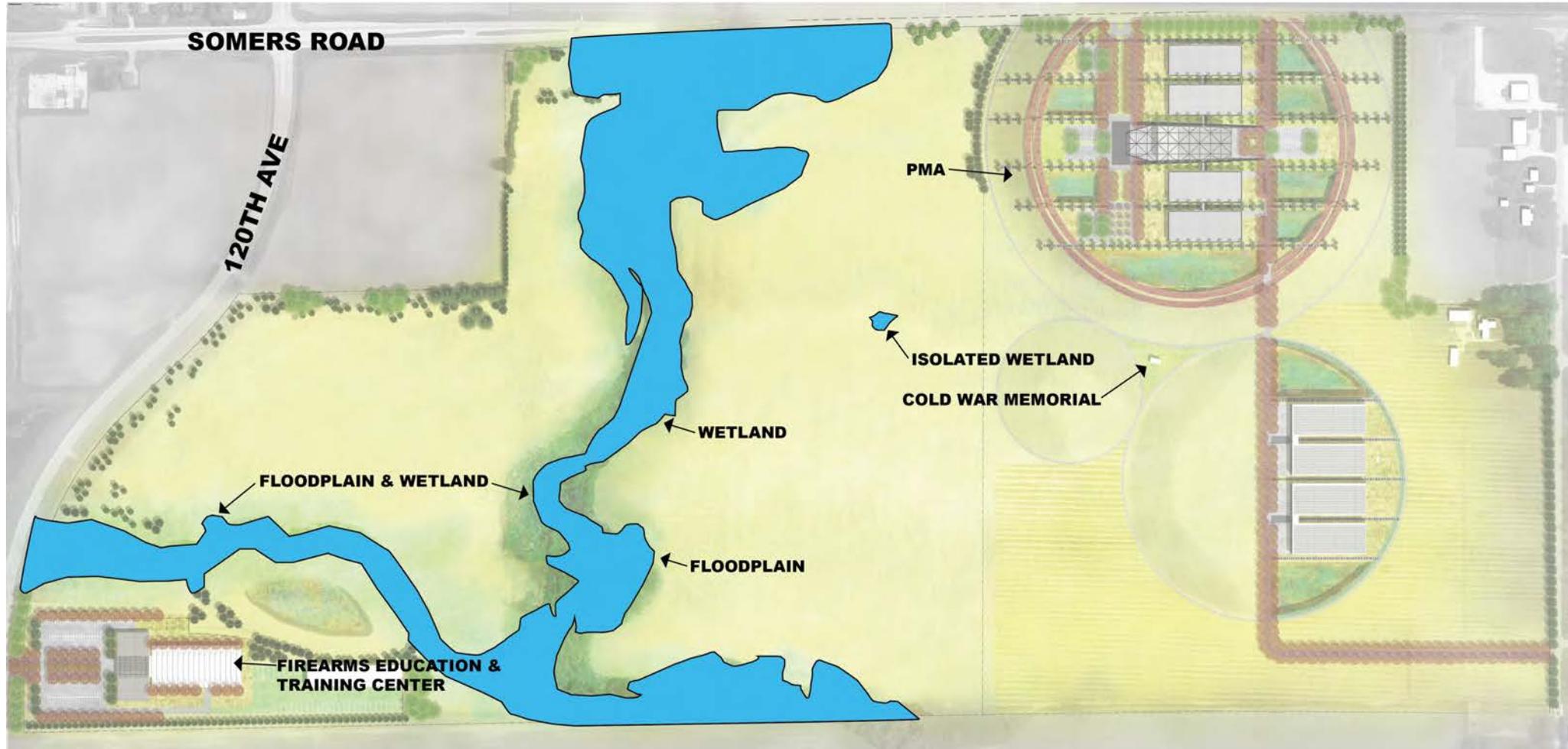
- Village Board Meeting on November 12, 2019 – approval of Plan Commission recommendations
- Developer's Agreement – finalizing terms with Village of Somers Administration
- Seek approval of Developer's Agreement by Village Board of Trustees

# Overall Site Plan



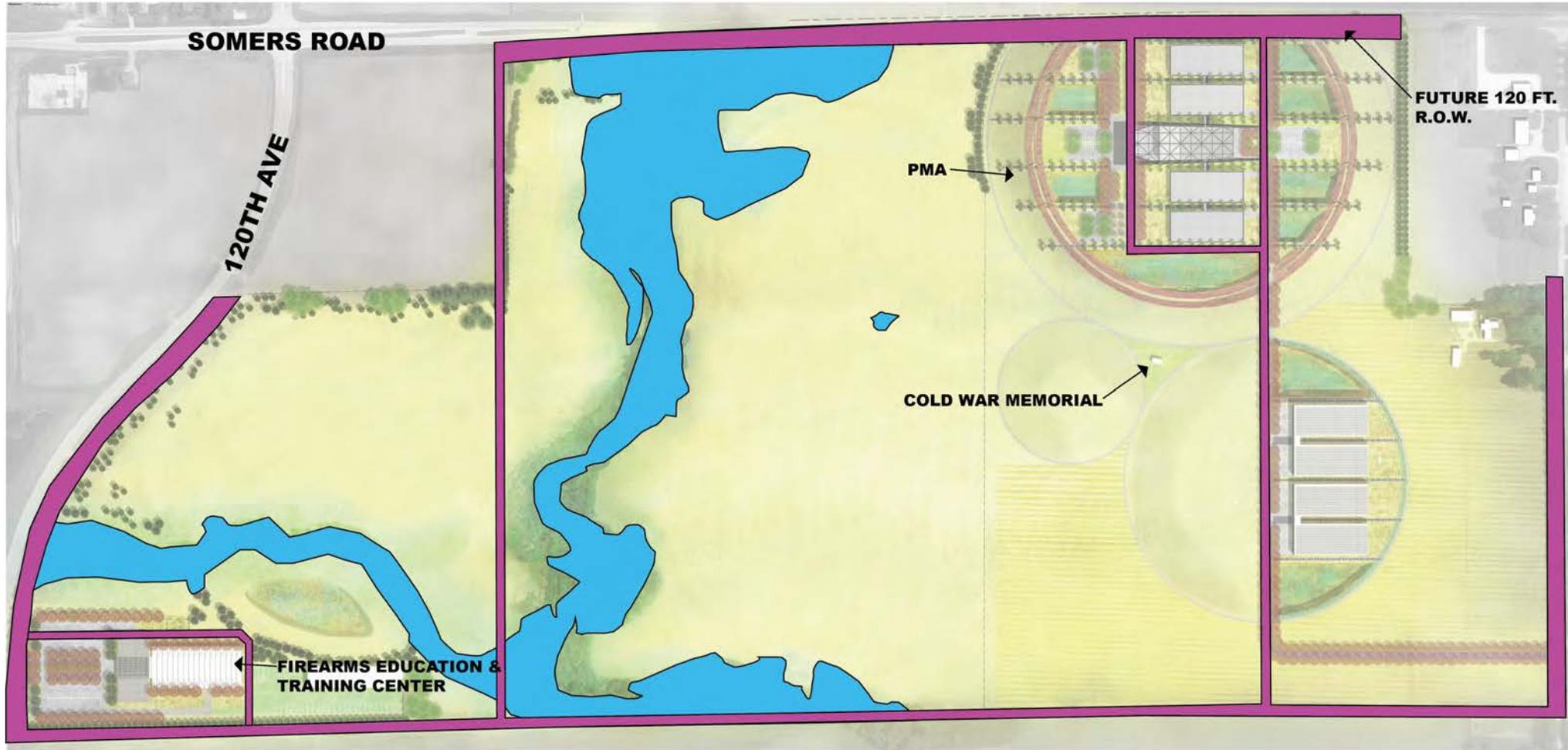
# Land Use Restrictions

Wetlands/Floodplain = 80 acres



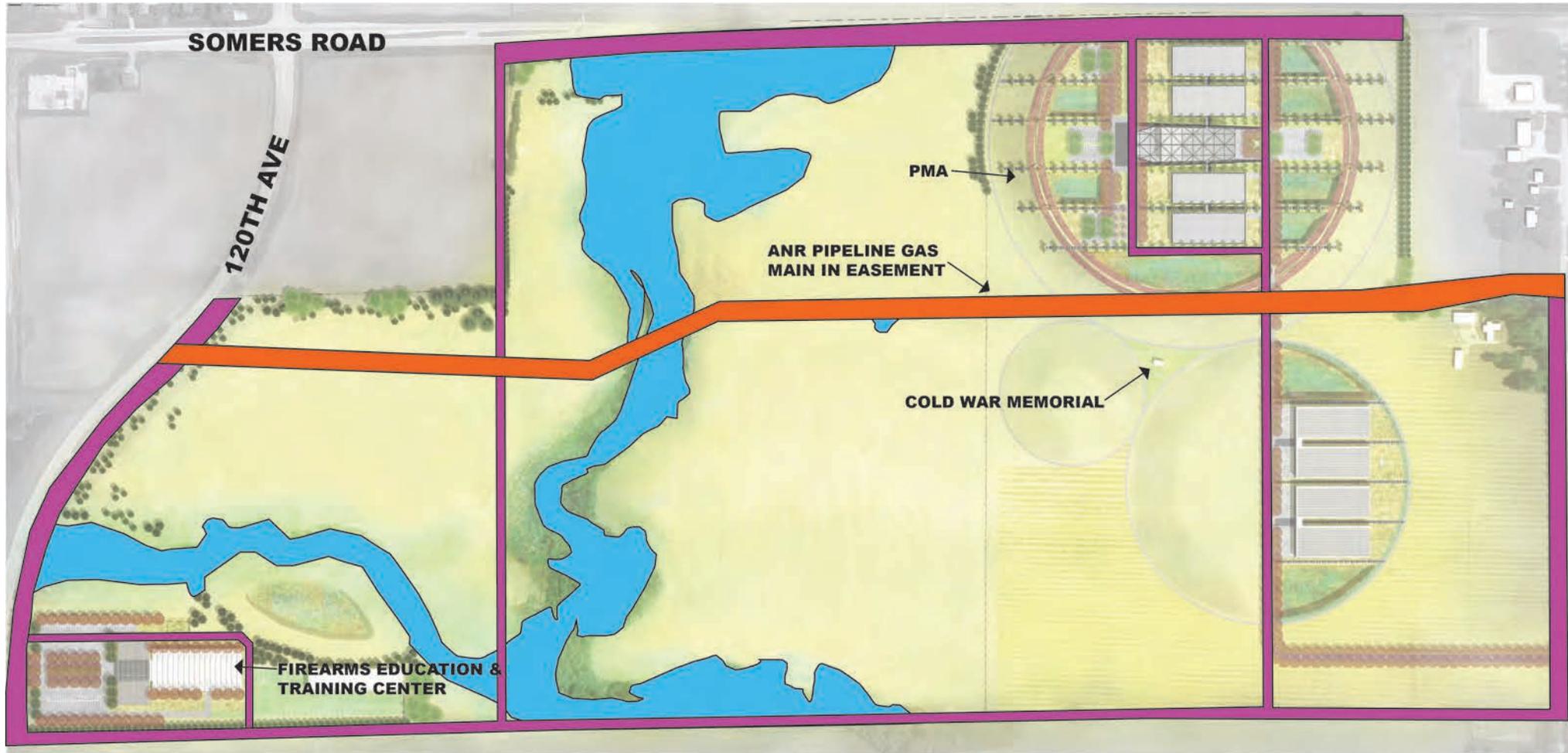
# Land Use Restrictions

Right of Way / Easements = 17 acres



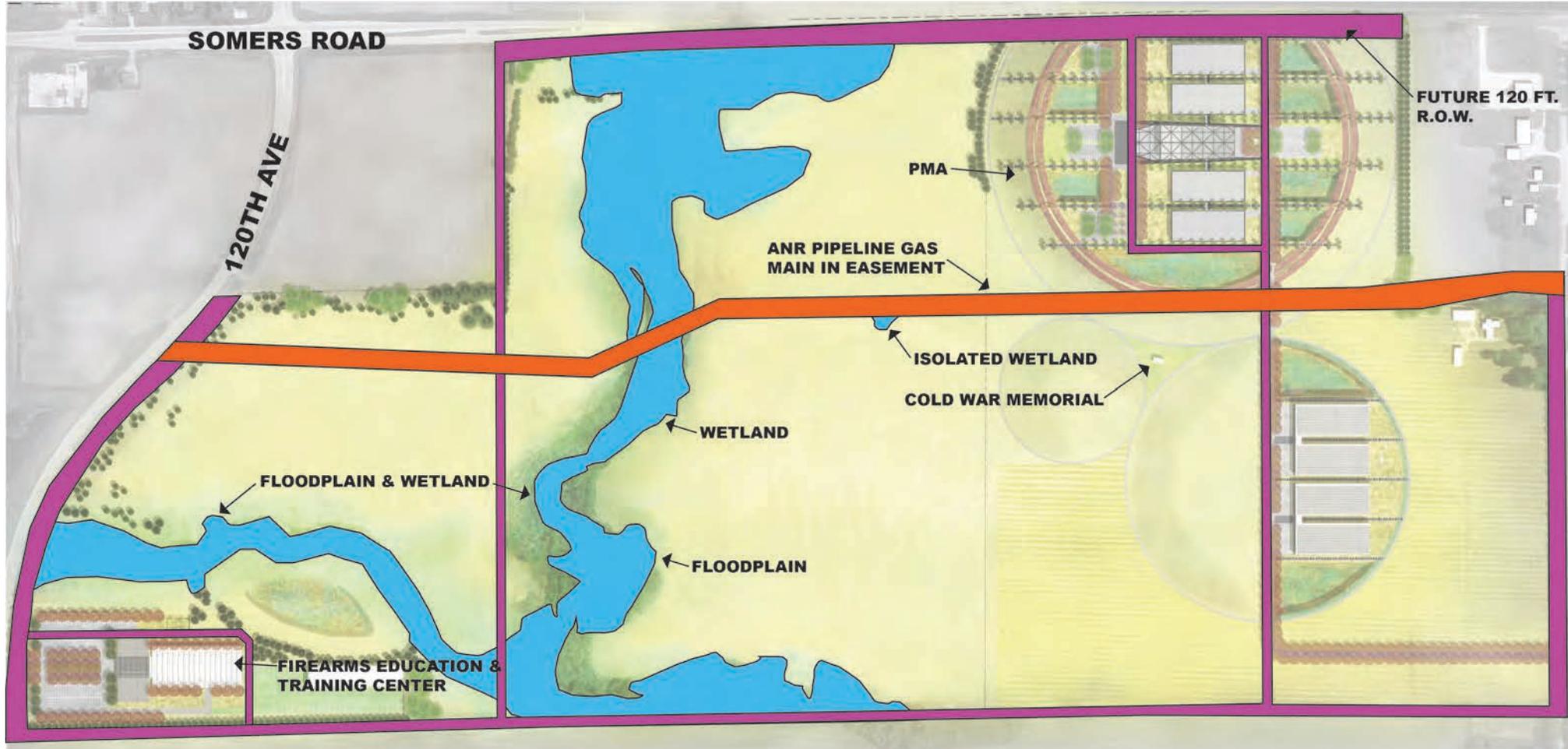
# Land Use Restrictions

ANR Gas Pipeline = 8 acres

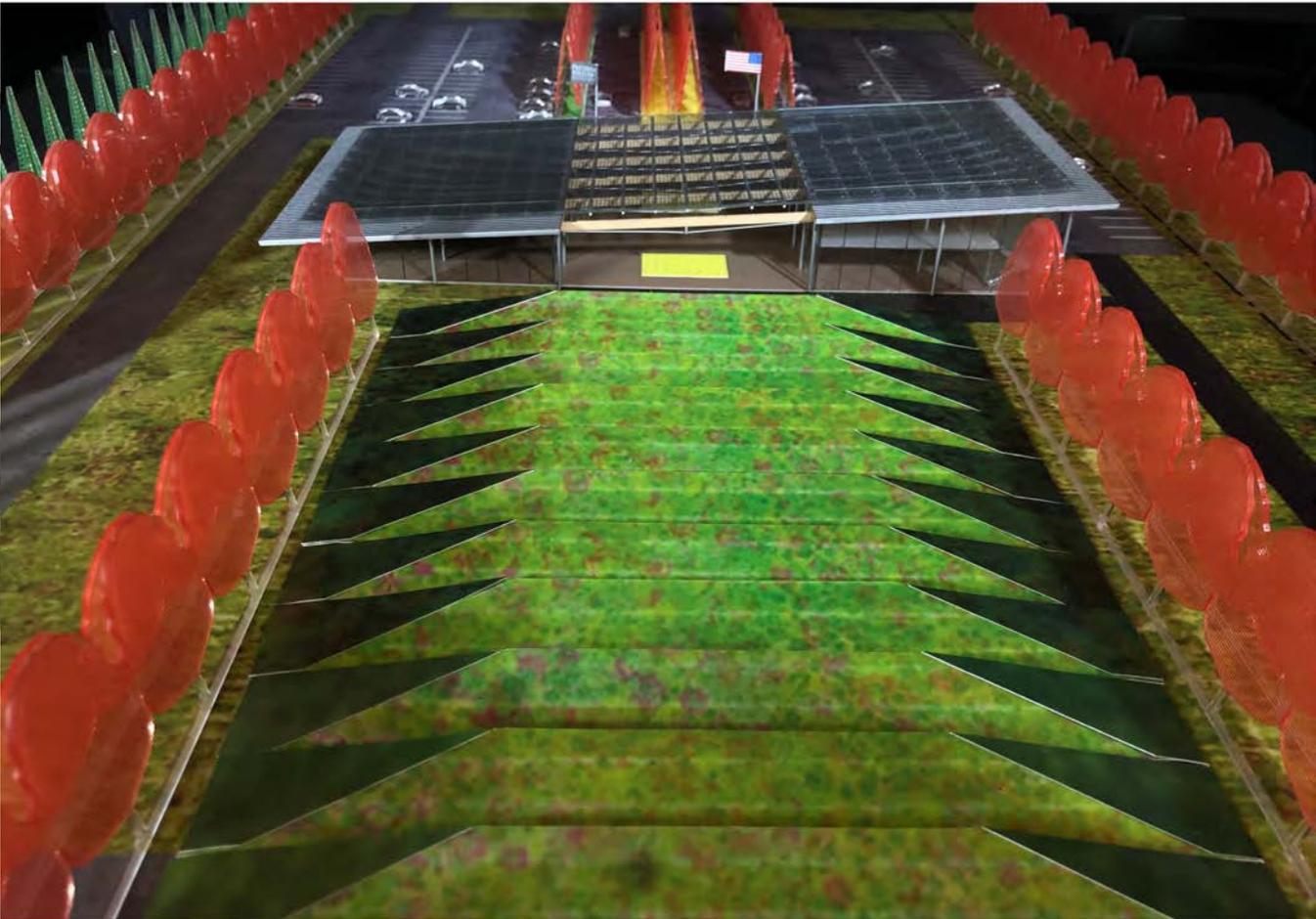
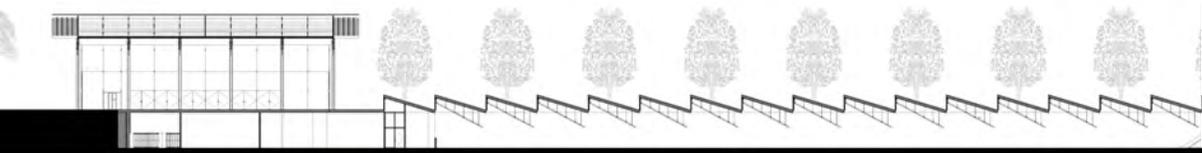


# Land Use Restrictions

**Total Unbuildable Area = 105 acres**



# Firearms Education & Training Center





Pritzker Military Archives (PMA)

Kilbourn Ditch

Walking Paths

Cold War Memorial

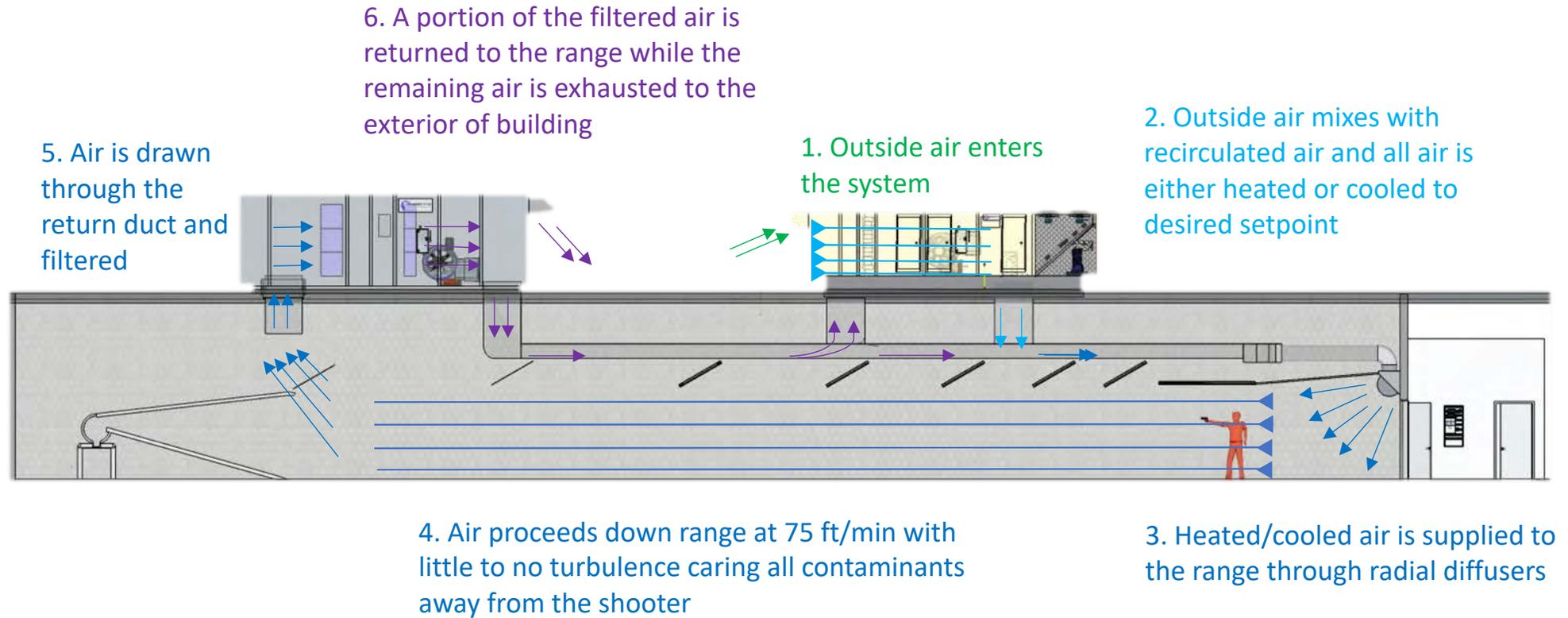
Commercial Archive Facility

Firearms Education & Training Center (FETC)

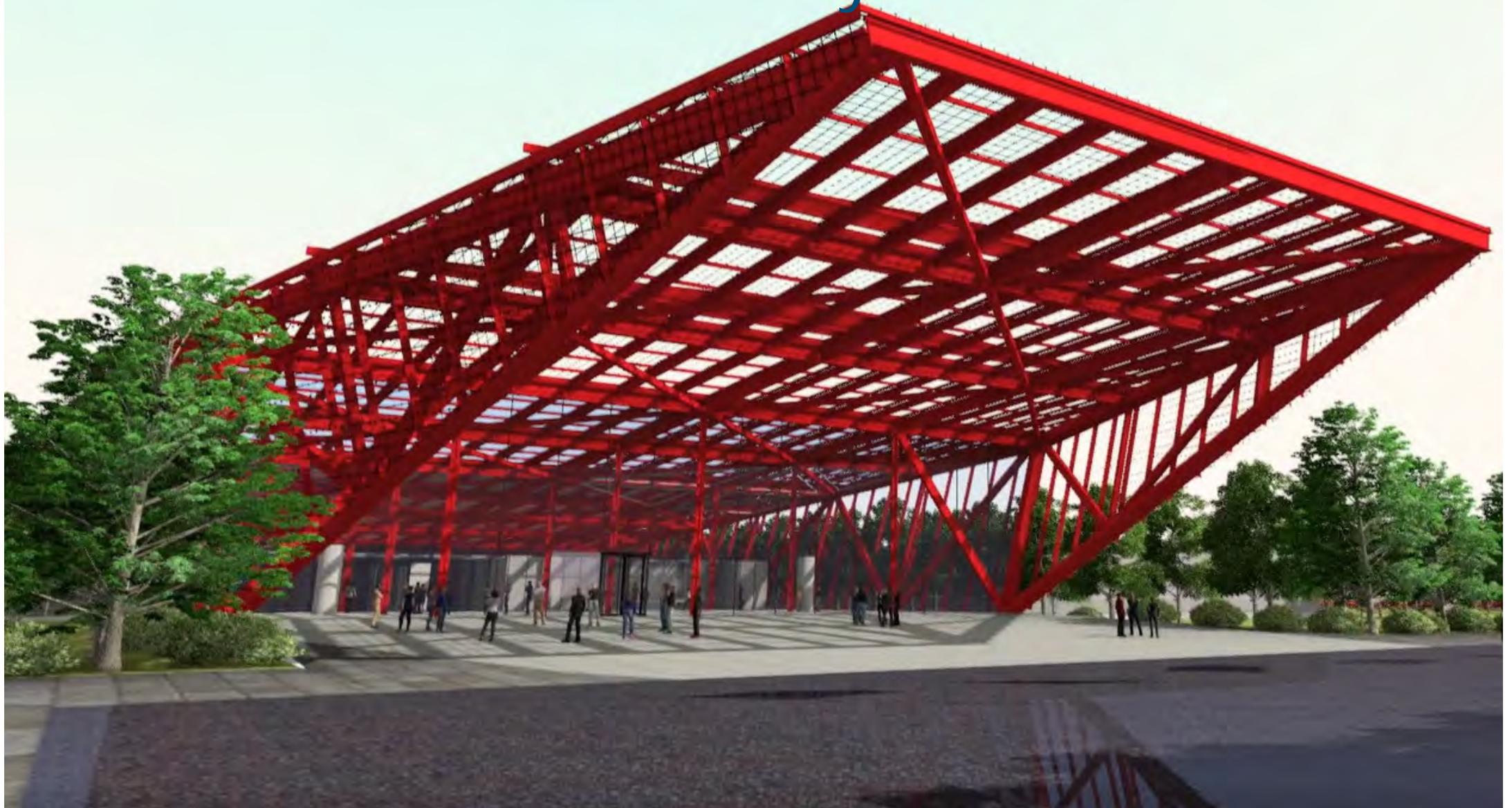
1.2 Miles to Busy Bee's Child Care

1 Mile from Maple Ridge Community

# Recirculation System



# Pritzker Military Archives







# Community Benefits

## COMMUNITY IMPACT

- Eagle River
- Rogers Park

## COMMUNITY IMPACT – FINANCIAL

- Tax Increment District (TID) #6
- Estimated Tax Increment Financing (TIF) Funding
- Water and Sewer

# Q&A Guidelines

- When you have a question during the Q&A session, please raise your hand and we will do our best to provide an answer.
- If you want to make a statement about our project as opposed to a question, please wait until after the Q&A when we open up the room so that we can all interact. You can also send your statement or questions to our email address at [info@pritzkermilitaryarchives.com](mailto:info@pritzkermilitaryarchives.com)
- We'd like everyone to have a chance to ask their question within the time available. Please keep your question limited to one minute in length during the 30-minute Q&A.

# PRITZKER MILITARY

ARCHIVES



NEXT STEPS

**Next Village Board Meeting – November 12, 2019**

[pritzkermilitaryarchives.com](http://pritzkermilitaryarchives.com)

Department of Community Development & Inspections  
625 52nd Street – Room 308, Kenosha, Wisconsin 53140  
phone – 262.653.4030 or fax 262.653.4045

Original - Tim  
cc Bill's  
Site  
huke/Andy  
Scanned 9/19/19

**Airport Site Plan Approval**  
**\*\*APPLICANT'S COPY\*\***

<b>Project Name:</b>	Pritzker Military Museum & Library	<b>Date:</b> September 13, 2019
<b>Location:</b>	County Trunk Highway E and East Frontage Road (Somers)	
<b>Issued to:</b>	Berteau Honore, LLC 104 S. Michigan Avenue – No. 500 Chicago, IL 60603	
<b>Architect/ Engineer/ Contractor:</b>  (if applicable)		
<b>Approval Dates:</b>	City Plan Commission – N/A Community Development & Inspections – September 12, 2019	
<ul style="list-style-type: none"><li>• <b>Conditions of approval (see attachment)</b></li><li>• <b>Approval shall be void if a building permit is not obtained by March 12, 2020</b></li></ul>		

Any questions regarding the approved Airport Site Plan should be directed to me at 262.653.4049 or via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org).

  
\_\_\_\_\_  
Brian Wilke, AICP, Development Coordinator  
Community Development & Inspections

- c: Corey Reed, Director, Kenosha Regional Airport  
Bill Morris, Village of Somers  
Andy Buehler, Kenosha County Planning & Development

<b>Project Name:</b>	Pritzker Military Museum & Library	<b>Date:</b> September 13, 2019
<b>Location:</b>	County Trunk Highway E and East Frontage Road (Somers)	

**Conditions of Approval**

1. Compliance with Section 13, *Airport Overlay District*, City of Kenosha Zoning Ordinance.
2. No part of the structure shall exceed a height of 856 AMSL.
3. Any changes to the approved plans require an Amendment to the Airport Site Plan Approval. All changes shall be submitted to the Department of Community Development & Inspections for review and approval.
4. Any construction cranes that exceed one hundred (100') feet above ground level must receive authorization from the Kenosha Airport Director.
5. The clay target range shall be constructed in compliance with NRA recommendations and shall not present a hazard to aviation.

# PRITZKER MILITARY

## ARCHIVES

### CORRECTION STATEMENT FOR INFORMATION PREVIOUSLY PROVIDED TO COMMUNITY

Contrary to what we previously reported, the approval process for the PMA project will not be a two-step process, but rather completed in one-step. The facts as we know now, are as follows:

- The Developer's Agreement will not be finalized before the 11.12.19 Village Board meeting approving the PMA project.
- Following the public meeting on 9.16.19, the Village had informed the PMA team that the project approval with the Village Board was a two-step process. The first step would be getting approval from the Board at the 11.12.19 meeting for the project. The second step would be presenting the proposed Developer's Agreement execution copy at a Village Board Meeting scheduled for some time thereafter.
- However, on 10.28.19 the Village attorney, Jeff Davidson, stated the second step is no longer necessary. In order to ensure that the outdoor clays course will not be on the site, the Village will present the Board with a motion to include, among other items, that the Developer's Agreement will specifically state there will be no outdoor sporting clays on the site.

Agents of the Village previously informed us that Tax Increment District (TID) #6 was drawn to include only the land that would be part of our project and that we would be the only landowners in TID #6. However, on 10.28.19, in a conversation with the Village Attorney and Administration, the PMA Team was told for the first time that the information previously given to us was not accurate. There are, in fact, parcels of land in TID #6 that will not be part of our project or owned by us. Village Administration has informed us that parcels of land to the South of our project are also part of TID #6.

# PRITZKER MILITARY

## ARCHIVES

### PROJECT UPDATES

Clay target range proposal has been removed from the project.

No outdoor firearm activity anywhere on the property.

We are no longer asking for a conditional use permit to build the outdoor clays course, we will memorialize this commitment not to build a clays course, in the Developer's Agreement.

### PROJECT COMPONENT DETAILS

#### **Pritzker Military Archives**

These facilities will be located on the highest point of the property, on the Northeast corner. The spaces will support the Pritzker Military Museum & Library's (PMML) mission to preserve the past, present, and future of the citizen soldier.

#### **Firearms Education & Training Center (FETC)**

The FETC will be built underground, making it fully enclosed.

Air filtration will exceed Environmental Protection Agency (EPA) standard guidelines.

Located 1 mile from Maple Ridge, 1.2 miles from Busy Bee Day Care and Somers Community United Church of Christ.

#### **Cold War Memorial**

Dedicated to those who have served from 1945-1991 and will be a place to reflect and honor those who have sacrificed.

#### **Commercial Archives**

A high-tech archival facility and will adhere to best practices in conservation. We plan to lease to other organizations and individuals in need of this type of space.

#### **Community Green Space**

Dedicated public access to walking and bike paths and picnicking areas.

We no longer need original proposed fencing along perimeter - only around areas not accessible to public.

### LAND USE

Property will pay tax on all 288 acres upon land acquisition.

Post construction, we will apply for 10 acres of NFP tax exemption for the Pritzker Military Archives only.

Entire project funded by private funds through a 501c3.

Restrictions to build:

Floodplain / Wetlands = 80 acres

ANR Pipeline Easement = 8 acres

Setbacks / Utility Easements = 17 acres

Frontage Road / Distance = <2000 feet

### ENVIRONMENTALLY CONSCIENTIOUS

Wetlands will remain undisturbed.

Buildings will be energy efficient and utilize solar panels and rainwater collection/re-use.

Site will preserve as much green space as possible; less than 7% of the entire site for the buildings.

# PRITZKER MILITARY

## ARCHIVES

### Question & Answer session during Community Update Meeting on October 24, 2019

(Please excuse name misspellings)

1. Keith Dunnam – What is all the land going to be used for where the clays course was going to be?
  - a. We don't have a proposed project at this time that will replace it; in terms of what we can do, there many restrictions due to floodplain/pipeline, so we don't have any plans at this time, might open up for more public waling/biking, but nothing proposed at this time.
2. Ken Castle – With the expected revenue generated from the site, does it cover the operational tax for years to come? If not, where will the funding come from in 20-30 years?
  - a. We will have revenue from the Firearm Education and Training Center (FETC), events on the site, and we're still looking for revenue via outdoor clays course, outside of Somers. The entire project will be privately funded; and has always been important to Colonel Pritzker there is a financial source in order to sustain.
3. Michael DeLuca – Explain more about TID. Are any local, state, municipal funds being allocated towards this?
  - a. TID is compiled of funds contributed thought only our parcels. We would be the only land owners contribute to it. We are funding the sewer and water, as we mentioned. No other land owners will be contributing to it.
4. What type of outdoor events are you expecting?
  - a. Still thinking about what that might encompass. Parade grounds; military anniversaries; Cold War Memorial surrounding. Looking to do events where the community could be a part it, and also in line with our mission.
5. Jenna Lewis – FETC – is this strictly public, do they have to have applications, are the firearms used in there, are firearms contained in the facility, whoever is bringing them in and what 10 acres are going to be taxed, and what's on the 10 acres?
  - a. Facility where public is welcomed to come. Multiple classes will be available. Multiple groups will be able to benefit; families, boy scouts, grandfathers/grandson, facility open to the public. It is more than just a facility for military or law enforcement. People can bring in their own guns and use them inside. The federal govt. is very strict on regulations on how to bring in firearms and storage and will follow that. We will also have a very robust security process in places; video cameras on shooting activities, around the facility; interior and exterior, etc.
  - b. Tax – PMA is only tax exempt. We're planning to apply for 10 acres of tax exempt status on the PMA portion only.

6. Joel Peterson – how many positions, how long is it going to be, handgun?
  - a. Backstop can handle 50 bmg round, but never allowed in facility. A .223 caliber max will be allowed. We will have a 25-yard range. More for handgun use. 85-90% shooting will be handgun. 2 bays – 15 stalls. 5 lane bay, and a 10 lane bay.
7. No name – operation hours of FETC and no shooting of any kind outside of building? Fencing, around storage and museum? Still commercial grade/anti-theft? Concerned with if we're looking out from Maple Ridge, we see that fencing.
  - a. Underground design eliminates noise – but 9am – 7pm we're looking at for operational hours.
  - b. Fencing – fencing just FETC and commercial archives most likely. The idea is we need privacy with those facilities. Previous fencing would most likely not be used around commercial archives, maybe just FETC for safety and security.
8. Paul – examples, of indoor range in existence now, and where are they located? Will you be selling guns and ammunition?
  - a. Yes, many examples of design concept– one being in Casper, Wyoming – 30 yards from an apartment complex and 40-50 yards from a shopping mall. Facility is called Wyoming Gun Club <https://wyogun.com>
  - b. Yes, gun sales taking place on property; quality firearms sold at a fair price
9. Tim Kathy – federal air marshal – describe ammo being used – we use lead free ammunition, can you describe the restrictions for ammo.
  - a. We will restrict that all rounds fired other than 22 long rifle will have to be fully enclosed full metal jacket
  - b. Frangible ammunition will be allowed to be brought in
10. Question about project updates – says clay target has been removed, why doesn't it say you will memorialize this commitment to have no firearms anywhere on the facility.
  - a. Our intentions are to state that, we can fine tune it; that is our intention.
11. One more question – paid events – mentioned earlier. Lots of space for large events – will that be in the area of military demonstrations/reenactments and not using live rounds, but still quite loud.
  - a. We've made a conscious decision to not have reenactments on property due to noise considerations. We may have living history; such as colonial Williamsburg where you have camp follows, no firearms being discharged, possibly churning butter. No firearms will be discharged, but reenactment is not on the cards. We're in the educational field, we want to teach about history. More butter, less battle.
12. Mark Romenar- town chairman for town of Somers – there is a range in Somers, it's at Gateway; lanes right against classrooms; happy to give a tour of property in facility. My questions is: why given the reception you received, are you back here? Most developers wouldn't come back, why are you back in Somers?
  - a. Why we're here? We realized this is a special and unique project; and we could all be very proud of. We didn't want the last time we interacted with the Somers community to be our last meeting; we listened,

we wrote down your comments. If we could push the rewind button, we would have met with you first. We want to build trust, and we still feel very strongly that this is something this community could be proud of.

13. Beth Betcher – if this project get approved, how will Pritzker/TEI compensate nearby owners if values go down? I'm referring to the Pleasant Run landfill.
  - a. Reduced property values usually tend to go down with outdoor ranges as it pertains to noise and safety. We've taken that component off the table. We often lose sight of; look what else is coming along. Instead of looking at a vacant field; when this project comes to fruition, you're to going to just have state of the art facility; you'll have walking paths, park like setting, and none of those have correlation with reduced property values. We're bringing sewer and water; those should improve values. What we're proposing makes a beautiful gateway into Somers.
14. Bob – There are gun ranges in use at this time; there are no complaints with their use, or noise going around them. I conducted an informal survey asking if they receive complaints. Police and sheriff are well served by facilities here now. I do have a question about ANR pipeline, is that there now?
  - a. Yes, it's currently there now and has been there a long time.
15. Rebuilding trust is big – a big step towards that is being honest – we way now, no outdoor shooting/clay range, but what happens after this, or what happens going forward?
  - a. It's not our goal to ever get a conditional use permit. The developer's agreement is a contract between developer and Somers. It will include sewer and water. As part of our obligation; we will put in there to not have any outdoor shooting, and we'll put that into our contract. What's the term? We don't know, as far as we know, it runs with the land, so that's our commitment.
16. Do the residents of Somers get to see the contract?
  - a. We have to get board approval. Then, we have to finalize the developer's agreement, and yes, once we finalized the agreement; the document becomes public
17. Mike scalinski – what are the zoning that will be covered?
  - a. Institutional and parks and recreational.
  - b. Not sure approx. 5 acres of land for FETC.
  - c. Clarified Cold War Memorial isn't a building.
  - d. TID 6 – you've made commitment to bring sewer and water; can you clarify what additional infrastructure work you're requesting from the village?
    - i. We don't have requests at this time from the Village, we're bringing the sewer and water. We're hoping to collect recapture for whoever builds after.
    - ii. Commercial buildings will only be 16-18 ft high.
    - iii. Property tax is based on the building values and we are building nice buildings, that will be taxed.

18. At time – last questions – MKE business journal said you're doing a four phase project, can you explain that?

- a. 4 phases are the aspects of the buildings or facilities.
- b. Phases may run concurrently. Phases aren't separate.
- c. Everything ultimately will be built in 10 years, ideally. But doesn't lock us in to that.

19. How many people do we plan on employing?

- a. Certainly, at PMA probably in the range of 10-15; mainly librarians.
- b. FETC – 15
- c. plus grounds crews/maintenance
- d. Commercial archives – we wouldn't employ, we plan to partner with a company that already does that.



## **Pritzker Military Archives Communication Plan**

### **Project Information & Communication**

The Pritzker Military Archives team understands the importance of effective and clear communication with the Village of Somers and we stand by our commitment to share accurate project information.

#### *Website Communication:*

In order to keep trust and transparency a priority with the Somers community, we have developed a website to serve as the hub for all project information including videos and images. This will be the primary public source to go to for project facts, news, and new developments: [www.pritzkermilitaryarchives.com](http://www.pritzkermilitaryarchives.com)

#### *Email Communication:*

We will send email communication to the current Village of Somers email list when a major update has been made to the website. Community members can email us via the website form, or through [info@pritzkermilitaryarchives.com](mailto:info@pritzkermilitaryarchives.com) with their information if they would like to be added to this list.

### **Project Updates**

As the project continues to develop, details of site plans may change as we work through finalizing development and landscaping designs. We will highlight all updates under the “Project News & Developments” section of the website. To reiterate, components of the project will not change. These include the Pritzker Military Archives, Commercial Archives, Firearms Education & Training Center, Cold War Memorial, and Community Green Space. No outdoor clay course will be included in the project, nor will any outdoor shooting activities.

### **Contact Us**

We value all input and want to hear from the Community. Any concerns, comments or questions about our project can be directed to the two below options. We will respond to all inquiries in a timely manner.

- Complete and “send” the form at the bottom of the Pritzker Military Archives website
- Email: [info@pritzkermilitaryarchives.com](mailto:info@pritzkermilitaryarchives.com)



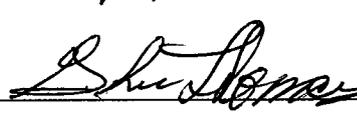
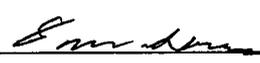
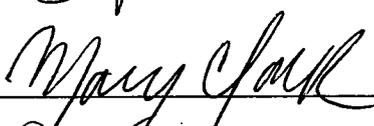
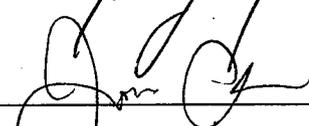
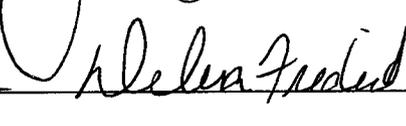
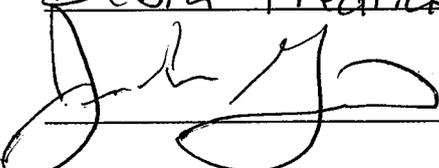
To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
NANCY Hilliard	Nancy Hilliard	1260 Village CTR. DR. #4	10-18-19
MARY SCHOEN	Mary Schoen	1260 Village Ctr Dr #1	10/18/19
HARIAN Schoen		1260 <sup>?</sup>	"
James Skendziel	James Skendziel	1274 <sup>th</sup> Kenosha Village Center	53144
Arlene Skendziel	Arlene Skendziel	"	"
Sandra Willkomm	Sandra Willkomm	1274 Village Center Dr #2	53144
KATHLEEN TILSNER	Kathleen Tilsner	1270 VILLAGE CENTRE DR UNIT 1	
JULIE SHELBY	Julie Shelby	1264 VILLAGE CENTRE DR #1	
JOHN SHELBY	John Shelby	1264 VILLAGE CENTRE DR #1	

To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
MEL Traugber		8013 12 <sup>th</sup> St Somers WI	10/20/19
Perry Zamagne		182 56 <sup>th</sup> Ave	10-20-19
Laura Zamagne		182 56 <sup>th</sup> Ave	10/20/2019
Dale Warner		11515 1 <sup>st</sup> ST. lot 30	10/20/19
Nicole Traugber		8013 12 <sup>th</sup> St Somers WI	10/20/19
Glenn Thomas		957-88 <sup>th</sup> Ave Kenosha	10-20-19
SCOTT R. JOHNSON		1311-100 <sup>th</sup> Ave	10/20/19
Dan Gresser		8323-12 <sup>th</sup> Place	10/20/19
JUSTIN GRAF		8329 12 <sup>th</sup> ST	10/20/19
Sarah Kohler		8329 12 <sup>th</sup> St	10/20/19
Mary Clark		9415 12 <sup>th</sup> St	10/20/19
James Clark		" "	10-20-19
Debra Fredrick		11515 1 <sup>st</sup> ST. Lot 51 33177 Sturtevant WI	10/20/19
	John Grov	4211 18 <sup>th</sup> St Kenosha 53144	

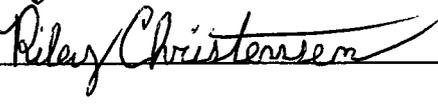
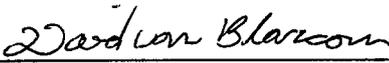
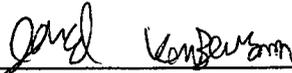
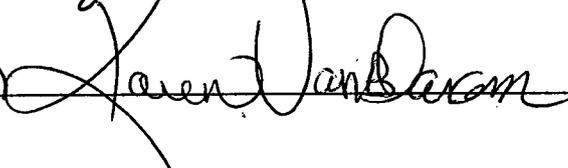
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We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
Christine VanTilburg	Christine VanTilburg	1299 Village Ctr Dr Kenosha WI 53144	10/16/19
Mary Callahan	M Callahan	1928 95th Ave 53144	10/17/19
Chuck Bostrom	CBostrom	1269-95 Ave	10/17/19
Betsy Edquist	B Edquist	1250-95th Ave	10/17/19
Don Nissen	D Nissen	1260-95th Ave	10/17/19
Ronald Kel...	R Kel...	1250 95th Ave	10/17/19
Ann Williams	A Williams	1315-93rd Ave	10/17/2019
Anne Bot	A Bot	9522-13st	10/17/19
Ken Zee	K Zee	9522-13st	10/17/19
Mark Bet	M Bet	9319-12 PL	10/17/19
Jan Bartel	J Bartel	9319 12th Pl.	10/17/19
Barbara L. Gregor	B L Gregor	1241-93 ave	10/17/19
Judy J. Schantz	J J Schantz	1346-95th Ave	10/17/19
Michael Schantz	M Schantz	1346-95 Ave	10/17/19

To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

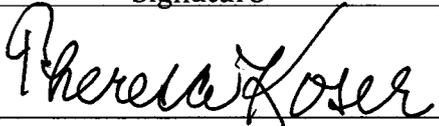
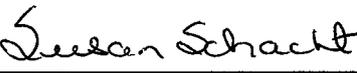
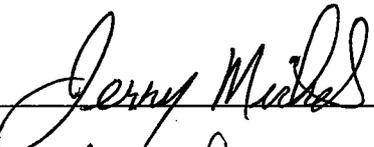
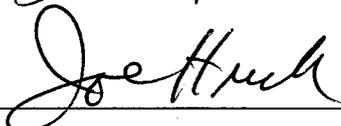
Print Name	Signature	Address
Judith Lichter Summers		12627# 3 Village Centre DR. Kenosha - WI 53144
Riley Christensen		9905 12 <sup>th</sup> Street Kenosha, WI 53144
<del>David VanBlarcom</del> DAVID VAN BLARCOM		9915 12th St 53144 WI 53144
Jared VanBlarcom		9915 12 <sup>th</sup> Street WI
Bryanna VanBlarcom		9915 12th St 53144 WI
Karen VanBlarcom		/s





To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
Theresa Koser		140 113th Ave Somers	10-17-19
Susan Schacht		11515 1st St. Somers	10/17/19
Kris Bailey		8215 12st Somers WI	10/18/19
EDWARD GUNDERSON		11515-1st # 74 Somers	10-22-19
Jerry Michels		1370-25th Ave	10-22-19
Steven Hichten		8115 12th St Somers	10-22-19
Jamie Schacht		11515 1st St. Somers	10/23/19
JAMES LEUCK		934 GR BAY RD	10/23/19
EVIE LEUCK		734 GR BAY RD	10/23/19
BRUCE BOSMAN		650-39th Ave	10/24/19
JOE HUCK		611-47th Ave	10/24/19

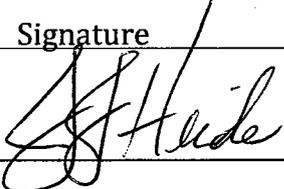
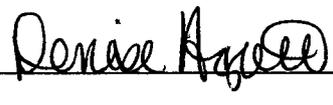
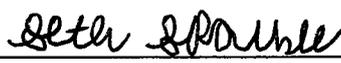
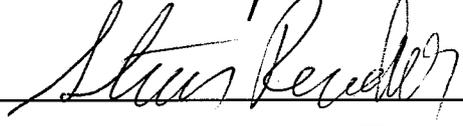
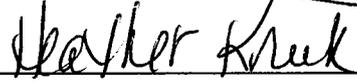
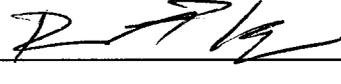
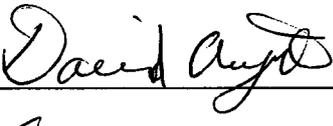
To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
Amy Giles Maurer	Amy Giles Maurer	257 Old Green Bay	10-19-19
Mark J. Moeller	MARK S. MOELLER	250 OLD GREEN BAY	10-19-19
John J. Young	John J. Young	4917 4th St	10-19-19
Daniel Young	Daniel Young	4417 4th St	10-19-19
Donna Young	Donna Young	4417 4th St	10-19-19
Garrett Meader	GARRETT MEADER	4311 4TH ST	10/19/19
Kathryn Meader	Kathryn Meader	4311 4th St	10-19-19
Paula J. Thomas	Paula J. Thomas	666 Wood Rd	10/19/19
R. Wayne Thomas	R. WAYNE THOMAS	666 Wood Rd	10/19/19
JEAN M. MURPHY	Jean M. Murphy	676 Wood Rd	10/19/19
KURT W. SCHMEISER	Kurt W. Schmeiser	516 7th St.	10/19/19
Marian RASMUSSEN	Marian Rasmussen	750 Green Bay Rd.	10/19/19
Glen RASMUSSEN	Glen Rasmussen	750 GREEN BAY Rd	10-19-19
Debra Huck	Debra F. Huck	611 47th Ave.	10-19-19

To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
JEFFREY HEIDE		6320 7TH ST KENOSHA WI 53144	
Denise Angotti		8503 12th St. 133-33rd AVE KENOSHA, WI 53144	10/18/19
Sarah Spaude		133-33rd AVE KENOSHA, WI 53144	10/18/19
Seth Spaude		122-33 ave KENOSHA, WI 53144	10/18/19
GEORGE HUXHOLD		Kenosha, WI. 53144	10-18-19
MIKE SPAUDE		133 33RD AVE KENOSHA, WI 53144	10-18-19
STEVE RINTNER		125 33 Ave	10/18/19
RICKY WALONTOWSKI		120-33RD	10-18-19
Heather Kruk		1010-88 AVE	10-18-19
DON KRUK		1010-88th AVE	10-18-19
DAVID ANGOTTI		8503 12TH ST	10-18-19
Tom Giles		404 49 AVE	10-18-19
CHAD GILES		4800 4 ST.	10-19-19
Shadia Stumm		305 Old Greenbriar Ln	10-18-19

To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
Karen Mattson	<i>Karen Mattson</i>	Somers 424 13th Ave	10/18/19
Jennifer Swartz	<i>Jennifer Swartz</i>	555 13th Ave, Racine, WI	10/18/19
John Swartz	<i>John Swartz</i>	Somers 555 13th Ave. 53403	10/18/19
Diane Schmeiser	<i>Diane Schmeiser</i>	516-7th St. Somers 53140	10.18.19
CHARLES A. OTTO	<i>Charles A. Otto</i>	513-9th Pl 53140	10/18
Jean C. Otto	<i>Jean C. Otto</i>	513 9th Pl 53140	10/18
Charles Van Thiel	<i>Charles Van Thiel</i>	1667-12th Ave 53140	10/18
Bette S. Wawrzyniak	<i>Bette WAWRZYNIAK</i>	1715-41 Ave 53144	10/18
OTTO WAWRZYNIAK	<i>OTTO WAWRZYNIAK</i>	1715-41 Ave 53144	10/18
Gene Bushweil	<i>GENE BUSHWEILER</i>	1721-47 Ave 53144	10/18
Jed Dworak	<i>TED DWORAK</i>	4712-17th St. 53144	10/18
Charles Heide	<i>Charles Heide</i>	5820-6 Place 53144	10-18-19
Paula Heide-Poggenburg	<i>Paula Heide-Poggenburg</i>	5611 6th Place 53144	10/18/19
Lloyd H. Reck	<i>LLOYD H. RECK</i>	6007-7th Street 53144	10/18/19

To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
Vincent Lucci	<i>Vincent Lucci</i>	335-Old Cam Bay Rd	10-17-19
Diane Demotborg		434 47th ave	10-17-19
Gerald Sinnen		1600-47th ave Somers	10-17-19
Margaret Kraus		1439-42nd ave	10-17-19
William Kraus		1439-42nd Ave	10-17-19
Vicki Janas	<i>Vicki Janas</i>	11575 1st St	10-17-19
Kent Ludwig		1406-95th Av	10/18/19
Barry Lawler	<i>Barry Lawler</i>	3620 4th St	10/18/19
Bruce Lawler	<i>Bruce Lawler</i>	8000 4th St	10-18-19
Todd Armstrong	<i>Todd Armstrong</i>	454 47th Ave	10/18/2019
Helen Bodven		124-30th Ave Kenosha, WI 53144	
Jaw Herhold	<i>Jaw Herhold</i>	122-33 <sup>th</sup> ave Kenosha	53144
Jane Spaulde	<i>Jane Spaulde</i>	133-33 AVE Kenosha	53144
NORM MATTESON		Norm Mattson	
Norm Mattson		424-13 AVE SOMERS	10/18/19

To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
Tom Holmgren		1165 88th AV Kenosha WI	10/16/19
Sherilyn Holmgren	Sherilyn Holmgren	1165 88th AV Home PO Box 413 Somers	10/16/19
James Tabbert	James Tabbert	8114 12th pl. Somers	10-16-19
Teresa Tabbert	Teresa Tabbert	8114-12 <sup>th</sup> Place Somers	10-16-19
DAVID GUNDERSON	David Gunderson	1233 RAND AVE SOMERS	10/16-19
Michael Gross	Michael Gross	9225-7 <sup>th</sup> ST Kenosha WI 53144	10/16/19
GEORGE MIKULSKI	George Mikulski	9821-12 <sup>th</sup> KENOSHA WI	10/16/19
Tehl Berger	Tehl Berger	9211 12th Street Kenosha	10/16/19
Bernie Langer	Bernie Langer	6206 12th St. Kenosha	10/16/19
Gary Koser	GARY Koser	401 113th Ave. Somers	10-17-19
Shannon Gutzaff	Shannon Gutzaff	2750-11pl Somers	10/17/19
Gerald Hill	Gerald Hill	1476 94 <sup>th</sup> AVE Kenosha	10/17/19
Patricia A. Hill	Patricia A. Hill	1476-94 AVE Kenosha	10/17/19
Bred A Armstrong		434 42th AVE Somers	

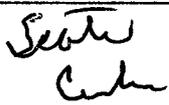
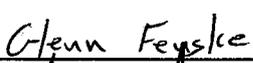
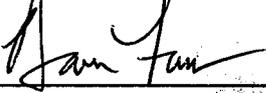
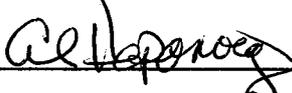
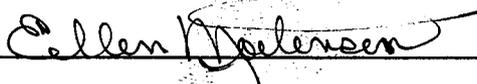
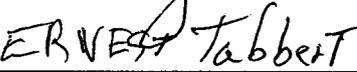
To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
LOUI WALTERSONA F	Lou Walters	9130 12 <sup>th</sup> ST	10/16/19
Aaron Woodstock	Aaron Woodstock	1231 93rd Ave	10-16-19
Rich Smet	Richard Smith	1381-95 AVE	10-16-19
Kathy Krantz	Kathy Krantz	1318-97 Ave	10/16/19
FRANK CIESIELSKI	Frank Ciesielski	8215 - 12 <sup>th</sup> ST	10/14/19
MICHAEL CIESIELSKI	Michael Ciesielski	3327-100 AVE KENOSHA WIS	10/16/19
Del Scaman	Del Scaman	2031-100 <sup>th</sup> Ave	10/16/19
Bob SCAMAN	Bob Scaman	203 100 <sup>th</sup> Ave	10/16/19
TEO DeMicchi	Ted DeMicchi	9700-12 <sup>th</sup> ST	10/16/19
SUE DeMicchi	Sue DeMicchi	9700 12 <sup>th</sup> ST	10/16/19
TERRY W. CROWN	Terry W. Crown	860-100 <sup>th</sup> AVE	10/16/19
DIANA M CROWN	Diana M Crown	860-100 <sup>th</sup> AVE	10/16/19
Doug Rothwell	Doug Rothwell	816 100 <sup>th</sup> AV	10/16/19
BOB STRUNK	Bob Strunk	9885 7 <sup>th</sup> ST.	10/16/19

To the Village of Somers Board of Trustees:

We are in favor of and request you vote **YES** on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
Tim Hebert		8613-12 <sup>th</sup> St Somers	10/16/19
SCOTT CULVER		8531 12 PL	10/16/19
Cindy HapAnowicz		823-22 Ave, Kenosha	10-16-19
Shi Fun		2932 72 <sup>nd</sup> Ave	10-16-19
Aaron R Fenster		2931 72 <sup>nd</sup> Ave	10/16/19
AI HAPANOWICZ		823-22 AVE	6-10-19
Randall Cronk		5930 67 <sup>th</sup> Pl.	10-16-19
Ellen Mortenson		8222-15 <sup>th</sup> St	10-16-19
Thomas P Green		THOMAS P GREEN 8311-12 <sup>th</sup> ST	10/16/19
Carol Green		8311-12 <sup>th</sup> St	10/16/19
Ernest Tabbert		8326-12 ST	10/16/19
Vicki HEBERT		8613-12 <sup>th</sup> St	10-16-19
Patricia S. Tetzlaff		9001-12st	10/16/19
Pamela A Waltersdorf		9130-12st	10-16-19

①



To the Village of Somers Board of Trustees:

We are in favor of and request you vote YES on the Pritzger Military Museum development with NO Outdoor Shooting Range.

Print Name	Signature	Address	Date
LARRY FUNK	Lawrence J. Funk	3827 1st St	10-31-19
JERRY RADANOT	Jerry Radandt	145 43rd Ave	
ELLEN RADANOT	Ellen Radandt	145 43rd Ave	
Gina Radandt	A. Radandt	145 43rd Ave.	
BILL BARTH	Bill Barth	114 43rd Ave	
Ryan Barth	Ryan Barth	4211 1st Street	
Amy Barth	Amy Barth	114-43rd Ave	
Emily Barth	Emily Barth	114 43rd Ave	







October 1, 2019

Joseph & Christina Funk  
11201 12<sup>th</sup> Street  
Kenosha WI 53144

Dear Pritzker Group

We commend you for wanting to meet with the neighbors, but we would like to remind you that we too have a voice as well. We, the sellers, have spent thousands of dollars to help make this happen. Even though we have friends and family that live in the Mapleridge subdivision we are not comfortable leaving our destiny in the hands of a few residents of the Village of Somers.

You did what they asked and compromised by pulling the outdoor ranges. Keep in mind that roughly 80% or more of those speaking against the outdoor ranges stated they were "fine with the Museum."

We as sellers have a right to sell our land. That being said we were able to hang our hats on what the Pritzker Group is proposing, especially the green space, eco friendliness and the commitment to reaching out to the community. We believe it will be an amazing development and take pride in having been a small part in it.

Ron Birchell has lived his entire life on that farm and should be able to reap the rewards of his years of hard work on it. I know Ron, who has the closest view, is all in favor of looking out his back window to see the proposed state of the art development. Furthermore, the people of Mapleridge should be thankful to the Birchells, as they too built their dream homes on Birchell property.

I fully understood some of the concerns with noise, but unfortunately the opportunity to fully educate them on the subject was not achieved. I believe the residents of Mapleridge would like to see no development across from their subdivision, they want no change. That decision is not theirs to make.

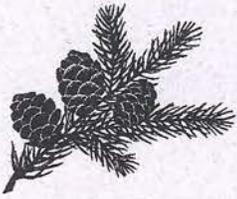
You must realize new development does not please everyone no matter where you go. Somers is the place for you. The Village of Somers is much bigger than just Mapleridge, they make up less than 10% of the Village Population. We have spoken to many people who have voiced their support and are excited to see this happen. The majority will welcome you and your project.

Please don't forget about the landowners involved. We support you.

Sincerely,

Handwritten signature in blue ink, consisting of "Joseph A. Funk" followed by a stylized monogram "C+FK".

Joseph Funk  
Christina Funk



The  
**WALTER E. OLSON**  
Memorial Library  
Foundation

P.O. Box 1076 • Eagle River, WI 54521  
715-479-8070

September 19, 2019

Hon. George Stoner, President  
Village of Somers  
135 22nd Avenue  
Kenosha, WI 53140

**Re: Support for Pritzker Military Museum & Library (PMML) Archival Center**

Dear President Stoner:

I am writing to encourage you to support the Pritzker Military Museum & Library Archival Center being proposed for the Village of Somers.

I have known Colonel Jennifer Pritzker for many years as her family has called Eagle River, Wisconsin, home. Her generosity and concern for our community is unmatched.

When our library needed serious renovation and expansion, Colonel Pritzker stepped in to help the Olson Library Foundation make it a reality.

The Walter E. Olsen Memorial Library in Eagle River is not just a library, but the intellectual heart of our community. The \$2.8 million renovation preserved this historic asset and incorporated much needed modernization. Our community is thrilled with the outcome. We now have a library that will address the needs of all those who use it, especially our students, educators and seniors, for years to come.

I have no doubt that the Pritzker Military Museum & Library Archival Center that is being proposed for the Village of Somers will be a marvelous asset to your community. As someone who is passionate about libraries and learning, I cannot think of a better resource to educate the community, and all those who visit, on the history and sacrifices made by soldiers in service of their country.

I hope you will support this project.

Sincerely,

Philip E. Jensen  
Walter E. Olson Memorial Library Foundation

Funds are solicited by The Walter E. Olson Memorial Library Foundation,  
P.O. Box 1076, Eagle River, Wisconsin 54521. A financial statement will be provided upon request.

Contributions to the Walter E. Olson Memorial Library Foundation will be used to improve the physical building, the quantity and quality of learning materials available to the public, and for the purchase of equipment to allow staff to serve and public to utilize the resources of the Walter E. Olson Memorial Library.



**ARMY HISTORICAL FOUNDATION**  
**2425 Wilson Boulevard**  
**Arlington, Virginia 22201**



September 15, 2019

Hon. George Stoner  
President  
Village of Somers  
135 22nd Avenue  
Kenosha, WI 53140

**Re: Support for Pritzker Military Museum & Library (PMML) Archival Center**

Dear President Stoner:

I am writing to encourage you to support the Pritzker Military Museum & Library Archival Center proposed for the Village of Somers.

As President of the Army Historical Foundation, I have had the opportunity to partner with the Pritzker Military Museum & Library on numerous occasions. I can tell you from personal experience that the Village of Somers will be getting a terrific new community partner and a great new educational resource.

I am also a retired Army combat veteran and believe that we have an obligation to tell the stories of those who sacrificed for our country. The new Somers Archival Center will help us do just that. It will create a place where Soldiers and family members of those who served will be able to share and preserve their stories so that future generations may study and learn from them.

The creation of a Cold War Memorial that will honor those who served between 1945-1991 will be historic. Recognition of these great patriots is greatly needed.

When completed, this project will be an exciting new resource for those who want to learn more about our country's history and honor our veterans.

I hope you will support this project.

Sincerely,

LTG. Roger Schultz (USA-Ret.)

President

The Army Historical Foundation

**From:** [Chad Giles](#)  
**To:** [InformationPritzkerMilitaryArchives](#)  
**Subject:** Welcome to Somers  
**Date:** Saturday, October 26, 2019 9:33:17 AM

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As a lifelong resident of Somers, I'd like to welcome you and thank you for picking our little burg for your wonderful development. I, and others I've talked to, look forward to seeing your vision completed.

I also may sign up for one of the safety classes I believe I've read about.

Best of luck in your process and we look forward to having your organization as new neighbors.

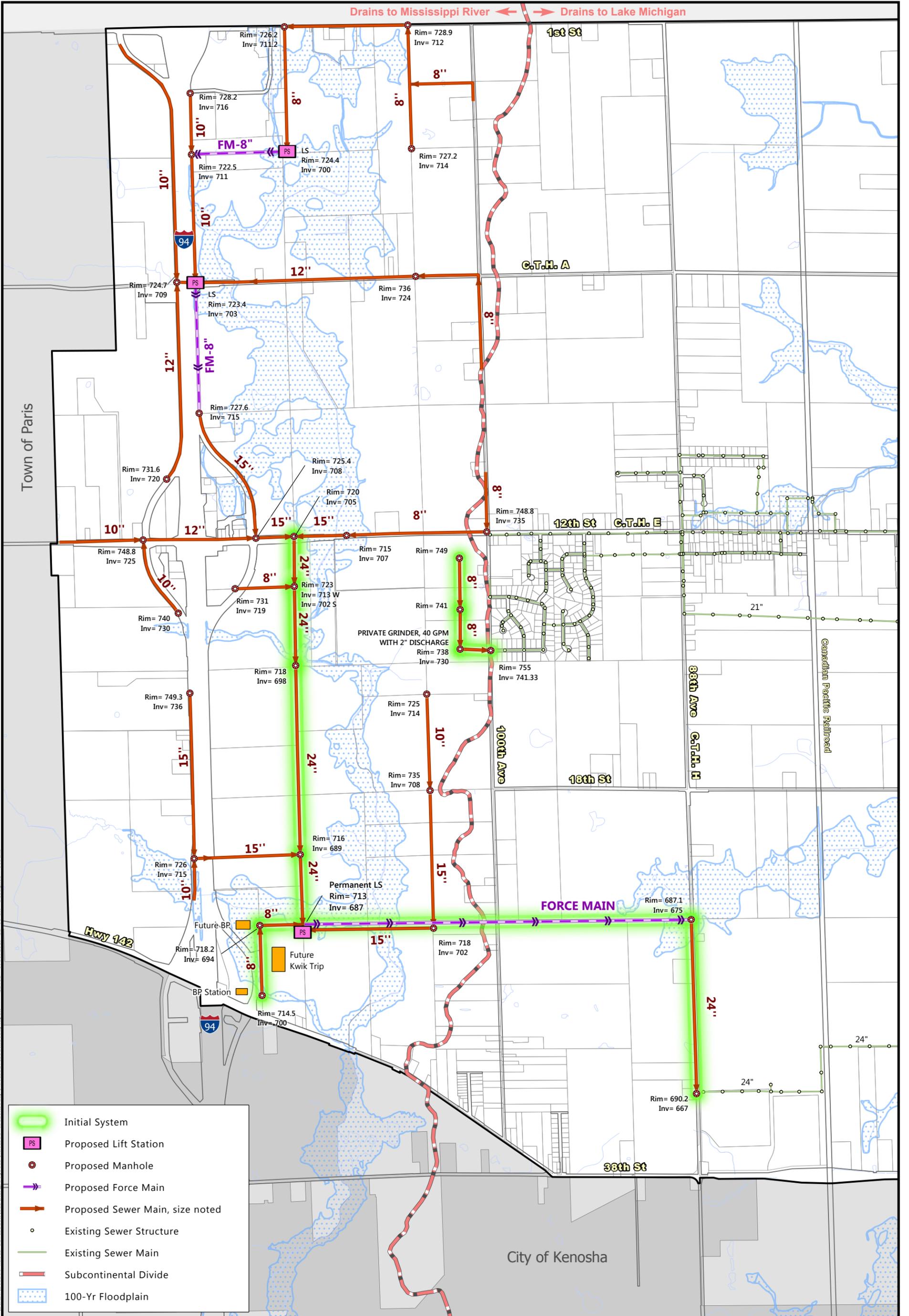
Chad Giles  
4800 4th st  
Kenosha

Sent from my iPhone

# CONCEPT PLAN

## INITIAL SANITARY SEWER SYSTEM

Village of Somers, WI



M:\SOMERS\161104-Water-Diversion\GIS\AGP-Projects\WaterDiversionStudy\WaterDiversionStudy.aprx Saved: 8/30/2019 12:44 PM Destination: 563dks







## Estimate of Taxes

Tax ID	Name	Assessed Value 2018	Somers Portion	Somers Portion as %
82-4-222-181-0400	JOSEPH A FUNK CHRISTINA M FUNK	\$319,900.00	\$1,923.04	0.0060
82-4-222-181-0300	ALVIN R & JEAN R WILKS REVOCABLE TRUST REVOCABLE TRUST	\$9,600.00	\$57.71	0.0060
82-4-222-181-0100	RONALD J BIRCHELL	\$11,100.00	\$66.73	0.0060
82-4-222-172-0202	RONALD J BIRCHELL	\$531,400.00	\$3,194.45	0.0060
82-4-222-182-0202	YOSEF HAKIMI VALENTINE HAKIMI	\$800.00	\$4.81	0.0060
82-4-222-182-0201	YOSEF HAKIMI VALENTINE HAKIMI	\$28,000.00	\$168.32	0.0060
82-4-222-181-0200	ALVIN R & JEAN R WILKS REVOCABLE TRUST REVOCABLE TRUST	\$16,200.00	\$97.38	0.0060
82-4-222-172-0401	FRANCESCO M ROVELLA NATALIE C ROVELLA	\$363,900.00	\$2,187.54	0.0060
82-4-222-172-0402	ALVIN R & JEAN R WILKS REVOCABLE TRUST	\$6,000.00	\$36.07	0.0060
		\$1,286,900.00	\$7,736.05	
<b>Assessed Value 2018</b>	<b>2018 Mill Rate</b>	<b>Assessed Divided 1000</b>	<b>Total Taxes to all entities</b>	
\$1,286,900.00	\$21.16	1286.90	\$27,230.80	
<b>Proposed Taxable Value at Full Value</b>	<b>2018 Mill Rate</b>	<b>Assessed Divided 1000</b>	<b>Total Proposed Taxes to all entities</b>	
\$61,500,000.00	\$21.16	61500	\$1,301,340.00	
<b>Proposed Increase in Taxable Full Value</b>	<b>2018 Mill Rate</b>	<b>Assessed Divided 1000</b>	<b>Total Increase to all entities</b>	
\$60,213,100.00	\$21.16	60213.10	\$1,274,109.20	
			<b>Estimated Somers Portion @ .0060</b>	0.0060
			\$369,000.00	
			<b>Increase</b>	
			\$361,263.95	



# Village of Somers, Wisconsin

## Tax Increment District #6

### Development Assumptions

Construction Year	Actual	Private Arch 1	Private Arch 2	Private Arch 3	Private Arch 4	Indoor Range	Annual Total	Construction Year
1 2018							0	2018 1
2 2019							0	2019 2
3 2020							0	2020 3
4 2021							0	2021 4
5 2022		2,000,000	2,000,000	2,000,000	2,000,000		8,000,000	2022 5
6 2023		2,000,000	2,000,000	2,000,000	2,000,000		8,000,000	2023 6
7 2024		4,000,000	4,000,000	4,000,000	4,000,000		16,000,000	2024 7
8 2025		4,000,000	4,000,000	4,000,000	4,000,000		16,000,000	2025 8
9 2026							0	2026 9
10 2027						5,000,000	5,000,000	2027 10
11 2028						5,000,000	5,000,000	2028 11
12 2029						5,000,000	5,000,000	2029 12
13 2030							0	2030 13
14 2031							0	2031 14
15 2032							0	2032 15
16 2033							0	2033 16
17 2034							0	2034 17
18 2035							0	2035 18
19 2036							0	2036 19
20 2037							0	2037 20
Totals	0	12,000,000	12,000,000	12,000,000	12,000,000	15,000,000	63,000,000	

Notes:

# Village of Somers, Wisconsin

## Tax Increment District #6

### Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	January 1, 2018	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Period/Termination	15	1/1/2033
Revenue Periods/Final Year	20	2039
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	2,238,343
Appreciation Factor	0.00%
Base Tax Rate	\$21.61
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.00%
Taxable Discount Rate	4.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2018	0	2019	0	0	2020	\$21.61	0	0	0
2 2019	0	2020	0	0	2021	\$21.61	0	0	0
3 2020	0	2021	0	0	2022	\$21.61	0	0	0
4 2021	0	2022	0	0	2023	\$21.61	0	0	0
5 2022	8,000,000	2023	0	8,000,000	2024	\$21.61	172,880	140,567	127,037
6 2023	8,000,000	2024	0	16,000,000	2025	\$21.61	345,760	413,513	370,170
7 2024	16,000,000	2025	0	32,000,000	2026	\$21.61	691,520	943,506	835,497
8 2025	16,000,000	2026	0	48,000,000	2027	\$21.61	1,037,280	1,715,340	1,503,431
9 2026	0	2027	0	48,000,000	2028	\$21.61	1,037,280	2,464,693	2,142,601
10 2027	5,000,000	2028	0	53,000,000	2029	\$21.61	1,145,330	3,268,004	2,817,961
11 2028	5,000,000	2029	0	58,000,000	2030	\$21.61	1,253,380	4,121,495	3,525,208
12 2029	5,000,000	2030	0	63,000,000	2031	\$21.61	1,361,430	5,021,561	4,260,343
13 2030	0	2031	0	63,000,000	2032	\$21.61	1,361,430	5,895,411	4,963,822
14 2031	0	2032	0	63,000,000	2033	\$21.61	1,361,430	6,743,809	5,637,007
15 2032	0	2033	0	63,000,000	2034	\$21.61	1,361,430	7,567,496	6,281,204
16 2033	0	2034	0	63,000,000	2035	\$21.61	1,361,430	8,367,193	6,897,660
17 2034	0	2035	0	63,000,000	2036	\$21.61	1,361,430	9,143,598	7,487,570
18 2035	0	2036	0	63,000,000	2037	\$21.61	1,361,430	9,897,388	8,052,077
19 2036	0	2037	0	63,000,000	2038	\$21.61	1,361,430	10,629,224	8,592,275
20 2037	0	2038	0	63,000,000	2039	\$21.61	1,361,430	11,339,744	9,109,211
<b>Totals</b>	<b>63,000,000</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>17,936,300</b>		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.  
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



# TID 6 Fiscal Analysis – Pritzker Military Archives

## Purpose of Analysis

The Village has requested that I perform a fiscal review of TID 6. The purpose of this review is to analyze the fiscal viability of a proposal that would develop a 288 acre parcel in the Village of Somers. If approved by the Village Board, Tawani Enterprises would construct and operate the Pritzker Military Archives. Details of the project were presented by Tawani Enterprises at a public meeting held on October 24<sup>th</sup>.

## The Site

The site totals 288 acres. 183 acres of this site are buildable. The site includes about 2,000 feet of interstate frontage. About 170 acres of this site would be used to construct the museum, archives, and range. Of the 288 acres, 10 would be classified as tax exempt. The museum would be constructed on the non-taxable acreage. The remainder of the 288 acres would be taxable. Much of the remaining acreage would have been used for the outdoor range. This has been permanently withdrawn and cannot be considered in the future by virtue of the provisions of the proposed Development Agreement. Therefore, there are no immediate plans for the remaining 100 acres.

### Acreage Summary:

<b>Total Acreage</b>	288
<b>Not usable</b>	<u>105</u>
<b>Total usable Acres</b>	183
Acres planned for use:	
Museum	30
Archives	45
Indoor range	10
<b>Total planned</b>	<u>85</u>
Not planned - available for future development	98

This acreage summary is rough, and based upon a review done using the site map submitted by the Pritzker project team.

The project is part of TID 6. TID 6 has a total of 664 acres. A total of 594 are developable. If the Pritzker Military Archives is approved, 411 acres in TID 6 will remain to be developed. The original finance plan estimated that infrastructure costs of about \$22mm would be incurred to serve the development. If this plan is approved, the costs for TID 6 will be reduced to less than \$4mm.

## The Project

Total Capital Expenditures for this project would be approximately \$192.5mm, with \$63mm being taxable, and the balance being tax exempt. The project is expected to be built over roughly 5 years. The Village would incur no TID costs for this project. Tawani would pay the full cost to run utilities. This utility extension would terminate at the east frontage road. When TID 6 was initially proposed, it was estimated that \$22mm of project costs would be incurred. The costs included \$11.7mm that was primarily related to utilities (\$200,000 for minor roadwork), \$2mm of developer incentives, and \$8.4mm

in financing costs. If approved by the Board, the 594 acres in TID 6 would be developable with very little Village construction costs. Because Tawani would finance the utility costs, very little financing costs would be incurred. Also, the Village would conserve valuable GO debt capacity. If it is determined that the utilities will be extended down E, TID 3 (471 developable acres) and TID 8 (135 developable acres with interstate frontage) would be open to development with reduced costs to extend utilities. The original cost estimate to extend utilities to TID 3 was \$4.2mm. The original cost estimate to extend utilities to TID 8 was \$4.7mm. Most of this cost would be eliminated if the Pritzker Military Archives project is approved.

### Comparison of TID 6 to TID 1 and 2

Phase 1 of TID 6 development is proposed to serve the Pritzker Military Archives. TID 1 is the development on CTH S and H owned by First Industrial. TID 2 is the development north of Somers Market. A majority of TID 2 has been developed by Bear Realty and Festival Foods.

This report compares the fiscal viability of TIDs 1 and 2 to TID 6 (phase 1 relative to the Pritzker Military Archives). The purpose of this comparison is to review the metrics that served to justify TIDs 1 and 2, and determine whether similar metrics justify the TID 6 project.

The chart below shows that \$11.2mm of Village expense was projected for TID 1, and \$8mm of Village expenses were projected for TID 2. At this point, minimal expenses (primarily administrative) are projected for the first phase of TID 6 (the Pritzker Military Archives).

The analysis below shows that the Village will realize an increment of \$7,439 per acre in TID 6. TID 1 is \$11,576 per acre. TID 2 is \$6,280 per acre. However, TIDs 1 and 2 require 15 – 20 years of increment to pay their respective TID project costs. TID 6 (the Pritzker phase) will require zero years of increment to pay project costs.

#### Comparison of TID Districts 1,2, and 6

	TID 6 - Pritzker	TID 1	TID 2
Acres	288	309	194
Usable Acres	183	280	160
Current taxable value	NA	\$54,974,100	\$50,483,600
Projected taxable value	\$63,000,000	\$150,000,000	\$46,500,000
Estimated Project Expense	\$0	\$11,270,000	\$8,000,000
Village expense per dollar of projected taxable value	\$0.00	\$0.08	\$0.17
Current annual tax increment	NA	\$1,187,990	\$1,090,951
Total projected tax increments per annum	\$1,361,430	\$3,241,500	\$1,004,865
Projected increments per usable acre	\$7,439	\$11,576	\$6,280
chapter 18 donation 70 cents per sq. ft. includes tax exempt	Yes	Yes	Yes
Utility costs	\$0	\$8,638,000	NA - utilities already in place
Utility financing costs	\$0	\$5,540,234	
Total utility costs	\$0	\$14,178,234	
Years of increments required to pay utilities	\$0	12	

**Conclusion:**

The fiscal metrics of TID 6 (Pritzker phase) does meet, and in some cases, exceeds the metrics that served to justify TIDs 1 and 2.

**Tax Exempt Property and Utility Payment**

\$130mm of this project would be tax exempt. However, if the tax exemption were not allowed, the project would be terminated and the \$63mm of taxable value would never be realized. Analysis in this report concludes that the fiscal justification for this project is comparable to that of TIDs 1 and 2, even with the tax exempt property. This is partially due to a provision in the developer’s agreement that will require Tawani to pay the full up-front cost of the utilities, estimated to be \$14.5mm.

It is unlikely that another use, such as the types of commercial or manufacturing uses the Village has attracted at TIDs 1 and 2, would cost \$130mm to build. Therefore, dedicating this small 10-acre parcel to a tax exempt specialty building with a relatively high cost of construction loses little in taxable potential. For example, TID 1 is expected to generate 4.5mm square feet on about 280 buildable acres. This is about 16,000 square feet per acre. At 10 acres, a relatively small development of less than 200,000-400,000 square feet would be built, yielding about \$5mm-\$10mm. The small tax exempt footprint of 10 acres that would otherwise yield a small development will serve to finance \$14.5mm in utility costs, plus about \$9.3mm in financing costs. Total savings to the Village is \$23.8mm. It would take a \$10mm commercial building over 100 years of tax increments to pay the \$23.8mm in utility costs.

**The Utility Agreement**

Tawani has agreed in principal to finance \$14.5mm in utility costs. The cost the Village would have incurred to extend these utilities is:

Total estimated utility cost	\$14,500,000
Total financing cost	\$9,300,000
Total cost to finance utilities	\$23,800,000

About one-half of this cost will serve the Pritzker Military Archives, and about one-half will serve other development. This estimate is subject to engineering analysis. Points of the development agreement may include permitting Tawani to recapture the portion of utility extension cost that is determined, by engineering estimate, to not benefit the Pritzker Military Archives project. Also, if Tawani does not recapture this cost within 10 years, the Village will agree to repay the remainder to Tawani. The Village may fund the repayment either through TID increments, or by assuming the special assessment, to be repaid to the Village as developers hook up.

**Return on Investment calculation**

The Village typically undertakes an ROI analysis on its developments. In the event that the developers return on investment exceeds initial projections, a lookback provision is included in the developer’s agreement which would require the developer to repay certain TID costs incurred by the Village. Tawani has agreed in principal to include this provision in the developer’s agreement, even though they are receiving no incentives, and the Village is incurring minimal TID expense.

## **Findings**

The financial reasons for justification of TID 6 are comparable, and in some cases superior, to the financial criteria that justified TIDs 1 and 2

While much of TID 6 capital expenditures will be tax exempt (up to \$130mm), the Village would not realize \$63mm of taxable value in TID 6, and possibly more as the remaining 411 acres that are not part of the Tawani project are developed. The \$130mm specialty building occupies only 10 acres and supplants an immaterial amount of taxable future value.

There are many other intangibles that justify this project, including jobs creation, making the Village a destination, and the multiplier effect of tourism.

Prepared by:  
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Village Trustee

# PRELIMINARY PROJECT SCHEDULE

Water and Sewer Service to the Tawani Development

Village of Somers

November, 2019

TASK	2019		2020											
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>DESIGN PHASE</b>														
Development Plans and Developer Agreement	■	■	■		■									
Water Diversion Application Review	■	■	■											
Easements	■	■	■											
Survey and Design	■	■	■	■	■	■								
Utility Coordination / Soil Borings	■	■												
Advertise for Bids and Bid Opening				■	■	■								
Project Award						■								
<b>CONSTRUCTION PHASE</b>														
Contract Execution							■							
Start Construction								■						
Construction								■	■	■	■	■	■	
Start-up												■		