

**Village of Somers
7511 12th Street
Somers, WI 53171**

**Village Work Session Meeting
Agenda
Tuesday, September 20, 2022
5:30 p.m.**

Village Board Work Session Meeting:	
Item #	
1	Call to Order
2	President & Trustee Reports
3	Quarterly Meeting with Sheriff's Department per contract
4	<p>Plan Commission Recommendations:</p> <p class="margin-left: 40px;">a. Review and discuss request by: Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for 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 "Medium-Density Residential" to "Governmental and Institutional", on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)</p> <p class="margin-left: 40px;">b. Review and discuss request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for rezoning from R-5 Urban Single-Family Residential Dist. to I-1 Institutional Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 1</p>

	c. Review and discuss request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for site plan and exterior fenestration review on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)
5	Review of the meeting with Somers Staff, Sheriff Department, and Owners of Somers House
6	Review and Discuss application for Special Event Permit from Geebo LLC for events held on September 29, 2022, from 5 pm -9:30 pm. Events to be held at Somers House, 1548 Sheridan Road.
7	Review and discuss application for 2022-2023 “Class B” & Class “B” Alcohol License for Kenosha Travel Plaza, 11800 Burlington Road, Kenosha WI
8	Discuss and Review proposed Ordinance 2022-013, an Ordinance to recreate section 11.07(K)(1) of the code of Ordinances of the Village of Somers relating to the separation of Licensed Premises.
9	Update from Trustee Nelson on Office Improvement Project
10	Discuss proposed Resolution No. 2022-014, Resolution for the Implementation of Phase Two Wetland Restoration and Riparian Buffer Improvements at Neumiller Woods and Gitzlaff Park in Cooperation with Root-Pike Watershed Initiative Network.
11	Discussion regarding awarding Engineering and Permitting Services for Neumiller Park Rehabilitation - Phase II
12	Review tentative agenda for Village Board meeting on September



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**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: September 20th, 2022

TO: Village President Stoner and Village Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #3 Quarterly Meeting with Sheriff's Department per contract

BACKGROUND:

Our contract with the Kenosha County Sheriff's Department requires a representative from their office to attend a work session on a quarterly basis. The idea behind this meeting was to give the Board an opportunity to express any concerns or questions they may have regarding the service being provided. Captain Gonzalez is unavailable on the 20th, but will be sending a representative.

ATTACHMENTS:

None



**VILLAGE OF SOMERS
VILLAGE BOARD
WORK SESSION ITEM MEMORANDUM**

WORK SESSION: September 20, 2022

TO: Village President Stoner and Board of Trustees

FROM: Jason J. Peters, Administrator

AGENDA ITEM: #4 Plan Commission Recommendations:

- a. Review and discuss request by: Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for 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 "Medium-Density Residential" to "Governmental and Institutional", on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N

T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)

BACKGROUND:

In the Fall of 2021, the Village was approached by representatives of Carthage College regarding the possibility of bringing a project to the parcels they own on 17th Street and Sheridan Road. The proposed project would be a new Facilities Operations Building. This building would free up space for the Carthage College's new engineering program. The proposed building would be approximately 18,000 sq. ft.

The Board was originally made aware of this project at our November 17, 2021 Work Session. At this meeting the Board discussed the possibility of revising our zoning code to allow existing billboards to be moved to another parcel. Adams Billboard currently owns a portion of the land and inquired as to whether their signs could be moved to another location. Carthage submitted their original plans with the understanding that they had come to an agreement with Adams Billboard to use part of their site for their proposed building.

The Plan Commission reviewed the original plans at their May 9th Meeting. The requisite public hearings were held for the Comp Plan change and the Rezoning change. The Plan Commission's recommendation was to approve the Comp Plan change from Medium-Density Residential to Government/Institutional (6-0). The Plan Commission amended the zoning request to allow for PUD to allow for a 10-foot setback (5-0). The CSM to combine the parcels was also approved (5-0).

The main discussion in May focused on the proposed exterior fenestration. Carthage College proposed a metal siding. Said siding is allowed, under the Board's discretion. The proposed siding would have a warranty from 30 to 50 years. The Plan Commission also requested that the trash enclosure be constructed from a masonry material. Their final recommendation was to approve (5-0).

expect that most employees and activity will enter the project through this access. Another matter discussed was the fencing along the eastern border of the property and what materials should be used. Carthage assured the Plan Commission that if the fencing was wood, it would be maintained.

The original submission requested a CSM, but the parcels will now be combined through a Parcel Combination affidavit. This has been filed with the County. For the project to move forward it would now require the following for approval:

- Comp Plan change from Medium-Density Residential to Government/Institutional;
- Rezone from R-5, B-3 to I-1 with a PUD; and
- Site Plan and Exterior fenestration.

COMMENTS:

At our May 17th Work Session, the Board seemed comfortable with the project as whole. As stated above, this new submission shifts the project to East. The project would also still include the metal siding. The requested specifications are noted in the plans.

Finally, at the Plan Commission we did discuss the Village adding language to the Development agreement that if this new combined parcel would be become tax exempt that language be added that they would continue to pay the Village portion of their tax bill as it sits now. This way the Village would not be “losing” tax dollars.

The parcels as situated now pay the following:

Parcels	Village Tax Portion 2021
83-4-223-184-0710	191.31
83-4-223-184-0705	528.5
83-4-223-184-0700	545.07
83-4-223-184-0695	181.69

Engineering Memo dated 09/15/2022

Plan Commission minutes for 09/13/2022- Highlighted

Comp Plan Application

Rezoning Application

PUD Narrative

Civil Plans



COUNTY OF KENOSHA

Division of Planning & Development



COUNTY OF KENOSHA



COUNTY OF KENOSHA

Division of Planning & Development

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

- c. To allow the exterior of the building to have prefinished metal siding cladding that **extends closer than 4 feet to ground elevation**, and which may comprise **more than 10% of the façade of any side of the building** (metal façade materials to be at least 4 feet from ground elevation, and to comprise no more than 10% of the façade of any side of a building as required by Section 18.33(E)(3)(b))

(note: per Section 18.33(F)(4), when it can be demonstrated by the builder/developer that a building having more than 10% of the building façade covered with metal panels is both attractive and provides a visual permanence within the community, the Village Plan Commission may recommend and the Village Board may approve reducing or waiving those standards).

3. Subject to submitting a revised landscaping plan to include additional landscaping along the east lot line. Per ordinance a minimum of six (6) evergreen trees shall be provided along the east lot line.
4. Subject to submitting a site photometric plan.
5. Subject to submitting details of any proposed trash enclosure to ensure compliance with Chapter 18 of Village ordinance.
6. Subject to receiving any



Partners in Design
ARCHITECTS

**Partners in Design
Architects, Inc.**

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August 23, 2022

**Partners in Design
Architects, Inc.**

We are confident the development, as proposed, will fit in well on the north end of the Carthage campus, will be a nice addition to the Village of Somers and will set the tone for future expansion of the campus.

Should you have any questions, please feel free to reach out. We look forward to presenting our project to the commission and full board in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Molinaro Jr.', is centered below the 'Sincerely,' text. The signature is fluid and cursive.

Mark A. Molinaro Jr., AIA, ALA

Principal – Partners in Design Architects

Review Comments – September 2022 Planning Commission
Carthage College – Operations Building
09-15-2022

Comments:

1. Sign and seal the construction plan set.
2. Provide recordable document combining all existing lots together into one.
3. Provide updated site

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:

The proposed amendment is a minor extension of the existing Governmental and Institutional use to the south. As such, we believe that the proposed amendment is compatible with the surrounding uses.

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

The proposed building will create new facilities for the Carthage College operations staff. By relocating the operations staff and facilities, the college will gain valuable space in their existing building that will allow for additional classroom spaces for additional degree offerings and new students. As the college grows, the added student population will provide many benefits to

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, the proposed development will be able to make use of existing facilities and services without overburdening the systems.

(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:

CSM to be provided. Current tax key numbers are as follows (total of 6 parcels):

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VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

IMPORTANT TELEPHONE NUMBERS

Kenosha County Center	
Department of Planning & Development	



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and 819 17th St.)

Public Hearing was opened at 5:32 p.m.

Public Comment:

625 17th Street – Candice Peterson

None.

Motion passed 5-0 vote.

8. Site Plan Review & Exterior Fenestration:

Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd

Drafted this 13th day of September 2022. These minutes are not official until approved by the Plan Commission. Submitted by Cassandra Bodenbach, Assistant to the Village Administrator

REZONING APPLICATION

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

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District



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Should you have any questions, please

















