

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

**Village Plan Commission Meeting
Agenda
Monday, March 13th, 2023
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of 02/13/2023 Meeting
4. Correspondence
5. Citizen Comments
6. **Plan Commission Conceptual Approval:**

Discussion and Action on Request by: Arlo F and Jeanne L Funk Trust, 27822 Santa Anita Blvd, Wesley Chapel, FL 33544 (Owner), Paul Bhardwaj, Golden Oil LLC, 1170 22nd Ave., Kenosha, WI 53140 (Agent); requesting a conceptual approval for a fueling station with convenience store containing restaurants with outside dining, bar, medical clinic and salon; on Tax Parcel #82-4-222-073-0102, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a rezoning, Conditional Use Permits, a Certified Survey Map (land division), overall site, building, landscaping and lighting plans, and stormwater management plan. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Rd.)*

7. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the March 13th, 2023 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 7th day of March, 2023

Brandi Baker, Clerk-Treasurer

Requests from persons 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 Plan Commission members participate telephonically. Notice is hereby given that members of the Village 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
Proceeding from the Village Plan Commission Meeting
Feb. 13, 2023**

1. Call to Order

Chairman Stoner called the meeting to order at 5:30 p.m.

Present: Chairman George Stoner (via phone), as well as Commissioners Paul Aiello, Don Boxx, Bob Lee, Ron Grimes, and Scott Fredrick.

Absent: Sandee Gardinier

Staff Present in person: Administrator Jason Peters, Assistant to the Administrator Kevin Poirier, Fire Chief Ben Andersen, Trustees Gregg Sinnen, Jackie Nelson, Ben Harbach and Karl Otsby
Kenosha County Planners: Luke Godshall

2. Pledge of Allegiance

Chairman Stoner led everyone in stating the Pledge of Allegiance.

3. Approve Minutes of Dec. 12, 2022

Commissioner Boxx moved to approve to the Minutes from the Dec 10, 2022 Meeting. Seconded by Commissioner Grimes. Motion carried. 6-0 vote.

4. Correspondence

None

5. Citizen Comments

None.

6. Plan Commission Conceptual Approval:

Discussion and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner); Rolf Anderson, CT Realty, 4343 Von Karman, Suite 200, Newport Beach, CA 92660 & Brad Hovanec, P.E., CAGE Civil Engineering, 2200 Cabot Drive, Suite 325, Lisle, IL 60532 (Agents); requesting a conceptual

approval for a Compressed Natural Gas (CNG) fueling station, on Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a rezoning, Conditional Use Permit, Certified Survey Map (land division), overall site, landscaping and lighting plans, and stormwater management plan. *(For informational purposes only, this property is located on CTH KR, just east of the Canadian Pacific Railway).*

Coming to the podium:

- Jace Murray with CT Realty
- Greg Roche with Clean Energy

Mr. Murray describes the site and project including the possibility of local job creation and ties to the local dairy industry.

Commissioners and representants from the developer asked question regarding:

- pipeline for the facility (Commissioner Grimes)
- noise (Commissioner Fredrick)
- fencing (Commissioners Lee)
- safety (Commissioners Fredrick, Lee)
- photometric (Commissioners Lee)
- access to the property from the current roadway (President Stoner)
- truck maintenance (Commissioner Grimes)
- traffic (Commissioners Lee)
- zoning (Commissioner Grimes)
- bathrooms (President Stoner, Commissioners Grimes, Aiello)
- structures on the property (Commissioner Grimes)
- stormwater (President Stoner)

The commissioners expressed support for the project and brought up that the access to sewer and water would be the highest hurdle for the project.

Several Commissioners (Commissioners Grimes, Lee, President Stoner) expressed their desire to make the developer hook up to the utilities once they became available.

Commissioners also expressed concern whether temporary building would fit within the Village ordinances.

Somers Fire Chief Ben Andersen expressed some of the concern that the property would face in case of a fire:

- number of vehicles
- spacing
- access to hydrants or a pod
- secondary access road

Commissioners asked about the timing for the project.

Mr. Murray said they would like to be approved sometime in June

No vote was taken on this issue.

7. Land Division (Certified Survey Map):

Discussion and Action on Request by: SRPF D Burlington Rd LLC, 111 E Wacker Drive, Suite 2600, Chicago, IL 60601 (Owner), Drue Stoehr, 2001 Ross Avenue, Suite 400, Dallas, TX 75201 (Agent), requests approval of a Certified Survey Map (dated December 19, 2022 and prepared by John P. Konopacki of Pinnacle Engineering Group) to combine Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030 into one (1) 82.5470-acre parcel, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 10610 Burlington Road.)*

Commissioner Mr. Grime motions to approve
Commissioner Fredrick seconds
Passes unanimously.

Adjourn

Commissioner Aiello moved to adjourn at 6:04 p.m.
Seconded by Commissioner Aiello. Motion carried 7-0 vote

Drafted this 14th day of Feb. 2023. These minutes are not official until approved by the Plan Commission. Submitted by Kevin Poirier



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

MEMORANDUM

TO: Jason Peters, Village of Somers Administrator
FROM: Luke Godshall, Senior Land Use Planner
DATE: 2023-03-07
RE: Conceptual review for proposed Golden Oil "Somers Market"

Project: "Somers Market" (fueling station & conv. store w/ restaurants, bar, clinic and salon)
Owner: Arlo F and Jeanne L Funk Trust
Agent(s): Paul Bhardwaj, Golden Oil LLC
Parcel(s): 82-4-222-073-0102

Proposed Use: Fueling station w/ convenience store containing restaurants with outside dining, bar, medical clinic and salon; future hotel

Land Use Plan: Business/Industrial Park (existing and proposed)

Current Zoning: A-1 Agricultural Preservation District

Proposed Zoning: B-3 Highway Business District

Project Overview:

The applicant seeks a conceptual review/approval from the Plan Commission for a proposed fueling station with a 29,086 sq. ft. convenience store containing restaurants with outside dining, bar, medical clinic and salon, to be located at the northeast corner of CTH E (12th Street) and the East Frontage Road of I-94. The proposed facility would be located on a 13-acre parcel that would be subdivided off from the existing 62-acre parcel via Certified Survey Map. The submitted conceptual site plan also shows that the project would include a separate 5.3-acre parcel on which a future hotel would be located, and an additional 6.7-acre future parcel for a yet-to-be-determined use.

The existing land use plan category on the subject parcel is 'Business/Industrial Park' and would support the proposed uses. The proposed site would need to be rezoned into the B-3 Highway Business District, which allows for fueling stations and restaurants with outside dining as conditional uses under the zoning ordinance.

The proposed building is shown to have a mixture of exterior materials using brick, stone, wood, glass, and composite panels in a variety of colors. The total height of the building is 30'7" (35' allowed under the B-3 zoning district). On the north and south building elevations it appears that some rooftop mechanical equipment is visible – these elements would need to be screened from view to meet Village standards.

The submitted conceptual site plan overall shows that proposed buildings and paved parking/drive areas would meet Village setback requirements from property lines and public rights-of-way. Freestanding signs shown along CTH E and East Frontage Rd. would need to be adjusted to meet required 15' setbacks.

The site plan provides for 169 parking stalls, plus an additional 40 spaces at the pumps. This amount of parking spaces is adequate to serve the proposed uses.

The site plan shows two fast food drive-through lanes for the proposed Arby's and Taco John's restaurants. Village ordinance requires at least 8 stacking spaces for drive-through lanes – the plans should be updated to confirm that each lane can meet this requirement.

Two freestanding signs are shown to be located along East Frontage Road, however only one (1) is allowed by ordinance. Additionally, freestanding sign heights within 50 feet beyond the outermost right-of-way edge of the Frontage Road are limited to a maximum of 30' by ordinance – the freestanding signs along East Frontage Road are proposed to be 40' and 80' according to the submitted plans. The freestanding sign proposed along CTH E at the southeastern portion of the site is proposed to be 40' in height, however it is limited to 20' in height by ordinance (as it is located more than 50 feet beyond the outermost right-of-way edge of the Frontage Road). These proposed signs will need to be revised to meet ordinance requirements, or the developer would need to request a PUD to allow specific ordinance deviations.

The monument sign proposed at the corner of CTH E & East Frontage Road appears from the submitted plans that it may exceed the ordinance allowance of up to 160 total square feet – an updated drawing with measurements and square footage calculation should be submitted to confirm. Additionally, the flag poles located behind the monument sign must be set back from the rights-of-way by at least the height of the pole. From the submitted plans it looks like the center American flagpole is approximately 30' in height and the two flagpoles to either side of it approximately 25' feet.

The proposed 6.7-acre future parcel at the northeast portion of the site plan is shown to be a landlocked parcel that does not have frontage on a publicly dedicated street right-of-way, which is not permitted by Village ordinances. The only way this parcel could be created would be for a PUD overlay to be granted allowing the parcel to be created without having any frontage on a publicly dedicated right-of-way.

Site access at this location is under Wisconsin Dept. of Transportation's (WisDOT) jurisdiction, along both the East Frontage Road and CTH E. The access locations will need to be approved by WisDOT and possibly require the submittal of a Traffic Impact Analysis (TIA). The submitted site plan does indicate areas where access is prohibited per a recorded Transportation Project Plat (TPP).

This site is located within the City of Kenosha air overlay zones and will require review/approval of an airport site plan review by the City.

- **Necessary Applications/Approvals for this project would include:**
 - Rezoning (from A-1 Agricultural Preservation District to B-3 Highway Business District w/ PUD if any requested deviations from Village ordinance standards).
 - Conditional Use Permits (for fueling station & restaurants, bars or taverns with outside dining in the B-3 district).
 - Certified Survey Map (land division).
 - Site Plans & Building Fenestration review.
 - Village licenses/permits to allow the proposed bar
 - WisDOT access point approvals.
 - Stormwater management.
 - City of Kenosha airport site plan review/approval.



February 21, 2023

Village of Somers Plan Commission
7511 12th Street
Somers, WI 53171

RE: Golden Oil Marketplace

Dear Plan Commission Members,

Golden Oil has a history of excellence around Wisconsin with (12) locations. They are a full-service distributor of wholesale petroleum products for new and existing locations in the Midwest. With over 50 years of combined experience in the petroleum business, they are committed to excellence, reliability, integrity, and accountability. They strive to provide their customers with the best possible products and service available in the industry.

Golden Oil has (16) full-time and (6) part-time employees at Somers Amoco located at 1170 22nd Ave and (44) full-time and (30) part-time employees at Kenosha BP located at 11800 Burlington Rd. They plan to hire (52) full-time and (34) part-time employees for the newest location. The hours of the c-store will be open (24) hours a day and (7) days a week.

The Marketplace convenient store will be 29,086 sq. ft., (28) gas pumps under a 10,650 sq. ft canopy, and (12) diesel pumps under a 6,150 sq. ft canopy. There will be a total of one hundred sixty-three (163) onsite parking stalls as well as six (6) accessible parking stall, for a total of one hundred sixty-nine (169) parking stalls.

The exterior architectural styling features on the C-Store is Heritage Brick – Cedar Blend and Amber Rose Blend, Halquist LedgeStone – Chilton Full (30%) and Chilton Brown (70%), and Alpolic Composite panel. The exterior architectural styling features on the restaurants is EIFS, EIFS Sand, metal canopy, IPE Wood Rainscreen, and LP Smartside panel siding.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding Golden Oil's new structure or site layout please feel free to contact Keller, Inc. at any time. Thank you all for your consideration of this project.



Keller

Statement

OWNER

Golden Oil, LLC – Paul Bhardwaj
1170 22nd Ave, 2nd Floor
Kenosha, WI 53140
(608) 449-0777

ARCHITECT/ BUILDER

Keller, Inc.
Nathan Laurent (Project Manager)
Rob Lindstrom (Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
(262) 250-9710 office
(262) 894-2612 cell
nlaurent@kellerbuilds.com

CIVIL

Excel Engineering
Eric Drazkowski
100 Camelot Dr.
Fond du Lac, WI 54935
(920) 926-9800
Eric.drazkowski@excelengineer.com

SHEET INDEX

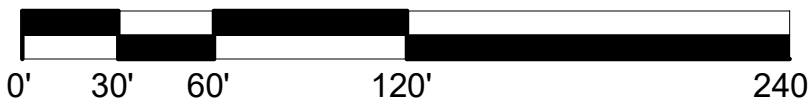
- C1.0 CONCEPTUAL SITE PLAN
A1.0 FIRST FLOOR PLAN
A1.1 CLERESTORY PLAN
A2.0 BUILDING ELEVATIONS
A2.1 GAS CANOPY FLOOR PLAN AND ELEVATIONS

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	29,086 S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	29,086 S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	29,086 S.F.	----- S.F.



NORTH
CONCEPTUAL SITE PLAN
1" = 60'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

www.kellerbuilds.com

PROPOSED FOR:
GOLDEN OIL - SOMERS MARKET
SOMERS,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		
1	07.05.2022	ACM
2	08.29.2022	ACM
3	08.31.2022	ACM
4	10.06.2022	ACM
5	10.13.2022	ACM
6	02.10.2023	ACM

PROJECT MANAGER:
D. UTTECH

DESIGNER:
R. LINDSTROM

DRAWN BY:
ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P22188

CONTRACT NO:

DATE:
06.21.2022

SHEET:
C1.0

PROPOSED FOR:

GOLDEN OIL - SOMERS MARKET

SOMERS,

WISCONSIN



MILWAUKEE W204 N11509 Goldendale Rd Germantown, WI 53022 PHONE (262) 250-9710 1-800-236-2534 FAX (262) 250-9740	WAUSAU 5605 Lilac Ave Wausau, WI 54401 PHONE (715) 849-3141 FAX (715) 849-3181
--	---

PROPOSED FOR:

GOLDEN OIL - SOMERS MARKET

SOMERS,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		
1	07.05.2022	ACM
2	08.29.2022	ACM
3	08.31.2022	ACM
4	10.06.2022	ACM
5	10.13.2022	ACM
6	02.10.2023	ACM

PROJECT MANAGER:
D. UTTECH

DESIGNER: R. LINDSTROM

DRAWN BY: ACM

EXPEDITOR:

SUPERVISOR: _____

PRELIMINARY NO: P22188

CONTRACT NO: _____

DATE: 06.21.2022

SHEET: **A10**

A1.0





Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

N216 State Road 55

P.O. Box 620

Kaukauna, WI 54130

PHONE (920) 766-5795 /

1-800-236-2534

FAX (920) 766-5004

MILWAUKEE

W204 N11509

Goldendale Rd

Germantown, WI 53022

PHONE (262) 250-9710

1-800-236-2534

FAX (262) 250-9740

MADISON

711 Lake Dr.

San Prairie, WI 53590

PHONE (608) 318-2336

PHONE (608) 318-2337

1-800-236-2534

FAX (608) 318-2337

WAUSAU

5605 Lilac Ave

Wausau, WI 54401

PHONE (715) 849-3141

FAX (715) 849-3181

www.kellerbuilds.com

GOLDEN OIL - SOMERS MARKET

WISCONSIN

SOMERS,

PROPOSED FOR:

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	07.05.2022	ACM
2	08.29.2022	ACM
3	08.31.2022	ACM
4	10.06.2022	ACM
5	10.13.2022	ACM
6	02.10.2023	ACM

PROJECT MANAGER:

D. UTTECH

DESIGNER:

R. LINDSTROM

DRAWN BY:

ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P22188

CONTRACT NO:

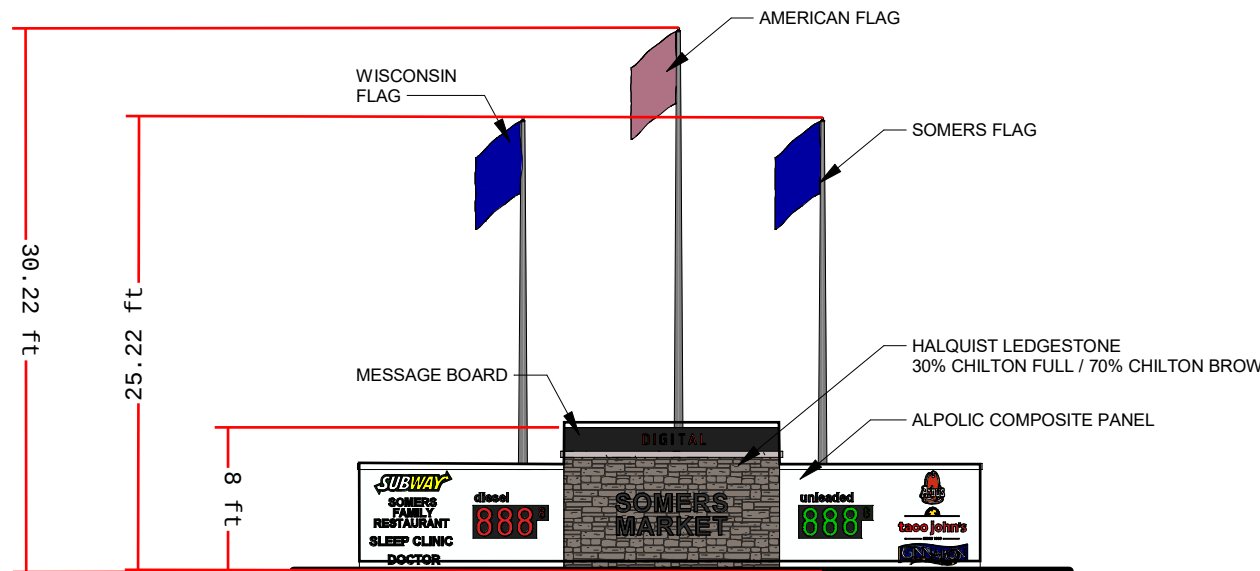
DATE:

06.21.2022

SHEET:

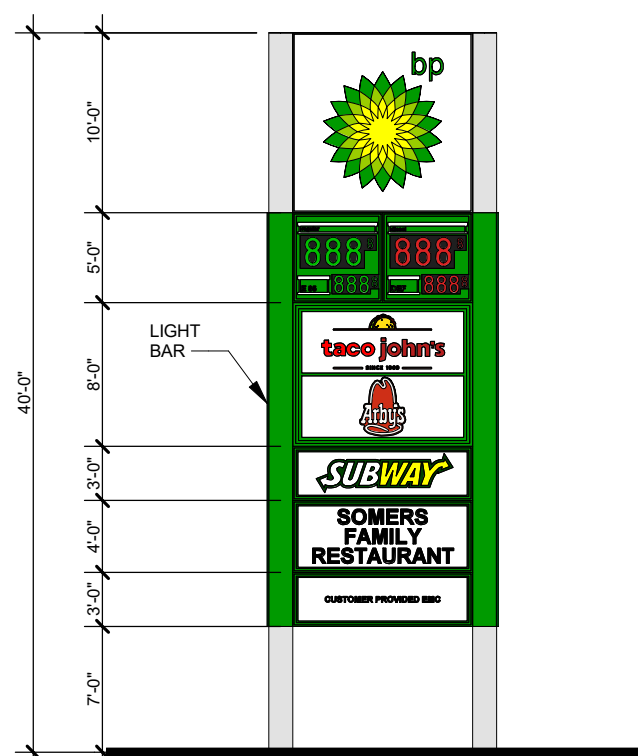
A2.0

PRELIMINARY - NOT FOR CONSTRUCTION



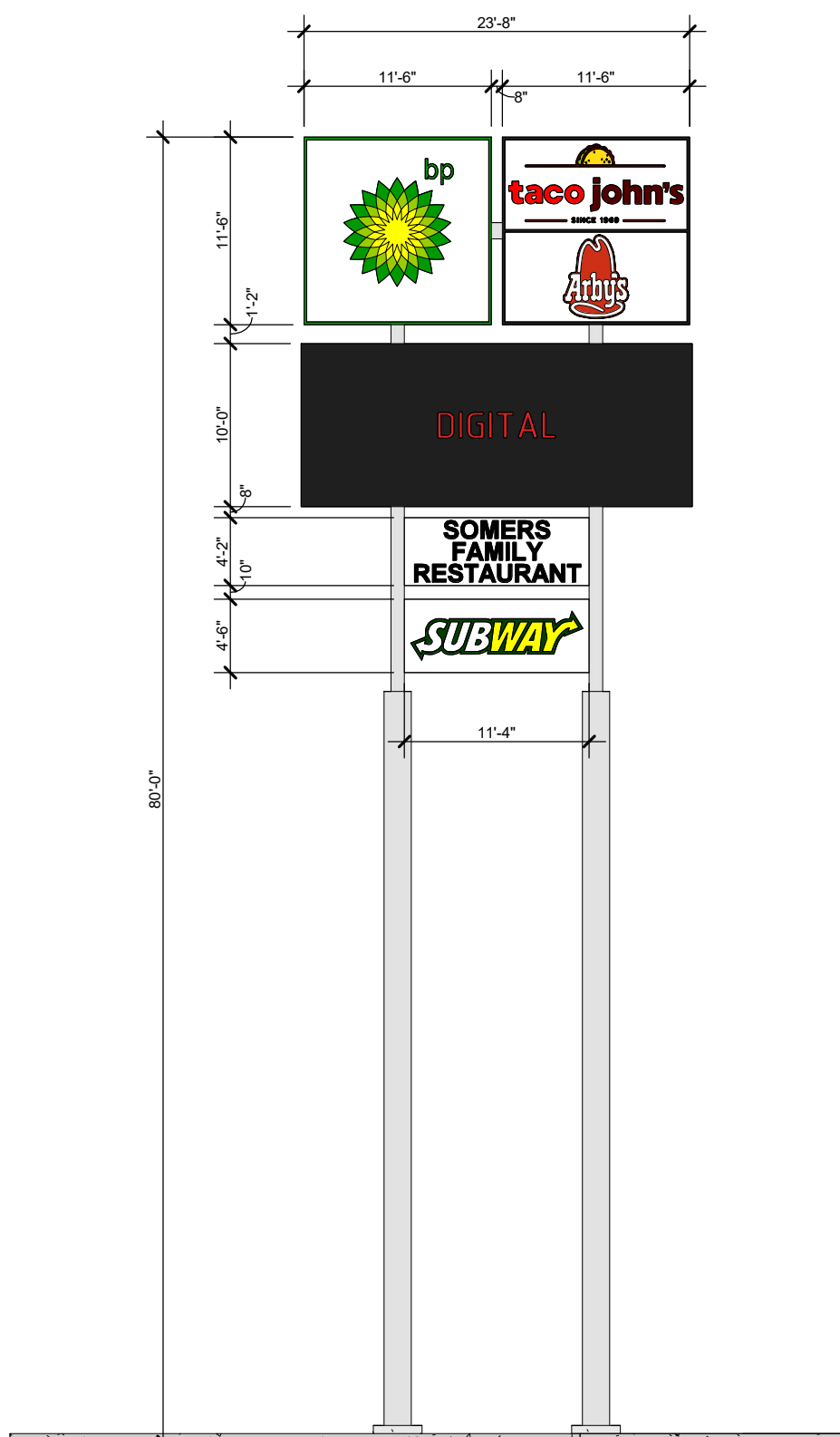
MUNICIPAL SIGN

3/32" = 1'-0"



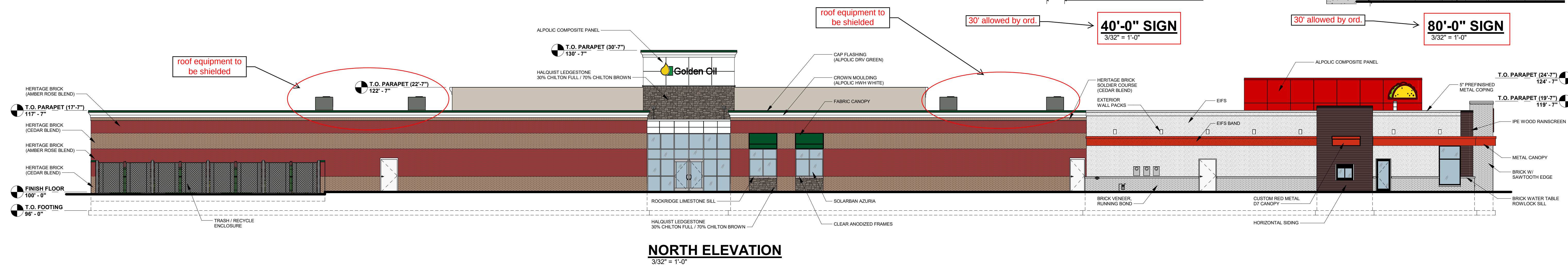
40'-0" SIGN

3/32" = 1'-0"



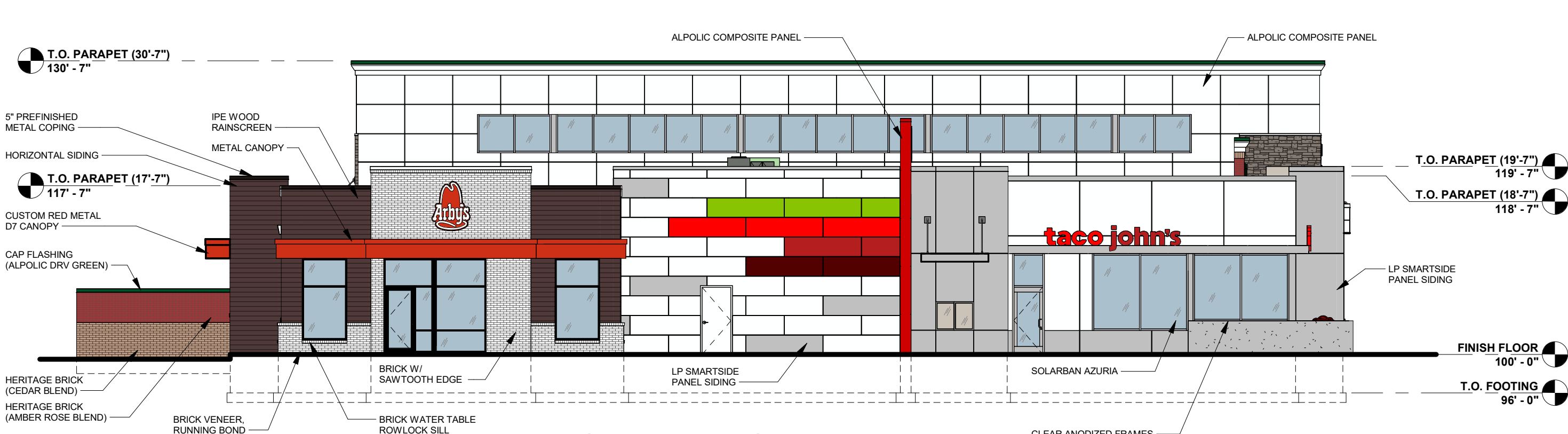
80'-0" SIGN

3/32" = 1'-0"



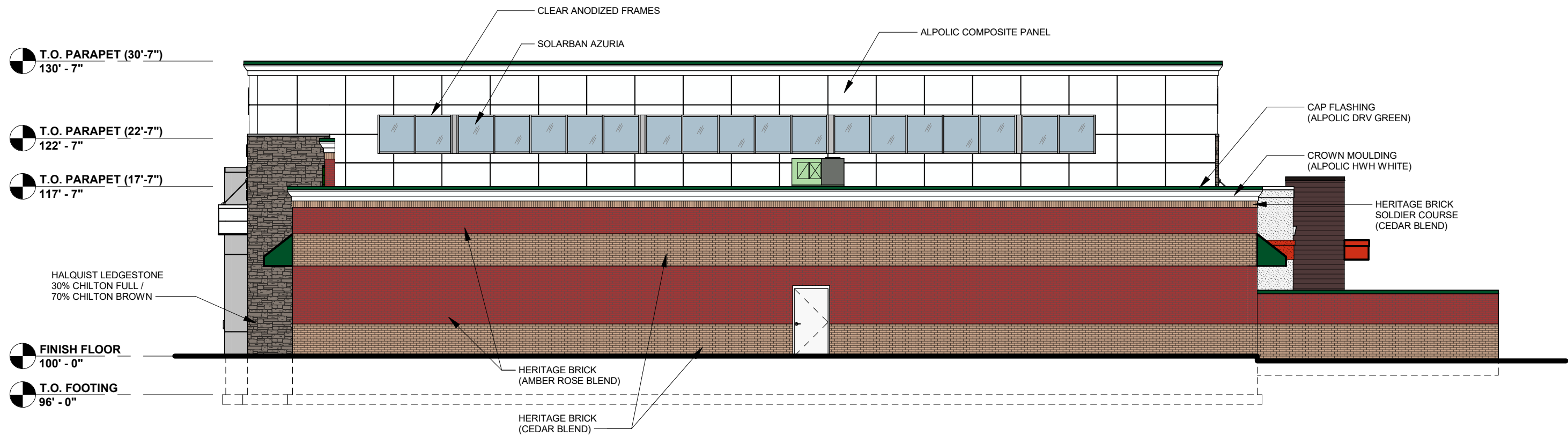
NORTH ELEVATION

3/32" = 1'-0"



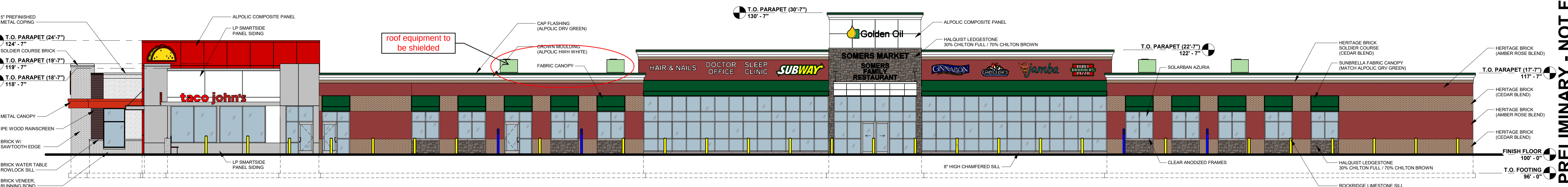
WEST ELEVATION

3/32" = 1'-0"



EAST ELEVATION

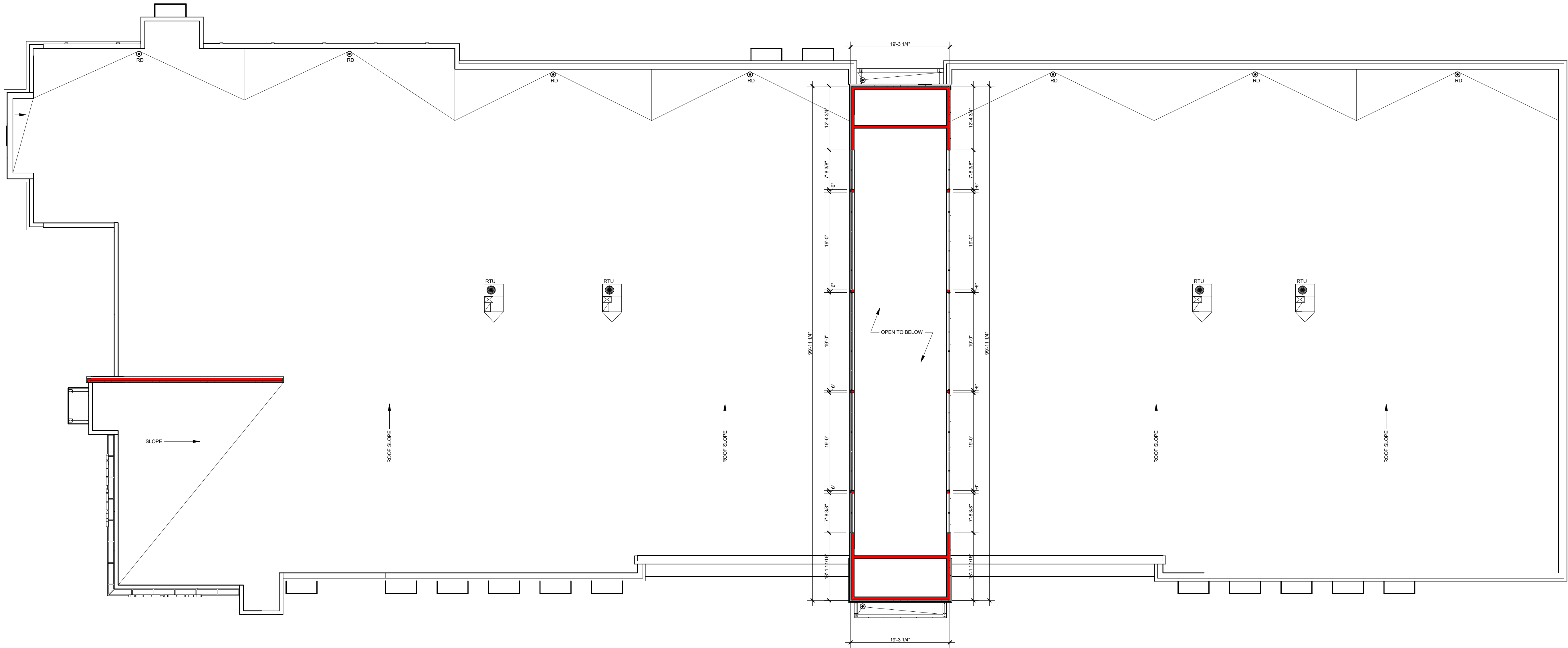
3/32" = 1'-0"



SOUTH ELEVATION

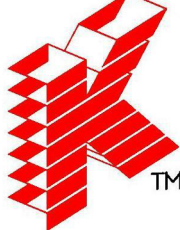
3/32" = 1'-0"

11 of 16



WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/
VENEER WALL
- NEW COOLER/
FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR
FIRE BARRIER


Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

GOLDEN OIL - SOMERS MARKET

SOMERS,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		
1	07.05.2022	ACM
2	08.29.2022	ACM
3	08.31.2022	ACM
4	10.06.2022	ACM
5	10.13.2022	ACM
6	02.10.2023	ACM

PROJECT MANAGER:
D. UTTECH

DESIGNER:
R. LINDSTROM

DRAWN BY:
ACM

EXPEDITOR:

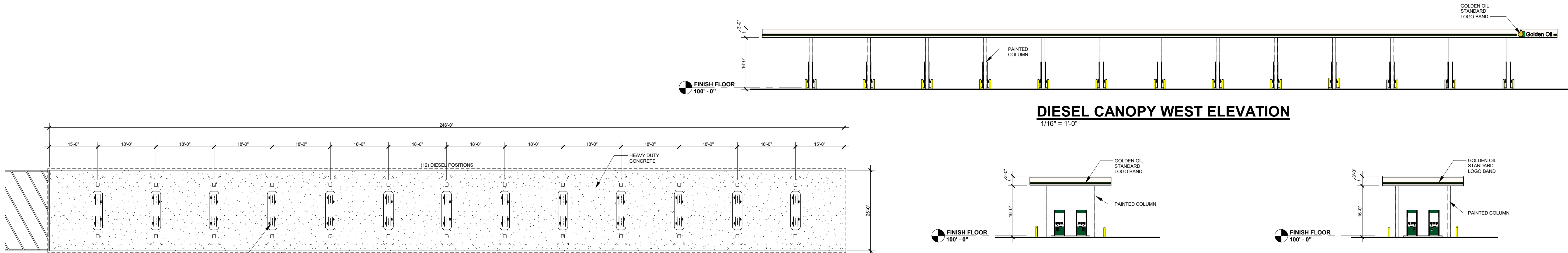
SUPERVISOR:

PRELIMINARY NO:
P22188

CONTRACT NO:

DATE:
06.21.2022

SHEET:
A1.1

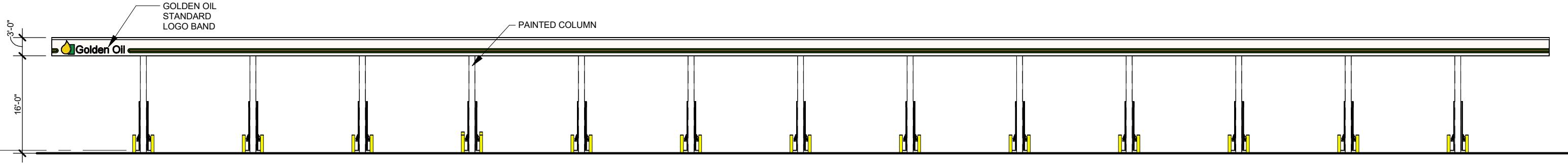


DIESEL CANOPY WEST ELEVATION

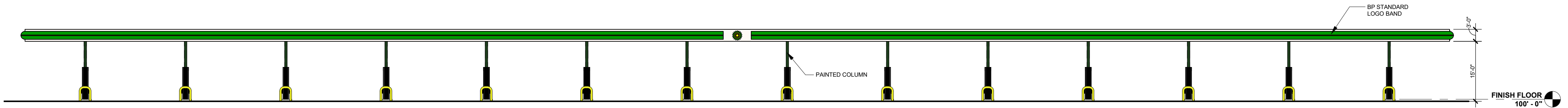
DIESEL CANOPY FLOOR PLAN

DIESEL CANOPY SOUTH ELEVATION

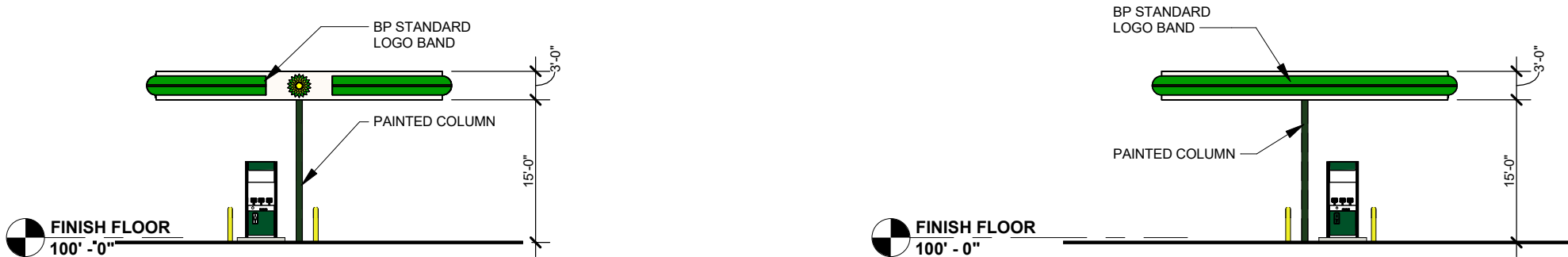
DIESEL CANOPY NORTH ELEVATION



DIESEL CANOPY EAST ELEVATION

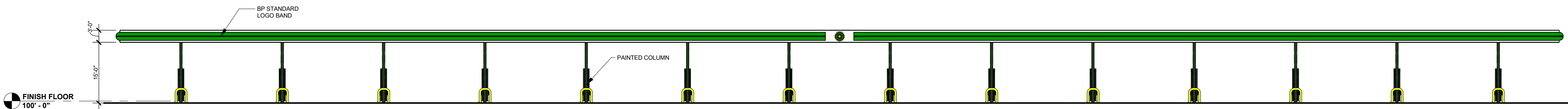


GAS CANOPY NORTH ELEVATION

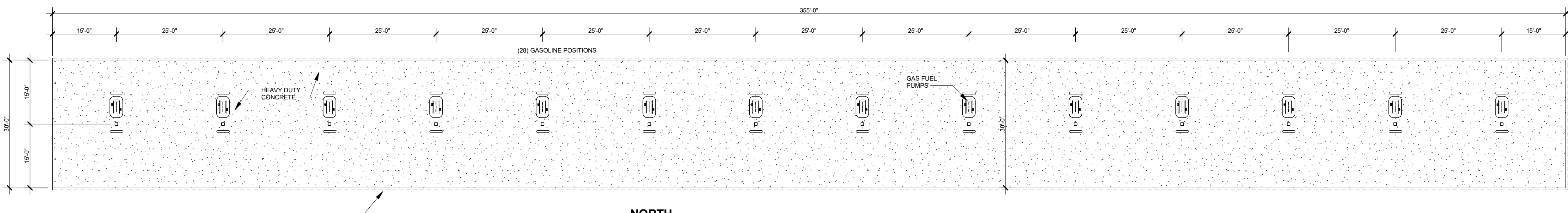


GAS CANOPY WEST ELEVATION

GAS CANOPY EAST ELEVATION



GAS CANOPY SOUTH ELEVATION



GAS CANOPY FLOOR PLAN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
San Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

www.kellerbuilds.com

PROPOSED FOR:
GOLDEN OIL - SOMERS MARKET
SOMERS,
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS		
1	07.05.2022	ACM
2	08.29.2022	ACM
3	08.31.2022	ACM
4	10.06.2022	ACM
5	10.13.2022	ACM
6	02.10.2023	ACM

PROJECT MANAGER:
D. UTTECH

DESIGNER:
R. LINDSTROM

DRAWN BY:
ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P22188

CONTRACT NO:

DATE:
06.21.2022

SHEET:
A2.1

PRELIMINARY - NOT FOR CONSTRUCTION





