

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

**Village Plan Commission Meeting
Agenda
Monday, May 8, 2023
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of April 10, 2023 Meeting
4. Correspondence
5. Citizen Comments

6. **Rezone:**

Public Hearing and Action on Request by: Douglas Rothwell, 816 100th Ave., Kenosha, WI 53144 (Owner), requests a rezoning from A-1 Agricultural Preservation Dist. to A-2 General Agricultural Dist., on Tax Parcel #82-4-222-082-0200, located in the NW ¼ of Section 8, T2N, R22E, Village of Somers.

7. **Land Division (Certified Survey Map):**

Public Hearing and Action on Request by: Douglas Rothwell, 816 100th Ave, Kenosha, WI 53144 (Owner), requests approval of a Certified Survey Map (dated February 21, 2023 and prepared by Mark R. Madsen of Nielsen Madsen & Barber) to create one (1) 10.000-acre Lot and one (1) 25.548-acre Lot on Tax Parcel #82-4-222-082-0200, located in the NW ¼ of Section 8, T2N, R22E, Village of Somers.

8. **Rezone:**

Public Hearing and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403-9740 (Agent), requests a rezoning from A-2 General Agricultural Dist. to R-4 Urban Single-Family Residential Dist. & A-2 General Agricultural Dist. on Tax Parcel # 82-4-222-171-0040, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

9. **Land Division (Certified Survey Map):**

Public Hearing and Action on Request by: Mastercraft Builders LLC, 5008 Green Bay Rd, Kenosha, WI (Owner), Nancy Washburn, Land Development Administration, LLC, 7450 County Line Rd, Mount Pleasant, WI 53403-9740 (Agent), requesting approval of a Certified Survey Map on Tax Parcel #82-4-222-171-0040, located in the NE 1/4 of Section 17, T2N, R22E, Village of Somers.

10. Conditional Use Permit:

Public Hearing and Action on Request by: Hyslop Foundation Inc, 880 Green Bay Rd, Kenosha, WI 53144 (Owner); Timothy Leveque, 880 Green Bay Road, Kenosha, WI 53144 (Agent), requesting a Conditional Use Permit for Event Facilities with lodging, Living Quarters for Watchmen and Caretakers, and Summer Theaters and Amphitheaters or Band Shells in the PR-1 Park-Recreational Dist. on Tax Parcel #82-4-222-101-0323, located in the NE ¼ Section 10, T2 N, R22 E, Village of Somers.

11. Rezone:

Public Hearing and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist. to B-3 Highway Business Dist. on part of Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

12. Conditional Use Permit:

Public Hearing and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requesting a Conditional Use Permit for a Compressed Natural Gas fueling station with minor truck servicing in the B-3 Highway Business Dist. on part of Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

13. Land Division (Certified Survey Map):

Public Hearing and Action on Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requests approval of a Certified Survey Map (dated March 17, 2023 and prepared by David A. Yurk of raSmith) to create one (1) 20.00-acre Lot from Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

14. Site Plan Review & Exterior Fenestration:

Discussion and Action Request by: Rossi Investments LLP, 13912 60th St, Bristol, WI 53104 (Owner), Bradley Hovanec, CAGE Engineering, Inc., 2200 Cabot Drive, Suite 325, Lisle, IL 60515 (Agent), requests site plan review and exterior fenestration review on Tax Parcel #82-4-222-041-0112, located in the NE 1/4 of Section 4, T2N, R22E, Village of Somers.

15. Plan Commission Conceptual Review:

Discussion and Action on Request by: Maplecrest Country Club Inc, 9401 18th St, Kenosha, WI 53144-7748 (Owner), Ryan Douglas, Land Quest, 4419 Washington Rd., Kenosha, WI 53144 (Agent), requesting conceptual review of a single- & multi-family residential development on Tax Parcel #82-4-222-201-0100, located in the NE 1/4 of Section 20, T2N, R22E, Village of Somers. Said conceptual approval is subject to receiving formal approvals by the Village Board of a comprehensive land use plan amendment, rezoning, land division, overall site plan & building fenestration review and stormwater management plans.

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 May 8th, 2023 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 1st day of May, 2023

Brandi Baker, 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 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.