

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

**Village Plan Commission Meeting
Agenda
Monday, July 10th, 2023
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of June 12th Meeting
4. Correspondence
5. Citizen Comments
6. **Comp Plan Amendment:**

Public Hearing and Action on Request by: Jeffrey L Hummer, 1753 Kentucky St., Racine, WI 53405 (Owner), Thomas Beere, Rhonco, LLC, 427 12th Place, Kenosha, WI 53140 (Agent), requests 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 “High-Density Residential” to “Industrial” on Tax Parcel #83-4-223-052-0400, located in the NW 1/4 of Section 5, T2N, R23E, Village of Somers. *(For informational purposes only, this property is located at 144 S Lakeshore Dr).*

7. **Rezone:**

Public Hearing and Action on Request by: Jeffrey L Hummer, 1753 Kentucky St., Racine, WI 53405 (Owner), Thomas Beere, Rhonco, LLC, 427 12th Place, Kenosha, WI 53140 (Agent), requests a rezoning from B-2 Community Business Dist. to M-1 Limited Manufacturing Dist. on Tax Parcel #83-4-223-052-0400, located in the NW 1/4 of Section 5, T2N, R23E, Village of Somers.

8. **Adjourn**

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the July 10th, 2023 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 30th day of June, 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.



**Village of Somers
Proceeding from the Village Plan
Commission Meeting
June 12, 2023**

1. Call to Order

Chairman Stoner called the meeting to order at 5:29 p.m.

Present:

- Chairman George Stoner
- Commissioner Ron Grimes
- Commissioner Bob Lee
- Commissioner Gregg Thompson
- Commissioner Vinnie Chambers
- Commissioner Don Boxx
- Commissioner Paul Aiello
- Alternate Pat Juliana

Absent: none

Staff present in person: Administrator **Jason Peters**, Assistant to the Administrator **Kevin Poirier**, Fire Chief **Ben Andersen**
Elected officials: Trustees **Jackie Nelson, Joe Smith, Ben Harbach and Karl Ostby Scott Fredrick**

Kenosha County Staff: Senior Land Use Planner **Luke Godshall**

2. Pledge of Allegiance

Chairman **Stoner** led everyone in the Pledge of Allegiance.

3. Approve Minutes of May 8, 2023

Chairman **Stoner** makes a motion to approve to the minutes.
Moved by Commissioner **Boxx**.
Seconded by Commissioner **Aiello**
Motion carried. 7-0.

4. Correspondence

Letter from **Kathleen Basquez-Vescova** (attached) regarding the Somersville project.

5. Citizen Comments

Krista Reck
6007 7th Street

Ms. Reck mentions that the Maplecrest subdivision project was presented to the Plan Commission at their last meeting and mentions her concern about 4-story buildings and the fact that it goes against the current zoning.

She also brought her concerns about the CNG project and mentions that she believes the long-range plan for that area is for residential development. She asked which takes how that plan affects possible future development and how it would impact her property.

1. Comp Plan Amendment:

Public Hearing and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests 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”, “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved”, to “High-Density Residential”, “Nonfarmed Wetland” and “Other Conservancy Land to be Preserved” on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located southeast of the intersection of Highway E and Highway EA).*

Public Comments:

6443 11th Place
John Hobson

Mr. Hobson encourages commissioners to keep the development medium density. He feels that a lot of appartements have been added to the community, and that when they moved here seven years ago, they moved for the more rural setting, and that growth is great but is concerns it is too much and too fast.

6450 12th Street
Floyd McNally

Asks where the property is?

Commissioner Grimes explains that it is on the east and south side of the school in an L shape.

Commissioner **Boxx** moves the motion

Commissioner **Aiello** seconds

Motion passes unanimously 7-0.

2. Rezone with PUD Overlay:

Public Hearing and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests a rezoning from R-4 Urban Single-Family Residential Dist., R-5 Urban Single-Family Residential Dist., R-8 Urban Two-Family Residential Dist., R-9 Multiple-Family Residential Dist. and C-1 Lowland Resource Conservancy Dist. to R-11 Multiple-Family Residential Dist., C-1 Lowland Resource Conservancy Dist., and PUD Planned Unit Development Overlay Dist. on Tax Parcels #82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

Public comments: none

Commissioner **Boxx** moves the motion with CUP overlay.
Commissioner **Aiello** seconds

Senior Land Use Planner Godshall explains that it is all R11, R8 was removed.
Chairman Stoner mentions that the density was reduced. He also mentions that Somers does not control who goes and doesn't go to Somers Elementary School.
Village Administrator Peters state that the village met with KUSD about the project.

Motion passes unanimously 7-0.

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

Discussion and Action on Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests approval of two Certified Survey Maps (dated March 24, 2023 and prepared by James D. Baker of Manhard Consulting LTD) to subdivide Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200 into one (1) 6.279-acre Lot, one (1) 19.601-acre Lot, one (1) 3.718-acre Lot, one (1) 2.488-acre Lot, one (1) 5.533-acre Lot, one (1) 22.300-acre Lot, one (1) 8.366-acre Lot, one (1) 9.349-acre Lot, and one (1) 4.585-acre Lot; located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

Public comments: none

Chairman **Stoner** explains that a house is planned for that parcel.
Commissioner **Thompson** moves the motion
Commissioner **Boxx** proposes the motion

Motion passes unanimously 7-0.

4. **Site Plan Review & Exterior Fenestration:**

Discussion and Action Request by: CCM-Somerville LLC, 901 S 70th St, West Allis, WI 53214 (Owner), Jack Reichl, Cardinal Capital Management, Inc., 901 S 70th St., West Allis, WI 53214 (Agent), requests site plan review and exterior fenestration review on Tax Parcel #s 82-4-222-152-0225, 82-4-222-152-0300 & 82-4-222-152-0200, located in the NW 1/4 of Section 15, T2N, R22E, Village of Somers.

Chairman Stoner comments about the housing pressures that the Village is facing. He states that the Village has held developers to minimum standards. He also states the least expensive house in the community is \$550,000 average home in Somers, that is not affordable to the average person but that the Village does not control the market. He mentions a project in Pleasant Prairie with small lot sizes, and small residential space, but even with that, the projected price would be \$475,000. He expressed doubts that reducing density translates in affordability. This is a concern that he has shared with other elected officials and they are exploring options.

Commissioner **Thompson** moves the motion
Commissioner **Boxx** proposes the motion

Motion passes unanimously 7-0.

5. **Rezone:**

Public Hearing and Action on Request by: Edwin G Mueller & Marcella Mueller, 220 Old Green Bay Rd, Kenosha, WI 53144-1026 (Owner), Mark J. Mueller, 250 Old Green Bay Rd, Kenosha WI 53144 (Agent), requests a rezoning from B-5 Wholesale Trade and Warehousing Dist. to R-2 Suburban Single-Family Residential Dist. & A-4 Agricultural Land Holding Dist. on part of Tax Parcel # 82-4-222-022-0104, located in the NW 1/4 of Section 2, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 220 Old Green Bay Road).*

Public comments:

Michael Aulozzi

145 Old GB Road

Aulozzi asks what part of the property is being rezoned.

Chairman Stoner pointed out to the exhibit and said it was the part highlighted in yellow.

Commissioner Grimes points out that the blue area will go B5 to Ag.

Heather Edwards

129 Old Green Bay Road

Edwards wanted to make sure it is not the patch of trees on the corner of Highway KR and Green Bay Road.

Chairman **Stoner** says no.

Mueller (owner):

Explains that it is a family owned property and he wants to build a garage closer to the house. He said they will not have a business on the property after it burnt down.

Commissioner **Boxx** proposes the motion
Commissioner **Lee** seconds

Motion passes unanimously 7-0.

6. Rezone:

Public Hearing and Action on Request by: ROA LLC, 4600 Green Bay Rd, Kenosha, WI 53144 (Owner), David A. Yontz, Brooks Pierce LLP, 1700 Wells Fargo Capitol Center, 150 Fayetteville Street, Raleigh, NC 27601 (Agent), requests a rezoning from B-1 Neighborhood Business District to B-3 Highway Business District on Tax Parcel # 82-4-222-341-0071, located in the NE 1/4 of Section 34, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at 4600 Green Bay Road).*

Public comment: none

Commissioner **Boxx** proposes the motion
Commissioner **Aiello** seconds

Motion passes unanimously 7-0.

7. Plan Commission Conceptual Approval:

Discussion and Action on Request by: Diamond Estates of Somers LLC, 6320 20th Ave, Kenosha, WI 53143 (Owner), David Wallach d/b/a BluePaint Development LLC, 6320 20th Ave, Kenosha, WI 53143 (Agent), requesting conceptual approval of a single-family condominium on Tax Parcel #83-4-223-082-0191, located in the NW 1/4 of Section 8, T2N, R23E, Village of Somers. Said conceptual approval is subject to receiving formal approval by the Village Board of preliminary and final condominium plats, overall site plan, building fenestration, and stormwater management plans. *(For informational purposes only, this property is located on the east side of Sheridan Road, south of 7th Place).*

Public comment: none

Chairman **Stoner** explains that it is a conceptual presentation. And asks Godshall whether it meets Kenosha County requirements

Godshall points out that the plans are not details and very preliminary and that it is hard to determine at this time. He mentions that the property rezoning allows for this project. Commissioner **Thompson** mentions that exterior masonry will be required.

Administrators **Peters** mentions that it will all under a condo plat.

Commissioner **Lee** asks about basements.

Wallach (owner) states unfinished basements will be offered.

Commissioner **Aiello** is excited about the project. He mentions that the building will have to stand up to the elements being so close to Lake Michigan. He mentions EIFS as a good material to use.

Wallach mentions that EIFS is a hard sell and has a bad rap, but concurs that it is a good material.

Commissioner **Aiello** mentions he is much more pleased with than projects. He likes the driveway layout and states the project is a better fit for the area.

Wallach mentions that those houses can be started very quickly and start as soon as this fall.

Commissioner **Chambers** states he loves the concept.

Chairman **Stoner** cautions the developer that what he brings to the board is what has to be built.

Chairman **Stoner** reiterates others concerns about the materials used on the lakefront and mentions wood and other materials do not stand up to the elements.

Wallach mentions that EIFS and metal roofing are good for that location and that EIFS provides added insulation.

Chairman **Stoner** mentions to the developer that those materials should be brought to the board at the next meeting.

Commissioner **Juliana** says he likes it and asks whether there are erosion concerns.

Wallach mentions that revetment was done on the north side and that there is one toe that had not eroded and one recommendation was to watch it, be our approach it to take care of it. That's the only issue. We are going to take that toe down and rebuild it.

Administrators **Peters** mentions that the revetment had to done as part of the last development agreement and that requirement carries through.

Commissioner **Boxx** proposes the motion

Commissioner **Aiello** seconds

Motion passes unanimously 7-0.

8. Adjourn

Commissioner **Boxx** proposes the motion

Commissioner **Aiello** seconds

Motion passes unanimously 7-0.

Drafted June 14, 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

TO: Village of Somers Plan Commission
FROM: Luke Godshall, Kenosha County Planning & Development
RPT DATE: 06-28-23
MTG DATE: 07-10-23
APP DATE: 05-24-23
RE: Land Use Plan Amendment & Rezoning at 144 S Lakeshore Drive

BACKGROUND:

1. Petitioner/Agent: Thomas Beere, Rhonco, LLC
2. Property Owner: Jeffrey L Hummer
3. Location/Address: 144 S Lakeshore Drive
4. Tax key Number: 83-4-223-052-0400
5. Parcel Area: 0.9 acres
6. Existing Zoning: B-2 Community Business Dist.
7. Proposed Zoning: M-1 Limited Manufacturing Dist.
8. Current Land Use: 'High-Density Residential'
9. Proposed Land Use: 'Industrial'

OVERVIEW:

The Petitioner wishes to acquire the subject property for the expansion of their CNC manufacturing business. To that end, the Petitioner proposes to amend the adopted comprehensive land use plan category on the subject property from 'High-Density Residential' to 'Industrial', and to rezone the property from B-2 Community Business District to M-1 Limited Manufacturing District.

PLANNER COMMENTS:

The Petitioner currently operates American Citizens Corporation, a CNC manufacturing business located at 306 Sheridan Rd. approximately ¼ mile south of the subject property and has indicated their existing site is at capacity and in need of expansion.

The Petitioner wishes to purchase the subject property, which contains a 6,900 sq. ft. building originally built in 1972 as a health club. The Petitioner has indicated to staff that the existing building is large enough to accommodate their expansion needs without having to add onto the building footprint.

The existing site is paved but is in poor shape and the parking lot striping is either extremely faded or no longer visible. When the site was originally developed there were a total of 47 parking spaces according to the original health club site plan on file. Manufacturing uses require enough parking spaces for the number of employees on the largest work shift, plus an additional 5 spaces. Given the fact the submitted application states that up to 15 employees would be working at this site, the parking area should provide more than adequate on-site parking for the intended use. If the proposed land use plan amendment and rezoning are approved, the Petitioner should be aware that repaving and/or restriping of the parking lot will



COUNTY OF KENOSHA

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be a condition of approval of the required Certificate of Compliance that must be issued prior to the business being operated at the site.

The current adopted long-range land use plan category for the subject property is 'High-Density Residential'. Additionally, most of the surrounding area is shown to either be 'High-Density Residential' or 'Medium-Density Residential'. During the initial staff-level conceptual meeting with the Petitioner in May 2023, staff expressed some concern about the chances of the land use plan on this parcel being changed to 'Industrial', given the fact the surrounding area is either planned for or is already in residential land use and not adjacent to any planned or existing industrial or manufacturing uses. The Petitioner has indicated their willingness to enter into a 30-year deed restriction agreement with the Village that would revert the land use plan category and zoning district designation back to current-day status (i.e. back to a land use plan category of 'High-Density Residential' and a zoning designation of B-2 Community Business District). Their application states: "we believe that rezoning this property with a 30 year restricted deed would be a win-win scenario, since it would satisfy American Citizens Corporation's (ACC's) short term needs and satisfy Somers' long term needs by reverting to residential at expiration".

STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of the proposed land use plan amendment and rezoning, staff would support allowing the Petitioner to enter into an agreement with the Village to revert the property's land use plan category and zoning designation back to current-day status.



VILLAGE OF SOMERS

May 2015

RECEIVED

MAY 24 2023

Kenosha County
Planning and Development

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Jeffrey L Hummer

x [Signature]
Signature

Mailing Address:

1753 Kentucky St.

City: Kenosha

State: WI Zip: 53405

Phone Number: 262-770-6965 E-mail (optional): simplyhummer@yahoo.com

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):

Rhonco, LLC

x [Signature]
Signature

For Rhonco, LLC

Mailing Address:

427 12th Place

City: Kenosha

State: WI Zip: 53140

Phone Number: 262-930-8008 E-mail (optional): tom@americancitizenscorp.com

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

High density residential

(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":

Industrial

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):

American Citizens Corp. has been headquartered at 306 Sheridan Rd. since 1998. We manufacture goods that benefit citizens of the U.S. and the world. Medical, defense and aerospace make up 80% of our sales. Due to growth, we need to expand and would like to increase our footprint in Somers. ACC employs 15 highly skilled people. Our current sight is at full capacity. There is a need for an additional 10-15 full time highly skilled jobs. These jobs, and increased business would be economically beneficial to Somers. We believe that rezoning this property with a 30 year restricted deed would be a win-win scenario, since this would satisfy ACC's short term needs and satisfy Somer's long term needs by reverting to residential at expiration.

(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. We believe that rezoning this property with a 30 year restricted deed would be a win-win scenario, since it would satisfy ACC's short term needs and satisfy Somer's long term needs by reverting to residential at expiration.

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:

It is compatible with existing uses since there are several M1 zoned properties within a 1/4 mile of the proposed rezoned property.

It is also compatible with the planned use since the rezoning will have a 30 year restricted deed which will revert to residential zoning.

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

No

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

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

M1 facilities provide employment opportunities, both directly and indirectly, contributing to local economic growth and reducing unemployment rates.

M1 facilities generate income for individuals and households, boosting local purchasing power and stimulating economic activity.

M1 facilities contribute to local tax revenues, which can be used for public services, infrastructure development, and community programs.

M1 facilities often require specialized skills, providing opportunities for training and upskilling the local workforce, enhancing employability and promoting economic mobility.

M1 facilities can provide stable and reliable jobs, contributing to community well-being, reducing poverty, and improving overall quality of life.

M1 facilities produce goods for export, bringing in revenue from outside the community and contributing to the balance of trade.

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

All are available.

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:

All are adequate.

(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:

(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).

(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

Kenosha County Property Information Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 ▼	Real Estate	83-4-223-052-0400	182 - VILLAGE OF SOMERS	144 S LAKESHORE DR	JEFFREY L HUMMER 1753 KENTUCKY ST RACINE WI 53405

Tax Year Legend:



= owes prior year taxes



= not assessed



= not taxed

Delinquent

Current

Property Summary

Parcel #:	83-4-223-052-0400
Alt. Parcel #:	8342230520400
Parcel Status:	Current Description
Creation Date:	1/1/2016
Historical Date:	
Acres:	0.890
Zoning:	

Property Addresses

Primary ▲ Address

144 S LAKESHORE DR RACINE 53403

Owners

Name	Status	Ownership Type	Interest
HUMMER, JEFFREY L	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

No Flag/Messages were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

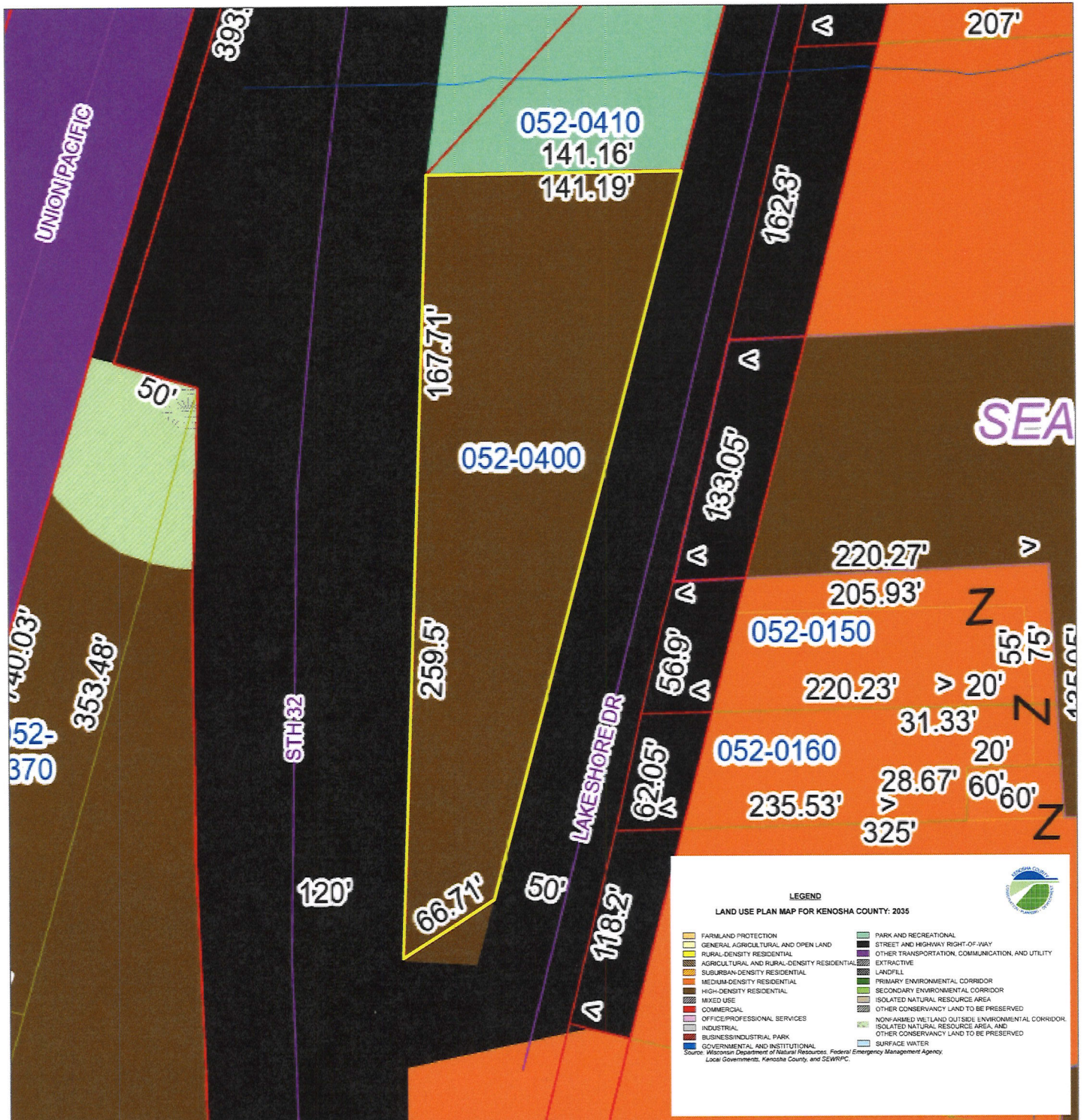
1412-H-2-A PT N 1/2 FR'L SEC 5 T 2 R 23 BEG INT CT LN LAKE SHORE RD & N LN SEC S 14 DEG 32'30"W 290.42 FT TH W 34.19 FT TO A PT OF BEG TH W 141.19 FT TO E LN HY 32 TH S'LY 167.71 FT TO CURVE S 1 DG 22'W 259.5 FT E 46.25 FT N 14 DG 32'30"E 443.8 FT TO BEG EXC PT TAKEN FOR STH 32 ROW DOC#1434965 DOC#1252393 .89 ACS EX RD (2006 LOT LINE ADJ) DOC#1434965 DOC#1695073 TOD (2016 Incorporation to Village of Somers see Old 81-4-223-052-0400 Certification Case 14-CV-316)



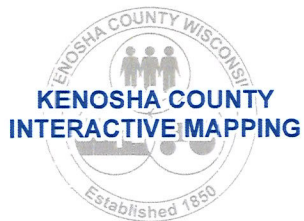
EXISTING LAND USE



1 Inch = 75 Feet
Date Printed: 5/25/2023



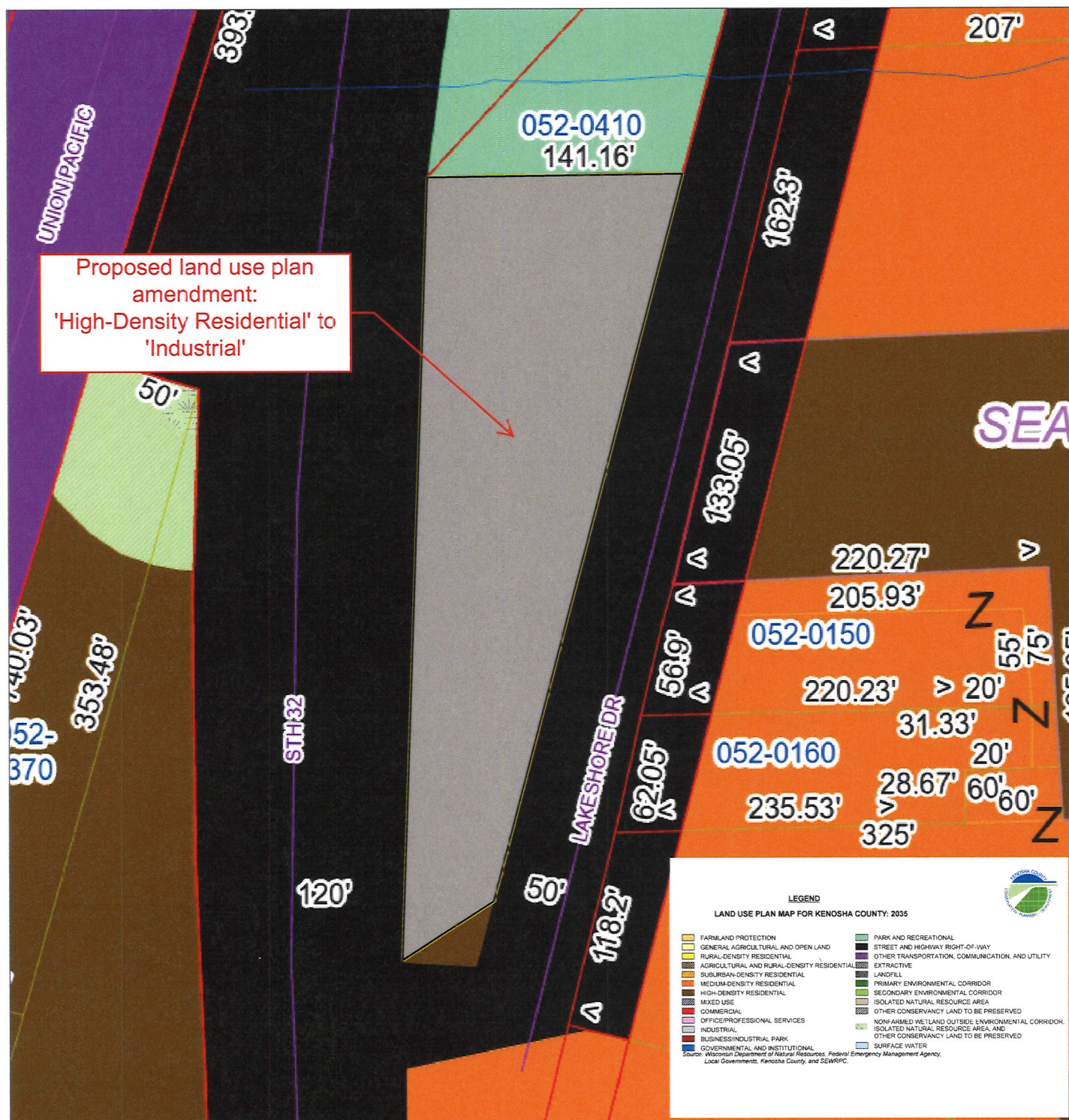
DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes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



PROPOSED LAND USE



1 Inch = 75 Feet
Date Printed: 5/25/2023



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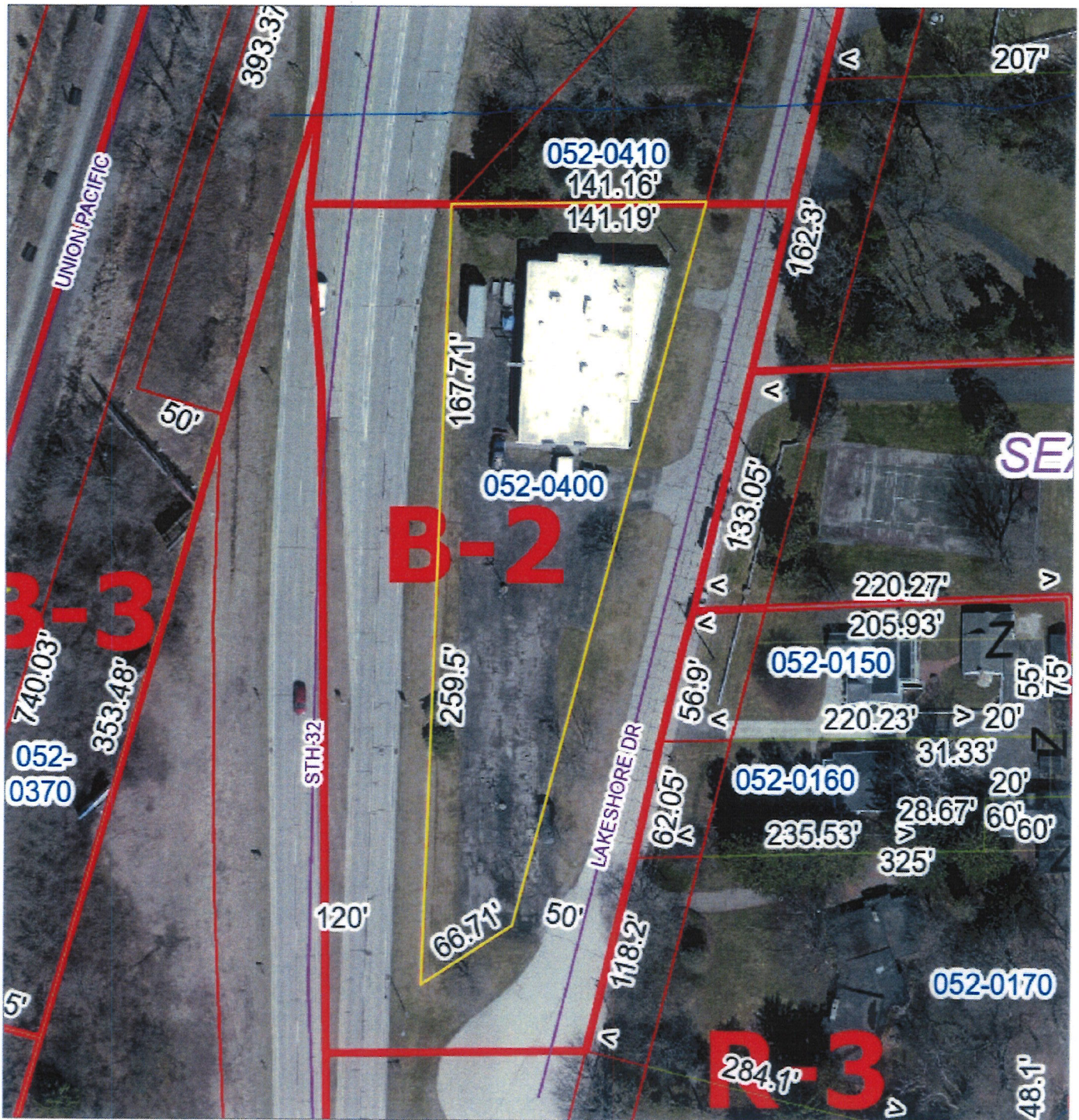
1 Inch = 200 Feet

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Date Printed: 5/17/2023



1 Inch = 75 Feet
Date Printed: 5/17/2023



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PROPOSED ZONING



1 Inch = 75 Feet
Date Printed: 5/25/2023



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Introduction to the American Citizens Corporation

Tom & Rhonda Beere

306 Sheridan Road
Racine, Wisconsin 53403

2023 and beyond

- ACC employs 15 highly skilled employees. These employees are trained in CNC programming, CNC set-up and quality assurance inspections that meet and exceed customers requirements.
- ACC is in need of growth and expansion.
- There is a need for an addition 10-15 full time highly skilled jobs.
- The current site is at full capacity.
- ACC currently has a warehouse in Elkhorn storing machines that are sitting idle and need to be running.
- ACC is anticipating a 50% growth.
- Maintaining a local presence in Somers is desired.
- Corporate office would remain at the current site, 306 Sheridan Rd.
- Locally owned for more than 25 years and a stable company within the Somers community by the Beere family.

About American Citizens Corporation

Based in Racine, Wisconsin since 1997 and serving the Midwest and beyond, American Citizens Corporation offers an array of services that are completely integrated allowing customers to design and manufacture products at globally competitive prices.



ACC is a CNC Swiss Screw Machine House with 25 Citizen CNC Swiss Automatic Screw Machines and specializes in:

- CNC Turning
- Swiss-type CNC Screw Machining
- Precision Grinding and Honing
- Engineering
(Includes hydraulics design expertise)
- Fabrication
- Quality Control
- Hard to machine materials
- Extremely high precision tolerances
- Short lead-time
- Jobs nobody else wants
- Assembly
- Electric motor shafts
- Global Procurement

American Citizens Corporation proudly serves the following markets:

- Telecommunications
- Construction equipment
- Hydraulics
- Instrument and controls
- Computer-peripheral equipment
- Firearms
- Medical
- Aerospace
- Truck
- Government
- Electronics

A manufacturing leader, ACC focuses on the integration of experience, high technology, a commitment to excellent quality, and employs the latest and most innovative manufacturing technologies to maximize productivity and quality. From short runs and quick/immediate delivery of JIT components, to high volume production components and assemblies, ACC's production capacity is able to meet the most demanding applications. American Citizens Corporation has achieved certified supplier status with several of our major customers and is ISO 9001:2015 certified.

Checkout our new Firearms Division! Offering the components you need including firing pins, control pins, safetys, sight components, bolt carriers, bolt heads, tubes, and reloading components including die spindles, screws & sizers.

CNC Swiss/Screw Machining

The CNC Swiss Machines allow the production of complex parts with large length to diameter ratios and all the machines used in production today are equipped with live tooling and sub-spindles to allow the manufacture of parts in one operation from bar stock material.

- Live tooling
- Sub-spindles
- Bar fed auto loaders
- Prototyping
- Short run
- High volume



Our CNC Swiss machining capabilities allow us to provide short or long production runs on highly precise components with quicker lead times.

Customers receive the greatest value from us as there is little need for extensive tooling.

Engineering & Development

American Citizens Corporation is a technology leader in manufacturing engineering and maintains technological superiority in machine tools and supporting software and provides our engineering services – including product design assistance and design for manufacturing – through our onsite engineering staff.

CNC Machining and Turning Simulations:

With E-files from our customer we can simulate with the most current software exactly how the part will be machined and how efficient the CNC program is before the first chips are cut.

Manufacturing Engineering:

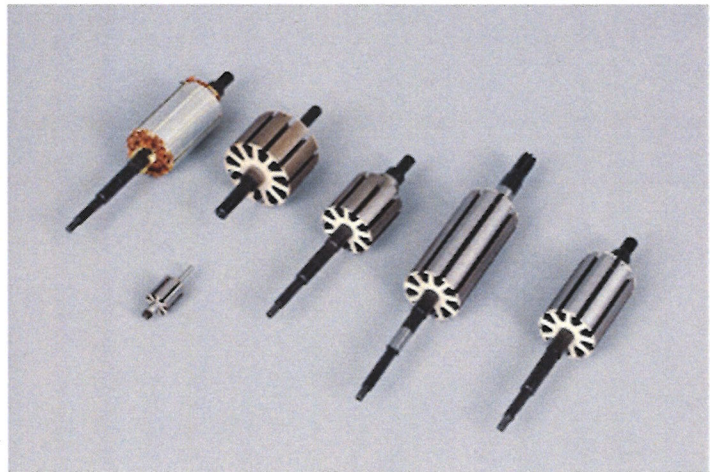
With a full staff of manufacturing and mechanical engineers we can fulfill needs ranging from assistance in product design and prototyping for functionality, machinability and weldability.

Electric Motor Shafts

American Citizens Corporation is your one stop shaft and shaft-type product manufacturing facility.

We offer:

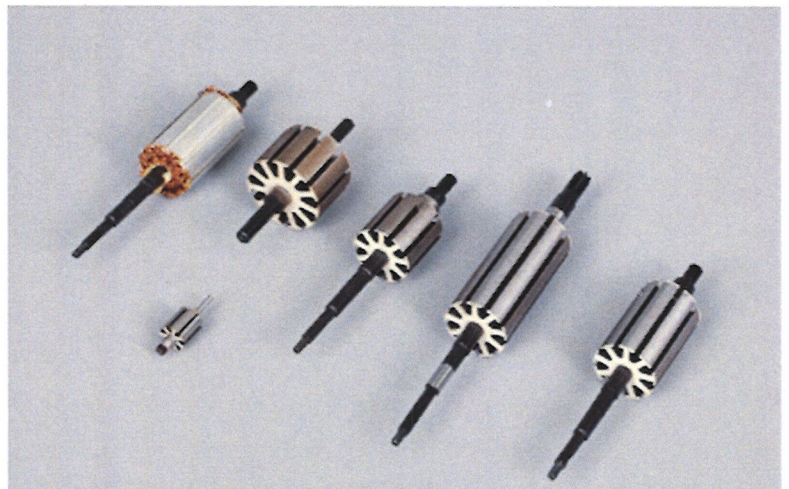
- Motor shafts
- Straight shafts
- Stepped shafts
- Shafts with hobbed gears
- Shafts with shaped gears
- Hardened shafts
- Ground shafts
- Eccentric shafts
- ACME shafts
- Rivets
- Shafts with $\pm .0001"$ tolerance
- Shafts with $.0002"$ concentricity
- Shafts with keyways
- Shafts with flats
- Shafts with crossholes
- Shafts with bores
- Shafts with centers
- Shaft assemblies
- Pins



Precision Grinding

American Citizens Corporation has the capability to grind parts to the tightest of tolerances. We use cylindrical grinders to hold tolerances to the millionths. We also use centerless grinders to hold similar tolerances. Our machines can be configured for through-feed or in-feed applications.

- Automatic feeders
- Centerless grinding
- Through-feed or in-feed applications
- Vertical broaching
- Internal broaching
- Cylindrical grinding



Facilities

American Citizens Corporation is a national manufacturer located along the shores of Lake Michigan in Racine, Wisconsin.

Our headquarters is our technology flagship employing the latest in CNC Swiss Screw Machines. With 25 Citizen CNC Swiss Automatics, the facility combines highly trained team members with the latest computer controlled machine tools operating around the clock seven days a week and is supported by an experienced engineering team which includes designers as well as process engineers.

Our facility is equipped and staffed to handle even the most complex shipping assignments. Our team ships all over the Midwest and nationally and is well versed in the latest shipping requirements from ASN's to Kanban inventory control.

ACC's ISO system combined with an advanced program management process can take even the most complicated parts and products from concept to conception with seamless efficiency.



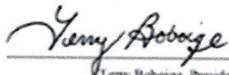
The CNC Swiss Specialists!

As part of our ISO 9001 system, a quality plan is put in place for each part that is in production in our facility. Personnel from Quality Control, Engineering, Production and Sales will meet to discuss the requirements for a particular part. We utilize an In-process Quality Audit and Check System to ensure quality is built in.

- ISO 9001:2015
- Gage calibration and tracking
- Surface finish tester
- Hardness tester
- Optical comparators
- Microscopes

Quality Policy:

American Citizens Corporation, in an effort to continually meet all applicable requirements and support our strategic direction, has developed relevant quality objectives and a philosophy of continual improvement.

	PERRY JOHNSON REGISTRARS, INC.		
<i>Certificate of Registration</i>			
Perry Johnson Registrars, Inc., has audited the Quality Management System of:			
American Citizens Corporation/Elkhorn Swiss Precision Inc. 306 Sheridan Road, Racine, WI 53403 United States			
(Hereinafter called the Organization) and hereby declares that Organization is in conformance with:			
ISO 9001:2015			
This Registration is in respect to the following scope:			
Precision CNC Machining Serving the Consumer, Commercial, and Industrial Market			
This Registration is granted subject to the system rules governing the Registration referred to above, and the Organization hereby covenants with the Assessment body duty to observe and comply with the said rules.			
			
			
Terry Bobage, President Perry Johnson Registrars, Inc. (PIR) 755 West Big Beaver Road, Suite 1340 Troy, Michigan 48064 (248) 358-3388			
The use of the UKAS accreditation symbol is in respect to the activities covered by the Accreditation Certificate Number 0103.			
The validity of this certificate is dependent upon ongoing surveillance.			
Expiry Date: November 11, 2021	Expiry Date: November 10, 2024	Certificate No: C2021-04775	

Industries American Citizens Corporation Serves

- Aerospace
- Medical
- Electronics
- Commercial
- Surgical Instruments
- Earthmoving & Construction Equipment
- Orthopedic Instruments
- Telecommunications Equipment
- Electric Motors
- Dental Instruments
- Laser Jet Labeling Equipment
- Aircraft Instruments
- Medical Instruments
- Automotive Controls
- Private Aircraft
- Aerospace
- Firearms



July 10, 2023

The parcel at 144 South Lakeshore Drive is on a cul-de-sac adjacent to STH 32; see Figure 1. Stormwater is directed east and there are no reported drainage issues. A 12-inch water main and 8-inch sanitary sewer in South Lakeshore Drive extend past the parcel; see Figures 2 and 3; both utilities have ample remaining capacity to serve a proposed light manufacturing facility. The sewer system is the critical facility; the sewage lift station serving this parcel has an excess capacity of about 50 gallons per minute, which is more than the planned sewage generation from this facility.

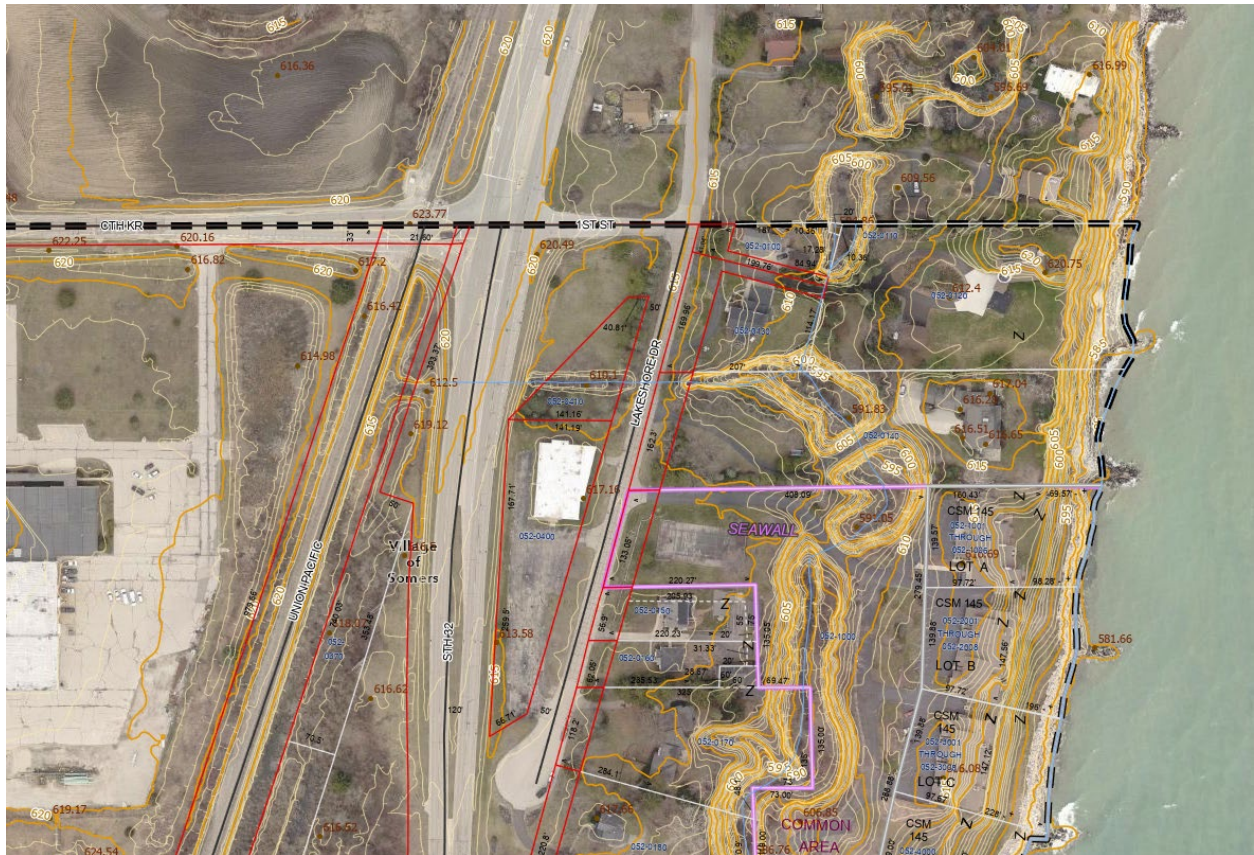


Figure 1 - Sketch Showing Location and Topography

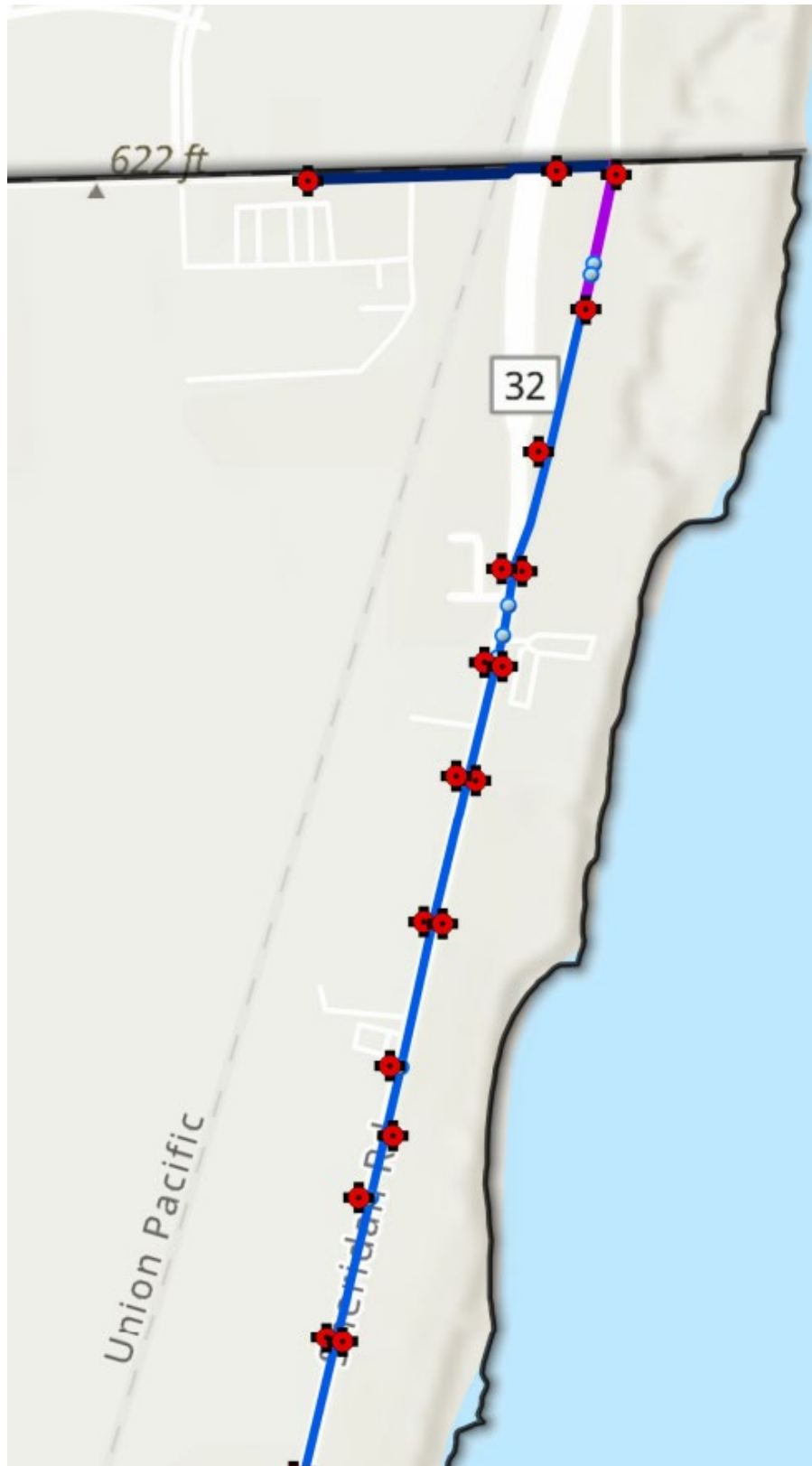


Figure 2 - Water Distribution Atlas

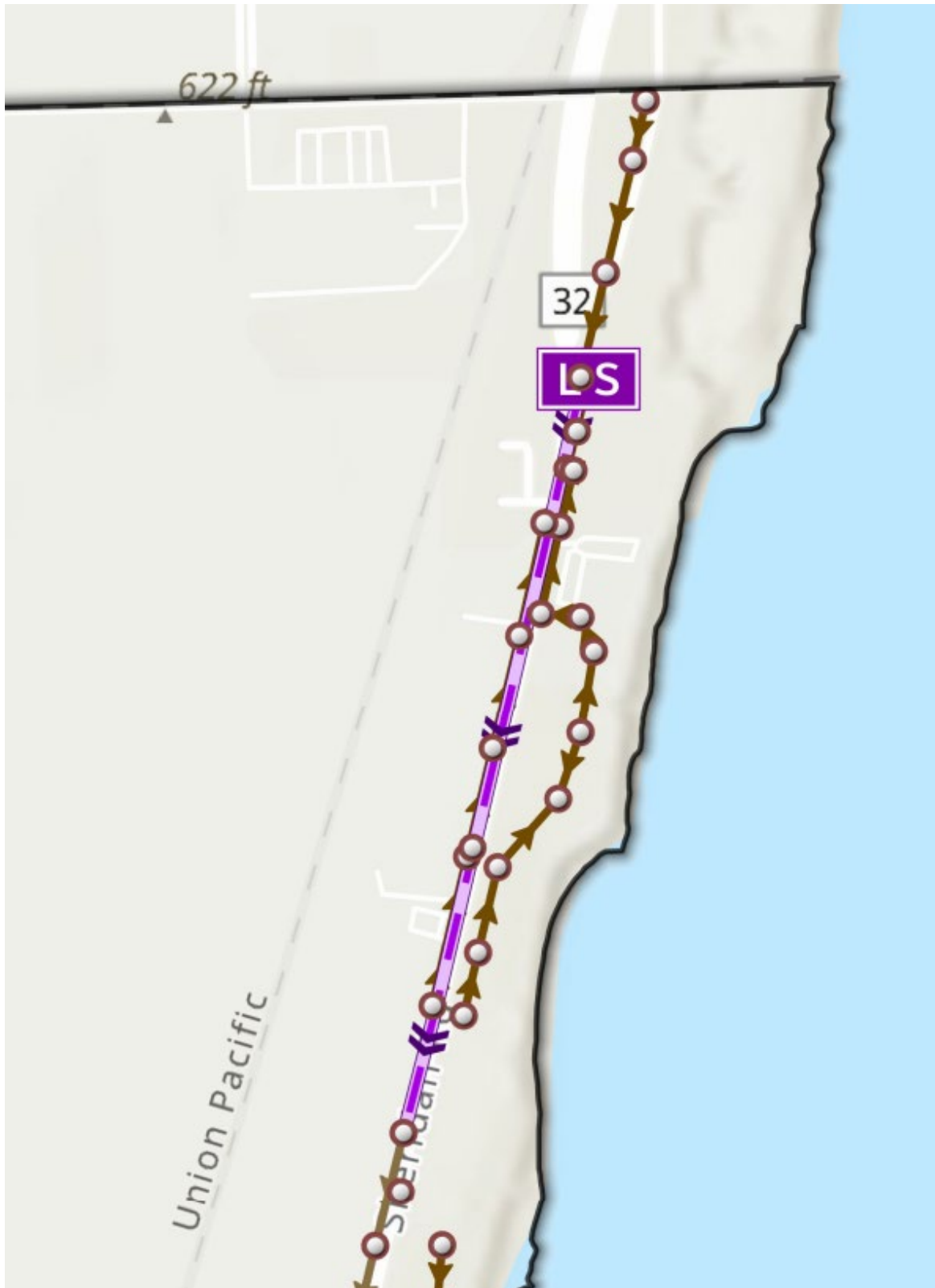


Figure 3 - Sanitary Sewer System Atlas



Sept. 2021

VILLAGE OF SOMERS

Department of Planning and Development

RECEIVED

REZONING APPLICATION

MAY 24 2023

(a) Property Owner's Name:

Jeffrey L Hummer

Print Name: Jeffrey L Hummer

Signature:

[Handwritten Signature]

Mailing Address: 1753 Kentucky St.

City: Racine

State: WI

Zip: 53405

Phone Number: 262-770-6965

E-mail (optional): simplyhummer@yahoo.com

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: Thomas Beere

Signature:

[Handwritten Signature] For Rhonco, LLC

Business Name: Rhonco, LLC

Mailing Address: 427 12th Place

City: Kenosha

State: WI

Zip: 53140

Phone Number: 262-930-8008

E-mail (optional): tom@americancitizenscorp.com

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

83-4-052-0400

Property Address of property to be rezoned:

144 S. Lakeshore Dr. Racine, WI 53403

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

American Citizens Corp. has been headquartered at 306 Sheridan Rd. since 1998. We manufacture goods that benefit citizens of the U.S. and the world. Medical, defense and aerospace products make up 80% of our sales. Due to growth, we need to expand and would like to increase our footprint in Somers. ACC employs 15 highly skilled people. Our current site is at full capacity. There is a need for an additional 10-15 full time highly skilled jobs. These jobs, and increased business would be economically beneficial to Somers. We believe that rezoning this property with a 30 year restricted deed would be a win-win scenario, since this would satisfy ACC's short term needs and satisfy Somers' long term needs by reverting back to residential at expiration.

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
☐ A-2 General Agricultural District	☒ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☐ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	☐ 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:

☐ A-1 Agricultural Preservation District	☐ B-1 Neighborhood Business District
☐ A-2 General Agricultural District	☐ B-2 Community Business District
☐ A-3 Agricultural Related Manufacturing, Warehousing and Marketing District	☐ B-3 Highway Business District
☐ A-4 Agricultural Land Holding District	☐ B-4 Planned Business District
☐ AE-1 Agricultural Equestrian Cluster Single-Family District	☐ B-5 Wholesale Trade and Warehousing District
☐ R-1 Rural Residential District	☐ BP-1 Business Park District
☐ R-2 Suburban Single-Family Residential District	☐ B-94 Interstate Highway 94 Special Use Business District
☐ R-3 Urban Single-Family Residential District	☒ M-1 Limited Manufacturing District
☐ R-4 Urban Single-Family Residential District	☐ M-2 Heavy Manufacturing District
☐ R-4.5 Urban Single-Family Residential District	☐ M-3 Mineral Extraction District
☐ R-5 Urban Single-Family Residential District	☐ M-4 Sanitary Landfill and Hazardous Waste Disposal District
☐ R-6 Urban Single-Family Residential District	☐ I-1 Institutional District
☐ R-7 Suburban Two-Family and Three-Family Residential District	☐ PR-1 Park-Recreational District
☐ R-8 Urban Two-Family Residential District	☐ C-1 Lowland Resource Conservancy District
☐ R-9 Multiple-Family Residential District	☐ C-2 Upland Resource Conservancy District
☐ R-10 Multiple-Family Residential District	☐ FPO Floodplain Overlay District
☐ R-11 Multiple-Family Residential District	☐ PUD Planned Unit Development Overlay District
☐ R-12 Mobile Home/Manufactured Home Park-Subdivision District	☐ AO Airport Overlay District
	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:

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

(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: 15 County Board Supervisor: Dave Geertsen

(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.

Kenosha County Property Information Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 ▾	Real Estate	83-4-223-052-0400	182 - VILLAGE OF SOMERS	144 S LAKESHORE DR	JEFFREY L HUMMER 1753 KENTUCKY ST RACINE WI 53405

Tax Year Legend:

⬅\$ = owes prior year taxes

☒ = not assessed

Ⓢ = not taxed

Delinquent

Current

Property Summary

Parcel #:	83-4-223-052-0400
Alt. Parcel #:	8342230520400
Parcel Status:	Current Description
Creation Date:	1/1/2016
Historical Date:	
Acres:	0.890
Zoning:	

Property Addresses

Primary ▲ Address

144 S LAKESHORE DR RACINE 53403

Owners

Name	Status	Ownership Type	Interest
HUMMER, JEFFREY L	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Workflow History and Messages

No Flag/Messages were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

1412-H-2-A PT N 1/2 FR'L SEC 5 T 2 R 23 BEG INT CT LN LAKE SHORE RD & N LN SEC S 14 DEG 32'30"W 290.42 FT TH W 34.19 FT TO A PT OF BEG TH W 141.19 FT TO E LN HY 32 TH S'LY 167.71 FT TO CURVE S 1 DG 22'W 259.5 FT E 46.25 FT N 14 DG 32'30"E 443.8 FT TO BEG EXC PT TAKEN FOR STH 32 ROW DOC#1434965 DOC#1252393 .89 ACS EX RD (2006 LOT LINE ADJ) DOC#1434965 DOC#1695073 TOD (2016 Incorporation to Village of Somers see Old 81-4-223-052-0400 Certification Case 14-CV-316)

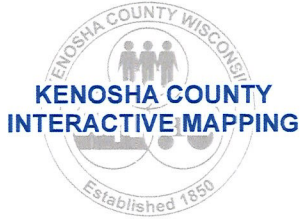
Code ▲	Description	Category
	KENOSHA COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
2793	KENOSHA UNIF SCHOOL DIST	REGULAR SCHOOL
0600	GATEWAY TECHNICAL COLLEGE	TECHNICAL COLLEGE
	LIBRARY	OTHER DISTRICT
	SOMERS UTILITY DISTRICT 1	OTHER DISTRICT
	SOMERS WATER UTILITY	OTHER DISTRICT

Associated Properties

No Associated properties were found

GIS Map

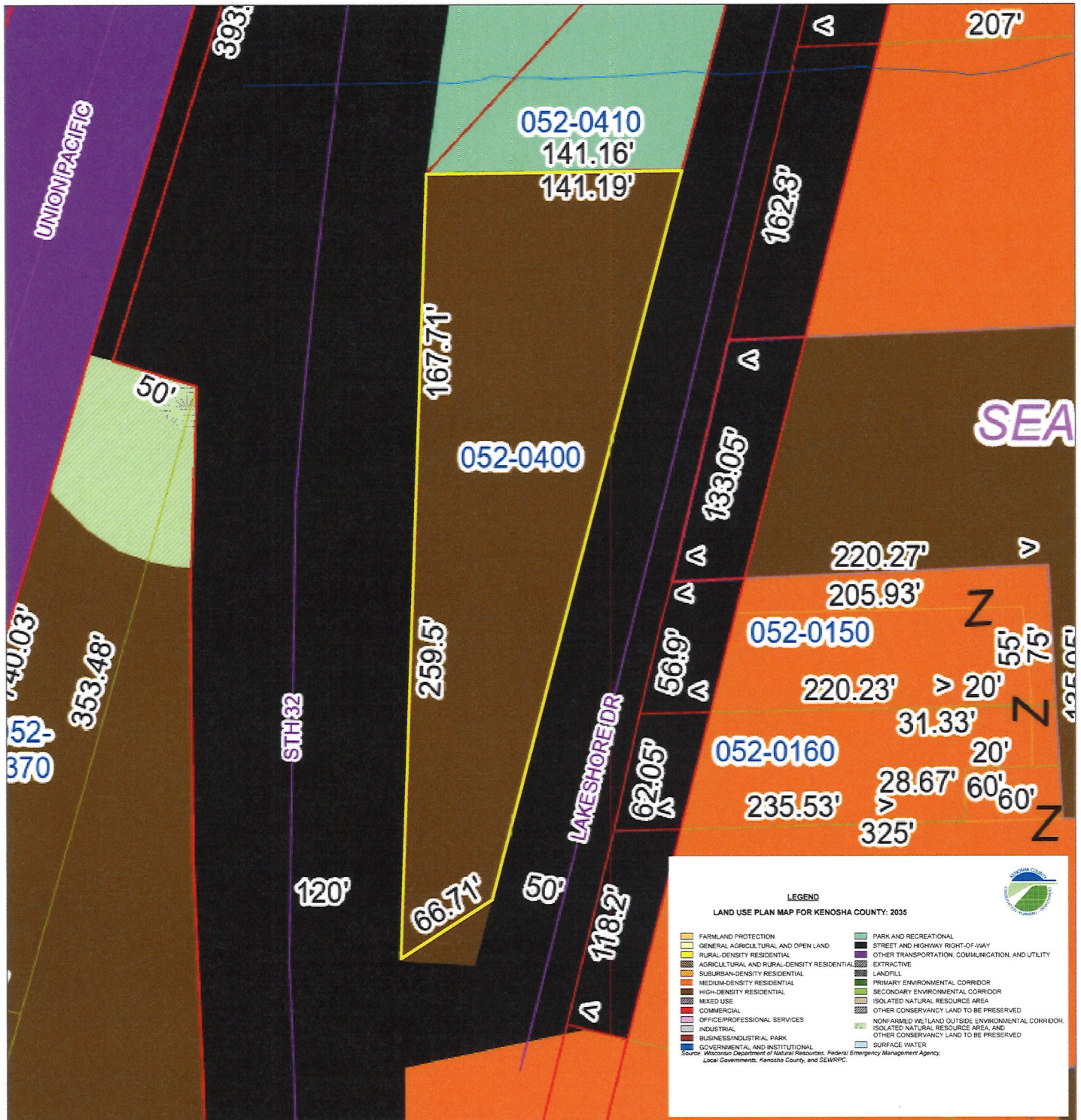




EXISTING LAND USE



1 Inch = 75 Feet
Date Printed: 5/25/2023



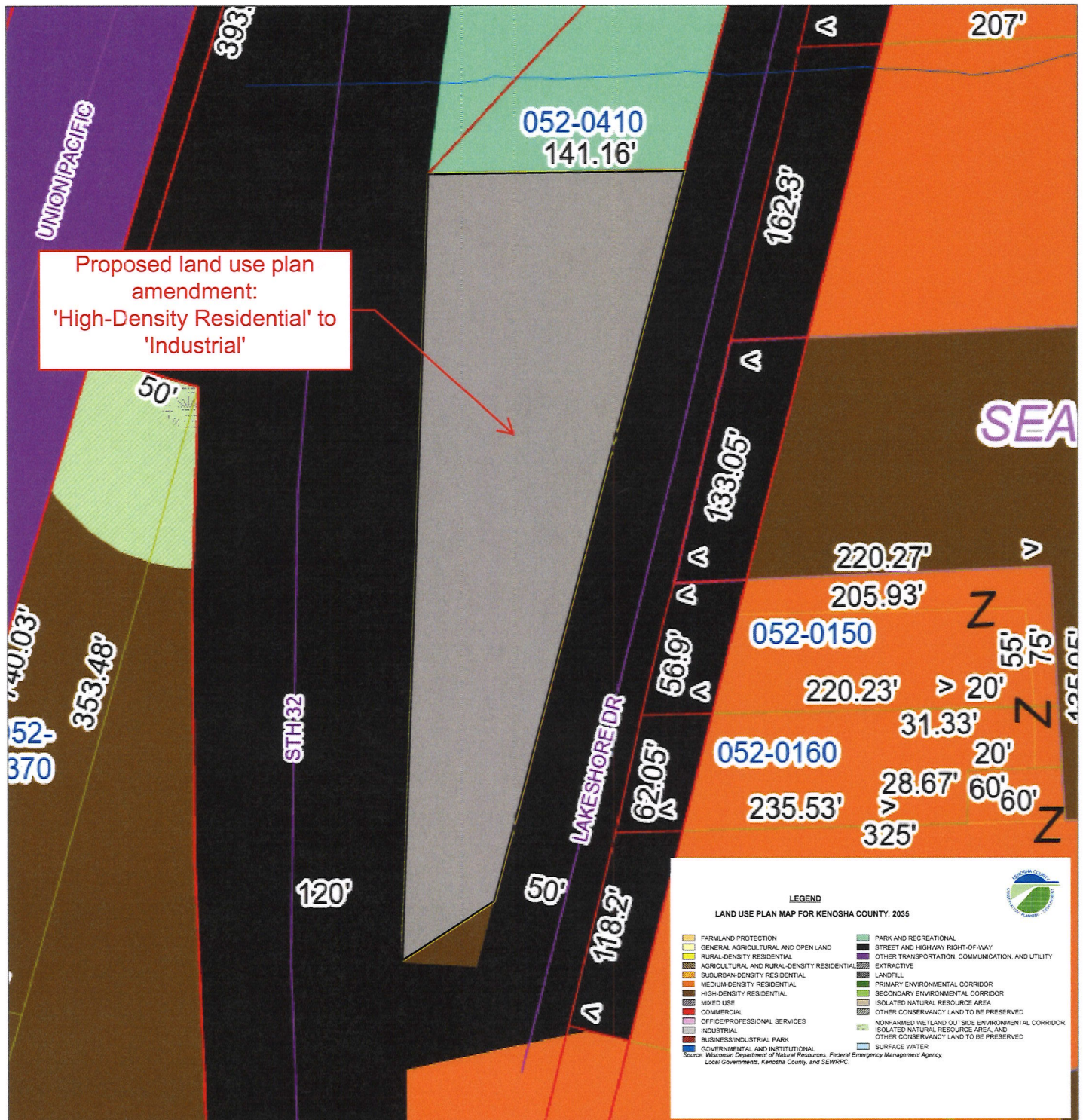
DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes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



PROPOSED LAND USE



1 Inch = 75 Feet
Date Printed: 5/25/2023



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1 Inch = 75 Feet
Date Printed: 5/17/2023



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PROPOSED ZONING



1 Inch = 75 Feet
Date Printed: 5/25/2023



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