

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

**Village Plan Commission Meeting
Agenda
Monday, June 10th, 2024
5:30 P.M.**

1. Call to order
2. Pledge of Allegiance
3. Approve Minutes of April 8, 2024 Meeting
4. Correspondence
5. Citizen Comments

6. Land Division (Certified Survey Map):

Discussion and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests approval of a Certified Survey Map (dated April 26, 2024 prepared by Ryan Wilgreen of Excel Engineering, Inc.) to create one (1) 8.057-acre Lot, one (1) 9.428-acre Lot, one (1) 3.354-acre Lot, and one (1) 4.161-acre Lot from Tax Parcel # 82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

7. Rezone:

Public Hearing and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests a rezoning from A-4 Agricultural Land Holding Dist. to B-3 Highway Business Dist., PUD Planned Unit Development Overlay Dist., and A-4 Agricultural Holding Dist., on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

8. Site Plan Review & Exterior Fenestration:

Discussion and Action Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requests site plan review and exterior fenestration review for a fueling/gasoline service station with associated convenience store, restaurants and drive-throughs & a hotel, on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

9. Conditional Use Permit:

Public Hearing and Action on Request by: Somers Gateway Center LLC, 1170 22nd Ave., Floor 2, Kenosha, WI 53140 (Owner), Devin Winter, Excel Engineering Inc., 100 Camelot Dr., Fond du Lac, WI 54935 (Agent), requesting a Conditional Use Permit to allow a fueling/gasoline service station and outdoor dining in the B-3 Highway Business Dist. on Tax Parcel #82-4-222-073-0301, located in the SW ¼ of Section 7, T2N, R22E, Village of Somers. *(For informational purposes only, this property is located at the NE corner of CTH E and East Frontage Road.)*

10. Adjourn

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the 3rd of June, 2024 Village Plan Commission Meeting Agenda in 1 public place & on the Village website.

Dated this 3rd day of June, 2024

Wendy Burnette, 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.